

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4732

Authorizing the execution of a contract for RFB #: 15052-0-2026 for boiler and domestic water-heater replacement at the Straubel Street and Wright Street properties, to be awarded to JM Brennan in an amount not to exceed \$290,135.00.

Presented August 13th, 2026
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____
Legistar File Number 94312

RESOLUTION

WHEREAS, the boiler and domestic hot-water systems serving the CDA-owned properties at 3510-3514 Straubel Street, 1501-1503 Wright Street, and 3522-3526 Straubel Street require replacement to provide reliable, efficient, and code-compliant heating and domestic hot-water service; and

WHEREAS, the project includes replacement of six boilers and six indirect domestic water heaters, together with associated pumps, manifolds, hydronic specialties, venting, gas piping modifications, electrical systems, controls, condensate systems, backflow protection, system cleaning and treatment, testing, commissioning, staff training, and warranty documentation; and

WHEREAS, the project was advertised and procured in accordance with the procurement policy of the CDA through a competitive Request for Bids (RFB) process; and

WHEREAS, the submitted bids were evaluated for responsiveness, contractor responsibility, compliance with the solicitation requirements, and cost; and

WHEREAS, JM Brennan submitted the lowest responsive and responsible bid in the amount of \$290,135.00; and

WHEREAS, the bid has been determined to be fair and reasonable and is within the amount forecast through the budgeting process;

NOW, THEREFORE, BE IT RESOLVED that the CDA authorizes the Executive Director to enter into an agreement with JM Brennan for boiler and domestic water-heater replacement at the Straubel Street and Wright Street properties in an amount not to exceed \$290,135.00; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to sign change order(s) to this contract and any related budget documents as required by HUD; 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 may be necessary or desirable to accomplish the purpose of this resolution, in a form approved by the City Attorney.