



Legislation Text

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Fiscal Note

The estimated cost of designing and constructing the build-out of Fire Administration space and the remodeling of Fire Station #1 is currently estimated at \$7,700,000 with design fees estimated at approximately \$453,400. Of this amount, \$57,240 was approved by the Common Council at its April 10, 2012, meeting (Legistar #25803). These costs are preliminary and will be more clearly defined through the continuing architectural and design process. In addition, the City will need to finalize the purchase price of the "Grey Box" space including vehicle parking needs which will add to the costs of this project. The current overall cost estimate included in the Fire Department 2013 Capital Budget request is \$12.4 million. This estimate includes the construction cost above, an estimated cost to purchase the "Grey Box" space, and the cost of furniture, fixtures and equipment. The estimate does not include design fees (which are addressed in this resolution), parking acquisition costs or any proceeds from the sale of the current Fire Administration property.

Adding the design fees in this resolution to the Fire Department request places the estimated cost at \$12.8 million, prior to addressing parking costs or reflecting sale proceeds. This estimate could change given the preliminary nature of the overall development project.

Costs associated with preparing the Fire Administration site for sale, including appraisal fees, are expected to total approximately \$15,000. This resolution includes funding for those costs.

Preliminary estimates of potential offsets to the estimated costs originally totaled approximately \$11 million and include proceeds from sale of land and air rights, repayment of certain development loans, savings in other capital projects in the current Capital Improvement Program, and unused balances in City funds for land acquisition. This figure included \$4 million from sale of the Fire Administration property and associated air rights. Preliminary discussions with the developer and appraisals conducted regarding sale of this property have resulted in a reduction of this estimate to less than \$2 million.

Title

Authorizing the Mayor and City Clerk to enter into an agreement with Eppstein Uhen Architects to provide professional architectural and engineering design consultant services for tenant improvements of Fire Administration Office Building within the Hovde Properties building and remodeling of Fire Station No.1 in the amount of \$396,000, and authorizing expenditures of up to \$15,000 related to sale of the current Fire Administration site. (4th AD)

Body

WHEREAS the City needs to prepare construction drawing plans for tenant improvements of Fire Administration Office Building and remodeling of Fire Station No. 1 in response to a proposal by Hovde Properties to develop adjacent property; and

WHEREAS the project is planned to be designed in years 2012 and 2013, and constructed in year 2014, the City plans to continue with design at this time on a parallel track for the continuing development and preparation of architectural and engineering design, plans and specifications, preparation of bid documents, assistance in the bid process and construction administration services; and,

WHEREAS the contract compensation for architectural and engineering design consultant services for

Eppstein Uhen Architects shall not exceed \$396,000; and,

WHEREAS the scope of this agreement shall include preparation of design development drawings, construction drawings and specifications, bidding services, and construction administration; and,

WHEREAS the new Fire Administration Office Building will be designed to provide command staff offices, administration staff offices, support staff workstations, an emergency operations command post, conference rooms, reception and waiting rooms, staff break rooms, storage rooms, and similar space, and,

WHEREAS the Fire Station No. 1 remodel will be designed to provide firefighter living and sleeping quarters, officer quarters, vehicle apparatus bays, and support spaces such as toilet rooms, shower rooms, kitchen, dining, gym room, day room, laundry, and similar areas, including upgrades to the heating and cooling systems, electrical power and lighting systems, fire sprinklers, and other building shell upgrades; and,

WHEREAS the purchase of the condominium space (grey box) and purchase of vehicle parking for staff use will be in a separate building shell agreement with Hovde Properties, and,

WHEREAS the scope of this project shall include professional architectural and engineering design services for building improvements that will achieve LEED Certification-Silver following the U.S. Green Building Council's LEED Rating System; and,

WHEREAS the 2012 adopted budget must be amended in the amount of \$138,600 for continuing design services, and the 2013 capital budget must include an additional \$257,400 for continuation of design services; and,

WHEREAS Eppstein Uhen Architects, located at 222 West Washington Avenue, Madison, Wisconsin, 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,

WHEREAS costs associated with the sale of the Fire Administration facility and property are expected to total \$15,000; and

NOW, THEREFORE BE IT RESOLVED that the Common Council hereby authorizes the Mayor and City Clerk to amend the 2012 adopted capital budget, and enter into a contract for purchase of services, in a form to be approved by the City Attorney, with Eppstein Uhen Architects to provide professional architectural and engineering design services for Fire Administration Office Building Tenant Improvements and Fire Station No. 1 Remodel.

BE IT FURTHER RESOLVED that the 2012 Capital Budget project titled Fire Station 1 & Administration (810745) is amended, with expenditure authority of \$138,600 for professional architectural and engineering design services for Fire Administration Office Building Tenant Improvements and Fire Station No. 1 Remodel and \$15,000 related to the sale of the Fire Administration building, funded from the General Land Acquisition Fund.

CB72-58011-810745 \$153,600
CB72-79442-810745 (\$153,600)