



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-12-14 (7)

Date: December 14, 2016
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Architectural and Engineering (A&E) Services for New Look Property.

This Resolution would authorize Tacoma Housing Authority's (THA) Executive Director to negotiate, and if those negotiations are successful, to execute an amendment to the contract with Buffalo Design for Architectural and Engineering services for New Look.

Background

On March 23, 2016, the Board of Commissioners authorized THA's Executive Director to award a contract to Buffalo Design for Architectural and Engineering Services for New Look property. As proposed, improvements will be made to New Look as part of a Low Income Housing Tax Credit (LIHTC) re-syndication. This is in keeping with the plan for when New Look was acquired.

At this time, THA would like to complete improvements to New Look. Buffalo Design has completed the existing conditions study, and has produced a conceptual design for the New Look property. They received input from residents and staff. The current contract for this work is \$144,311.00. The fee for design services through Construction Administration is \$237,404.00. This would raise the total contract amount to \$381,715.

Recommendation

Authorize THA's Executive Director to negotiate, and if those negotiations are successful, execute an amendment to the contract with Buffalo Design for the A&E Services for the New Look Building in a new contract amount not-to-exceed \$381,715.00.



TACOMA HOUSING AUTHORITY

RESOLUTION 2016-12-14 (7) (Architectural and Engineering (A&E) Services for - New Look Property)

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

WHEREAS, THA acquired the managing member interest in the MLK New Look Partnership in October, 2015 with the intention of maintaining affordable housing and making needed property improvements; and

WHEREAS, On May 1, 2016, the Board of Commissioners authorized THA's Executive Director to award a contract to Buffalo Design for Architectural and Engineering Services for New Look Property, with a cost not to exceed \$150,000.00; and

WHEREAS, THA is committed to developing the hilltop neighborhood and this property; and

WHEREAS, Upgrades to New Look would benefit not only the residents, but increase the value of the property and act as a stepping stone for the hilltop sub area plan, and revitalization of the neighborhood; and

WHEREAS, The conceptual design is complete and cost \$144,311.00; and

WHEREAS, Design Development through Construction Administration will cost \$237,404.00; and

WHEREAS, The work will be funded through THA revenues and reimbursed as part of the Low Income Housing Tax Credit project financing; now, therefore be it

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

Authorize THA's Executive Director to negotiate, and if those negotiations are successful, execute an amendment to the contract with Buffalo Design for the A&E Services for the New Look Building in a new contract amount not-to-exceed \$381,715.00.

Approved: December 14, 2016

Dr. Arthur C. Banks, Chair