



## Community Development Authority

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**DATE:** June 17, 2009

**TO:** CDA Commissioners

**FROM:** Mark A. Olinger, Executive Director  
Community Development Authority

A handwritten signature in black ink, appearing to read 'Mark A. Olinger', with a long horizontal line extending to the right.

**SUBJECT:** Allied Update

Please find below updated information regarding the construction of Revival Ridge Apartments and other items of note.

This information is current as of today's date. I have also included photographs taken during a site visit on May 28, 2009. The progress on the project over the past few weeks has been nothing but amazing.

### *Categories*

a) Land Use/Entitlements

- All land use, and design approvals have been received.
- All building permits obtained.
- There will need to be a 'minor alt' to the project submitted for review by the Department of Planning & Community & Economic Development as there have been some changes to the project; some for cost, some related to changes as the project was being developed, and some for design improvements as we were working through construction documentation.

b) Financing

- Closed on December 4, 2008, on Tax Credit and construction loan.
- FNMA Revolving Line-of-Credit has been approved and is being used now for construction financing.
- CDA has re-applied for \$216,000 from Federal Home Loan Bank Board (FHLBB). We will hear from the FHLBB in early July if they have questions. Awards are usually later in the summer.

c) Design/Sustainability

- Design work is complete. CDA pursued LEED for Homes Silver designation, but costs to register activity exceeded \$35,000. Design does meet LEED for Homes Silver. Project does meet Energy Star requirements.
- CDA has received \$68,000 from MG&E for energy related improvements.
- CDA will receive funding from Focus on Energy for energy-related improvements. Dollar amount to be determined. FOE and MG&E will be going through the project to inspect the units in Building A within next couple of weeks.

d) Relocation

- Staff and the Alder are meeting next week to talk about timing of move-outs, etc.
- There was a plan that the CDA presented to the City regarding the relocation of residents to either Revival Ridge or elsewhere. There will be more to report back at the July meeting.

e) Public Works

- All public improvements are completed for Phase 1.
- Phase 2 work cannot begin until all occupants are out of Birch Hill Square and those buildings are demolished. We are working with City Engineering on reauthorization of the 2009 Capital Budget of \$1.3 million into the 2010 Capital Budget.

f) Neighborhood Process

- We continue to provide updates to Allied Area Task Force. There has been some recent email correspondence relating to tenants paying utilities and how this is an '11<sup>th</sup>' hour event. It is not. We have been consistent on that issue from the very beginning. We are in process of following-up on this issue.

g) Construction

- The estimated dates of "delivery" for the buildings are as follows:
  - Building A: June 19
  - Building B: July 17
  - Building C: August 18
  - Building E: October 15
  - Building F: October 6
- Site work around Building A is scheduled to begin in the next 2 weeks.
- The final design for the public art in the plaza area has been finalized. We are awaiting final drawings for permits and fabrication. Installation scheduled for later July or early August.

h) Employment Opportunities for Residents

- Participation and target goals surpassed.
- 16 Allied area residents are part of the construction crew. Not all are on site. Not all who were originally hired are still on the job, but others have been hired to replace them.

i) Phase 2

- There has been some discussion about looking at Phase 2 unit mix in light of troubles in condominium market and how that may/may not affect some of the offerings in Phase 2.

- Until final unit mix is determined, no work has proceeded on platting of Phase 2.

j) Budget

- A copy of the guaranteed maximum contract work to date form is attached.

In the meantime, if you have any questions, please contact me directly.

Thank you.

MAO:nap

Enclosure

c: Alder Brian Solomon  
Ray Harmon



Allied Neighborhood Revitalization  
Phase 1:  
Revival Ridge Apartments  
Construction Progress Photographs



REVIVAL  
RIDGE APTS

MAY 28, 2009



# Project Signs at Plaza





# Building A: View Across Plaza From Allied Drive



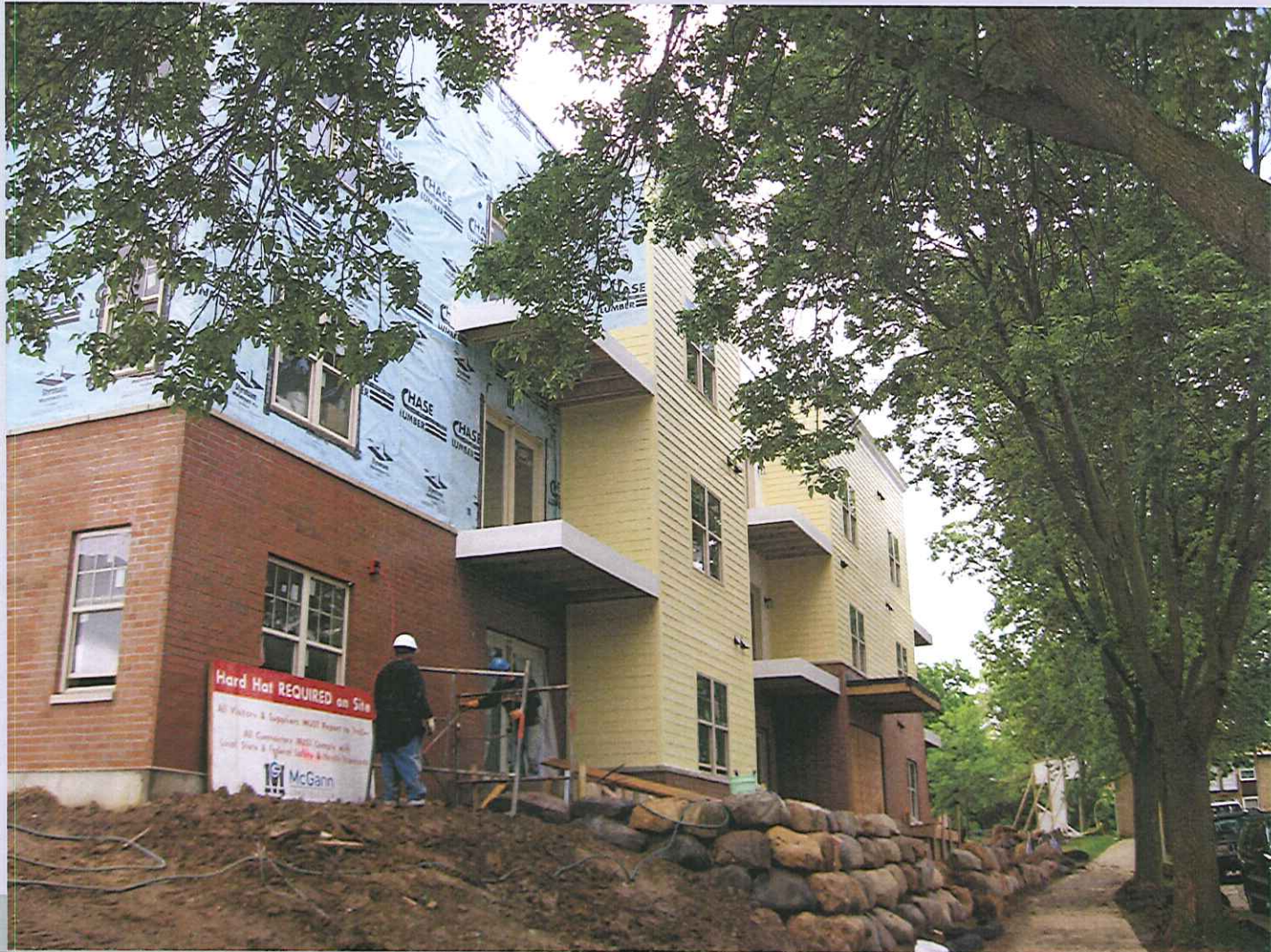


# Building A: Looking East Along Jenewein





# Building A: Looking West Along Jenewein





# Building A: Looking South From Revival Ridge & Jenewein





# Building A: Looking North From Frida Kahlo Crest & Revival Ridge





# Buildings A & B: Looking Northwest Through Plaza





# Building B: Looking Northeast From Allied Drive & Mike McKinney Court





# Buildings B & C: Looking Northeast Along Allied Drive





# Building B: Looking West From Revival Ridge





# Building C: Looking Southwest From Gene Parks Place & Mike McKinney Court





# Building C: Looking North Along Allied Drive





# Building C: Looking West From Revival Ridge – Building E Slab in Foreground





# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 06 (05/09)  
APPLICATION DATE: 31-May-09

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 31-May-09

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO: 2008-10-2159

A NO.	B DESCRIPTION OF WORK	C-1 PRELIMINARY ESTIMATE	C-2 ACTUAL SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C 2- G)	I RETAINAGE (IF VARIABLE RATE)
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C2)		
31	Drywall	242,000.00	319,500.00	95,700.00	112,000.00	-	207,700.00	65.01%	111,800.00	20,770.00
32	Acoustical Ceiling	18,000.00	18,288.00	-	3,000.00	-	3,000.00	16.40%	15,288.00	300.00
33	Flooring	112,000.00	125,873.00	5,750.00	25,000.00	-	30,750.00	24.43%	95,123.00	3,075.00
34	Painting	83,000.00	120,142.00	-	22,000.00	-	22,000.00	18.31%	98,142.00	2,200.00
35	Specialties	68,000.00	91,475.00	-	26,000.00	-	26,000.00	28.42%	65,475.00	2,600.00
36	Signs	5,000.00	7,500.00	-	-	-	-	0.00%	7,500.00	-
37	Closet Shelving	19,000.00	39,286.00	-	11,000.00	-	11,000.00	28.00%	28,286.00	1,100.00
38	Appliances	115,000.00	129,238.00	-	38,000.00	-	38,000.00	29.40%	91,238.00	3,800.00
39	Cabinets/Tops/Sills	120,000.00	171,714.00	-	64,000.00	-	64,000.00	37.27%	107,714.00	6,400.00
40	Elevator	123,000.00	127,130.00	71,600.00	8,500.00	-	80,100.00	63.01%	47,030.00	8,010.00
41	Fire Protection	90,000.00	105,404.00	67,000.00	20,500.00	-	87,500.00	83.01%	17,904.00	8,750.00
42	Plumbing	300,000.00	328,204.00	56,000.00	41,000.00	-	97,000.00	29.55%	231,204.00	9,700.00
43	HVAC	375,000.00	399,830.00	106,900.00	81,000.00	-	187,900.00	46.99%	211,930.00	18,790.00
44	Electrical	380,000.00	407,480.00	192,500.00	17,000.00	-	209,500.00	51.41%	197,980.00	20,950.00
45	Permits	15,000.00	27,971.00	27,971.00	-	-	27,971.00	100.00%	-	2,797.10
46	Contingency/Allowances	550,000.00	107,044.00	17,740.00	10,408.00	-	28,148.00	26.30%	78,896.00	2,814.80
47	MCI OH&P	199,444.00	201,745.00	60,875.00	18,575.00	-	79,450.00	39.38%	122,295.00	7,945.00
48	Deduct Sales Tax Savings on ODP *ODP= Owner Direct Purchases	-	(94,500.00)	(42,525.00)	(18,900.00)	-	(61,425.00)	65.00%	(33,075.00)	(6,142.50)
49	Change Order #1	-	-	-	-	-	-	0.00%	-	-
50	Change Order #2 - ODP	-	(1,691,127.86)	(761,000.00)	(338,250.00)	-	(1,099,250.00)	65.00%	(591,877.86)	(109,925.00)
51	Change Order #3	-	69,381.00	20,935.00	6,390.00	-	27,325.00	39.38%	42,056.00	2,732.50
	<b>GRAND TOTAL</b>	<b>\$6,314,917.00</b>	<b>4,693,170.14</b>	<b>\$1,849,373.00</b>	<b>\$637,608.00</b>	<b>\$0.00</b>	<b>\$2,486,981.00</b>	<b>39.38%</b>	<b>\$2,206,189.14</b>	<b>\$248,698.10</b>



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				FROM PREVIOUS APPLICATION (D + E)				TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C2)		
1	General Conditions	234,473.00	234,473.00	141,000.00		15,000.00	-	156,000.00	66.53%	78,473.00	15,600.00
2	City Review Fees	-	3,050.00	3,050.00		-	-	3,050.00	100.00%	-	305.00
3	Construction Sign	-	500.00	500.00		-	-	500.00	100.00%	-	50.00
4	Job Fair Costs	-	1,890.00	1,890.00		-	-	1,890.00	100.00%	-	189.00
5	Radon Testing	-	3,500.00	-		-	-	-	0.00%	3,500.00	-
6	Post Construction Survey	-	3,800.00	-		-	-	-	0.00%	3,800.00	-
7	Building Staking	-	4,500.00	4,500.00		-	-	4,500.00	100.00%	-	450.00
8	Bond	44,000.00	40,575.00	40,575.00		-	-	40,575.00	100.00%	-	4,057.50
9	Builders Risk Insurance	21,000.00	15,927.00	15,927.00		-	-	15,927.00	100.00%	-	1,592.70
10	Final Cleaning	14,000.00	19,200.00	-		-	-	-	0.00%	19,200.00	-
11	Earth Work	160,000.00	208,800.00	178,500.00		6,500.00	-	185,000.00	88.60%	23,800.00	18,500.00
12	Asphalt	38,000.00	42,560.00	-		-	-	-	0.00%	42,560.00	-
13	Landscaping	80,000.00	117,587.00	-		21,000.00	-	21,000.00	17.86%	96,587.00	2,100.00
14	Concrete	490,000.00	498,234.00	404,000.00		11,500.00	-	415,500.00	83.39%	82,734.00	41,550.00
15	Gypsum Concrete	50,000.00	69,020.00	25,800.00		9,200.00	-	35,000.00	50.71%	34,020.00	3,500.00
16	Precast Concrete	155,000.00	152,000.00	152,000.00		-	-	152,000.00	100.00%	-	15,200.00
17	Masonry	292,000.00	264,308.00	231,500.00		25,000.00	-	256,500.00	97.05%	7,808.00	25,650.00
18	Steel	24,000.00	21,500.00	-		6,500.00	-	6,500.00	30.23%	15,000.00	650.00
19	Railings	47,000.00	55,275.00	-		17,000.00	-	17,000.00	30.76%	38,275.00	1,700.00
20	Rough Carpentry	754,000.00	738,598.00	464,500.00		142,000.00	-	606,500.00	82.12%	132,098.00	60,650.00
21	Finish Carpentry	419,000.00	266,000.00	-		103,000.00	-	103,000.00	38.72%	163,000.00	10,300.00
22	Waterproofing	10,000.00	10,985.00	9,800.00		1,185.00	-	10,985.00	100.00%	-	1,098.50
23	Insulation	76,000.00	87,921.00	24,500.00		17,500.00	-	42,000.00	47.77%	45,921.00	4,200.00
24	Roofing / Flashing / Gutters	180,000.00	213,600.00	91,500.00		23,200.00	-	114,700.00	53.70%	98,900.00	11,470.00
25	Siding	165,000.00	276,500.00	45,000.00		38,000.00	-	83,000.00	30.02%	193,500.00	8,300.00
26	Caulking / Fire Proofing	18,000.00	22,652.00	6,200.00		1,500.00	-	7,700.00	33.99%	14,952.00	770.00
27	Hollow Metal / Finish Hardware	75,000.00	94,786.00	4,900.00		21,500.00	-	26,400.00	27.85%	68,386.00	2,640.00
28	Garage Door	14,000.00	14,025.00	-		4,200.00	-	4,200.00	29.95%	9,825.00	420.00
29	Entrances and Storefronts	-	55,966.00	-		19,000.00	-	19,000.00	33.95%	36,966.00	1,900.00
30	Windows & Patio Doors	140,000.00	143,861.00	84,285.00		7,600.00	-	91,885.00	63.87%	51,976.00	9,188.50