

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4658

Approving the award and execution of a contract with Tri-North Builders, Inc. for the Village on Park Central Green and Site Work, accepting the Fifth TID 42 VOP Funding and the Source Shortfall Funding.

|                       |                |        |
|-----------------------|----------------|--------|
| Presented             | April 17, 2025 |        |
| Referred              |                |        |
| Reported Back         |                |        |
| Adopted               |                |        |
| Placed on File        |                |        |
| Moved By              |                |        |
| Seconded By           |                |        |
| Yeas                  | Nays           | Absent |
| Rules Suspended       |                |        |
| Registrar File Number |                |        |

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the “**CDA**”) is the owner of The Village on Park, located at 2300 South Park Street and 808 Hughes Place (collectively the “**Property**”); and

WHEREAS, the City of Madison approved funding from TID 42 to the Village on Park for redevelopment project costs (the “**VOP Redevelopment Project**”) in the total amount of twenty million six hundred thousand dollars (\$20,600,000) (the “**Total TID 42 Funding**”); and

WHEREAS, to date the CDA Board approved nineteen million (\$19,000,000) of the Total TID 42 Funding. As part of the Fifth Project Plan Amendment to TID 42, the City approved an additional one million six hundred dollars (\$1,600,000) on April 16, 2024 via RES-24-00262 (the “**Fifth TID 42 VOP Funding**”), which has not been accepted by the CDA Board; and

WHEREAS, the Phase I redevelopment work involved the master planning, predevelopment costs and the demolition of the north building and site work (collectively the “**Phase I Redevelopment Work**”); and

WHEREAS, the Phase II redevelopment work, involves work related to the: (i) development of a new six-level parking structure; and (ii) structural roof alteration work and storefront entrance door work to the grocery store adjacent to the new parking structure on the Property; and (iii) central green space, storm and parking site work (collectively the “**Phase II Redevelopment Work**”); and

WHEREAS, the Phase I Redevelopment Work and the Phase II Redevelopment Work is defined as the “**VOP Redevelopment Project**”; and

WHEREAS, the Village on Park central green space, storm and parking lot site work redevelopment work (the “**Central Green and Site Work**”) was bid out as RFB 14009-0-2025-JW, and three (3) respondents submitted bids on April 10, 2025. The bid results are included in the attached Exhibit A. Tri-North Builders, Inc.. (“Tri-North”) was the lowest bidder with a bid amount of One Million Eight Hundred Ninety Nine Thousand Two Hundred Nine and 00/100 Dollars (\$1,899,209.00) (the “**Lowest Bid Amount**”); and

WHEREAS, City staff would like to include an eight percent contingency on the Lowest Bid Amount to account for any unknown conditions or change orders. As such, an eight percent contingency of the Lowest Bid Amount equates to One Hundred Fifty One Thousand Nine Hundred Thirty Six and 72/100 Dollars (\$151,936.72) (the “**Bid Amount Contingency**”); and

WHEREAS, the Lowest Bid Amount plus the Bid Amount Contingency equals \$2,051,145.72 collectively the (“**Total Contract Amount**”); and

WHEREAS, the total Phase I Redevelopment Work and the estimated Phase II Redevelopment Work equals \$21,237,047 (the “**Total Estimated VOP Redevelopment Project Cost**”); and

WHEREAS, the difference between the Total Estimated VOP Redevelopment Project Cost and the Total TID 42 Funding is \$637,047 (the “**Source Shortfall**”); and

WHEREAS, the CDA can use cash in the Village on Park bank accounts or temporarily borrow the Source Shortfall from its reserves to cover the Source Shortfall (the “**Source Shortfall Funding**”).

NOW, THEREFORE, BE IT RESOLVED that the CDA Board hereby authorizes the acceptance of the Fifth TID 42 VOP Funding for the VOP Redevelopment Project; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA Board hereby authorizes the Source Shortfall Funding; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA hereby authorizes awarding Tri-North a contract to perform the Village on Park Central Green and Site Work at a contract amount equal to the Lowest Bid Amount plus fund the Bid Amount Contingency if any future change orders are needed, that would constitute an amendment to the contract (the “**Tri North Contract**”)

BE IT FINALLY RESOLVED that the Chair and Director of the CDA in the absence of a Director are hereby authorized to execute the Tri North Contract in a form approved by the City Attorney’s office, and any future change orders, if needed, that would not exceed the Total Contract Amount.

## EXHIBIT A

Bid Tabulation

CITY OF MADISON FINANCE DEPARTMENT

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON

REQUEST FOR BIDS

### **PHASE 2 VILLAGE ON PARK CENTRAL GREEN SPACE SITE IMPROVEMENTS**

RFB 14009-0-2025-JW

DATE: April 10, 2025, 2:00pm

| CONTRACTORS                    | BASE BID       | Weeks to Completion or<br>by July 1, 2026 |
|--------------------------------|----------------|---|
| City of Madison Estimate       | \$2,051,000.00 | 52  |
| Findorff                       | \$1,940,000.00 | 26+                                       |
| Tri-North                      | \$1,899,209.00 | 52  |
| Integrity Grading & Excavating | \$2,520,000.00 | 52  |

Prepared by:

J. Whitney