

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4537

Authorizing the Emergency Replacement of
Boilers and Water Heaters for 1505 Wright
St. Madison WI, 53715

Presented March 9, 2023

Referred _____

Reported Back _____

Adopted _____

Placed on File _____

Moved By _____

Seconded By _____

Yeas _____ Nays _____ Absent _____

Rules Suspended _____

Legistar File Number 76592

RESOLUTION

WHEREAS, on February 17th, 2023, 1505 Wright St. had both boilers fail which ultimately left the tenants without domestic hot water and no heat to all common areas, putting the fire sprinkler system in danger of freezing due to the weather conditions; and

WHEREAS, due to the emergency nature of the project, CDA staff took immediate action to contact a heating company, *1901 Inc.* to replace the non-functioning boilers with new boilers and new water heaters due to the age and lack of parts availability of the old boilers; and

WHEREAS, Public Housing Procurement standards (24 CFR 85.36) provide for noncompetitive contract awards when the procurement is needed for an emergency circumstance and a delay would result from competitive solicitation; and

WHEREAS, CDA Financial policies, adopted on July 16, 2020, allow noncompetitive procurement when an emergency exists that threatens the welfare of the residents or endangers the property, as may arise by an emergency, such as non-working fire suppression system and no heat when the procurement involves a reasonable price; and

WHEREAS, CDA staff requested the repair of the non-working boilers and water heaters from *1901 Inc.*, and

WHEREAS, *1901 Inc.*, Submitted an estimate of not to exceed \$100,000; and

WHEREAS, this estimate was reviewed and approved by site staff; and

WHEREAS, this estimate was also reviewed by CDA subject matter expert and has been deemed to be reasonable; and

NOW, THEREFORE, BE IT RESOLVED that the CDA authorizes the Executive Director to enter into an agreement with *1901 Inc.* for replacement of the non-working boilers and water heaters at building 1505 wright St; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign change order(s) to this contract and any related budget documents as required by HUD, and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney.