

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4041

Authorizing execution of a contract with Tilsen Roofing Company, Inc. for partial roof replacement at The Village on Park

Presented October 3, 2013
Referred _____
Reported Back _____
Adopted October 10, 2013
Placed on File _____
Moved By Daniel Guerra
Seconded By Dean Brassler
Yeas 6 Nays 0 Absent 1
Rules Suspended _____

PREAMBLE

The Community Development Authority of the City of Madison (the "CDA") is the owner of The Village on Park, located at 2200 South Park Street; and

The Village on Park has experienced significant water infiltration in several locations due to the age and disrepair of the roof.

In May of 2010, Roofing Consultants, Ltd was hired to assess the overall condition of the existing roof systems on the building and make recommendations for repair/replacement. Based on the recommendations in the report, Siegel-Gallagher issued a request for proposal for full roof replacement at The Village on Park. Three companies responded. Tilsen Roofing Company, Inc. had the most comprehensive proposal with the lowest price for the work specified.

The section of roof labeled as 5A on the attached diagram was determined to have the most significant need of replacement. Tilsen Roofing Consultants, Ltd ("Tilsen") proposed a price of \$196,420 to replace the roof of 5A which encompasses 21,420 s.f.. The price included reinforced 60-mil EPDM and 1/8' per foot, 2.5" minimum, tapered polyisocyanurate insulation system in lieu of flat insulation. The CDA authorized a contract with Tilsen for the replacement of the roof labeled 5A. Tilsen mobilized and began roof removal. The vibration from roof removal gave rise to concern that asbestos containing material on the underside of the roof deck would be disturbed. Roofing work was stopped and Tilsen demobilized. Roofing materials for the 5A roof were stored for future use.

Tilsen has provided a proposal to replace Section 4A (6,370 s.f.) which is also in need of replacement and does not have asbestos material on the underside of the roof deck. Stored materials will be used. Tilsen's price for replacement of 4A is \$43,200 which represents approximately 2/3 labor cost and 1/3 materials cost.

Funding authorization is sufficient to pay for the replacement of 4A, replacement of one skylight and the removal and return of the decking currently sitting on the membrane.

NOW THEREFORE BE IT RESOLVED that the Secretary of the CDA is authorized to execute a contract with Tilsen Roofing Company, Inc. in an amount not to exceed \$46,000 for replacement of a section of 4A of the roof at The Village on Park and the replacement of one skylight.

BE IT FURTHER RESOLVED that, subject to funding authorization sufficient to cover the costs, the Secretary is authorized to enter into such other contracts for work necessary to replace the roof including removal and replacement of decking sitting on the existing roof membrane.

BE IT FURTHER RESOLVED that payment from the 2013 CDA Villager Fund for the roof replacement and related costs are authorized.