



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: July 15, 2019

RE: Judge Doyle Project Quarterly Report

As of the end of the second quarter of 2019, the Judge Doyle Garage construction continues on track, reaching the 82% 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 June 30th, the contractor continued the extensive concrete pours on the Podium, bringing the structure nearly to its completed elevation.
- The garage construction remains on schedule to be completed and the certificate of occupancy issued by the end of November 2019 following the completion of the Podium structure above the municipal garage.
- 10 change orders have been approved by the Board of Public Works to date in the amount of \$4,374,234 for the garage element. At the end of the second quarter, the available contingency was approximately \$380,000.
- No change orders have been approved by the Board of Public Works to date for the Podium element. At the end of the second quarter, the available contingency was approximately \$591,862.
- The City, contractor and architect hold biweekly job progress meetings to coordinate construction activities.
- The tradespeople on site have worked a total of 120,257 hours through June 2019 with only two recordable safety incidents. To date, workforce utilization is 5.21% for racial/ethnic minorities and 1.82% for women. SBE utilization is 4.7%.
- The project metrics through the end of June 2019 for the garage and Podium construction are attached to this report.



*An image from the southeast corner of S Pinckney St and E Wilson St looking northwest.*

#### *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 April 11<sup>th</sup> and June 14<sup>th</sup>.

#### *Bicycle Center*

- The build-out of the bicycle center is underway and 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 and the public works contract to build out the space, both of which were approved on February 26, 2019 by the Common Council.
- The bicycle center will be located at the corner of East Doty and South Pinckney Streets. The target date for opening the bicycle center has not yet been established. The facility will be completed in the fourth quarter of 2019.

### *Block 88 Private Development*

- On April 15<sup>th</sup>, the City received three responses to its RFP to develop the Block 88 air-rights from the following development teams: Gebhardt Development of Madison, Mandel Group of Milwaukee and Stone House Development of Madison.
- Following the proposal evaluation process which included a completeness and compliance review of the responses to RFP guidelines, reference checks, technical interviews of each team with the City Negotiating Team, development team interviews with the Finance Committee, presentation of analyses and recommendations from the City Negotiating Team and deliberations by the Finance Committee, the Common Council on June 11<sup>th</sup> selected Gebhardt Development to move forward into negotiations to develop the project.
- At quarter's end, the negotiation of a development agreement with Gebhardt development was underway.

### *Block 105 Private Development*

- The City 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 quarter, the following actions were taken in accordance with the workplan.
  - The Common Council approved a lease for 40 stalls of valet hotel parking in the new Block 88 garage on May 14<sup>th</sup>.
  - Beitler filed the alteration to the Approved SIP for the hotel and the City filed the 2-lot CSM. These matters have been scheduled for a public hearing at the Plan Commission on July 29<sup>th</sup> and the Common Council on August 6<sup>th</sup>. The Plan Commission will also consider an amendment to the approved conditional uses on the Capitol View and Government East demolition on July 29<sup>th</sup>.
  - In June, LVDA, the City's architect for the public portions of the Judge Doyle project, provided materials to City Engineering for the Government East demolition specification. The Transportation Commission received an informational report on June 26<sup>th</sup> and the Board of Public Works considered the matter on July 3<sup>rd</sup>. Neighboring property owners and CNI have been contacted on the project schedule.
- The Judge Doyle Staff Team briefed the City Finance Committee on the background and status of the project on May 6<sup>th</sup>. The Link to the presentation material is: [https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge\\_Doyle\\_Project-Finance\\_Committee\\_Update-20190516.pdf](https://www.cityofmadison.com/planning/judgeDoyleSquare/documents/Judge_Doyle_Project-Finance_Committee_Update-20190516.pdf).

### *Looking Ahead*

- The final concrete pours for the Podium will completed by early August and the tower cranes are scheduled to be removed by the end of August. Mechanical, electrical, plumbing and fire protection rough-ins continue in the underground garage.
- The schedule for the negotiation of the development agreement with Gebhardt Development for the Block 88 air-rights is:
  - ▶ Progress report to Finance Committee July 22
  - ▶ Introduce Council resolution for referral to Finance August 6

- ▶ Negotiations Concluded August 6
- ▶ Finance Considers Draft Development Agreement August 12
- ▶ Common Council Action September 3

- The Common Council will consider the Board of Public Works' recommendation on July 16<sup>th</sup> to proceed to bid the demolition of the Government East ramp. Bids will be due in September.
- Following Common Council action in August on Beitler Real Estate Services' application to amend the Specific Implementation Plan for the Block 105 hotel, City staff will work with Beitler to clear the conditions of approval to enable the developer, if ready to do so, to commence construction on the hotel in Block 105 as soon as the Government East Ramp has been demolished.

## Garage Construction Metrics through June 30, 2019

CITY OF MADISON				
JUDGE DOYLE PUBLIC PARKING				
MONTHLY UPDATE				
		METRIC GOAL	CURRENT METRIC STATUS	COMMENTS
<b>SAFETY</b>				
Total number of tradespeople on site			67	
Total hours worked to date (thru end of May)			120257	
Recordable incidents		0	2	
Restricted duty incidents		0	1	
Lost time incidents		0	1	
<b>SCHEDULE</b>				
Number of days ahead or behind schedule		0	-5	
<b>FINANCIAL</b> <span style="float: right;">Thru June 2019, ***includes Podium</span>				
Original contract sum	\$41,473,567.98			
Net change by change orders	\$4,347,234.05			
Contract sum to date	\$45,820,802.03			
Total completed to date	\$28,167,800.10			
Retainage	\$859,840.84			
Total earned less retainage	\$27,307,959.26			
Balance to finish, plus retainage	\$18,512,842.77			
Percent paid to date		61% Garage is 82% paid to date (Combined with Podium = 61%)		
<b>CONTRACT COMPLIANCE</b>				
SBE goal		8.00%	4.7%	
	Capitol Steel Erectors	3.58%	3.26%	\$1,492,514
	Mobile Glass Inc	0.53%	1.42%	\$652,180
	FireStop Plus	0.04%	0.01%	\$3,588
# of racial/ethnic minorities		6.00%	5.21%	
# of women		7.00%	1.82%	
# of individuals with disabilities				
<b>MILESTONES</b>				
Remove tower cranes		12/04/18	8/19/2019	
Concrete complete		12/10/2018	8/5/2019	*including podium
Occupancy		8/23/2019	11/5/2019	*including podium
Substantial Completion			11/5/2019	*including podium
<b>OPEN CORRESPONDENCE</b>				
RFIs		0	229	19 open
Shop Drawings		0	315	63 open
Substitution Requests		0	8	0 open
Change Order Requests		0	20	1 open
Change Orders		0	10	
Construction Bulletins		0	12	10 garage/ 2 podium
<b>PROJECT HIGHLIGHTS</b>				
L5 Concrete poured out 8/5				
<b>UPCOMING ACTIVITIES</b>				
L5 Concrete poured out 8/5				
Tower Cranes Removed week of 8/19				
Pinckney Backfill and Site Utilites start 7/12				
Mtl Stud Framing Exterior start 7/18				
Curtainwall Lower L1-L3 Start 8/15				
Curtainwall L3-L4 Start 9/4/19				
Precast on the Roof 8/5/19				