



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-05-22 (13)

**Date:** May 22, 2019

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** Arlington Drive Crisis Residential Center - Authorization to Negotiate General Contractor/Construction Manager Services – Guaranteed Maximum Price

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*This resolution would authorize the Tacoma Housing Authority's (THA) Executive Director to finalize the selection of the General Contractor for the Crisis Residential Center at Arlington Drive.*

### 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 Arlington Crisis Residential Center 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 the CM/GC services for construction of the Crisis Residential Center and related off-site improvements and to enter into an agreement for a Guaranteed Maximum Price (GMP) not-to-exceed \$2,300,000. This includes \$1,900,000 in construction and related costs, plus an owner's contingency of \$50,000, and applicable sales tax. Total not-to-exceed \$2,300,000.

### Recommendation

Approve Resolution 2019-05-22 (13) authorizing THA's Executive Director to negotiate and, if those negotiations are successful, to award the contract to Korsmo Construction to build the Arlington Drive Crisis Residential Center and related site improvements in an amount not-to-exceed the base bid of \$2,300,000, including taxes, plus owner contingency of \$50,000.



# TACOMA HOUSING AUTHORITY

**RESOLUTION 2019-05-22 (13)**  
**(GENERAL CONTRACTOR/CONSTRUCTION MANAGER SERVICES (GCCM)**  
**FOR the Crisis Residential Center and Off-Site Improvements)**

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 Crisis Residential Center; 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 \$3,130,230 for this project. This includes pre-construction, construction, the owner's contingency, financing, developer fees, related development costs, off-site improvements and applicable sales tax; and

**WHEREAS**, The project will be funded through a mix of financing including City of Tacoma Funds, Community Development Block Grant Dollars and Pierce County Funds; 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 (13) authorizing THA's Executive Director to negotiate and, if those negotiations are successful, to execute a Construction Management, General Contractor Services for GMP not-to-exceed amount \$2,300,000 with Korsmo Construction, Inc. for the construction of the Arlington Drive Crisis Residential Center.

**Approved: May 22, 2019**

  
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Dr. Minh-Anh Hodge, Chair