





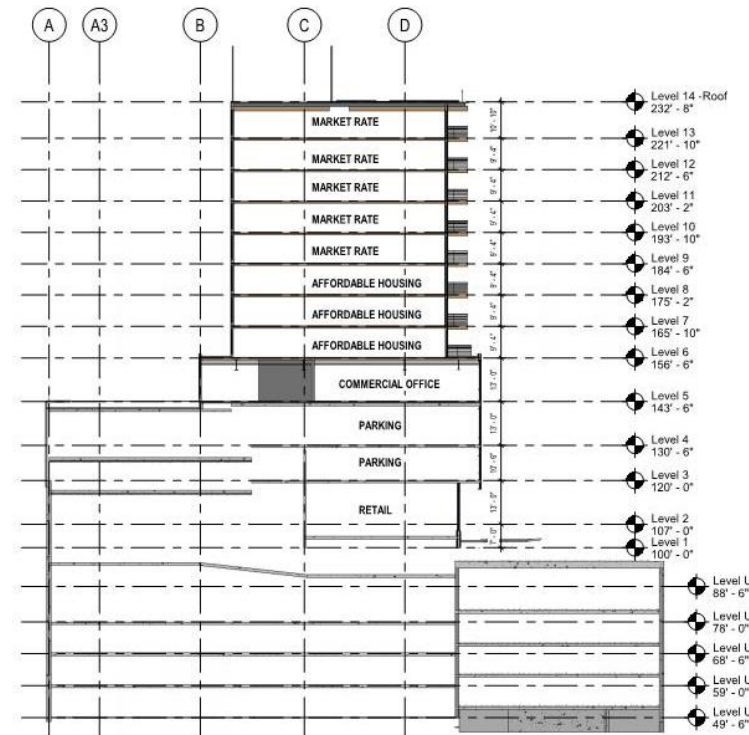
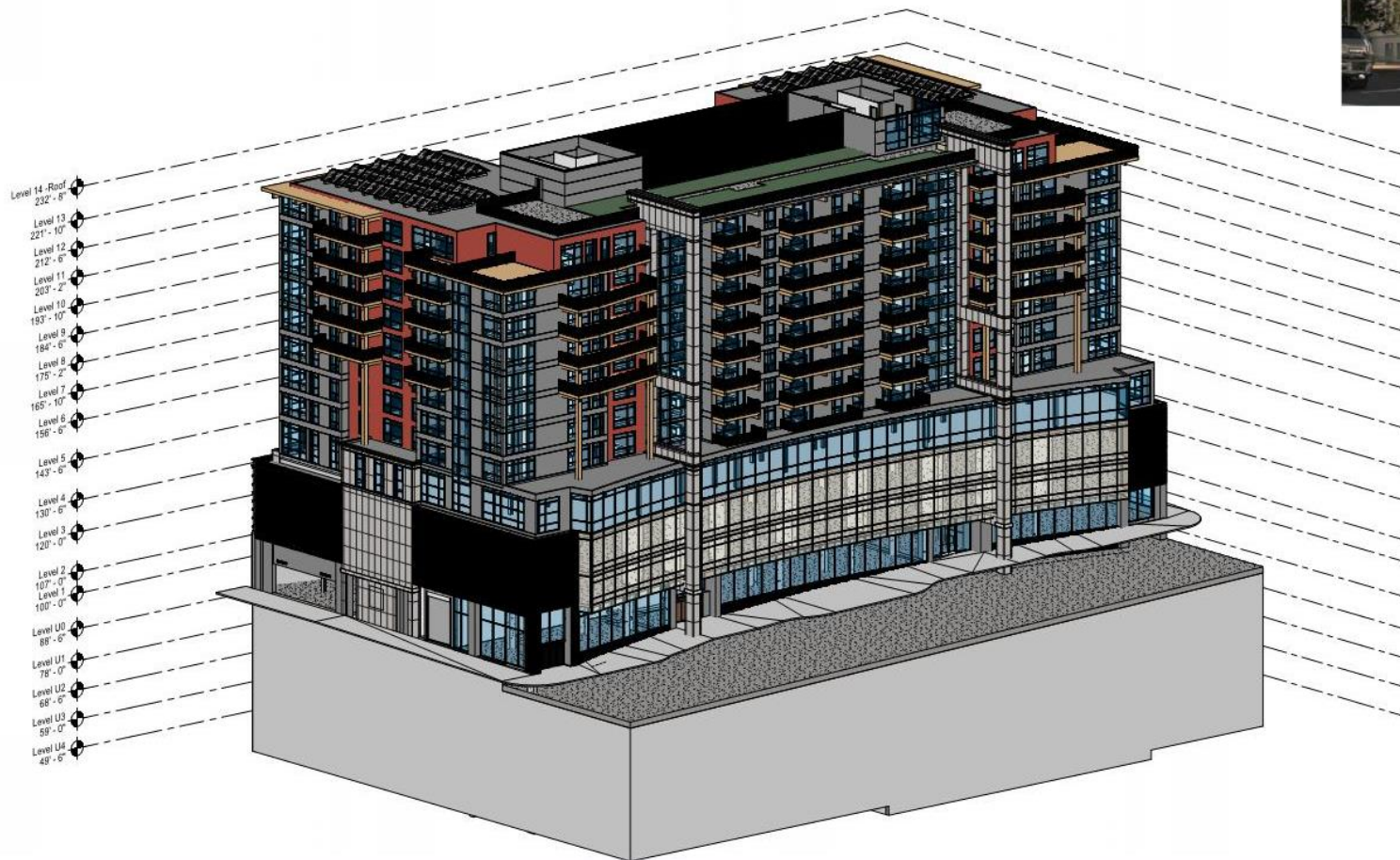
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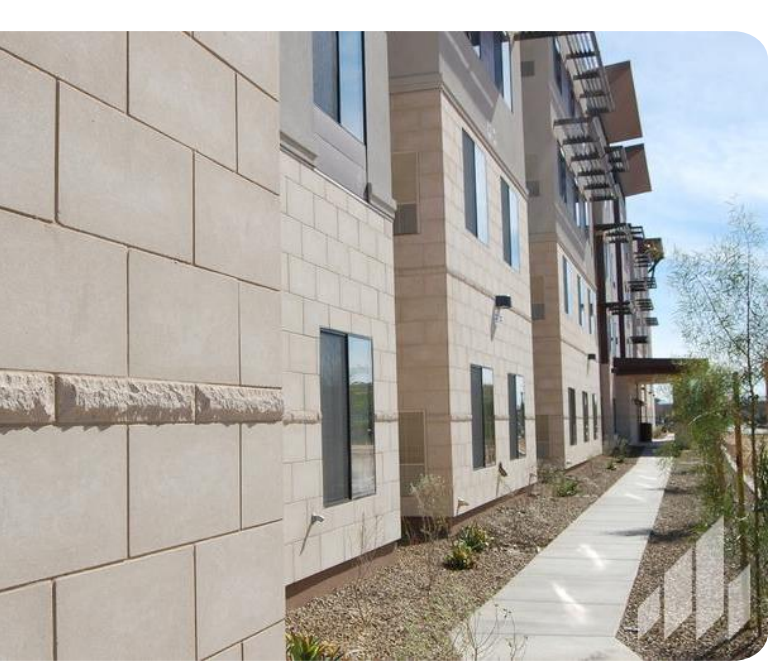
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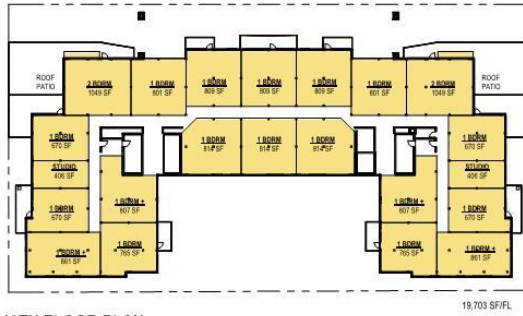


SCHEMATIC CROSS SECTION
1" = 20'-0"

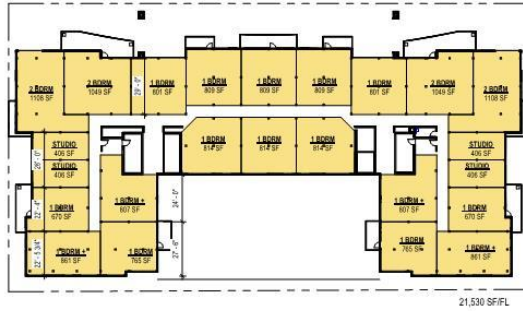




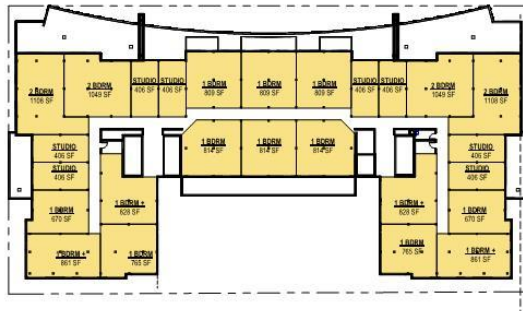




13TH FLOOR PLAN
1" = 30'-0"



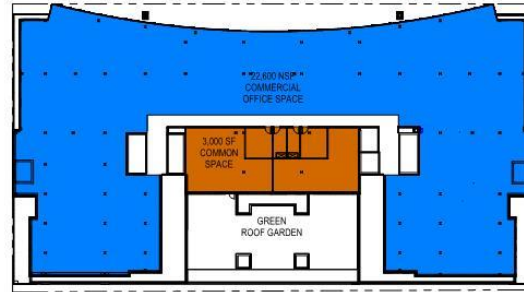
9TH FLOOR PLAN
1" = 30'-0" 10TH - 12TH FLOOR SIMILAR - 24 UNITS PER FLOOR



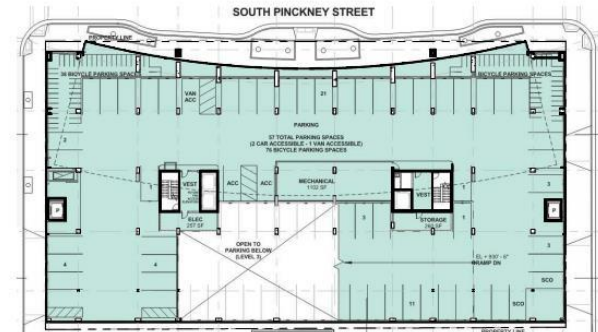
6TH FLOOR PLAN
1" = 30'-0" 7TH & 8TH FLOOR SIMILAR - 26 UNITS PER FLOOR
191,943 GSF TOTAL

MARKET RATE TOTAL			
Unit Type	#	Area	Total Area
2BDRM	8	1108	8864
2 BDRM	10	1049	10490
1 BDRM +	10	861	8610
1 BDRM +	10	828	8280
1 BDRM	15	814	12210
1 BDRM	15	809	12135
1 BDRM	10	801	8010
1 BDRM	10	708	7080
1 BDRM	12	670	8040
STUDIO	18	406	7308
TOTAL	118		91027
AVERAGE		771.41525	

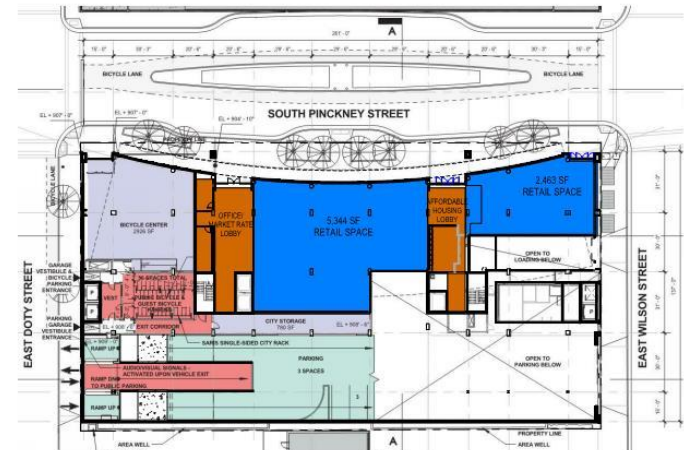
AFFORDABLE UNIT MIX TOTAL			
Unit Type	#	Area	Total Area
2BDRM	6	1108	6648
2 BDRM	6	1049	6294
1 BDRM +	6	861	5166
1 BDRM +	6	828	4968
1 BDRM	9	814	7326
1 BDRM	9	809	7281
1 BDRM	6	708	4248
1 BDRM	6	670	4020
STUDIO	24	406	9744
TOTAL	78		55695
AVERAGE		714.03846	



5TH FLOOR PLAN
1" = 30'-0"



4TH FLOOR PLAN
1" = 30'-0" 3RD FLOOR SIMILAR



1ST FLOOR PLAN
1" = 30'-0"

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Madison WI

04/12/2019

SCHEMATIC PLANS

OPTION 1 - MARKET RATE/ AFFORDABLE
 1ST FLOOR - 7,807 SF RETAIL
 2 STORY PARKING GARAGE
 - 148 TOTAL PARKING SPACES
 - 107 SPACES SHARED (72%)
 (EXISTING PODIUM PARKING TO REMAIN)

5TH FLOOR - 22,600 SF COMMERCIAL OFFICE
 8 STORIES OF RESIDENTIAL -
 - 196 TOTAL UNITS
 - 78 AFFORDABLE UNITS - 3 FLOORS @ 26 UNITS/FL
 30 PARKING SPACES (.38/UNIT)
 - 118 MARKET RATE UNITS - 5 FLOORS @ 24 UNITS/FL
 118 SPACES (1/UNIT)



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UBC Brock Commons

INSTALLATION FACTS (PER FLOOR)

- 78 Glulam Columns: **5 minutes each**
- 29 CLT Panels: **6 minutes each**
- 22 Envelope Panels per floor: **22 minutes each**



Carbon 12

- **Tallest** mass timber structure in the USA
- **20-foot deep basement** with automated parking system
- 242 panels installed in **70 days**

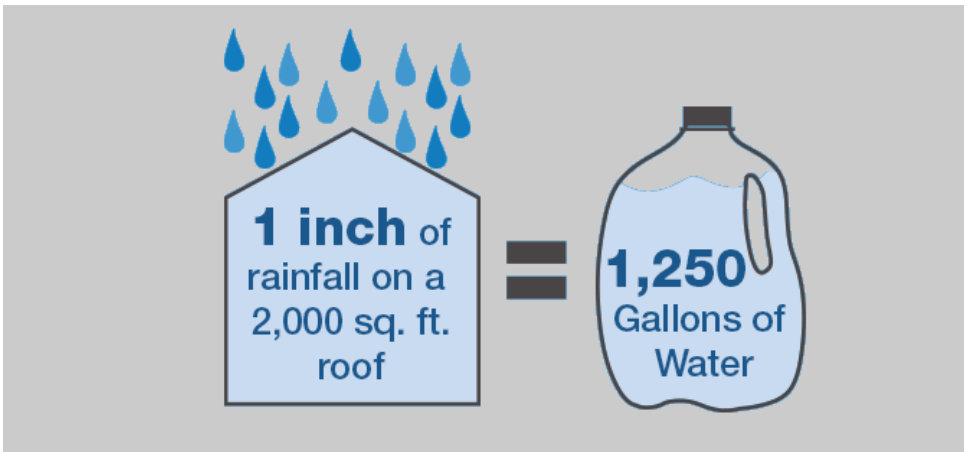
T3 - MINNEAPOLIS





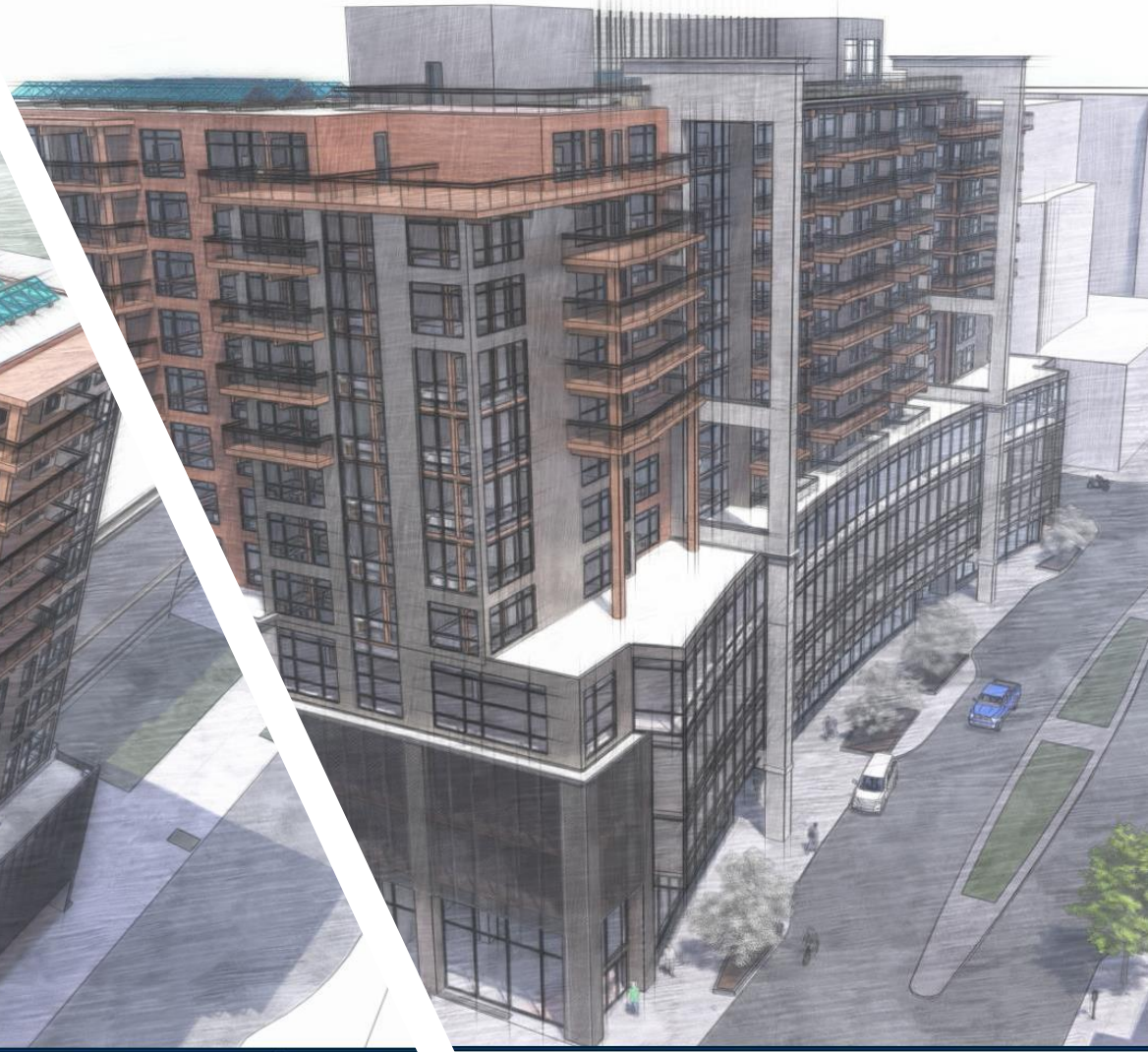
Ascent - Milwaukee





8,000 GALLONS OF RAINWATER STORAGE





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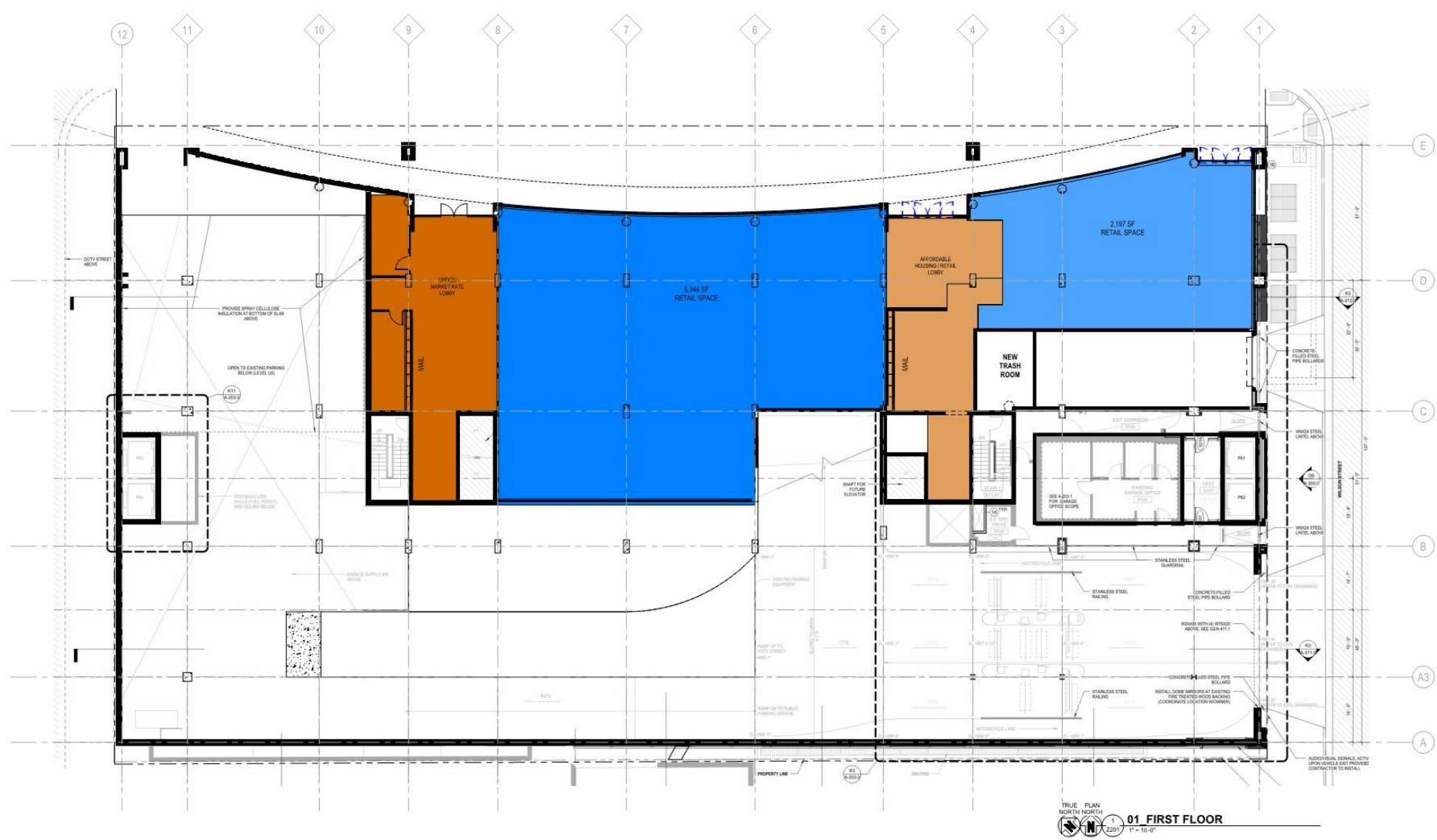
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A wide-angle photograph of a solar farm. In the foreground, rows of dark blue photovoltaic panels are mounted on metal frames, sloping upwards. The panels are arranged in neat, parallel rows that recede into the distance. The sky is a clear, pale blue. In the far background, some industrial structures and a distant horizon line are visible. A dark, semi-transparent diagonal band runs across the image from the top right towards the bottom left, serving as a background for the text.

ESTIMATED -
57,600 KWH/YR





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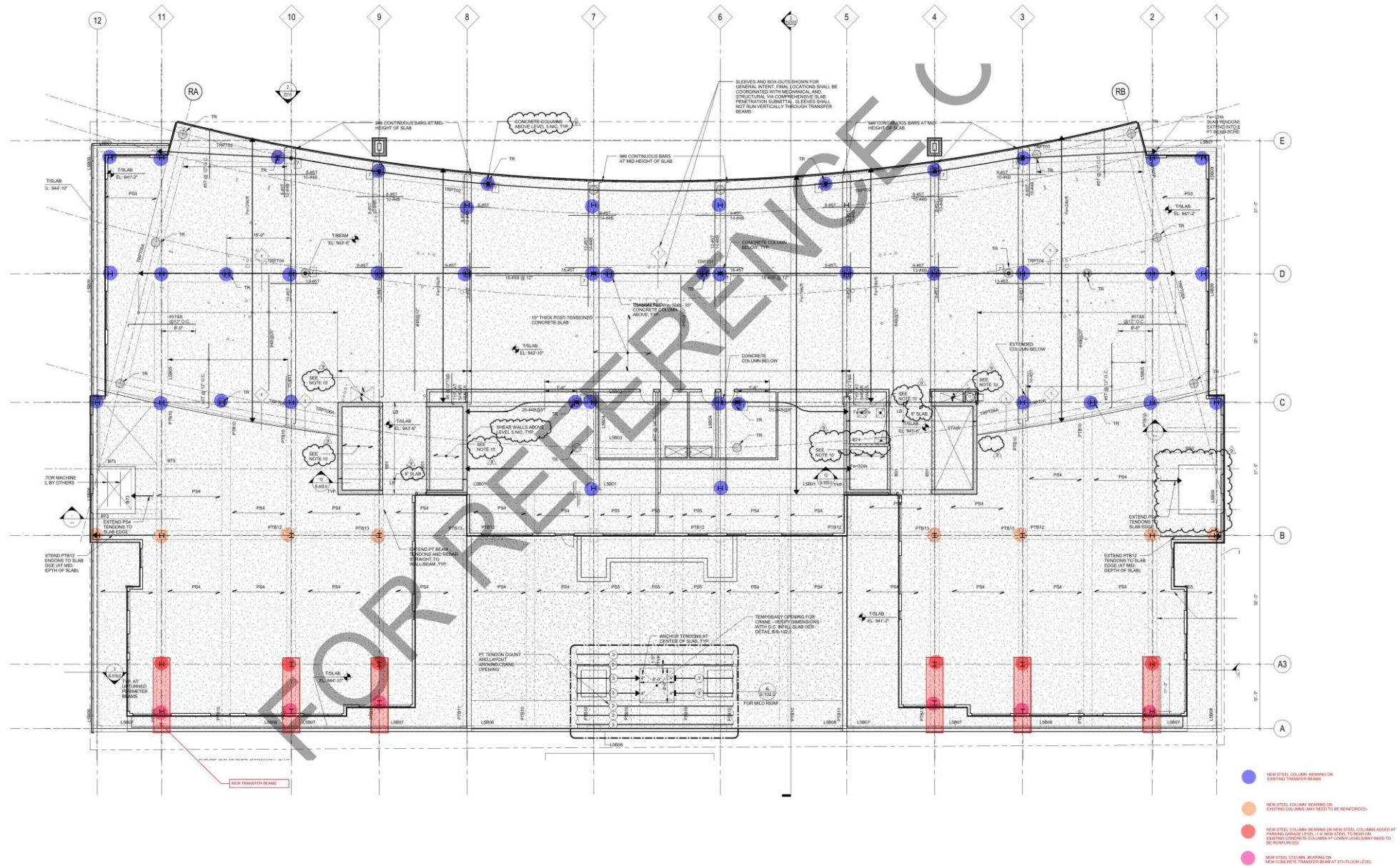
1ST FLOOR PLAN

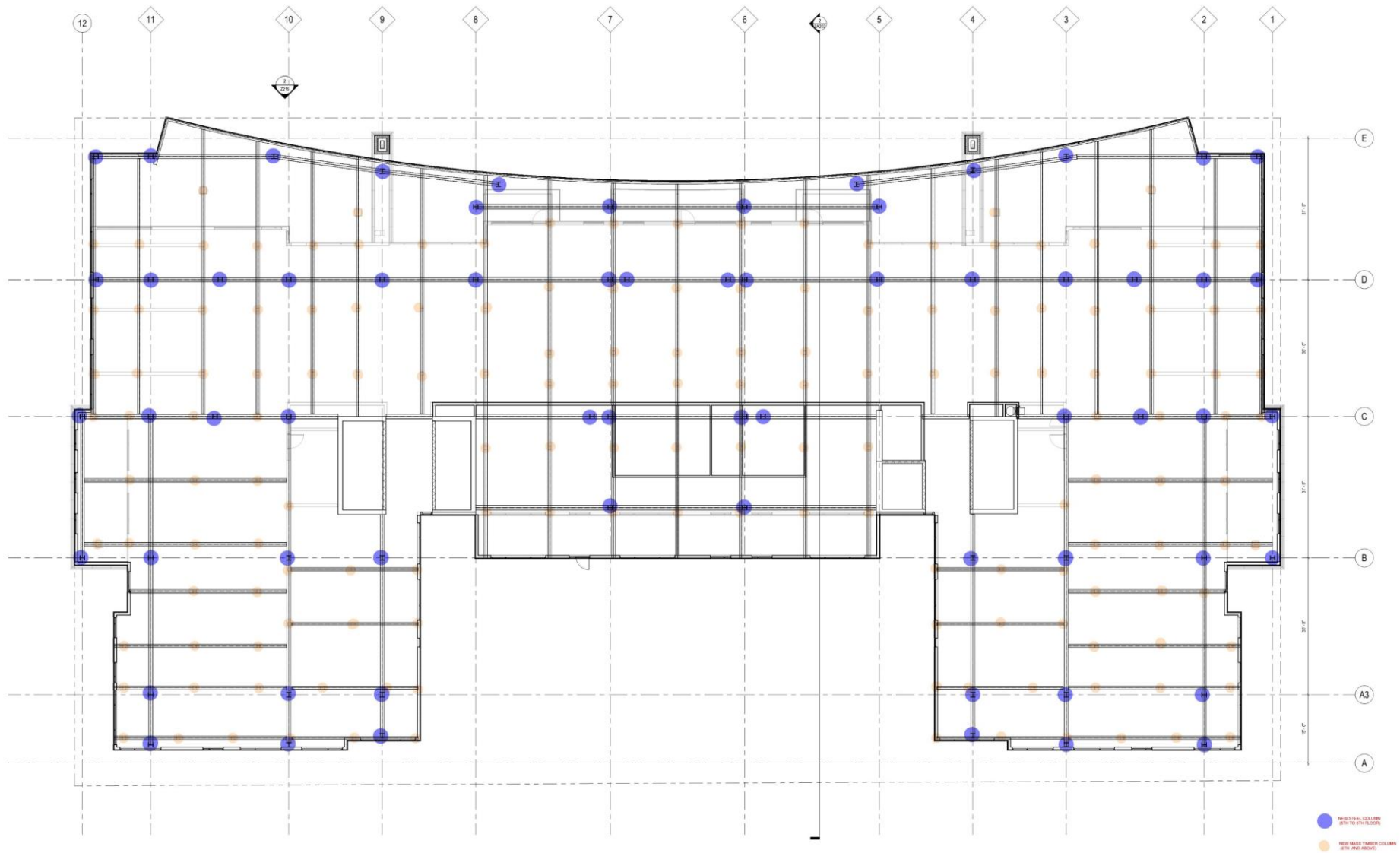
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TRUE PLAN
NORTH NORTH
06 6TH FLOOR PLAN
1" = 10' 0"

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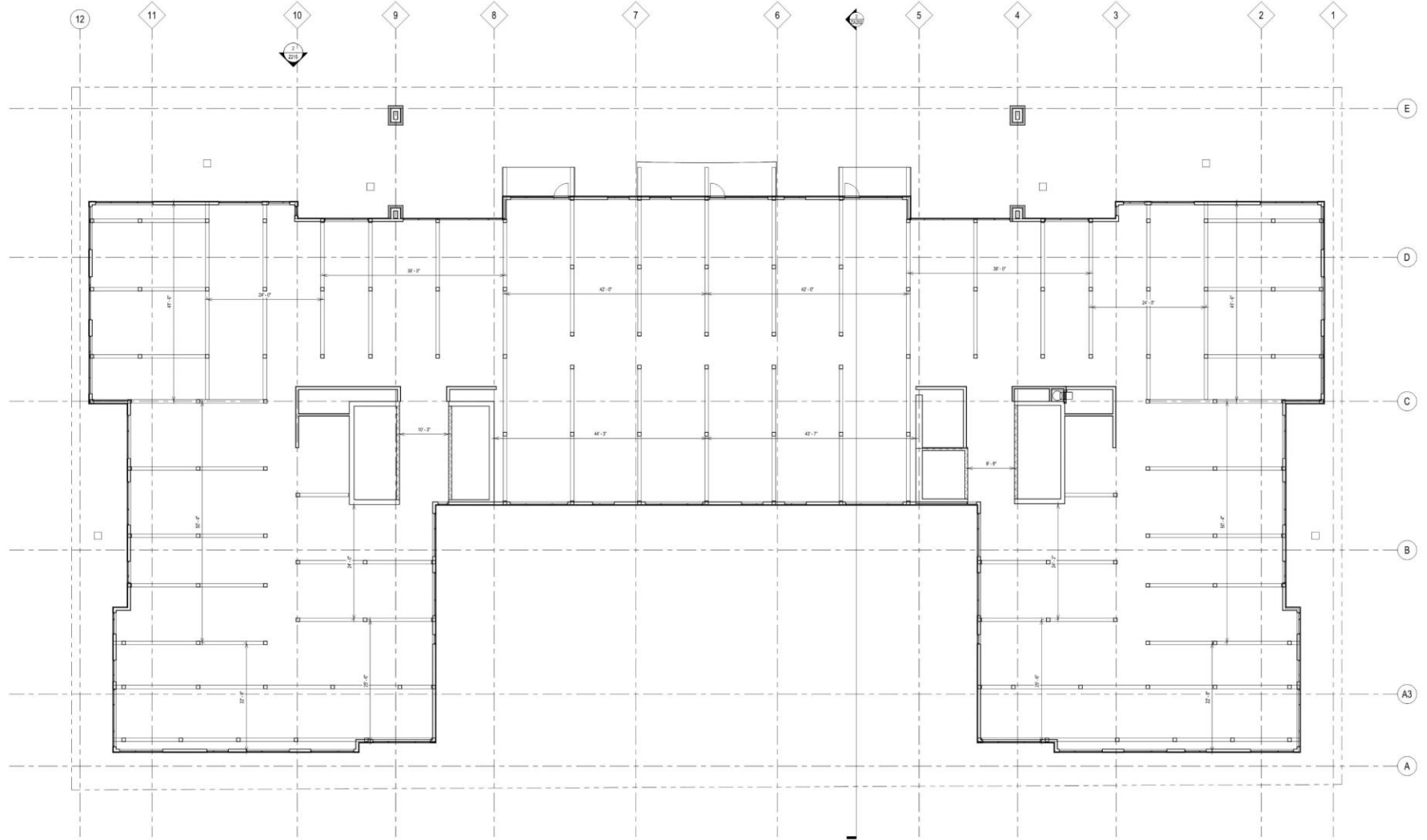
6TH FLOOR PLAN

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TRUE PLAN
NORTH NORTH
09 9TH FLOOR PLAN
1" = 10'-0"

10TH - 13TH FLOOR SIMILAR - 24 UNITS PER FLOOR

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9TH FLOOR PLAN

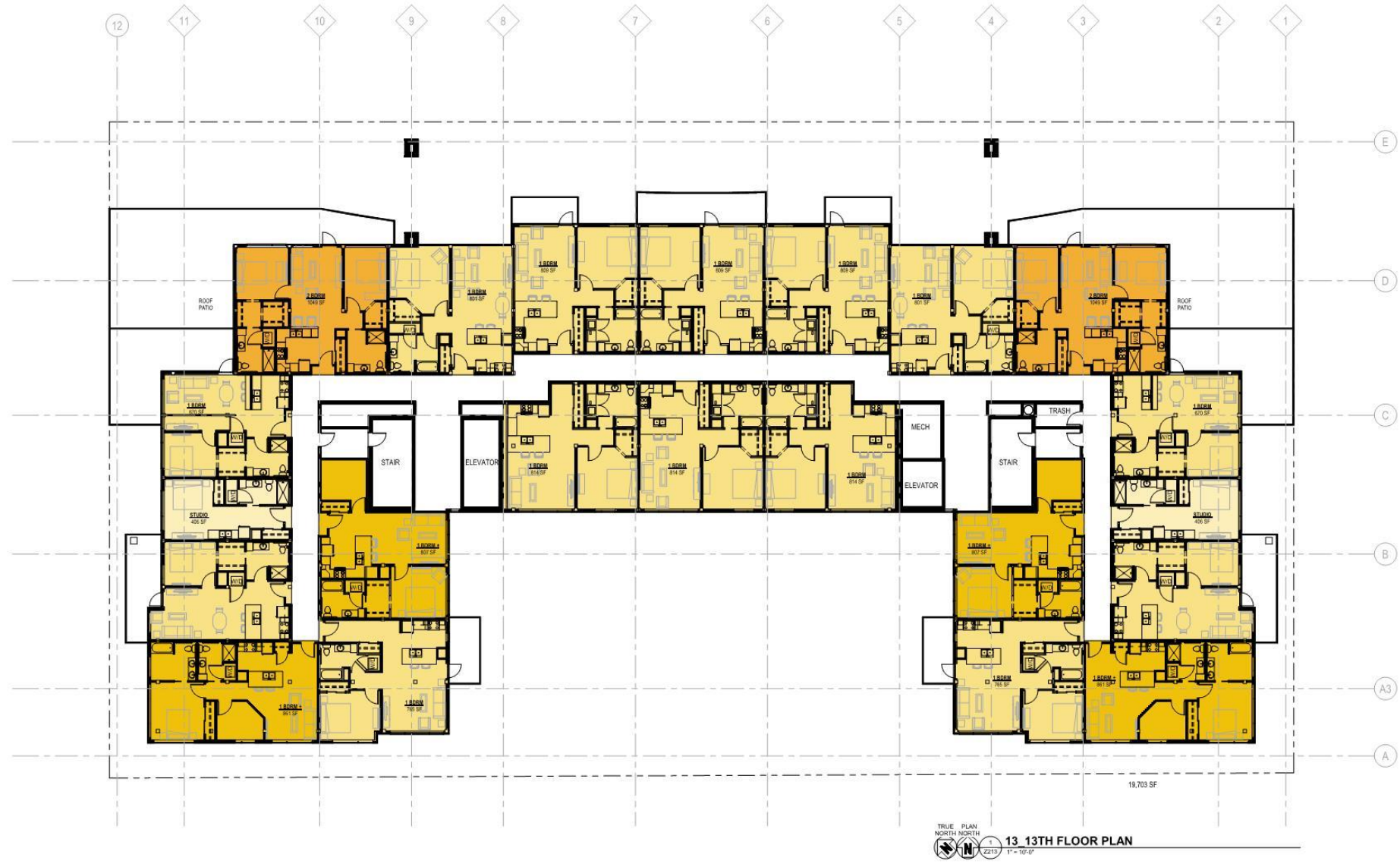
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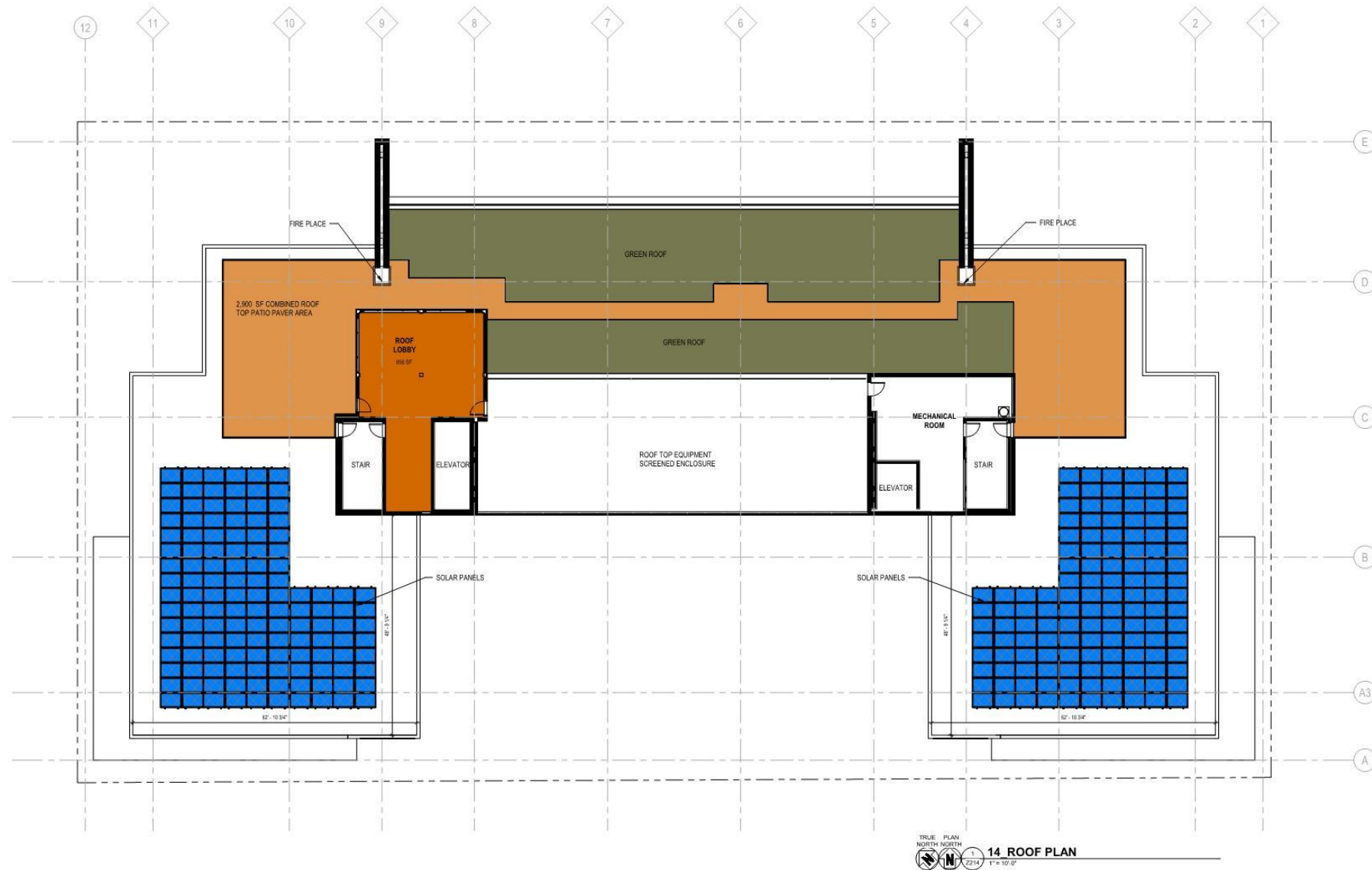
13TH FLOOR PLAN

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TRUE PLAN NORTH NORTH 1 14 ROOF PLAN 1" = 10' 0"

Block 88 Project Comparison

	Gebhardt Development	Gebhardt Development	Gebhardt Development Option 3 - Smaller footprint	Mandel Group	Stonehouse Development
	Original Proposal - CLT	Option 2 - PT Structure			
Podium Purchase Price	\$ 7,541,825	\$ 7,541,825	\$ 5,576,825	\$ 1,000,000	\$ 5,000,000
Podium Alterations	\$ (775,000)	\$ (2,078,000)	\$ -		
Net to City	\$ 6,766,825	\$ 5,463,825	\$ 5,576,825		
Affordable Units	78	78	49	29	37
Market Rate Units	118	118	110	115	122
Retail SF	7,541	7,541	7,541	7,595	7,000
Commercial SF	22,600	22,600	-	-	-
Total Project Budget	\$ 51,724,259	\$ 51,724,259	\$ 40,199,505	\$ 38,233,759	\$ 40,047,000
Projected Prop Tax Payment	1,133,796	1,133,796	881,173	838,084	873,826