



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: March 31, 2018

RE: Judge Doyle Project Quarterly Report

As of the end of the first quarter of 2018, the Judge Doyle garage continues to make significant progress. The following work has occurred during the quarter, which was dominated by the continuing construction of the new public parking garage on Block 88, and the coordination with Beitler Real Estate Services on the private development elements to follow the City ramp construction.

Judge Doyle Garage Construction

- As of March 31st, the site excavation was 95% complete. Unforeseen soil conditions and an underground foundation caused some temporary delays. In addition, the extreme cold snaps in January and February caused some temporary delays. As a result, the project is nine weeks behind schedule, but the contractor expects to make up much of that time to deliver the substantial completion of the ramp in April 2019.



Ramp to base of the excavation. Looking South towards East Wilson Street.

- Four change orders have been approved by the Board of Public Works during the quarter in the amount of \$ 493,892, to remove the unforeseen buried concrete foundations and the unsuitable soils, place clean fill along the Madison Municipal Building side of the site, north of the Annex and a portion along Doty Street, to add drain tile under the foundation of the ramp, and additional City directed changes. These change orders represent 1.65% of the project contingency.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.
- There haven't been any safety issues on the construction site.
- The Project Metrics through the end of March 2018 for the garage construction is attached to this report.



An image of the excavation from above. The Madison Municipal Building Annex is at the top of the picture.

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 January 12th, February 9th and March 9th.

Bicycle Center

- On November 21st, the Common Council approved the selection of Freewheel Bicycle Company of Madison as the bicycle center operator and directed a final lease be negotiated.
- In January, the City signed an amendment to the existing design contract for the Block 88 garage to design the white box elements of the bicycle center. The design kick-off meeting with the architect, City and Freewheel Bicycle Company will occur in April.

Block 88 and Block 105 Private Development

- Beitler Real Estate Services informed the City in January that it had selected a Hilton flag, Embassy Suites brand and Aimbridge Hospitality Group as the operator for the proposed hotel in Block 105. The development agreement executed in July 2016 between the City and Beitler requires the brand, flag and operator be approved by the Common Council. A resolution was presented in January to approve the selections and was adopted on February 6th following recommendations from the Monona Terrace Board and the City Finance Committee.
- Following the Council's action, the City presented a draft room block agreement to Beitler for consideration. At the quarter's end, the terms were under negotiation by the parties. The completed room block agreement will also need Common Council approval in accordance with the development agreement provisions.
- Beitler Real Estate Services also began pricing the private development elements of the project. Initial cost estimates for the apartments are significantly above the target budget that Beitler had established, and at quarter's end, it was working with its contractor and architect to identify ways to reduce those costs for the apartment project. The construction industry, both locally and nationally, is seeing a rapid rise in raw material costs as well as a rising interest rate environment. To the extent this situation could cause a significant gap in time before for the private construction above the ramp commences, the City may have to prepare for a "temporary" condition for the cap on the ramp. To prepare for this potentiality, the City began working with its design architect on potential options for a cap.
- The development agreement also requires that ground leases for Blocks 88 and 105 be executed prior to the commencement of the private development elements. Beitler Real Estate Services presented draft lease documents to the City in the fourth of quarter of 2017. Initial review and preliminary discussions were conducted with Beitler Real Estate Services. However, due to the issues identified above, the lease negotiations did not progress any further during the quarter.

Looking Ahead

- During the second quarter of 2018, the two tower cranes will be erected. The footings and foundations will be poured and the concrete structure will begin. Substantial completion of the garage is anticipated by April 2019.
- The negotiation of the room block agreement with Beitler Real Estate Services will be completed and presented to the Common Council for consideration.
- The City also expects to conclude its review of the options to cap the ramp to be prepared if the private development on Block 88 doesn't proceed on its original schedule, and to present those options to decision makers.

Judge Doyle Garage Construction Metrics through March 31, 2018

CITY OF MADISON		MARCH		2018
JUDGE DOYLE PUBLIC PARKING				
MONTHLY UPDATE				
		METRIC GOAL	CURRENT METRIC STATUS	COMMENTS
SAFETY				
Total number of tradespeople on site			18	
Total hours worked to date			15334	
Recordable incidents		0	0	
Restricted duty incidents		0	0	
Lost time incidents		0	0	
SCHEDULE				
Number of days ahead or behind scheule		0	-44	
FINANCIAL				
Original contract sum	\$29,968,853.00			
Net change by change orders	\$213,208.80			
Contract sum to date	\$30,182,061.80			
Total completed to date	\$5,677,587.80			
Retainage	\$283,879.39			
Total earned less retainage	\$5,393,708.41			
Balance to finish, plus retainage	\$24,788,353.39			
Percent paid to date	19%			
CONTRACT COMPLIANCE				
SBE goal		8.00%	4.5%	
	Capitol Steel Erectors	3.58%	3.84	\$1,072,975
	Mobile Glass Inc	0.53%	0.52	\$157,293
	FireStop Plus	0.04%	0.004	\$3,588
# of racial/ethnic minorities		6.00%		
# of women		7.00%		
# of individuals with disabilities				
MILESTONES				
Reach bottom of ERS		03/01/18	04/13/18	
Remove soil ramp			04/20/18	
Start underground deep piping		03/13/18	04/23/18	
Install tower cranes		3/5/2018	04/18/18 through 04/22/2018	
1st Pour U4 slab on grade		4/11/2018	05/25/18	
Remove tower cranes		12/04/18	TBD	
Concrete complete		12/10/2018	1/28/2018	
Occupancy		2/13/2019	5/3/2018	
OPEN CORRESPONDENCE				
RFIs		0	67	6 open
Shop Drawings		0	136	43 Open
Substitution Requests		0	5	0 Open
Change Order Requests		0	7	1 Open
Change Orders		0	4	
Construction Bulletins		0	3	
PROJECT HIGHLIGHTS				
Upcoming activities for April include the start of building footings, erecting the two tower cranes, hoisting the earth retention equipment out of the hole, underground plumbing, and preparation for the placement of the slab on grade.				
UPCOMING ACTIVITIES				
Tower Crane Erection 4/18-4/22	Doty St will be closed. Block 89 parking will be accessible.			
Start Structural Decking 6/4				