



TACOMA HOUSING AUTHORITY

RESOLUTION 2019-05-22 (11)

Date: May 22, 2019

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Arlington Apartments - Authorization to Negotiate General Contractor/Construction Manager Services – Guaranteed Maximum Price

This resolution would authorize the Tacoma Housing Authority's (THA) Executive Director to finalize the selection of the General Contractor for the Arlington Drive Youth Campus Apartments.

Background

On November 14, 2018 the THA Board of Commissioners (BOC) approved Resolution 2018-11-14(3) authorizing THA's Executive Director to negotiate and enter into a Construction Management/General Contractor (CM/GC) agreement with Korsmo Construction, Inc. for a not to exceed \$100,000 to provide pre-construction services for the Arlington Apartments and to negotiate a Guaranteed Maximum Price (GMP) for construction at the conclusion of the bidding phase.

At this time staff is requesting authorization for THA's Executive Director to negotiate, and if those negotiations are successful, to execute a contract with Korsmo Construction for the CM/GC services for construction of the Arlington Youth Apartments with a Guaranteed Maximum Price (GMP) not-to-exceed \$18,000,00. This includes \$15,400,000 in construction costs, plus an owner's contingency of \$962,748, and applicable sales tax. Total not-to-exceed \$18,000,000.

Recommendation

Approve Resolution 2019-05-22 (11).



TACOMA HOUSING AUTHORITY

**RESOLUTION 2019-05-22 (11)
(GENERAL CONTRACTOR/CONSTRUCTION MANAGER SERVICES (GCCM)
FOR Arlington Drive Youth Campus Apartments)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

WHEREAS, Resolution 2018-11-14(3) Authorized the Executive Director to negotiate and execute a contract for the predevelopment services for Arlington Drive Youth Campus Apartments and to negotiate a separate Construction Manager/General Contractor for Arlington Drive Youth Campus Apartments project; and

WHEREAS, The resolution authorized the Executive Director to negotiate and execute the preconstruction service; construction management and general contractor services; and

WHEREAS, The Authority has developed a budget of \$22,730,700.00 for this project. This includes pre-construction, construction, the owner's contingency, financing, developer fees, related development costs and applicable sales tax; and

WHEREAS, The project will be funded through a mix of financing strategies including THA Restricted Funds, State of Washington Legislative Funds, Affordable Housing Program funds, Equity contributions, and Permanent Loans; now, therefore, be it

Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:

Approve Resolution 2019-05-22 (11) authorizing THA's Executive Director staff to negotiate, and if those negotiations are successful, to execute a contract with Korsmo Construction for the CM/GC services for construction of the Arlington Youth Apartments with a Guaranteed Maximum Price (GMP) not-to-exceed \$18,000,00. This includes \$15,400,000 in construction costs, plus an owner's contingency of \$962,748, and applicable sales tax. Total not-to-exceed \$18,000,000.

Approved: May 22, 2019



Dr. Minh-Anh Hodge, Chair