

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4588

Selecting Krupp General Contractors, Inc. and Findorff, Inc. as preferred vendors for construction management services for Buildings B-1, B-2, and B-3 of the “Taking Shape, Our Triangle” Redevelopment.

Presented December 14, 2023
Referred _____
Reported Back _____
Adopted December 14, 2023
Placed on File _____
Moved By Reed
Seconded By Knox, Jr.
Yeas 6 Nays 0 Absent 1
Rules Suspended _____
Legistar File Number 81211

RESOLUTION

WHEREAS, The Community Development Authority (CDA) owns and operates approximately 340 public housing units comprised of Brittingham, Gay Braxton, and Karabis Apartments, and Parkside Towers and Townhouses, collectively known as the Triangle (AMP 400); and

WHEREAS, the CDA Board adopted Resolution No. 4564 on August 10, 2023, accepting and approving the Taking Shape, Our Triangle Master Plan (the “Master Plan”) and authorizing continued housing redevelopment activities for the Triangle site; and

WHEREAS, said Resolution authorizes the Executive Director and CDA staff to negotiate additional contract(s) with New Year Investments and other professional service firms to implement the recommendations of the Master Plan, which contract(s) shall be reviewed and approved by the CDA Board when required under the CDA Financial Procurement Policy; and

WHEREAS, a Request for Proposals for “Construction Manager Services - Taking Shape Triangle Housing Site Redevelopment” was issued as RFP No. 12096-0-2023-DJ (the “RFP”); and

WHEREAS, New Year Investments and CDA staff reviewed and scored two responsive and responsible proposals received on November 21, 2023; and

WHEREAS, Krupp General Contractors, Inc., with Findorff, Inc. as Strategic Resource Partner, provided the highest scoring proposal, as well as aggregate service fee percentages within allowable Wisconsin Housing and Economic Development Authority (WHEDA) maximums for Low Income Housing Tax Credit (LIHTC)-funded projects; and

WHEREAS, the adopted 2024 Capital Budget for CDA Redevelopment provides up to \$11 million for Triangle Redevelopment activities, including the tasks identified in the RFP; and

WHEREAS, the identification of a construction manager is necessary for the timely and successful LIHTC application to WHEDA in early 2024 to help finance the first phases of Triangle redevelopment (Buildings B-1, B-2, and B-3 as identified in the Master Plan).

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby selects Krupp General Contractors, Inc., with Strategic Resource Partner Findorff, Inc., as its preferred vendors for construction management services for Buildings B-1, B-2, and B-3 of the Triangle Redevelopment project, and

will identify said firms as part of its development team for purposes of applying for Low Income Housing Tax Credits.

BE IT FURTHER RESOVLED that CDA staff are directed to negotiate a contract with Krupp and/or Findorff to perform the Scope of Work contemplated in the RFP (the "CM Contract"), utilizing a fee schedule not to exceed WHEDA maximums for LIHTC-funded projects, in a form approved by the City Attorney's office, contingent upon receipt of an allocation of Low Income Housing Tax Credits for the Triangle Redevelopment project.