



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-08-25 (1)

Date: August 25, 2021
To: THA Board of Commissioners
From: April Black
Interim Executive Director
Re: Amendment to 902 1st Floor TI Construction Contract

This resolution would authorize Tacoma Housing Authority's (THA) Interim Executive Director to amend the construction contract for the 902 Administrative Office Building 1st Floor Tenant Improvement (TI) project and approve a budget increase to offset additional IT and code compliance upgrades.

Background

THA contracted with Berschauer Construction Incorporated for the 902 1st Floor TI project. Work began June 1, 2021. The need for electrical and low voltage code compliance upgrades were discovered following demolition. In addition, THA's IT staff determined the installation of new low voltage and server room materials will enhance the service and longevity of the data systems. The upgrade costs exceed the previously approved contract and budget by \$103,000.

With the 2021-04-28 (3) Resolution, the Board of Commissioners (BOC) approved a TI construction contract of \$659,500 and a not to exceed of \$750,000 without additional Board approval. The additional upgrade costs will bring the contract to \$762,500 and a not to exceed to \$853,000. The BOC approved \$1,500,000 in MTW funds for overall 902 improvements including TI construction, roof & HVAC repairs and all related architecture, engineering, moving and service costs. The increased construction costs will bring the overall 902 improvement MTW budgeted funds to \$1,603,000.

Recommendation

Approve Resolution 2021-08-25 (1) to increase the construction contract \$103,000 for a total amount of \$762,500 and a not exceed \$853,000 and bring the overall 902 improvements budget to \$1,603,000.



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RESOLUTION 2021-08-25 (1) Amendment to 902 1st Floor TI Construction Contract

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

WHEREAS, Electrical and low voltage code compliance upgrades were discovered during the 902 1st Floor construction; and


WHEREAS, THA's IT staff determined the installation of new low voltage and server room materials will enhance the service and longevity of the data systems; and

WHEREAS, In order to meet code compliance and preserve and enhance data system service; 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 contract and budget \$103,000 to a total amount of \$853,000 and bring the overall 902 improvements budget to \$1,603,000.

Approved: August 25, 2021



Stanley Rumbaugh, Chair