

Judge Doyle Project Block 88 –Request for Proposals



Pre-Submittal Information Meeting
March 19, 2019



Today's Objectives

- Provide Background Information
- Review Project Requirements
- Review the Underground Municipal Garage and Podium Under Construction on the Block
- Answer Your Questions



Introductions

- City of Madison
- LVDA Team
- JP Cullen Construction





Development Approach

Unlock the development potential of the two city-owned blocks by:

- Replacing the current above grade public parking ramp
- Configuring the new public and accessory parking to support a pedestrian-friendly mixed-use urban environment
- Using Pinckney Street as an axis to link Monona Terrace with the adjoining hotel, retail, restaurant and entertainment district





Project Requirements

- ▶ Block 88 only
- ▶ Be a housing or mixed-use project and include a workforce housing component
- ▶ Be compatible with surrounding buildings, including the Madison Municipal Building
- ▶ Priority given to projects that maximize the tax base, have a straight-forward development framework, and utilize sustainability concepts for the design, construction and operation of the building
- ▶ The air-rights above the parking must be leased or purchased at fair market value.



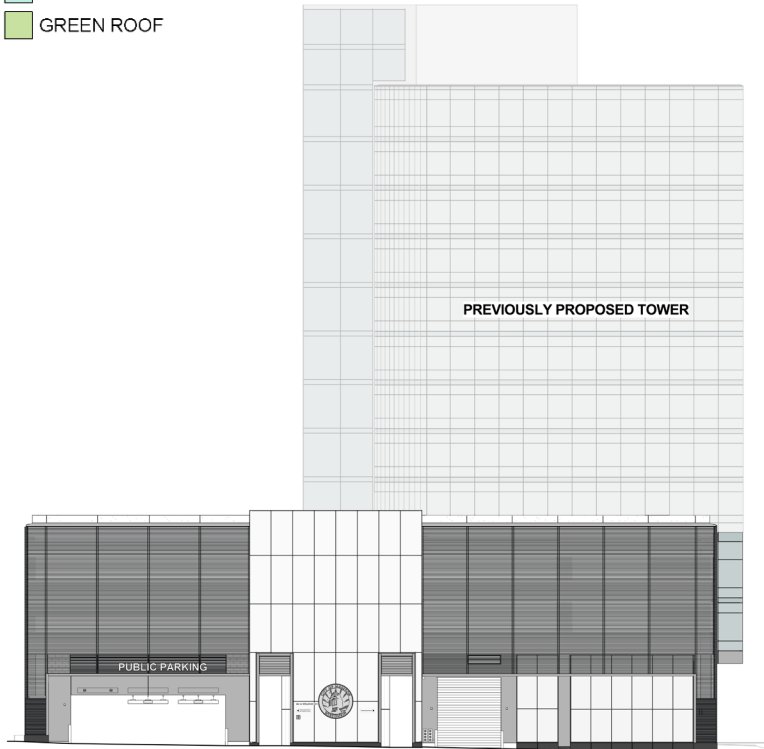
Additional Information

- ▶ The City is constructing and owns the 148 – cars of parking and 8,000 square feet of retail spaces in the Podium. The parking was built to support housing development in the air-rights. The City intends to enter into a lease or purchase agreement with the selected developer for the Podium.
- ▶ There isn't any capacity in the 560-car underground municipal garage on Block 88 for accessory parking for the housing project.
- ▶ No tax incremental financing (TIF) shall be available for the development. However, funding may be available through the City Affordable Housing Fund, under its process.
- ▶ An apartment project has received zoning approval from the City, subject to the clearance of the conditions of approval, recordation of the planned development documents and receipt of a building permit. The owner of those plans is Lothan Van Hook DeStefano Architecture (LVDA) of Chicago, IL.
- ▶ The approved GDP and Phase II SIP may also be amended subject to the approval of a Major Alteration to the Planned Development Zoning, which shall be reviewed by the Landmarks Commission, Urban Design Commission, and Plan Commission and approved by the Common Council as required by ordinance.

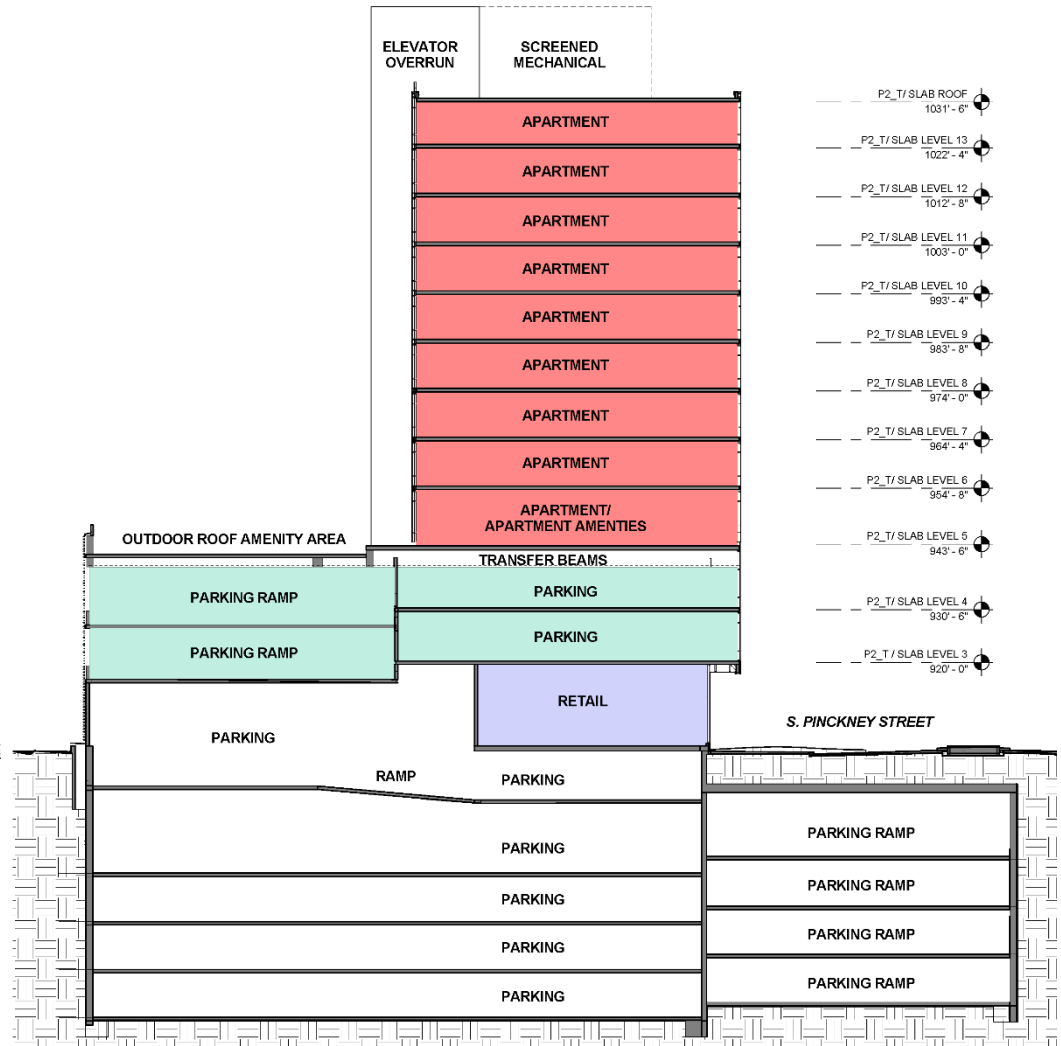
Municipal Garage and Podium Design



- APARTMENTS
- RETAIL
- SHARED
- PARKING
- GREEN ROOF



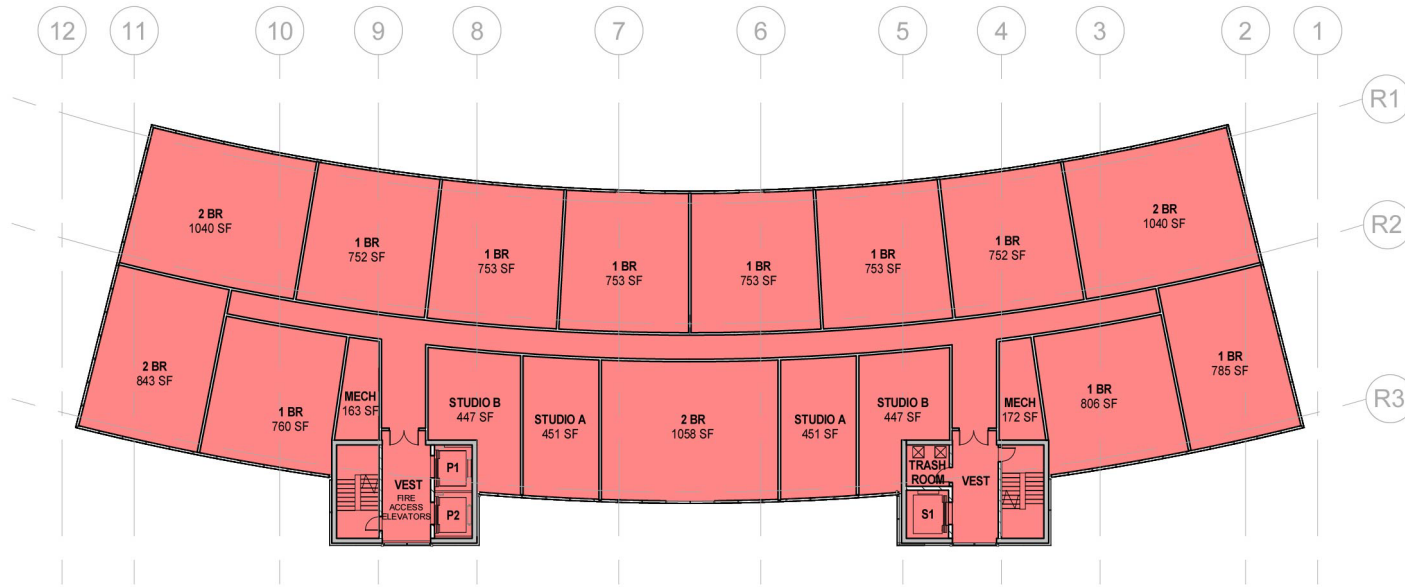
ELEVATION – WILSON ST.



BUILDING SECTION



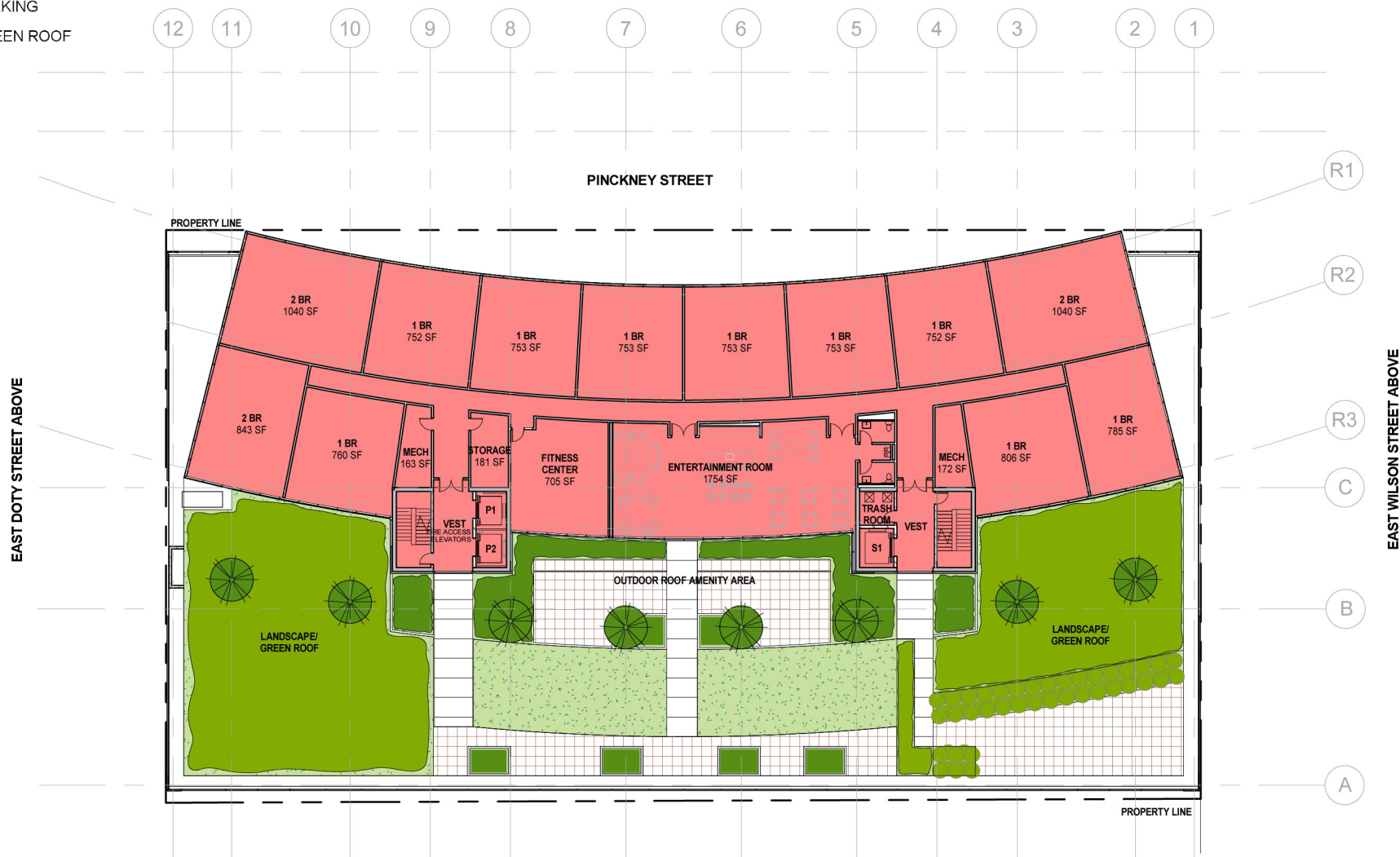
- APARTMENTS
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LEVEL 6-13 – TYPICAL APARTMENT



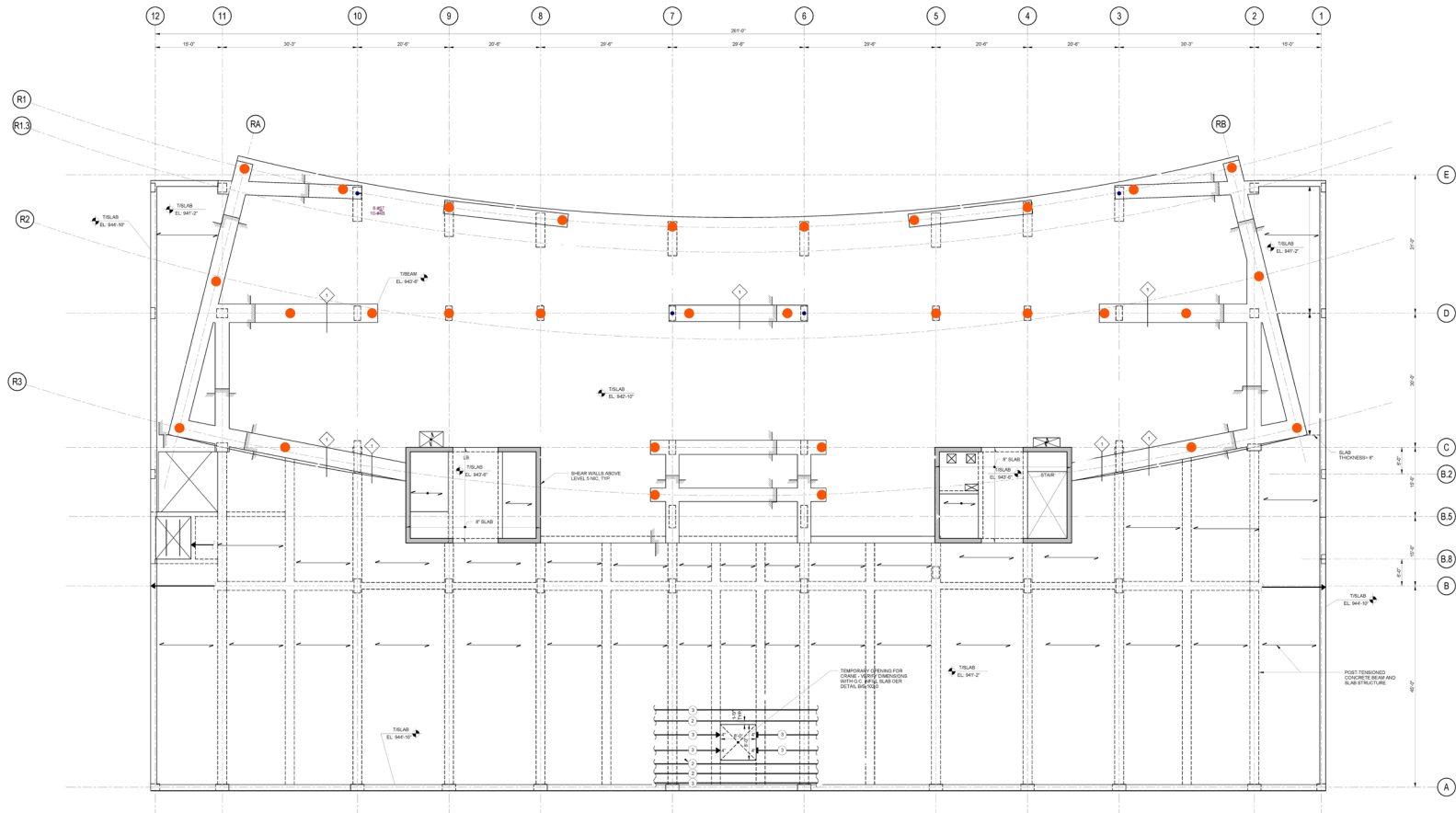
- APARTMENTS
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LEVEL 5 – APARTMENT AMENITIES



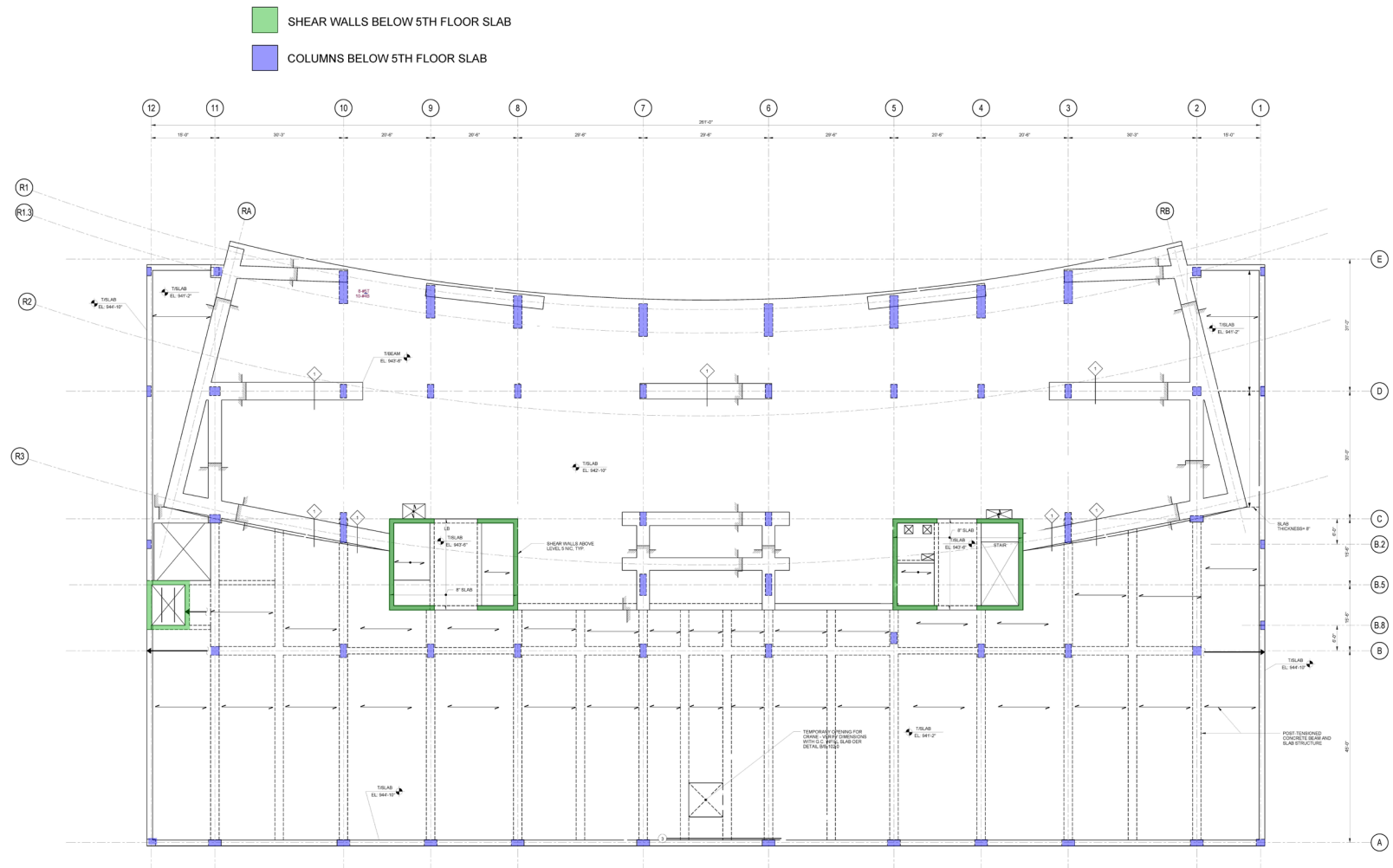
● PROPOSED COLUMN LOCATIONS



LEVEL 5 – PROPOSED COLUMN LAYOUT

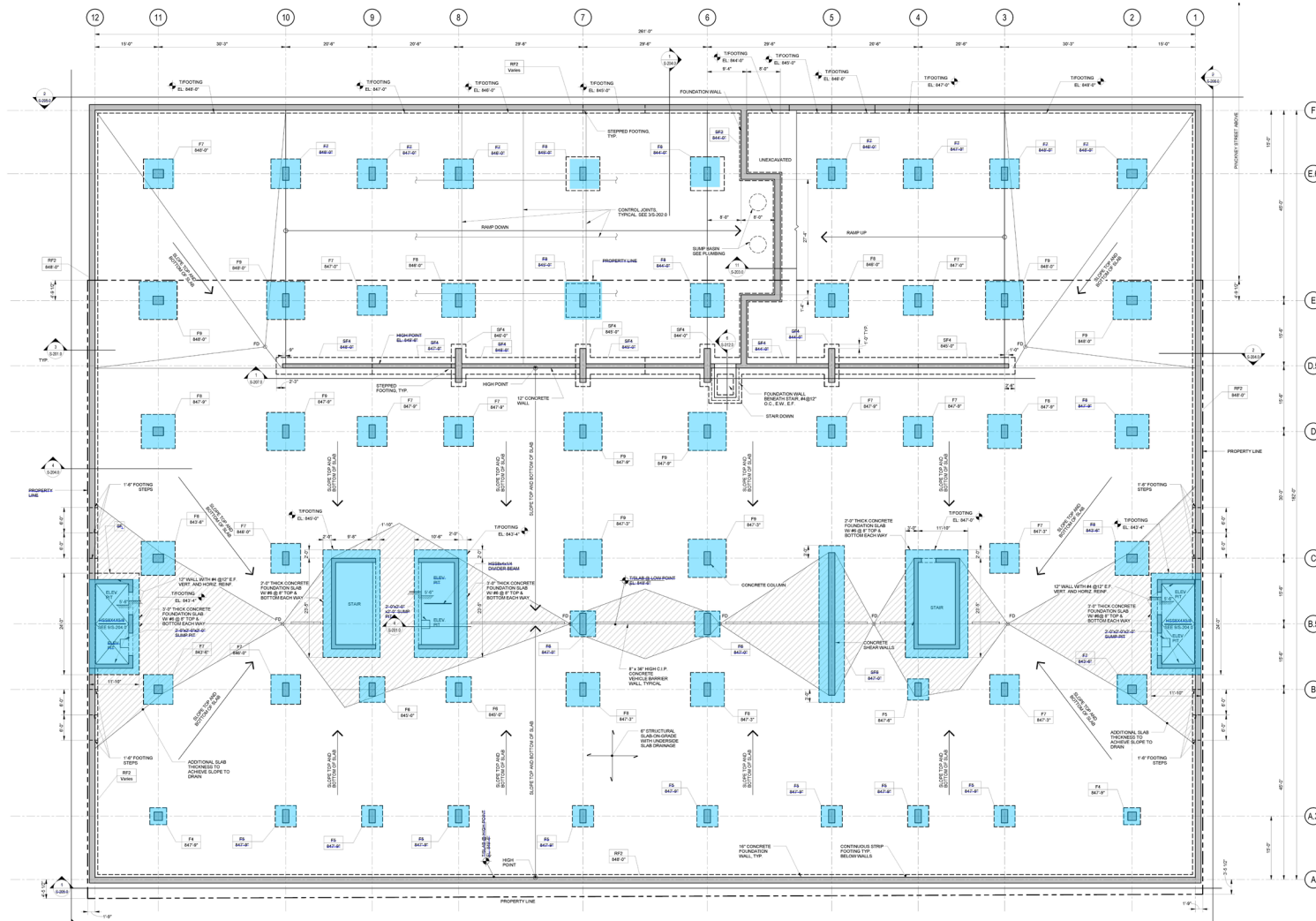






LEVEL 4 – COLUMNS & SHEAR WALLS





FOUNDATION & FOOTINGS





MEP Concepts – Mechanical

- ▶ Primary mechanical equipment envisioned to be installed in mechanical penthouse.
- ▶ Dedicated outdoor air handling unit for ventilation coupled with hot water boilers and condenser water serving distributed water-to-air heat pump systems.
- ▶ Cooling tower within overall building height restrictions.
- ▶ No air intake or exhaust vents in façade – everything from/up to roof.





MEP Concepts – Piping & Fire Protection

- ▶ Fire pump is sized for existing and future buildout.
- ▶ Space is allocated in Stair #2 for future wet pipe development sprinkler riser. Heat trace will be required where pipe runs through parking structure.
- ▶ Fire Command Center will be required at Level 1 South Pinckney Street entry.
- ▶ Domestic water, sanitary waste and vent pipe pathways planned but not installed in Parking Structure for future development.

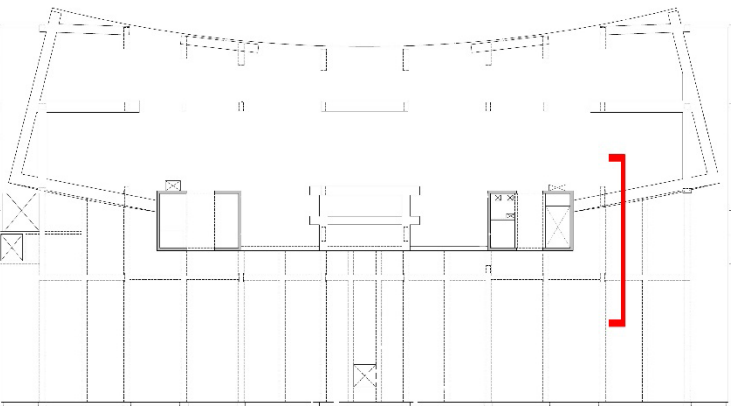




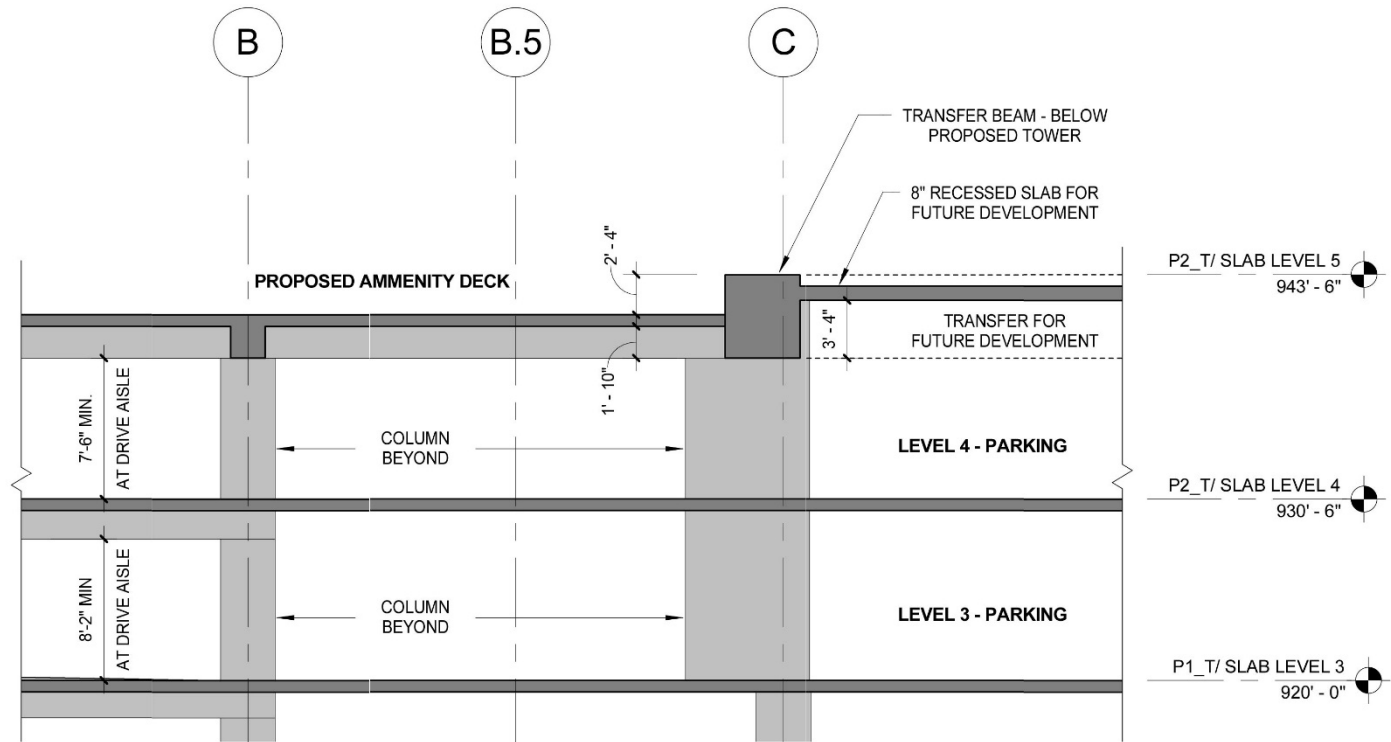
MEP Concepts – Electrical & Technology

- ▶ Dedicated private development electrical service room on Level U0. Future electrical distribution panels envisioned on every third floor of residential development.
- ▶ Dedicated private development telecomm (NETPOP) room on Level U0. Future fiber/copper/cable termination panels envisioned on every third floor of residential development.
- ▶ Emergency generator exist for life–safety loads (not for tenant standby power.





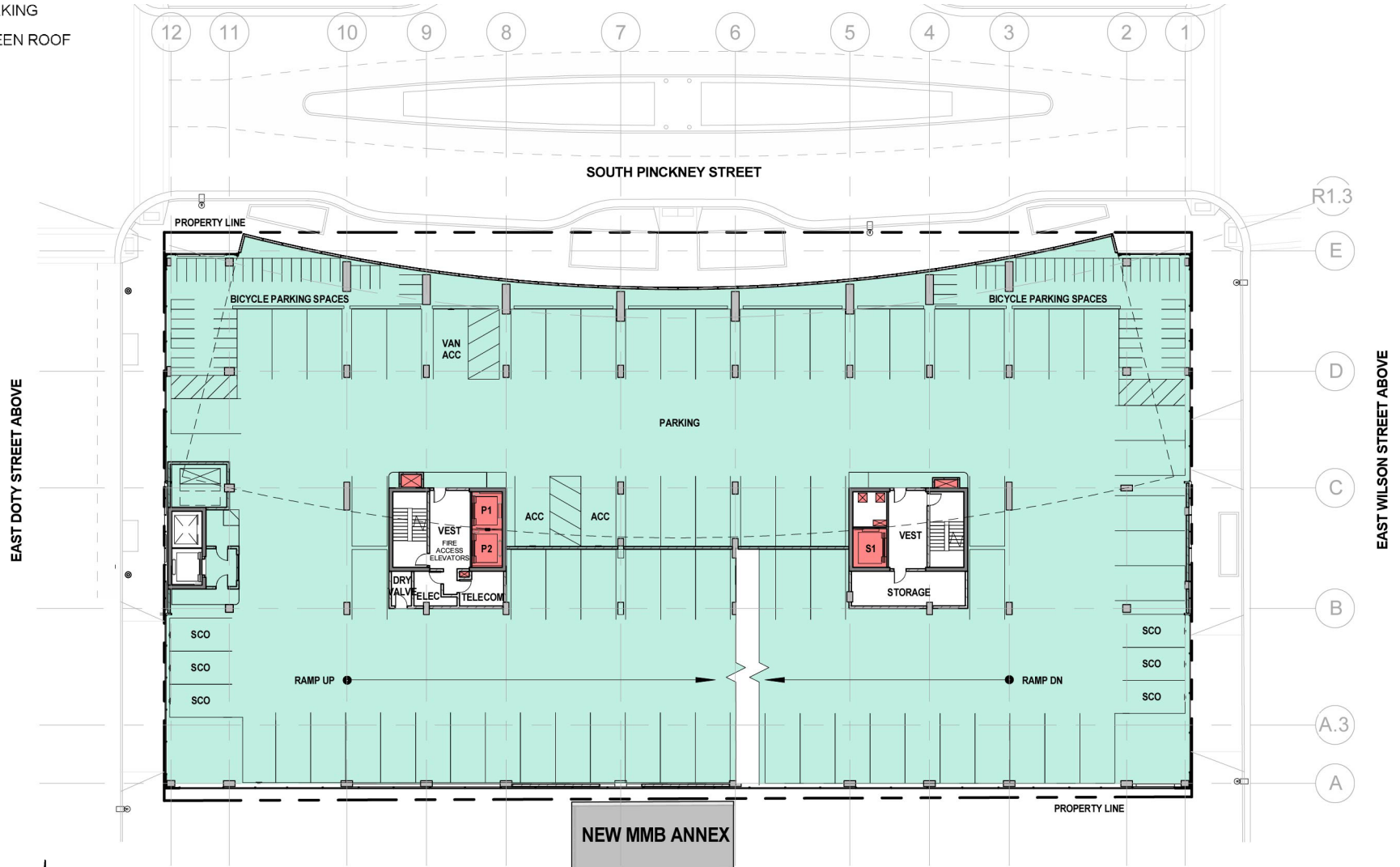
KEY PLAN



ENLARGED SECTION - TOP OF PODIUM



- APARTMENTS
- RETAIL
- SHARED
- PARKING
- GREEN ROOF

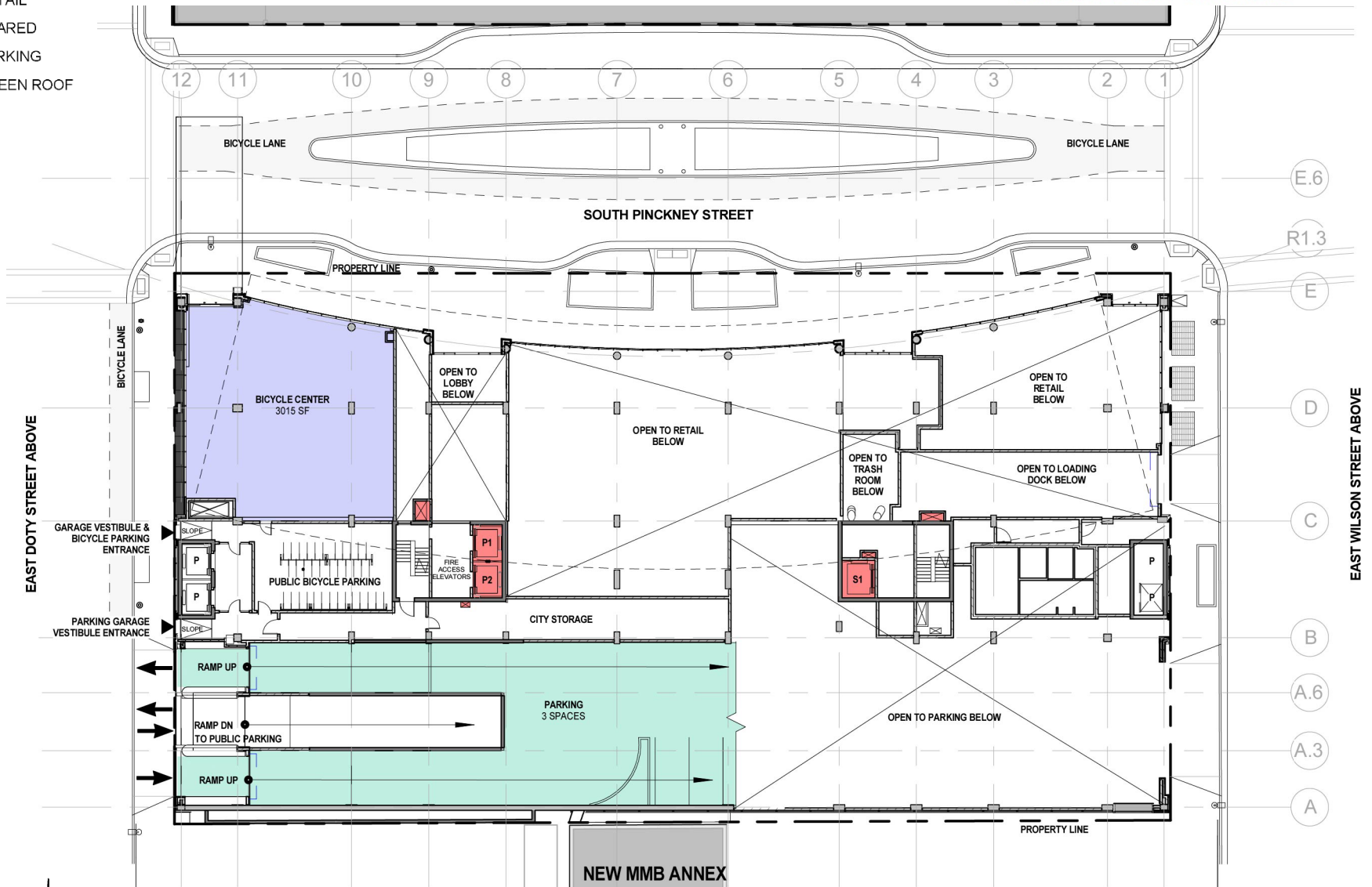


LEVEL 3 TYPICAL PARKING
(LEVEL 4 SIMILAR)

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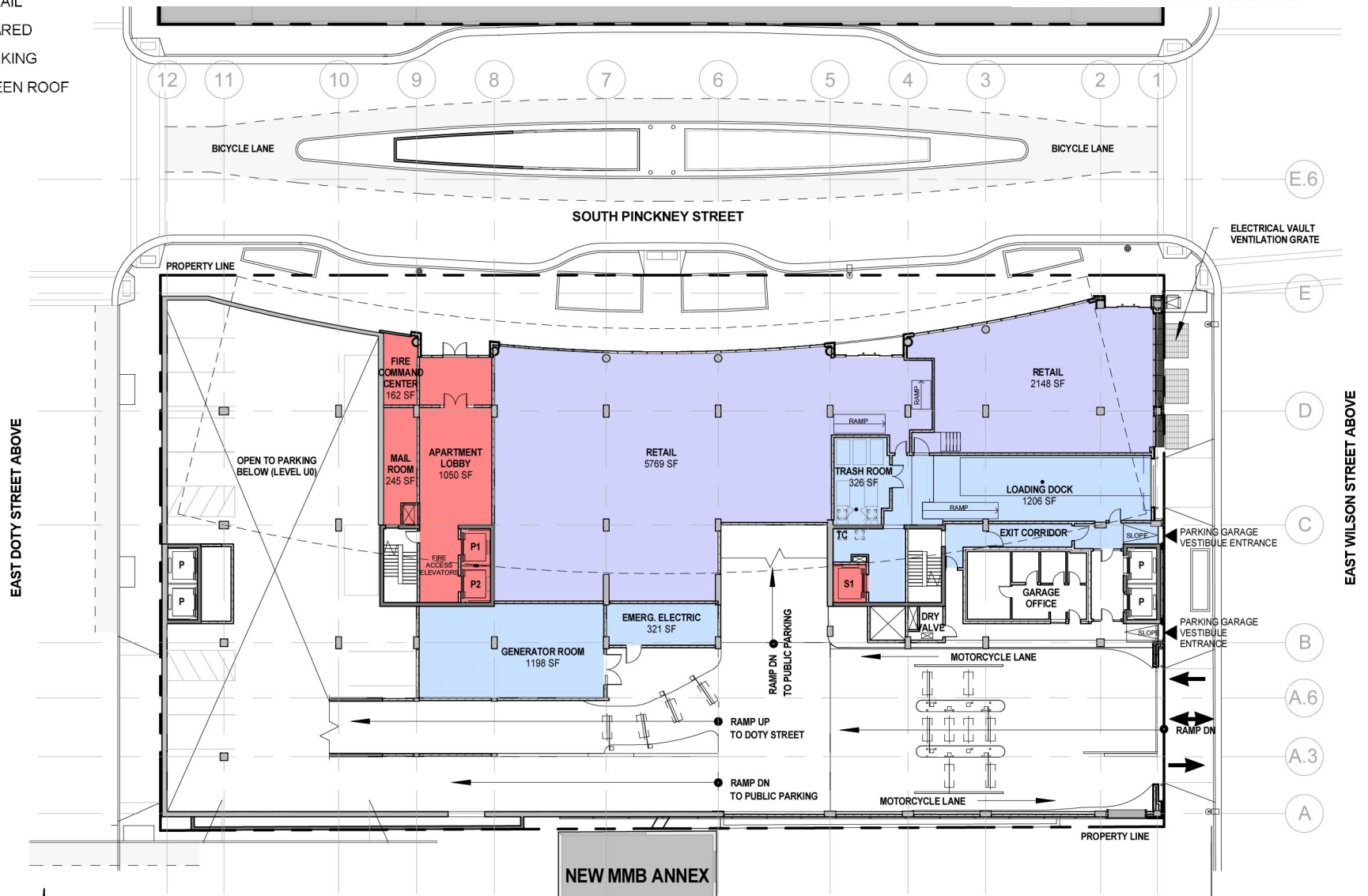
- APARTMENTS
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LEVEL 2 – DOTY ST. ENTRY



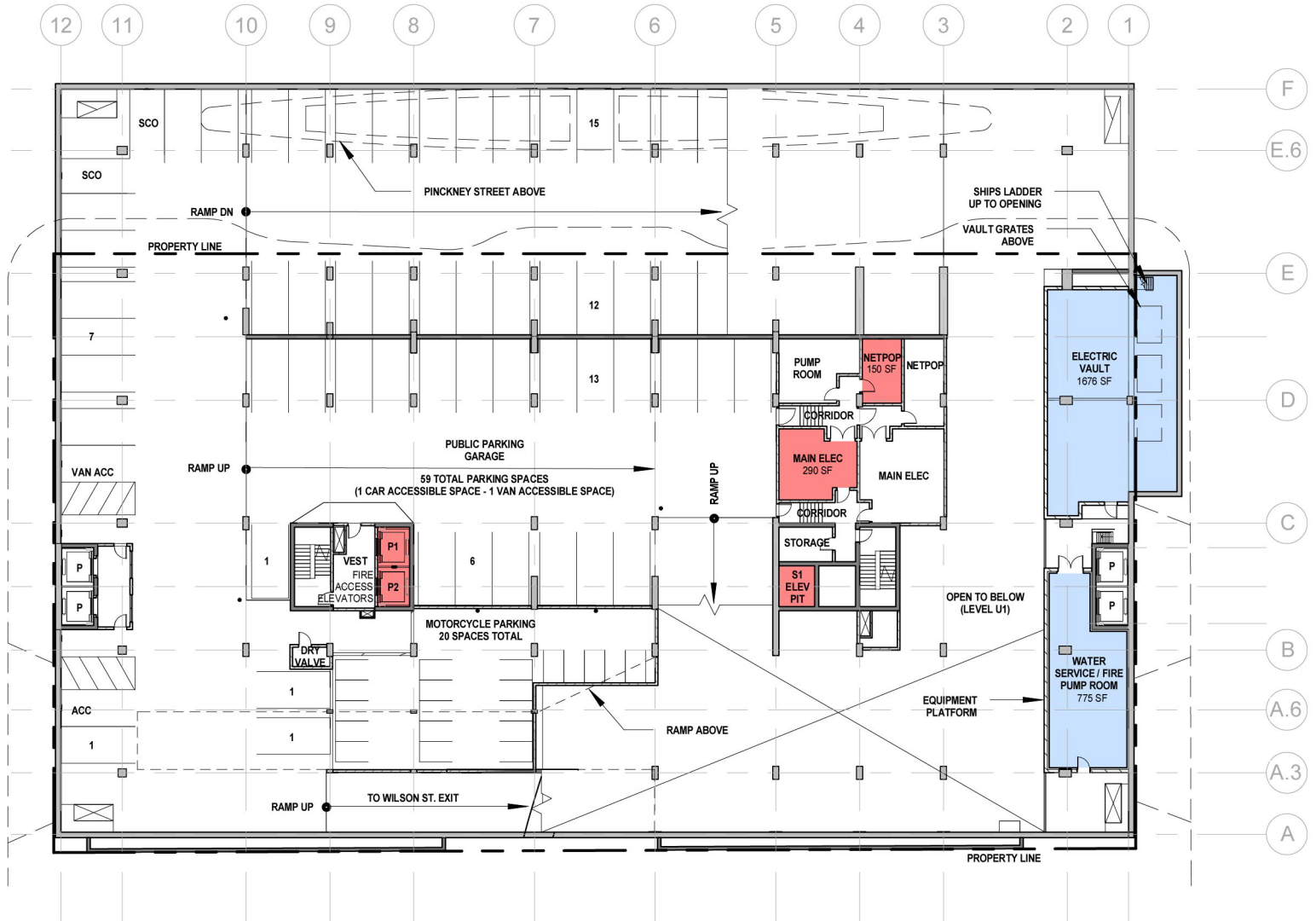
- APARTMENTS
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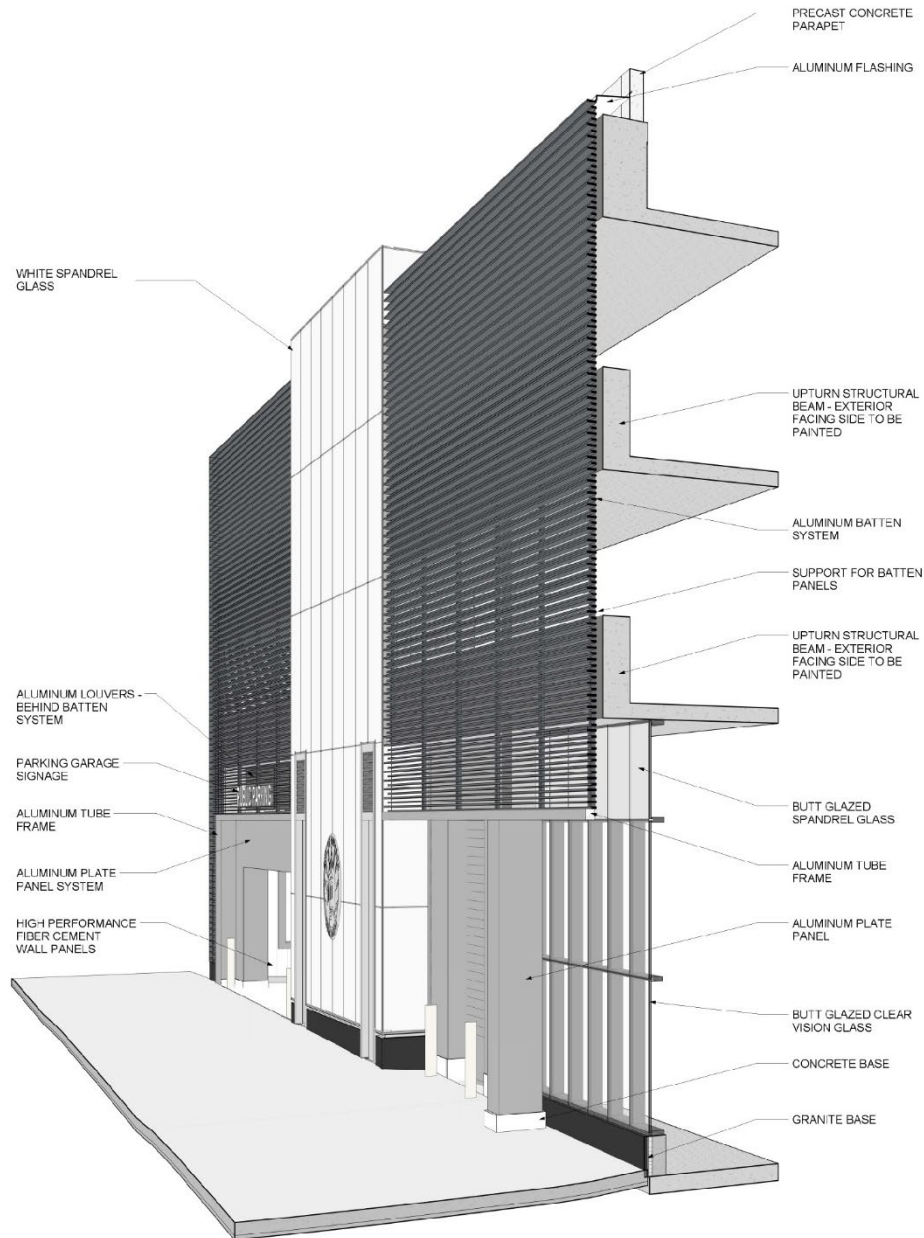
EAST DOTY STREET ABOVE

EAST WILSON STREET ABOVE

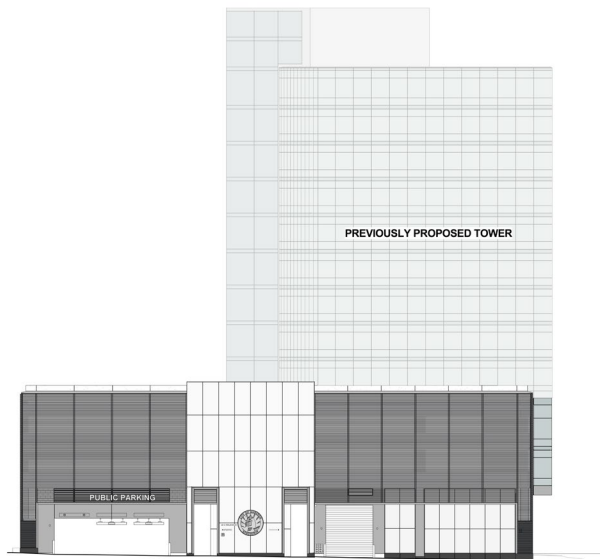


LEVEL U0 – UNDERGROUND PARKING

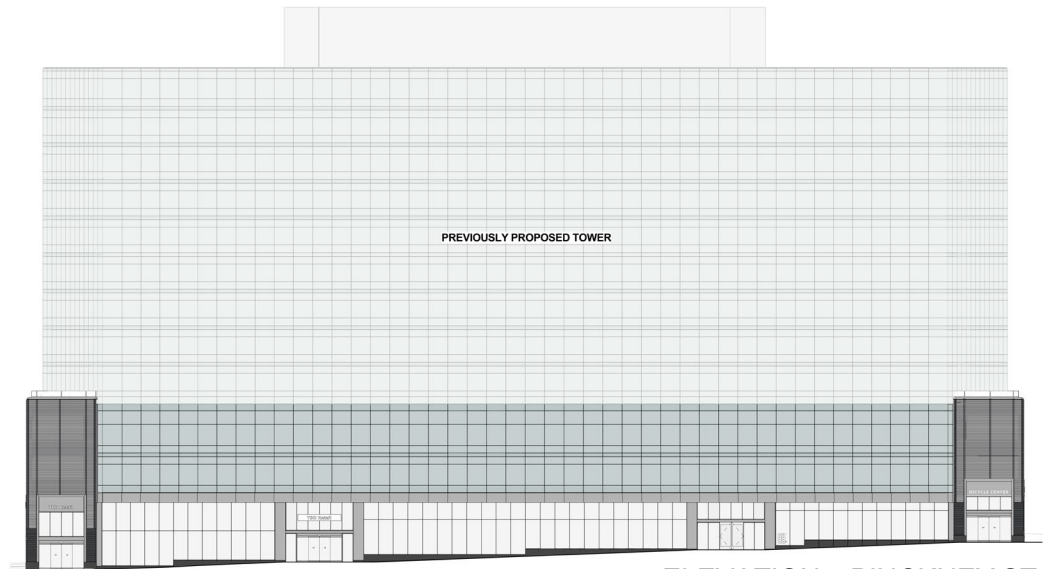




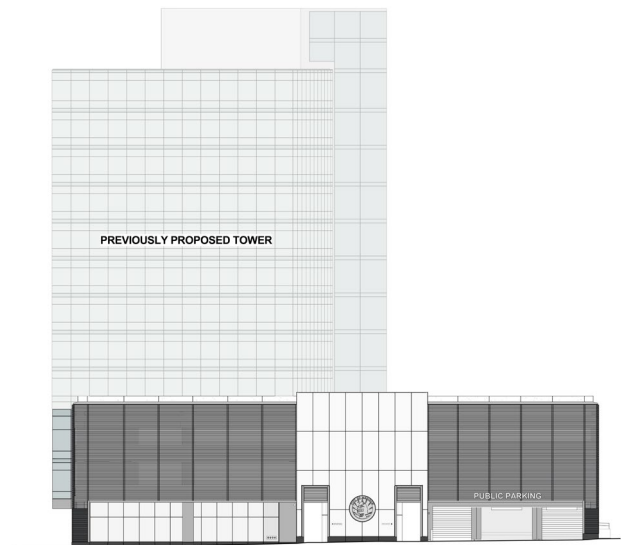
EXTERIOR SYSTEMS - SECTION PERSPECTIVE



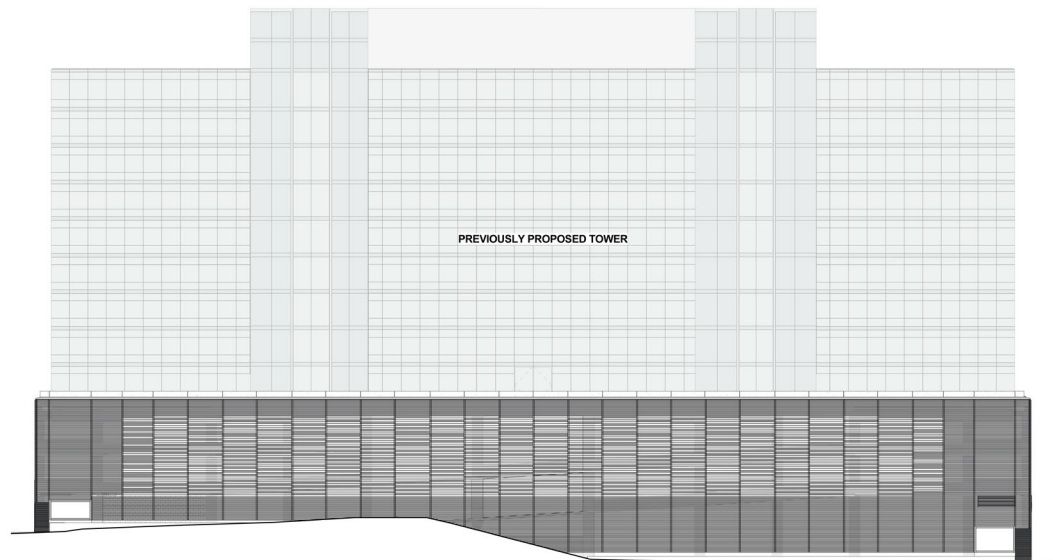
ELEVATION – WILSON ST.



ELEVATION – PINCKNEY ST.



ELEVATION – DOTY ST.



ELEVATION – MMB



Municipal Garage & Podium Construction

To review the construction documents for the Municipal Garage and Podium; go to:

- <https://www.cityofmadison.com/business/pw/contracts/docAndSpecs.cfm?ContractNumber=7952>
- <https://www.cityofmadison.com/business/pw/contracts/docAndSpecs.cfm?ContractNumber=8290>

RFP Evaluation Process

- ▶ Initial Review – April/May
- ▶ Finance Committee Review – May
- ▶ Developer Selection by Common Council – June
- ▶ Final Deal Negotiation – June/July
- ▶ Common Council Approval – August



Selection Criteria

- ▶ Responsiveness to the Project Goals found in Section 1 of the RFP and the Project Requirements found in Section 2.
- ▶ Have the combination of features and attributes offering the **best overall value** to the City.
- ▶ Best overall value will be determined by comparing differences in development team attributes, project features, and feasibility, striking the most advantageous balance for achieving the City's goals.
- ▶ Submissions must provide convincing evidence that all team members have sufficient understanding and experience with similar projects.



Information Requirements for Response

- ▶ Identification of the development venture and team
 - ▶ Experience to successfully undertake the project
 - ▶ Preliminary project concept
 - ▶ Financial capability to complete the project
 - ▶ Professional and project references
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- ▶ Note: You are encouraged to contact the City DCR to learn more about the minority general contracting entities in the Construction Contractors United Program.

Judge Doyle Project Block 88 RFP Submittal Deadline

April 15, 2019
2:00 pm CDT

Project Website

www.cityofmadison.com/planning/judgedoylesquare/

