



Legislation Text

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Fiscal Note

The proposed resolution authorizes the award of Public Works Contract No. 9358, Bartillon Shelter and amends the 2024 Adopted Capital and Operating Budgets of the Community Development Division. The budget amendment transfers \$2,000,000 of existing American Rescue Plan Act (ARPA) funding from the youth-focused affordable housing development project at 1202 S. Park Street (Munis 13776) to the Bartillon Shelter project (Munis 13346). In its place, the resolution authorizes up to \$2,000,000 of Federal Emergency Rental Assistance Housing funds, that are available in the 2024 CDD Adopted Operating Budget, and currently uncommitted, to support the 1202 S. Park Street development.

The proposed resolution authorizes the award of the base bid and alternates 1, 2 and 3 in Public Works Contract No. 9358. The budget amendment provides sufficient additional budget authority to award Public Works Contract No. 9358 - Bartillon Shelter and complete the remaining non-Public Works project costs (i.e. design consultant fees, staff time, furnishings/fixtures/equipment, percent for art, and related startup costs) while maintaining City support for the proposed youth-focused affordable housing development to be built at 1202 S. Park Street. No net fiscal impact on the City's budget.

Title

Awarding Public Works Contract No. 9358, Bartillon Shelter (District 12) and amending the 2024 Adopted Capital and Operating Budgets of the Community Development Division to provide funding needed to complete the project. (District 12)

Body

WHEREAS, the Common Council has approved the development of the first purpose-built homeless shelter in Madison, intended primarily to serve persons who identify as male and who experience homelessness, and has authorized the use of approximately \$25,000,000 of combined City, County and Federal resources to support the design and construction of that facility; and,

WHEREAS, after the project team charged with leading the City's effort completed a robust series of design phases, all of which included a professionally developed construction cost estimate, the Council, on 12/05/2023, approved plans and specifications and authorized the Board of Public Works to advertise and receive bids for Public Works Contract No. 9358, Bartillon Shelter. (RES-23-00737), which were to include a base construction bid and, separately, 3 Alternate components; and,

WHEREAS, Alternate 1 involves the building's solar PV, Alternate 2 is for a multi-use path connecting Kinsman Blvd. to Bartillon Dr., and Alternate 3 is for the demolition of the adjacent parcel at 3709 Kinsman Blvd acquired by the City; and,

WHEREAS, the A/E consultant team completed construction documents for Public Works bidding and received a final construction cost estimate of \$19,200,000 (plus the standard 8% construction contingency of \$1,536,000); and,

WHEREAS, after advertising the project from 03/08/2024 to 05/23/2024, four base general contractor bids were received with an apparent low base bid of \$21,049,000 (plus an 8% construction contingency of \$1,683,920); and,

WHEREAS, Alternate 1 would add \$339,563 (plus an 8% contingency of \$27,165) to the base bid, and would be funded by Engineering Energy Improvements [Munis 14723]; Alternate 2 would add \$31,252 (plus an 8%

contingency of \$2,500) to the base bid, and would be funded by the project budget [Munis 13346]; and Alternate 3 would add \$44,069 (plus an associated 8% contingency of \$3,526) to the base bid, and would be funded by City Land Bank Funds [Munis 14691]; and,

WHEREAS, the total bid, including only the added cost associated with Alternate 2, plus an 8% contingency of \$1,686,420, comes to \$22,766,672, an amount approximately \$1,900,000 over the project's maximum construction budget; and,

WHEREAS, Engineering staff have concluded that rebidding the Bartillon Shelter project would likely not result in significantly lower costs but would delay completion of the project; and,

WHEREAS, funds are available in the Community Development Division budget to cover the additional project costs without further impact on the City budget by using currently available, and uncommitted, Federal dollars funded by ARPA Sources from the youth-focused affordable housing development project at 1202 S. Park Street (Munis 13776). In its place, Federal Emergency Rental Assistance Housing funds, that are available in the 2024 CDD Adopted Operating Budget, and currently uncommitted, would be used to support the youth-focused affordable housing development project at 1202 S. Park Street.

NOW, THEREFORE, BE IT RESOLVED that the Common Council accepts the following bids for miscellaneous improvements and authorizes the Mayor and City Clerk to enter into a contract with the low bidder for the Bartillon Shelter project, as determined by the base bids contained herein, and proceed with a contract for work identified as part of the base bid and additive alternates #1 (solar PV), #2 (Multi-use Path between Bartillon Drive and Kinsman Blvd), and #3 (3709 Kinsman Blvd demolition), subject to the Contractor's compliance with Section 39.02 of the Madison General Ordinances concerning compliance with the Affirmative Action provisions and subject to the Contractor's compliance with Section 33.07 of the Madison General Ordinances regarding Best Value Contracting; and,

BE IT FURTHER RESOLVED that the Community Development Division's 2024 Adopted Capital and Operating Budgets be amended to transfer \$2,000,000 of ARPA Funding from youth-focused affordable housing development project at 1202 S. Park Street (MUNIS #13776) to the Bartillon Shelter project (MUNIS #13346), and to allocate \$2,000,000 of Federal Emergency Rental Assistance Program funding, contained in the Division's 2024 Operating Budget (6211220-42110/54815-76121), to the 1202 S Park Street youth-centered housing project (to MUNIS #13776 from 6211220-42110/54815-76121) and,

BE IT STILL FURTHER RESOLVED that the Council directs staff to continue to review the Bartillon Shelter project for grant opportunities such as Inflation Reduction Act (IRA) direct payments and Focus on Energy incentives that can offset other borrowing sources; and,

BE IT FINALLY RESOLVED that the funds be encumbered to cover the costs of the projects contained herein.