



CITY OF WAUKESHA

Administration

201 Delafield Street, Waukesha, WI 53188
 Tel: 262.524.3701 fax: 262.524.3899
 www.ci.waukesha.wi.us

Committee: Finance	Date: 2/9/2016
Common Council Item Number: 16-121	Date: 2/16/2016
Submitted By: Kevin Lahner, City Administrator	City Administrator Approval: Kevin Lahner, City Administrator KML
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney BER
Subject: Review and act on a request to approve a contract with Robert W. Baird & Co., Incorporated to conduct a Financial and Development Analysis for a future multipurpose building in the amount of \$60,724 and amend the 2016 Budget.	

Details:
 The purpose of the study is to conduct a complete financial and development analysis for the development of a new City of Waukesha multipurpose building. The team will evaluate three options for the construction of the multipurpose building, identify realistic project funding options, evaluate the financial implications of each option, and identify development opportunities and impacts. Baird is the lead on a multifaceted team which also includes Bray Associates Architects, Ayres Associates (planning and design firm), and CBRE (commercial real estate firm). As illustrated in the proposal, all four firms have several years of experience working with municipal clients. The City has a long history with Baird and has also worked with Bray and Ayres on other projects. Brad Viegut will serve as the project leader. Upon completion of the project the City will have a blueprint for moving forward on a new multipurpose building, as well as an analysis of the development opportunities presented by the construction of a new facility. A Request for Proposal (RFP) was issued by a staff team consisting of representatives from the Department of Public Works, Community Development, Administration and Finance. Two consultant teams were interviewed. After extensive analysis and discussion the team led by Baird was chosen for the project.

Options & Alternatives: The Finance Committee and Common Council could reject the completion of the study. This alternative would continue to provide an uncertain future for the City Hall and Engineering Annex, both of which are aging and are in need of being addressed in some fashion. The holistic approach being proposed would not only address the question of constructing a new building, but provide a road map for development opportunities. The Finance Committee and Common Council could also request an alternative team be selected. Both firms that were interviewed were highly qualified, however we felt the team that was most responsive and had the strongest proposal was the team led by Baird.

Financial Remarks: The anticipated funding source for the study would come from several areas. There are funds available within the 1815.68220 City Hall Building CIP account in the amount of \$23,918 and that is where we would charge all expenses to. We have identified two sources for the remaining funds needed. The Water Utility will contribute \$10,000 towards the study and we would use \$26,806 from the sale of Land to La Casa de Esperanza to complete the funding.



Executive Recommendation:

Recommend approval of a contract with Robert W. Baird & Co., Incorporated to conduct a Financial and Development Analysis for a future multipurpose building in the amount of \$60,724 and amend the 2016 Budget.