

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4231

Authorizing the execution of a contract for the purchases of services with Dave Jones, Incorporated, at The Village on Park for the HVAC work needed in connection with the replacement of Section 5A of the roof over the Atrium.

Presented July 13, 2017
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays ___ Absent ___
Rules Suspended _____

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

WHEREAS, the CDA Board approved Resolution 4208 on February 9, 2017 for \$240,270 towards the replacement of the roof in the 2017 Capital Budget. This resolution and scope of work included a roofing contract, electrical work and HVAC work for the units on the roof. Within this approved capital figure is \$13,358 allocated towards the HVAC (the "Allocated HVAC Amount") work. However, related work needs to be performed in connection with the roof tear off such as: removing/replacing gas lines, condensers and two Carrier units (the "HVAC Roof Work") in order for Tilsen Roofing to perform its work; and

WHEREAS, the lowest bid received to perform the HVAC Roof Work is from Dave Jones, Inc. (the "Contractor") at \$20,100, which is \$6,742 higher than the Allocated HVAC Amount; and

NOW THEREFORE BE IT RESOLVED, that the CDA approves executing a contract for the purchase of services with Dave Jones, Incorporated (the "Contractor") for a guaranteed maximum price of \$20,100 (the "Agreement") to perform the HVAC Roof Work at the Village on Park on substantially the following terms and conditions that the Contractor will do:

- 1. Work with Tilsen Roofing who is re-roofing the area noted on attached Exhibit A in two phases. Phase I will work will occur on August 21, 2017 and Phase II work will commence on October 24, 2017, depending on weather.

Remove and reinstall gas piping on roof to facilitate roofing work; move to an area on roof per Tilsen Roofing. HVAC contractor to disconnect and reconnect gas to the lines that were removed.

The existing welded gas main (in both Phase I & II) to remain in place and the two lines going to the units by Lane's Bakery as shown on the attached pictures.

- 2. Remove and reinstall two Carrier RTU's as shown on Exhibit A (Phase I). Disconnect the duct work, gas and electrical for these two units, and reinstall/reconnect duct, gas & electrical when done. Tilsen Roofing will help move the units while you are doing this work. Please provide two new welded curbs and sheet metal connections. Spotting of curbs by Contractor and Tilsen Roofing will fasten to metal roof deck. Contractor will start up and test the two RTU's.
- 3. Disconnect five-(5) condensers on roof blocks as noted in the clouded areas, including the electrical. Then recover refrigerant all condensing units, cut lines and seal; reinstall later in the day, when roof work is completed. Tilsen Roofing will move the disconnected units so it can conduct its work, and then move back to original spot. Contractor will reconnect all of the condensers and electrical, then start up and test. The work at these condensers will be done on three-(3) separate days, apart from the rest of the scope of work.
- 4. Please include in your bid: all HVAC permit fees; parts and labor; labor warranty; start up of equipment.

5. Hoisting to roof edge provided by roofing contractor.
6. For the three condenser providing service to IT server rooms, Tilsen Roofing to work around the existing condensers.

BE IT FINALLY RESOLVED that the Secretary is hereby authorized to execute and deliver the Agreement with Dave Jones, Incorporated, and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution all in a form approved by the City Attorney.