

A RESOLUTION

Draft

Approving the Request for Proposals (RFP) for the Judge Doyle Square project and directing follow-up actions for the Judge Doyle Square Committee

Introduced: July 2, 2013
Referred: Board of Estimates

Sponsors: Mayor Paul R. Soglin, Ald. Shiva Bidar-Sielaff, Ald. Michael E. Verveer (At the Request of the Judge Doyle Square Committee)

Drafted By: Judge Doyle Square Staff Team

Fiscal Note: Total funding of \$1,239,600 (including \$639,600 in Federal TIGER II grant funds) for this project has been included in the 2013 Adopted Capital Budget of the Department of Planning & Community & Economic Development (DPCED), Project No. 12, "Judge Doyle Square", Account No. 810707. No additional appropriation is required.

This Resolution authorizes initiation of the next phase of planning for Judge Doyle Square – the issuance of the Request for Proposals document to finalize the two proposals for Judge Doyle Square.

Staff resources from the Department of Planning & Community & Economic Development, Traffic Engineering, Parking Utility and City Engineering will be allocated to provide support for the Request for Proposals process without the need for additional expenditure.

All future expenditures associated with the project will require further Council approval other than the costs associated with administering the current RFP process.

WHEREAS, on July 17, 2012, the Common Council directed the Judge Doyle Square Staff Team to draft a Request for Qualifications (RFQ) for development teams for Judge Doyle Square (Blocks 88 and 105) using the Findings and Recommendations of the Judge Doyle Square Staff Team Report and the Blocks 88 and 105 studies as the basis of the RFQ/RFP and to present the recommended RFQ/RFP to the Common Council for approval prior to its issuance; and

WHEREAS, the Common Council appointed the Judge Doyle Square Committee on October 2, 2012; and

WHEREAS, the Common Council reviewed and approved the issuance of the Request for Qualifications on February 5, 2013, and directed the Judge Doyle Square Committee to (1) review the RFQ submissions and recommend to the Common Council those teams to be invited to participate in the Request for Proposals (RFP) stage, the second stage of the Judge Doyle

Square selection process and (2) recommend the proposal requirements for the RFP stage by the end of June 2013; and

WHEREAS, the Request for Qualifications was issued on February 18, 2003 and four responses were received by the submittal deadline of April 30, 2013; and

WHEREAS, the Judge Doyle Square Committee (1) established an RFQ selection process and criteria on April 15, 2013, (2) invited three of the four responders on May 9, 2013 for an interview (one responder withdrew from consideration after the invitation was extended), (3) conducted the two interviews on May 16 and 29, 2013 along with reference checks of the two teams; and

WHEREAS, the Judge Doyle Square Committee (1) administered the selection criteria on June 11, 2013 and determined that the JDS Development LLC and the Journeyman Group have the experience, capability and project concept that meets or exceeds the City's expectations and (2) received and reviewed the draft Request for Proposals document from the Staff Team; and

WHEREAS, the Judge Doyle Square Committee recommends that the Common Council approve the RFP and authorize its issuance to the two teams;

NOW, THEREFORE, BE IT RESOLVED, that the Common Council does hereby approve the Request for Proposals (RFP) for the Judge Doyle Square project and invites the JDS Development LLC and the Journeyman Group to participate in the RFP stage.

BE IT FURTHER RESOLVED, that the Common Council does hereby direct the Judge Doyle Square Committee to review the RFP submissions and recommend a Judge Doyle Square development team for the Common Council's consideration by the end of November 2013.

(See all project information at <http://www.cityofmadison.com/planning/judgedoylesquare/>)