



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2021-01-27 (1)

**Date:** January 27, 2021  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Amendment #1 to Architectural and Engineering Services with Ankrom Moisan for Architectural Services for James Center North

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*This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to increase the amount of the contract with Ankrom Moisan for Architectural and Engineering Services for the James Center North redevelopment.*

### Background

On October 25, 2017, THA purchased the property known as James Center North (JCN) for the purposes of redevelopment. It offered a unique opportunity to acquire a property that was attractive for public and private developers. It will be redeveloped to provide both market rate and affordable rental housing in a mixed-use setting that is adjacent to a transit center and within walking distance of grocery stores, parks and Tacoma Community College (TCC).

On May 23, 2018, THA Board Resolution 2018-05-23 (8) authorized THA's Executive Director to negotiate and execute a contract for Architectural and Engineering (A&E) services for James Center North in an amount not to exceed \$250,000.

On June 26, 2018, THA entered into a contract with Ankrom Moisan to provide architectural and engineering services (A&E) for the James Center North master planning in the amount of \$230,000.

For the past 2 years THA has been working with Ankrom Moisan and the community. This resulted in the creation of a Master Plan, and Placemaking/Development Design Guide, and interim activation concepts.

At this time, THA would like to increase the total contract for Ankrom Moisan to include fees associated with continued James Center North planning and redevelopment activities. The project needs additional A&E services for: re-platting of James Center North parcels; additional costs due to the site plan approval process that the City of Tacoma requires; permitting oversight and continued design work for interim activation of remaining buildings and underutilized areas

of the property; and continued design coordination with prospective buyers as THA prepares to sell land for the first phase of redevelopment.

**Current Request**

This resolution will allow THA to increase the total contract for Ankrom Moisan by \$100,000 to include fees associated with on-going James Center North redevelopment activities. THA development sources will pay for this increase.

**Recommendation**

Authorize THA's Executive Director to increase the contract amount with Ankrom Moisan by \$100,000 for a total not-to-exceed amount of \$350,000.



# TACOMA HOUSING AUTHORITY

**RESOLUTION 2020-01-27 (1)**  
**(Amendment #1 to Architectural and Engineering Services with Ankrom Moisan at Architects James Center North)**

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

**WHEREAS**, On May 23, 2018, THA Board Resolution 2018-05-23 (8) authorized THA's Executive Director to negotiate and execute a contract for A&E services for James Center North Planning Services in an amount not to exceed \$250,000; and

**WHEREAS**, On June 26, 2018, THA entered a contract with Ankrom Moisan to provide architectural and engineering services (A&E) for the James Center North master planning in the amount of \$230,000; and

**WHEREAS**, THA would like to amend the total contract amount for Ankrom Moisan to include fees associated with on-going James Center North redevelopment activities, including interim activation concepts, research for re-platting of James Center North parcels, binding site plan approval coordination, interim activation design oversight, and miscellaneous design costs for the sale of land associated with redevelopment at James Center North; 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 increase the contract amount with Ankrom Moisan by \$100,000 for a total not-to-exceed amount of \$350,000

**Approved: January 27, 2021**

  
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Stanley Rumbaugh, Chair