

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4378

Awarding a roof contract to Maly Roofing Company, Inc. and authorizing the signing of a contract for roof replacement work at The Village on Park.

Presented March 12, 2020
Referred _____
Reported Back _____
Adopted March 12, 2020
Placed on File _____
Moved By Mary Strickland
Seconded By Gregory Reed
Yeas 5 Nays 0 Absent 2
Legistar File # 59836

WHEREAS, the Community Development Authority of the City of Madison (“CDA”) is the owner of The Village on Park, located at 2300 South Park Street (the “Property”); and

WHEREAS, the CDA Board approved in the Property’s 2020 capital budget \$284,304 (the “2020 Roof Budget Amount”) to replace sections 2A and 3A, as described in the RFB, defined below, of the roof (“2020 Roof Work”); and

WHEREAS, the 2020 Roof Work was advertised in accordance with the procurement policy via RFB 8911-0-2020-KK (the “RFB”); and

WHEREAS, Maly Roofing Company, Inc. (“Maly”) submitted the lowest responsible bid of One Hundred and Eighty Two Thousand Three Hundred Dollars (\$182,300) (the “Bid Amount”); and

WHEREAS, in the event Maly discovers the existing roof deck is damaged (the “Damaged Area”) while performing its work then it will notify the CDA and will charge the CDA no more than Twelve (\$12) dollars per square foot (the “**Fixed PSF**”). The Damaged Area multiplied by the Fixed PSF amount (the “Damaged Area Cost”) would be submitted as a change order to the Contract; and

WHEREAS, flashing work is needed around the new five roof top units being installed on roof Section 4A (collectively the “4A Trane Units”) by Rock Mechanical LLC. This work was not part of the 2020 Roof Work. Maly presented a proposal of \$2925 (the “4A Flashing Cost”) to perform the flashing work on the 4A Trane Units and any EPDM patching if needed (the “4A Flashing Work”) as an Extra Service under the Contract; and

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes the execution of a contract with Maly Roofing Company, Inc. for the 2020 Roof Work at The Village on Park (the “2020 Roof Work Contract”) in the amount of \$182,300 (the “Contract Amount”) plus the 4A Flashing Cost as Extra Services; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CDA hereby authorizes future change orders deemed reasonable to CDA staff, to the 2020 Roof Work Contract, if any portion of the roof deck on Sections 2A and 3A is found to be damaged, at the Damaged Area Cost.

BE IT FURTHER RESOLVED that the Chair and Director or Deputy Director of the CDA in the absence of a Director are hereby authorized to execute the 2020 Roof Work Contract at the Contract Amount in a form approved by the City Attorney’s office, and any change orders, if needed, that would constitute an amendment to the 2020 Roof Work Contract as long as the sum of the collective change orders plus the Contract Amount does not exceed the total 2020 Roof Budget Amount.