Legislation Text

File #: 72245, **Version:** 1

Fiscal Note

The proposed resolution authorizes a sole source contract with Eppstein Uhen Architects and Mortenson Development for conceptual architectural and engineering design services for the State Street Campus Garage redevelopment. The estimated cost of this work is up to $364,000. The Transportation Department's 2020 capital budget included $200k for developing the intercity bus terminal associated with the state street garage project (MUNIS 12775), which was reauthorized in the 2022 Adopted Budget, and will serve as a funding source for the proposed contract. The remaining funding will be provided by TID 50 - State Street (MUNIS 99012). The 2022 Adopted Budget for TID 50 - State Street includes $600,000 to support Planning, Community, and Economic Development (PCED) projects. No additional appropriation is required.

Title

Authorizing the expenditure of up to $364,000 for conceptual architectural and engineering design services for the State Street Campus Garage redevelopment project at 415 N. Lake Street, including authorizing a non-competitive service contract with Eppstein Uhen Architects (EUA), a non-competitive service contract with Mortenson Development, and other related expenditures. (2nd AD- Alder Patrick Heck)

Body

PREAMBLE

The Madison Parking Utility is planning to reconstruct the State Street Campus Garage at 415 N. Lake Street in cooperation with Mortenson Development as part of a larger mixed use development project. The public development portion of this project also includes an intercity bus terminal. This resolution allows the City to enter into contracts for conceptual architectural and engineering design services for the public development portion of the project with Mortenson Development as well as Mortenson Development's architect, Eppstein Uhen Architects (EUA) so as to insure consistency between the conceptual design of both the public and private portions of this mixed-use redevelopment project.

WHEREAS, on April 26, 2021, the Common Council approved resolution (RES-21-00295) establishing a process select a development team to partner with on the development of the State Street Campus Garage Mixed Use Project; and

WHEREAS, per the process outlined in RES-21-00295, upon review of submitted proposals, the Finance Committee directed staff to begin negotiating with Mortenson Development; and

WHEREAS, the design and construction of the public development must be closely coordinated with the private development of the State Street Campus Garage Mixed Use Project to ensure compatibility of structural, mechanical, electrical, and design elements between the public parking garage and the private development above; and

WHEREAS, Mortenson Development has selected the firm Eppstein Uhen Architects (EUA) to serve as the architect for the private development; and

WHEREAS, the State Street Campus Garage Negotiating Team and Parking Utility Staff, in the interest of project consistency and coordination between the public development and private development, recommends that the City contract with the same design team (Mortenson Development and Eppstein Uhen Architects) for conceptual architectural and engineering services of the public development as will be used for the private

development; and

WHEREAS, a general budget for conceptual architectural and engineering services for the public development is as follows:

Mortenson Development ($80,000)

Eppstein Uhen Architects (EUA) ($116,300)

Geotechnical Investigation ($30,000)

Environmental Investigation ($30,000)

Remedial Action Plan (if needed) ($20,000)

Survey ($15,000)

Contingency (if needed for any of the above)/Other ($72,700); and

WHEREAS, MGO 4.26 requires Common Council approval of service contracts of $50,000 or more if the contractor was not selected through a competitive process, and the reasons for selecting this contractor are set forth above and in the attached Noncompetitive Selection Request Form.

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Clerk are authorized to execute a service contract with Mortenson Development for the purpose and at the price described above; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute a service contract with Eppstein Uhen Architects (EUA) for the purpose and at the price described above; and

BE IT FINALLY RESOLVED that staff are authorized to proceed with remaining expenditures (all under $50,000) in accordance with MGO 4.26 - City Purchasing requirements.