

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4221

Authorizing the execution of six contracts for the purchases of services relating to asbestos abatement work and the relocation of tenants during said time at The Village on Park.

Presented May 11, 2017
 Referred _____
 Reported Back _____
 Adopted May 11, 2017
 Placed on File _____
 Moved By Gilmore
 Seconded By Daine
 Yeas 4 Nays 0 Absent _____
 Rules Suspended _____

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 (the "VOP"); and

WHEREAS, in 2012 asbestos containing materials were discovered on the metal roof decking on the second floor of VOP when the roof was being torn off; and

WHEREAS, the CDA now has a plan to remove the asbestos, rebuild the space and relocate the tenants during this process in 2017. After the asbestos is abated, the space will be rebuilt; and

WHEREAS, the City of Madison 2017 Capital Budget authorized the \$600,000 of capital expenditure to fund roof replacement and encapsulate asbestos, and an additional City of Madison Capital Budget Approval of \$212,000 on February 28, 2017 per Resolution 17-00133, for the full abatement of asbestos and contracts relating thereto: electrical, HVAC, ceiling and grid, fire protection and relocation work for the space situated in portions of the Atrium; and

WHEREAS, requests for proposals bid numbers 8619, 8620, 8621, 8622 and 8624 were advertised on the City of Madison purchasing web-site. All bids received three proposals, except for the ceiling and grid work which only had one proposal. The CDA has engaged this vendor previously and finds them to be a reputable company. The below contract amounts represent the lowest bid, except for the asbestos abatement contract. The lowest asbestos abatement bid (\$212,000) was from a company, Brothers Royal Cleaning that was deemed not to be a responsible bidder and was ruled out. The next lowest bidder was accepted.

NOW THEREFORE BE IT RESOLVED that the Community Development Authority of the City of Madison (the "CDA") hereby authorizes the execution the following contracts for the purchases of services (the "Agreements") between the CDA and the below referenced contractors to perform the referenced work at The Village on Park on the following terms and conditions:

Contractor	Scope of Work	Contract Amount
Advanced Health & Safety LLC	Asbestos Abatement	\$347,800
Manstrong Construction, Inc.	Ceiling & Grid	\$75,400
Harker Heating & Cooling, Inc.	HVAC	\$39,456
Dave Jones, Inc.	Fire Sprinkler	\$3,132
The New Ace Electric LLC	Electric	\$12,021
Reynolds Transfer & Storage, Inc.	Relocation	\$25,206.50

BE IT FINALLY RESOLVED that the Secretary and the CDA Board Chair are hereby authorized to execute and deliver the Agreements and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution all in a form approved by the City Attorney.