



City of Madison

City of Madison
Madison, WI 53703
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Master

File Number: 42270

File ID: 42270

File Type: Resolution

Status: Council New Business

Version: 2

Reference:

Controlling Body: BOARD OF ESTIMATES

Lead Referral: TRANSIT AND PARKING COMMISSION

File Created Date : 03/23/2016

File Name: Cap East Parking Structure Contract

Final Action:

Title: SUBSTITUTE - Resolution to execute a contract with Graef Engineering for \$610,000 to complete architecture/engineering for a Capitol East District Parking Structure; and to accept the Capitol East District Parking Structure Staff Report.

Notes:

CC Agenda Date: 03/29/2016

Agenda Number: 23.

Sponsors: Marsha A. Rummel and Ledell Zellers

Effective Date:

Attachments: 42270 - Version 1.pdf, Board of Estimates Parking Garage (2).pdf

Enactment Number:

Author: Matthew B. Mikolajewski - Director, Economic Development

Hearing Date:

Entered by: afreedman@cityofmadison.com

Published Date:

Approval History

Version	Date	Approver	Action
1	03/23/2016	Emma Schumann	Approve
2	07/22/2016	Laura Larsen	Approve

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Economic Development Division	03/23/2016	Referred for Introduction				
	Action Text:		This Resolution was Referred for Introduction				
	Notes:	Transit and Parking Commission, Board of Estimates					

1	COMMON COUNCIL	03/29/2016	Refer	TRANSIT AND PARKING COMMISSION	Pass
	Action Text:	A motion was made by DeMarb, seconded by Cheeks, to Refer to the TRANSIT AND PARKING COMMISSION. The motion passed by voice vote/other.			
	Notes:				
1	TRANSIT AND PARKING COMMISSION	03/29/2016	Referred	BOARD OF ESTIMATES	
	Action Text:	This Resolution was Referred to the BOARD OF ESTIMATES			
	Notes:				
2	BOARD OF ESTIMATES	07/25/2016			

Text of Legislative File 42270

Fiscal Note

The proposed resolution approves execution of a contract for architectural/engineering services for the Capitol East District Parking Structure. This project will be funded by GO Borrowing included in the TID 36 Capitol Gateway Corridor project in the Economic Development Division's 2016 Capital Budget. The anticipated total cost of construction of the Parking Utility structure is \$7,000,000. The total cost for the proposed contract is \$610,000.

Title

SUBSTITUTE - Resolution to execute a contract with Graef Engineering for \$610,000 to complete architecture/engineering for a Capitol East District Parking Structure; and to accept the Capitol East District Parking Structure Staff Report.

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, additional parking is necessary to accommodate this growth, to implement the City's adopted plans for this area, and to serve the needs of community destinations in the district such as Breese Stevens Field and Central Park; and,

WHEREAS, the City's 2016 and 2017 Capital Budgets 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 recently completed an analysis of projected housing and commercial development in the Capitol East District as well as an analysis of future parking demand which indicate growing demand for parking in this area; and,

WHEREAS, with recent development projects in the Capitol East District, the City has used Tax Increment Financing to support the construction of private parking to meet the needs of development projects; and,

WHEREAS, consolidating parking into strategically-located public parking structures in the Capitol East District can be a more efficient way to provide parking to meet the needs of private development and provide parking to serve the public; and,

WHEREAS, the City recently worked with a consulting team from Kimley Horn Associates on a detailed model of existing and future parking demand in the Capitol East District and this analysis led to a conclusion that significant additional parking will be needed in the Capitol East District and the recommendation to supply this demand with strategic development of shared

parking facilities; and,

WHEREAS, in 2015 the City's Capitol East Committee selected Gebhardt Development to move forward with a redevelopment project on the 800 S. Block of East Washington Avenue that has been named the "Cosmos" project; and,

WHEREAS, the proposed Cosmos project will include approximately 200,000 square feet of space in two buildings with one building including StartingBlock Madison (a collaborative entrepreneurial hub supported by the City) and space for American Family Insurance (a 90 year old Madison-based Fortune 500 Company), and the second building slated to include a music venue, a culinary training center, and other commercial uses; and,

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

WHEREAS, Madison Gas & Electric (MGE) owns property located at the intersection of East Main and South Livingston Street used for equipment storage; and,

WHEREAS, MGE approached the City to discuss making their property at the intersection of East Main and South Livingston available for construction of a parking facility to serve the proposed project as well as other needs in the area; and,

WHEREAS, the City Economic Development Division Staff, Parking Utility Staff, Planning Division Staff, City Attorney's Office Staff, and Finance Department Staff are currently working with Gebhardt Development, Madison Gas & Electric, American Family Insurance, and StartingBlock Madison to structure a series of agreements necessary to finance and construct a parking structure on the MGE-owned site in parallel with Gebhardt Development and American Family Insurance developing the Cosmos project; and,

WHEREAS, the City Economic Development Division staff prepared the "Staff Report to the Common Council on the Proposed Capitol East District Parking Structure" (Staff Report) to brief the Common Council and other stakeholders on the status, process, and next steps related to eight approvals, agreements, and transactions (eight items) necessary to implement the proposed Capitol East Parking Structure at the corner of E. Main Street and S. Livingston Street; and,

WHEREAS, the City released RFP #8518-0-2016-BP to engage architecture and engineering services for the Capitol East Parking Structure; and,

WHEREAS, the Parking Utility reviewed responses to RFP# 8518-0-2016-BP and is prepared to award the contract to Graef Engineering.

NOW, THEREFORE BE IT RESOLVED that the Common Council does hereby authorize the Mayor and City Clerk to execute a contract for an amount up to \$\$610,000 with Graef Engineering for architecture and engineering services for a Capitol East District Parking Structure; and,

BE IT FURTHER RESOLVED, the Madison Common Council accepts the Capitol East Parking Structure Report and directs City staff and project partners to continue working on the eight items described in the report, with the understanding that a future Council action may be needed on the seven remaining items described in the report; and,

BE IT FINALLY RESOLVED that the Mayor and City Clerk are authorized to execute, deliver, accept and record any and all documents and take such other actions as shall be necessary or desirable to accomplish the purpose of this resolution in a form approved by the City Attorney .