



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: April 5, 2019

RE: Judge Doyle Project Quarterly Report

As of the end of the first quarter of 2019, the Judge Doyle Garage construction continues on track, reaching the 65% completion milestone. The quarter was marked by progress on all elements of the project as described below.

*Judge Doyle Garage and Podium Construction*

- As of March 31st, the contractor continued the extensive concrete pours, bringing the structure to grade.
- The garage construction remains on schedule to be completed and the certificate of occupancy issued by the end of August 2019 following the completion of the Podium structure above the municipal garage.
- To coordinate the completion of the municipal garage to achieve the most efficient combined project with the Podium, construction activities were grouped into the existing garage contract and a new Podium contract. In November 2018, the Board of Public Works and Common Council approved a change order and plans/specs for Judge Doyle Garage Contract 7952 to include the Podium structure with an engineering estimate of \$3.5M (includes 8% contingency) for the structural concrete frame of the above grade levels. On February 26<sup>th</sup>, the Common Council awarded the Judge Doyle Podium Contract 8290 for enclosure and finishes to JP Cullen, the final element to complete the Podium. At quarter's end, the contract for that work was being executed.
- Nine change orders have been approved by the Board of Public Works to date in the amount of \$4,106,439. At the end of the first quarter, the available contingency was approximately \$388,890.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.

- The tradespeople on site have worked a total of 84,333 hours through January 2019 with only one recordable safety incident, which occurred in the second quarter of 2018. To date, workforce utilization is 5.9% for racial/ethnic minorities and 0.9% for women. SBE utilization is 4.6%.
- The project metrics through the end of March 2019 for the garage construction are attached to this report.



*An image of a concrete deck pour along East Doty Street looking west towards the Madison Municipal Building.*

#### *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 11<sup>th</sup>, February 15<sup>th</sup> and March 15<sup>th</sup>.

#### *Bicycle Center*

- In January, City real estate staff finalized the lease documents with Freewheel Bicycle Company, the entity the City selected as the bicycle center operator in November 2017. The Common Council approved the lease on February 26<sup>th</sup>.

- On February 26<sup>th</sup>, the Common Council accepted the bid to build-out the bicycle center as Alternate #2 of the Podium package in the amount of \$414,709.
- The bicycle center will be located at the corner of East Doty and South Pinckney Streets. The target date for opening the bicycle center has not yet been determined but the facility will be completed in the fourth quarter of 2019.

*Block 88 and Block 105 Private Development*

- On January 8<sup>th</sup>, the Common Council approved a settlement with Beitler Real Estate Services to resolve the dispute regarding the Podium on Block 88. The First Amendment to the Development Agreement was then executed by the parties with the developer releasing all development rights and future interests on Block 88.
- Based on the settlement, the Judge Doyle Negotiating Team, at the direction of the Mayor, drafted a Request for Proposals for the development of the air-rights on Block 88, which was reviewed by the Sustainable Madison Committee, Equal Opportunities Commission, Finance Committee, Plan Commission and the Common Council Executive Committee. A second substitute resolution was adopted by the Common Council on February 26<sup>th</sup> authorizing the issuance of the RFP; which was issued on March 1. Proposals are due on April 15. The Link to the RFP is: [https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge\\_Doyle\\_Square-Block\\_88-RFP.pdf](https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge_Doyle_Square-Block_88-RFP.pdf).
- A Pre-Submittal Information Meeting was held with potential bidders on March 19, 2019. The City’s presentation can be found in the Gallery section of the Judge Doyle web-site: [https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge\\_Doyle\\_Square-Block\\_88\\_RFP-Pre\\_Submittal\\_Information\\_Meeting\\_Presentation\\_3\\_19\\_19.pdf](https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge_Doyle_Square-Block_88_RFP-Pre_Submittal_Information_Meeting_Presentation_3_19_19.pdf).

*Looking Ahead*

- Structural deck construction will continue throughout the second quarter on the municipal garage and Podium. Level 2 (E Doty St level) is to be poured out by mid-April and Level 3 is to be poured out by mid-May. Mechanical, electrical, plumbing and fire protection rough-ins continue on the underground garage.
- The schedule for the review of the Block 88 RFP responses is as follows:
 

RFP submissions due:	April 15, 2019
City staff review:	April/May
Finance Committee review and recommendations:	May
Council action on developer selection:	June
Final deal negotiation:	June-July
Council action on development agreement:	July-August
Execution of development agreement:	August-September
- City staff is working with Beitler Real Estate Services to create a workplan of activities to finalize the zoning approvals needed to build the hotel project on Block 105.

## Garage Construction Metrics through March 31, 2019

CITY OF MADISON			
JUDGE DOYLE PUBLIC PARKING			
MONTHLY UPDATE			
		METRIC GOAL	CURRENT METRIC STATUS
<b>SAFETY</b>			
Total number of tradespeople on site			65
Total hours worked to date (thru end of Jan)			84333
Recordable incidents		0	1
Restricted duty incidents		0	0
Lost time incidents		0	1
<b>SCHEDULE</b>			
Number of days ahead or behind scheule		0	0
<b>FINANCIAL</b> <span style="float: right;"><u>Thru Feb19</u></span>			
Original contract sum	\$29,968,853.00		
Net change by change orders	\$4,106,438.30		
Contract sum to date	\$34,075,291.30		
Total completed to date	\$21,008,105.00		
Retainage	\$851,882.00		
Total earned less retainage	\$20,156,223.00		
Balance to finish, plus retainage	\$13,919,068.30		
Percent paid to date	62%		
<b>CONTRACT COMPLIANCE</b>			
SBE goal		8.00%	4.6%
	Capitol Steel Erectors	3.58%	4.35%
	Mobile Glass Inc	0.53%	0.21%
	FireStop Plus	0.04%	0.01%
# of racial/ethnic minorities		6.00%	5.90%
# of women		7.00%	0.90%
# of individuals with disabilities			
<b>MILESTONES</b>			
Remove tower cranes		12/04/18	7/1/2019
Concrete complete		12/10/2018	7/1/2019
Occupancy		8/23/2019	10/31/2019
Substantial Completion			10/31/2019
<b>OPEN CORRESPONDENCE</b>			
RFIs		0	154
Shop Drawings		0	206
Substitution Requests		0	7
Change Order Requests		0	19
Change Orders		0	9
Construction Bulletins		0	10
<b>PROJECT HIGHLIGHTS</b>			
<b>UPCOMING ACTIVITIES</b>			
L2 Deck Completed by 4/5/19			
L3 Deck Completed by 5/14/20			
Spray Insulation and Paint Start U45/1			
MG&E Vault starts 4/8			
MEPF Rough ins U2 4/15			