



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: April 20, 2020

RE: Judge Doyle Project Quarterly Report

As of the end of the first quarter of 2020, the Wilson Street Garage construction is 99% complete and the Podium construction has reached the 99% completion milestone. The City's issuance of the Certificate of Occupancy is anticipated prior to the end of May with the Garage opening the week of June 1st.

Wilson Street Garage and Podium Construction

- As reviewed in the Fourth Quarter 2019 Report, the garage is scheduled to be available for opening on June 1, 2020. The air duct remediation, which was reviewed in-depth in the last quarterly report is on target to be completed by mid-May.
- 11 change orders have been approved by the Board of Public Works to date in the amount of \$620,704 for the Podium element. At the end of the first quarter, the available contingency was approximately \$150,000.
- 15 change orders have been approved by the Board of Works to date in the amount of \$4,358,294 for the garage element. At the end of the first quarter, there wasn't any contingency remaining.
- The tradespeople on site have worked a total of 373,314 hours through March 2019 with only two recordable safety incidents. To date, workforce utilization is 4.7% for racial/ethnic minorities and 2.31% for women. SBE utilization is 5.1%.
- The project metrics through the end of March 2020 for the Wilson Street Garage and Podium construction are attached to this report.

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 January 10th, February 14th, and March 20th.



Doty Street Entrance to the Wilson Street Garage looking east

Bicycle Center

- The build-out of the bicycle center will be finished as part of the City's Wilson Street Garage construction.
- The lease has been fully executed and Freewheel's security deposit has been paid to the City. The grand opening of the bicycle center will be timed with the opening of the Wilson Street Garage.

Block 88 Private Development

- Stone House Development received approvals for the apartment tower from the Urban Design Commission on February 12th, the Plan Commission on February 24th and the Common Council on March 3rd.
- The Purchase and Sale Agreement was executed by the parties in March. The first draft of the condominium documents has been completed and is being considered by the City Attorney's Office and the Real Estate Office.
- Wisconsin Housing and Economic Development Authority (WHEDA) financing in the amount of \$34.5 million was approved by the WHEDA Board in February. Stone House is awaiting the loan commitment letter.
- Community Development Division, City Attorney's Office and the Department of

Civil Rights staff are collaborating to draft the loan documents and conducting due diligence for the City's Affordable Housing Fund loan closing.

- The construction start target date is July 1, 2020 (a one-month delay due to COVID 19 status) and the move-in target date is July 2021.

Block 105 Private Development

- As reported in the Fourth Quarter 2019 Report, Beitler Real Estate Services contacted the City last November, advising that it had formed a development team for its hotel project on Lot 1 of the Block 105 parcel. Meetings were conducted in Madison with City staff on December 12th and January 9th.
- On February 24th, Beitler informed the City that negotiations with the hotel team had stalled and a second team, with whom Beitler had conducted parallel negotiations last fall, had replaced the first team. An introductory meeting was held on February 25, and a subsequent session held on March 16th with City Planning Division staff on zoning related issues.
- In March, the City Real Estate Office completed a property appraisal of Lot 1, the hotel site on Block 105.
- The City Engineering Division is waiting to issue the Order to Proceed for the demolition of the Government East Ramp upon the occupancy of the Wilson Street Garage. The demolition contract was awarded by the City in November 2019.

Looking Ahead to the Second Quarter 2020

- The Wilson Street Garage final completion is scheduled for May 22nd and the garage opening the week of June 1st. Amendment #4 to the architectural agreement with LVDA for additional services due to the air duct remediation issue and the extended construction schedule for the garage and Podium will be presented to Common Council for consideration.
- Upon the opening of the Wilson Street Garage, the start work letter for the demolition of the Government East Garage will be issued. The demolition is now targeted to be completed by the end of summer 2020.
- The City and Stone House will conduct a real estate and loan closing to allow the construction of the Stone House air-rights project on Block 88 to commence by July.
- City staff will continue to work with Beitler Real Estate Services to advance the hotel development on Block 105. A schedule of activities will be developed with the parties as soon as possible.

Garage Construction Metrics through March 31, 2019

		METRIC GOAL	CURRENT STATUS	METRIC	COMMENTS
SAFETY					
Total number of tradespeople on site			398		At Peak
Total hours worked to date (thru end of Mar)			373314		
Recordable incidents		0	2		
Restricted duty incidents		0	1		
Lost time incidents		0	1		
SCHEDULE					
Number of days ahead or behind schedule		0	0		
FINANCIAL					
	Thru March 2020	***includes Podium			
Original contract sum	\$37,367,130.00				
Net change by change orders	\$4,760,790.00				
Contract sum to date	\$42,127,920.00				
Total completed to date	\$41,744,843.00				
Retainage	\$1,053,198.00				
Total earned less retainage	\$40,691,645.00				
Balance to finish, plus retainage	\$1,436,275.00				
Percent paid to date	99%	Garage is 99.9% paid to date and the Podium is 95%			
CONTRACT COMPLIANCE					
SBE goal		8.00%	5.1%		
	Capitol Steel Erectors	3.58%	3.54%		\$1,492,514
	Mobile Glass Inc	0.53%	1.55%		\$652,180
	FireStop Plus	0.04%	0.01%		\$3,588
# of racial ethnic		6.00%	4.70%		
# of women		7.00%	2.31%		
# of individuals with disabilities					
MILESTONES					
Occupancy***	***Conditional on resolution of 2-hour fire-rated ATS for EPS	1/15/2020	6/1/2020		
Substantial Completion			5/22/2020		
OPEN CORRESPONDENCE					
RFIs			336		1 open
Shop Drawings			388		1 open

Substitution Requests			13	0 open
Change Order Requests			100	0 open
Change Orders			25	15 Garage / 10 Podium
Construction Bulletins			18	15 garage/ 3 Podium
UPCOMING ACTIVITIES				
Complete City BI requirements			5/22/2020	