



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-10-22 (1)

DATE: October 22, 2014
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Reconstuction of Salishan Units

Background

In spring of 2014 it was decided to disband the Emergency Mititgation Contract for the units that tested positive for methamphetmines and other emergency services. We procured a new contractor for the decontamination and remediation portion of the work and the “put back phase” was to be bid out, as needed, using the Small Works Roster. To date, we have used the roster to bid out the last six Wright Street Apartments aged meth units that have been off line since September 2013.

Currently seven Salishan meth units are offline and need to be put back and leased by the end of December in order to avoid the loss of tax credits. We plan to have a single contractor complete all seven of these units in an effort to gain the size of contractor needed to complete this many units in a fairly short time frame.

The procurement for this work has begun. However, the procurement of a contractor will not be done until after the board meets in October and the dollar amount will exceed the amount the Executive Director is authorized to approve. This resolution will allow the Executive Director to sign the contract in an amount not to exceed \$300,000.00 when the procurement is complete. The units and tax credit investor that encumber this resolution are as followings:

Address:	Salishan Investor
3938 Roosevelt Avenue	Salishan Four, LLC
3958 Roosevelt Avenue	Salishan Five, LLC
4101 Everett Avenue	Salishan Five, LLC
4108 East Q Street	Salishan One, LLC
4110 East Q Street	Salishan One, LLC
4440 East Q Street	Salishan Four, LLC
2021 East 44 th Street	Salilshan Six, LLC

An eighth unit might be added to this procurement as an amendment. The addition of the unit will depend on the date remediation is included. The \$300,000 amount that is being requested here includes the estimated cost to “put back” this eighth unit.

Recommendation

Approve Resolution 2014-10-22(1) authorizing the executive director to execute the Contract for the winning general contractor for the Reconstruction of up to eight units at Salishan, for up to \$300,000.



TACOMA HOUSING AUTHORITY

RESOLUTION 2014-10-22(1)

Authorization to Sign Construction Contract for Reconstruction of Up to Eight Units in Salishan

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

Whereas, THA has seven units, located in Salishan, have been remediated and decontaminated and are waiting for reconstruction; and

Whereas, THA has one unit, located in Salishan, that is in the process of remediation and will need reconstruction; and

Whereas, these eight units must be leased by December 31, 2014; and

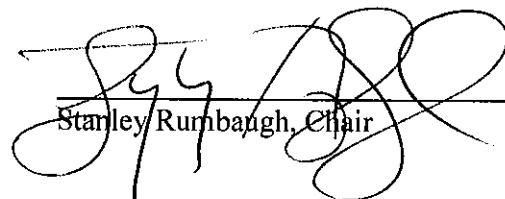
Whereas, the procurement of these eight units will not be completed by the October 22, 2014 board meeting; and

Whereas, in order to expediate this work by the deadline and avoid losing tax credits, this resolution will authorize the Executive Director to sign a contract Not to Exceed \$300,000.00

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

1. the executive director is authorized to sign a general contractor Contract, in the amount Not to Exceed \$300,000.00.
2. Acting Officers Authorized. The proper officers of the Authority are and are hereby authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing sections of this resolution. Any action required by this resolution to be taken by the Executive Director of the Authority may in his absence be taken by the duly authorized acting Executive Director of the Authority.
3. Ratification and Confirmation. Any actions of the Authority or its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed.
4. Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

Approved: October 22, 2014


Stanley Rumbaugh, Chair