

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4208

Authorizing the execution of an amendment to a contract for the purchases of services with the Tilsen Roofing Company, Inc. at The Village on Park.

Presented	February 9, 2017
Referred	
Reported Back	
Adopted	February 9, 2017
Placed on File	
Moved By	Sara Eskrich
Seconded By	Claude Gilmore
Yeas	5
Nays	0
Absent	2
Rules Suspended	

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; and

WHEREAS, the CDA and Tilsen Roofing Company, Inc. (the "Contractor ") executed a contract to remove/replace the roof on section 5A of the mall's roof over the Atrium on October 24, 2011 (the "Agreement"). During this process in 2012, the work was halted due to the discovery of asbestos containing materials. The CDA purchased some materials before this project stopped, and Contractor has been storing them since said time. The CDA will get a credit for the useable materials; and

WHEREAS, the CDA now has a plan to remove the asbestos and relocate the tenants during this process in 2017. After the asbestos is abated, the roof will be removed/replaced by the Contractor; and

WHEREAS, the CDA Board approved \$240,270 towards the replacement of the roof in the 2017 Capital Budget, which involves this roofing contract, electrical work and HVAC work for the units on the roof.

NOW THEREFORE BE IT RESOLVED that the Community Development Authority of the City of Madison (the "CDA") hereby authorizes the execution of an amendment to the Agreement (the "Amended Agreement ") between the CDA and Tilsen Roofing Company, Inc. (the "Contractor") to finalize the roof work at The Village on Park on the following terms and conditions:

Roof Area:	Section 5A of the roof plan as depicted in Exhibit A.
Original Contract Amount:	\$200,740.00
Incremental Increase in Contract Amount:	\$39,365.00
Credit for Stored Materials:	(\$27,767.00) The Contractor will move the stored materials from The warehouse to the mall. Any obsolete materials need to be disposed of by the CDA at its cost. Credit for useable materials will reduce the Contract Amount.
Amended Contract Amount:	\$212,338
Contingency:	Contractor estimates that roughly 8-10% of the roof deck may be corroded. In the event they need to replace the deck it will cost \$7/sf. The contingency is roughly \$14,574.
Timing:	Late August 2017 in two phases after the asbestos is abated.

BE IT RESOLVED that the Secretary is hereby authorized to execute and deliver the Amended Agreement and to take such other actions as shall be necessary or desirable to accomplish the purposes of this resolution all in a form approved by the City Attorney.