



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: June 30, 2018

RE: Judge Doyle Project Quarterly Report

As of the end of the second quarter of 2018, the Judge Doyle garage construction continues to make considerable progress, reaching the 30% completion milestone. The quarter however, was very eventful regarding the relationship with Beitler Real Estate Services, the City's development partner for the private development elements to follow the municipal garage construction.

Judge Doyle Garage Construction

- As of June 30th, the site excavation was complete, and footings and foundations were in place to enable the waterproofing to be installed and the slab on grade to be poured. The two tower cranes were erected in April.
- Primarily due to (1) unforeseen soil conditions during the excavation; (2) weather conditions (extreme cold snaps in January and February and wet weather in the spring), and (3) extended preparation to ensure a quality installation of the waterproofing below the slab on grade, the schedule has lagged by 44 days. We target the issuance of the certificate of occupancy for the municipal garage for August 2019 following the completion of the Podium structure above the municipal garage.
- Six change orders have been approved by the Board of Public Works to date in the amount of \$656,616, including \$162,724 during the quarter. The project has utilized 27.4% of the project contingency through the end of the second quarter.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.
- There was one recordable safety incident for the quarter. A Zander employee cut his left wrist with a retractable razor blade, receiving six stitches, and returned to work.
- The project metrics through the end of June 2018 for the garage construction are attached to this report.



An image of the progress to date looking to the north to Doty Street and Block 89.

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 April 13th, May 18th and June 8th.

Bicycle Center

- On November 21, 2017, the Common Council approved the selection of Freewheel Bicycle Company of Madison as the bicycle center operator and directed a final lease be negotiated. On April 17th, the City conducted a workshop with Freewheel, the design team and City staff to kick off the design process for the white box elements of the bicycle center.

- A second meeting is scheduled for mid-July to review preliminary concepts for the space based on the workshop discussion and follow-up information to be prepared.

Block 88 and Block 105 Private Development

- On May 15th, the Common Council authorized the funding and directed the necessary actions for the City to move forward to design the Podium (the above grade parking and retail above which the apartments will be constructed in the future) and directed that the Judge Doyle Negotiating Team continue to work with the Developer on amendments to the executed Development Agreement.
- On June 4th, the developer filed a legal action against the City in Federal Court in the Northern District of Illinois alleging a contract violation by the City.
- The municipal garage design team has commenced design work on the podium element. An informational presentation was made to the City's Urban Design Commission on June 6th about proposed design changes and feedback was requested. At quarter's end, a presentation to the Landmarks Commission was scheduled for July 9th, a presentation to the Capitol Neighborhoods Development Committee on July 10th and a follow-up informational presentation with the Urban Design Commission on July 18th.

Looking Ahead

- Structural deck construction will continue throughout the third quarter on the municipal garage, with construction anticipated to be at grade in early 2019.
- An application for a major alteration to the approved planned development will be filed by City on August 1. Urban Design Commission action on the alteration request is anticipated prior to the end of the quarter.
- The City expects to receive the schematic design documents for the Podium from the design team by July 30. Following City review, the design team will be directed to commence work on the design development documents in August. The goal is to have construction documents ready for the Board of Public Works review on November 7.

Judge Doyle Garage Construction Metrics through June 30, 2018

CITY OF MADISON			June	2018
JUDGE DOYLE PUBLIC PARKING				
MONTHLY UPDATE				
		METRIC GOAL	CURRENT METRIC STATUS	COMMENTS
SAFETY				
Total number of tradespeople on site			42	
Total hours worked to date (thru May)			27203	
Recordable incidents		0	1	
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	\$656,616.36			
Contract sum to date	\$30,625,469.36			
Total completed to date	\$9,987,875.80			
Retainage	\$429,393.79			
Total earned less retainage	\$9,558,482.01			
Balance to finish, plus retainage	\$21,066,987.35			
Percent paid to date	32%			
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%	3.80%	
# of women		7.00%	0.30%	
# of individuals with disabilities				
MILESTONES				
1st Pour U4 slab on grade		4/11/2018	7/6/2018	Waterproofing install caused delay
1st Pour U3 structural deck		4/30/2018	7/24/2018	
Remove tower cranes		12/04/18	TBD	
Concrete complete		12/10/2018	1/28/2018	
Occupancy		2/13/2019	5/3/2018	
Substantial Completion			5/31/2018	
OPEN CORRESPONDENCE				
RFIs		0	89	6 open
Shop Drawings		0	171	27 Open
Substitution Requests		0	6	0 Open
Change Order Requests		0	10	1 Open
Change Orders		0	6	
Construction Bulletins		0	5	
PROJECT HIGHLIGHTS				
UPCOMING ACTIVITIES				
Pour 1st SOG (NE Corner) the week of 7/2/18				
Pour 2nd SOG (NW Corner) week of 7/16				
Struct deck framing start the week of 7/9/2018				
Structural Deck Framing L3 week of 8/13				