



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-05-22 (6)

**Date:** May 22, 2019

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** 1800 Hillside Terrace Apartments: Authorization to Establish a Not-to-Exceed Guaranteed Maximum Price and further Negotiate General Contractor/Construction Manager Services Contract

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*This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to establish a not-to-exceed Guaranteed Maximum Price and further negotiate, and if those negotiations are successful, to execute a contract with Marpac Construction for General Contractor/Construction Manager (GC/CM) services for the 1800 Hillside Terrace apartments with a Guaranteed Maximum Price (GMP) not to exceed \$18,500,000.*

### Background

On September 26, 2018, the Tacoma Housing Authority's (THA) Board of Commissioners (BOC) approved Resolution 2018-09-26 (7) authorizing THA's Executive Director to negotiate and enter into a GC/CM contract with Marpac Construction for the construction of the 1800 Hillside Terrace apartments.

By this resolution, THA's Executive Director seeks authorization to establish a not-to-exceed Guaranteed Maximum Price contract amount and further negotiate, and if those negotiations are successful, to execute a contract with Marpac Construction for GC/CM services to construct the 1800 Hillside Terrace apartments with a Guaranteed Maximum Price (GMP) not-to-exceed \$18,500,000. This includes construction costs, owner's contingency and applicable sales tax.

### Recommendation

Approve Resolution 2019-05-22 (6) authorizing THA's Executive Director to establish a not-to-exceed Guaranteed Maximum Price and further negotiate and if those negotiations are successful, to execute a contract with Marpac Construction for GC/CM services to construct the 1800 Hillside Terrace apartments with a Guaranteed Maximum Price (GMP) not-to-exceed \$18,500,000.



# TACOMA HOUSING AUTHORITY

**RESOLUTION 2019-05-22 (6)**  
**(1800 Hillside Terrace Apartments - Authorization to Establish a Not-to-Exceed**  
**Guaranteed Maximum Price and further negotiate a contract for General**  
**Contractor/Construction Manager Services)**

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

**WHEREAS**, A resolution 2018-09-26 (7) authorized THA's Executive Director to negotiate and execute the contract for the construction Manager/General Contractor for the 1800 Hillside Terrace apartments, and

**WHEREAS**, The resolution authorized THA's Executive Director to negotiate and execute the preconstruction service, construction management and general contractor services, and

**WHEREAS**, THA developed a budget of \$18,500,000 for the construction of the project. This amount includes construction, owner contingency and applicable sales tax; and

**WHEREAS**, The project will be funded through a mix of financing strategies including Moving to Work (MTW) 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:***

THA's Executive Director is authorized to establish a not-to-exceed Guaranteed Maximum price and further negotiate and, if those negotiations are successful, to execute a contract with Marpac Construction for its services as a General Contractor/Construction Manager for the 1800 Hillside Terrace apartments with a Guaranteed Maximum Price not-to-exceed \$18,500,000.

**Approved: May 22, 2019**

  
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Dr. Minh-Anh Hodge, Chair