

COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4717

Authorizing the signing of a contract for unit 131 Romnes vehicle damaged unit. Unit 131 reconstruction contract to be awarded to D&H Royale LLC. in the amount of \$181,206.63. City of Madison insurance MPIC is funding the project.

Presented June 11<sup>th</sup>, 2026  
Referred \_\_\_\_\_  
Reported Back \_\_\_\_\_  
Adopted June 11<sup>th</sup>, 2026  
Placed on File \_\_\_\_\_  
Moved By Greg Reed  
Seconded By DeWayne Gray  
Yeas 7 Nays 0 Absent 0  
Rules Suspended \_\_\_\_\_  
Legistar File Number 93513

WHEREAS, Unit 131 Romnes CDA-owned housing sustained substantial damage requiring comprehensive reconstruction and restoration work; and

WHEREAS, the CDA determined that the remaining restoration work should be procured through a formal Request for Bids (“RFB”) process in accordance with CDA procurement policies, HUD procurement requirements, and applicable federal, state, and local regulations; and

WHEREAS, the RFB required contractors to provide a complete lump sum price for a fully functional, code-compliant end condition, including all labor, materials, equipment, supervision, permits, inspections, overhead, profit, trade coordination, and all work reasonably inferable from the project scope; and

WHEREAS, the RFB included work associated with structural framing, masonry and brick restoration, boiler and hydronic heating systems, electrical systems and wiring, call box and access control systems, kitchen reconstruction, building envelope restoration, windows and doors, insulation, drywall, painting, flooring, and all related interior and exterior restoration activities; and

WHEREAS, the RFB further required contractors to comply with HUD NSPIRE standards, applicable building codes, permitting requirements, inspection requirements, and all other applicable federal, state, and local regulations; and

WHEREAS, bids received pursuant to the RFB were reviewed for responsiveness, responsibility, completeness of scope, schedule, qualifications, and cost reasonableness; and

WHEREAS, D&H Royale LLC, submitted the lowest responsive and responsible bid in the amount of \$ 181,206.63, which has been determined to be fair, reasonable, and within available project funding;

NOW, THEREFORE, BE IT RESOLVED that the Community Development Authority authorizes the Executive Director to enter into an agreement with D&H Royale LLC for the restoration and reconstruction of the damaged housing units identified in the RFB; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute change orders and related documents as necessary for the completion of the project, provided such changes comply with CDA procurement requirements, HUD requirements, and approved project funding limitations; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute, deliver, accept, and record any and all documents and take such additional actions as may be necessary or desirable to accomplish the purposes of this Resolution in a form approved by the City Attorney.