



TO: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

DATE: January 31, 2020

RE: Judge Doyle Project Quarterly Report

Wilson Street Garage and Podium Construction

- As of December 31st, construction on the Wilson Street Garage and the Podium were nearing substantial completion.
- In the Third Quarter Report, we reported that the occupancy permit for the City's new Wilson Street Garage on Block 88 would be issued before year end. We indicated that the early onset of winter, the coordination between the garage and Podium construction, the timing of the punch-list process and the City's desire to ensure that the construction is completed in a high-quality manner, the date for the Certificate of Occupancy had been pushed back to after the winter holidays into January. With the Government East Ramp open, we do not have a deadline required by others to finish the new Garage and felt the extra few weeks would ensure a successful completion to the Garage element of the project.
- As part of finishing the construction of the Garage, City Building Inspection initiated their end-of-construction inspections in December. One element...the air transfer system ("air ducts") for the emergency generator...was determined by City Building Inspection to not have the needed two-hour fire rating. Changes to these "air ducts" will be required to provide a two-hour fire rating before the City will issue a Certificate of Occupancy for the Garage. It should be noted that the air transfer system was built in accordance with the State of Wisconsin approved building plans for which the City issued the building permit in October 2017. City Building Inspection believes it was an oversight on the part of the State to have not required this change to the "air ducts" at the time of their review. Construction of the remedial work on the "air ducts" is likely to extend into April/May 2020, which would necessitate the opening of the Garage on or about June 1, 2020. The existing Government East Ramp will remain open and operating during this extended construction time, ensuring that the public continues to have a place to park and the Parking Utility continues to generate revenue.

**The Wilson Street Garage
opening has been moved
to June 1, 2020**

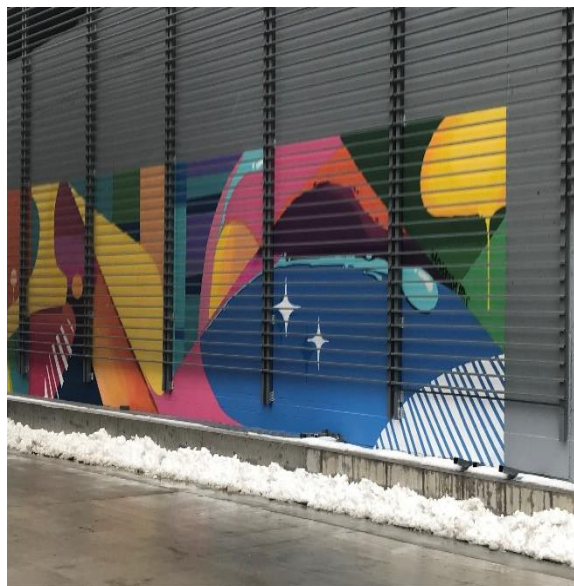
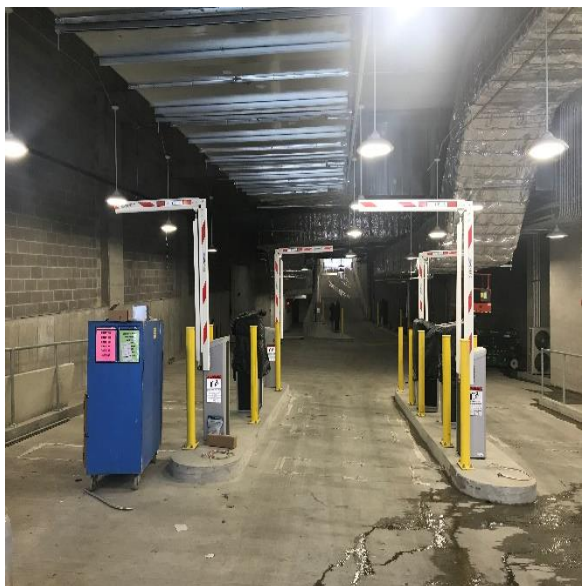
- 9 change orders have been approved by the Board of Public Works to date in the amount of \$112,970 for the Podium element. At the end of the fourth quarter, the available contingency was approximately \$300,000.
- 15 change orders have been approved by the Board of Works to date in the amount of \$4,358,295 for the garage element. At the end of the fourth quarter, there wasn't any contingency remaining.
- The tradespeople on site have worked a total of 182,542 hours through December 2019 with only two recordable safety incidents. To date, workforce utilization is 4.7% for racial/ethnic minorities and 2.26% for women. SBE utilization is 5.1 %.
- In October, the City Planning Division suggested that a public art element be added to the west side of the Wilson Street Garage and Podium facing the Madison Municipal Building. The street art installation was approved, and in November, the artist painted the CMU block wall at the base of the building with a horizontal mural that has horizontal battens installed over the street art.
- The project metrics through the end of December 2019 for the Wilson Street Garage and Podium construction are attached to this report.



View of Podium looking up Pinckney Street



View of the Garage entrance/Podium from Wilson St



Wilson Street garage entrance under construction

Mural along the west side of the Garage

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 11th, November 8th and December 13th.

Bicycle Center

- The build-out of the bicycle center will be finished as part of the City's Wilson Street Garage construction.
- The lease has been fully executed and Freewheel's security deposit has been paid to the City. The grand opening of the bicycle center will be timed with the opening of the Wilson Street Garage.

Block 88 Private Development

- Negotiations with Stone House Development were initiated on September 4th following the Common Council's action to select Stone House to develop the Block 88 air-rights on September 3rd. The City Negotiating Team conducted five negotiating sessions on September 16th, September 26th, October 7th, October 21st, and October 31st. Progress reports were provided to the Finance Committee at its September 23rd, October 7th and October 21st and November 11th meetings. A resolution was introduced at the November 19th Common Council meeting to approve the development agreement with Stone House and referred to the Finance Committee for consideration on November 25th. The Common Council approved the resolution at its meeting of December 3rd.
- In October, Stone House filed an Affordable Housing Fund application with the City in the amount of \$450,000 for 20 apartments for persons earning at or below 60% of the Dane County median

income. The resolution was considered by the CDBG Committee on November 7th and the Finance Committee on November 25th. The Common Council approved the loan on December 3rd.

- In November, Stone House began meeting with the Capitol Neighborhoods Development Subcommittee on the project. The land use application to amend the planned development zoning for the air-rights was filed with the Zoning Administrator on December 18th. The Urban Design Commission will consider the matter on February 12th, the Plan Commission on February 24th and the Common Council on March 3rd. The construction start target date is June 1, 2020 and the move-in target date is June 2021.

Block 105 Private Development

- Beitler Real Estate Services contacted the City in November, advising that it had formed a development team for its hotel project on Lot 1 of the Block 105 parcel. A meeting was conducted in Madison with City staff on December 12th to introduce the hotel development team and discuss key issues regarding the development of the project. A follow-up meeting was scheduled for January to continue the discussion.
- Bids were received on October 3rd for the demolition of the Government East Ramp. The low bid was \$709,300 from Veit. The Board of Public Works reviewed the bid on October 16th and the Common Council approved the resolution on November 5th. The Order to Proceed will be issued by City Engineering to be timed with the issuance of the occupancy permit for the Wilson Street Garage. We will likely see a change order due to the delay caused by the air ducts issue for labor rate increases and the increased need for safety measures to protect the operation of the Great Dane patio after it opens this spring.

Looking Ahead to the First Quarter 2020

- The Wilson Street Garage final construction elements will be completed. Depending the solution chosen for air ducts issue, the Wilson Street Garage and the bicycle center could be moved to as late as June 1, 2020. A certificate of occupancy will be requested from the City to open the garage and the bicycle center as soon as that construction element is completed.
- Upon the opening of the Wilson Street Garage, an order to proceed with the demolition of the Government East Garage will be issued. The demolition is now targeted to be completed in the summer 2020.
- Stone House has requested land use approvals for the apartment tower on Block 88 and consideration of that application should be completed in March. City staff is working with Stone House to complete the condominium documents. A loan commitment for a \$34.5 million loan from the Wisconsin Housing and Economic Development Authority to construct the apartment tower is expected by the end of February.
- City staff will continue to work with Beitler Real Estate Services to advance the hotel development on Block 105. A schedule of activities will be developed during the first quarter.

Garage Construction Metrics through December 31, 2019

CITY OF MADISON		Thru December 2019	
JUDGE DOYLE PUBLIC PARKING			
MONTHLY UPDATE			
		METRIC GOAL	CURRENT METRIC STATUS
SAFETY			
Total number of tradespeople on site			304
Total hours worked to date (thru end of Aug)			182542
Recordable incidents		0	2
Restricted duty incidents		0	1
Lost time incidents		0	1
SCHEDULE			
Number of days ahead or behind schedule		0	-12
FINANCIAL			
Thru December 2019 ***includes Podium			
Original contract sum	\$37,367,130.00		
Net change by change orders	\$4,471,265.00		
Contract sum to date	\$41,838,395.00		
Total completed to date	\$39,974,016.00		
Retainage	\$1,045,434.00		
Total earned less retainage	\$38,928,582.00		
Balance to finish, plus retainage	\$2,909,813.00		
Percent paid to date	96%		Garage is 99% paid to date and the Podium is 79% paid to date
CONTRACT COMPLIANCE			
SBE goal		8.00%	5.1%
	Capital Steel Erectors	3.58%	3.57% \$1,492,514
	Mobile Glass Inc	0.53%	1.56% \$652,180
	FireStop Plus	0.04%	0.01% \$3,588
# of racial/ethnic minorities		6.00%	4.70%
# of women		7.00%	2.26%
# of individuals with disabilities			
MILESTONES			
Occupancy***		1/15/2020	2/28/2020
Substantial Completion			2/8/2020 *including podium
OPEN CORRESPONDENCE			
RFPs		0	317 1 open
Shop Drawings		0	384 3 open
Substitution Requests		0	13 0 open
Change Order Requests		0	77 4 open
Change Orders		0	17 15 Garage / 9 Podium
Construction Bulletins		0	17 14 garage/ 3 podium
PROJECT HIGHLIGHTS			
UPCOMING ACTIVITIES			
Generator Commissioning 2/6/20			
Fire Protection Commissioning 2/13/20			
Fire Alarm / Final Test 2/28/20			