



## Legislation Details (With Text)

**File #:** R\_12858      **Version:** 2  
**Type:** Housing Authority Resolution      **Status:** Passed  
**File created:** 4/11/2017      **In control:** HOUSING AUTHORITY  
**On agenda:** 4/12/2017      **Final action:** 5/10/2017

**Effective date:**

**Title:** In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, a resolution authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation, award a contract to J.P. Cullen & Sons Inc. for Victory Manor

**Sponsors:** THE CHAIR

**Indexes:**

**Attachments:** 1. IMPORTANT - PLEASE READ for 05-10-17 - Recommend Amendment to Resolution 12858.pdf

Date	Ver.	Action By	Action	Result	Tally
4/12/2017	1	HOUSING AUTHORITY	AMENDED	Pass	5:0
4/12/2017	1	HOUSING AUTHORITY	ADOPTED	Pass	5:0
5/10/2017	2	HOUSING AUTHORITY	AMENDED	Pass	6:0
5/10/2017	2	HOUSING AUTHORITY	ADOPTED	Pass	6:0

R\_12858

Substitute 2

The Chair

In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, a resolution authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation, award a contract to J.P. Cullen & Sons Inc. for Victory Manor

Staff is recommending the following amendment to the resolution: Removal of "and HUD approval".

WHEREAS, a formal, public Invitation for Bids was issued for Victory Manor mid-rise apartment building as Official Notice Number 57783; and

WHEREAS, multiple advertisements, notifications, and postings were placed at the local and national levels to foment interest of prospective bidders; and

WHEREAS, upon learning that only a few general contractors were actively pursuing the project, staff extended the bid due date by Victory Manor: 37 calendar days; to afford more time for bid preparation by prospective bidders; and

WHEREAS, staff contacted directly several additional general contractors to encourage them to consider submitting a bid for the project; and

WHEREAS, despite the efforts enumerated above, only one bid was received; and

WHEREAS, the sole bid was prohibitively over budget and therefore rejected; and

WHEREAS, the sole bidder, J.P. Cullen & Sons Inc.; nonetheless is a reputable firm that demonstrated interest in the project; now, therefore be it

RESOLVED, In light of the historically robust construction activity in the Milwaukee region, financing and timing constraints, and regulatory requirements, authorizing the Secretary-Executive Director to negotiate a contract with J.P. Cullen & Sons Inc. for the construction of Victory Manor in an amount not to exceed \$13 million and, contingent upon successful negotiation and HUD approval, award a contract to J.P. Cullen & Sons Inc. for Victory Manor.

Warren Jones, M&D