

# Building Options Summary Estimate



**Madison Water Utility  
Paterson Operations Center**

Report prepared by

**Mead  
& Hunt**

February 18, 2014

**Note:** None of the options include Hazardous Material Abatement, specifically at the demolition of the Paint Shop behind the Vehicle Storage Building.

**Option 1 Summary**

\$4,984,720      *Maintenance Building – Paterson*

This was the original design that included vehicle maintenance, well maintenance, and remodeling of the existing structures.

\$750,000      *Existing Administrative Building Renovation – Paterson*

This cost allows for renovation of the administrative offices, meeting room, and locker rooms within the existing 3-story building on the Paterson site.

\$1,316,843      *Material Storage Building – Behind Vehicle Storage Building Site*

This is based on the original design of the material storage building, which also serves as the temporary vehicle maintenance facility. This estimate also includes site improvement, demolition of existing paint building, and paving of the entire back site.

\$45,000      *Railroad Street – Right of Way Development*

The improvement of the right-of-way meets City of Madison alley standards, and is estimated for the length of the block between Paterson and Blount.

**\$7,096,563.00    Option 1 Total**

## **Option 2 Summary**

- \$4,165,735**     *Administrative Building Addition to the Vehicle Storage Building*  
This is an addition to the back of the Vehicle Storage Building for offices, locker rooms, meeting rooms, storage, and support facilities for field maintenance crews. Also included is additional covered storage for small fleet vehicles on the first floor for displaced vehicles from renovations to the Vehicle Storage Building.
- \$2,162,517**     *Well Maintenance, Fabrication Shop, and Fleet Maintenance Support Addition to the Vehicle Storage Building*  
Building a second addition to the Vehicle Storage Building provides the most room for vehicle storage within the main building. This also includes a second story for Well Maintenance and Storage.
- \$450,000**     *Fleet Vehicle Maintenance areas within the Vehicle Storage Building*  
This interior renovation includes vehicle maintenance, fabrication, parts, and storage facilities, along with Well Maintenance and their storage. In order to best serve the new usage, this estimate includes floor leveling and additional overhead doors cut into the existing building.
- \$459,200**     *Covered Material Storage*  
Additional covered storage for gravel, asphalt, and fill is required.
- \$107,782**     *Pallet Rack Shelving within the Vehicle Storage Building*  
This estimate is for pallet rack shelving along the Main Street side of the building and partial Railroad Street side. It will include 2 tiers, 4 feet deep, and a vertical conveyor on the Main Street side.
- \$175,699**     *Sprinkler System Addition to the Vehicle Storage Building*  
This addition is required because of the new uses, and to meet current code requirements of the existing uses.
- \$45,000**     *Railroad Street – Right of Way Development*  
The improvement of the right-of-way meets City of Madison alley standards, and is estimated for the length of the block between Paterson and Blount.
- \$1,821,160**     *Well Maintenance Department at Olin Avenue*  
This is a workshop and storage area addition to the vehicle storage building at Olin Avenue, because Paterson site is limited on space for storage and circulation.
- \$200,000**     *Additional Field Storage*  
The site does not allow for adequate storage of all the necessary vehicles and parts requirements. An additional 15,000 sf of off-site storage will need to be purchased.
- \$9,587,093**     **Option 2 Total**  
**(See next page for additional requirements that may affect this option)**

Option 2 Additions

\$3,389,000     *Vehicle Storage Addition at Olin Avenue*  
Also included is additional covered parking to accommodate increased need at Olin.

\$775,000     *Parking*  
Based on discussion with the City of Madison, even with the sale of the property, securing 75 parking space would result in cost for development of parking. Estimated cost of parking is \$25,000 per space and estimated return on sale of property is \$1.1 million.

**\$4,164,000     Option 2 Additions Total**

**\$13,751,093     Option 2 Total w/ Additions**

DRAFT

### **Option 3 Summary**

\$4,165,735	<i>Administrative Building Addition to the Vehicle Storage Building</i> This is an addition to the back of the Vehicle Storage Building for offices, locker rooms, meeting rooms, storage, and support facilities for field maintenance crews. Also included is additional covered storage for small fleet vehicles on the first floor for displaced vehicles from renovations to the Vehicle Storage Building.
\$4,325,034	<i>Well Maintenance, Fabrication Shop, and Fleet Maintenance Support Addition to the Vehicle Storage Building</i> Building a second addition to the Vehicle Storage Building provides the most room for vehicle storage within the main building. This also includes a second story for Well Maintenance and Storage.
\$450,000	<i>Fleet Vehicle Maintenance areas within the Vehicle Storage Building</i> This interior renovation includes vehicle maintenance, fabrication, parts, and storage facilities, along with Well Maintenance and their storage. In order to best serve the new usage, this estimate includes floor leveling and additional overhead doors cut into the existing building.
\$459,200	<i>Covered Material Storage</i> Additional covered storage for gravel, asphalt, and fill is required.
\$107,782	<i>Pallet Rack Shelving within the Vehicle Storage Building</i> This estimate is for pallet rack shelving along the Main Street side of the building and partial Railroad Street side. It will include 2 tiers, 4 feet deep, and a vertical conveyor on the Main Street side.
\$175,699	<i>Sprinkler System Addition to the Vehicle Storage Building</i> This addition is required because of the new uses, and to meet current code requirements of the existing uses.
\$45,000	<i>Railroad Street – Right of Way Development</i> The improvement of the right-of-way meets City of Madison alley standards, and is estimated for the length of the block between Paterson and Blount.
\$200,000	<i>Additional Field Storage</i> The site does not allow for adequate storage of all the necessary vehicles and parts requirements. An additional 15,000 sf of off-site storage will need to be purchased.
<b>\$9,928,450</b>	<b>Option 3 Total</b>

**(See next page for additional requirements that may affect this option)**

Option 3 Additions

\$775,000      *Parking*  
Based on discussion with the City of Madison, even with the sale of the property, securing 75 parking space would result in cost for development of parking. Estimated cost of parking is \$25,000 per space and estimated return on sale of property is \$1.1 million.

**\$10,703,450      Option 3 Total w/ Additions**

Option 4 Summary

\$17,500,000      *Build New*  
Assume the construction of a new Operations Center, Total Square Footage assumed to be 70,000 sf to allow for appropriate anticipated growth.

\$3,484,800      *Site Acquisition*  
Assume a 10 acre minimum commercial lot.

-\$3,100,000      *Existing Paterson Site Sale*

\$232,320      *Pavement for Parking*  
Assume 3 acres for Water Utility Parking.

\$1,045,4740      *Parking Site*  
Assume 3 acres for Parking for all of Water Utility employees.

**\$15,677,790      Option 4A Total**  
Remove rear parking at Olin; build new operations center; construct parking on alternate site.

**\$17,884,800      Option 4B Total**  
Build new on new site.

**\$22,356,000      Option 4C Total**  
Build new on two new sites.

(NOTE: Option 4 has not been fully explored for property values, and is only roughly estimated.)

## **Option 5 Summary**

\$750,000	<p><i>Existing Administrative Building Renovation – Paterson</i></p> <p>This cost allows for renovation of the administrative offices, meeting room, and locker rooms within the existing 3-story building on the Paterson site.</p>
\$626,000	<p><i>Existing Garage Face Restoration – Paterson</i></p> <p>With the intent of maintaining the character of the existing buildings, this cost maintains the fronts of the garage building to face the future parking garage face.</p>
\$822,589	<p><i>Demolition of Existing Garages &amp; Stabilization of Existing Faces &amp; 3-Story Building– Paterson</i></p> <p>With the intent of maintaining the character of the existing buildings, this cost maintains the fronts of the garage building to face the future parking garage face.</p>
\$220,000	<p><i>Site Remediation for Garage</i></p> <p>Additional environmental site remediation will be required for the Paterson Ops Center site.</p>
\$1,540,000	<p><i>First Floor Parking Garage Development</i></p> <p>The average cost for this type of cast-in-place parking garage is \$28,000/space. This cost estimates 55 spaces on the first floor for Vehicle/Equipment Storage.</p>
\$2,162,517	<p><i>Well Maintenance, Fabrication Shop, and Fleet Maintenance Support Addition to the Vehicle Storage Building</i></p> <p>Building a second addition to the Vehicle Storage Building provides the most room for vehicle storage within the main building. This also includes a second story for Well Maintenance and Storage.</p>
\$450,000	<p><i>Fleet Vehicle Maintenance areas within the Vehicle Storage Building</i></p> <p>This interior renovation includes vehicle maintenance, fabrication, parts, and storage facilities, along with Well Maintenance and their storage. In order to best serve the new usage, this estimate includes floor leveling and additional overhead doors cut into the existing building.</p>
\$1,131,700	<p><i>Covered Material Storage/Locker &amp; Toilet Rooms</i></p> <p>Additional covered storage for gravel, asphalt, and fill is required. This also provides the needed adjacent Mud Room/Coverall Lockers and Toilet Rooms.</p>
\$107,782	<p><i>Pallet Rack Shelving within the Vehicle Storage Building</i></p> <p>This estimate is for pallet rack shelving along the Main Street side of the building and partial Railroad Street side. It will include 2 tiers, 4 feet deep, and a vertical conveyor on the Main Street side.</p>
\$175,699	<p><i>Sprinkler System Addition to the Vehicle Storage Building</i></p> <p>This addition is required because of the new uses, and to meet current code requirements of the existing uses.</p>

**(See next page)**

\$58,000      *Railroad Street – Right of Way Development on both sides of Paterson*  
The improvement of the right-of-way meets City of Madison alley standards, and is estimated for the length of the block between Paterson and Blount.

**\$8,044,287      Option 5 Total**

Option 5 Additions

\$840,000      *Parking*  
Cost associated securing an additional 30 parking spaces in the upper portions of the parking ramp.

**\$8,884,287      Option 5 Total w/ Additions**

Option 5 – Costs Assumed by Others

\$10,780,000      *First Floor Parking Garage Development*  
The average cost for this type of cast in place parking garage is \$28,000/space. This cost estimates 385 spaces on 7 floors above the first floor.

**\$19,664,287      Option 5 Development Total**