



RESOLUTION 2025-11-05 (1)

Date: November 5, 2025

To: THA Board of Commissioners

From: April Black
Executive Director

Re: Authority to Execute Contract Documents with Evern NW

This resolution would allow Tacoma Housing Authority's (THA) Executive Director to execute Contract documents between THA and Evern NW.

BACKGROUND

THA entered into an Agreement with Evern Northwest, Inc. on December 26, 2024, for Environmental Site Assessments for Hillside I & II and Salishan One, Salishan Two, and Salishan Three. This work has progressed in phases and is nearing completion.

- Phase I Environmental Review- Salishan I, II, III
- Phase I Environmental Review- Hillside Terrace
- Phase II Environmental Review- Hillside Terrace
- Part 58 Review- Salishan I, II, III
- Part 58 Review Hillside Terrace
- Hazmat testing- Salishan I, II, III
- Hazmat testing- Hillside Terrace
- Radon Testing- Salishan I, II, III
- Radon Testing Hillside Terrace
- Long-term 90-day Radon Re-Testing- Salishan I,II, III and Hillside Terrace
- Soils Gas Testing- Hillside Terrace
- Sub-Slab Soil Testing- Hillside Terrace

- Retesting- Soils, Sub-Slab and Ambient Air- Hillside Terrace
- Contaminated Media Management Plan- Hillside Terrace

To date, THA has spent \$138,523.35. The final phase of work is for additional testing at Hillside Terrace that meets the qualifications of the lender/investor on the Salishan Hillside Terrace project. The testing will include ambient air quality testing and further sub-slab testing. This work is anticipated to bring the entire project costs above the Executive Director's signing authority of \$150,000.

RECOMMENDATION

Approve THA's Executive Director to execute contract documents with Evern Northwest in an amount Not to Exceed (NTE) \$200,000 for Environmental Site Assessments.



RESOLUTION 2025-11-05 (1)

(Authority to Execute Contract Documents with Evern Northwest)

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

WHEREAS, THA entered into a contract with Evern Northwest for Environmental Site Assessments at Hillside I & II and Salishan One, Salishan Two, and Salishan Three; and

WHEREAS, Evern has completed contract work in phases; and

WHEREAS, The contract's value must increase to allow for the project's final phase, which includes ambient air quality testing and further sub-slab testing; and

WHEREAS, THA's Procurement Policy requires Board Approval for contracts greater than \$150,000 when previously authorized by a Board approved budget; and

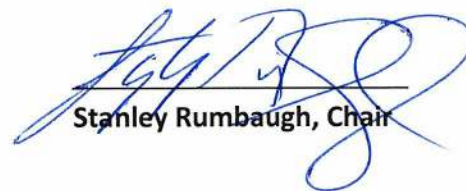
WHEREAS, THA's final phase will surpass the threshold; and

WHEREAS, THA seeks to execute a Contract Amendment that will increase the contract value to NTE \$200,000; now, therefore, be it

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

THA is approved to execute contract documents with Evern Northwest for a Not to Exceed value of \$200,000.

Approved: November 5, 2025


Stanley Rumbaugh, Chair