



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: January 22, 2019

RE: Judge Doyle Project Quarterly Report

As of the end of the fourth quarter of 2018, the Judge Doyle Garage construction continues to make considerable progress, reaching the 60% completion milestone. The quarter was marked by progress on all elements of the project as described below.

Judge Doyle Garage Construction

- As of December 31st, the contractor continued pouring the structural decks, columns and walls of the parking decks.
- 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, as well as the new Podium element above, construction activities have been grouped in the existing contract and the new Podium contract to achieve the most efficient combined project. In November, 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 (The current Judge Doyle Garage Contract 7952 provides only for the below grade levels of the municipal garage);
 - the plans/specs for a new Podium Contract 8290 (new public works contract for the skin and finishes of the Podium) with an engineering estimate of \$6.5M (includes 8% contingency); and
 - authorization for the Board of Public Works to advertise and receive bids for the Judge Doyle Podium Contract 8290.

- Eight 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 fourth 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 64,166 hours to date with only one recordable safety incident, which occurred in the second quarter of 2018. To date, workforce utilization is 5.68% for racial/ethnic minorities and .50% for women.
- The project metrics through the end of December 2018 for the garage construction are attached to this report.



An image of the progress to date looking south to East Wilson Street.

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 October 12th, November 2nd and December 14th.

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.
- A fourth and fifth design meeting were conducted by the architect with City staff and Freewheel in October to finalize the build-out plan for the bicycle center. These plans were included in the final Podium construction documents, which were approved by the Board of Public Works and Common Council in November.
- During the fourth quarter, City real estate staff worked to finalize the final lease documents with Freewheel. The bicycle center will be located at the corner of East Doty and South Pinckney Streets. The target date for opening the bicycle center is the fourth quarter of 2019.

Block 88 and Block 105 Private Development

- Discussion continued with Beitler Real Estate LLC during the fourth quarter to seek a solution to the outstanding issues between the parties. The Mayor presented a proposed a settlement to the Council on October 16th which was rejected. A modified settlement was reconsidered and rejected on November 13th. A motion was made to reconsider that action at the Common Council meeting of November 20th and referred to the January 8, 2019 Common Council meeting for consideration.
- The major alteration to the approved planned development for the Block 88 portion of the project for the podium element was approved by the Plan Commission on October 1st and the Common Council on October 16th. The Urban Design Commission granted final approval for the Podium element on October 24th.
- Final sign-offs of the rezoning documents were nearing completion at the close of the quarter for the Block 88 PD/GDP and the PD/Phase One SIP to allow the issuance of the building permit for the continuing Block 88 garage construction.

Looking Ahead

- Structural deck construction will continue throughout the first quarter on the municipal garage, with construction arriving at grade.
- The first quarter project schedule is as follows:

January 23	Transportation Commission reviews Freewheel lease Resolution
January 24	Bids due to City on Podium construction

January 28	Finance Committee reviews Freewheel lease resolution
February 5	Council considers Freewheel lease resolution
February 6	BPW considers bids on Podium construction
February 26	Council awards Podium project
March 26	Podium construction commences – Start Work letter

Judge Doyle Garage Construction Metrics through December 31, 2018

CITY OF MADISON				Through December 2018
JUDGE DOYLE PUBLIC PARKING				
MONTHLY UPDATE				
		METRIC GOAL	CURRENT METRIC STATUS	COMMENTS
SAFETY				
Total number of tradespeople on site			65	
Total hours worked to date (thru end of Nov)			64166	
Recordable incidents		0	1	
Restricted duty incidents		0	0	
Lost time incidents		0	1	
SCHEDULE				
Number of days ahead or behind scheule		0	0	
FINANCIAL				
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	\$17,060,199.28			
Retainage	\$766,497.00			
Total earned less retainage	\$16,293,702.28			
Balance to finish, plus retainage	\$17,781,589.02			
Percent paid to date	56%			
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%	5.68%	
# of women		7.00%	0.50%	
# of individuals with disabilities				
MILESTONES				
Remove tower cranes		12/04/18	7/1/2019	
Concrete complete		12/10/2018	7/1/2019	*including podium
Occupancy		8/23/2019	8/23/2019	
Substantial Completion			8/23/2019	
OPEN CORRESPONDENCE				
RFIs		0	128	3 open
Shop Drawings		0	190	7 open
Substitution Requests		0	7	0 open
Change Order Requests		0	13	0 open
Change Orders		0	9	
Construction Bulletins		0	7	
PROJECT HIGHLIGHTS				
Concrete frame to reach street level		L1-1/17/19	L2- 2/25/19	S. Elev shaft up past L2- 2/6/19
UPCOMING ACTIVITIES				
L1 Decks under Pinckney – 12/21 and 12/28 (2 pours)				
L1 Ramp to Wilson Street Level Pour 1/17				
L2 Deck Completed by 2/22/19				
L3 South Deck Pour 3/13				
L3 Center Deck Pour 3/21				
L3 North Pour 4/1				