



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2014-3-27 (3)

DATE: March 27, 2014  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Amendment to HVAC Contract with Holaday Parks Replacement

### **Background**

In December 2010 THA procured a new vendor to perform routine Heating Ventilating and Air Conditioning (HVAC) maintenance on all THA properties. The specifications for the procurement included more extensive and aggressive requirements for providing quarterly routine maintenance on all our properties owned and managed by THA. In May 2012, under Resolution 2012-5-23 (2), we amended the contract to include service to Salishan 7 properties, as the warranty period for construction had expired. The amendment also allowed an increase in their fees, as well as a change in the scope of work to add maintenance and repairs of the boilers and furnaces at all the properties owned and operated by THA.

We now need to renew the contract term that will cover the period of March 24, 2014 through March 24, 2015. Due to the additional scope of work added, the large amount of maintenance and repairs on the boilers from last year, and the future expenditures, we will also need to increase the contract by an additional \$250,000 making the total contract not to Exceed \$500,000.

The funds are included in the property budgets and should not require a budget amendment.

### **Recommendation**

Approve Resolution 2014-3-27 (3) (i) authorizing the Executive Director to amend Holaday-Parks' contract by increasing the total Contract value an additional \$250,000 making the total contract value Not to Exceed \$500,000; (ii) ratifying expenditures to date under this contract.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2014-3-27 (3)

### AMENDMENT TO HVAC CONTRACT WITH HOLIDAY PARKS REPLACEMENT

**WHEREAS**, Tacoma Housing Authority procured for HVAC maintenance and on all properties in December 2010;

**WHEREAS**, The current contract with Holaday-Parks, Inc. \$250,000;

**WHEREAS**, The accumulative budget from services rendered are exceeding the \$100,000 limit authorized by the Executive Director;

**WHEREAS**, Current and future maintenance on our HVAC systems, including the boilers and furnaces, are and will be required for repair and maintenance on all THA properties, and

**WHEREAS**, The amended contracts will be for Holaday-Parks, Inc. Not-to-Exceed \$500,000.

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

1. The Executive Director is authorized to negotiate and, if those negotiations are successful, to execute an amendment to the existing HVAC contract to increase the contract value to \$500,000.
2. The Board ratifies expenditures to date under this contract.

**Approved:** March 27, 2014

  
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Greg Mowat, Chairman