



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-08-28 (4)

**Date:** August 28, 2019

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** Environmental Remediation Construction Services, Cascade Radon, Inc.  
602 Wright Street and 911 North K Street  
Affirm Increased Contract Amount and Approve Revised NTE Budget Amount

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*This resolution would affirm the increase to the contract with Cascade Radon, Inc., for the environmental remediation construction services for 602 Wright Street and 911 North K Street and authorize a revised not-to-exceed (NTE) budget of \$456,000 up from \$285,000..*

### Background

On March 15, 2019, the Board approved Resolution 2019-03-15 (1) authorizing Tacoma Housing Authority's (THA) Executive Director to negotiate and execute a contract with Cascade Radon, Inc. for \$264,500 for construction services and authorized a budget contingency in the amount of \$54,500 for budget authority of not-to-exceed (NTE) \$319,000.

On July 25, 2019, THA entered into a contract with Cascade Radon, Inc. in the amount of \$285,000. The contract amount had to be revised from \$264,500 to \$285,000 because Cascade Radon, Inc. estimated their labor costs based on incorrect labor rates. The \$285,000 remained within the board authorized budget.

On August 19, 2019, Change Order No. 1 to the Cascade Radon, Inc. contract was executed in the amount of 71,010.00; increasing the contract to \$356,010 and exceeding the board authorized NTE budget by \$37,010. The increased cost is due to additional asbestos abatement at both sites and a crawl space identified at K Street which requires additional sub-membrane depressurization components.

Cascade Radon, Inc. is currently on-site at K Street and time is of the essence. The work must be complete before the Department of Ecology will issue the No Further Action Letters that are required to release the remainder of the Rental Assistance Demonstration (RAD) equity/developer fee.

Staff is advising the board about Change Order No. 1 and asking the Board to authorize a revised

NTE budget of \$456,000 to pay for any unforeseen conditions and temporary resident relocation. THA funds will pay the cost of the contract.

### **Recommendation**

Approve Resolution No. 2019-08-28 (4) affirming THA's execution of Change Order No. 1 in the amount of \$71,010 that increased Cascade Radon, Inc.'s contract to \$356,010 for construction services and authorize a revised NTE budget of \$456,000.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2019-08-28 (4)

### (Renew Tacoma LLLP

### Revision to Cascade Radon, Inc. Contract and NTE Budget Amounts 602 Wright Street and 911 North K Street)

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

**WHEREAS**, On March 15, 2019, the Board approved Resolution 2019-03-15 (1) authorizing the Executive Director to negotiate and execute a contract with Cascade Radon, Inc. for \$264,500 for construction services and authorized a budget contingency in the amount of \$54,500 for NTE budget authority of \$319,000; and

**WHEREAS**, On July 25, 2019, THA entered into a contract with Cascade Radon, Inc. in the amount of \$285,000. The contract amount had to be revised from \$264,500 to \$285,000 because Cascade Radon, Inc. estimated their labor costs on incorrect labor determination rates. The \$285,000 remains within the board authorized budget; and

**WHEREAS**, Cascade Radon, Inc. identified unforeseen conditions on the property which will require alternative mitigation techniques; and

**WHEREAS**, Time is of the essences as the remediation work is critical to resolving outstanding requirements from the Department of Ecology and to meet the agreed upon timeline with lenders and investors for the release of the remaining funds for New Tacoma; and

**WHEREAS**, A change order was executed in the amount of \$71,010.00; increasing the contract to \$356,010 and exceeding the board authorized NTE budget by \$37,010; and

**WHEREAS**, THA staff recommends affirming the increase to the Cascade Radon, Inc. contract amount and authorize a revised NTE budget; now, therefore, be it

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

1. Affirm staff's decision to execute Change Order No. 1; increasing Cascade Radon, Inc.'s contract by \$70,010 for a revised contract amount of \$356,010.
2. Authorize an increase of \$137,010 to the not-to-exceed budget amount of \$319,000 for a revised not-to-exceed budget amount of \$456,000.

**Approved: August 28, 2019**

  
Derek Young, Chair



CERTIFICATE [OPTIONAL SECTION]

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 2019-08-28 (4) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 28<sup>th</sup> day of August 2019, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 28<sup>th</sup> day of August 2019.



Michael Mirra, Executive Director of the Authority