

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4376

Authorizing the approval to sole source the purchase of a Hufcor retractable door and the execution of a contract for \$24,894 with JWC Building Specialties Incorporated connected to the lease with the Board of Regents of the University of Wisconsin System for office space at The Village on Park.

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| Presented | February 13, 2020 | | |
| Referred | | | |
| Reported Back | | | |
| Adopted | February 13, 2020 | | |
| Placed on File | | | |
| Moved By | Gregory Reed | | |
| Seconded By | Kelda Roys | | |
| Yeas | 5 | Nays | 0 |
| Absent | 2 | | |
| Legistar File # | 59439 | | |

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 Property is improved with a commercial building known as The Village on Park (the "Building"); and

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

WHEREAS, the Lessee requested in the Lease the installation of a Hufcor folding panel partition door and a Unispan support system ("Hufcor Door") as part of the tenant improvements the CDA is making to the Leased Premises. As part of the tenant improvements the Lessee is required to pay the CDA for the cost of the tenant improvements that are in excess of the Landlord Allowance, which is \$20,000.

WHEREAS, JWC Building Specialties, Incorporated ("JWC") is the Hufcor representative for the State of Wisconsin, and the only source for the requested product. JWC presented a quote on January 29, 2020 in the amount of \$24,894 to furnish, deliver and install the Hufcor Door into the Leased Premises. There is a long production time of 6-7 weeks to produce the Unispan support system and 8-9 weeks for the production of the partitions following the receipt of approved shop drawings. Therefore, the Hufcor Door is not being bid with the remaining tenant improvement work that will be handled by another contractor(s).

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes the sole source purchasing of the Hufcor Door to be installed by JWC in the Leased Premises per the above-referenced Lease that will be occupied by the Board of Regents of the University of Wisconsin System at The Village on Park.

BE IT RESOLVED that the Chair and Director or Deputy Director of the CDA in the absence of a Director are hereby authorized to execute a contract with JWC for the purchase of the Hufcor Door ("Contract") in a form approved by the City Attorney's office and complete the items outlined in this Resolution.