

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4500

Approving the award of a contract with Tri-North Builders, Inc., and authorizing the signing of this contract for demolition work and parking lot build back relating to the North Building at The Village on Park.

Presented June 9, 2022

Referred

Reported Back

Adopted

Placed on File

Moved By

Seconded By

Yeas Nays Absent

Rules Suspended

Legistar File Number

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 (the “**Property**”); and

WHEREAS, the CDA Board approved in the Property’s 2022 capital budget \$5,854,948 to perform redevelopment work, which includes as part of this scope the demolition of the north building on the Property (the “North Building”), and site construction related to the North Building (the “**NB Budget**”) located on the Property; and

WHEREAS, the North Building Demolition & Surface Parking Lot Build Back (the “**NB Demo Scope of Work**”) was bid out as RFB 11041-0-2022-JW, and two respondents submitted bids on May 23, 2022. The bid results are included in the attached Exhibit A. Tri-North Builders, Inc. was the lowest bidder with a bid amount of One Million Eight Hundred Forty Two Thousand Dollars (\$1,842,000) (the “**TN Bid Amount**”); and

WHEREAS, in addition to the Property’s 2022 NB Budget was a ten percent contingency to account for any unknown conditions or change orders. As such, a ten percent contingency of the TN Bid Amount equates to One Hundred Eighty Four Thousand Two Hundred Dollars (\$184,200) (the “**TN Contingency**”).

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes awarding Tri-North Builders, Inc. a contract to perform the NB Demo Scope of Work at a contract amount equal to the TN Bid Amount at the Property (the “**TN Contract**”), plus the TN Contingency if any future change orders are needed, that would constitute an amendment to the TN Contract. The TN Bid Amount plus the TN Contingency is defined as the “TN Total Contract Amount”.

BE IT FURTHER RESOLVED that the Chair and Director of the CDA in the absence of a Director are hereby authorized to execute the TN Contract in a form approved by the City Attorney’s office, and any future change orders, if needed, that would not exceed the TN Total Contract Amount.