

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 3025
Authorizing the Execution of Change Order Number
003 to the Contract by and between Truax Park
Apartments Redevelopment Phase I, LLC and
McGann Construction, Inc.

Presented May 12, 2011
Referred _____
Reported Back _____
Adopted May 12, 2011
Placed on File _____
Moved By Kelly Thompson-Frater
Seconded By Sue Ellingson
Yeas 5 Nays 0 Absent 1
Rules Suspended _____

PREAMBLE

The Community Development Authority of the City of Madison (the "CDA") is undertaking the redevelopment of Truax Park Apartments, which includes the renovation of seventy-one (71) apartments in six (6) buildings.

The CDA adopted a resolution in September of 2010 (Resolution No. 2985) authorizing the Chair and Secretary of the CDA to execute a contract as the managing member of Truax Park Redevelopment Phase I, LLC with McGann Construction, Inc. (the "Construction Manager") for the construction manager/contractor services for Truax Park Redevelopment Phase 1 (the "Contract") and authorizing the Secretary to approve changes to the Contract relating to Truax Park Redevelopment Phase I, in an amount up to \$10,000 per change order/\$50,000 total without the action of the CDA.

The CDA has received a Change Order which is attached as exhibit A for a net deduct to the Contract of \$28,910.81 ("Change Order 003). Change Order 003 modifies the Contract, but does not change the total cost of construction or Truax Park Redevelopment Phase I.

Change Order 003 reallocates the purchase of additional materials from the Contractor to the CDA and draws on contingency to complete upgrades requested by Owner for two buildings.

NOW THEREFORE BE IT RESOLVED that the CDA does hereby authorize the Secretary of the CDA to execute Change Order 003.

1. Reduce the amount of the Contract by \$336,089.81 to reflect direct purchases of materials by the CDA.
2. Increase the Contract by \$307,179.00 to add elevators, Knox boxes, sun shades, window treatment and floor covering to the second set of two buildings. The cost of the contract increase is covered by owner held contingency.