



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: October 5, 2020

RE: Judge Doyle Project Quarterly Report

As reported in the second quarter report, the Wilson Street Garage and Podium construction, including the Bicycle Center, are 100% complete. The project received its Certificate of Occupancy on June 17th and the grand opening of the Wilson Street Garage was held on Monday, June 22nd. Two of the three public elements of the Judge Doyle project 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 Freewheel has opened the Bicycle Center but will not have a grand opening until the COVID-19 restrictions are no longer in effect.

Government East Demolition

- The City Engineering Division issued a start work letter for the contractor to commence demolition of the Government East Ramp the week of July 13th.
- The demolition is on target to be completed by the end of November.
- Upon completion of the demolition, the three public elements of the Judge Doyle project will be complete.



Looking east from South Pinckney Street

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 24th and August 21st. Given the completion of the most complex components of the public elements of the project, the City Staff Team has discontinued its future meetings.

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.
- Floors 6, 7 and 8 have been poured and floor 9 is currently being erected. Steel stud interior and exterior wall framing has begun on floor 5. The project is currently on schedule to be completed by August 10, 2021. Stone House hasn't encountered any major issues to date. They are currently negotiating a lease for the corner retail space at Wilson and Pinckney Streets.



Stone House apartment construction progress on Block 88 looking north from East Wilson & Pinckney

Block 105 Private Development

- On June 23rd, Beitler informed the City that it was working with a third team to develop the hotel. An introductory meeting with the City's Block 105 Negotiating Team was held on July 16th.
- On September 1st, the City was advised that the parties comprising the "Judge Doyle Square Hotel" development team had executed a term sheet to move forward with the project. Follow-up discussions were held with the City Negotiating Team on September 10th and 28th.

Looking Ahead to the Fourth Quarter 2020

- Demolition of the Government East Garage should be completed by the end of November. The City will also be conducting a Phase 1 Environmental Site Assessment (ESA) for the site.
- City staff will continue to work with the private Block 105 hotel team to advance the hotel development. A schedule of activities will be developed with the parties as soon as possible.