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Date: October 19, 2010

To: Members of the Common Council

From: Jeanne Hoffman, Facilities and Sustainability Manager, Engineering Division

Subject: Overture Building Condition Report and Capital Plan

As part of a forbearance agreement to eliminate the Overture Center for the Arts' current outstanding debt, it has been proposed that, among other things, the City of Madison assume ownership of the facility for \$1 provided that the City undertakes the long-term maintenance of the Overture Center.

On August 3, 2010, the Common Council passed Substitute Resolution, File ID #19058, authorizing the Mayor and City staff to negotiate with the Madison Cultural Arts District and to recommend a plan for the City's role in the long-term viability of the Overture Center. Among other things, the resolution specified that: City staff shall also conduct or arrange for a facilities study to advise the Council on the physical status of the Overture facility, and shall undertake such other fact finding or due diligence as may be required to proceed with any agreements.

Beginning on August 6, a workgroup of City facility management staff from Overture Center, Monona Terrace, and Engineering's Facilities and Sustainability Unit, and staff from the Mayor's Office sought to answer questions regarding the current condition of the Overture Center and what its long-term capital costs could be. The workgroup was assisted by the original project manager for the construction of the Overture Center. The Facility Study was presented to the ad hoc committee on September 16.

The resolution also created an independent citizen group to review and analyze the future business plan of Overture to determine its financial feasibility. The Overture Ad Hoc Committee made several recommendations on October 8, 2010. One of the recommendations encourages the City of Madison to engage an engineering or architectural firm that is qualified to create a punch list for a performing arts center, to review the building conditions, building needs, and the structural integrity of the Overture Center.

The forbearance agreement specifies that its terms must be accepted by the City by the end of 2010. Time constraints do not allow for a complete competitive Request for Proposal (RFP) process to engage a qualified consultant.

Facilities Management solicited proposals from a number of firms. Below is a list of these firms. Many firms chose not to submit a proposal because of the short timeline. Three firms did submit.

- Ring & DuChateau, Inc. from Milwaukee
- Graef, from Madison

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- Henneman Engineering, Inc. from Madison
- Strang Inc. & Arnold & O'Sheridan, Inc., from Madison
- Mortenson Construction, from Madison
- Kahler Slater Architects, Inc. from Milwaukee
- KonText Architects, LLC & Mead & Hunt, Inc., from Madison

Jeanne Hoffman, Facilities and Sustainability Manager, Gregg McManners, Director of Operations, Monona Terrace, Rob Phillips, City Engineer, and Chris Schmidt, District 11, Alder met to score the three proposals. The attached resolution indicates the reviewers' recommendation.

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