



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: December 31, 2017

RE: Judge Doyle Project Quarterly Report

As of the end of the fourth quarter of 2017, the Judge Doyle project remains on schedule. The following work has occurred during the quarter, which was dominated by four areas of focus. The first area was completing the steps necessary to receive the needed permits to start the garage construction. The second area was the commencement of construction of the new public parking garage on Block 88. The third area was the selection of an operator for the City Bicycle Center. The fourth area was the initiation of the negotiation of the lease agreements required under the executed development agreement between Beitler Real Estate Services and the City.

#### *Land Use Approvals*

- Phase 1 of the plan sign-off process to clear the list of supplemental requirements for an early start permit on the Block 88 garage was completed in October.
- Phase 2 of the plan sign-off process to clear list of supplemental requirements to approve and record the GDP and SIPs for Blocks 88 and 105 was extensively worked on throughout the quarter. At quarter's end, the only remaining issue was an update the site plan for South Pinckney, East Doty and East Wilson streets.
- Phase 3 of the plan sign-off process to clear the requirements to receive building permits for the private development on Blocks 88 and Block 105 will occur later in 2018, closer to the time that the private construction will commence.

#### *Judge Doyle Garage Construction*

- The construction contract was fully executed in October and the City conducted a pre-construction meeting with the construction team and held the kick-off meeting of the Owner Architect Contractor (OAC) Team on October 3<sup>rd</sup>.
- Construction staging began in mid-October with the closure of South Pinckney Street between East Doty and East Wilson Streets, and underground utility work was completed in East Wilson Street.

- A neighborhood informational meeting was held on October 26<sup>th</sup> to review the construction operations plan and schedule with the public.
- A groundbreaking ceremony was held on October 31<sup>st</sup>.
- As of December 31<sup>st</sup>, the site excavation was 25% complete. Unforeseen soil conditions and an underground foundation caused some temporary delays. A contract change order in the amount of \$149,110 to remove the unforeseen buried concrete foundations and the unsuitable soils, and the placement of lean fill along the Madison Municipal Building side of the site, north of the Annex and a portion along Doty Street, will be presented to the Board of Public Works in January.
- There haven't been any safety issues on the construction site.

#### *Judge Doyle City Staff Team*

- The Judge Doyle City Staff Team, formed to support and coordinate the work on the Judge Doyle project among the City departments and divisions, met on October 13<sup>th</sup>, November 17<sup>th</sup>, and December 15<sup>th</sup>.

#### *Bicycle Center*

- On November 21<sup>st</sup>, the Common Council approved the selection of Freewheel Bicycle Company of Madison as the bicycle center operator and directed a final lease be negotiated. This action followed affirmative recommendations from the Transit and Parking Commission, the Pedestrian Bicycle Motor Vehicle Commission and the Finance Committee.
- Following the Council's action, City staff requested a proposal from the City's architect for the Block 88 garage to design the white box elements of the bicycle center.

#### *Block 88 and Block 105 Ground Leases*

- The development agreement executed in July 2016 between the City and Beitler requires that ground leases for Blocks 88 and 105 be executed prior to the commencement of the private development elements. In September, Beitler presented draft ground leases for Blocks 88 and 105 for the City's consideration. During the quarter, City Attorney and DPCED staff have been reviewing the draft lease proposals, and lease negotiations were initiated with Beitler.

#### *Looking Ahead*

- During the first quarter of 2018, the excavation phase including earth retention, of the parking garage project will be completed. Two tower cranes will be erected on the site in March. The sidewalk along 100 block of South Pinckney Street will close in February for safety reasons for the remainder of the project. Substantial completion of the garage is anticipated by February 2019.
- In February, Phase 2 of the plan sign-off process to clear the list of supplemental requirements to approve and record the GDP and SIPs for Blocks 88 and 105 should be completed, allowing the zoning documents to be recorded.

- The design contract with the LVDA, the City garage architect, will be amended to allow the white-box design process to start for the bicycle center before the end of the first quarter.
- On December 26<sup>th</sup>, Beitler submitted the Hilton Embassy Suites as the brand and Aimbridge Hospitality as the operator of the new hotel to be built on Block 105 on the current site of the City's Government East garage. Under the terms of the development agreement between the City and Beitler, the Common Council must approve the hotel brand and operator. A resolution will be introduced and considered by City boards and committees and the Common Council during the first quarter. If approved, Beitler will execute franchise agreements with Hilton to proceed with the hotel project.