



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-12-16 (2)

DATE: December 16, 2009
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Authorization to award full contract 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 for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction. The resolution authorized the Executive Director to award the contract in phases through modifications to the Predevelopment Services Agreement.

On July 22, 2009 Modification 9 was approved by the Board of Commissioners. Resolution 2009-07-22(1) 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.

On October 28, 2009 Change Order No 1 to Modification (9) of the CM/GC contract for Salishan Phase II & III Area 2B Infrastructure was approved by the BOC. Resolution 2009-10-28(1) gave the Executive Director the authority to increase the NTE in the amount of \$1,500,000 therefore increasing the revised total not to exceed \$4,500,000.

At this time staff is requesting approval to award an additional \$3,904,106 to Contract Modification (9) increasing the total Guaranteed Maximum Price (GMP) to \$8,804,104. The contract increase(s) will be executed via Change Orders as funding is secured. The total GMP for Modification (9) will be \$9,165,548 which includes THA contingency of \$361,480.

The total GMP for this phase of work reflects the total revised estimate for the Walsh construction portion of \$8,804,104.00 from the original estimate of \$10,335,757.00 This represents a savings of \$1,531,653.00 in construction costs.

Recommendation

Approve Resolution 2009-12-16(2) authorizing the Executive Director to award an additional amount of \$3,904,106 to Contract Amendment (9), for a total GMP of \$8,804,104.00. Contract increase(s) to be executed via Change Orders as funding is secured.



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-12-16(2)

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES SALISHAN HOPE VI REDEVELOPMENT PHASE II AND PHASE III TO MODIFICATION (9) SALISHAN PHASE III AREA 2B INFRASTRUCTURE CONSTRUCTION – INCREASE CONTRACT AMOUNT

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;

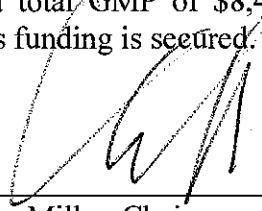
Whereas, The total GMP for this phase of work reflects the total revised estimate for the Walsh construction portion of \$8,804,104.00 from the original estimate of \$10,335,757.00 reflecting a savings of \$1,531,653.00 in construction costs from the original budget, and;

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 award the total an additional amount of \$3,904,106 to Contract Amendment (9) for a total GMP of \$8,404,106.00. Contract increase(s) to be executed via Change Orders as funding is secured.

Approved: December 16, 2009



Ken Miller, Chairman