



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-09-08 (1)

Date: September 8, 2020

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Amendment #3 to Architectural and Engineering Services with SMR Architects
Arlington Drive Youth Campus

This resolution would authorize the Tacoma Housing Authority's (THA) Executive Director to increase the amount of the contract with SMR Architects for Architectural and Engineering (A&E) Services for the Arlington Drive Youth Campus.

Background

On September 28, 2016, the Board approved Resolution 2016-09-28 (4) authorizing the Executive Director to negotiate and execute a contract for A & E services for the Crisis Residential Center and master plan for Arlington Drive Youth Campus to SMR Architects in an amount not-to-exceed \$300,000.

On May 12, 2017, THA entered into a contract with SMR Architects to provide A&E design and master planning services in the amount of \$205,335.

On December 8, 2017, THA and SMR Architects executed Addendum No. 1 to the above-referenced contract in the amount of \$940.00; increasing the contract to \$206,275.

On July 25, 2018 the Board approved Resolution 2018-07-25(1) authorizing an increase of \$983,725 for a total not-to-exceed amount of \$1,190,000 for additional Architectural and Engineering services. This increase covered the services needed to design Phase II of the Arlington Drive Youth Campus. Phase II included the 58 units of permanent supportive housing for young adults ages 18 – 24 experiencing homelessness.

At this time, THA would like to revise the total contract for SMR Architects to include additional A & E fees for both the rental housing and Crisis Residential Center (CRC). Additional A&E costs have been incurred to cover design services needed to install a generator and play court at the CRC, for design related to the installation of two pumps to manage the storm water at the property, design of a recently requested fence for the apartments, as well as the initial design required for the off-site improvements. The off-site improvements will be completed by the City of Tacoma.

Additional services were needed for other minor modifications to the project.

Funding for the proposed increase is from Development Sources including construction and permanent loans, State of Washington allocation and tax credit equity.

Recommendation

Authorize the Executive Director to increase the contract amount with SMR Architects by \$190,000 for a total not-to-exceed amount of \$1,380,000.



TACOMA HOUSING AUTHORITY

RESOLUTION 2020-09-08 (1)

Amendment #3 to Architectural and Engineering Services with SMR Architects Arlington Drive Youth Campus

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

WHEREAS, On September 28, 2016, the Board approved Resolution 2016-09-28 (4) authorizing the Executive Director to negotiate and execute a contract for A & E services for the Crisis Residential Center and master plan for Arlington Drive property to SMR Architects in an amount not-to-exceed \$300,000; and

WHEREAS, On May 12, 2017, THA entered into a contract with SMR Architects to provide A & E design and master planning services in the amount of \$205,335; and

WHEREAS, On December 8, 2017, THA and SMR Architects executed Addendum No. 1 in the amount of \$940.00; increasing the contract to \$206,275; and

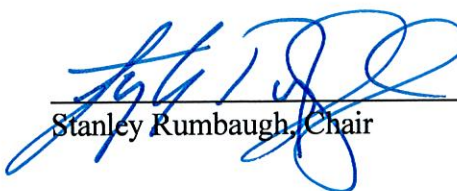
WHEREAS, On July 25, 2018 THA and SMR Architects executed Addendum No. 2 in the amount of \$983,725; increasing the contract to \$1,190,000; and

WHEREAS, THA would like to revise the total contract for SMR Architects to include additional A & E fees needed to complete design for specific items, including a generator, play court for the Crisis Residential Center and off-site improvements, a new fence design, storm water pump system and miscellaneous design costs for the rental housing portion of the development; now, therefore, be it

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

Authorize the Executive Director to increase the contact amount with SMR Architects by \$190,000 for a total not-to-exceed amount of \$1,380,000.

Approved: September 8, 2020



Stanley Rumbaugh, Chair

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 2020-09-08 (1) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 8th day of September, 2020, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of September 2020.



Michael Mirra, Executive Director of the Authority