



City of Madison

City of Madison
Madison, WI 53703
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File Number: 41172

File ID: 41172

File Type: Resolution

Status: Items Referred

Version: 1

Reference:

Controlling Body: BOARD OF ESTIMATES

File Created Date : 12/21/2015

File Name: RFP Authorization for Cap East Parking Structure at E Main & S Livingston

Final Action:

Title: Authorizing the Madison Parking Utility to issue a Request for Proposals (RFP) for architectural and engineering services required to design an approximately 650-stall parking facility on the south east corner of the intersection of East Main Street and South Livingston Street.

Notes:

CC Agenda Date: 02/02/2016

Sponsors: Marsha A. Rummel and Ledell Zellers

Effective Date:

Attachments:

Enactment Number:

Author: Bill Putnam, Engineer 4; City of Madison Parking Utility

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	12/21/2015	Referred for Introduction				
	Action Text: This Resolution was Referred for Introduction						
	Notes: Board of Estimates, Transit and Parking Commission, Economic Development Committee.						
1	COMMON COUNCIL	01/05/2016	Refer	BOARD OF ESTIMATES		01/25/2016	Pass
	Action Text: A motion was made by DeMarb, seconded by Cheeks, to Refer to the BOARD OF ESTIMATES. The motion passed by voice vote/other.						
	Notes: Additional referrals to Transit and Parking Commission, Economic Development Committee						
1	BOARD OF ESTIMATES	01/05/2016	Refer	TRANSIT AND PARKING COMMISSION		01/13/2016	
	Action Text: This Resolution was Refer to the TRANSIT AND PARKING COMMISSION						
	Notes:						
1	BOARD OF ESTIMATES	01/05/2016	Refer	ECONOMIC DEVELOPMENT COMMITTEE			
	Action Text: This Resolution was Refer to the ECONOMIC DEVELOPMENT COMMITTEE						
	Notes:						

1	TRANSIT AND PARKING COMMISSION	01/13/2016	Return to Lead with the Following Recommendation(s)	BOARD OF ESTIMATES	01/25/2016
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- Action Text:** Asst. Parking Utility Manager Sabrina Tolley, and Economic Development Division Director Matt Mikolajewski, discussed the resolution and answered questions.
- Located in the 800 block of E. Main in the Capitol East District, preliminary concept plans for the garage called for 650 stalls, with commercial/mixed use on the first floor at a minimum (and the possibility of more on additional floors), which would face on Main.
 - Depending on expansion of the district, the project would be funded through TIF; but the garage would be owned and operated by the Parking Utility. Parking would be the landlord, and City Real Estate would manage the property, with the Utility receiving revenue and paying expenses.
 - During the day, parking would be leased to Gebhardt Development, and at night and on weekends, parking would be open to the public.
 - The City not the Parking Utility would borrow the money through general issuance of G-O debt for which interest would be low. As a result, the Parking Utility would not be involved in bond covenants and requirements/restrictions connected to them.
 - BOE would be the City committee to make the call on TIF, and BOE and the City Council would address policy issues related to TIF, PILOT and financing in general.
 - The developer would need to guarantee a portion of the increment to help repay the debt. The Utility would likely pay some PILOT (perhaps on a sliding scale), but not to the same extent as for downtown facilities.
 - Items connected to the project (such as an agreement with the selected contractor) would be referred to TPC, and staff would keep the Commission updated in the meantime. More specific info would likely be available by March.
 - Being a public works project, Engineering would work with Parking and Purchasing to prepare the RFP, at which point TPC input could be given.
 - The project would be located in Urban Design District #8, and the design proposals would need to meet the UDD8 guidelines in order to be approved by the Urban Design Commission.
 - The City was still negotiating with MG&E about the property on the proposed site for the garage.

Deputy Mayor Anne Monks commented as follows.

- The Council had been emphatic if the City was to subsidize ramps for public purposes and multiple uses, the City should own them.
- It had also been the Council's policy that public parking ramps should not look like parking ramps, and should have active use like something on Main.
- A lot was not yet known. But this project was a high priority for the City. This resolution was an attempt to get ahead of the game, and that is why there weren't more answers. The City did not have a deal, but they had an outline of how it should look.
- Per the Sustainability study, we should assume the downtown ramps hung together for the purpose of sustainability.
- But in these new areas, the ramps would try to sustain themselves and would not be subsidized by the downtown ramps, which had their own issues and priorities (such as replacement of Gov East and Lake Street ramps). We didn't want to detract from those priorities by adding a new ramp, which in this case, was experimental.

Some members expressed concern about approving the RFP without an opportunity to review the RFP and without more information about design and financing features. Others thought that since the resolution was simply a call for architectural and engineering services in order to pick the most qualified firm, and since construction would not be funded by the Utility money or bonding, it would be okay to move the item on, with the idea that the Commission would be consulted as more details about design and financing became available. Members agreed that the Commission needed to play a role in the process and be informed about TIF and PILOT arrangements, bonding impacts, and more solid construction cost estimates, because the project would have a long-lasting impact on the Utility.

Kemble/Bigelow made a motion to add language to the first Resolved clause to say that the draft RFP be presented for comment to the TPC prior to its issuance. Golden/Ahrens proposed a friendly amendment to add another Resolved clause to say that the Commission needed to be given an opportunity to provide input on design and financing. The motion as amended passed unanimously.

Bigelow/Lloyd made a motion to approve the resolution, with recommendations for additional

language to be incorporated as follows:

1) To add the following language at the end of the first Be it Resolved clause, as follows: "and that the draft RFP will be presented for comment to the Transit and Parking Commission prior to its issuance";

2) To add a second Resolved clause before the third/final Resolved clause, as follows:

"Be it Further Resolved, that the Transit and Parking Commission/Parking Utility be afforded an opportunity to provide meaningful input on design, appearance and financing issues; and,"

The motion passed by voice vote/other.

Notes: Bigelow/Lloyd made a motion to approve the resolution, with recommendations for additional language to be incorporated as follows:

1) To add the following language at the end of the first Be it Resolved clause , as follows: ...via TIF; and that the draft RFP will be presented for comment to the Transit and Parking Commission prior to its issuance; and,

2) To add a second Resolved clause before the final Resolved clause , as follows:

Be it Further Resolved, that the Transit and Parking Commission/Parking Utility be afforded an opportunity to provide meaningful input on design, appearance and financing issues; and,

The motion passed by voice vote/other.

1	BOARD OF ESTIMATES	01/25/2016	RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATION S - REPORT OF OFFICER	Pass
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Action Text: A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - ADOPT WITH THE AMENDMENTS PROPOSED BY THE TRANSIT AND PARKING COMMISSION - REPORT OF OFFICER. The motion passed by voice vote/other.

Notes: A motion was made by DeMarb, seconded by Cheeks, to RECOMMEND TO COUNCIL WITH THE FOLLOWING RECOMMENDATIONS - ADOPT WITH THE AMENDMENTS PROPOSED BY THE TRANSIT AND PARKING COMMISSION - REPORT OF OFFICER. The motion passed by voice vote/other.

1 COMMON COUNCIL 02/02/2016

1 ECONOMIC DEVELOPMENT COMMITTEE 02/17/2016

Text of Legislative File 41172

Fiscal Note

The 2016 Adopted Capital Improvement Plan anticipates this project beginning in 2016 and being completed in 2017. Funds will be appropriated within project 1627 on the following schedule: \$7.0m in 2016 and \$6.0m in 2017. The project will be funded by TIF proceeds.

Title

Authorizing the Madison Parking Utility to issue a Request for Proposals (RFP) for architectural and engineering services required to design an approximately 650-stall parking facility on the south east corner of the intersection of East Main Street and South Livingston Street.

Body

Whereas, the Capitol East District is a burgeoning part of Madison that is experiencing a high level of investment in development projects that are adding employment uses, residential space, retail, and tax base to the City; and,

WHEREAS, the City has recently invested in amenities and destinations that are drawing people to the Capitol East District including Central Park and Breese Stevens Field; and,

Whereas, additional parking is necessary to accommodate this growth, implement the City's adopted plans for this area, and serve the needs of community destinations in the district; and,

Whereas, the City is in the process of completing a parking analysis of the Capitol East District and initial results indicate growing demand for parking in this area; and,

Whereas, the City has selected Gebhardt Development to move forward with a redevelopment project on the 800 S. Block of East Washington Avenue that is planned to incorporate StartingBlock Madison (a collaborative entrepreneurial hub), space for American Family Insurance (a 90 year old Madison-based Fortune 500 Company), a culinary training center, an entertainment venue, and other employment uses; and,

Whereas, this project will require parking to meet the needs of its anchor employment tenants; and,

Whereas, Madison Gas & Electric owns property located at the intersection of East Main and South Livingston Street used for equipment storage and MGE approached the City to discuss making this site available for construction of a parking facility to serve the proposed project as well as other needs in the area; and,

Whereas, the City's 2016 Capital Budget and 2017 Capital Improvement Program include a total of \$13,000,000 in funding to design and construct a Parking Structure in the Capitol East District; and,

Whereas, the City Economic Development Division plans to amend the project plan and boundary for Tax Increment District #36, one goal of which would be to create a funding mechanism to finance a parking structure in the Capitol East District; and,

Whereas, the Parking Utility has developed preliminary concept plans for a Parking Facility with approximately 650 stalls on the site at East Main and South Livingston.

Now Therefore Be it Resolved, that the Common Council hereby authorizes the Parking Utility working with City Purchasing to issue a Request for Proposals (RFP) to solicit the necessary architectural and engineering services to design a parking structure on the MGE-owned property located on the southeast corner of the intersection of East Main Street and South Livingston Street not to exceed a price of \$750,000 to be funded via TIF; and,

Be it Further Resolved, that pending the outcome of the RFP and requirements of Section 4.26 of the Madison General Ordinances, staff shall present a resolution to the Common Council to authorize an agreement with the selected contractor for such architectural and engineering services.



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