


**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

TO: CDA Board Members and Natalie Erdman
FROM: Kris Koval 
DATE: May 4, 2017
SUBJECT: Village on Park Contract for Asbestos Remediation

Project No. 8071

CDA staff has obtained bids for the asbestos remediation and other necessary work to complete such remediation. A resolution approving contracts has been submitted for action on May 11, 2017. The purpose of this memorandum is to provide additional background on the bids and recommendations with regards to contracting.

The contracts for work as recommended are within our budget expectations. Attached is a summary of the approved 2017 capital budget as amended by resolution 4207 for the roof replacement and asbestos remediation at the Village on Park ("VOP"), as well as the bids recommending for approval. As you can see, (\$41,449) of VOP reserves will be needed. The capital and operating budget approved by the CDA board in December of 2016 indicated a need for \$96,112 in reserves to complete all capital work in 2017. The balance of \$54,663 in reserves is earmarked to fund other miscellaneous capital improvements at the property.

Contracts being recommended for approval all represent the low bid with the exception of asbestos remediation. Royal Brothers Cleaning LLC ("RBC") was the lowest bid at \$212,000; however, said company was not deemed to be a responsible bidder. Advanced Health & Safety ("AHS") at \$347,800 was the next lowest bid.

RBC was deemed not to be a responsible bidder for this project due to:

1. The short history of the company,
2. Inability to demonstrate financial capacity for a job of this size, and
3. Inability to demonstrate adequate labor for a job of this size.

Village on Park Capital Budget Summary
Roof and Asbestos Work

5.2.17

Approved Capital Budget 2017	\$ 600,000
Resolution 4207 amending Capital Budget	\$ 212,000
Total Approved Capital 2017	\$ 812,000

Roof Contract

Tilsen Roofing Contract approved Res. 4208	\$ 212,338
Tilsen-Potential additional roof deck work	\$ 14,574
HVAC roof work	\$ 13,358

Asbestos Bid Recommendations

Asbestos: Advanced Health & Safety	\$ 347,800
Ceiling & Grid: Manstrong	\$ 75,400
HVAC: Harker	\$ 39,456
Fire Sprinkler: Dave Jones	\$ 3,132
Electric: The New Ace Electric	\$ 12,021
Advertising, Cleaning, and Inspection	\$ 4,569
Relocation: Reynolds	\$ 25,206
Other Relocation: IT etc.	\$ 28,860
Contingency	\$ 76,735
Total Roof and Asbestos Work	\$ 853,449
Difference Paid From Reserves	\$ (41,449)