



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

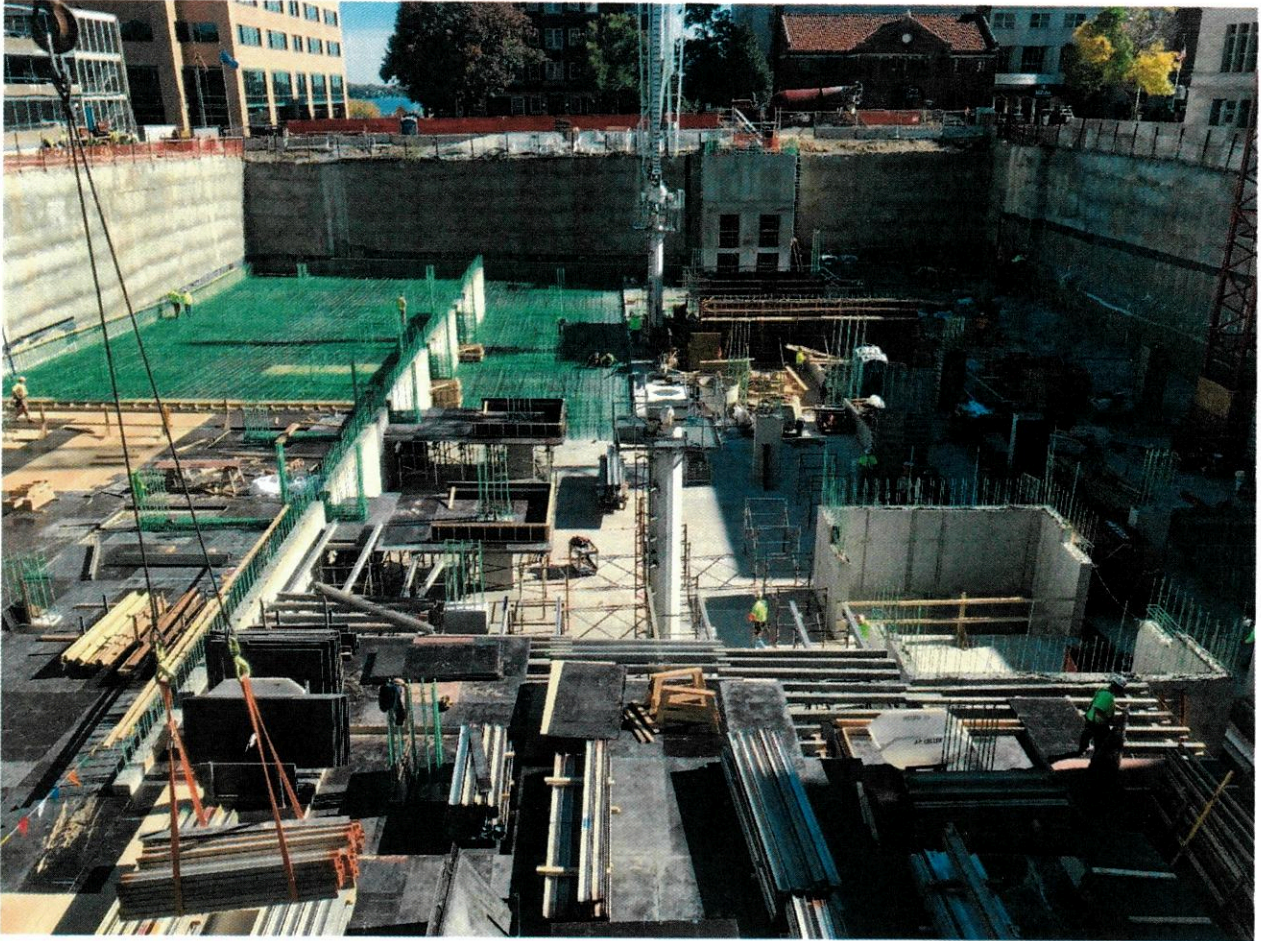
Date: October 12, 2018

RE: Judge Doyle Project Quarterly Report

As of the end of the third quarter of 2018, the Judge Doyle Garage construction continues to make considerable progress, reaching the 45% completion milestone. The quarter was marked by progress on all elements of the project as described below.

Judge Doyle Garage Construction

- As of September 30th, the contractor continued pouring the structural decks, columns and walls of the parking decks.
- Primarily due to (1) unforeseen soil conditions during the excavation; (2) weather conditions (extreme cold snaps in January and February and wet weather in the spring), and (3) extended preparation to ensure a quality installation of the waterproofing below the slab on grade, the schedule has lagged by 44 days. The lag did not increase during the quarter. We target the issuance of the certificate of occupancy for the municipal garage for August 2019 following the completion of the Podium structure above the municipal garage.
- Six change orders have been approved by the Board of Public Works to date in the amount of \$680,637. The project has utilized 28.4% of the project contingency through the end of the third quarter leaving available contingency of approximately \$1,715,000.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.
- The tradespeople on site have worked a total of 38,632 hours to date with only one recordable safety incident, which occurred in the second quarter of 2018. To date, workforce utilization is 4.53% for racial/ethnic minorities and .30% for women.
- The project metrics through the end of September 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 July 13th, August 10th and September 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 second and third design meeting were conducted by the architect with City Staff and Freewheel in July and September. The build-out of the bicycle center will be included in the final Podium construction documents, to be considered by the Board of Public Works on November 7th when it reviews the plans and specs for the Podium construction.

- A copy of the bicycle center buildout concept plan is attached to this report. 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

- On August 23rd, the developer voluntarily dismissed its lawsuit related to the project as discussed in the Second Quarter Report. Following this action, the City and the developer entered discussions on a path forward to resolve the outstanding issues. The Mayor and City staff have continued to provide regular briefings for Common Council members on the status these legal actions at the Finance Committee. Discussions are ongoing.
- The municipal garage design team has moved forward on the Podium element. Informational presentations were made to the City's Urban Design Commission on June 6th and July 18th about the proposed design changes and feedback was requested. The Landmarks Commission considered the Podium design change on July 9th and found that the design change wasn't visually obtrusive to the landmark Madison Municipal Building. On July 10th, the Capitol Neighborhoods Development Committee reviewed the proposed design change. The application for a major alteration to the approved planned development for the Block 88 portion of the project was filed by the City on August 1st. The Urban Design Commission considered it on September 26th and granted initial approval.

Looking Ahead

- Structural deck construction will continue throughout the fourth quarter on the municipal garage, with construction anticipated to be at grade by the first of the year.
- The application for a major alteration to the approved planned development for the Block 88 portion of the project will be considered by the Plan Commission and Common Council in October. The Urban Design Commission will also consider a request for final approval in October.
- In November, the Board of Public Works and the Common Council will consider (1) a resolution to approve the plans and specs and authorize the Board of Public works to advertise and receive bids for the Podium construction and the build-out of the bicycle center, (2) a resolution to approve Change Order #6 to the Judge Doyle Garage contract.
- LVDA will complete the construction documents for the Podium during the fourth quarter.
- Final sign-offs and the recording of the rezoning documents will be completed in December for the Block 88 PD/GDP and the PD/Phase One SIP. Issuance of a building permit for the continuing Block 88 garage construction is expected in December 2018.

- The fourth quarter project schedule is as follows:

October 1	Plan Commission meeting on GDP/SIP Amendment for Block 88
Oct 2 – November 30	LVDA completes Construction Documents
October 8 – October 12	City reviews Construction Bulletin pricing
October 12	City prepares Change Order for Construction Bulletin 6
October 16	Common Council considers GDP/SIP Amendment
Oct 17 – November 30	City clears conditions and records zoning documents
November 1	LVDA begins work on the deconstruction specification for the Government east Ramp
November 7	BPW approves Change Order for Construction Bulletin 6 and 7 BPW authorizes bidding process for Podium
November 13	LVDA to issue for State Plan review/State Plumbing review
November 20	Common Council authorizes bidding process for Podium and considers Change Order for Construction Bulletin 6 and 7.
November 14 – December 7	City of Madison Review and Approval of CDs for the Podium
December 7	City issues bid documents for Podium construction
December 13	State Plan Review of Garage and Podium completed (Could be rescheduled to 11/26)
December 14	City issues building permit for Block 88 garage City issues building permit for Podium
December 29	Block 88 garage construction arrives at grade

Judge Doyle Garage Construction Metrics through September 30, 2018

CITY OF MADISON
 JUDGE DOYLE PUBLIC PARKING
 MONTHLY UPDATE

Through September 2018

SAFETY

Total number of tradespeople on site
 Total hours worked to date (thru July)
 Recordable incidents
 Restricted duty incidents
 Lost time incidents

METRIC GOAL CURRENT METRIC STATUS COMMENTS



SCHEDULE

Number of days ahead or behind schedule



FINANCIAL

Original contract sum	\$29,968,853.00
Net change by change orders	\$680,637.03
Contract sum to date	\$30,649,490.03
Total completed to date	\$13,804,806.28
Retainage	\$690,240.31
Total earned less retainage	\$13,114,565.97
Balance to finish, plus retainage	\$17,534,924.06
Percent paid to date	45%

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%	4.53%	
# of women	7.00%	0.30%	

MILESTONES

Remove tower cranes	12/04/18	TBD
Concrete complete	12/10/2018	7/26/2019 *including podium
Occupancy	8/23/2019	8/23/2019
Substantial Completion		8/23/2019

OPEN CORRESPONDENCE

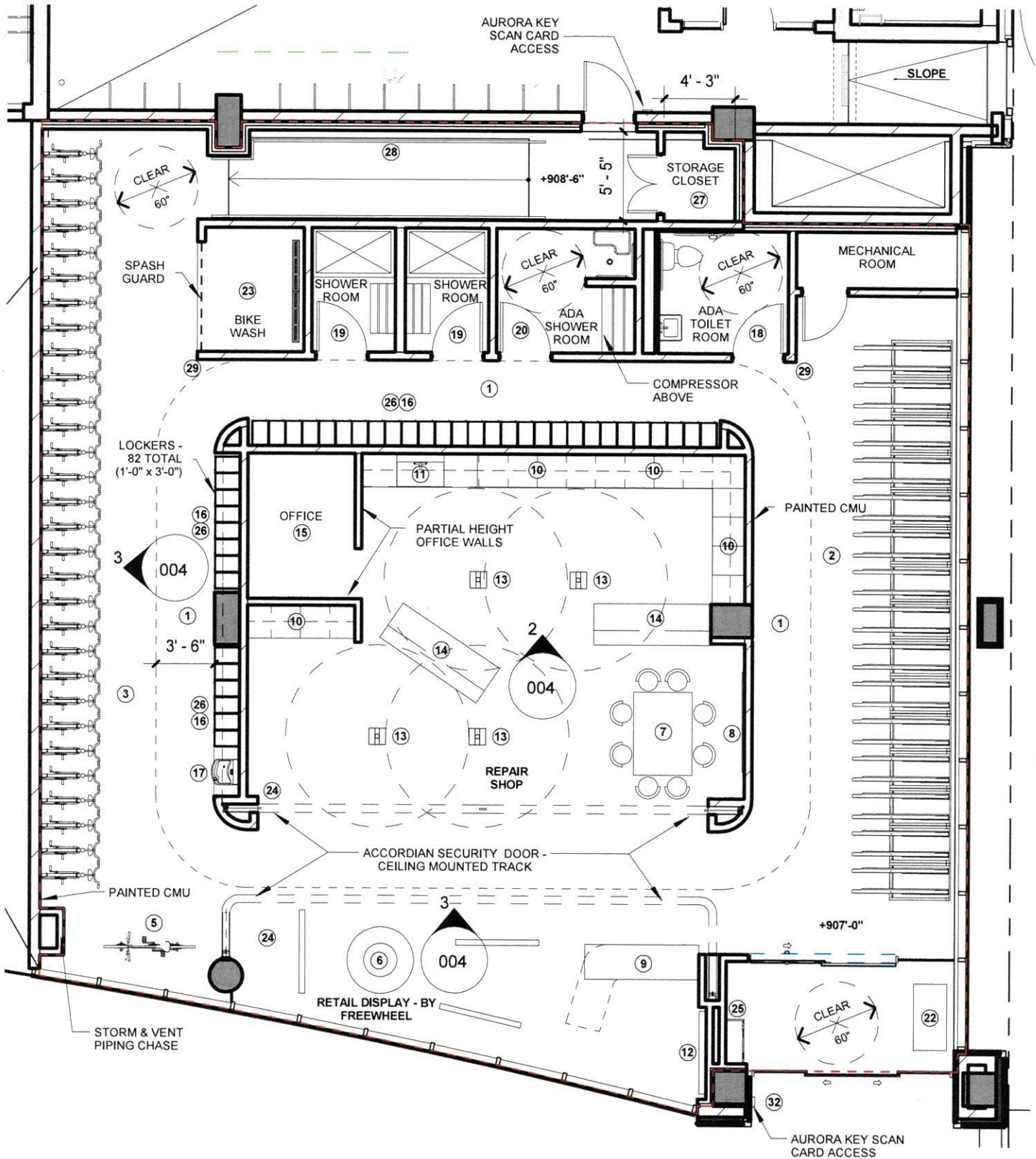
RFIs	0	106 4 open
Shop Drawings	0	181 12 Open
Substitution Requests	0	7 0 Open
Change Order Requests	0	11 1 Open
Change Orders	0	7
Construction Bulletins	0	6

PROJECT HIGHLIGHTS

Concrete frame to reach street level 12/28/2018

UPCOMING ACTIVITIES

U2-U1 Columns and Walls SW - 10/1 - 10/5



TOTAL AREA: 3,016 SF*

* AREA CALCULATED AS SHOWN BY DASHED RED LINE



Madison Bicycle Center/Freewheel Bicycle Plan Keys + Program

Plan Key & Description	Proposed Amounts & Area	Requested Amounts & Area
① Bicycle Path	3'-6" Wide / 425 SF	/
② Bicycle 2-Tier Storage Racks <small>Madrax 4 Bike Horizontal Storage</small>	60 Bicycles / 210 SF	96 Bicycles
③ Bicycle Vertical Storage <small>Saris Bike Tracs - Wall Mounted</small>	30 Bicycles / 170 SF	Max
④ Bicycle Ceiling Storage <small>Saris CycleGlide - Ceiling Mounted</small>	24 Bicycles / 275 SF	Max + Bicycle Shop Storage
⑤ Public Bicycle Repair Station <small>Madrax Repair Stand with Tools</small>	1 / 40 SF	1
⑥ Retail Display / Space <small>Provided by Freewheel</small>	145 SF	VARIOUS
⑦ Seating / Meeting Area <small>Provided by Freewheel</small>	8 PPL / 95 SF	8 PPL Min
⑧ White Board & Pin Up Area <small>Provided by Freewheel</small>	1 / 9'-0" LF	1
⑨ POS Counter	7'-0" in Length	1
⑩ Work Station w/ Storage & Shelves <small>Provided by Freewheel</small>	4 - 7' Wide	2 Min- 6' Wide
⑪ Industrial Sink & Storage Cabinets <small>Provided by Freewheel</small>	32" Wide Freestanding Industrial Sink	32" Wide Industrial Sink
⑫ Merchandise Shelving / Storage <small>Provided by Freewheel</small>	Varies	/
⑬ Work Stand w/ 5' Clearance <small>Park Tool Deluxe Double Arm Repair Stand</small>	4 Bicycle Work Stands	4 Bicycle Work Stands
⑭ Mobile Work Bench <small>Provided by Freewheel</small>	2	2 Min - 4 Max
⑮ Office	8'-9" x 6'-6" / 57 SF	8' x 8' / 64 SF
⑯ 2-Tiered Personal Lockers	82 Individual Lockers	48 Individual Lockers
⑰ Drinking Fountain & Bottle Filler	1	/
⑱ ADA Toilet Room	1 / 58 SF	1-2
⑲ Single Occupant Shower	2 / 37 SF	2
⑳ Single Occupant ADA Shower	1 / 62 SF	1 min / 4 Max
㉑ Signage & Graphic Wall	27' in Length	/
㉒ Information Kiosk	1	1 / 60 SF
㉓ Bike Wash	1 / 51 SF	1
㉔ Folding Security Doors <small>Dynamic Closure Side Folding Metal Doors</small>	2	2
㉕ Vending Machine	1	1

Madison Bicycle Center/Freewheel Bicycle Plan Keys + Program

Plan Key & Description	Proposed Amounts & Area	Requested Amounts & Area
②6 Storage Cabinets	16	/
②7 Trash Room / Storage Closet	1 / 21 SF	1
②8 Towel Hooks	19'-0" LF	/
②9 Corner Mirrors	2	/
③0 Projector Screen	1	1
③1 Security Cameras	9	Max
③2 Key Card Access System Aurora Key Scan Card Access System	8	At Entries / Toilet Room / Shower Rooms