

Resolution approving Project Manager Proposal from Kraus Anderson for the Expansion and Remodeling of the La Crosse Center and the appropriation of funds.

## RESOLUTION

WHEREAS, in 1980, the City of La Crosse constructed the La Crosse Center as part of the overall renovation of the Harborview Plaza and Riverside Park, with the intent to create a tourism and convention destination and to act as an economic catalyst for the 7 Rivers Region and as a direct public benefit for the citizens of the City of La Crosse.

WHEREAS, due to the growth of tourism and conventions and the requests from the citizens of the City of La Crosse, along with the business community for a larger venue that would accommodate a greater variety of events and also the ability to host multiple events at the same time, an expansion of the La Crosse Center was approved which opened in the fall of 2017.

WHEREAS, the La Crosse Center is recognized as a premier destination for conventions and events and continues to provide a direct public benefit to the citizens of the City of La Crosse and serves as an economic catalyst for the entire area.

WHEREAS, at the direction of the City Council, Convergence Corporation was retained to conduct a study as to the needs of the La Crosse Center for renovation, maintenance and upgrades, improving the experience of patrons and visitors to the La Crosse Center, the ability of the La Crosse Center to remain competitive in the tourism and convention market and whether the La Crosse Center needed to renovate and expand in order to remain a premier tourism and convention destination and continue to serve as an economic catalyst for the City of La Crosse.

WHEREAS, after several months of community meetings, public meetings, meetings with patrons of the La Crosse Center, public presentations and an evaluation of the La Crosse Center, Convergence presented a report to the City Council recommending the expansion and renovation of the La Crosse Center.

WHEREAS, the report identified several areas of the current La Crosse Center that suffered from substantial deferred maintenance that was causing higher operating costs and the loss of potential business, the need for better accommodation for the needs of persons with disabilities, identified areas that could be improved to accommodate the experience of patrons and visitors and also provide increased economic return for the La Crosse Center and also the need for expanded meeting room/convention/ballroom space in order to maintain the current level of business and events at the La Crosse Center and also increase the number of events at the La Crosse Center.

WHEREAS, the Common Council endorsed the renovation and expansion of the La Crosse Center and has authorized bonding for the La Crosse Center in the amount of \$35,000,000 (res 16-0452).

WHEREAS, the Common Council directed the La Crosse Center Board to solicit proposal for the Architectural and Construction Design Services for this project (res 16-0451).

WHEREAS, a committee composed of past and current elected officials, city staff and La Crosse Center Board members obtained proposals from local, national and international firms to provide Architectural and Construction design services.

WHEREAS, after several meetings and interviews, it was determined by the committee that the Project Management Services proposal of Kraus Anderson is recommended as the best qualified team to work with the City on the renovation and expansion of the La Crosse Center.

WHEREAS, such recommendation has been approved by the La Crosse Center Board.

WHEREAS, the City is seeking additional funds for this expansion from the State and the award of those funds will impact the scope of the final design services, but in order to move forward with the renovation and expansion, the City has agreed to commence Phase 1 of the design contract covering needs assessment, community input, conceptual and preliminary design services.

WHEREAS, it is the determination of the City of La Crosse that the use of a project manager will provide additional savings in the renovation and extension of the La Crosse Center and will also provide additional approval for subcontractors and suppliers to be involved in overseeing the project.

THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse, that the Phase 1 Project Management Services Proposal from Kraus Anderson be approved.

BE IT RESOLVED by the Common Council of the City of La Crosse, that a Phase 2 Project Management Services Proposal covering final design and preparation of final design and construction documents be prepared and brought back to Council for approval after the final determination of State funding and bonding is resolved.

BE IT FURTHER RESOLVED that the sum of not to exceed \$1,000,000 be appropriated to pay for architectural and permit fees from the following:

City Surplus Account	\$500,000 with this amount being paid back to the city surplus account with the bonding funds in 2018
La Crosse Center Room Tax Account	\$500,000

BE IT FURTHER RESOLVED that the La Crosse Center Director, City Engineer, and Finance Director are hereby directed to perform all duties necessary to effectuate this resolution.