



TACOMA HOUSING AUTHORITY

RESOLUTION 2010-6-23 (5)

DATE: June 23, 2010
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: AMP3 – Dixon Village Boiler Replacement

Background

The existing heating and ventilating and domestic hot water systems at Dixon Village consists of a combined boiler system. The property has experienced a high failure rate of these systems and staff has replaced nine (9) units over the past year. Currently, the replacement units are not mass produced or readily available with deliveries in the 3-4 week range. This causes staff to temporarily relocate residents that experience a system failure. Each unit costs approximately \$4,000 to replace.

With this, property management staff has requested that the remaining 22 units be fitted with a modern forced air heating and ventilating system separated from the domestic hot water system. Staff has identified \$180,000 of 2008 Capital funds available to convert these systems under the existing AMP 3 renovations project awarded to Construction Enterprise and Constructors (CE&C). Preliminary estimates have indicated a cost of \$179,517 to replace the system. Once the design is complete staff will receive a firm cost from the contractor before proceeding with the work.

Recommendation

Approve Resolution 2010-6-23(5) authorizing the use of \$180,000.00 of Capital Funds to fund a Not-to-Exceed Change Order to replace 22 of the existing boiler heating, ventilation and hot water system's at Dixon Village.



TACOMA HOUSING AUTHORITY

RESOLUTION 2010-6-23(5)

Dixon Village Boiler Replacement

Whereas, The Housing Authority of the City of Tacoma (the "Authority") has identified a need to replace the aging combined unit and hot water boiler heating systems in 22 units at Dixon village apartments;

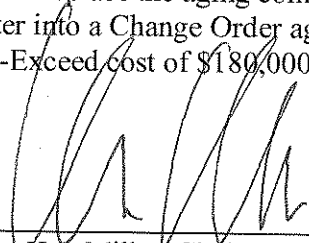
Whereas, \$180,000 of 2008 Capital Funds are available to fund the replacement for 22 units and the preliminary estimate for the work is \$179,517; and

Whereas, a firm cost will be received from Construction Enterprise and Constructors prior to commencement of the work;

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

1. \$180,000 of 2008 Capital Funds is approved as a Not-to-Exceed budget to retrofit 22 living units with a new heating and ventilating system to replace the aging combined boiler systems. This authorizes the Executive Director to enter into a Change Order agreement with Construction Enterprise and Constructors for a Not-to-Exceed cost of \$180,000.

Approved: June 23, 2010



Ken Miller, Chairman