



## RESOLUTION 2025-05-28 (1)

**Date:** May 28, 2025

**To:** THA Board of Commissioners

**From:** April Black  
Executive Director

**Re:** Authority to enter into a Pre-development contract with LMC for the Salishan-Hillside Phase I Renovation project.

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*This resolution would allow THA's Executive Director to execute a pre-development contract with LMC Construction for Construction Management services for the Salishan-Hillside Phase I Renovation project.*

### BACKGROUND

Salishan-Hillside Phase I, LLLP is seeking to enter into a pre-development contract with LMC for construction management services. The pre-development contract will cover the planning phase of the Salishan-Hillside Phase I renovation project. LMC and their subcontractor, IDrop, were competitively selected as the General Contractor and Construction Management team. The pre-construction phase includes scheduling, pricing, sub-contractor bidding and negotiations, as well as the pre-purchasing of heat pumps and windows as part of a broader grant opportunity Tacoma Housing Authority received from Washington State's Department of Commerce. The total amount of the contract will be \$4,000,000, of which \$3,500,000 is earmarked for purchasing the heat pumps and windows to meet Commerce expenditure timelines. The remaining \$500,000 will cover the contractor's preconstruction management costs.

THA will sign the contract with the Washington State Department of Commerce prior to LMC ordering the materials outlined above.

THA's Board of Commissioners approved Resolution 2024-08-28 (3) which authorizes the Executive Director to enter into contracts and agreements for the Salishan-Hillside Phase 1 project.

#### RECOMMENDATION

Approve THA's Executive Director to enter into a contract with LMC for the Pre-development of the Salishan-Hillside Phase I Renovation Project.



**RESOLUTION 2024-05-28 (1)**

(Authority to Enter Into a Contract with LMC for the Pre-development of the Salishan-Hillside  
Phase 1 Renovation Project)

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

**WHEREAS**, THA Board of Commissioners approved Resolution 2024-08-28 (3), which authorized THA's Executive Director to enter into contracts and Agreements for the Salishan-Hillside Phase I project; and

**WHEREAS**, Washington State's Department of Commerce provided THA with a grant for \$3,500,000 to purchase heat pumps and windows; and

**WHEREAS**, LMC Construction pre-construction costs are estimated to be \$500,000; and

**WHEREAS**, THA is seeking to enter into a pre-development contract with LMC Construction for the planning phase of the Salishan-Hillside Phase I project; now, therefore, be it

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington that:**

THA's Executive Director is granted the authority to execute into a contract with LMC Construction for \$4,000,000.

**Approved: May 28, 2025**

A blue ink signature of Derek Young, written over a horizontal line.

**Derek Young, Chair**