



Legislation Details (With Text)

**File #:** 33293      **Version:** 1      **Name:** Authorizing the Mayor and City Clerk to enter into an agreement with RNL Design to provide architectural space programming, master site planning, and conceptual schematic design services for Nakoosa Trail Fleet Services Master Plan Study & amending the 20

**Type:** Resolution      **Status:** Passed

**File created:** 3/3/2014      **In control:** TRANSIT AND PARKING COMMISSION (ended 06/2018)

**On agenda:** 4/29/2014      **Final action:** 4/29/2014

**Enactment date:** 4/30/2014      **Enactment #:** RES-14-00290

**Title:** Authorizing the Mayor and City Clerk to enter into an agreement with RNL Design to provide architectural space programming, master site planning, and conceptual schematic design services for Nakoosa Trail Fleet Services Master Plan Study in the amount of \$422,846 and amending the 2014 Metro Transit adopted capital budget to authorize its portion of project expenditures.

**Sponsors:** Scott J. Resnick, Paul E. Skidmore

**Indexes:**

**Code sections:**

**Attachments:** 1. nakoosa trail-R1 site options.pdf

Date	Ver.	Action By	Action	Result
4/29/2014	1	COMMON COUNCIL	Adopt Unanimously	Pass
4/14/2014	1	BOARD OF ESTIMATES (ended 4/2017)	RECOMMEND TO COUNCIL TO ADOPT (15 VOTES REQUIRED) - REPORT OF OFFICER	Pass
4/9/2014	1	TRANSIT AND PARKING COMMISSION (ended 06/2018)	Return to Lead with the Recommendation for Approval	Pass
3/19/2014	1	BOARD OF PUBLIC WORKS	Return to Lead with the Recommendation for Approval	Pass
3/18/2014	1	BOARD OF ESTIMATES (ended 4/2017)	Refer	
3/18/2014	1	BOARD OF ESTIMATES (ended 4/2017)	Refer	
3/18/2014	1	COMMON COUNCIL	Referred	
3/5/2014	1	BOARD OF PUBLIC WORKS	Refer	
3/3/2014	1	Engineering Division	Referred for Introduction	

**Fiscal Note**

The Resolution proposes capital budget expenditures of \$422,846. The 2014 adopted Capital budget includes three projects which authorize expenditures for planning efforts for the Nakoosa Site Development:

Fleet Service Project No. 4, "Fire Maintenance Building/Design," Acc't No. 810761; Fleet Service Project No. 7, "Fleet Service Relocation," Acc't No. 810746; and, Streets Project No. 6, "Biodigester and Organics Collection," Acc't No. 810767. In addition, Metro Transit is exploring the Nakoosa Trail site as a potential satellite location. However, the 2014 adopted Capital Budget of Metro Transit does not include authority for expenditures in 2014 (rather, 2016 and following), so an amendment to the Metro Transit 2014 capital budget

is required. The Resolution will establish an Account number (810803) for Metro Transit Project No. 4, "Building Expansion and Construction," and provide total funding of \$82,473 comprised of \$16,495 in General Obligation borrowing and \$65,978 in Federal Grant funds.

The total expenditure detail is as follows:

Fleet Service Relocation Fund No. IM01-58011-810746, \$273,833  
Fire Maintenance Building Design Fund No. IM01-58011-810761 \$37,340  
Metro Transit ET01-58015-810803 , \$82,473  
Streets CB63-58015-810767, \$29,200  
Total Expenditures: \$422,846

**Title**

Authorizing the Mayor and City Clerk to enter into an agreement with RNL Design to provide architectural space programming, master site planning, and conceptual schematic design services for Nakoosa Trail Fleet Services Master Plan Study in the amount of \$422,846 and amending the 2014 Metro Transit adopted capital budget to authorize its portion of project expenditures.

**Body**

WHEREAS consistent with the Long Range Facility Report, relocation of Fleet Services from First Street along with the Radio Shop from Sayle Street to a combined use facility at Nakoosa Trail would provide for significant operational efficiencies; and,

WHEREAS the current Fire Maintenance Building located on East Washington Avenue is extremely small for the size and weight of the vehicles being serviced at the property, fire engines and ladder trucks are challenging to maneuver into the building because of their size, height limitations within the existing building make raising the truck cab difficult, safety is of utmost concern, a combined use facility at Nakoosa Trail along with Fleet Services is desired to reduce travel and response times and to improve operational efficiencies; and,

WHEREAS the project is for the development and preparation of a short term and long term building improvements master plan study for City owned property located on Nakoosa Trail at Commercial Avenue; and,

WHEREAS the short term portion of the building improvements master plan study will include a new building for Fleet Services and Fire Maintenance and the Radio Shop, and identify potential uses in the existing Cub Foods building for State Fleet Services, Library Maintenance, Monona Terrace Storage, Police Evidence Storage, and similar uses; and,

WHEREAS the long term portion of the building improvements master plan study will include a new building for Fleet Services/Fire Maintenance/Radio Shop and will explore potential additional uses of the remaining site areas for a Streets anaerobic digester (biogas) facility or a Metro Transit satellite building; and,

WHEREAS the master plan study will include a conceptual schematic design plan for the Fleet Services building with Fire Maintenance and the Radio Shop included that will define the scale and relationship of the various components of Fleet Services that can be used in the next phase of design; and,

WHEREAS the master plan study will include space needs programming, equipment programming, preparation of various master site plan concepts, schematic design for Fleet Services, statements of the estimated cost of site and building improvements for the various site planning concepts; and,

WHEREAS the master plan study will develop estimates of lease rental rates necessary to recover capital costs and to support operation and maintenance of the existing Cub Foods building and provide comparisons of those estimated rates to similar market rates in the Madison metropolitan area; and,

WHEREAS the master site plan study will include estimates of property values and estimated purchase costs for the adjoining gas station property; and,

WHEREAS the 2014 Capital Budget includes an amount of \$750,000 for Fleet Service Relocation and \$235,000 for Fire Maintenance Building Design, an architect consultant must be hired to design this project; and,

WHEREAS the total contract compensation for architectural and engineering design services for RNL Design is \$422,846; and,

WHEREAS it is desirable to design the Fleet Service building in 2014 and construct the new facility in 2015; and,

WHEREAS RNL Design located at 1050 17<sup>th</sup> Street, Suite A200, Denver, Colorado, has been selected through the "Request for Qualifications" process and "Final Interview" process, and is the final selected candidate in accordance with MGO Section 4.26 of Madison General Ordinances and in accordance with APM No. 3-3 of Administrative Procedure Memorandum; and,

NOW, THEREFORE BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk to enter into a contract for purchase of services, in a form to be approved by the City Attorney, with RNL Design to provide professional architectural and engineering design services for the Nakoosa Trail Fleet Services Master Site Plan Study.

BE IT FINALLY RESOLVED that the 2014 Metro Transit adopted capital budget be amended to provide 2014 expenditure authority of \$82,473 (funded with 80% Metro Federal grant funds and 20% local share in the form of General Obligation borrowing) for Metro's capital project no. 4, "Building Expansion/Construction," (which includes proposed expenditures in the CIP starting in 2016), as follows:

ET01-58015-810803	\$82,473 Consultant/Planning Expense
ET01-73111-810803	\$65,978 Federal Grant Revenues
ET01-79140-810803	\$16,495 General Obligation Borrowing