

**COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN**

Resolution No. 4128  
Authorizing Change Order 002 to the contract by  
and between Truax Park Development, Phase 2,  
LLC and McGann Construction, Inc. in an amount  
of \$66,227.20

Presented April 2, 2015  
Referred \_\_\_\_\_  
Reported Back \_\_\_\_\_  
Adopted April 2, 2015  
Placed on File \_\_\_\_\_  
Moved By Kelly Thompson-Frater  
Seconded By Sariah Daine  
Yeas 5 Nays 0 Absent 2  
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.

At the request of the owner, the Contractor has added security related features including cameras, electronic key fobs, and changeable door locks totaling \$32,206 as well as upgraded lighting in units totaling \$6,434. In addition, work not in contract including but not limited to utility relocation added costs totaling \$25,040.

Contractor has submitted Change Order 002 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 002 in the amount of \$66,227.20.