

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4656

Authorizing the execution of a sole source contract with G.O. Loop, LLC for geothermal test boring and related services at the Park and Badger Area.

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

RESOLUTION

WHEREAS, the City of Madison acquired commercial properties at 810 and 818 Badger Road via the Land Banking program, which when combined with existing City-owned properties at 802 West Badger Road (decommissioned Metro South Transfer Point) and 825 Hughes Place (MPD South Station), form a contiguous 4-acre redevelopment parcel (the “Park and Badger Area”) suitable for high-quality, urban infill development on a key gateway intersection, consistent with the Guiding Principles of the South Madison Plan and the Comprehensive Plan more broadly; and

WHEREAS, on October 17, 2023, the Common Council designated the Community Development Authority (the “CDA”) as the Master Developer of the City-owned properties within the Park and Badger Area (RES-23-00652, File ID 80082); and

WHEREAS, installations of geothermal and other renewable energy systems are a key objective in efforts to meet broader City and CDA sustainability goals; and

WHEREAS, City and CDA staff solicited and reviewed two proposals from qualified firms to drill one test bore within the boundaries of the Park and Badger Area, and to conduct related thermal conductivity testing and reporting (the “Scope of Services”, to be more fully described in a contract between the parties) for purposes of establishing feasibility for a potential geothermal heating and cooling system serving future redevelopment projects within the Area, including a substantial number of income-qualified affordable housing units; and

WHEREAS, G.O. Loop, LLC (“G.O. Loop”) provided a lump sum bid estimate of \$95,230.62 (the “Contract Price”) to complete the Scope of Services, and was the sole respondent willing to meet the CDA’s timing requirements to complete said Scope within three months of receiving notice to proceed, on or about July 18, 2025; and

WHEREAS, geothermal testing services are highly specialized and the number of qualified firms available in the Midwest is limited, thus necessitating the review of less than three bids as typically required for CDA contracts of this amount.

NOW, THEREFORE, BE IT RESOLVED that the CDA Board of Commissioners authorizes the Chair and the Executive Director to enter into a Contract with G.O. Loop to drill one geothermal test bore and provide related testing and reporting services for the Park and Badger Area redevelopment project, in the amount of the Contract Price on substantially, though not exclusively, the terms outlined above and in a form approved by the City Attorney; 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.