

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4381

Awarding a contract to The Bauen Group, LLC, amending the 2020 budget and authorizing the signing of this contract for tenant improvement work at The Village on Park.

Presented April 9, 2020
Referred _____
Reported Back _____
Adopted April 9, 2020
Placed on File _____
Moved By Mary Strickland
Seconded By Sariah Daine
Yeas 6 Nays 0 Absent _____
Legistar File No. 60135

WHEREAS, the Community Development Authority of the City of Madison ("CDA") is the owner of The Village on Park, located at 2300 South Park Street (the "Property"); and

WHEREAS, the CDA and the Board of Regents of the University of Wisconsin System (the "Lessee") negotiated terms and conditions to a lease outlined collectively in CDA Resolutions #4332 and #4351 (the "Resolution"), which passed on June 13, 2019 and November 21, 2019, respectively; and

WHEREAS, the lease was recorded on January 30, 2020 as Document # 5559509 with the Dane County Register of Deeds in Madison, Wisconsin (the "Lease"); and

WHEREAS, the CDA is required to perform the Scope of Work in the Premises as outlined in the Lease; and

WHEREAS, the CDA Board approved in the Property's 2020 budget \$152,500 (the "TI Budget Amount") to perform the Scope of Work. Two contracts relating thereto have been approved with Strang Inc. (\$15,658) and JWC Building Specialties Inc. (\$24,894), which leaves a remaining balance of \$111,948 ("TI Budget Amount Balance"); and

WHEREAS, the Scope of Work was advertised in accordance with the procurement policy via RFB 8926-0-2020-KK (the "RFB"); and

WHEREAS, The Bauen Group, LLC ("Contractor") submitted the lowest responsible bid of One Hundred and Forty Seven Thousand One Hundred and Forty Five Dollars (\$147,145) (the "Bid Amount"). The Lessee requested two alternative bids from the Contractor to change the Scope of Work as follows: (i) if the Lessee wants to remove carpeting from certain areas noted in the plans, the Bid Amount would be reduced by the square footage of the chosen removal area multiplied by \$3 per square foot and/or (ii) if the Lessee wants to install vinyl tile in an area in the plans the Bid Amount would be increased by \$1100 (the collective adjustments are defined as the "Bid Amount Adjustment"); and

WHEREAS, the Bid Amount less the TI Budget Amount Balance equals a difference of \$35,197 (the "Deficit TI Budget Amount"); and

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes the execution of a contract with The Bauen Group, LLC to perform the Scope of Work in the Premises at The Village on Park (the "UW TI Contract") in the amount of \$ 147,125 plus or minus the Bid Amount Adjustment (the sum is defined as the "Contract Amount"); and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA hereby authorizes future change orders deemed reasonable to CDA staff and approved by the Lessee, to the UW TI Contract that are no greater in total than \$4500 (the "TI Contingency Amount"); and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA hereby authorizes to amend the 2020 TI Budget Amount by the sum of the (i) Deficit TI Budget Amount plus (ii) the TI Contingency Amount plus (iii) the Bid Amount Adjustment (collectively the "TI Budget Adjustment Amount"); and

BE IT FURTHER RESOLVED that the Chair and Director or Deputy Director of the CDA in the absence of a Director are hereby authorized to execute the UW TI Contract at the Contract Amount in a form approved by the City Attorney's office, and any change orders, if needed, that would constitute an amendment to the UW TI Contract as long as the sum of the collective change does not exceed the TI Contingency Amount.