

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4467

Approving an amendment to CDA Resolution #4449 regarding a contract with Tri-North Builders, Inc., for pre-demolition work relating to the North Building at The Village on Park.

Presented October 28, 2021
Referred _____
Reported Back _____
Adopted _____
Placed on File _____
Moved By _____
Seconded By _____
Yeas _____ Nays _____ Absent _____
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 (the "**Property**"); and

WHEREAS, the CDA Board approved in the Property's 2021 capital budget \$269,276 to perform pre-demolition work related to the North Building (the "**NB Budget**") located on the Property; and

WHEREAS, the North Building pre-demolition work (the "**NB Pre-Demo Scope of Work**") was bid out as RFB 10026-0-2021-KK, and Tri-North Builders, Inc. was the lowest bidder with a bid amount of One Hundred Sixty Two Thousand Four Hundred Dollars (\$162,400) (the "**TN Contract Amount**"); and

WHEREAS, the contract with Tri-North Builders, Inc. was approved via CDA Resolution Number 4449 on July 8, 2021 (the "**Tri North Contract**"), and included the approval of a ten percent contingency of the TN Contract Amount or Sixteen Thousand Two Hundred and Forty Dollars (\$16,240) (the "**TN Contingency**"); and

WHEREAS, Tri-North Builders, Inc. submitted change order number one for a credit of \$1,677 for fire protection re-routing (the "**CO1**"); and

WHEREAS, Tri-North Builders, Inc. submitted change order number two for an incremental amount of \$22,728.59 for plumbing changes due to existing conditions related to the fire protection re-routing (the "**CO2**"); and

WHEREAS, CO1 and CO2 equal a net change to the TN Contract Amount of \$21,051.59 (the "**Cumulative CO Amount**"); and

WHEREAS, the Cumulative CO Amount exceeds the TN Contingency by \$4,811.59 (the "**TN Contingency Overage**"); and

WHEREAS, City Staff would like to add \$10,000 for any unknown future change orders (the "**New TN Contingency**").

NOW, THEREFORE, BE IT RESOLVED that the CDA hereby authorizes an amendment to the Tri-North Contract to increase the TN Contract Amount by the Cumulative CO Amount by utilizing the approved TN Contingency and adding the TN Contingency Overage.

BE IT FURTHER RESOLVED, that the CDA hereby approves a New TN Contingency if any future change orders are needed, that would constitute an amendment to the TN Contract.

BE IT FINALLY RESOLVED that the Chair and Director of the CDA are hereby authorized to execute the amendment to 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 New TN Contingency.