



MEMO

TO: Finance Committee

FROM: Paula Vandehey, Director of Public Works PAV

DATE: July 5, 2017

RE: The following 2017 Budget adjustment be approved for additional services related to the Oneida Street Bridge over Jones Park for roadway, parking lot, pedestrian ramp and shared use path design:

Facilities Management Capital Projects Fund	- \$54,000
Public Works Capital Projects Fund	+\$54,000

In December, 2016 the Council awarded the contract to design the northbound Oneida Street Bridge over Jones Park to Patrick Engineering, in an amount not to exceed \$228,861. The design is now at 90% completion and waiting on Phase 2 elements to be designed before the bridge design can be completed to the 100% level. The Phase 2 elements include designing Rocky Bleier Run, the parking lot beneath the bridge, the pedestrian ramp and the shared use path.

City staff recognized that there would be projects that could potentially be needed to be fast-tracked due to the anticipated development of the bluff site, so some broad placeholders were included in the Downtown Development CIP (page 601 attached) of the 2017 Budget to allow some flexibility in funding as projects advanced. With the anticipated approval of the contract amendment with Patrick Engineering, budget adjustments are needed to reallocate funds to this project.

Therefore, we request approval to reallocate \$54,000 from Facilities Management Capital Projects fund to the Public Works Capital Projects fund.

Thank you for your consideration of this budget adjustment. I will be in attendance at the Finance Committee meeting to answer any questions you may have.

Attachment

C: Tony Saucerman, Finance Director
Dean Gazza, Director of Parks, Recreation & Facilities Management
Bev Matheys, Managerial Accounting Coordinator

CITY OF APPLETON 2017 BUDGET CAPITAL IMPROVEMENTS PROGRAM PROJECT REQUEST

IDENTIFICATION
Project Title: Downtown Development

PROJECT DESCRIPTION
<p>Justification:</p> <p>Ongoing comprehensive planning efforts have identified opportunities to increase the vitality of our central business district by working cooperatively and systematically to promote growing downtown populations, diversity in art, lifestyle and activities, and address vacancies. Broadly, these opportunities revolve around the library, parking, traffic, green space, commercial development, redevelopment opportunities, due diligence and demolition. This CIP supports the update and implementation of several past planning initiatives and identifies and prioritizes a series of strategies that continue to move the downtown towards creativity, inclusion and innovation.</p> <p>Planning and implementing successful projects includes proper sequencing and understanding the impacts decisions have on each other. When considered holistically, the benefits of planning projects together versus performing them independently ensures the most economical and effective outcome of service delivery for current and future generations.</p> <p>2017 - Determine the future location of the library. Costs incurred could be for property appraisals of potential sites, or architectural fees for design; appraisals, relocation plan, engineering services for Blue Ramp demolition; design costs and land acquisition for new parking ramp; and implement recommendations from both the Comprehensive Plan- Downtown Update and downtown mobility studies.</p> <p>2018 - Design costs and/or land acquisition for a new library; purchase land and relocate businesses for Blue parking ramp demolition; design costs and land acquisition for new parking ramp; complete implementation of recommendations from the Comprehensive Plan-Downtown Update; continue implementing recommendations from the downtown mobility study.</p> <p>2019 - Construction of a new library; deconstruct the Blue ramp; complete construction of a new parking ramp; engineering, drawings, planning for deconstruction of the Soldiers Square ramp; convert Appleton Street to two-way traffic from Lawrence to Washington Street and reconstruct north end of Skyline bridge.</p> <p>2020 - Complete construction of a new library; deconstruct the Soldiers Square ramp.</p> <p>2021 - Determine the future of the City Hall building; reconstruct Lawrence Street.</p> <p>This CIP is to remain flexible to increase the City's ability to adapt to future needs and available resources as determined through continued planning which continues to identify opportunities, minimize risk and leverage resources in the community.</p> <p>Discussion of operating cost impact:</p> <p>Constructing larger facilities may increase maintenance and utility expenses, but those will be at least partially offset by more efficient mechanical systems, lighting, and general building design. The net impact on operating expenses is, therefore, not presently quantifiable.</p>

DEPARTMENT COST SUMMARY						
DEPARTMENT PHASE	2017	2018	2019	2020	2021	Total
PRFM	400,000					
- 100,000 Library	500,000	5,000,000	15,000,000	10,000,000	-	\$ 30,500,000
- 54,000 City Hall					500,000	\$ 500,000
Blue Ramp Demolition	250,000	1,100,000	2,400,000	-	-	\$ 3,750,000
New Parking Ramp	1,325,000	2,400,000	7,850,000	-	-	\$ 11,575,000
Soldiers Square Ramp Demolition	1,271,000	-	100,000	750,000	-	\$ 850,000
Facilities Capital Projects Fund	2,075,000	8,500,000	25,350,000	10,750,000	500,000	47,175,000
Comm Dev						
- 100,000 Comprehensive Plan/ Downtown Update Implementation	400,000	500,000	-	-	-	\$ 1,000,000
Community Devel Cap Projects	500,000	500,000	-	-	-	\$ 1,000,000
Public Works						
+ 200,000 Mobility Study Implementation	300,000	500,000	4,000,000	-	1,000,000	\$ 5,600,000
+ 54,000 Public Works Cap Projects Fund	100,000	500,000	4,000,000	-	1,000,000	\$ 5,600,000
Total - Downtown Development Project	\$ 2,675,000	\$ 9,500,000	\$ 29,350,000	\$ 10,750,000	\$ 1,500,000	\$ 53,775,000

COST ANALYSIS						
Components	Estimated Cash Flows					
	2017	2018	2019	2020	2021	Total
Planning	750,000	-	100,000	-	500,000	\$ 1,350,000
Construction	-	-	29,250,000	10,750,000	1,000,000	\$ 41,000,000
Other	1,925,000	9,500,000	-	-	-	\$ 11,425,000
Total	\$ 2,675,000	\$ 9,500,000	\$ 29,350,000	\$ 10,750,000	\$ 1,500,000	\$ 53,775,000
Operating Cost Impact	NQ *	NQ *	NQ *	NQ *	NQ *	NQ *

* N/Q = Not Quantifiable