

# 1/1/24 – 1/6/25



Contract 9361 Contractor  
Developer  
Proposed Developer Tower Crane Location  
City Public Works Contractor for Hawthorne Court Reconstruction

- Site Access – 100% Contractor



**By 1/6/25 the Public Works Contractor must meet the following conditions:**

- Demolition complete
- Footings and foundation complete
- Contractor ensures that Developer tower crane locations are free from any encroachments that would prevent the future construction of tower crane foundations
- Structure – 100% complete (decks, cores, slab on grade); needs to include sleeves for rough-in that will be completed in Phase 2
- All utilities into building and including systems under slab
- Building storm lines rough-in to parking garage cap
- Electrical feeder conduit complete
- Electrical vault complete
- Parking garage barrier cable on east side
- Shafts ready for elevator installation
- Stairs has shown on Contract Drawings
- All delineation walls, doors, enclosure required between garage and housing
- Sleeving for podium level for water and waste

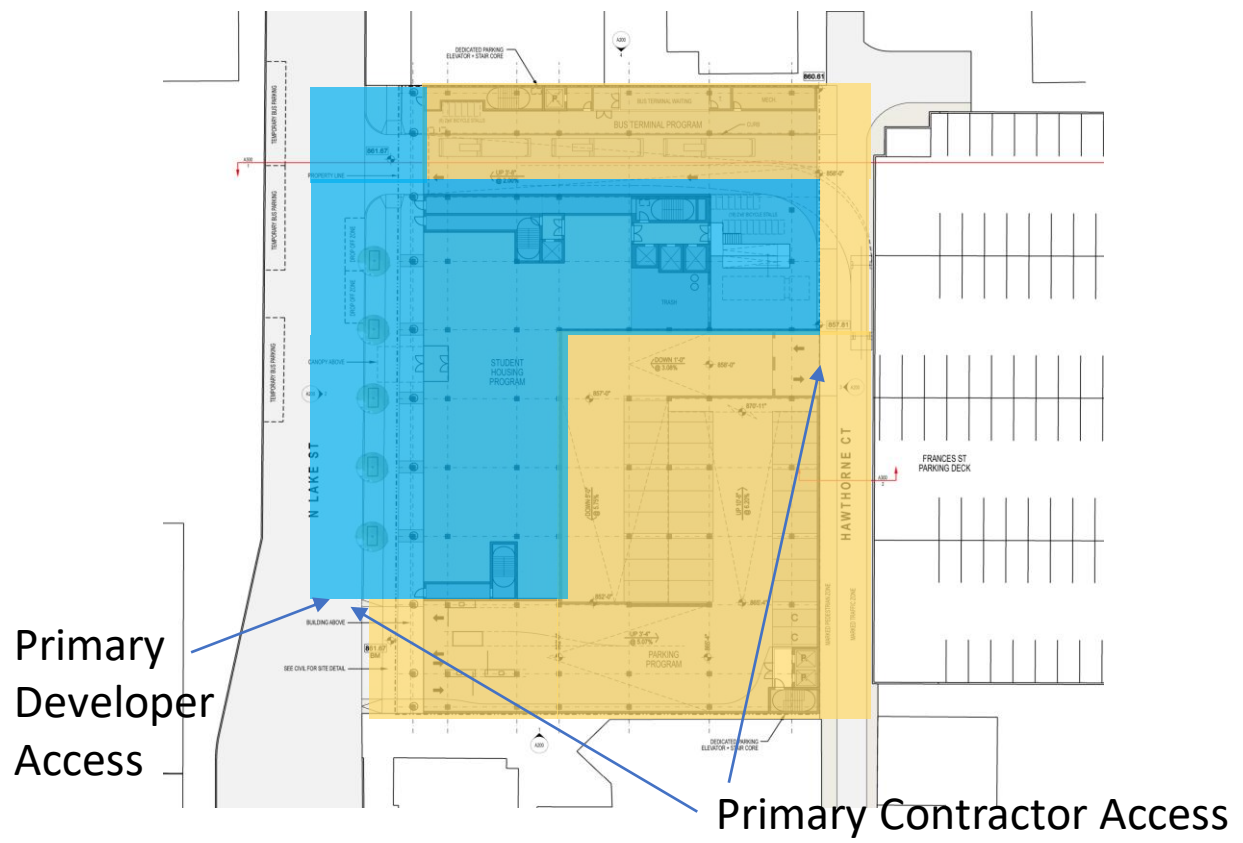
Note: If the Contractor's crane location differs from the Developer's location, the Contractor must provide the Developer early access to construct tower crane foundations and erect tower crane. Contractor has the option to negotiate a share crane location with the Developer.

# On 1/6/25

-  Contract 9361 Contractor
-  Developer
-  Proposed Developer Tower Crane Location
-  City Public Works Contractor for Hawthorne Court Reconstruction

- Site Access – Developer Controls Lake Street frontage (except shared access gate) / Contractor controls Hawthorne Court frontage
- *Note: Contractor & Developer shall, from time to time, require access off both Lake Street and Hawthorne Ct. and shall coordinate with the other contractor in such circumstances.*

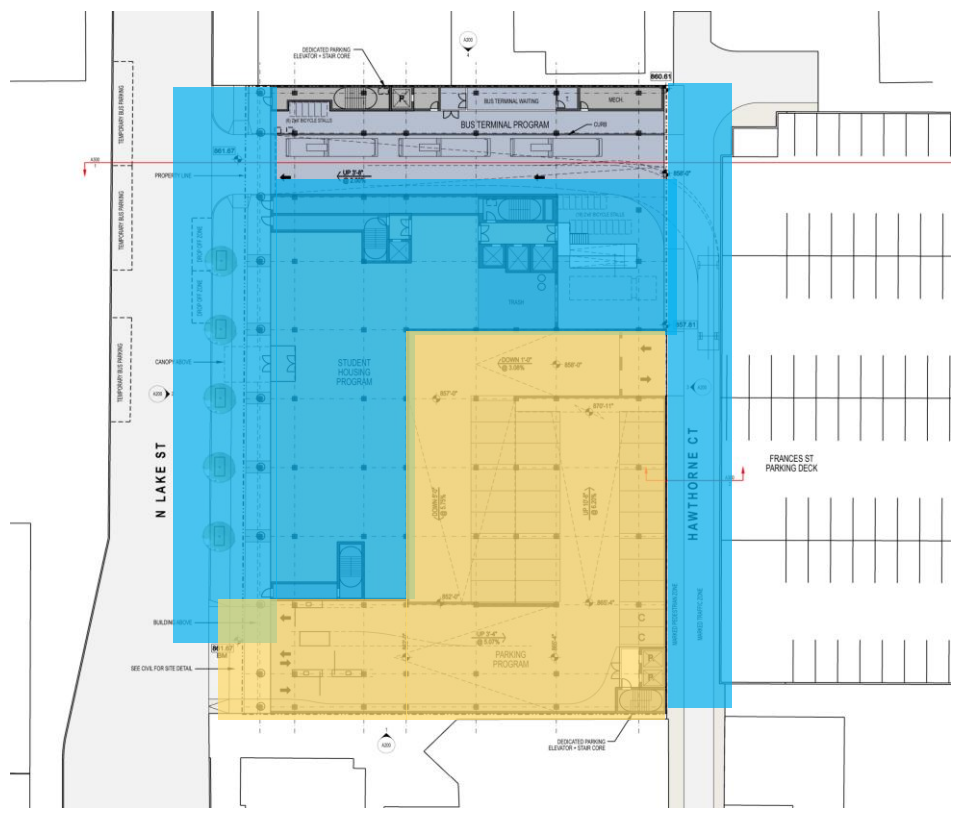
- Contractor demobilizes from Lake Street
- Contractor permanently vacates podium roof (for Developer mobilization and staging)
- Contractor temporarily vacates P5 and P6 for Developer to perform re-shoring (Contractor can occupy these levels upon removal of Developer re-shoring)
  - Shores in place on 5th and 6th floor starting 1/6/25
  - 5th floor shores removed – 2/15/25
  - 6th floor shores removed – 3/1/25
- Contractor will permanently vacate ground floor housing program space
- Developer controls air space moving forward (Contractor hoisting will not utilize a crane)
- Developer mobilizes on Lake Street, within L1 housing program, P5/P6 (for reshoring) and podium roof and has exclusive access to housing stairwells and elevator shafts.



# On 4/1/25 . . .

- Contract 9361 Contractor
- Developer
- Proposed Developer Tower Crane Location
- City Public Works Contractor for Hawthorne Court Reconstruction

- Site Access – Developer controls Lake Street and Hawthorne Court frontage



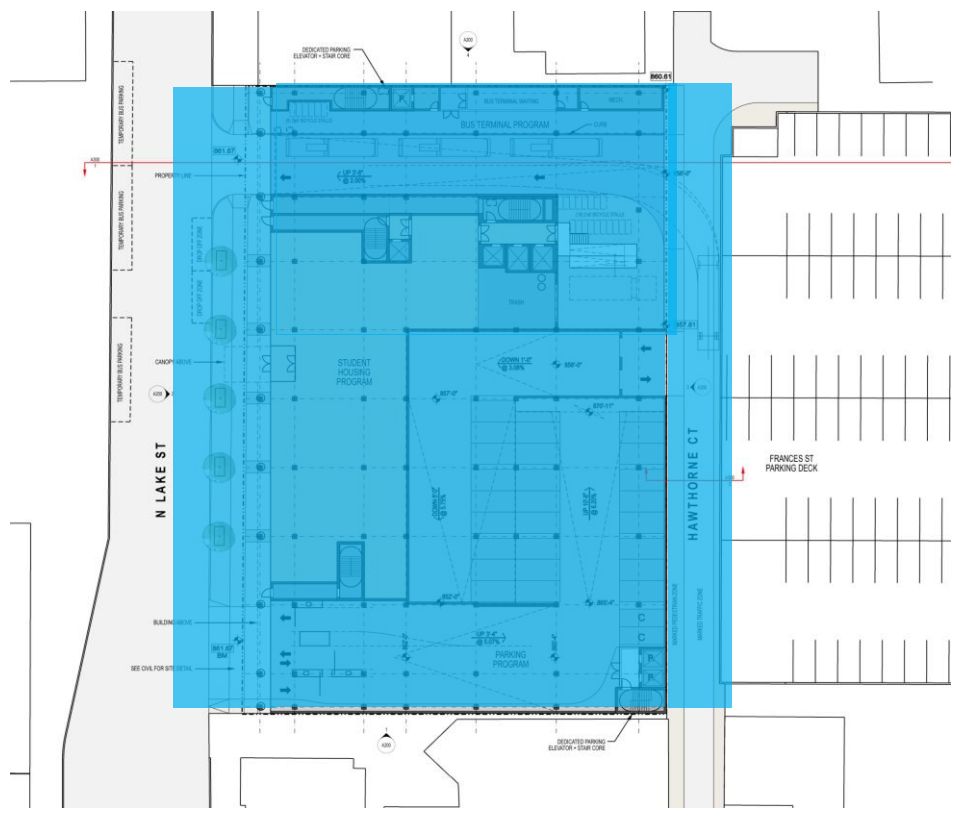
- Contractor provides Developer access to Hawthorne Ct. on 4/1/25.
  - Developer needs Hawthorne to install enclosure on east elevation.
- Developer continues building housing tower and building out ground floor housing program and liner units.
- Developer controls Lake Street and Hawthorne Court frontage

# On 6/1/25 . . .



- Contract 9361 Contractor
- Developer
- Proposed Developer Tower Crane Location
- City Public Works Contractor for Hawthorne Court Reconstruction

- Site Access – Developer controls Lake Street and Hawthorne Court frontage until enclosure on east elevation is complete

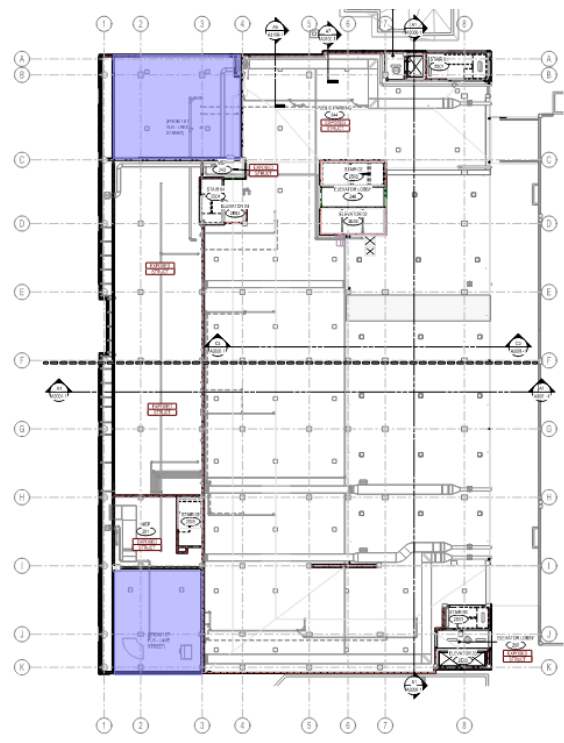


- Contractor completes parking garage scope
- Developer controls 100% of site
  - Coordination of any remaining Contractor work to be coordinated with Developer. See next page for expected MEP Ceiling Coordination that is expected to take place after 6/1/25

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# MEP Ceiling Coordination

## 2<sup>nd</sup> Floor Ceilings



**Ceilings in the highlighted areas require coordination with the Developer**

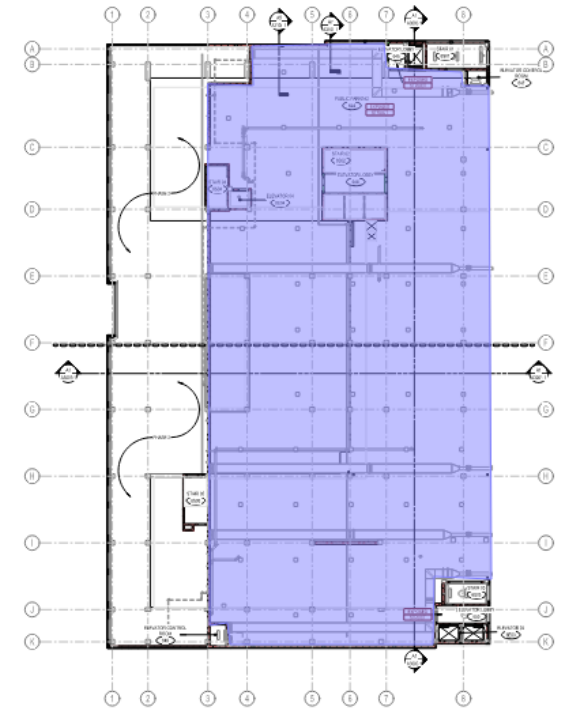
### 2<sup>nd</sup> Floor

- Overhead rough-ins may be installed prior to commencement of Phase 2.
- Coordinate rough-in locations with Phase 2 contractor.
- Final drops and fixtures may be installed beginning in June 2025

### 6<sup>th</sup> Floor

- Overhead rough-ins may be installed when concrete shoring posts are removed in March 2025
- Coordinate rough-in locations with Phase 2 contractor.
- Final drops and fixtures may be installed August 2025

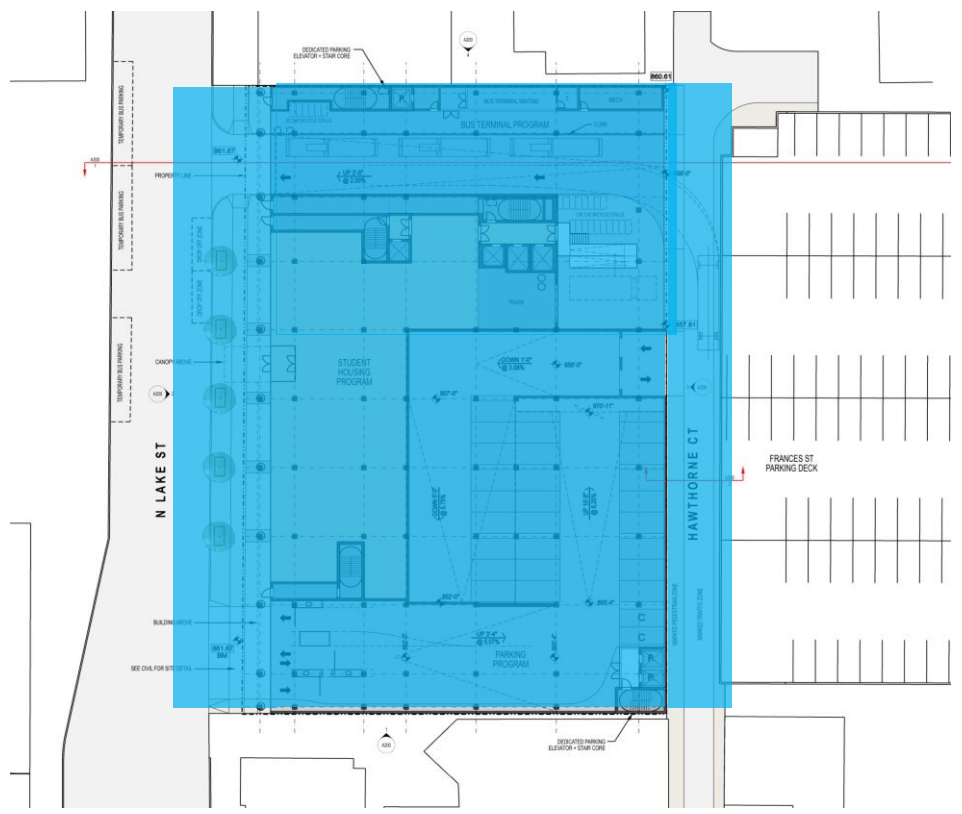
## 6<sup>th</sup> Floor Ceilings



# 6/1/25 – 2/28/26

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- Site Access – Developer Controls Lake Street and Hawthorne Court frontage until enclosure on east elevation is complete

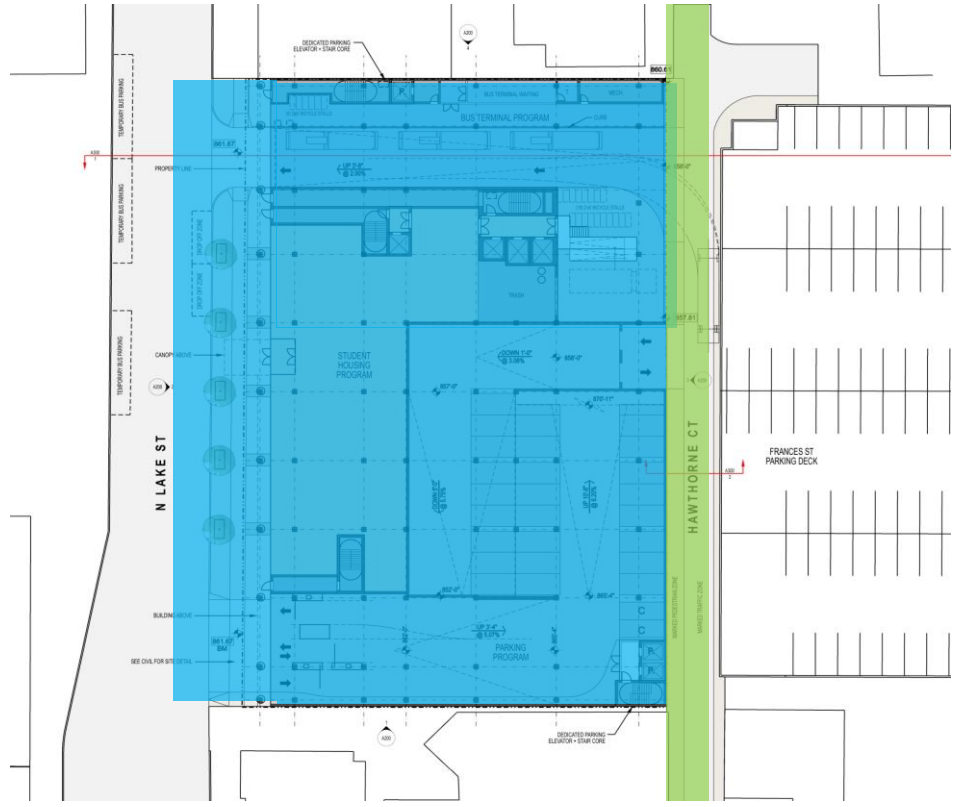


- Developer continues building housing tower and building out ground floor housing program and liner units.
- Developer needs Hawthorne to install enclosure on east elevation.

# On 3/1/26 . . .

- Site Access – Developer Controls Lake Street frontage / City of Madison Controls Hawthorne Court frontage
- *Note: Contractor and Developer shall, from time to time, require access off both Lake Street and Hawthorne Ct. and shall coordinate with the City and other contractor in such circumstances.*

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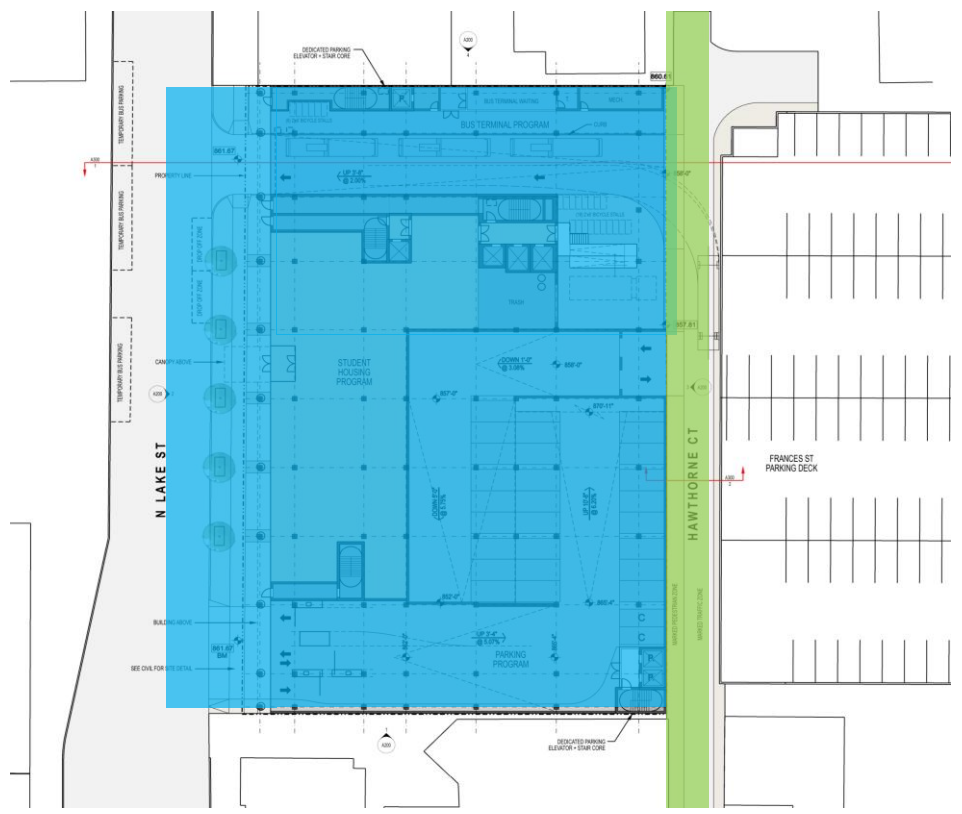


- Developer completes enclosure on east elevation.
- Developer demobilizes from Hawthorne Ct.
- Hawthorne Court reconstruction commences.
- Developer continues building housing tower and building out ground floor housing program and liner units.

# 3/1/26 – 5/31/26

- Site Access – Developer Controls Lake Street frontage / City of Madison Controls Hawthorne Court frontage
- *Note: Contractor and Developer shall, from time to time, require access off both Lake Street and Hawthorne Ct. and shall coordinate with the City and other contractor in such circumstances.*

Contract 9361 Contractor  
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 City Public Works Contractor for Hawthorne Court Reconstruction



- Hawthorne Court reconstruction under separate public works contract
- Developer continues building housing tower and building out ground floor housing program and liner units.
- Developer to construct Lake Street ROW improvements
- Bridge connections to Frances Street to be completed by Contractor (if Alternate approved) or separate Public Works Contractor (may extend beyond 5/31/26 so long as this scope does not impact housing certificate of occupancy)



# On . . . 5/31/26

Contract 9361 Contractor  
Developer  
Proposed Developer Tower Crane Location  
City Public Works Contractor for Hawthorne Court Reconstruction



- Hawthorne Court reconstruction complete
- Developer substantially complete with housing
- CO issued for parking garage
- CO issued for housing tower

