



To: Mayor's Public Works Improvement Committee

FROM: Judge Doyle Project Coordination Team

Date: September 30, 2016

RE: Judge Doyle Project Quarterly Report

On July 5, 2016, the Common Council authorized execution of a development agreement with Beitler Real Estate Services of Chicago to develop the Judge Doyle project. That agreement was executed on July 12, 2016. The following work has occurred during the third quarter of 2016.

Project Coordination with Beitler

- A City Project Coordination Team was formed to work with Beitler's Coordination Team. The city team is comprised of George Austin, Judge Doyle Project Director, Natalie Erdman, Director of Planning, Community and Economic Development, David Dyer, Traffic Engineer, Sabrina Tolley, Assistant Parking Utility Manager and David Schaller, City Engineering Division.
- On July 19, a kick-off meeting with the Beitler Team was held in Madison. A Joint Project Coordination Team Charge was agreed upon as follows:

The Judge Doyle Project Coordination Team has been established to coordinate the delivery of the Judge Doyle project on time, on budget and within the quality expectations established by the respective owners. In so doing, the Judge Doyle Project Coordination Team is committing to deliver the Project in the following ways:

- *All seek to optimize the Project as a whole rather than any particular piece.*
- *This venture is relational, not transactional. There is a focus on shared responsibility among the members of the Coordination Team with all benefiting from success.*
- *Each team member promises to furnish his/her best skill and judgment and to collaborate and cooperate to further the interests of the Project.*
- Other outcomes from the July 19 kick-off meeting included:
 - the introduction of Beitler's architectural team headed by Lothan, Van Hook, Destefano Architecture (LVDA) of Chicago;
 - a preliminary discussion of program requirements for the City Parking facility;
 - a preliminary discussion of project development issues;
 - an overview of the City's land use processes that will apply to the project; and

- an agreement by the parties to proceed to negotiate a contract with the LVDA Team for the design of the public parking facility as the first priority with a goal of having Common Council action by September 6, 2016.

Design Team for the Public Construction

- On July 19, 2106 a resolution was introduced for referral at the Common Council to authorize the execution of a contract for architectural design services for the public portion of the Judge Doyle project.
- LVDA submitted a proposal on July 29th. The City Project Coordination Team and Assistant City Attorney Kevin Ramakrishna negotiated an agreement during August that was reviewed by the Transit and Parking Commission and the Board of Estimates and adopted by the Common Council on September 6, 2016. That agreement has been executed by LVDA and is being circulated for City signatures as of the end of the quarter.
- LVDA has commenced the pre-design phase of the engagement. The first design workshop was conducted by the LVDA Team in Madison on Wednesday, September 21st. Preliminary structural concepts, parking facility program, code requirements, and geotechnical information were discussed with City staff as well as the geometry of the proposed parking facility. A strategy for the bicycle facility was reviewed (discussed below).
- The key issue identified is the need to study placing a speed ramp for ingress and egress to East Doty Street in a portion of the subterranean space of the 25 foot setback with the Madison Municipal Building.

Judge Doyle City Staff Team

- A Judge Doyle City Staff Team was formed to support the Project Coordination Team and to coordinate the work on the Judge Doyle project among the City departments and divisions. The kick off meeting was held on August 5th and a second meeting was held on September 16th. Subsequent monthly meetings are scheduled through the end of the year on October 14th, November 11th and December 9th.

Bicycle Center

- The City Staff team reviewed the bicycle center component at the August 5th meeting. A subgroup met on September 6th and recommended the following actions that were reviewed at the September 16th staff team meeting.
 - There is \$293,600 of TIGER II funding to be spent by 12/31/16. A match of \$1,135,900 of Parking Utility funds are required as a match by the grant agreement. TIGER funding should be expended for the A/E expenses for the ramp design which includes the bicycle center.
 - The first A/E coordination meeting with the City is scheduled for Wednesday, September 21. A breakout session on the bicycle center will be scheduled.
 - A bicycle center consultant needs to be added to the A/E team. That should occur in the pre-design stage of the design process. George will contact LVDA to request that they

identify potential consultants by the time of the first coordination meeting in Madison. The goal is to select the consultant (or at least narrow the options) at that time.

- The bicycle center program developed in 2011/12 by Kimley Horn as part of the Block 105 planning study will serve as the basis for the planning - <https://madison.legistar.com/View.ashx?M=F&ID=1949899&GUID=5D68BCDE-2ADE-49E1-A11B-B813141B8872>. TE feels access to the bicycle center must occur at grade on Pinckney Street.
- Outreach during the design process was discussed. DMI has offered assistance. There should also be outreach to the broader bicycling community. George will contact DMI and request that it review the Kimley Horn bicycle center program and identify any gaps/changes given the passage of time since the study was conducted.
- The City's parameters for the bicycle station were reviewed. The Capital Budget includes \$1.0 million of GO funding for the bicycle center for the capital cost (includes fit-out). The City expects to contract with a vendor to operate the center. The City will not bear any of the operating costs of the center.
- From a time line standpoint, it would be ideal to have an operator identified during the design/construction process. It was suggested that an RFP be prepared and issued during the pre-design and schematic design phases to have that party identified for the design development phase.
- It was suggested that informal contacts be made to potential operators (e.g. Dream Bikes, Trek, Budget Bicycles, etc) now to alert them to the opportunity and the upcoming RFP and solicit any preliminary feedback.
- Miscellaneous – 1.] There is an opportunity to ensure that the facility not be just a high-end facility for those with expensive bikes. 2.] Is there interest to have Police and Fire bicycle operations included in the facility program? 3.] Coordination with the retail spaces in the Beitler development above the ramp could increase the destination quality of the space, and also allow more efficiency in the center itself and avoid potential duplication of facility elements.
- We need to determine which City agency will “own” the bicycle center.

Looking Ahead

- The second LVDA design workshop is scheduled for October 12th and a third workshop on November 2nd.
- A tentative schedule is being prepared for the public construction. (Preliminary Working Draft Attached)
- During the fourth quarter, the pre-design phase will be completed and the schematic design phase should be nearly complete.
- Land use approvals for the public construction will likely be sought in the first quarter of 2017.

PLANNING SCHEDULE

JUDGE DOYLE PARKING STRUCTURE



WORKING DRAFT

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessor	Remaining Duration	2017															
								Qtr 4, 2016	Qtr 1, 2017	Qtr 2, 2017	Qtr 3, 2017	Qtr 4, 2017	Qtr 1, 2018	Qtr 2, 2018	Qtr 3, 2018	Qtr 4, 2018							
1		Pre-Design	31 days	Mon 9/19/16	Mon 10/31/16		31 days	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2		Start Pre-Design	0 days	Mon 9/19/16	Mon 9/19/16		0 days																
3		Pre-Design	31 days	Mon 9/19/16	Mon 10/31/16	2	31 days																
4		Finish Pre-Design	0 days	Mon 10/31/16	Mon 10/31/16	3	0 days																
5		Schematic Design	44 days	Mon 10/31/16	Fri 12/30/16		44 days																
6		Start Schematic Design	0 days	Mon 10/31/16	Mon 10/31/16	4	0 days																
7		Schematic Design	44 days	Tue 11/1/16	Fri 12/30/16	6	44 days																
8		Finish Schematic Design	0 days	Fri 12/30/16	Fri 12/30/16	7	0 days																
9		CoM review SD	5 days	Mon 12/26/16	Fri 12/30/16	8FF	5 days																
10		Design Development	42 days	Fri 12/30/16	Tue 2/28/17		42 days																
11		Start Design Development	0 days	Fri 12/30/16	Fri 12/30/16	9	0 days																
12		Design Development	42 days	Mon 1/2/17	Tue 2/28/17	11	42 days																
13		Finish Design Development	0 days	Tue 2/28/17	Tue 2/28/17	12	0 days																
14		Construction Documents	67 days	Tue 2/28/17	Thu 6/1/17		67 days																
15		Start Construction Documents	0 days	Tue 2/28/17	Tue 2/28/17	13	0 days																
16		Construction Documents	66 days	Wed 3/1/17	Wed 5/31/17	15	66 days																
17		Finish CDs	1 day	Thu 6/1/17	Thu 6/1/17	16	1 day																
18		Bidding Phase	133 days	Wed 4/19/17	Fri 10/20/17		133 days																
19		BPW approval to advertise	1 day	Wed 4/19/17	Wed 4/19/17		1 day																
20		CC approval to advertise	1 day	Tue 5/2/17	Tue 5/2/17		1 day																
21		Advertise	31 days	Fri 6/9/17	Fri 7/21/17	19	31 days																
22		Bid Date	1 day	Fri 7/21/17	Fri 7/21/17	21	1 day																
23		SBE approval	5 days	Mon 7/24/17	Fri 7/28/17	22	5 days																
24		BPW approve bid	1 day	Wed 8/23/17	Wed 8/23/17	23	1 day																
25		CC project approval	1 day	Tue 9/5/17	Tue 9/5/17	24	1 day																
26		Contract Sign/Route	10 days	Wed 9/6/17	Tue 9/19/17	25	10 days																
27		Execute Contract	23 days	Wed 9/20/17	Fri 10/20/17	26	23 days																
28		Construction	303 days	Mon 10/23/17	Wed 12/19/18		303 days																
29		Construction	303 days	Mon 10/23/17	Wed 12/19/18	27	303 days																
30		Land Use Approvals	98 days	Wed 12/14/16	Fri 4/28/17		98 days																
31		Request for State Historic Preservation Officer Review	45 days	Wed 12/14/16	Tue 2/14/17		45 days																
32		Initial meeting with the City Development Assistance Team	1 day	Thu 12/15/16	Thu 12/15/16		1 day																
33		Presentation to Capitol Neighborhoods	1 day	Wed 12/14/16	Wed 12/14/16		1 day																
34		Informational Presentation to the Landmarks Commission	1 day	Mon 1/9/17	Mon 1/9/17		1 day																
35		Informational Presentation to UDC	1 day	Wed 1/11/17	Wed 1/11/17		1 day																
36		Written Pre-Application Notice	23 days	Wed 1/11/17	Fri 2/10/17		23 days																
37		Landmarks Commission Applications	43 days	Wed 2/15/17	Fri 4/14/17		43 days																
38		Two-Lot CSM Application	53 days	Wed 2/15/17	Fri 4/28/17		53 days																
39		Land Use/UDC Application	43 days	Wed 2/8/17	Fri 4/7/17		43 days																

