



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-03-28 (3)

Date: March 28, 2018

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Amendment to Buchanan General Contracting Company to Replace Roof at the Family Investment Center (FIC)

This resolution authorizes Tacoma Housing Authority's (THA) Executive Director to amend the contract with Buchanan General Contracting Company to replace the roof at the FIC due to its deterioration and water intrusions discovered during renovations and to increase the project budget by \$99,596 to cover the cost.

Background

THA contracted with Buchanan General Contracting Company for the Salishan Family Investment Center and Maintenance Shop renovation project. Work began on January 8, 2018. During construction, the contractor discovered water intrusion on the FIC building in late January. It made temporary repairs in order to proceed with the remodel. THA asked its architect to provide an assessment of the current roof conditions. The assessment reveals that the roof has exceeded its useful life. The roof is failing due to deterioration of portions of the underlayment, missing flashing and leaking gutters and rain leaders.

THA requested Buchanan to obtain three quotes to replace the FIC roof. The lowest responsive and responsible quote from a qualified sub-contractor is \$99,596 with contingency.

The Board of Commissioners approved a construction budget of \$1,095,716 on November 15, 2017. The additional cost to replace the FIC roof with contingency is \$99,596, bringing the construction budget to \$1,195,312. The overall approved budget for the project, construction and other costs, was \$1,473,301. The increased construction costs will bring the overall budget to \$1,572,897.

Recommendation

Approve Resolution 2018-03-28 (3) to increase the construction contract \$99,596 to a total amount of \$1,195,312 and bring the overall project budget to \$1,572,897. The total amount of the construction contract will not exceed \$1,195,312 including contingency.



TACOMA HOUSING AUTHORITY

RESOLUTION 20187-03-28 (3)

(Amendment to Buchanan General Contracting Company to Replace Roof at the FIC)

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

WHEREAS, During construction, a water intrusion was discovered on the FIC building in late January; and

WHEREAS, The Architect's assessment reveals that the roof has exceeded its useful life. The roof is failing due to deterioration of portions of the underlayment, missing flashing and leaking gutters and rain leaders; and

WHEREAS, Buchanan General Contracting Company sought three quotes to replace the roof; and

WHEREAS, The lowest responsive and responsible quote is \$99,596 with contingency; and

WHEREAS, In order to preserve and protect current interior FIC renovations, the construction contract should be amended to include roof replacement; now, therefore, be it

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

Increase the construction budget \$99,596 for a total overall project budget of \$1,572,897 in order to include the FIC roof replacement.

Approved: March 28, 2018



Janis Flauding, Chair