

Capitol East District Garage Commercial Space Opportunity Request for Information (RFI)

PROJECT OVERVIEW

The City of Madison Department of Planning & Community & Economic Development is soliciting information for potential uses / users for a 2-story 8,400 USF commercial space. First floor space is 4,200 USF with 20' floor-to-ceiling height and potential 1,650 USF mezzanine level with 9'6" floor-to-ceiling height. Second floor space is 4,200 USF with 10' floor-to-ceiling height. This space will be built adjacent to the planned 658 stall Capitol East (Cap East) Garage at the corner of E. Main and S. Livingston Streets. The commercial space will front East Main Street. Potential uses could include:

- Office or commercial
- Retail
- Art or gallery space

The City is interested in all innovative proposals especially those with an arts focus and without a heavy emphasis on alcohol. The City is developing this project and is interested in selling or leasing entire building through a master lease or condominium purchase arrangement. It is the expectation of the City that the entity leasing or purchasing the building be solely responsible for long-term maintenance and management of the space including subleasing or leasing to entities. In other words, the City is interested in partnering with an entity that has the financial wherewithal to lease or buy the entire facility.

A COMPONENT OF THE 800 BLOCK PROJECT

The Cap East Garage and commercial space are components of the **"800 Block Project" (Figure 1)** which includes [The "Spark" Building](#) (American Family Insurance & StartingBlock Madison) and [The "Cosmos" Building](#) (Gebhardt Development). The Spark will be owned by American Family Insurance and will include [StartingBlock Madison](#), a multi-use hub for entrepreneurship, education and innovation. Total square footage is 200,000 square feet. The Cosmos will be owned by Gebhardt Development and will include a music venue owned and operated by Frank Productions and office space. Total square footage is 60,000 square feet plus a 2,500-person capacity music venue.

A RARE OPPORTUNITY

This represents a rare opportunity to place your business adjacent to a new parking facility and in the heart of the [Capitol East District](#) where in the past few years over 1,000 new housing units and more than 400,000 square feet of commercial space has been developed. Notable recent completed developments in the immediate vicinity include the [Constellation](#) and the [Galaxie](#) projects which have added hundreds of housing units, a 50,000 square foot grocery store, restaurants, and office space to this area. With the addition of the "Cosmos" and "Spark" projects, the site across the street from this space will add 100,000 square feet of office space occupied by a Fortune 500 Company (American Family), a 50,000 square foot entrepreneurial hub (StartingBlock Madison), a 2,500-person capacity music venue ("[The Sylvee](#)" by Frank Productions), and 60,000 square feet of additional commercial space (Gebhardt Development). In addition, the site is within walking distance of amenities in the Capitol East District, including Breese Stevens Field, Central Park, the Capital City Bike Trail, and the Willy Street corridor.

PROJECT DETAILS

Current plans for the space call for a 2-story, 8,400 square foot space. First floor space is 4,200 USF with 20' floor-to-ceiling height and potential 1,650 USF mezzanine level with 9'6" floor-to-ceiling height. Second floor space is 4,200 USF with 10' floor-to-ceiling height. The building will be approximately 125 feet long and 40 feet deep. The City intends to construct the building as part of the Capitol East Parking Garage project. The commercial space will be made available in "grey shell" condition. Grey Shell (or cold shell) definition: bare stud walls, unfinished floors, no plumbing or electrical, and no lighting. The space will more than likely include a HVAC unit but no duct work or controls and if required by code, the sprinkler system may be installed but not dropped to finish ceiling height. The City will consider both a long-term lease (10+ years) of the space and a sale of the space as a condominium. Lessee or purchaser of condominium will have the right to subdivide and sub-lease the space and upgrade/improve space. **Please see Figures 2-8.**

REQUEST FOR INFORMATION

The City is interested in your ideas for the use of the space and your capacity to complete the project and successfully operate it. Submit the items requested below. You may include flyers, photos, sketch of floor plan, etc. Send information to Tom Otto TOtto@cityofmadison.com in electronic format by 5:00 pm July 12, 2017

Please include the following information in your submittal:

1. Owner:
2. Operator:
3. Use:
4. Name and contact information of project manager:
5. Summary narrative. This is your vision of the project (2 page maximum):
6. Capacity to complete project. Explain your financial ability to carry out this project and history of successful development and projects. (2 page maximum)
7. Addendums and supplemental materials (optional)

Selection criteria:

A city staff team will review the submittals and select a short list of potential partners to submit a more detailed proposal for the space. The initial submittals will be reviewed based on the following criteria:

- Capacity – Does the owner/operator have a demonstrated track record of completing similar types of projects and/or operating similar facilities? Does the owner/operator have a feasible plan for the space and the financial capacity to implement their vision
- Consistency with City Goals – Does the proposed use contribute to the City's goal of activating Main Street and complementing existing activities and uses in the Capitol East District?
- Creative and original concept – Is the proposed use a creative, original, and interesting concept?

Next steps and approximate timeline (dates subject to change):

- June 12, 2017 – RFI Release
- **June 26, 2017 – RFI Informational Meeting 1:00pm to 3:00pm in Room 108 of the City County Building (This will be an opportunity to ask City Staff questions about the project. Attendance is not required)**
- July 12, 2017 – RFI Due date
- July 26, 2017 – Submittals reviewed and a shortlist of teams invited to submit a more detailed proposal
- August 2017 – Resolution providing guidance for use and occupancy
- August 2017 – July 2018 – Construction
- September 15, 2017 – Due date for more detailed proposals
- October 2017 – Interviews and staff recommendation to select a partner
- October/November 2017 – City and selected partner negotiate terms of agreement
- November/December 2017 – Common Council approval to move forward
- July/August 2018 – Occupancy of space

This RFI is the first step in the process. Selected applicants will be invited to submit a more formal RFP. Please direct all questions to Tom Otto. Do not contact any other city staff. The City reserves the right to reject all proposals.

Tom Otto
City of Madison
Department of Planning & Community & Economic Development
608-243-0718
TOtto@cityofmadison.com

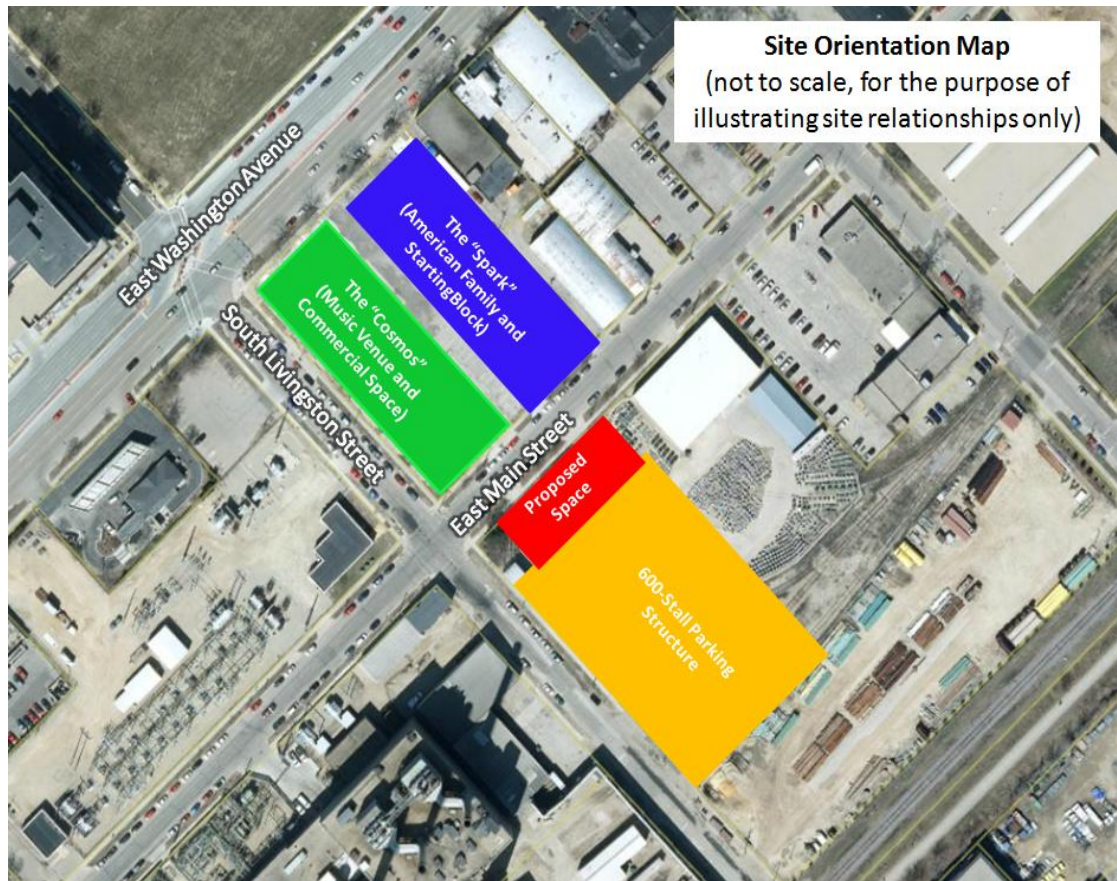


Figure 1: "800 Block Project"



Figure 3: Commercial Space

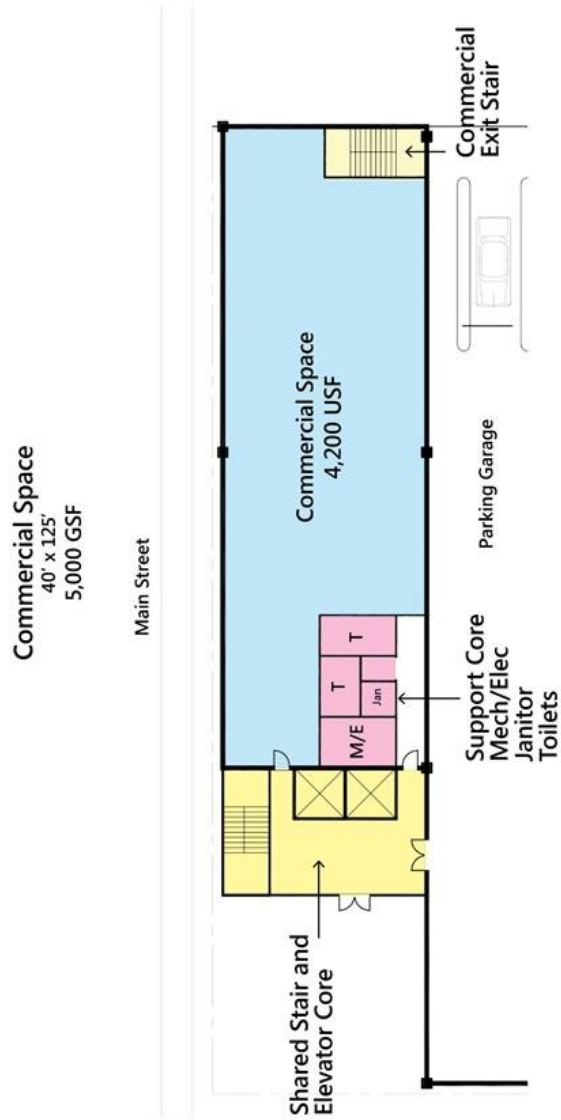
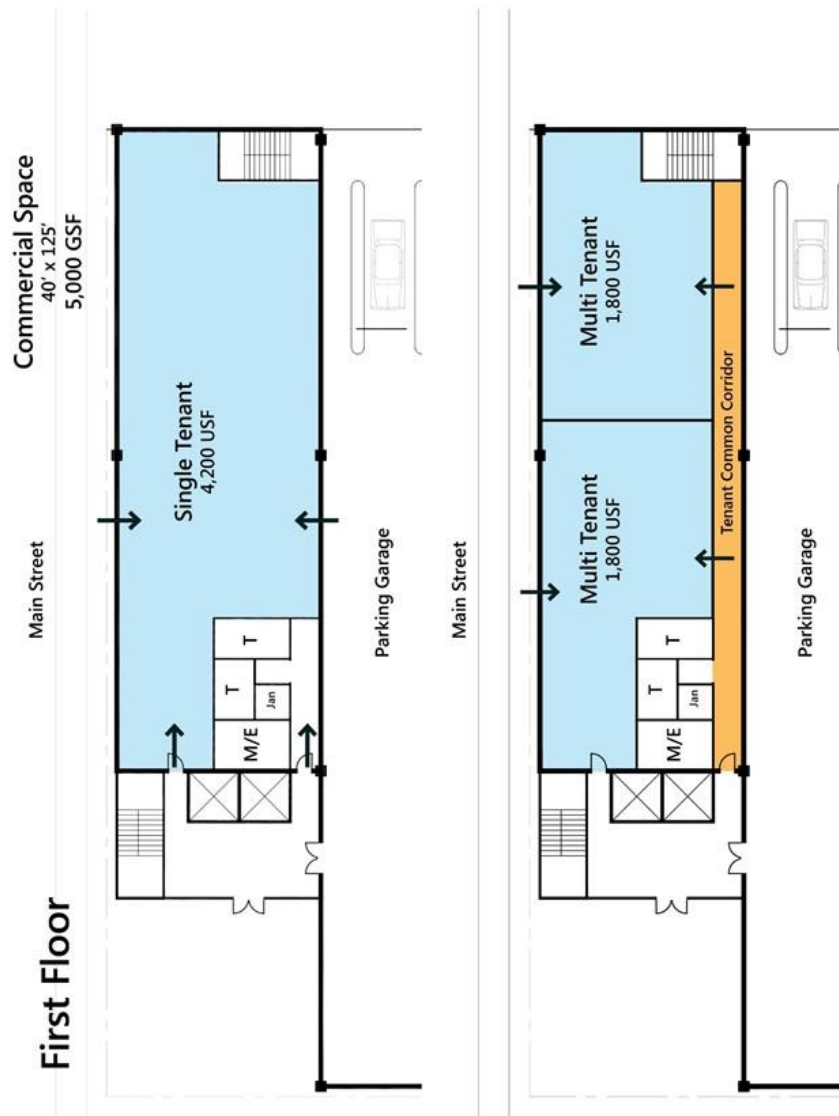


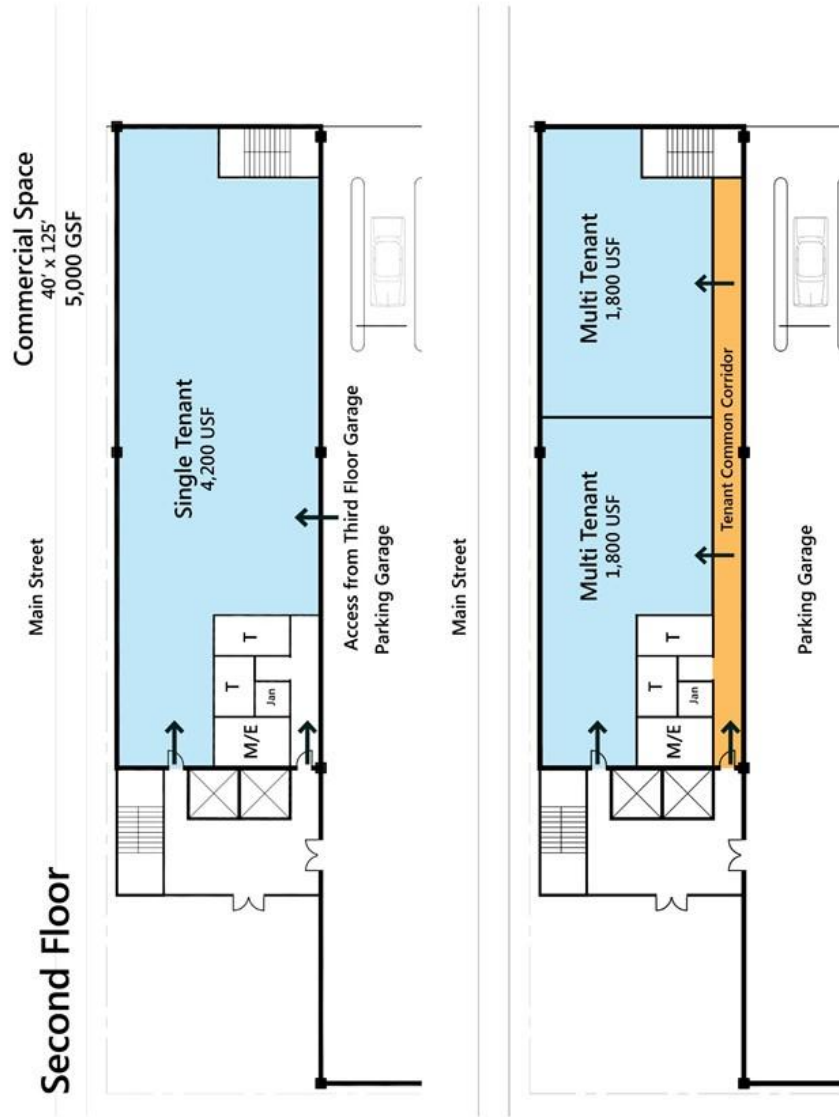
Figure 4: First Floor Plan



Preliminary – Not to Scale
March 02-03, 2017

Capitol East Parking Garage
City of Madison, Wisconsin

Figure 5: Second Floor Plan



Preliminary – Not to Scale
March 02-03, 2017

Capitol East Parking Garage
City of Madison, Wisconsin

Figure 6: Mezzanine

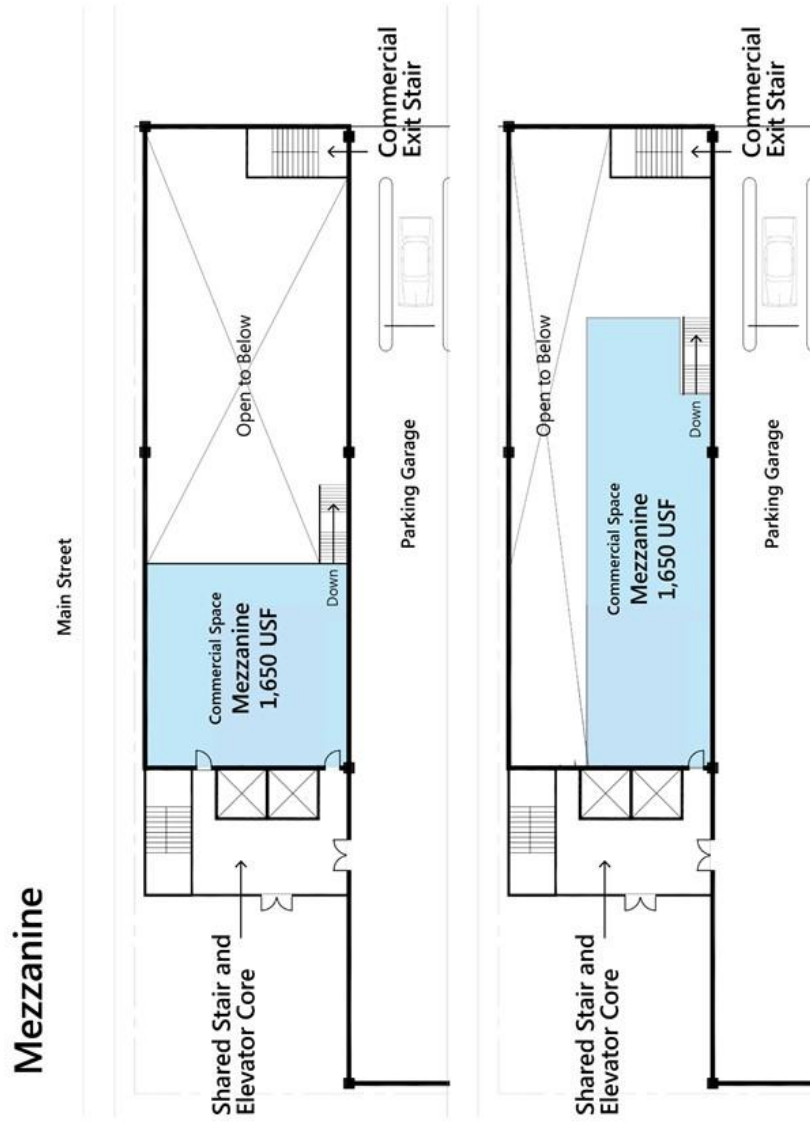




Figure 7: Street View – Main Street looking West



Figure 8: Street View – Main Street & Livingston Street