

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

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Resolution No. 3046  
Authorizing the Execution of Change Order Number  
004 to the Contract by and between Truax Park  
Redevelopment Phase I, LLC and McGann  
Construction, Inc. for Construction Management  
Services

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Presented September 8, 2011  
Referred \_\_\_\_\_  
Reported Back \_\_\_\_\_  
Adopted September 8, 2011  
Placed on File \_\_\_\_\_  
Moved By Daniel G. Guerra  
Seconded By Kelly Thompson-Frater  
Yeas 6 Nays 0 Absent 1  
Rules Suspended \_\_\_\_\_

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**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 an addition to the Contract in the amount of \$279,182.87 ("Change Order 004). Change Order 004 modifies the Contract, but does not change the total cost of construction for Truax Park Redevelopment Phase I.

Change Order 004 reallocates the purchase of additional materials from the Contractor to the CDA and draws on contingency to complete upgrades requested by Owner for the last two buildings.

NOW THEREFORE BE IT RESOLVED that the CDA does hereby authorize the Secretary of the CDA to execute Change Order 004.

1. Reduce the amount of the Contract by \$27,996.13 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 third set of two buildings. The cost of the contract increase is covered by owner held contingency.

# EXHIBIT A