



## **REGULAR AGENDA ITEM NO. 8.A.**

**FOR COUNCIL:** August 26, 2024

**WARD IMPACTED:** Ward 6 and City-Wide Impact

**SUBJECT:** Consideration and Action on a Resolution Approving Authority to Provide Reimbursement to Connect Transit for Architectural and Engineering Services for the Proposed Downtown Transfer Station and Parking Garage in an Amount Not to Exceed \$452,178 For Fiscal Year (FY) 2025, as requested by the Administration Department.

**RECOMMENDED MOTION:** The proposed Resolution be approved.

**STRATEGIC PLAN LINK:**

Goal 2. Upgrade City Infrastructure and Facilities

Goal 6. Prosperous Downtown Bloomington

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service

Objective 6c. Downtown becoming a community and regional destination

**BACKGROUND:** The Market St. Garage has stood as a downtown parking center and anchor since the mid 1970's and is critical to supporting merchants, businesses, employees and shoppers. Today the garage has reached the end of its useful life, held up with wooden props with the City having spent more than \$870,000 in the last five years on short-term solutions including temporary shoring structural repairs and supports to keep it safe and operational. We have an opportunity to partner with Connect Transit (Connect) to fix the garage at what we believe will be a lower cost than if we were building a garage alone.

Connect has secured \$18 million in State and federal grants to build a bus transfer station, which will include the necessary parking to replace the aging garage. The Market St. site was endorsed by Bloomington City Council to house the project in April 2023 subject to Council approvals along the way.

As a first step, the City and Connect have selected CDM Smith to provide engineering and architectural design, project management, and oversight services, as well as to establish construction phasing and costs, among other things. CDM Smith was picked after a competitive national search and the Connect board has preliminarily approved a project agreement for \$3.1 million subject to City Council approving a not to exceed payment of \$452,178 to cover the parking portion of the design and some shared cost.

The contract is for A&E (Architecture & Engineering) for a three-level structure of three levels (transit and 2 levels of parking) There will be additional yet to be determined fees if it is decided to add a recommended fourth level (1 transit level and 3 levels of parking). We will know more once we've gotten further into the design process.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The City has worked with Connect Transit on the A&E agreement and consulted with Downtown merchants about relocating parking on site.

**FINANCIAL IMPACT:** If approved, funding of up to \$452,178 will be paid from the Capital Improvement Fund Architectural and Engineering for Capital account (40100100-70051). While this project was not included in the FY2025 Budget due to the firm being selected after the city's budget cycle was completed, it can be covered through other savings without the need for a budget amendment.

**AMERICAN RESCUE PLAN FUNDING IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** This request meets the following goals and objectives of the Bloomington Comprehensive Plan 2035: ED-2.2 Establish partnerships, D-5. Continue to develop a multi-modal transportation network in Downtown, D-5.1 Improve parking conditions and access and encourage shared public and private parking supplies, D-5.3 Enhance the public transit access to Downtown.

Respectfully submitted for consideration.

Prepared by: Billy Tyus, Chief Deputy City Manager

**ATTACHMENTS:**

[ADM 1B Resolution](#)

[ADM 1C Resolution Exhibit A - Agreement](#)