



TACOMA HOUSING AUTHORITY

December 10, 2021

**Re: Request for Proposals – Aviva Crossing Redevelopment Project
(fka James Center North)
Design Build Services**

The Tacoma Housing Authority (THA) is soliciting written proposals from qualified general contractors to provide Design Build (DB) services for THA’s Aviva Crossing Redevelopment Project (fka James Center North). THA will accept the participation of contractors working together as a Joint Venture.

The work shall include: Installation of new infrastructure for the construction of up to 150 THA owned rental apartments, consisting of 1- and 2-bedroom units, resident gathering space, staff office space, retail space, onsite parking and other amenities, and a half acre park/open space. Approximately twenty percent (20%) of the units will meet ADA/UFAS accessibility requirements.

Scoping and estimating of approximately 900ft of new 10-inch sanitary sewer to be installed in the Right of Way in S. Mildred Street from the project site to South 19th Street. The sanitary sewer will service the entire new development (up to 600 units of housing and 20,000 sq. ft. of commercial space).

The Design Build Team selected for this role will contract with both Limited Liability Limited Partnerships (Aviva Crossing 4 LLLP and Aviva Crossing 9 LLLP) formed to develop and operate the property through the use of Low-Income Housing Tax Credits (LIHTC). THA will be the general partner of each LLLP.

THA, as General Partner and on behalf of the ownership entity, intends to hire a Design Build Team to perform pre-construction services and work to verify a budget. The intent is to award a Guaranteed Maximum Cost construction contract to the Contractor once they demonstrate their ability to complete the project within the established budget and timeframe.

Pre-Proposal Conference and Walk Through: Those interested in responding to this Request for Proposal (RFP) are strongly encouraged to attend a Pre-Proposal Conference commencing at 11:30 AM (Local time) on December 17, 2021 (this will be a virtual conference, request link by emailing slopez@tacomahousing.org), and a site walk at Aviva Crossing located at 1620 S. Mildred Street, Suite A, Tacoma, WA 98405.

Copies of the RFP may be obtained online. To request a copy of the Proposal Package, please contact Stacey Lopez at 253-448-2781 or slopez@tacomahousing.org. Copies are also available for review on THA’s website at: www.tacomahousing.org. Once on the THA site go to “Vendors & Contractors”, then “Current Bids and Proposals” then “Real Estate Development”.

Proposals in response to this RFP (electronic copy sent via email or link to shared location) are due on January 19, 2022, no later than 4:00PM (local time) and should be emailed as follows:

To: Stacey Lopez at slopez@tacomahousing.org

Subject: Design Build Contractor Services - Aviva Crossing

Questions regarding this RFP should be directed in writing prior to December 27, 2021, 4:00 PM (local time) to Stacey Lopez at slopez@tacomahousing.org.

Respondents submitting proposals to the RFP must not be debarred, suspended, or otherwise prohibited from professional practice by any Federal, State or Local Agency.

THA is an Equal Opportunity Employer. It does not discriminate and does not do business with others who discriminate on the basis of race, color, national origin, sex, religion, age, familial status, disability, marital status, ancestry, sexual orientation or gender identity in the employment or provision of services. THA is a Public Housing Agency and does not operate under the guidelines stipulated for Indian Housing Authorities.