

AUTHORIZING THE BOARD OF HEALTHY FOR MADISON AND DANE COUNTY ON
BEHALF OF PUBLIC HEALTH-MADISON AND DANE COUNTY TO REIMBURSE THE
COMMUNITY DEVELOPMENT AUTHORITY FOR SKYLIGHT WORK RELATING TO ITS
OFFICE SPACE AT THE VILLAGE ON PAR

WHEREAS, the Community Development Authority of the City of Madison ("CDA" or "Landlord") is the owner of the Village on Park , located at 2300 South Park Street ("The Village"); and

WHEREAS, Board of Health for Madison and Dane County on behalf of Public Health – Madison and Dane County ("Public Health" or "Tenant") currently leases Suite 2011 per the lease agreement dated January 28, 2011 that was recorded on February 1, 2011 as Document No. 4742004 (the "Lease"); and

WHEREAS, the CDA is performing roof work at The Village above Suite 2011, and Public Health requested a change of scope to the roof contract include six skylights above Suite 2011; and

WHEREAS, as a joint department of the City of Madison and Dane County, Public Health requires both City Council and Dane County Board approval prior to entering into an agreement such as this; and

WHEREAS, the CDA Board is reviewing a resolution for the skylight work on September 14, 2017; and

WHEREAS, the CDA and Public Health have negotiated the below terms and conditions regarding the payment for the skylight work at The Village within Suite 2011.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Madison hereby authorizes the execution of an agreement between the Board of Health for Madison and Dane County on behalf of Public Health and the CDA for the payment of costs related to skylight work in its office space at The Village by the below general terms and conditions:

1. Public Health would like to add six skylights in the roof above suite 2011 ("Skylight Work") that they lease at The Village at its cost in order to provide natural lighting into said suite; and

2. Public Health has engaged Strang, Inc. ("Strang") architects to design the plans and specifications for the Skylight Work; and

3. Tilsen Roofing ("Contractor") will build the Skylight Work in accordance with the Strang's plans and specifications dated June 29, 2017, except with respect to the installation of solar tubes in suite 2012 and the deletion of nine skylights ("Strang Plans Specs"); and

4. Contractor agreed to perform the Skylight Work, and will change the scope of work for this incremental work that will cost \$49,800 ("Incremental Roof Cost"); and

5. There may be unknown items discovered above the ceiling where the skylights need to be installed that will require additional work beyond the Scope of Services and work excluded from the Contractor's proposal ("Additional Work"). This Additional Work is not subject to the guaranteed contract amount for the Incremental Roof Cost.

6. For budgeting purposes Public Health is estimating a contingency for the Additional Work in the amount of \$13,932 if needed. Contractor will inform the CDA in writing if there is any

55 Additional Work discovered and a cost to cure. The CDA obtain PH's approval then respond in
56 writing if it agrees to have Contractor perform this work at the quoted price
57

58 7. Public Health will pay the CDA the Incremental Roof Cost and any approved Additional Work
59 within 15 days upon written notice of completion of the Skylight Work.
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61 BE IT FURTHERED RESOLVED that Public Health's execution of a payment agreement is
62 contingent upon the CDA Board approval which is scheduled for September 14, 2017 and Dane
63 County Board's final approval, also scheduled for September 28, 2017;
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65 BE IT FINALLY RESOLVED that the Director of Public Health-Madison and Dane County, on
66 behalf of the Board of Health for Madison and Dane County, as tenant, subject to the other
67 approvals mentioned above, is hereby authorized to execute, deliver and record the agreement
68 and all additional documents that may be required to complete this transaction on forms
69 approved by the City Attorney, and to take any actions as shall be necessary or desirable to
70 accomplish the purposes of the resolution.