



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2009-10-28(2)

DATE: October 28, 2009  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Authorization to Increase Not to Exceed amount for Modification (9) to the Construction Manager/General Contractor Contract with Walsh Construction for Salishan Hope VI Redevelopment II & III for Salishan Area 2B – Infrastructure Construction

### **Background**

On August 23, 2006, the Board of Commissioners approved Resolution 2006-08-23 (1) authorizing the Executive Director the authority to negotiate and execute the contract with Walsh Construction for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III. The resolution authorized the Executive Director to award the contract in phases through modifications to the Predevelopment Services Agreement. This resolution is for the next phase.

On July 22, 2009, by Resolution 2009-7-22(1), the Board gave the Executive Director the authority to award the ninth modification to the CM/GC contract for Salishan Area 2B in an amount not to exceed (NTE) of \$3,000,000.00

At this time staff is requesting approval to award Change Order#1 to Modification (9) of the CM/GC contract for Salishan Phase III Area 2B Infrastructure in the amount of an additional \$1,500,000 therefore increasing the revised total not to exceed \$4,500,000. This change also reflects the total revised estimate for the Walsh construction portion to \$8,804,104.00 from the original estimate of \$10,335,757. This includes THA contingency of \$361,480. Additional resolutions will be forthcoming as funding is secured for the remaining amount.

### **Recommendation**

Approve Resolution 2009-10-28(2) authorizing the Executive Director to execute Change Order#1 to Modification (9) of the GC/CM Contract for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction for Salishan Phase III Area 2B Infrastructure Construction in the amount not to exceed of an additional \$1,500,000 increasing the total not to exceed authorized amount to \$4,500,000.



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## RESOLUTION 2009-10-28 (2)

### CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES SALISHAN HOPE VI REDEVELOPMENT PHASE II AND PHASE III CHANGE ORDER 1 TO MODIFICATION 9 SALISHAN PHASE III AREA 2B INFRASTRUCTURE CONSTRUCTION

**Whereas,** Resolution 2006-08-23 (1) authorized the Executive Director the authority to negotiate and execute the contract for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction;

**Whereas,** The resolution authorized the Executive Director to award the contract in phases through modifications to the Predevelopment Services Agreement;

**Whereas,** The Authority has developed a preliminary budget of \$27 Million for Phase III of the project, and;

**Whereas,** The project will be funded through a mix of financing strategies including, Program Income, COT funds, Federal, State and local grants, and Construction Loans;

*Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington,*

1. The Executive Director has the authority to execute Change Order#1 to Modification (9) for Phase III, Salishan Area 2B Infrastructure Construction in the amount not to exceed of \$1,500,000. This would increase the total not to exceed authorized amount to \$4,500,000.

**Approved: October 28, 2009**

  
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Ken Miller, Chairman