



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: October 10, 2019

RE: Judge Doyle Project Quarterly Report

As of the end of the third quarter of 2019, the Judge Doyle Garage construction is 96% complete and the Podium construction has reached the 35% completion milestone. The quarter was marked by progress on all elements of the project as described below.

Judge Doyle Garage and Podium Construction

- As of September 30th, the tower cranes have been removed and the contractor will be focusing on completing the electrical and mechanical rough-ins, concrete wash and sealing, exterior storefront and curtain wall installation, interior painting, north /south elevator installation, and site work in Pinckney, Doty and Wilson Streets.
- The garage construction remains on schedule to be completed and the certificate of occupancy issued before the end of the year.
- 13 change orders have been approved by the Board of Public Works to date in the amount of \$4,349,940 for the garage element. At the end of the third quarter, the available contingency approximately \$11,028.
- 4 change orders have been approved by the Board of Public Works to date for the Podium element. At the end of the third quarter, the available contingency was approximately \$501,972.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.
- The tradespeople on site have worked a total of 156,801 hours through August 2019 with only two recordable safety incidents. To date, workforce utilization is 4.71% for racial/ethnic minorities and 2.13% for women. SBE utilization is 5.15%.
- The project metrics through the end of September 2019 for the garage and Podium construction are attached to this report.



An image from the southeast corner of South Pinckney St and East Wilson St looking northwest.



An image from Level 1 near East Doty St.

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 12th, August 9th and September 13th.

Bicycle Center

- The build-out of the bicycle center will be finished as part of the Block 88 municipal garage construction. It is being constructed in accordance with the lease with the bicycle center operator (Freewheel) and the public works contract to build out the space, both of which were approved on February 26, 2019 by the Common Council.
- The City Real Estate Office is completing the lease agreement with Freewheel to allow the tenant improvements to be installed and a grand opening to occur before year end.
- A logo has been selected for the Madison Bicycle Center.
- Freewheel has completed the facility marketing plan. |



Block 88 Private Development

- Following the receipt of three responses to the City's RFP to develop the air-rights on Block 88 on April 15th and the completion of the proposal evaluation process, the Common Council, on June 11th, adopted RES- 19-00432 to select Gebhardt Development to move forward into negotiations to develop the project. Following eleven weeks of negotiations with Gebhardt Development, the Finance Committee, on August 26th, determined that the progress of the negotiations was insufficient and would not lead to a development agreement based on the direction of the negotiations.
- On September 3rd, following a recommendation from the Finance Committee, the Common Council adopted RES-19-00593 to terminate negotiations with Gebhardt Development and to commence negotiations with Stone House Development.
- Negotiations with Stone House were initiated on September 4th. At the kick-off session, a calendar was created to conduct five negotiating sessions on September 16th, September 26th, October 7th, October 21st, and October 31st. Progress reports will be provided to the Finance Committee at its September 23rd, October 7th and October 21st meetings with the goal for the negotiating team to present a draft development agreement to the Finance Committee at its meeting of November 11th. A resolution would be 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 would consider the resolution at its meeting of December 3rd. The construction start target date is June 1, 2020 and the move-in target

date is June 2021. The land use approval process will begin this fall with the pre-application meetings with planning and zoning staff, the alder and the neighborhood, and the Landmarks Commission and UDC. The Major Alteration to the Approved PD application is targeted for submittal in January 2020.

- At quarter's end, the negotiation of a development agreement with Stone House remained in progress.

Block 105 Private Development

In April, the Block 105 Negotiating Team prepared a Block 105 Workplan to coordinate the necessary steps to develop the new hotel on block 105 with the Beitler Real Estate Services LLC. During the third quarter, the following actions were taken in accordance with the workplan:

- On August 12th, the Plan Commission conducted a public hearing on the alteration to the Approved SIP for the hotel and recommended approval of the alteration and a 2-lot CSM for Block 105. These matters were considered and approved by the Common Council on September 3rd. All land use approvals have now been granted by the City for the hotel and the project is in Beitler's hands to pursue in accordance with the terms of the executed Development Agreement with the City.
- On July 3rd, the Board of Public Works recommended for approval RES-19-0052, approving plans and specifications and authorizing the Board of Public Works to advertise and receive bids for the Government East demolition. The Common Council approved the resolution on July 16th. City Engineering placed the bid package on Bid Express on August 9th.

Looking Ahead to the Fourth Quarter 2019

- The Podium and municipal garage construction will be substantially completed during the fourth quarter.
- A certificate of occupancy will be requested from the City to open the garage and the bicycle center.
- A grand opening of the bicycle center will occur before year-end.
- The bids will be considered by the City for the demolition of the Government East garage in October/November. Upon the opening of the Block 88 municipal garage, an order to proceed with the demolition of the Government East garage will be issued. The demolition will be completed during the first quarter of 2020.
- The schedule for the negotiation of the development agreement with Stone House for the Block 88 air-rights is:
 - ▶ Third progress report to Finance Committee October 21
 - ▶ Negotiations Concluded November 1
 - ▶ Finance Considers Draft Development Agreement November 11
 - ▶ Introduce Council resolution for referral to Finance November 19
 - ▶ Finance Committee Action November 25
 - ▶ Common Council Action December 3

Garage Construction Metrics through September 30, 2019

CITY OF MADISON			Thru September 2019	
JUDGE DOYLE PUBLIC PARKING				
MONTHLY UPDATE				
		METRIC GOAL	CURRENT METRIC STATUS	COMMENTS
SAFETY				
Total number of tradespeople on site			55	
Total hours worked to date (thru end of Aug)			156801	
Recordable incidents		0	2	
Restricted duty incidents		0	1	
Lost time incidents		0	1	
SCHEDULE				
Number of days ahead or behind scheule		0	-10	
FINANCIAL Thru September 2019 ***includes Podium				
Original contract sum	\$37,367,130.00			
Net change by change orders	\$4,351,766.00			
Contract sum to date	\$41,718,896.00			
Total completed to date	\$34,431,809.00			
Retainage	\$981,233.00			
Total earned less retainage	\$33,450,576.00			
Balance to finish, plus retainage	\$8,268,320.00			
Percent paid to date		83%	Garage is 96% paid to date and the Podium is 35% paid to date	
CONTRACT COMPLIANCE				
SBE goal		8.00%	5.1%	
	Capitol Steel Erectors	3.58%	3.58%	\$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%	4.71%	
# of women		7.00%	2.13%	
# of individuals with disabilities				
MILESTONES				
Remove tower cranes		12/04/18	9/20/2019	
Concrete complete		12/10/2018	8/5/2019	*including podium
Occupancy		8/23/2019	11/22/2019	
Substantial Completion			12/15/2019	*including podium
OPEN CORRESPONDENCE				
RFIs		0	291	16 open
Shop Drawings		0	373	13 open
Substitution Requests		0	12	2 open
Change Order Requests		0	31	5 open
Change Orders		0	17	
Construction Bulletins		0	17	14 garage/ 3 podium
PROJECT HIGHLIGHTS				
L5 Concrete poured out 8/5				
Tower Cranes removed				
Glass and Glazing started 10/7				
UPCOMING ACTIVITIES				
Curtain wall L3-L5 started 10/7				
Storefront L1 to start 10/21				
Elevators 1 and 2 complete 10/30				
Elevators 3 and 4 started 9/30				
Washing, Sealing, Stripping Lower Floors ongoing				
Permanent Power 10/11				