

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4120
Authorizing Change Order 001 to the contract by
and between Truax Park Development, Phase 2,
LLC and McGann Construction, Inc. in an amount
of \$212,791.00

Presented February 12, 2015
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
Rules Suspended _____

PREAMBLE

The Community Development Authority of the City of Madison (the "CDA") is undertaking the redevelopment of Truax Park Apartments.

On October 28, 2014, the CDA approved resolution no. 4102 authorizing the execution of a contract by and between Truax Park Development, Phase 2, LLC ("Owner") and McGann Construction, Inc. ("Contractor") in the approximate amount of \$7,040,000. On October 31, 2014, a contract by and between the Owner and the Contractor was executed for a contract sum of \$7,039,232. Prior to execution of the Contract, Owner and Contractor had agreed on value engineering including but not limited to the elimination of (1) brick, (2) an elevator in the eight (8) unit building, (3) aluminum railing and, (4) roofs above all entries. After completion of final plans, some of the items that had been eliminated were added back at a cost of \$167,211.

In addition, work not in contract including but not limited to utility relocation and excavation of unfit soils added costs totaling \$45,570.

Contractor has submitted Change Order 001 for the work described above. See attached Exhibit A.

The development budget for Truax Phase 2, includes a construction contingency of \$352,000 which will be used to pay the additional costs.

NOW THEREFORE BE IT RESOLVED that subject to the approval of the construction lender and the investor, the CDA does hereby authorize the Secretary and Chair of the CDA to execute Change Order 001 in the amount of \$212,271.00.

 **Document G701™ – 2001**

Change Order

PROJECT <i>(Name and address):</i>	CHANGE ORDER NUMBER: 001	OWNER: <input type="checkbox"/>
Truax Park Development, Phase 2 Madison, WI	DATE: January 22, 2015	ARCHITECT: <input type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i>	ARCHITECT'S PROJECT NUMBER:	CONTRACTOR: <input type="checkbox"/>
McGann Construction, Inc. 3622 Lexington Avenue Madison, WI 53714	CONTRACT DATE: October 31, 2014	FIELD: <input type="checkbox"/>
	CONTRACT FOR: General Construction	OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

See attached change order exhibit A	\$167,221.00
Construct 20' wide grass waterway, includes stripping topsoil, excavation, grading, redistribution of topsoil, grass seed and erosion mat.	12,550.00
Install two (2) new curb inlets, install 12" RCP pipe and daylight into the 20' grass waterway, includes 128' of additional pipe. Additional sanitary manhole required at north end of 24 unit.	13,530.00
Elevation changes including reduced hauling and disposal costs.	(11,250.00)
Install additional sanitary lateral at 16 unit to maintain necessary underground Parking head clearance.	7,920.00
Additional cost for unsuitable soils. Undercutting and demo of old foundation walls and footings.	1,880.00
Engineering cost associated with AT&T's rerouting/disconnect work.	595.00
Cost of asbestos abatement, includes additional testing required.	10,410.00
City of Madison demolition permit.	1,250.00
McGann fee @4%	8,165.00
Sub-total	\$212,271.00

The original Contract Sum was	\$ 7,039,232.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 7,039,232.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 212,271.00
The new Contract Sum including this Change Order will be	\$ 7,251,503.00

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Knothe & Bruce Architects, LLC
ARCHITECT (*Firm name*)

7601 University Avenue, Suite 201,
Middleton, WI 53562

ADDRESS

BY (*Signature*)

Kevin Burow
(*Typed name*)

DATE

McGann Construction, Inc.
CONTRACTOR (*Firm name*)

3622 Lexington Avenue, Madison, WI
53714

ADDRESS

BY (*Signature*)

Aaron Kostichka
(*Typed name*)

DATE

1-29-15

Truax Park Development, Phase 2, LLC
OWNER (*Firm name*)

c/o Community Development Authority of
the City of Madison, Managing Member,
215 Martin Luther King, Jr. Blvd., Room
312, P.O. Box 2983, Madison, WI
53701-2983

ADDRESS

BY (*Signature*)

Natalie Erdman
(*Typed name*)

DATE

CHANGE ORDER EXHIBIT A

TRUAX PARK REDEVELOPMENT - PHASE 1
Updated 1/16/15



ALTERNATES:	PRELIMINARY	ACCEPTED	ACTUAL
#1 DEDUCT TO SWITCH TO FLOURESCENT LIGHTING IN PARKING STRUCTURES, AND MH AT SITE LIGHTS	\$ (14,100)	(14,100)	(14,100)
#2 DEDUCT TO GO WITH SIMONTON WINDOWS IN LIEU OF WEATHERSHIELD	\$ (17,000)	(17,000)	(17,000)
#3 DEDUCT TO GO WITH SMART CABINETS IN LIEU OF MERRILLAT	\$ (10,300)	(10,300)	(9,635)
#4 DEDUCT TO GO WITH LP SMART SIDING ALL THE WAY AROUND THE BUILDINGS / NO MASONRY	\$ (176,000)	(176,000)	(142,423)
#5 DEDUCT TO GO WITH SHINGLED ROOFS IN LIEU OF STANDING SEAM METAL AND EPDM	\$ (16,800)	(16,800)	(12,500)
#6 DEDUCT TO GO TO FORCED AIR HVAC SYSTEM AT 8 UNIT AND 16 UNIT	\$ (54,800)	(54,800)	(60,650)
#7 DEDUCT TO ELIMINATE THE 8 UNIT ELEVATOR AND DO PLATFORM LIFT	\$ (60,000)	(60,000)	(27,105)
#8 DEDUCT TO GO WITH LESS EXPENSIVE FLOORING PACKAGE	\$ (14,800)	(14,800)	(9,000)
#16 DEDUCT TO OMIT BICYCLE RACKS	\$ (13,279)	(6,000)	-
#9 DEDUCT FOR VENTING OF RANGE HOODS AT 16-UNIT AND 8-UNIT BUILDINGS	\$ (6,000)	(6,000)	-
#10 DEDUCT TO USE SUBSTITUTE LIGHT FIXTURE PACKAGE	TBD	(2,000)	(2,000)
#11 DEDUCT TO OMIT ALUMINUM RAILING AT FIRST FLOOR PATIOS / LEAVE AT STAIRS	\$ (119,000)	(119,000)	(64,021)
#12 DEDUCT TO REDUCE SECURITY ACCESS CONTROL (\$20,784 BUDGETED BY ELECTRICIAN) (leave \$10K alloc.)	\$ (10,784)	(10,784)	(10,784)
DEDUCT TO ELIMINATE PATIO STOOPS, BRICK LEDGE, ROOFS AND 2ND FLOOR DECKS AT 24 UNIT AND 16 UNIT. INCLUDES			
#13 ADD FOR ROOFS ABOVE ENTRIES ON 16 UNIT	\$ (125,000)	(125,000)	(84,616)
#17 DEDUCT TO REDUCE SIDEWALKS	TBD	(2,000)	-
#15 DEDUCT BED BUG ROOM	\$ (4,000)	(4,000)	-
TOTAL		(638,584)	(453,234)

BASE GMP 7,677,816 7,677,816
 LESS ACCEPTED ALTERNATES (638,584) (453,234)
 McGann Fee 4% (18,129)
 REVISED GMP 7,039,232 7,206,453

ADDITIONAL COST FOR REVISED ALTERNATES LIST \$ 167,221