



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-09-22 (5)

Date: September 22, 2021
To: THA Board of Commissioners
From: April Black
Acting Executive Director
Re: Housing Hilltop Design Build Contract - Authorization for the Housing Hilltop LLLP to Enter into Design Build contract with Walsh Construction

This resolution would authorize the Acting Executive Director to negotiate and execute a contract with Walsh Construction on behalf of Housing Hilltop LLLP for the construction of Housing Hilltop (the "Project").

Background

The Tacoma Housing Authority (THA) is the general partner of the Housing Hilltop LLLP. On December 12, 2018, the THA Board of Commissioners approved Resolution 2012-12-12(7) authorizing THA's Executive Director to negotiate and enter into a GC/CM contract on behalf of Housing Hilltop LLLP and Walsh Construction for the Housing Hilltop development. A predevelopment contract was signed in March 2019 but not implemented due to the exploration of a public private partnership for the Housing Hilltop Project. Once the public private partnership negotiations ceased, THA resumed predevelopment activities on the Project. The former contract was cancelled. A design build form of contract was determined by the LLLP to be best for the Project due to time and cost efficiency.

By this resolution, THA through its Acting Executive Director, acting as general partner of Housing Hilltop LLLP, seeks authorization to enter into a Design Build contract with Walsh Construction. The target hard cost construction cost is \$74,000,000 for approximately 230 units of affordable housing, 30,000 sq ft of commercial space, including a 11,000 sq. ft. performing arts space for Tacoma Urban Performance Arts Center (TUPAC) and approximately 98 parking spaces and approximately \$2.6 million fee for predevelopment work done by Walsh Construction. Once the exact stipulated sum is determined based on third party bids for the work, the Design Build Amendment will be executed for the exact cost of construction.

Recommendation

Approve Resolution 2021-09-22 (5) authorizing THA, through its Acting Executive Director, acting as general partner of Housing Hilltop LLLP to execute a design build contract with Walsh Construction for Housing Hilltop.



TACOMA HOUSING AUTHORITY

THA BOC RESOLUTION NO 2021-09-22 (5) (Authorizing Hilltop Housing LLLP to enter a Design Build contract with Walsh Construction for the Housing Hilltop project)

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

WHEREAS, The Tacoma Housing Authority (THA) is the general partner of the Housing Hilltop LLLP and by resolution 2018-12-12(7) authorized THA's Executive Director to negotiate and execute a contract on behalf of the Housing Hilltop LLLP for the Construction Manager/General Contractor for the Housing Hilltop development (the "Project"), and

WHEREAS, That resolution authorized THA, through its Executive Director, on behalf of the Housing Hilltop LLLP to negotiate and execute the preconstruction service, construction management and general contractor service, and

WHEREAS, the Housing Hilltop LLLP cancelled the contract with Walsh due to a potential opportunity for a public private partnership which failed to be consummated; and

WHEREAS, the Housing Hilltop LLLP determined that a design build contract would be more beneficial to the Project; now, therefore, be it

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

THA, as general partner of the Housing Hilltop LLLP, through THA's Acting Executive Director, is authorized to execute a design build contract between Housing Hilltop LLLP and Walsh Construction with a goal hard cost construction budget of \$74MM and a fee of \$2.6MM to Walsh for the Housing Hilltop development.

Approved: September 22, 2021



Stanley Rumbaugh, Chair