



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: January 11, 2021

RE: Judge Doyle Project Quarterly Report

As previously reported in the third quarter report, two of the three public elements of the Judge Doyle project (Wilson Street Garage and the Bicycle Center) have been completed, with the demolition of the Government East Ramp being the only remaining public element of the project to be completed.

Wilson Street Garage and Podium Construction

- Complete.

Bicycle Center

- Complete. Freewheel has opened the Bicycle Center but is not selling memberships until the COVID-19 restrictions are lifted.

Government East Demolition

- The demolition will be completed during the first quarter. Originally, the demolition was expected to be complete during the fourth quarter. However, due to the contractor's decision to change the demolition methods on the east side of the ramp to further protect the adjacent properties, the completion date was extended to the first quarter of 2020. The project remains on budget.
- Upon completion of the demolition, the three public elements of the Judge Doyle project will be complete.



Looking east from South Pinckney Street

- The City also conducted a Phase 1 Environmental Site Assessment (ESA) for the site during the quarter. The findings did not disclose any unexpected results and a Phase II ESA may not be needed.

Block 88 Private Development

- Stone House Development and the City closed on the real estate transaction for the Block 88 Podium and air-rights on July 10th. The City received its first payment under the purchase and sale agreement in the amount of \$5,000,000. Construction started on the apartment project on July 13th.
- The apartment construction continues to go well, and no significant issues have been encountered. The final concrete pour (the roof) was completed on December 22nd. Interior framing is complete through the 9th floor and MEP inspections are complete through the 7th floor. Exterior walls are installed generally through the 11th floor and windows are generally installed through the 10th floor. Stone House is on schedule to be completed by mid-August 2021.
- A name and logo for the apartments have been selected and will be released when marketing of the apartments commences.



Stone House apartment construction progress on Block 88 looking west

Block 105 Private Development

- As reported in the third quarter report, the City was advised by Beitler Real Estate Services on September 1st that it had successfully executed a term sheet with a development team to move forward on the Block 105 Hotel.
- Since that time, the City Negotiating Team has met with the private hotel team on seven occasions via Zoom to establish a project calendar and advance the project, and negotiate the business elements of the proposed transaction. At quarter's end, a financing commitment, a key element of the project, had not been obtained. The project cannot proceed without it and there isn't a timeline for receiving that commitment yet.
- The developer has also filed a Major Alteration to an Approved PD to reduce the height of the hotel and to make some façade changes to align with the design of the Stone House building under construction across the street. A neighborhood meeting on the alteration application is scheduled for January 14th.



Block 105 Hotel Rendering -At grade at the corner of Pinckney and Doty Streets

Looking Ahead to the First Quarter 2021

- Demolition of the Government East Garage will be completed.
- The City Negotiating Team will continue to work with Beitler to advance the hotel project.
- The Major Alteration of an Approved PD application for the Block 105 hotel will be considered by the UDC, Plan Commission and Common Council in February and March.
- George Austin will conclude his Judge Doyle project leadership duties at the end of the quarter at the completion of the AVA Civic Enterprises' contract with the City.