

## **SUMMARY REVIEW OF AGENDA ITEMS FOR THE MDHA BOARD OF COMMISSIONERS**

**May 11, 2021**

### **5a. Cherry Oak Apartments (formerly Boscobel IV, L.P.) Early Release Package for Grading and Utilities**

In accordance with MDHA's procurement policy all contracts over \$1,000,000 in value require the approval of MDHA's Board of Commissioners. At its meeting on November 12, 2019, the Board approved Hardaway Construction Company, as the Construction Manager at Risk for Cherry Oak Apartment (formerly Boscobel IV). This project will construct 96 units (45 PBRA). Hardaway has proposed a Grading and Utility Early Release Package of \$2,868,993.00 based on Civil Engineering Permit Drawings provided by Barge Cauthen and Smith Gee Studios. This Early Release Package includes site demolition & grading, storm and sanitary sewers, domestic water lines, and erosion controls. Board approval is requested for the Interim Executive Director (or designated Contracting Officer) to execute all documents for the Grading and Utilities Early Release Packages for Boscobel IV.

### **5b. Architectural Services for 5<sup>th</sup> & Summer**

In accordance with MDHA's procurement policy all contracts over \$1,000,000 in value require the approval of MDHA's Board of Commissioners. The mixed-income residential building will include 111 units of one-, two-, and three-bedroom units (including 49 affordable units) over one story of retail and on a podium of structured parking. We interviewed four (4) architectural firms from our 2019 Indefinite Delivery Indefinite Quantity list. A committee of MDHA staff chose Gresham Smith as best suited to perform these services. Basic Services include architectural and landscape services, civil, structural, mechanical, electrical, plumbing, and fire suppression engineering, construction administration, code-required signage, interior design, and accessibility consulting. The cost for these architectural services is \$1,587,500. Board approval is requested for the Interim Executive Director (or designated Contracting Officer) to execute all documents with Gresham Smith for architectural services at 5<sup>th</sup> & Summer.

### **5c. Disposition of 1608B – 7<sup>th</sup> Avenue North**

#### **Property Disposition:**

Per our existing and proposed disposition Policy, sale of land to an adjoining property owner is permitted. Mr. EJ Hyde owns property at 1608-A 7th Avenue N. The adjoining property 1608-B belongs to

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MDHA. The property was initially acquired through a property tax sale and transferred to MDHA from Belmont University.

Permission is requested to sell the MDHA owned property at 1608B 7<sup>th</sup> Avenue N to the adjoining property owner, Mr. E.J. Hyde. Staff received a third party independent appraisal valuing the 25x175 foot lot at \$220,000. Mr. Hyde is requesting to purchase this lot from MDHA for that amount and staff is recommending approval.