

MADISON REVITALIZATION
AND COMMUNITY DEVELOPMENT CORPORATION

Resolution No. 23

Approving the award and execution of a contract with KPH Construction for the demolition of four dwelling units and construction of six new townhouse dwelling units at 1309-11 and 1401-03 Theresa Terrace.

Presented May 9, 2024
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number _____

RESOLUTION

WHEREAS, the Madison Revitalization and Community Development Authority (the "MRCDC") is the owner of two duplexes located at 1309-11 and 1401-03 Theresa Terrace in the City of Madison, Wisconsin (the "Properties"); and

WHEREAS, the MRCDC intends to replace the four existing units on the Properties with six townhouse-style homes that will be managed by MRCDC as affordable rental units (the "Project"); and

WHEREAS, on December 5, 2023 (File ID No. 80359) the Common Council of the City of Madison allocated up to \$2 million of City Affordable Housing Funds (AHF) to MRCDC for the Project; and

WHEREAS, the Project was bid out as RFB 12081-0-2023-DJ, with no responses received by the October 23, 2023 deadline; and

WHEREAS, CDA Procurement Policy empowers the Executive Director to proceed with sole source contracts in the event of an insufficient number of bids received; and

WHEREAS, CDA staff conducted direct solicitation of demolition and construction estimates from qualified firms, with KPH Construction ("KPH") providing an all-inclusive bid of \$2,730,762, attached hereto as Exhibit A; and

WHEREAS, KPH has previously provided high-quality construction services to MRCDC for the phased renovation of its scattered site units and is familiar with CDA and MRCDC procurement procedures.

NOW, THEREFORE, BE IT RESOLVED that the MRCDC Board of Directors hereby authorizes awarding KPH Construction a contract for \$2,730,762 to perform demolition and construction for the Theresa Terrace Project, with a contingency of up to 10% (the "Contract").

BE IT FURTHER RESOLVED that said Contract shall be subject to City of Madison Common Council approval of a Capital Budget amendment granting CDA Redevelopment additional budget authority for the Project including, but not limited to, general obligation borrowing to finance increased development costs in excess of the \$2 million of AHF funding previously allocated for the Project.

BE IT FINALLY RESOLVED that the MRCDC President and Secretary are hereby authorized to execute the Contract in a form approved by the City Attorney's office, and any future change orders, if needed.