

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

Resolution No. 4073

Authorizing the execution of a contract by and between Truax Park Development, Phase 2, LLC and Knothe & Bruce Architects LLC for architectural services.

Presented April 10, 2014

Referred

Reported Back

Adopted April 10, 2014

Placed on File

Moved By Daniel Guerra, Jr.

Seconded By Sariah Daine

Yeas 5

Nays 0

Absent 0

Rules Suspended

### PREAMBLE

The Community Development Authority of the City of Madison (the "CDA") is undertaking the redevelopment of Truax Park Apartments.

The CDA issued a Request for Qualifications and Proposals for a joint venture development services that was advertised on November 18, 2011 and November 25, 2011 (the "RFP"). Dimension Development, LLC, Stone House Development, Inc., Knothe & Bruce Architects, and McGann Construction, Inc. (the "Development Team") responded to the RFP on December 5, 2011. All groups that submitted a proposal were interviewed on December 15, 2011 by a panel comprised of CDA staff, CDA Commissioners and experienced members of the community. The interview panel agreed on the selection team of the Development Team subject to refinements in the Development Team's proposal.

Resolution No. 3065 approved by the CDA on January 12, 2012 authorized the execution of a non-binding Letter of Intent by the CDA and Dimension Development, LLC, Stone House Development, Inc., Knothe & Bruce Architects, and McGann Construction, Inc. for services relating to the development, financing, design, construction, and management of Truax Park Development Phase 2 ("Phase 2"). The Letter of Intent sets forth that it is the intent of the parties to negotiate a contract for design services with Knothe & Bruce Architects for Phase 2.

On January 26, 2012, the CDA approved Resolution No. 3066 authorizing the submission the Wisconsin Housing and Economic Development Authority ("WHEDA") for Low-Income Housing Tax Credits and the execution of other documentation as necessary for Phase 2. The resolution authorized the formation of a limited liability company under the name of Truax Park Development, Phase 2, LLC (the "LLC") to proceed with land control, construction, financing, renting, and/or managing of Phase 2 and further authorized the CDA to become a managing member of the LLC. A Low Income Housing Tax Credit application for Phase 2 was submitted to WHEDA on or before February 3, 2011; however, Phase 2 did not receive an award of tax credits in 2011.

On January 23, 2013, the CDA adopted Resolution No. 4017 authorizing the CDA either on its own behalf or as the managing member of the LLC to undertake such actions and enter into such documents and agreements as the Chair and the Secretary deemed necessary or appropriate to apply for and receive Low Income Housing Tax Credits for Phase 2.

The LLC was awarded tax credits for the development of Phase 2 in April of 2013.

The CDA is prepared to go forward with the design and construction of Phase 2 and recommends compensation for design and construction administration of \$144,000 which is equal to \$3,000 per unit and/or 2.42% of estimated construction costs.

NOW THEREFORE BE IT RESOLVED that the CDA does hereby authorize the Secretary and Chair of the CDA to execute a contract by and between the LLC and Knothe & Bruce Architects LLC for architectural and construction administration services for Phase 2.

BE IT FURTHER RESOLVED, that the contract shall be the AIA standard Form of Agreement Between Owner and Architect with compensation in Article 11.1 at \$144,000.