



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-1-28 (4)

Date: January 28, 2015
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Absher, Pre-Construction Services for Bay Terrace Phase II

Background

This resolution will authorize the Executive Director to negotiate, and if those negotiations are successful, to execute a modification to the contract with Absher Construction for pre-construction services for Bay Terrace Phase 2.

On February 24, 2010 the Board of Commissioners approved Resolution 2010-2-24(6) authorizing a contract for 1800/2500 Hillside Terrace redevelopment project to Absher Construction, Inc. On December 19, 2012 the Board of Commissioners approved Resolution 2012-12-19(2) authorizing the first modification to that contract in the amount not-to-exceed \$17,390,507. Since the approval of these resolutions THA renamed the 2500 Block Hillside Terrace project to Bay Terrace Phase 1 and 2. Absher Construction successfully completed Phase 1 on July 28, 2014.

The procurement of Absher allows THA if it wishes to use Absher for Phase 2. This would require another modification to the contract. This resolution contemplates a modification for Phase 2 pre-construction services in an amount not-to-exceed \$133,000. Under this modification, Absher will conduct constructability reviews, provide construction means and methods consultation and estimating services during the design phase of the project.

Recommendation

Approve Resolution 2015-1-28(4) authorizing the Executive Director to negotiate and execute Modification no. 3 to Absher's contract in an amount not-to-exceed of \$ 133,000.00 for the Bay Terrace Phase 2 project pre-construction services.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-1-28 (4) (Absher Pre-Construction Services for Bay Terrace Phase 2)

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

Whereas, RCW 35.82.070(2) provides that a housing authority is authorized to “prepare, carry out, acquire, lease and operate housing projects; [and] to provide for the construction, reconstruction, improvement, alternation or repair of any housing project or any part thereof”. RCW 35.82.020 defines “housing project” to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwelling apartments, mobile home parks or other living accommodations for persons of low income”;

Whereas, RCW 35.82.070(1) provides that a housing authority may, among other things, “make and execute contracts and other instruments, including but not limited to architectural design agreements”;

Whereas, on February 24, 2010 the Board approved Resolution 2010-2-24(6) authorizing the Executive Director to negotiate and award a CM/GC contract to Absher Construction, Inc., for the 1800 and 2500 Hillside Terrace redevelopment. On December 19, 2012 the Board approved Resolution 2012-12-19(2) authorizing the Executive Director to negotiate and execute the first modification to the CM/GC contract for 2500 Hillside Terrace Phase 1 with Absher Construction, Inc. in an amount not-to-exceed \$17,390,507. (THA renamed the 2500 block Hillside Terrace redevelopment to Bay Terrace Phase 1 & 2.) Phase I project was completed in July 2014 and 100% leased; and

Whereas, the Housing Authority has received a proposal for modification 3 of the contract from Absher Construction, Inc. to provide pre-construction services for Bay Terrace Phase II in an amount not-to-exceed \$133,000 ;

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

The Executive Director is authorized to negotiate, and if those negotiations are successful, to execute modification no. 3 to Absher’s contract in an amount not-to-exceed of \$ 133,000.00 for the Bay Terrace Phase 2 project pre-construction services.

Approved: January 28, 2015



Stanley Rumbaugh, Chair