

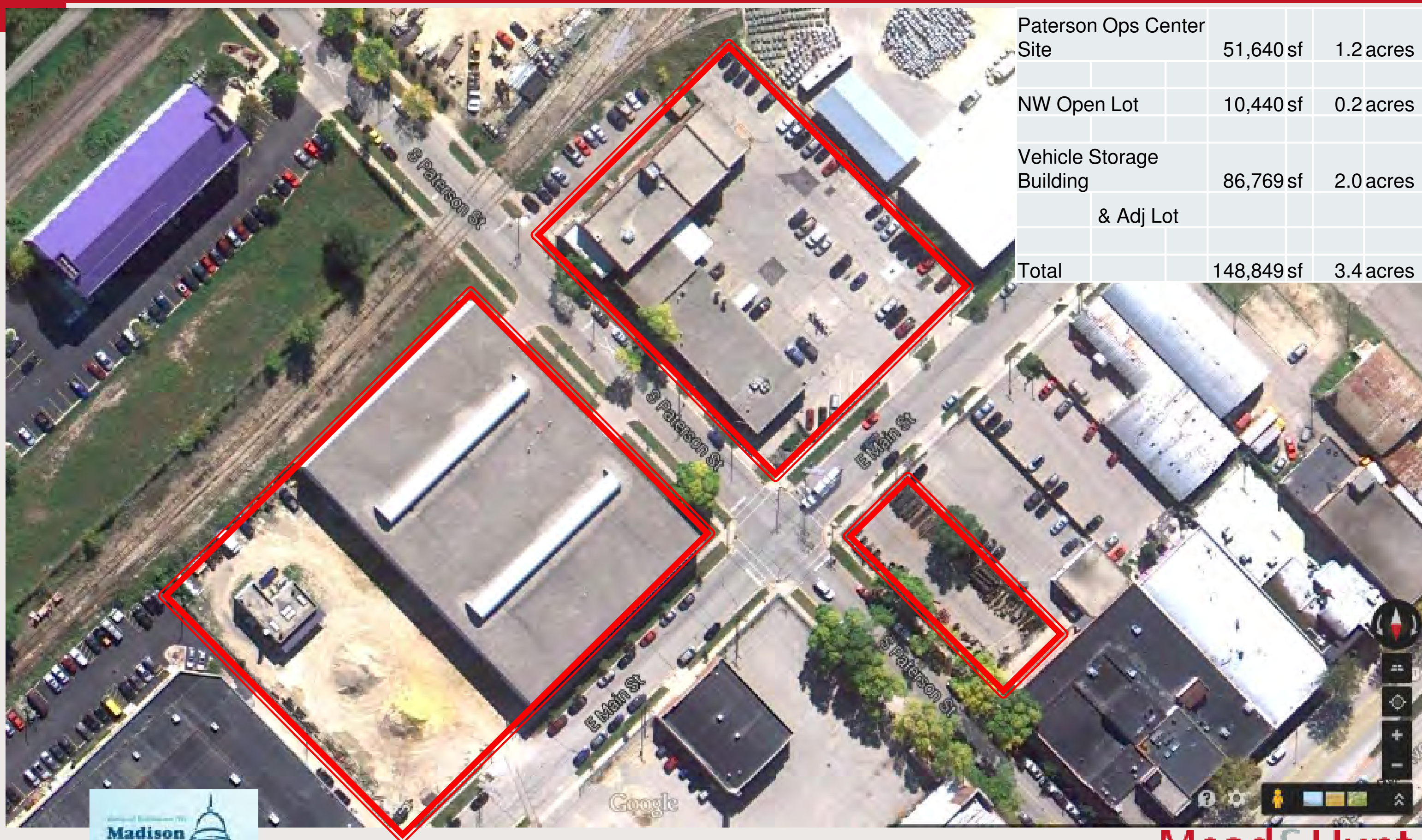
MADISON WATER UTILITY PATERSON OPERATIONS CENTER



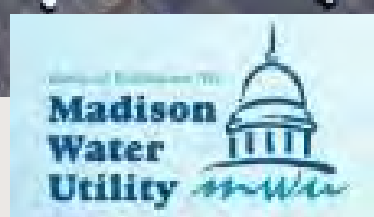
March 10, 2015

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WATER UTILITY PROPERTY AT PATERSON



Paterson Ops Center Site	51,640 sf	1.2 acres
NW Open Lot	10,440 sf	0.2 acres
Vehicle Storage Building & Adj Lot	86,769 sf	2.0 acres
Total	148,849 sf	3.4 acres



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EXISTING PATERSON OPERATIONS CENTER



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EXISTING PATERSON VEHICLE STORAGE BLDG



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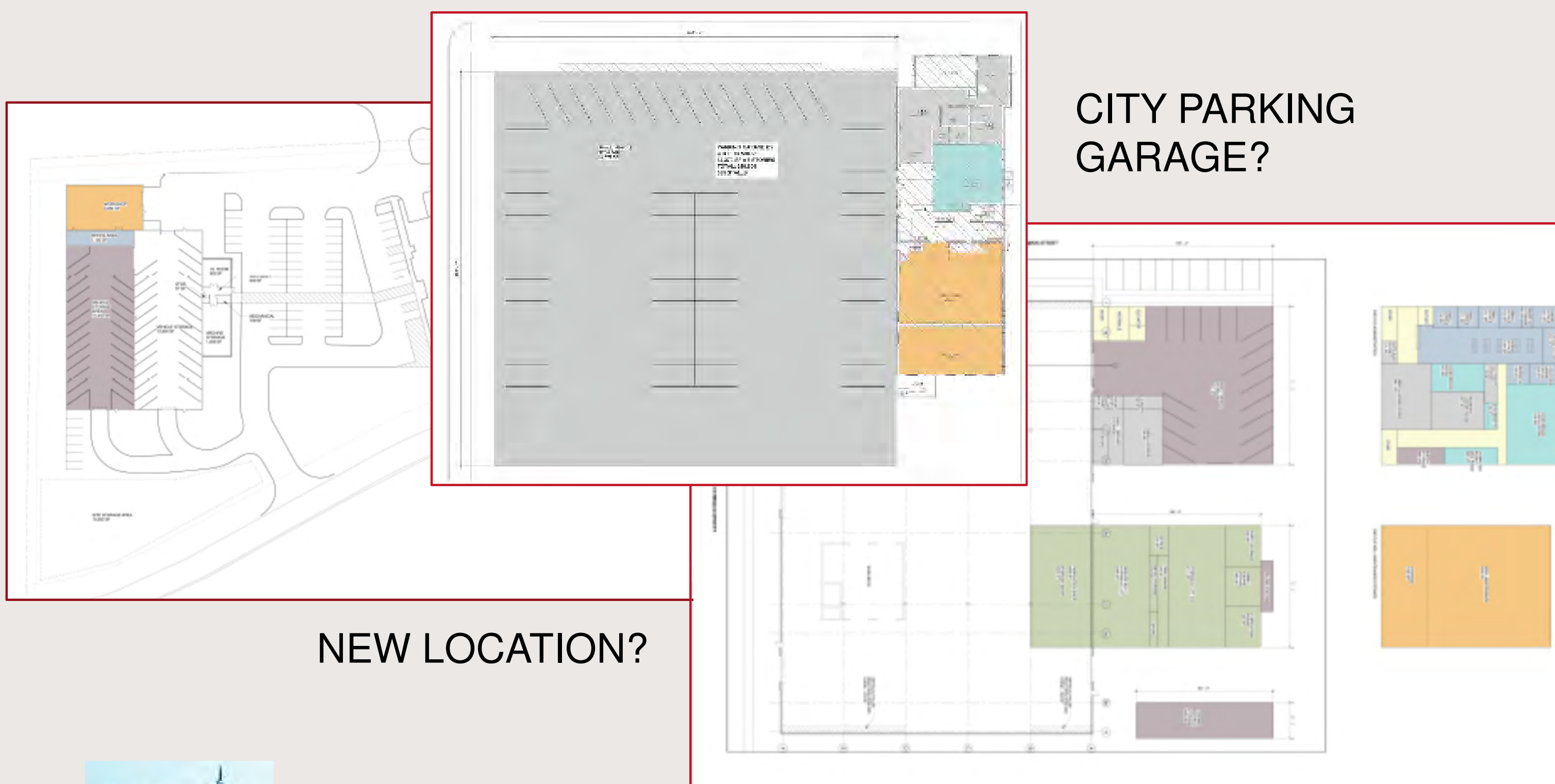
EXISTING PATERSON NW STORAGE LOT



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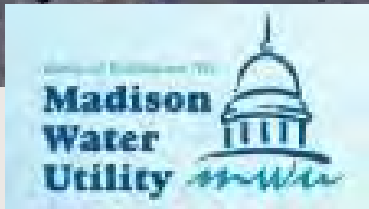
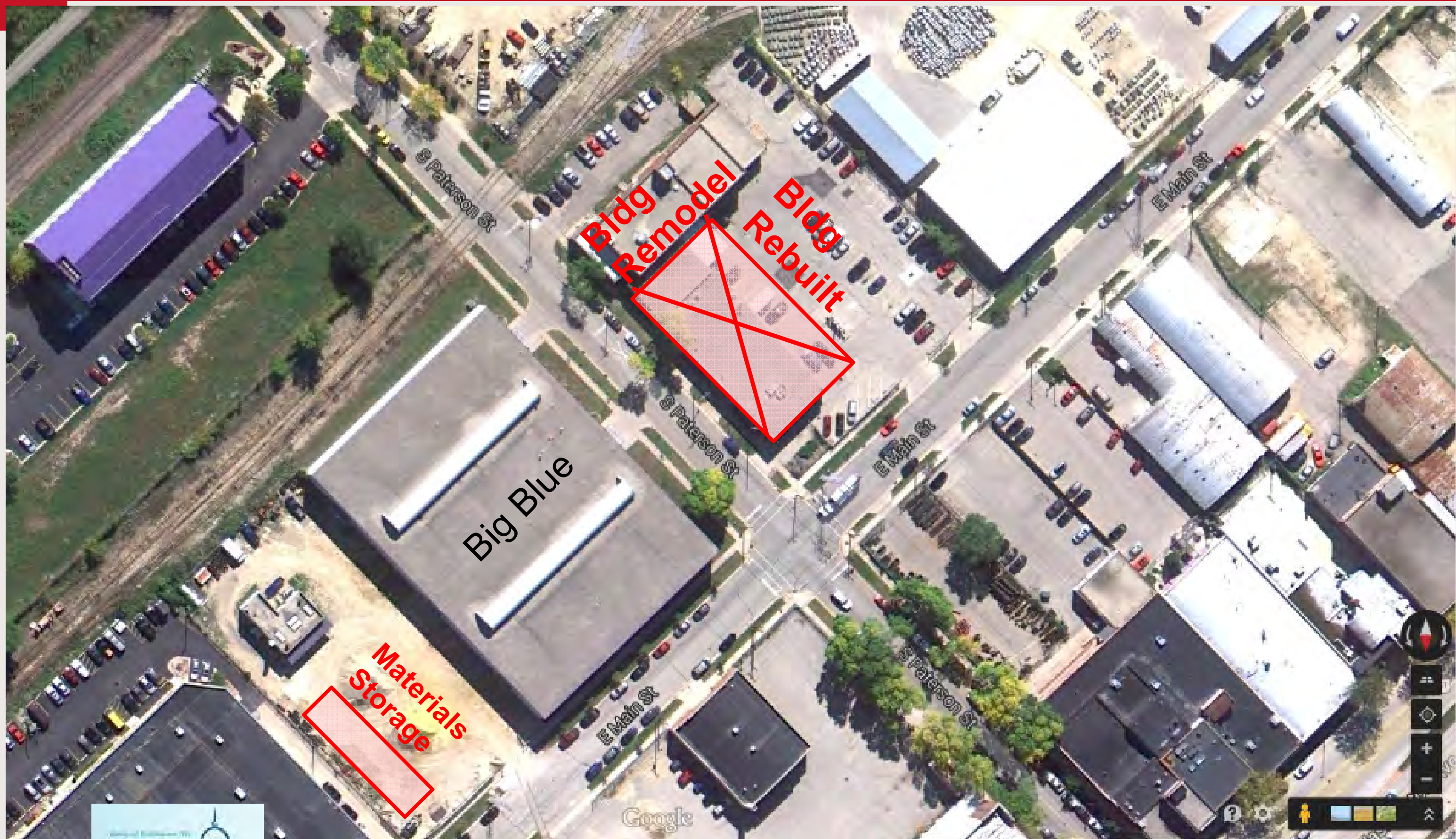
2014 CONCEPT DESIGN PHASE

FIVE OPTIONS EXPLORED



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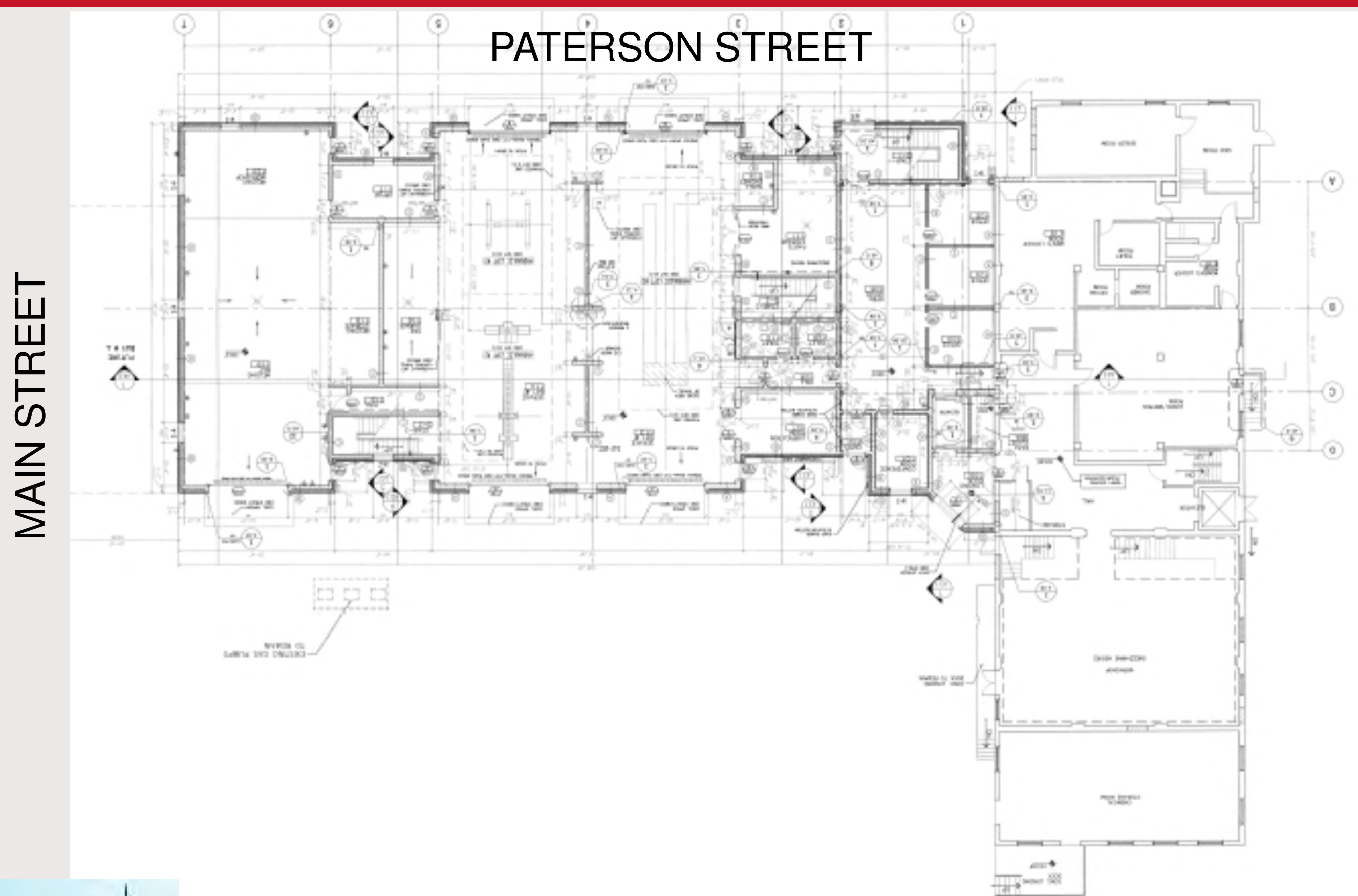
OPTION 1 – 2006 PLAN



Est Cost = \$7.1 Million

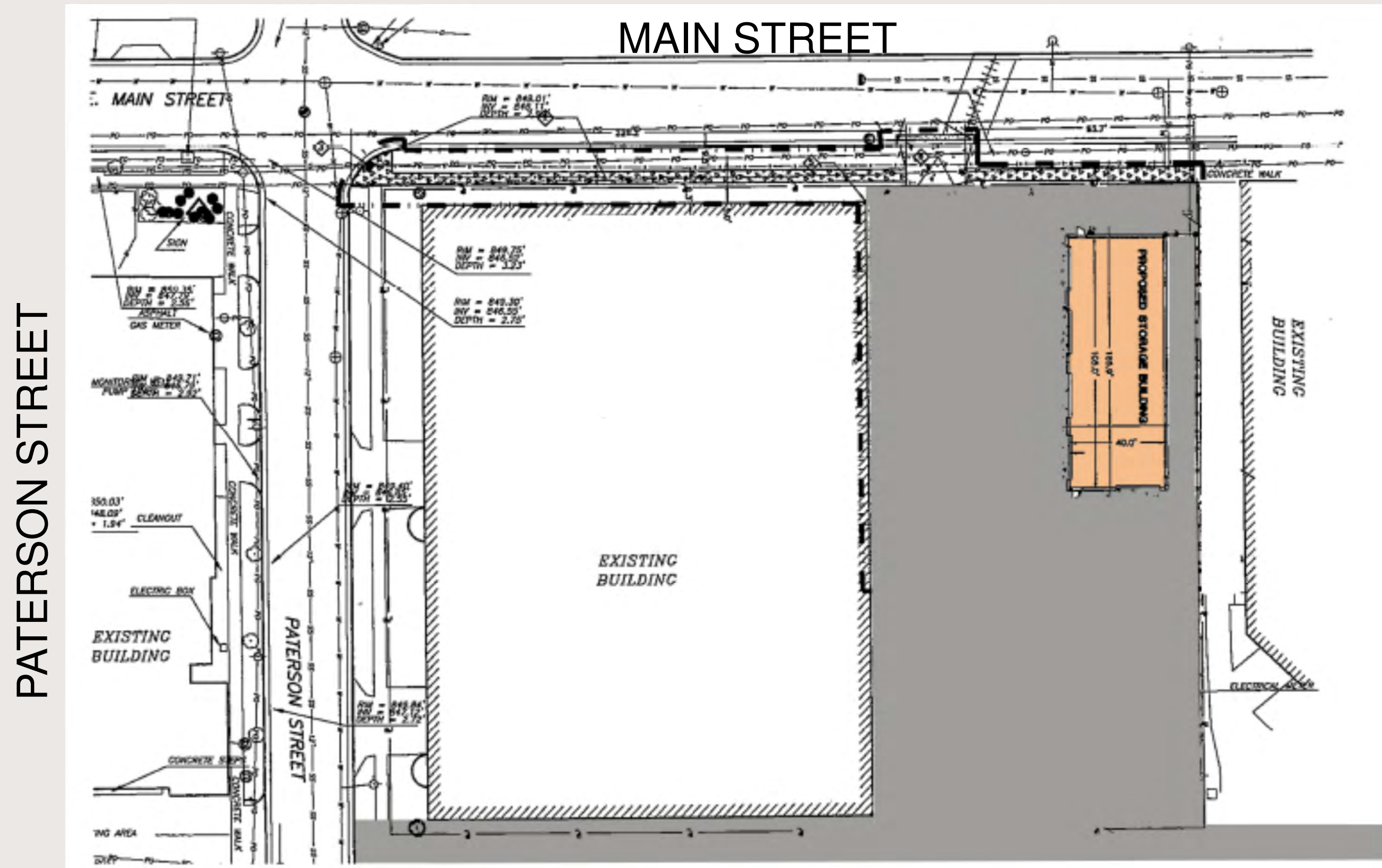
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OPTION 1 – 2006 PLAN



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OPTION 1 – 2006 PLAN



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OPTION 1 – 2006 PLAN



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2015 DESIGN PROCESS

- EMPLOYEE FEEDBACK
- CITY PLANNING DESIGN REQUIREMENTS
- EAST WASHINGTON DEVELOPMENT CONSIDERATIONS
- MARQUETTE NEIGHBORHOOD/ PUBLIC MEETING FEEDBACK
- PHASING CONFIGURATIONS



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2015 PLAN



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2015 PLAN



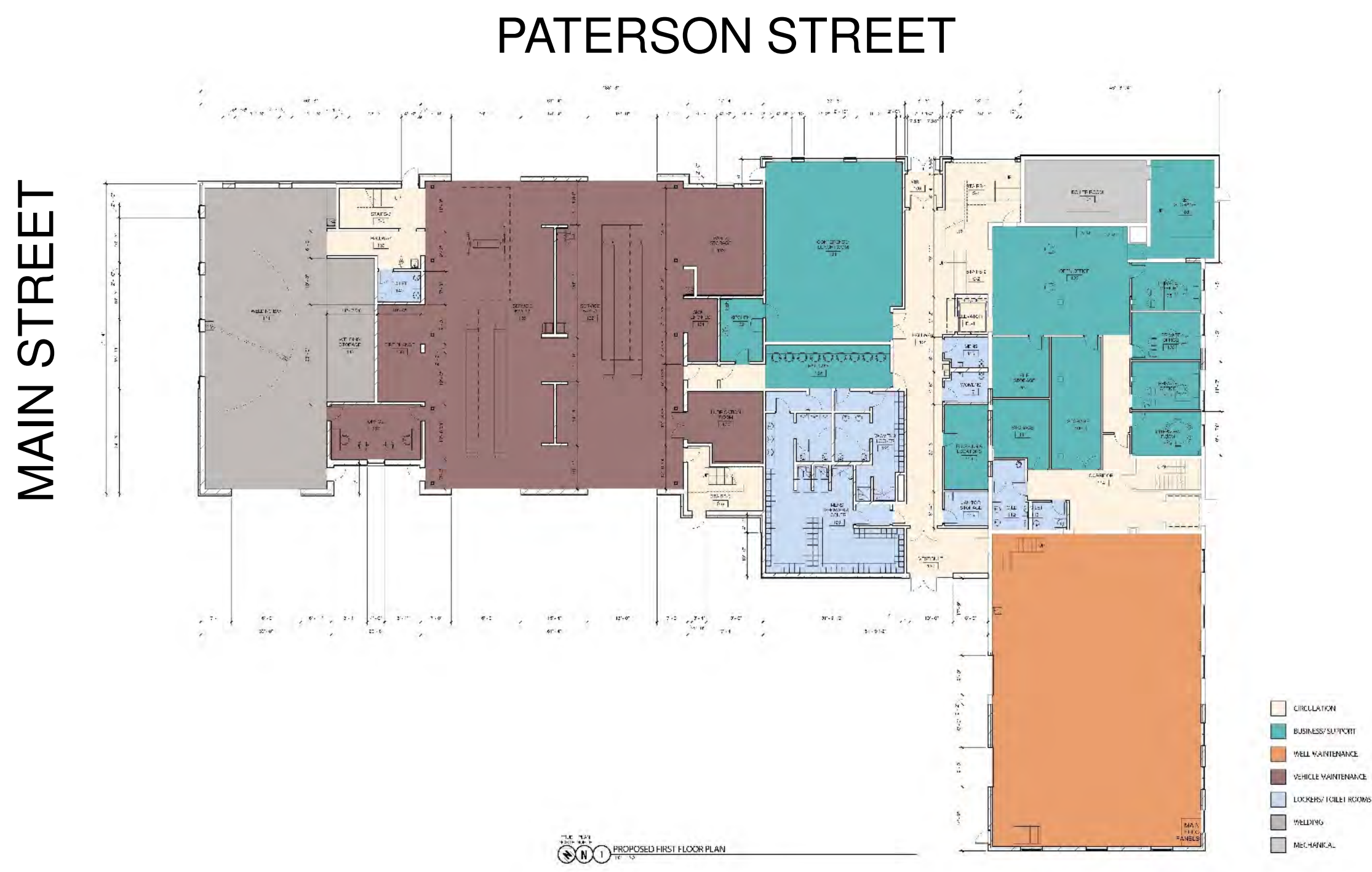
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2015 PLAN



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2015 PLAN



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2015 PLAN



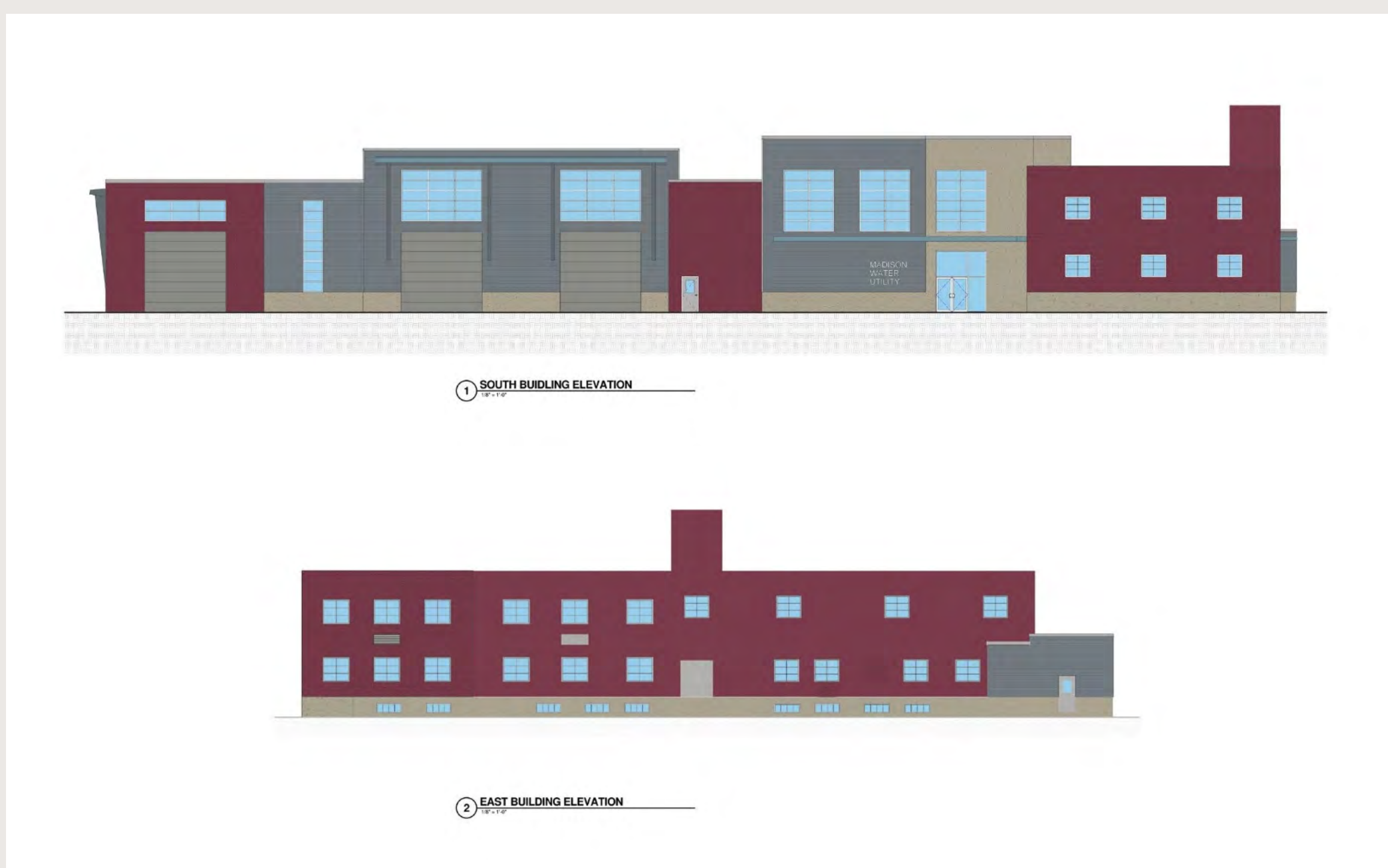
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2015 PLAN



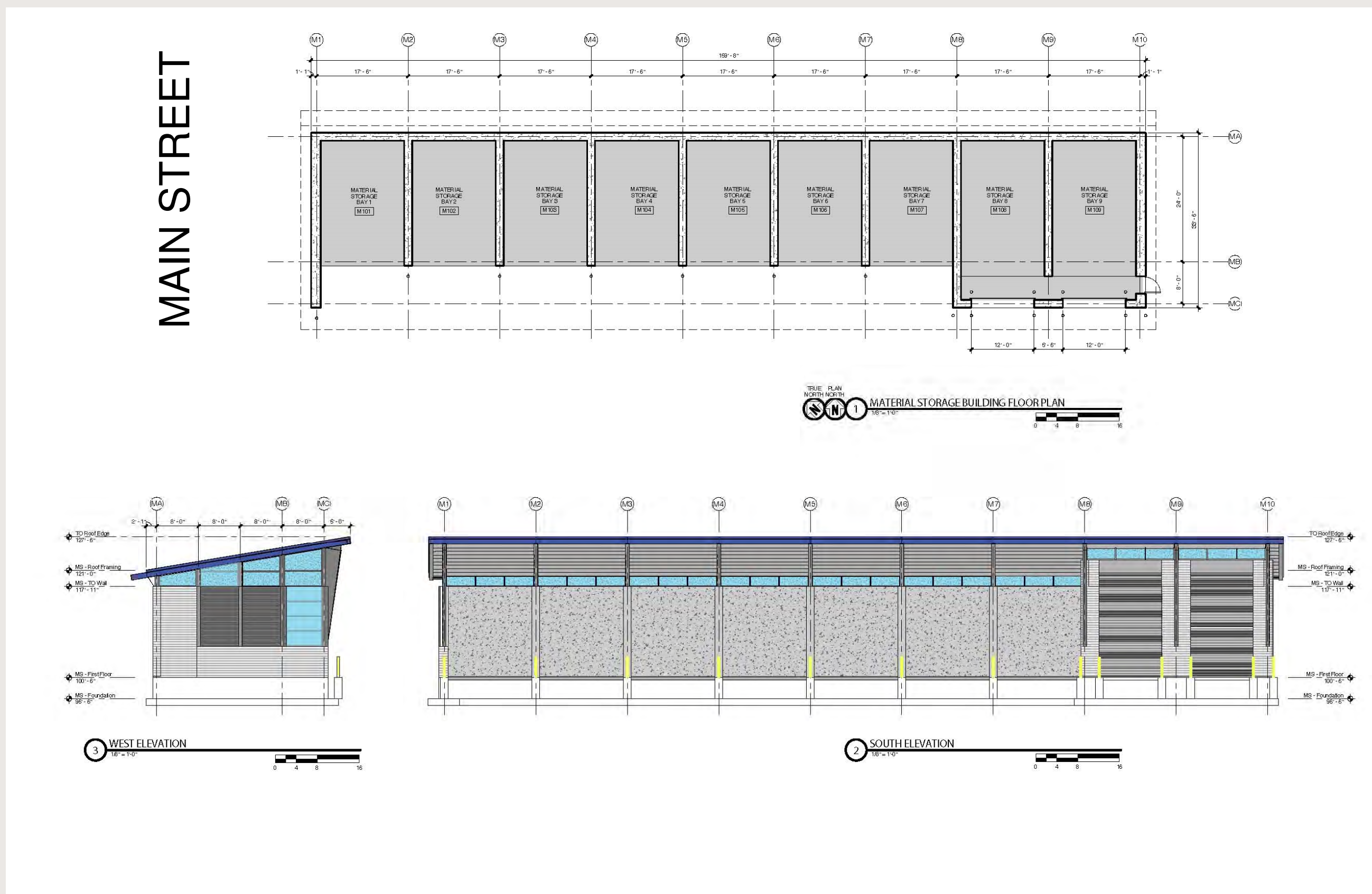
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2015 PLAN



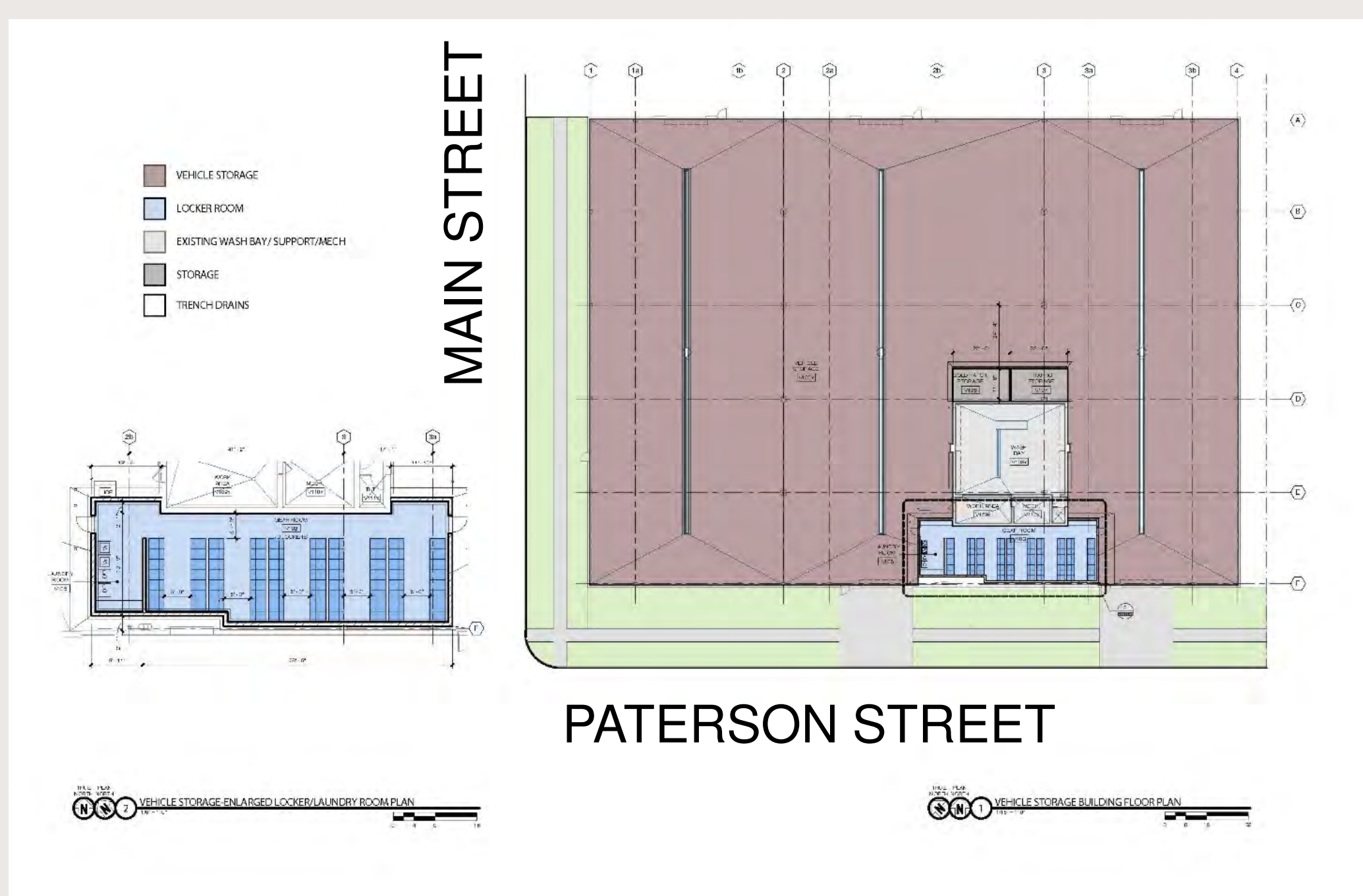
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2015 PLAN



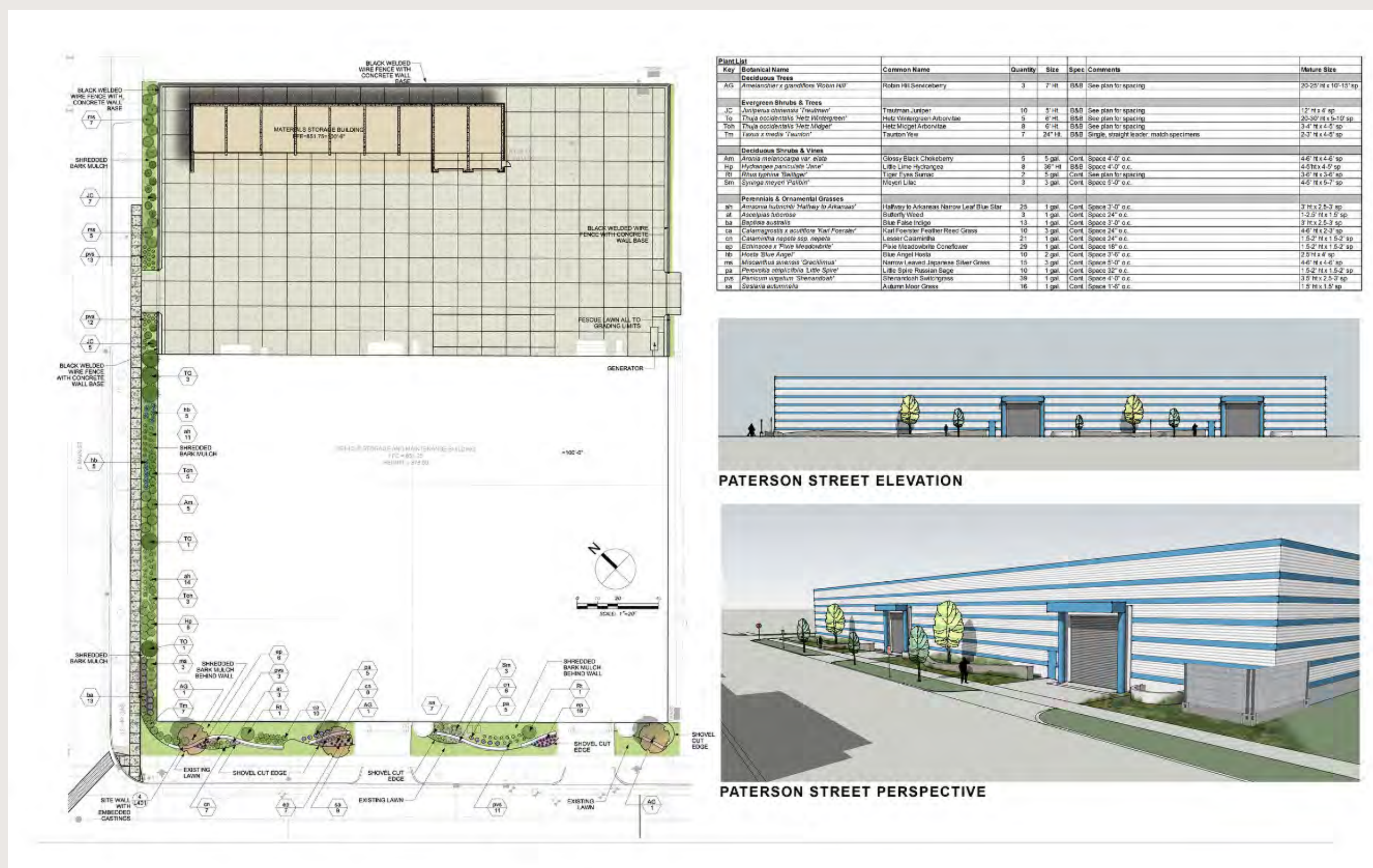
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2015 PLAN

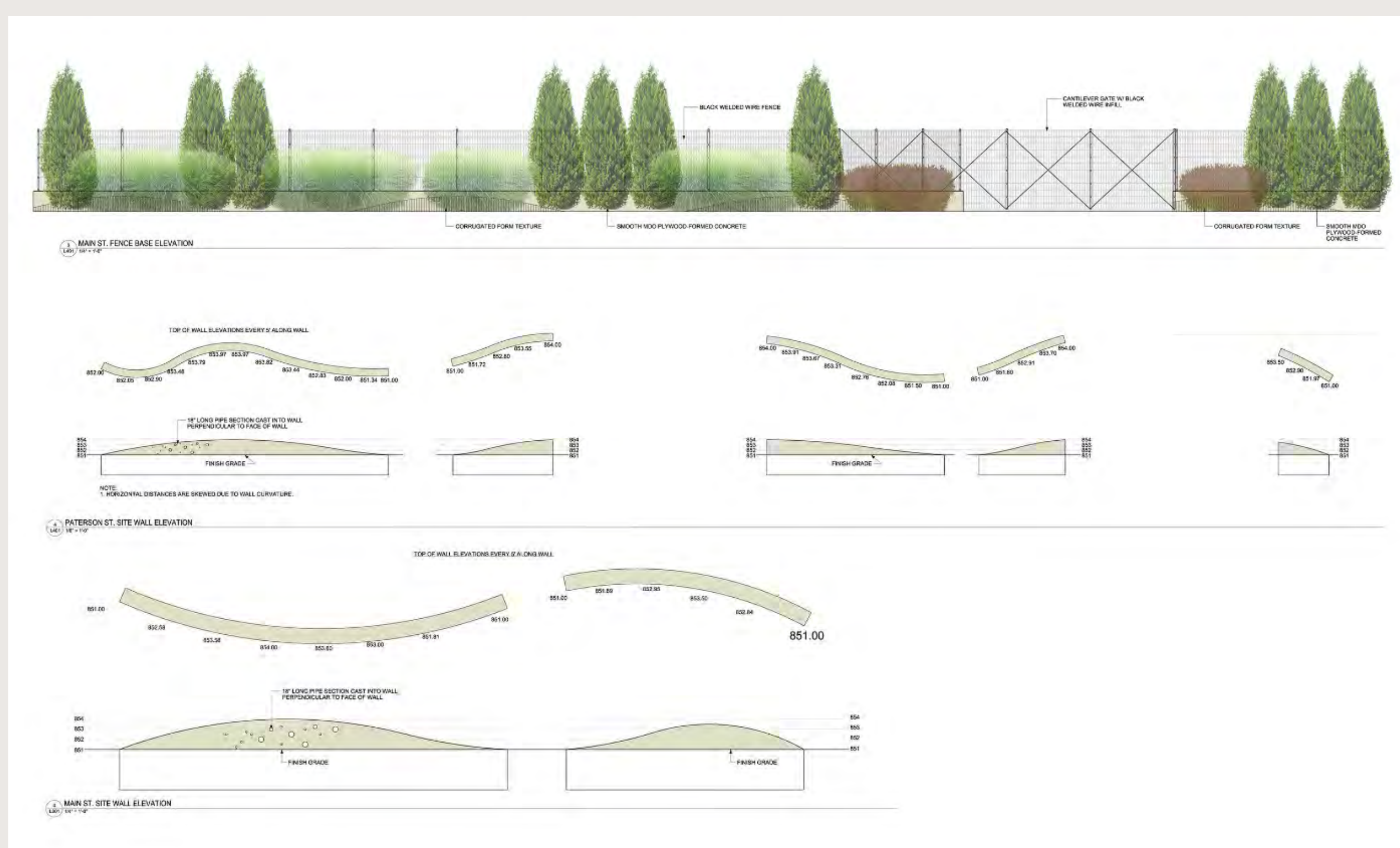


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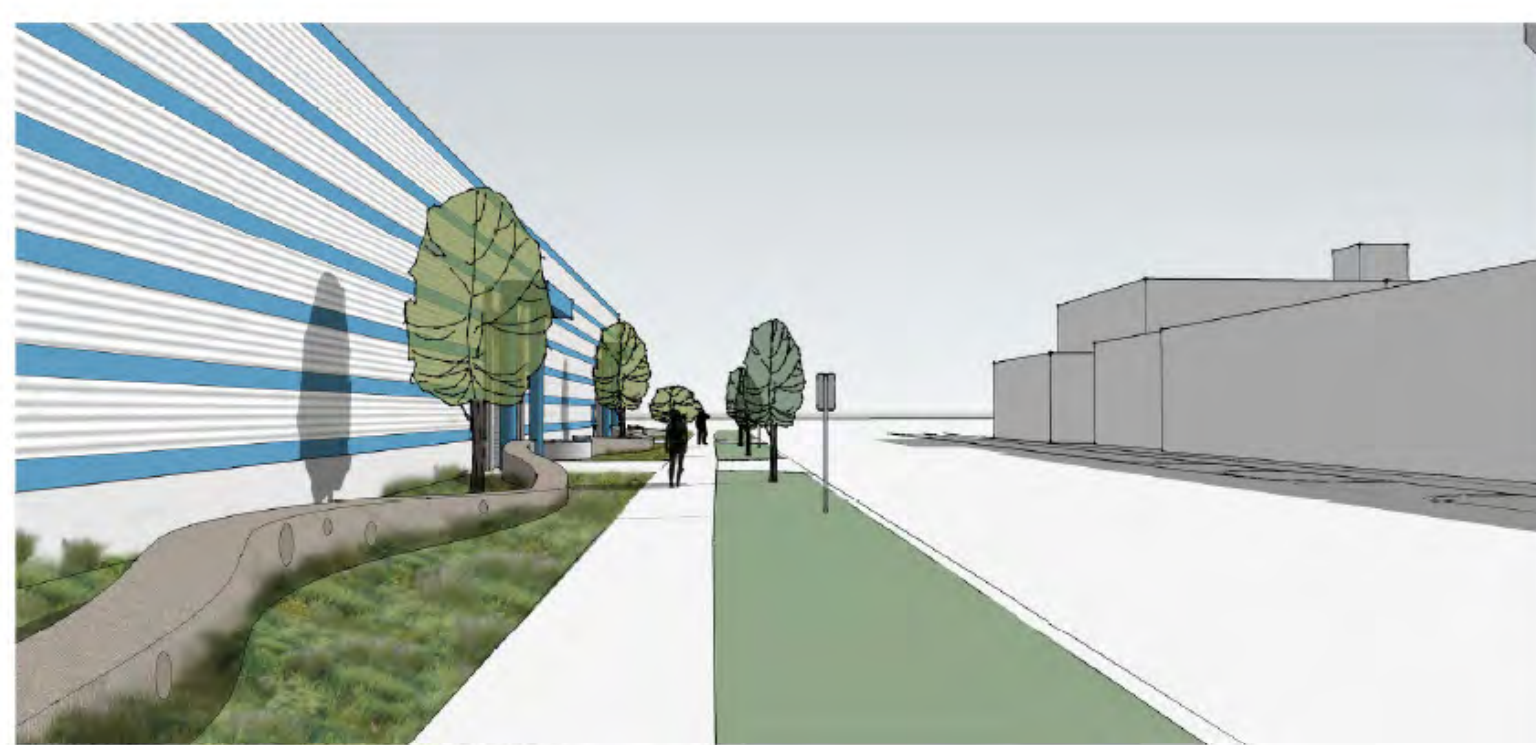
2015 PLAN



2015 PLAN



2015 PLAN



PATERSON STREET LOOKING SOUTHEAST



WELDED WIRE FENCE (MATCH CENTRAL PARK)



WELDED WIRE FENCE WITH CONCRETE BASE & CORRUGATED PANEL



CORRUGATED CONCRETE FORMS



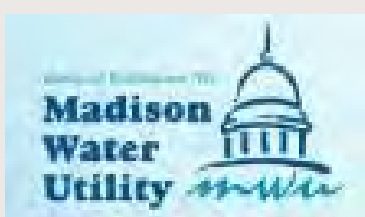
UNDULATING CONCRETE WALL



FENCE SCREENING INFILL OPTION NON-PUBLIC AREAS



2015 PLAN



2015 BENEFITS

- Plan provides for future employee expansion from 65 to 80
- Better work flow by eliminating daily stair travel
- Locker Room/Toilet/Shower plumbing work is located within new construction, reducing renovation costs
- Lunch/Large Conference room is more accessible allowing for a Public Community Space
- Addition and improved workshop space for Well Maintenance
- Demolition of Acid Room



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2015 BENEFITS

- Clean workshop space added
- Gear Storage Room in lieu of combined with personal lockers
- Modified Material Storage Requirements
- Emergency Generators
- The building extends closer to Main Street to engage and activate the corner with a more modern aesthetic.
- Defined Street Front Entrance
- Green Elements: Rainwater harvesting, geothermal heat, and Green Roof



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2015 STATISTICS

- 2006 Project:

16,200 SF Ops New Addition
7,500 SF Ops Finish Upgrades
4,305 SF Material Storage
Ops Parking & Yard Storage Site Work

-2015 Project:

22,760 SF Ops New Addition
7,000 SF Ops Gut-Remodeling
12,000 SF Ops Refurbishment
5,350 SF Material Storage
800 SF Gear Storage Room in VSB
Ops Parking & Yard Storage Site Work



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TIMELINES

PHASE 1 – MATERIAL & VEHICLE STORAGE

DRAWINGS COMPLETE:	APRIL 1, 2015
CONSTRUCTION START:	JUNE 8, 2015
CONSTRUCTION COMPLETE:	FEBRUARY 1, 2016

PHASE 2 – PATERSON OPERATIONS CENTER

DRAWINGS COMPLETE:	JUNE 1, 2015
CONSTRUCTION START:	SEPTEMBER 8, 2015
CONSTRUCTION COMPLETE:	AUGUST 1, 2017



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DISCUSSION

THANK YOU!



PATERSON SITE

