



MEMO

"...meeting community needs...enhancing quality of life."

TO: Finance Committee

FROM: Paula Vandehey, Director of Public Works
Tony Saucerman, Director of Finance

DATE: January 26, 2017

RE: The following 2017 Budget adjustment be approved for the Northbound Oneida Street Bridge Reconstruction Project Design Contract with Patrick Engineering:

Community & Economic Development Capital Projects Fund	-\$100,000
Facilities Management Capital Projects Fund	-\$100,000
Public Works Capital Projects Fund	+\$200,000

In 2016, The Common Council approved the Downtown Mobility Study. One of the key recommendations of the study was the conversion of Appleton Street to two-way. This change to the transportation network requires the reconstruction of the northbound section of the Oneida Street Bridge over Jones Park.

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 approval of the bridge design contract, budget adjustments are now needed to reallocate funds to this project.

Therefore, we request approval to reallocate \$100,000 from Community & Economic Development Capital Projects and \$100,000 from Facilities Management Capital Projects to the Public Works Capital Projects fund.

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

Attachment

C: Bev Matheys, Managerial Accounting Coordinator
Dean Gazza, Director of Parks, Recreation and Facilities Management
Karen Harkness, Director of Community and Economic Development

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
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	-	-	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 Comprehensive Plan/ Downtown Update	400,000					
- 100,000 Implementation	500,000	500,000	-	-	-	\$ 1,000,000
Community Devel Cap Projects	500,000	500,000	-	-	-	\$ 1,000,000
Public Works Mobility Study	300,000					
+ 200,000 Implementation	100,000	500,000	4,000,000	-	1,000,000	\$ 5,600,000
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						
Estimated Cash Flows						
Components	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