



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: March 31, 2017

RE: Judge Doyle Project Quarterly Report

As of the end of the first quarter of 2017, the Judge Doyle project remains on schedule. The following work has occurred during the first quarter of 2017.

Schematic Design for the Judge Doyle Garage

- The draft Schematic Design Report was completed by the LVDA Team on December 22, 2016 and submitted for final review and comment by the City, which were submitted in early January.
- The LVDA Team completed the cost estimate for the Block 88 underground public garage as a required element of the schematic design phase and reviewed it with City staff. Due to intense competition for construction work and rising materials costs, initial cost estimates exceeded the authorized construction budget by \$10 million. A resolution to the issue had to be found by March 21, 2017 to keep the design process on track to bid and commit the \$24.0 million of TIF funding for the project by September 19, 2017, the last date to contract for expenditures in TID #25.

Efforts were made to reduce the projected costs without significantly compromising the needs of the Parking Utility and meeting the stated goals of the Common Council for a below ground garage that maximizes the above ground private development potential. These efforts reduced the \$10 million gap to approximately \$6.0 million. The Transit and Parking Commission on March 8th, the Board of Estimates on March 15th and the Common Council on March 21st considered the matter and approved a Resolution to authorize the use of \$6.0 million of Parking Utility Reserves which will be repaid from the first twelve years of lease revenues paid to the City by the developer for leasing City land on which the development will be built. With the approval of the additional funding authorization by the Common Council, the City on March 22nd gave its authorization to LVDA to initiate the design development phase of the work.

Project Coordination with Beitler

- During the fourth quarter, the Beitler Team decided to track the land use approvals for the private development on Blocks 88 and 105 with the approval processes for the public construction. Much of the first quarter's work was focused on implementing that decision. During January, the Beitler Team individually met with the immediate neighbors to review the plans, and with the City's Development Assistance Team on January 5th. The Beitler Team also met with the Capitol Neighborhoods Development Committee on two occasions (January 6 and March 28). A CNI neighborhood meeting was conducted by Alder Verveer on January 11th. Informational presentations were made to Urban Design Commission on January 25th and the Landmarks Commission on February 20th. On February 22nd, a Planned Development (PD) rezoning application consisting of a General Development Plan (GDP) for Block 88 and 105 along with two Specific Implementation Plans (SIP) each for Block 88 (City underground garage and private apartments and parking above grade) and Block 105 (hotel tower and apartment tower). In addition, the City filed a certified survey map application in January to create a two-lot division for Block 88 (Madison Municipal Building site and Judge Doyle site).
- On January 25th, the Beitler team met with City Engineering, Planning and Traffic Engineering staff to work on the layout of the Pinckney Street right of way and materials to be used to ensure that the street specifications would meet City requirements.
- On March 21st, the Landmarks Commission met and considered the development applications. It recommended to the Plan Commission and Urban Design Commission that the Landmarks Commission found that the proposed development is not so large or visually intrusive to adversely affect the historic character and integrity of the adjacent landmarks.
- The calendar for the remaining Commission and Common Council actions is provided in the *Look Ahead* section below.

Judge Doyle City Staff Team

- A Judge Doyle City Staff Team was formed to support the Project Coordination Team and to coordinate the work on the Judge Doyle project among the City departments and divisions. Meetings were held on January 20th, February 10th, and March 17th.

Bicycle Center

- On November 1st, the Common Council authorized the issuance of a Request for Proposals for a Bicycle Center Operator. The RFP was issued on November 2nd with proposals due on December 16th. The City didn't receive any responses as of the December 16th deadline. During the first quarter, City staff contacted the people/operators the City had spoken with regarding the RFP before it was issued to gather information as to why there weren't any responses and the general level of interest for the bicycle center element.
- At the quarter's end, two entities expressed sufficient formal interest from the City's follow-up to submit a general overview of potential proposals for the City's review. The Bicycle Center Work Group will review the material received and submit recommendations to the Judge Doyle City Staff Team in April.

Looking Ahead

- During the second quarter, the requested land use approvals will be reviewed by the UDC, Plan Commission and Common Council. LVDA will complete the design development and construction drawings for the Block 88 parking garage. Authorization to proceed to public bid on the garage will be garnered from the Board of Public Works and the Common Council, and the project will be advertised for bid.
- The calendar for the second quarter:
 - April 5 – UDC considers rezoning applications
 - April 19 – Board of Public Works considers Resolution to advertise for bids for the public construction
 - April 24 - Pre-Bid Contractor Meeting conducted by City Engineering and Department of Civil Rights
 - April 24 - Plan Commission considers rezoning applications
 - May 2 – Common Council considers rezoning applications and Resolution to advertise for bids for the public construction
 - June 1 – Construction Drawings Due to City from LVDA
 - June 9 – July 21 – Advertise for Bids for the Block 88 Garage