



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: September 30, 2017

RE: Judge Doyle Project Quarterly Report

As of the end of the third quarter of 2017, the Judge Doyle project remains on schedule. The following work has occurred during the quarter, which was dominated by three areas of focus. The first was managing a successful bidding process for the construction of the new parking garage on Block 88. The second area was completing the land use approval process for the public and private elements of the Judge Doyle project and taking the necessary actions to be able to receive permits for the garage construction. The third area was the work to select an operator for the City Bicycle Center.

Judge Doyle Garage Bidding Process

- City Engineering issued the bid package on June 23, 2017. A pre-Bid meeting was held with potential bidders on July 19th. Seven potential general contractors attended the Pre-Bid meeting. The Department of Civil Rights (DCR) and City Engineering conducted a Small Business Enterprise Conference on July 21st.
- On Friday, August 4th, the City of Madison received four bids to construct the 562-car underground garage to replace the City's 60-year old Government East above ground garage on Block 105.
- The following base bid proposals were received which were well under the City's estimate of \$36.0 million. The City's development partner, Beitler Real Estate Services, played a pivotal role in talking to potential bidders, educating them about the entire project and encouraging them to bid, which contributed to the very competitive bid day.

J.P. Cullen and Sons Inc.	\$29,573,208.
J.H. Findorff and Son Inc.	\$31,274,000.
Miron Construction Company	\$31,214,850.
C.D. Smith Construction	\$30,795,000.
- DCR approved the SBE participation effort at 4.24% (\$1.25 million) prior to the Board of Public Works action on August 23rd to recommend the construction contract be awarded to JP Cullen.
- On September 5th, the Common Council concurred and awarded the construction contract to JP Cullen in the amount of \$29,968,853 which included Alternate 1 for flooring coating.
- At the quarter's end, the contract was being circulated for City signatures.

Land Use Approvals

- On July 12th, the Urban Design Commission granted Final Approval of the project plans with several conditions that will be subject to City staff review in the final building permit process.
- The Block 88 Certified Survey Map was recorded with the Register of Deeds Office on August 9th.
- The public garage design team submitted final plan sets to the Zoning Administrator on August 16th.
- A coordination meeting was held with the Beitlers on September 19th in Madison.
- The plan sign-off process has been organized into three phases: Phase 1 – Clear list of supplementals for an early start permit on the Block 88 garage; Phase 2 – Clear list of supplementals to approve and record the GDP and SIPs for Blocks 88 and 105; and Phase 3 - Clear requirements to pull building permits for the garage and private development on Block 88 and Block 105. At the quarter's end, the requirements needed to allow the issuance of the early start permit for the garage project were being completed.

Judge Doyle City Staff Team

- A Judge Doyle City Staff Team was formed to support the Project Coordination Team and to coordinate the work on the Judge Doyle project among the City departments and divisions. Meetings were held on July 14th, August 11th and September 8th.

Bicycle Center

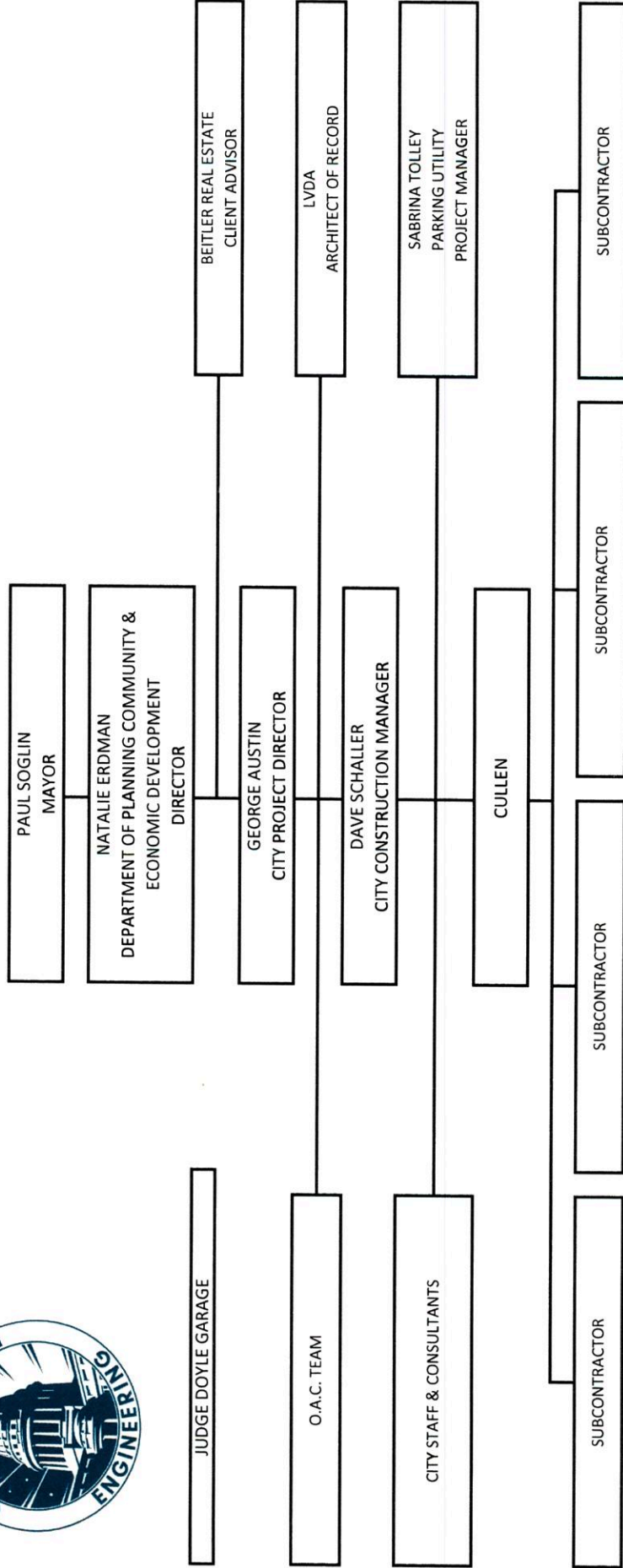
- On November 1st, the Common Council authorized the issuance of a Request for Proposals for a Bicycle Center Operator. The RFP was issued on November 2nd with proposals due on December 16th. The City didn't receive any responses as of the December 16th deadline. During the first quarter, a staff group, the Bicycle Center Working Group, followed up with groups that had expressed an initial interest in the project but didn't submit proposals. By the end of the first quarter, two entities, Budget Bicycle and Freewheel Community Bike Shop, expressed sufficient formal interest from the City's follow-up to submit a general overview of potential proposals for the City's review. During the second quarter, the City worked with both entities to flesh out their proposals for further consideration. The Bicycle Center Working Group sent a draft term sheet to each vendor with responses due by June 30th. Both interested parties responded wanting to move forward.
- In July, the Bicycle Center Working Group and the Judge Doyle City Staff Team prepared a draft staff report for the Mayor's Public Works Improvement Committee consideration at its August 3rd meeting. The Committee provided feedback and further direction. Final draft materials were shared with the Committee on September 7th.
- A Common Council resolution was introduced at the September 19th Council meeting for referral to approve the bicycle center operator and direct a final lease be negotiated. It was referred to the Transit and Parking Commission, Pedestrian Bicycle Motor Vehicle Commission and the Board of Estimates.

Looking Ahead

- During the fourth quarter, the primary focus will be in three areas. The first is to initiate construction of the garage project. The Pre-Construction meeting was held with JP Cullen on October 2nd. A neighborhood meeting is scheduled for October 26th at 5:30 pm to provide information on the construction for neighboring residents, businesses and property owners. A ground-breaking ceremony is planned for October 31st with site work commencing at that time. The organization chart for the delivery of the parking garage is attached to this report.
- The second area is the clearance of conditions approved by the Common Council in the rezoning of Blocks 88 and 105 and to record the Planned Development General Development Plan and Specific Implementation Plans for the public and private developments. This action will allow the City's private development partner to pursue the needed financing commitments for the private elements of the project to be built following the completion of the Block 88 garage and the demolition of the Government East Garage in 2019. Legal counsel for the City and the Beitler have begun work on the ground lease documents for Blocks 88 and 105 as provided for in the Development Agreement executed between the City and Beitler Real Estate Services. It is anticipated that Beitler will move forward on selection of the hotel flag and hotel operator following the recording the zoning documents for Block 105. The hotel flag and operator must be approved by the Common Council as provided for in the Development Agreement.
- The third area of focus is the Bicycle Center. Following the selection of the Bicycle Center operator and approval of the draft term sheet by the Common Council, expected by November 21st, the final operating agreement will be negotiated by the City with the Bicycle Center operator. The City will also begin the design work for the build-out of the Bicycle Center space as provided for in the Council resolution.



REV170823





**City of Madison, Wisconsin
Judge Doyle Development
Phase III - Judge Doyle Garage Construction
Attachment to the Organization Chart**

Phase I of the Judge Doyle project concluded with the negotiation of the development agreement with Beitler Real Estate Services LLC, and the Common Council's approval of the development agreement on July 5, 2016. Upon execution of the development agreement by the parties, Phase II of the Judge Doyle project commenced. With the approval by the Common Council on September 5, 2017 of the contract to construct the Judge Doyle public garage on Block 88, the second phase of the project concluded. Upon execution of the construction contract, Phase III of the project commenced. The Phase III duration is estimated to be September 2017 through the completion of the Block 88 garage and the demolition of the Government East ramp on Block 105, estimated to be March 31, 2019. The final phase of the Judge Doyle project will commence at that point with the construction of the private development elements by the private developer.

The City's Team for Phase III is as follows:

Director of Planning Community and Economic Development – City Executive responsible for the Judge Doyle development

Judge Doyle Project Director - Responsible for leading the planning and implementation of the Judge Doyle Development Project

- Serve as the City Agent and main point of contact with Beitler Real Estate Services provided for in Section 5.1(a)(1) of the development agreement.
- Lead the Project Team to deliver the project
- Prepare specific strategies, plans and timetables with the City, Beitler and any other project partners to achieve desired outcomes within established budget parameters
- Manage communications and provide regular briefings for decision-makers
- Chair the Owner Architect Contractor (OAC) Team

Judge Doyle Construction Manager – Responsible for the on-site construction as the City's representative.

- Serve as the liaison to the City's Board of Public Works
- Document job progress
- Attend all construction progress meetings and trade contractor coordination meetings
- Maintain master budget spreadsheet indicating point in time budget status, a contractor payment record and a review of pay request applications
- Maintain an updated master project schedule
- Attend OAC meetings

- Perform detailed site inspections
- Track all change to the construction documents to ensure that they are enacted in the field
- Conduct meetings as required to discuss items relating to the project
- Facilitate information flow from the design consultants and City to the technicians in the field
- Review with the architect the quantity and quality of construction
- Coordinate the record copy of all contracts, drawings, specifications, addenda, requests for information, change orders, shop drawings and product samples as provided for in the design and construction agreements
- Monitor construction schedules
- Obtain lien waivers for all work done on the Project
- Assist with external communications with the neighboring property owners, businesses and the public
- Assist the architect in the development and management of a punch list
- Ensure receipt and organization of as-built drawings and operation and maintenance manuals
- Assist with the commissioning process

Parking Utility Project Manager – Represent the Parking Utility in the on-going construction project

- Represent the Madison Parking Utility in the construction phase of the garage project
- Serve as the liaison to the City's Transit and Parking Commission
- Assist the Judge Doyle Construction Manager with day-to day construction oversight and job management
- Attend OAC meetings