



DATE: June 19, 2019

TO: Transportation Commission

FROM: Judge Doyle City Staff Team

RE: Informational Report on the Schedule for the Upcoming Demolition of the Existing Government East Parking Ramp.

The City's 560-car underground municipal garage under construction on Block 88 is on schedule and on budget; scheduled for completion in October 2019. In addition, the three-story Podium element above the municipal garage is under construction and should be substantially completed in November 2019. The garage and the Podium are the first phases of the Judge Doyle redevelopment project. The City has selected Gebhardt Development on June 11th to enter negotiations to complete the air-rights development above the municipal garage and the Podium (Topic of a separate memo of the same date).

Once the new municipal garage is completed and the City Building Inspection Division issues a Certificate of Occupancy, the garage will be opened to the public. Under the terms of a development agreement with Beitler Real Estate Services LLC of Chicago, the City is required to remove the existing Government East parking ramp on Block 105 following the new garage's occupancy, to make the Block 105 site available for the development of a new hotel and an apartment project. A conditional use application was approved by the Madison Plan Commission in April 2017 for the Government East Ramp deconstruction. The Plan Commission will consider an amendment to the approved conditional use on July 8th to extend the permit.

The Judge Doyle City Staff Team has been working with the City's project architect, Lothan Van Hook Destefano Architects (LVDA), on the plans for the demolition of the existing Government East parking ramp on Block 105. The specification is now being completed and will be considered by the Board of Public Works on July 3rd. The schedule for the demolition project is as follows:

May 8, 2019	Beitler files major alteration to approved PD documents for the Block 105 hotel
June 3	LVDA submits in progress architectural/engineering specifications for the ramp deconstruction to the City
June 4 – July 3	City reviews and finalizes demolition plans and specifications

	City meets with neighboring property owners and Capitol Neighborhoods to review demolition plans
June 26	Transportation Commission receives informational presentation on GE demolition draft project plan and timeline.
July 3	BPW authorizes bidding process for GE Ramp demolition
July 8	Plan Commission considers major alteration to the Block 105 hotel
July 16	Common Council approves major alteration for the Block 105 hotel Common Council authorizes bidding process for the existing GE parking ramp and to begin
July 18	City advertises for bids for GE parking ramp demolition
August 29	Bids due for GE Ramp demolition
September 4	BPW considers demolition bids
September 17	Common Council awards demolition contract
October 15	City issues Demolition Permit
November 4	GE parking ramp closes Demolition commences - Start Work letter
February 29, 2020	Demolition Complete

The demolition schedule was prepared based on Beitler Real Estate Services' desire to have the site available for the hotel construction as soon as possible following the occupancy of the new municipal garage on Block 88. Contractually, the developer has eighteen months from the occupancy of the new municipal garage to start construction of the new hotel. Using the October 2019 occupancy date for the block 88 municipal garage, the hotel construction would need to start no later than April 2021. To the extent that the developer does not move forward as quickly as it has indicated to the City, the site will be graded and fenced for this interim period of time.