File #: 75291, **Version:** 2

Fiscal Note

The proposed resolution authorizes a non-competitive service contract with Eppstein Uhen Architects, Inc. for professional architecture and engineering design consulting services for the State Street Campus Garage redevelopment project. This service contract will cover the public development portion of the project, at an amount not to exceed $2,100,000. The 2023 Capital Budget includes $48m for the State Street Campus Garage Replacement project supported by $29.5m in Non-General Fund GO Borrowing and $18.5m in Parking Reserves. No additional appropriation is required.

Title

SUBSTITUTE: A resolution authorizing a non-competitive service contract with Eppstein Uhen Architects, Inc. for professional architecture and engineering design consulting services for the State Street Campus Garage redevelopment project at 415 N. Lake Street. (2nd AD)

Body

PREAMBLE:
The City of Madison Parking Utility is planning to reconstruct the State Street Campus Garage at 415 N. Lake Street and intercity bus terminal in cooperation with Mortenson Development as part of the larger State Street Campus Garage Mixed-Use Project to also include private housing. Link to project City Engineering's project page
<https://www.cityofmadison.com/engineering/projects/state-street-campus-garage-mixed-use-project>.

Mortenson Development has enlisted Eppstein Uhen Architects, Inc. for the architectural and engineering design services for the private development portion of this project. This non-competitive selection is a request to authorize the City to also enter into a purchase of service contract for professional architecture and engineering design services with Eppstein Uhen Architects, Inc.for the public development portion of the project to ensure consistency between the design of both the public and private portions of this mixed-use redevelopment. Services primarily include professional architect and engineer services for the design, construction documents, bidding, construction administration, and warranty services for the public development portion of the State Campus Garage Redevelopment Project. Eppstein Uhen Architects, Inc. was previously contracted to do the conceptual design and assist with entitlement approvals for the garage and inter-city bus terminal for the City of Madison per resolution (RES-21-00518). This non-competitive contract will allow for continued continuity of the design process.

WHEREAS, on April 26, 2021, the Common Council approved resolution (RES-21-00295) establishing a process to 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, on December 6, 2022, the Common Council approved a resolution authorizing the City to execute a Development Agreement with Mortenson Development (RES-22-00832); and

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

WHEREAS, the PCED Director, Economic Development Division Staff, Transportation and Parking Utility Staff, and Engineering Facilities 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 (Eppstein Uhen Architects, Inc.) for all remaining professional architecture and engineering design, construction documentation, bidding assistance, construction administration, and warranty services for the public development as will be used for the private development; 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 selection 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 Eppstein Uhen Architects, Inc. for the purpose and ~~at the price described above~~. a price not to exceed $2,100,000.

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