

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4592

Approving the award of a contract with J.H. Findorff & Son Inc. and authorizing the signing of a contract for the Village on Park Parking Structure and Grocery Work.

Presented February 8, 2024
Referred
Reported Back
Adopted
Placed on File
Moved By
Seconded By
Yeas Nays Absent
Rules Suspended
Legistar File # 81785

RESOLUTION

WHEREAS, the Community Development Authority of the City of Madison (the "CDA") is the owner of The Village on Park, located at 2300 South Park Street and 808 Hughes Place (the "Property"); and

WHEREAS, Phase I of the redevelopment of the Property involved master planning, predevelopment activities, the demolition of the north building, and the build back of a surface parking lot (collectively the "Phase I Redevelopment Work"); and

WHEREAS, the first portion of the Phase II redevelopment of the Property involves work related to the: (i) development of a new six-level parking structure (the "Parking Structure"); and (ii) structural roof alteration and storefront entrance door work to the grocery store adjacent to the Parking Structure (the "Grocery")-collectively the "Parking Structure and Grocery Work"; and

WHEREAS, RFB 12112-0-2023-JW was issued on December 7, 2023 for the "Parking Structure and Grocery Work", and three respondents submitted bids on January 30, 2024. The bid results are included in the attached Exhibit A. J.H. Findorff & Son Inc. ("Findorff") was the lowest bidder with a bid amount of Fourteen Million Nine Hundred Ninety-Seven Thousand Four Hundred and Two Dollars (\$14,997,402.00) (the "Lowest Bid Amount"); and

WHEREAS, City staff would like to include a four percent contingency on the Lowest Bid Amount to account for any unknown conditions or change orders. As such, a four percent contingency of the Lowest Bid Amount equates to Five Hundred Ninety-Nine Thousand Eight Hundred and Ninety Six Dollars (\$599,896.00) (the "Bid Amount Contingency"); and

WHEREAS, resolutions for the remaining redevelopment work involving: (i) the installation of fiber and data equipment, parking access equipment, and security cameras will be submitted to the CDA Board separately; and (ii) the second portion of the Phase II redevelopment of the Property related to the central green space, storm and parking site work will be bid out in late 2024/early 2025 after the parking garage opens.

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes awarding Findorff a contract at the Property to perform the Parking Structure Grocery Work at a contract amount equal to the Lowest Bid Amount (the "Parking Structure Grocery Contract"), plus fund the Bid Amount Contingency, if any future change orders are needed, that would constitute an amendment to the Parking Structure Grocery Contract.

BE IT FURTHER RESOLVED that the Chair and the Executive Director of the CDA are hereby authorized to execute the Parking Structure Grocery Contract and any amendments thereto for any future change orders, if needed, that do not exceed the Bid Amount Contingency in a form approved by the City Attorney's office.

EXHIBIT A

Bid Results

VILLAGE ON PARK PARKING STRUCTURE & GROCERY ALTERATION WORK

RFB 12112-0-2023-JW

DATE: 1/30/2024

CONTRACTORS	BASE BID	Weeks to Completion or by May 30, 2025
City of Madison Estimate		68
Findorff	\$14,997,402	65
Tri-North	\$15,343,000	64
Riley Construction	\$15,952,683	62