



City of Madison

Legislative File Number 22910 (version 1)

Title

Authorizing the Mayor and the City Clerk to enter into an agreement with the consultant team of Kimley-Horn and Associates, Inc., for master planning services for the City of Madison.

Body

WHEREAS in early 2011, the City of Madison sought proposals from qualified inter-disciplinary Master Planning Consultant Teams to engage in a multi-phase transit-oriented development planning process on a City-owned 1.2 acre site on Block 105 in Downtown Madison (currently the Government East parking garage) - to be known as "Judge James E. Doyle Square", and a larger 12-block area of Downtown, known as the Transit-Oriented Development Planning District (TOD Planning District); and,

WHEREAS Judge James E. Doyle Square and TOD Planning District provides a unique opportunity for the integration and development of several blocks in downtown, presenting an innovative vision for revitalization of downtown Madison for years to come; and,

WHEREAS although passenger rail service will not be coming to Madison in the immediate future, the City still supports passenger rail and the opportunities associated with a downtown location on a future Chicago to Twin Cities' rail network. The Judge James E. Doyle Square master planning effort gives the City an opportunity to plan how the area around Blocks 88 and 105 can be redeveloped; and,

WHEREAS the program envisioned for these blocks include:

- 1,435 stall underground parking garage behind the Madison Municipal Building, under South Pinckney Street and under the current Government East Parking Garage.
- Construct an intermodal convergence point/facility - with inter-modal connections that could include South Pinckney Street right-of-way in conjunction with any future passenger (high speed or commuter) railroad station.
- The potential for a 275-room hotel on the Madison Municipal Building block (Block 88).
- The feasibility of a Bicycle Center within the project.
- Additional air rights development, including the potential for new City offices and additional commercial or residential development on the site.
- A strong pedestrian connection among the new underground garage, the new hotel, new above-grade land uses and other downtown destinations; and,

WHEREAS the contract under which the Kimley-Horn Team will provide services to the City will commence in mid-to-late July 2011; and the duration of the contract is estimated to be up to 9 months for the Phase 1 planning portion, with the option for the City to extend the contract term, once the City accepts Phase 1 master plan and instructs the Team to move to Phases 2 and 3; and,

WHEREAS, the total cost of the Phase I Master Planning services contract is \$388,000. Federal Transportation Infrastructure Generating Economic Recovery (TIGER II) funds will fund 80% **(\$310,400)** of the total cost of the contract, and the remaining 20% of the necessary funding **(\$77,600)** will be provided by the City of Madison; and

WHEREAS, the City of Madison released a request for proposals (RFP) for Judge James E. Doyle Square master planning services, 8 proposals were reviewed by the City and the consultant team of Kimley-Horn and Associates, Inc. were found to be a responsive and responsible proposer whose proposal is most advantageous to the City of Madison; and

NOW, THEREFORE, BE IT RESOLVED that the bid for the Phase I Master Planning services be awarded to the consultant team of Kimley-Horn and Associates, Inc. and authorizing the Mayor and the City Clerk to sign any necessary subsequent agreements, as necessary to fund and conduct this planning activity.

Fiscal Note

Total funding of \$1,750,000 (including \$950,000 in Federal TIGER II grant funds) for this project has been included in the 2011 Adopted Capital Budget of the Department of Planning & Community & Economic Development (DPCED), Project No. 25, "Public Market Square Planning," Account No. 810707. This Resolution authorizes the expenditure of \$388,000 for the Phase I Kimley-Horn and Associates, Inc. Master Planning Services contract. (An additional expenditure of \$200,000 from this project for Block 88 Master Planning was recently approved via RES-11-00151, Legistar #21105, adopted 2/22/11.)

Federal Transit Administration TIGER II funds will fund **\$310,400** of the total contract, with the remainder **(\$77,600)** derived from City of Madison funds.

This Resolution authorizes initiation of a Master Planning document. City planning staff estimate that the Phase I Master Planning process will require up to 9 months to complete. Staff resources from the Department of Planning & Community & Economic Development, Traffic Engineering, Parking Utility and City Engineering will be reallocated to provide support for the Consultant Team and Advisory Committee(s) without the need for additional expenditure. Any future expenditures associated with the project will require further Council approval.