

# Building Options Summary Estimate



**Madison Water Utility  
Paterson Operations Center**

Report prepared by

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**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.

\$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.

**\$6,346,563.00   Option 1 Total**



## **Option 2 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.
\$980,040	<i>Fleet Vehicle Maintenance areas within the Vehicle Storage Building</i> This interior renovation includes vehicle maintenance, fabrication, parts, and storage facilities. In order to best serve the new usage, this estimate includes floor leveling and additional overhead doors cut into the existing building.
\$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.
\$1,821,160	<i>Well Maintenance Department at Olin Avenue</i> 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.
<b>\$7,295,416</b>	<b>Option 2 Total</b>
<u>Option 2 Additions</u>	
\$2,982,320	<i>Vehicle Storage Addition at Olin Avenue</i> Also included is additional covered parking to accommodate increased need at Olin.
\$775,000	<i>Parking</i> 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.
<b>\$3,757,320</b>	<b>Option 2 Additions Total</b>

### **Option 3 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.

\$2,094,840     *Fleet Vehicle Maintenance areas and Well Maintenance 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, additional overhead doors cut into the existing building, and relocation/reconfiguration of the HVAC systems.

\$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.

**\$6,589,056     Option 3 Total**

### **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.











