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City Receives Four Bids to Build the Judge Doyle Public Garage on Block 88 - the First Phase of the \$175 Million Judge Doyle Redevelopment Project in Downtown Madison

On Friday, August 4, the City of Madison received four bids to construct the 562-car underground Judge Doyle Garage on Block 88 in Downtown Madison. The garage will replace the City's 60-year old Government East above ground garage on Block 105. Upon the completion of the new garage, the Government East garage will be demolished.

The Judge Doyle project is an important city initiative to continue the revitalization of Madison's downtown and add new tax base to the City. It is located on a two-block area encompassing Block 88, behind the Madison Municipal Building, and across South Pinckney Street on Block 105, the current site of City's Government East parking garage. The project will unite the vibrant Capitol Square and the Monona Terrace Community and Convention Center with a significant mixed-use development project comprised of commercial, hotel, residential, retail and restaurant uses combined with public parking and bicycle facilities. The public garage is the first element of the two-block redevelopment, and will lead the way for a second phase of private development to follow, estimated at \$175 million in total, to be developed by the City's private development partner in the Judge Doyle project, Beitler Real Estate Services of Chicago.

The following bid proposals were received which were well under the City's estimate of \$36.0 million:

J.P. Cullen and Sons Inc.	\$29,573,208.
J.H. Findorff and Son Inc.	\$31,274,000.
Miron Construction Company, Inc.	\$31,214,850.
C.D. Smith Construction	\$30,795,000.

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 bids that the City received today.

The bid proposals, including the plans for Small Business Enterprise participation, will be reviewed by City staff to verify all bidding requirements have been met. The Board of Public Works will consider the bid proposals on August 23, with the Common Council considering the garage bids and awarding the construction contract on September 5.

Construction of the public garage is anticipated to commence in October 2017 with completion by December 2018. The history of the project can be found on the Judge Doyle website at: www.cityofmadison.com/planning/judgedoylesquare/.