

## LRB-FISCAL REVIEW SECTION ANALYSIS

MAY 21, 2001 AGENDA

ITEM 9, FILE 001366

ECONOMIC DEVELOPMENT COMMITTEE

JAMES CARROLL

File #001366 is a substitute resolution approving the Public Improvement Development and Maintenance Agreement for Business Improvement District No. 25 (Riverworks) to develop a detailed Streetscape Improvement Project on East Capitol Drive.

### **Background**

1. The Department of City Development uses two funds to assist Business Improvement Districts (BIDs) with their capital projects. The Business Improvement District Fund was developed to allow a BID to borrow a portion of the cost of the project through the City and repay the City over time. Repayments include both principal and interest. The fund is used in conjunction with the Neighborhood Commercial District Improvement Fund, which is used to fulfill the City's match for capital projects in Business Improvement Districts.

### **Discussion**

1. The Riverworks BID is proposing to develop a detailed design development plan for an East Capitol Drive streetscape project. The streetscape project will be on East Capitol Drive between Humboldt Boulevard and 2<sup>nd</sup> Street.
2. The resolution authorizes the City to contribute up to 50%, not to exceed \$35,000, for the costs associated with the development of a detailed design development plan.
3. The scope of services to be provided are shown in Exhibit A.

### **Fiscal Impact**

1. This resolution authorizes the expenditure of \$35,000 from the Neighborhood Commercial District Street Improvement Fund.

cc: Marianne Walsh  
Michal Dawson  
Tom Croasdaile  
Rhonda Manuel  
Jean Laskowski

Prepared by: James Carroll, X8679  
LRB-Fiscal Review  
May 18, 2001

Exhibit "A"

## Contract for Landscape Architecture Riverworks - Capitol Drive Streetscape

### PARTIES TO THE CONTRACT

This contract is between Landscape Architects, Inc. (LA)  
205 W. Highland Ave. #204  
Milwaukee, Wisconsin 53203

and

Riverworks BID #25 / City of Milwaukee Capitol  
Drive Streetscape Project Partnership Team  
c/o NMIDC  
303 E. Vienna Avenue  
Milwaukee, Wisconsin 53212.

The effective date is January 1, 2001

### PROJECT UNDERSTANDING

LA will work directly with Riverworks BID #25 and City of Milwaukee, Departments of City Development and Public Works to prepare Design Development plans for the Capitol Drive Streetscape Project.

### SCOPE OF SERVICES

#### Task I

1. Site Analysis/Project Programming
  - A. Obtain existing base information (AutoCad base)
  - B. Perform site visits to document pertinent information
2. Prepare Design Development plans for review by NMIDC and DCD and revise as required. Specific areas of design include:
  - A. Gateway Plaza
  - B. Patron Plaza
  - C. Crosswalks
  - D. Boulevards
  - E. Parkways
  - F. Cross streets to 100' north and south
3. Design Development will consider the following elements of streetscape design:
  - A. Stamped and colored concrete
  - B. Additional hardscape details
  - C. Plaza walls
  - D. Gateway structures
  - E. Landscaping
  - F. Furniture
  - G. Fencing

H. Public Art

- 4. LA will meet with private landowners to discuss the scope of the project, interface between public and private improvements, potential easements and electrical hook-up, and maintenance agreements.
- 5. LA will prepare line item cost estimates for review with NMDC and the City of Milwaukee. All revisions determined at these meetings will be added to the Design Development Plan.
- 6. After final revisions are approved, LA will prepare final design development plans for submittal to the City of Milwaukee.

Task II:

- 1. Prepare Final Design Development Drawings on AutoCAD
  - A. Site Plan
  - B. Planting Plan
  - C. Site Details (as required)
  - D. Product selection (benches, planters etc.)
- 2. Review City of Milwaukee Construction drawings and specifications Project Manual Sections.
- 3. Construction inspections not to exceed five site visits.

SCHEDULE

Landscape Architects, Inc. will commence work a minimum of 3 business days after the awarding of the contract. All design work shall be completed by date agreed upon by Landscape Architects, Inc. and NMDC.

DELIVERABLES

- 1. (2) rendered plans and CADD generated drawing to City and Riverworks BID #25
- 2. (1) electronic file of drawings sent via modem to City and Riverworks BID #25
- 3. (2) disc and hard copy of appropriate materials selection manual to City and Riverworks BID #25.

FEE PROPOSAL

Landscape Architects, Inc. propose to complete the services for the project described above for a total fee of \$56,950.00.

All site visits, meetings and construction administration above the amount stated in the Scope of Services to be billed at a rate of \$65 per hour above the fee.

EXPENSES

- 1. All mileage is included.