



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: July 15, 2020

RE: Judge Doyle Project Quarterly Report

At the end of the second quarter of 2020, the Wilson Street Garage and Podium construction were 100% complete. The project received its Certificate of Occupancy on June 17<sup>th</sup> and the grand-opening of the Wilson Street Garage was held on Monday, June 22, 2020.

*Wilson Street Garage and Podium Construction*

- 15 change orders have been approved by the Board of Works in the amount of \$4,358,294.60 for the Wilson Street Garage element.
- 13 change orders have been approved by the Board of Public Works in the amount of \$768,607.97 for the Podium element.
- The total construction cost for the Wilson Street Garage was \$34,327,147.65 and \$8,166,884.97 for the Podium.
- The tradespeople on site have worked a total of 193,623 hours through the completion of the project with only two recordable safety incidents. Workforce utilization at completion was 4.6% for racial/ethnic minorities and 2.29% for women. SBE utilization was 5.1%.



Assistant City Parking Utility Manager Sabrina Tolley at the Wilson Street Garage Grand Opening

<https://www.cityofmadison.com/news/city-leaders-celebrate-wilson-street-garage-opening-this-garage-represents-much-more>

### *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 17<sup>th</sup>, May 15<sup>th</sup> and June 12<sup>th</sup>.

### *Bicycle Center*

- The build-out of the bicycle center was completed as part of the City's Wilson Street Garage construction in June and was part of the Certificate of Occupancy that was issued.
- Freewheel, the City's bicycle center operator, is finishing the installation of its casework and will be scheduling its grand opening during the third quarter.



*South Pinckney Street looking south towards East Wilson Street at the Bicycle Center front entrance*

### *Block 88 Private Development*

- Following Stone House Development's receipt of its land use approvals during the first quarter, the second quarter work focused on due diligence items for the City's Affordable Housing Fund loan and the completion of the condominium declaration and plat. The condominium documents were submitted to the City on June 26<sup>th</sup> for review and approval.

- Monthly coordination meetings between Stone House and the City continued during the quarter, moving all aspects of the project forward for a July construction start.
- In May, Stone House decided to finance the project through Old National Bank rather than the Wisconsin Housing and Economic Development Authority due to the favorable financing environment.
- At quarter's end, Stone House submitted the apartment building plans to the Building Inspection Division to begin the building permit issuance process.

#### *Block 105 Private Development*

- On June 18<sup>th</sup>, the City Attorney's Office issued a Notice to Beitler Real Estate Services (Beitler) that in accordance with the terms of the Development Agreement between the parties, with the issuance of the Certificate of Occupancy for the Wilson Street Garage, the eighteen-month time period for Beitler to start construction on the hotel project on Block 105 had commenced.
- As reported in the First Quarter 2020 Report, Beitler informed the City that it had initiated negotiations with a second hotel team after negotiations with its first team had stalled. On May 8<sup>th</sup>, Beitler informed the City that due to the COVID-19 crisis, the financing commitment had been rescinded with the second group and as a result, the term sheet had been terminated.
- On June 23<sup>rd</sup>, Beitler informed the City that it was working with a third team to develop the hotel. An introductory meeting with the City is scheduled for mid-July.
- The City Engineering Division has issued a start work letter for the contractor to commence demolition of the Government East Ramp during the week of July 13<sup>th</sup>. The demolition contract was awarded by the City in November 2019.

#### *Looking Ahead to the Third Quarter 2020*

- With the completion of the Wilson Street Garage construction, Amendment #4 to the architectural agreement with LVDA for additional services due to the air duct remediation issue and the related delay of the opening of the Wilson Street Garage will be presented to Common Council for consideration.
- Demolition of the Government East Garage should be substantially completed by the end of the third quarter.
- The City and Stone House will conduct a real estate closing in July, following which the construction of the Stone House air-rights project on Block 88 will commence.
- City staff will continue to work with Beitler to advance the hotel development on Block 105. A schedule of activities will be developed with the parties as soon as possible.