LANDMARKS COMMISSION APPLICATION

LC

Complete all sections of this application, making sure to note the requirements on the accompanying checklist (reverse).

If you need an interpreter, translator, materials in alternate formats or other accommodations to access these forms, please call (608) 266-4635

City of Madison
Planning Division
126 S Hamilton St
PO Box 2985
Madison, WI 53701-2985
(608) 266-4635

1. LOCATION

Project Address: 917 East Mifflin Street **Aldermanic District:** 2

2. PROJECT

Project Title/Description: Phase 3 Facility Improvements to Breese Stevens Field

This is an application for: *(check all that apply)*

☒ **Alteration/Addition to a building in a Local Historic District or Designated Landmark** *(specify)***:**
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ **Land Division/Combination in a Local Historic District or to Designated Landmark Site** *(specify)***:**
- ☐ Mansion Hill ☐ Third Lake Ridge ☐ First Settlement
- ☐ University Heights ☐ Marquette Bungalows ☐ Landmark

☐ **Demolition**

☒ **Alteration/Addition to a building adjacent to a Designated Landmark**

☐ **Variance from the Historic Preservation Ordinance (Chapter 41)**

☐ **Landmark Nomination/Rescission of Historic District Nomination/Amendment**
(Please contact the Historic Preservation Planner for specific Submission Requirements.)

☐ **Other** *(specify)*:

DPCED USE ONLY

Legistar #:

DATE STAMP

Preliminary Zoning Review

Zoning Staff Initial:

Date: / /

3. APPLICANT

Applicant's Name: Mike Sturm **Company:** Madison Parks Division

Address: 210 MLK Jr BLVD, Rm 104, Madison, WI 53701
Street City State Zip

Telephone: 608-267-4921 **Email:** msturm@cityofmadison.com

Property Owner *(if not applicant)*: City of Madison Parks Division

Address: 210 Martin Luther King, Jr. Blvd., Room 104 Madison, WI 53703
Street City State Zip

Property Owner's Signature: [signature] **Date:** 09-24-18

NOTICE REGARDING LOBBYING ORDINANCE: If you are seeking approval of a development that has over 40,000 square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of $10,000 (including grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance (Sec. 2.40, MGO). You are required to register and report your lobbying. Please consult the City Clerk's Office for more information. Failure to comply with the lobbying ordinance may result in fines.

4. APPLICATION SUBMISSION REQUIREMENTS *(see checklist on reverse)*

All applications must be filed by 12:00 pm on the submission date with the Preservation Planner, the Department of Planning & Community & Economic Development, Planning Division, located at 126 S Hamilton Street. Applications submitted after the submission date *or* incomplete applications will be postponed to the next scheduled filing time. Submission deadlines can be viewed here: www.cityofmadison.com/dpced/planning/documents/2018LCMeetingScheduleDates.pdf

LANDMARKS COMMISSION APPLICATION LC

APPLICATION SUBMISSION REQUIREMENTS CHECKLIST:

In order to be considered complete, every application submission shall include at least the following information unless otherwise waived by the Preservation Planner.

- [X] Landmarks Commission Application w/signature of the property owner (1 copy only).
- [X] Twelve (12) collated paper copies 11" x 17" or smaller (via mail or drop-off) of submission materials (see below).
- [X] Electronic files (via email) of submission materials (see below).
- [X] Narrative Description/Letter of Intent addressed to the Landmarks Commission, describing the location of the property and the scope of the proposed project.
  - ☐ Photographs of existing conditions;
  - ☐ Photographs of existing context;
- [X] Architectural drawings reduced to 11" x 17" or smaller pages which may include:
  - [X] Dimensioned site plans showing siting of structures, grading, landscaping, pedestrian and vehicular access, lighting, signage, and other features;
  - [X] Elevations of all sides showing exterior features and finishes, subsurface construction, floor and roof;
  - [X] Floor Plan views of levels and roof;
  - ☐ For proposals of more than two (2) commercial or residential or combination thereof units, a minimum of two (2) accurate street-view normal perspectives shown from a viewpoint of no more than five (5) feet above existing grade.
- ☐ **Landmarks Commission staff will preliminarily review projects related to the construction of additions and/or new construction with Zoning staff in order to determine the completeness of the submission materials. Applicants are encouraged to contact Zoning staff to discuss projects early in the process;
- ☐ Any other information requested by the Preservation Planner to convey the aspects of the project which may include:
  - [X] Perspective drawing
  - ☐ Photographs of examples on another historic resource
  - ☐ Manufacturer's product information showing dimensions and materials;
  - ☐ Other _____

CONTACT THE PRESERVATION PLANNER:

Please contact the Preservation Planner with any questions.

City of Madison Planning Division
126 S Hamilton St
P.O. Box 2985 (mailing address)
Madison, WI 53701-2985
landmarkscommission@cityofmadison.com
(608) 266-6552

LETTER OF INTENT

Breese Stevens Field – HOSPITALITY AND FIELD IMPORVEMENTS

917 East Mifflin Street

To: **City of Madison Landmarks Commission**

From: **Eric Knepp, Parks Superintendent**
Madison Parks Division
210 Martin Luther King Jr. Blvd., Rm. 104
Madison, WI 53701

Peter Rött, AIA, NCARB
Isthmus Architecture
613 Williamson St. Suite 203
Madison, WI 53703

Project Context

Breese Stevens Field, originally Breese Stevens Municipal Athletic Field, was constructed in 1925. Additions occurred in 1934 and 1939. Local architects, Claude and Starck, designed the brick and terra cotta structure in the Mediterranean Revival Style. The stone wall enclosing the field was built (1934) by the Civil Works Administration (CWA) with native stone quarried at Hoyt Park.

Breese Stevens Field was designated a City Landmark in 1995 and subsequently listed on the State and National Registers of Historic Places in 2015. Upon securing the historic designations, Madison Parks Division set out to prioritize restoration and revitalization of the stadium. For the past several years, as part of a focused planning process, Parks staff's efforts have been successful in completing significant code improvements and infrastructure upgrades to ensure the on-going viability of this cultural asset. The City entered into a partnership with Big Top Events to further leverage the site's great potential and this has been very productive. Breese Stevens Field is returning as destination venue for seasonal sports events and now community festivals and open-air concerts.

Project Description

Continuing to implement "preservation through purpose" at Breese Stevens Field, the Madison Parks Division is proposing the next phase of facility improvements. This project phase consists of hospitality and field improvements. Hospitality improvements will upgrade the bleacher area beneath the 1925 canopy and include public access atop the concession addition, previously approved and set to begin construction. Field improvements include additional bleachers, hardscape / flex space for concerts and vendors and technology upgrades required for professional soccer. The scope of this project is consistent with the 2007 Breese Stevens Field Rehabilitation Design Report and as further articulated in the comprehensive 2017 Breese Stevens Field Facility Plan. These documents and the proposed addition were prepared for the City by Isthmus Architecture. Excerpts of the documents are attached.

All proposed improvements will only be visible upon admission to the facility. The 1934 stone wall that secures the perimeter otherwise prevents public view except from the adjacent high-rise buildings now constructed immediately to the east and to the west.

Compatibility

The proposed project is in keeping with overall goals, character, and pattern of development in the following:

- Tenney Lapham Neighborhood Plan
- City of Madison Downtown Plan

Respectfully submitted,

Peter R Rött, Principal Architect
Isthmus Architecture

ATTACHMENTS

Project Drawings with Conditions Image and Perspective View of Proposed Improvements

ISTHMUS
ARCHITECTURE, INC.

613 Williamson Street
Suite 203
Madison, WI 53703
isthmus@is-arch.com
Phone 608.294.0206
Fax 608.294.0207

Photo Courtesy of Craig Wilson, Kite Aerial Photography

City of Madison Department of Public Works Parks Division

Breese Stevens Field Rehabilitation

Phase I & Phase II
Design Report

March 2007

BREESE STEVENS FIELD
PHASE I & II- DESIGN REPORT

March, 2007

Prepared for the City of Madison
Department of Public Works
Parks Division

by

Isthmus Architecture, Inc.
613 Williamson Street, Suite 203
Madison, WI 53703

Charles Quagliana, AIA
Principal / Project Manager

Mark Ethun
Architectural Intern

Graef Anhalt Schloemer and Associates, Inc.
5126 West Terrace Drive, Suite 111
Madison, WI 53718

Frederick Groth, PE
Principal / Stuctural Engineer

Mark Lillegard, PE
Civil Engineer

ISTHMUS
ARCHITECTURE, INC.

GRAEF
ANHALT
SCHLOEMER

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BREESE STEVENS FIELD PHASE I & II DESIGN REPORT TABLE OF CONTENTS

PART IV- RECOMMENDATIONS OF PRIORITIZED REPAIRS, RENOVATION AND CONCEPTUAL COSTS

General Recommendations

In recognition of the historic and architectural significance of Breese Stevens Field and the anticipated continued use as a soccer venue, the best course of action will be rehabilitation of the facility. Rehabilitation is the act or process of making an efficient contemporary use through alterations, repair and/or additions while preserving those portions or features that convey historical, cultural or architectural values.

Implementation Strategy

The implementation strategy offered here is based upon discussions held at various points in the pre-design phase with City staff. The activities and their proposed sequence are based upon experiences with similar rehabilitation projects.

The key assumption is that the construction work will take place in multiple phases over a long period of time. This will spread the expenditure of money out over time and allow construction activities to be planned to minimize the loss of use and disruption to the operations of the Breese Stevens Field.

Environmentally Responsible Design

Preservation is inherently sustainable through the reuse of buildings, components and materials and wise utilization of resources. The final design should provide practical design criteria and develop realistic strategies for implementing sustainable design. The overall goal should be to meet Breese Stevens Field short-term need based objectives while also retaining a long-term, environmentally responsible perspective.

During the rehabilitation, we advocate the recycling and reuse of materials, design for minimal energy usage, utilization of daylighting where possible and careful consideration and introduction of new materials and finishes.

Accessible Design

Accessible design should be implemented to the fullest extent possible. This would include access to the support facilities, seating areas, new accessible toilets and accessible site amenities.

Stabilized Structure and Weather-tight Building Envelope
Typically, the first priority of a historic building is to stabilize the structure and protect it from further deterioration. The roof would be the second. In the case of Breese Stevens Field, the structure and the "roof" are the same element for much of the seating area. The focus should be placed on mitigating the moisture and water penetration of the seating area thereby securing much of the building envelope against the elements.

The repair and stabilization of the site and street walls will also be important components in providing a weather-tight building envelope.

Site drainage along the site walls will mitigate current moisture conditions.

Energy Efficiency
Energy efficiency is a significant concern. Later phases that involve mechanical systems should address enhanced thermal performance of the exterior envelope as well as high efficiency HVAC and lighting components.

Historic Integrity
In undertaking the proposed work, it will be important to preserve original fabric to the greatest extent possible and bring existing historic elements into good working condition or provide an appropriate replacement. The use of appropriate rehabilitation methods and materials, especially related to the street walls, will extend the useful life of the building significantly. All work should comply with the Secretary of the Interior's Standards for Rehabilitation.

Role of Breese Stevens Field in the Community
Significant structures, like the Breese Stevens Field, provide a tangible link to our past, a connection to the people, culture and society of a bygone era. These facilities are important to the community and we save them not just because they are enjoyable to look at. We save them because the community would be less interesting and less attractive without them.

Our recommendation is for the Breese Stevens Field to continue as a soccer venue and for other activities requiring a large playing field. We believe this holds the greatest potential benefit for the community and it will allow the facility to retain most of its original exterior character.

Specific Recommendations

Priority One – Necessary repair measures to provide a weather-tight enclosure and continued use.

- Top side concrete deck structural repairs.
- Repairs to concrete field walls.
- Reconstruct the existing field entrances (current "dugouts") for better field entry from the locker rooms.
- Removal of existing bench seating and all tube railing.
- Cutting and removal of all concrete for accessible entry and seating areas in 1934 portion.
- Removal of the existing press box.
- Installation of new top side deck and field wall membrane accommodating for all new and future rehabilitation work on both the 1925 and 1934 grandstands.
- Masonry repairs to vomitories and end walls.
- Installation of new railing and benches for continued use in the 1934 portion only.

Priority Two – Necessary repair measures to provide a structurally stable facility.

- All bottom side concrete repairs in 1934 section and all structurally necessary repairs in the 1925 section.
- Spot-Sandblasting and repainting of rusted steel canopy members over 1925 seating deck.

Priority Three - Site and civil improvements

- New drainage system at field wall to accommodate current and future field grades.
- New drainage at vomitories along Mifflin Street.

Priority Four - Necessary improvements for existing seating deck to comply with current building codes and regulations.

- Installation of new accessible entrance ramp to seating deck and accessible seating area (also covered in Priority One).
- New NFPA rated smoke detection and fire suppression system.
- New ADA accessible toilet rooms that do not require stadium exit and re-entry.
- Reversal of iron gate swing direction at Mifflin Street vomitories.

Priority Five – Deferred maintenance and measures to raise the overall historic integrity of the facility

- Re-paint and re-glaze the existing exterior windows.
- Perimeter field wall masonry repairs and re-pointing.
- Re-paint historic ticket window locations.
- Re-paint steel canopy over 1924 seating deck (non-rusted areas).
- Remove field wall ivy and chain link fence along East Washington Ave.
- Replace the flag pole located in the northeast corner of the field.
- Re-paint the existing locker rooms and maintenance rooms for continued use in the 1925 section.
- Complete all bottom side repairs of the 1925 concrete seating deck.

Priority Six – Rehabilitation to the existing facility to raise the overall utility for tournament soccer

- New small concession stand/ ticket office located at the street level accessible entry.
- New bathrooms at the north end of the stadium to provide the code required amount.
- Two new locker rooms.
- Construct a new press box centered on the soccer field. This may be pre-fabricated or custom built depending on cost effectiveness.
- New grandstand level concession area.
- Rehabilitation of existing locker rooms for continued use.
- Rehabilitate the existing ticket area for use as a concession stand and for ticket sales at the Mifflin and Paterson Street entrances.

Priority Seven – Rehabilitation or adaptive re-use of the 1925 grandstand area

- Rehabilitate approximately 8,000 square feet of underutilized space below seating deck into leased tenant space for use as business, mercantile, or assembly space.
- Rehabilitate approximately 12,000 square feet of underutilized seating deck space under the existing steel truss canopy. Rehabilitations shall include the removal of the existing concrete seating deck and the construction of a new concession stand as well as other leased tenant space for use as business, mercantile, or assembly.

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

TOPSIDE OF SEATING STRUCTURE

Item	Quantity	Units	Unit Price	Item Cost	Total
Remove Seating	8643	LF	$1.50	$12,965	
Remove Existing Sealant on Risers and Runners in Sections I through M	14540	LF	$2.00	$29,080	
Install New Sealant for Cracks (Quantity increased by 25%)	1894	LF	$4.00	$7,575	
Install 2 Part Membrane System (Includes Power Wash)	30336	SF	$3.00	$91,008	
Surface Repair (Quantity increased by 25%)	1370	SF	$80.00	$109,600	
Partial Depth Spall Repairs (Quantity increased by 100%)	172	SF	$150.00	$25,800	
Full Depth Spall Repairs (Quantity increased by 300%)	52	SF	$400.00	$20,800	
Cut Abandoned Anchor Bolts Flush and Seal	22	Per	$10.00	$220	
Misc. Holes to Be Filled in w/Concrete	2	Per	$50.00	$100	
New Exp. Jt. From Bottom to Top of Section	116	LF	$8.00	$928	
Seal Const. Jt. From Bottom to Top of Section	344	LF	$4.00	$1,376	
Sealant around Seating Anchors	200	LF	$4.00	$800	
			TOPSIDE OF SEATING STRUCTURE REPAIR TOTAL		$300,252

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
UNDERSIDE OF SEATING STRUCTURE					
Underside Spall Repair (Quantity increased by 25%)	995	SF	$125.00	$124,375	
Underside Spall Repair w/Rebar Replacement (Quantity increased by 25%)	136	SF	$250.00	$34,063	
Epoxy Crack Repair (Quantity increased by 25%)	600	LF	$30.00	$18,000	
Install New Sealant for Cracks (Quantity increased by 25%)	331	LF	$10.00	$3,313	
Typical Exposed Rebar Repair (Quantity increased by 25%)	174	SF	$8.00	$1,390	
Beam Repair at UK3	1	Per	$500.00	$500	
Column Repair at UK4-2	1	Per	$500.00	$500	
Seal around Light Pole	1	Per	$100.00	$100	
Seal Const. Jt. From Bottom to Top of Section	340	LF	$12.00	$4,080	
			UNDERSIDE OF SEATING STRUCTURE REPAIR TOTAL		$186,320

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
VOMITORIES					
Add Neoprene Boot to the Bottom of Each Handrail	54	Per	$25.00	$1,350	
Partial Depth Spall Repair	61	SF	$34.00	$2,074	
Misc. Holes to Be Filled in w/Concrete	2	Per	$50.00	$100	
Install New Sealant for Cracks	94	LF	$6.00	$564	
Handrail Repair at TV5-1	1	Per	$100.00	$100	
Remove and Reinstall Handrail to Facilitate Membrane Installation	25	LF	$10.00	$250	
Paint Handrails at Vomitories Only (Klein-Dickert Proposal)				$5,000	
Re-build Masonry	60	SF	$40.00	$2,400	
Tuckpoint Masonry	800	LF	$4.00	$3,200	
Re-Seal Concrete Steps	400	LF	$3.75	$1,500	
Remove Concrete and install new Drains to storm sewer	6	EA	$4,000.00	$24,000	
Clean Masonry	50	SF	$4.00	$200	
			VOMITORIES REPAIR TOTAL		$40,738

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
LOW FIELD WALLS					
Remove Curb at Top of Field Wall Detail T3A	650	LF	$10.00	$6,500	
Stainless Drip Edge	650	LF	$5.00	$3,250	
Parging to Exposed portion of wall (stucco)	3250	SF	$2.00	$6,500	
Thin Set Overlay to Slope Runner Toward Field	3250	SF	$8.00	$26,000	
Reseal Const. Joint between riser and wall	650	LF	$12.00	$7,800	
Partial Depth Spall Repair (Quantity increased by 25%)	13	SF	$125.00	$1,563	
Remove and Replace Misc. Concrete Sections (Quantity increased by 25%)	584	SF	$150.00	$87,563	
Install New Sealant for Cracks (Quantity increased by 25%)	71	LF	$4.00	$285	
Install New Sealant for Cracks (Quantity increased by 25%)	71	LF	$4.00	$285	
Cut and Seal New Expansion Jt.	7	LF	$50.00	$350	
Reseal Exp. Joint	28	LF	$8.00	$224	
Excavation in front of Wall	350	CY	$20.00	$7,000	
6" Drain Tile with free draining fill at wall footing (with stub thru)	650	LF	$10.00	$6,500	
Backfill against wall (with clay cap)	350	CY	$30.00	$10,500	
Membrane on wall below grade	2600	SF	$4.00	$10,400	
				WALLS REPAIR TOTAL	$174,719

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
CANOPY EXTERIOR REPAIRS					
Paint Canopy (Klein-Dickert Proposal)				$62,460	
Paint Three (3) Light Poles (Klein-Dickert Proposal)				$18,465	
Repair Missing Bolts	3	EA	$25.00	$75	
Repair Grout under column base plates	5	EA	$100.00	$500	
			CANOPY EXTERIOR REPAIR TOTAL		$81,500
PLAYING FIELD DRAINAGE REPAIRS					
Regrading	750	SY	$10.00	$7,500	
Storm Sewer	450	LF	$35.00	$15,750	
Inlet Structures	4	EA	$1,500.00	$6,000	
Top Soil / Turf Restoration	750	SY	$8.00	$6,000	
Irrigation Pipe Remove and Replace	350	LF	$30.00	$10,500	
Misc. Pavement Remove and Replace	900	SF	$1.50	$1,350	
Concrete Edge Strip (along bottom of low field wall)	650	LF	$10.00	$6,500	
				SUBTOTAL	$53,600
Miscellaneous Site Construction at 20% of subtotal					$10,720
			PLAYING FIELD REPAIR TOTAL		$64,320

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
STREET WALL MASONRY REPAIRS					
Replace stone masonry	20	SF	$30.00	$600	
Turn stone and retool	5	SF	$100.00	$500	
Remove and re-set stone	38	SF	$35.00	$1,330	
Tooled Dutchman repair	7	SF	$200.00	$1,400	
Dutchman flat repair	8	SF	$200.00	$1,600	
Re-tool stone surface	11	SF	$80.00	$880	
Stone crack repair-mortar	48	LF	$3.00	$144	
Stone crack-sealant	15	LF	$2.50	$38	
Re-build stone masonry	811	SF	$40.00	$32,440	
Patch stone masonry	28	SF	$15.00	$420	
Clean stone masonry	685	SF	$4.00	$2,740	
Tuckpoint stone masonry	13500	LF	$4.00	$54,000	
Repoint stone masonry with sealant	1620	LF	$3.75	$6,075	
			MASONRY WALL REPAIRS		$102,167

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
NEW AUTOMATIC FIRE SPRINKLER SYSTEM					
New System under Seating Deck	25415	SF	$3.00	$76,245	
New System under Canopy	8200	SF	$3.00	$24,600	
New Door on Pump Room	2	EA	$1,000.00	$2,000	
Wall repairs in Pump Room	50	SF	$20.00	$1,000	
			NEW SPRINKLER SYSTEM		$103,845
NEW PRESS BOX					
Remove Existing Press Box	800	SF	$6.25	$5,000	
New Pre-fabricated Press Box- Delivered and Installed w/ utilities	300	SF	$400.00	$120,000	
Side and Paint Pre-fabricated Press Box	700	SF	$10.00	$7,000	
			NEW PRESS BOX		$132,000
NEW ALUMINUM SEATING					
Installation of new powder coated seating and new brackets	4500	Seats	$60.00	$270,000	
			NEW ALUMINUM SEATING		$270,000

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
NEW ORNAMENTAL RAILINGS					
Remove existing railings	1370	LF	$10.00	$13,700	
Install new railings at field wall, handicapped seating and around vomitories	1370	LF	$60.00	$82,200	
			NEW ALUMINUM RAILINGS		$95,900
REPAINT AND REGLAZE EXTERIOR STEEL FRAME WINDOWS					
Repaint and Re-glaze 5'x10' steel window	6	EA	$2,200.00	$13,200	
Repaint and Re-glaze 5'x5' steel window	13	EA	$1,100.00	$14,300	
Repaint and Re-glaze 3'x5' steel window	9	EA	$900.00	$8,100	
			REPAINT AND REGLAZE WINDOWS		$35,600
NEW ACCESSIBLE GRANDSTAND ENTRANCE AND FOYER					
Cut Concrete for Vomitory	40	SF	$200.00	$8,000	
New Footings for Sidewalls	25	LF	$300.00	$7,500	
Build Sidewalls for New Vomitory	200	LF	$30.00	$6,000	
New Powder Coated Ornamental Aluminum Ramp	80	LF	$290.00	$23,200	
New Electrical and Lighting In Foyer	1250	SF	$8.00	$10,000	
Removal of existing and Replacement with New Door to Foyer	1	EA	$1,200.00	$1,200	
Removal and Repair to exterior concrete slab at new door	1	Ea	$800.00	$800	
Misc. Signage on Interior and Exterior	3	EA	$400.00	$1,200	
			NEW ACCESSIBLE GRANDSTAND ENTRANCE		$57,900

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
REHABILITATE TICKET OFFICE					
Removal of existing elements Cut Concrete Slab	260	SF	$8.00	$2,080	
New Concrete Strip Footing and CMU walls	320	SF	$18.00	$5,760	
New Doors	3	EA	$1,000.00	$3,000	
Repair Ticket Booth	1	EA	$1,500.00	$1,500	
Misc. Signage on Interior and Exterior	1	EA	$400.00	$400	
New Electrical and Lighting	250	SF	$8.00	$2,000	
			REHABILITATE TICKET OFFICE		$14,740
REPAINT EXISTING TICKET WINDOWS					
Repaint Existing Ticket Windows Provide new Back Boards	4	EA	$400.00	$1,600	
			REPAINT TICKET WINDOWS		$1,600
REVERSE GATE SWING @ VOMITORIES					
Reverse Gate swing and anchor into existing masonry- Patch old holes in Stone	4	EA	$1,800.00	$7,200	
			REVERSE GATE SWING		$7,200

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
NEW ACCESSIBLE SEATING AREAS					
Cut Concrete	1150	SF	$40.00	$46,000	
New Footings and Sidewalls	219	SF	$300.00	$65,700	
Structural Reinforcement for seating over 1925 area	250	SF	$100.00	$25,000	
New Slabs level with Walking Deck	1150	SF	$20.00	$23,000	
			NEW ACCESSIBLE SEATING AREA		$159,700
NEW CONCESSION STAND					
Cut Concrete AND Remove seating deck	1000	SF	$35.00	$35,000	
New Concrete Slab	1000	SF	$12.00	$12,000	
New Footings and Structural Reinforcement	1000	SF	$35.00	$35,000	
New Wood Framed Building	455	SF	$125.00	$56,875	
New Slabs level with Walking Deck	1150	SF	$20.00	$23,000	
New Electrical	455	SF	$8.00	$3,640	
New Plumbing	455	SF	$9.00	$4,095	
Protect and Rehab Locker Rooms Below Concession Stand after Completion	1700	SF	$35.00	$59,500	
New Signage and Equipment	454	SF	$15.00	$6,810	
New HVAC for Concession Stand	454	SF	$11.00	$4,994	
			NEW CONCESSION STAND		$240,914

Preliminary Conceptual Cost Estimate

Project Name: Breese Stevens Field Rehabilitation **Project No.:** 0438
Client: City of Madison **Date:** 3/2/2007

Item	Quantity	Units	Unit Price	Item Cost	Total
REPAIR AND REPLACE FIELD ENTRANCES (DUGOUTS)					
Remove Existing Concrete and Roof over South Dugout	250	SF	$8.00	$2,000	
New Footings and Concrete Slab	250	SF	$25.00	$6,250	
Structural Reinforcement on West Dugout	250	SF	$25.00	$6,250	
New Floor Drains connected to Site Drainage System	2	EA	$1,500.00	$3,000	
New Doors out from underside	2	EA	$1,200.00	$2,400	
New Railings	20	LF	$200.00	$4,000	
			REPAIR AND REPLACE FIELD ENTRIES		$23,900

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Breese Stevens Field
Facility Plan

April 2017

PART I

PART I- EXECUTIVE SUMMARY

Introduction

In the fall of 2016, an architectural and engineering team (A/E team) led by Isthmus Architecture, Inc. with Henneman Engineering and R.A. Smith National was contracted by the City of Madison Parks Division to prepare a Facility Plan for Breese Steven Field in Madison, Wisconsin. Breese Stevens Field is listed as a City of Madison Landmark and is listed on the State and the National Registers of Historic Places. It is currently used as a soccer stadium by Edgewood College, the Big 8 High School Athletic Conference, the WIAA, as well as other outdoor soccer leagues. In 2015, the City partnered with Big Top Events, LLC to promote, manage and expand the offerings at the facility to a wider demographic.

The goal of this Facility Plan is to evaluate the current condition of the entire facility, the building, the field, and infrastructure, as well as plan for improvements proposed by Big Top Events. This plan is intended to balance the needs of the facility, the goals of the City and the desired improvements of Big Top Events. Costs for the items listed and priorities to guide the subsequent phases of design work were also developed as part of this report. Members of the A/E team surveyed the building and reviewed recent improvements to provide the City with the data shown in the appendices of this report.

Breese Stevens Field was constructed in two phases between 1925 and 1934. The 1925 west portion has a C-shaped footprint and was designed in the Mediterranean revival style. The original grandstand is constructed of poured-in-place reinforced concrete and clad in brick and architectural terra cotta. The grandstands are covered with a roofed canopy constructed of steel trusses. The second phase of construction was completed around 1934 and is of no distinctive architectural style. Although utilitarian, this phase was completed with an elegant locally quarried limestone in a random ashlar pattern. The grandstand addition of 1934 connects to the 1925 grandstand near the corner of Paterson and Mifflin Streets and skirts the north side of the site directly adjacent to Mifflin Street. Like the 1925 grandstands, the 1934 structure is constructed of poured-in-place reinforced concrete. Continuing on from the north end of the grandstand is a 7' stone wall that skirts the sidewalks of Brearly Street and East Washington Avenue, and re-connects to the 1925 structure near the corner of Paterson Street and East Washington Avenue. The wall effectively encloses the stadium along with a tall section chain link fence. This fence provides privacy to the east side of the stadium. Beneath the grandstands, interior spaces are currently occupied with locker rooms, offices, restrooms and storage space. An interior survey of these spaces was completed under this scope of work.

Summary

The existing conditions surveyed as part of this report can be summarized as follows:

1925 Grandstand & Steel Truss Canopy

- The exterior grandstand perimeter walls of brick and terra cotta constructed in 1925 are in fair to poor condition. Wind driven and poorly drained rainwater from the canopy has resulted in continual latent moisture within the masonry walls.
- Roof runoff infiltrates the outer wall due to the canopy's alignment with the exterior masonry bearing walls. Installation of a roof gutter and downspouts is recommended.
- Masonry restoration work including tuck-pointing, masonry unit replacement and sealant joint repair is recommended.
- Abandoned exposed steam radiators with some piping remain in a few rooms. Recommend removing them due to possible safety and storage concerns.
- The steel truss canopy is in good condition.
- The roof deck was observed to be in fair condition. Future replacement of the roof shingles and associated flashing should be anticipated maintenance.

1934 Grandstand and Site Walls

- The exterior grandstand walls and all site walls constructed in 1934 were observed to be in fair condition requiring little immediate repairs. Areas are in need of re-pointing as a matter of cyclical maintenance.
- The overhead doors, windows and gates in this area are not original, and some are in poor condition, or have been in-filled or painted over during subsequent remodeling projects. Large iron gates for control of entry and exit are original and in fair condition. It is recommended that these gates be repaired, rehabilitated and reinstalled to be code compliant.

Seating Deck, Guard Railing and Benches

- The seating deck and benches located in the 1934 grandstands are in good condition.
- Existing waterproofing membrane applied to the deck and stands surface, and the face of the field wall is failing. Portions of the membrane have buckled and damaged upper levels of concrete that spalled off with the membrane. It is recommended that the seating deck be covered with an updated waterproof membrane with improvements to the expansion joints.
- The pipe railing located in various locations around the facility was replaced in 2009 and is in good condition.

1925 / 1934 Field Wall and Dugouts

- At the interface between the field and the grandstands is a concrete field wall. This wall was once articulated with window openings which have been filled in. The brick and block in-fill in the window locations should be repaired where the existing brick and block is deteriorated. Upon completion of the repairs, a new coating should be applied to the surface to mitigate infiltration.
- The west dugout had no notable structural issues.

- The north dugout, and the space directly inside that dugout, appear to have a couple conditions to make note of. The deck slab appears to have cracked since that install and slopes steadily toward the 2009 drain. The field wall waterproof membrane applied in the 2009 repair now has stair step cracking in it, reflecting through from the block wall behind it. Further investigation is recommended to determine the source of the water (leaking water or sewer lines, ground water, etc) before making any further repairs.

Universal Accessibility

- An accessible entrance and public toilet rooms are sufficient to accommodate the current accessible seating. Additional points of handicapped access and accessible toilet facilities will be required to accommodate any increase in capacity of the facility.

Plumbing / Sanitary Service

- Current existing sanitary capacity and layout are not likely adequate, although survey info not available to verify existing lines and inverts.

Domestic Water Service

- Adequate capacity and pressure is available. Two services are present, a 4" domestic and a combined 6" domestic and fire service. Available pressure is adequate, 75 PSI field reading.

Fire Service

- The existing combined 6" domestic and fire service has adequate capacity. 75 PSI field reading means no fire pump required.

Electrical Service Entrances

- The facility has four electrical service entrances with multiple MG&E meters associated with the service laterals. Based upon the sum of the connected loads and a NEC multiplier, there could be as much as 200A of spare capacity on the 480V, three phase electrical service.

Electrical Distribution Equipment

- The facility has electrical distribution equipment located throughout and in varied conditions.
- There is a significant amount of abandoned conduit, wire, junction boxes, original wiring devices and lighting throughout the facility. As the renovation project occurs, these items should be removed.

Lighting and Lighting Controls System

- The interior lighting system consists of a mixture of incandescent and fluorescent sources. The luminaires are in varied states of condition with much of it being in poor condition.

- Emergency egress lighting is deficient in much of the building. It is recommended that a cold weather product be considered.
- Exit signage is in poor condition throughout most of the building. It is recommended that all exit signs be replaced with cold weather integral battery products.
- Lighting controls throughout the building are primarily manual switches with some use of occupancy sensors in recently renovated spaces. Future upgrades to the facility will require controls be brought into compliance with the State's Energy Code.

Wiring Devices

- Receptacles, light switches and similar type devices are in varied states of condition.
- Many locations near sinks, specifically in locker rooms, do not have GFCI protection.

Fire Alarm System

- The existing fire alarm system exists to monitor the fire protection system. It appears to be an actively monitored system and in good working condition.
- The system lacks associated interior occupant notification devices. Future upgrades to the facility will require that the facility be upgraded to have a fire alarm notification system.

Conclusion

The A/E team recommends that the City implement the maintenance repairs outlined herein with priority given to mitigation of moisture infiltration. While completing these necessary repairs affecting the grandstands, it may be prudent to construct the initial phase of the proposed concessions and public toilet room building addition, based upon the preliminary design concept articulated in this document, within the confines of the historic envelope of the 1925 grandstand.

PART III- RECOMMENDATIONS

Program Needs

In recognition of the historic significance of Breese Stevens Field, the user agreement with Big Top Events, LLC and the anticipated continued use as a soccer venue, the best course of action will be rehabilitation of the facility. Rehabilitation is "the act or process of making an efficient contemporary use through alterations, repair and/or additions while preserving those portions or features that convey historical, cultural or architectural values."

Implementation Strategy

The implementation strategy offered here is based upon discussions held at various points in the conceptual design phase with City staff and Big Top Events, LLC.

The key assumption is that the construction work can take place in multiple phases. The scope of the first phase of work will be structured to satisfy the program elements of highest priority. This strategy will spread the expenditure of money out over time with minimum impact on the functioning of the facility. Construction activities may be planned to minimize the loss of use and disruption to the current operations of Breese Stevens Field.

Historic Integrity

In undertaking the proposed work, it will be important to preserve original fabric to the greatest extent possible and bring existing historic elements into good working condition or provide an appropriate replacement. The use of appropriate rehabilitation methods and materials, especially related to the street walls, will extend the useful life of the building significantly. New additions will respect the existing facility, will be appropriately scaled and detailed in a manner that is sympathetic to the historic integrity of Breese Stevens Filed. All work will comply with the Secretary of the Interior's Standards for Rehabilitation.

Environmentally Responsible Design

The conceptual design aims to provide practical design criteria and develop realistic strategies for implementing sustainable design. The overall goal is to meet the Breese Stevens Field need based objectives while also retaining a long-term, environmentally responsible perspective.

Rehabilitation will incorporate the recycling and reuse of materials, design for minimal energy usage, utilization of daylighting where possible and careful consideration and introduction of appropriate new materials and finishes.

Accessible Design

Accessible design will be implemented to the greatest extent possible. This includes access to the support facilities, seating areas, new accessible toilets, new concessions and hospitality amenities.

Stabilized Structure and Weather-tight Building Envelope

At Breese Stevens Field, the historic grandstand structure and the "roof" are the same element for much of the seating area. Moisture infiltration issues persist, rendering the lower level interior environment damp to wet, depending on the weather. This issue is not unusual in a building of this age and type; nor have all of the previous mitigation efforts have been completely effective. Priority One will be to mitigate the moisture and water penetration. The repair and stabilization of the grandstand elements will also be important components in providing a weather-tight building envelope. Some fundamental causes of these envelope issues will be potentially eliminated by strategically placed new additions while others may be addressed more easily due to construction of an addition.

Energy Efficiency

Additions of new building systems will address enhanced thermal performance of the exterior envelope as well as high efficiency HVAC and lighting components.

Upgrades to the Facility

New public restrooms for 4,000 persons may be accommodated by two means. Rehabilitation of a portion of the lower level of the 1934 grandstand can provide space to accommodate new toilet rooms to meet at least 50% of the program requirement. This partial solution activates existing covered area within the historic envelope in a location convenient to serving the bleacher seating directly above. The remaining portion required may be satisfied separately as part of an addition.

Operations offices may be located in the lower level of the 1925 grandstand. Existing space there is underutilized. Here the office has good adjacency to other spaces from which to effectively operate the facility on a regular basis with a designated front door to conduct business. This location is also logical from a wayfinding standpoint.

Additions to the Facility

The addition of a new concessions building requires it be located carefully, conveniently and strategically. Public toilet rooms should be adjacent to, or part of the concessions building addition. Placing an addition with these program elements fits easily in the open area between the 1925 grandstand and the west end of the field. This location is optimal for sports functions and for concert events. An addition here could satisfy these program requirements on one level that is completely accessible.

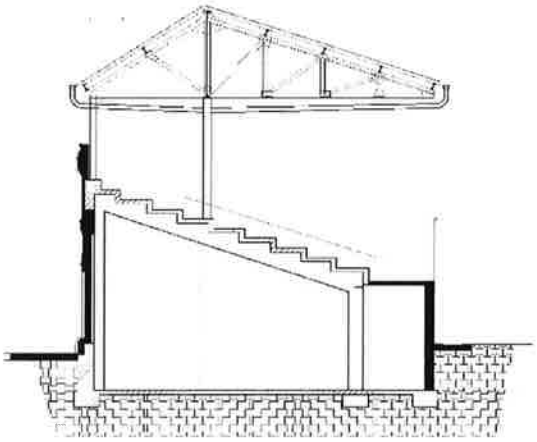
New hospitality space could be created within the 1925 grandstand. This part of the facility, although architecturally quite significant, is usually empty. Rehabilitating this area for a hospitality use could reactivate this part of the historic site. Minimal modifications to the stepping of the bleachers could be detailed in a manner that is reversible and keeps demolition to a minimum. The new hospitality area incorporates the existing overhead canopy. The concessions building addition can tie into this area and that new construction can include accessible ramp transitions from the field up to this area. This area can include the balance of the public restrooms, new construction that can slip beneath the canopy.

In a separate phase, the lower level space in the 1925 section nearest Gate 1 could accommodate a new restaurant meeting the program requirements. Historians report that this location had been occupied by such a use in the early years. This is, therefore, a very compatible arrangement and one that has good street presence and adjacency to prime outdoor space.

There is good potential to group some shared functions between the concession addition, hospitality and the restaurant, particularly food service space, kitchen equipment, back of house functions and circulation. This can result in some cost efficiencies as well as minimizing the footprint of the new construction.

Opportunity for additional seating, indoor conditioned space, concert hospitality amenities and concert loading upgrades can eventually be implemented. This includes improvements to the east end of the field to accommodate event set up, staging and installation of a more durable surface to permit full utilization of the field. This may include modifying the gated entrance on Brearly to facilitate field access.

Program Options



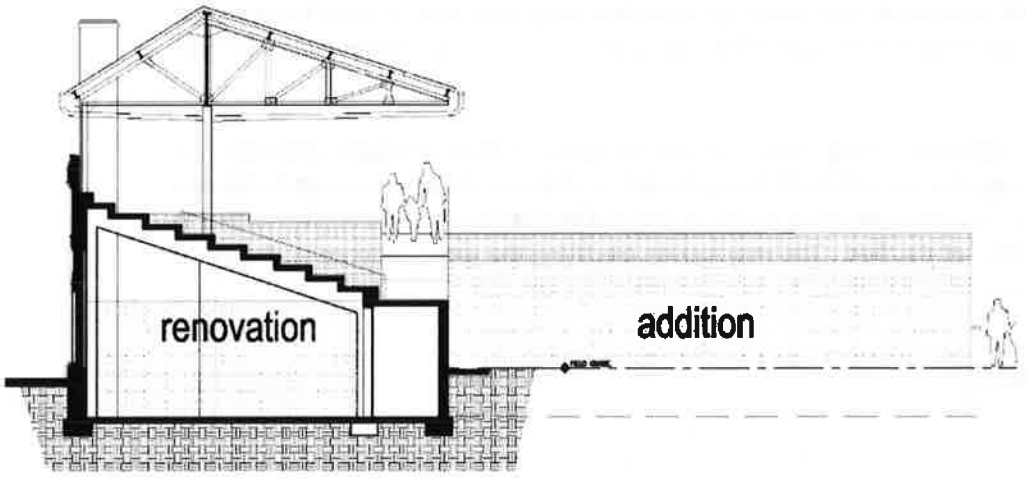
Priority One

Envelope

Necessary repair measures to provide a weather-tight enclosure and continued use.

- Top side concrete deck structural repairs.
- Stabilize exterior brick masonry wall and concrete field walls highlighted in section view above. Include reopening of 8 windows to field. Replace sealant at exterior wall and sidewalk intersection.
- Repair top side deck and field wall membrane, especially joints and terminations on both the 1925 and 1934 grandstands.

- All bottom side structural repairs in 1925 section and in the 1934 section.
- Install fixed gutter system to collect and conduct roof runoff into municipal storm sewer.



Priority Two

Addition / Renovation

Concessions and future Toilet Rooms addition at 1925 section.

- Construct a one-story addition to include 2,500 square foot concessions facility for three season use with public access at field grade and 1,280 square foot shell space for future accessible public toilet rooms with ramp transition/access to open rooftop hospitality area.
- Modify drainage system at field wall impacted by addition.

Mechanical

Maintenance

- Abandoned exposed steam radiators with some piping remain in a few rooms. Remove due to possible safety and storage concerns.
- New HVAC and exhaust systems required for addition.

Electrical

Maintenance

- Upgrade existing Lighting and Lighting Controls System throughout the interior of the facility.
- Upgrade existing emergency egress lighting within existing facility.

- Work with MG&E to consolidate existing multiple services. MG&E to set a 3 phase pad mount transformer in the northeast area of the lot with underground service lateral from Brearly Street.

Priority Three

Rehabilitation Part Two

- Complete buildout of 1,280 square foot shell space for accessible public toilet rooms with ramp transition/access to open rooftop hospitality area.

Hospitality renovation in 1925 section.

- Rehabilitate 1,200 square foot upper level center section of 1925 grandstand for use as open hospitality area with 600 square foot accessible public toilet rooms.
- Rehabilitate 1,650 square foot upper level southern section of 1925 grandstand for use as open hospitality area.

Toilet Rooms addition in 1934 section.

- Renovate 2,800 square foot lower level center section of 1934 grandstand to provide additional accessible public toilet rooms.

Maintenance

- Re-paint historic ticket window locations.
- Re-paint the existing locker rooms and maintenance rooms for continued use in the 1925 section.
- Rehabilitation of existing locker rooms for continued use.

Priority Four

Rehabilitation Part Three

Vomitory Overhead Doors

- Replace overhead doors with more historically appropriate type.

Office addition in 1925 Section

- Renovate 1,000 square foot lower level center section of 1925 grandstand to provide an on-site office for operation of the facility.

Retail addition in 1934 Section

- Renovate 1,500 square foot lower level of 1934 grandstand for retail use.

Restaurant addition in 1925 section.

- Renovate 1,500 square feet lower level south portion of 1925 section to provide a new restaurant complete with kitchen and associated public toilet rooms.

<u>or</u>

- Renovate 1,500 square feet lower level south portion of 1925 section to provide additional locker rooms.

Structural

- Cutting and removal of all concrete for restaurant in 1925 section.

Mechanical

- New HVAC and exhaust systems required for restaurant in 1925 section.

Plumbing

- New plumbing systems required for restaurant. Modifications to existing plumbing to tie new work into existing.

Electrical

- New electrical systems required for scoreboards, separately metered.

Plumbing

- New plumbing systems required for restaurant, separately metered. Modifications to existing plumbing to tie new work into existing.

Additional Seating Capacity

- Add movable bleacher / bench seating to increase capacity to 5,000 to be located on south and east sidelines.
- Install fixed bench seating in balance of 1925 Grandstand.

Replace Scoreboard, Video board with multiple smaller scoreboard locations for football and soccer.

Electrical

- New electrical systems required for restaurant, separately metered.

East end site improvements for loading / unloading.

- Construct a curb cut and driveway entrance on North Brearly Street by widening the existing gated opening.

Outdoor hospitality space addition

- Site improvements for open hospitality space of 1,000 square feet located at east end zone.

Enclosed addition for 300 spectators

- Rehabilitation of 1,000 square feet of upper level portion of 1934 grandstand to provide designated spectator seating area.

Conceptual Costs

Preliminary estimates of probable costs by project follow:

Estimate of Probable Costs		Priority One
Infrastructure Rehabilitation: Masonry & Structural Repair + Coatings		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	$ 1,500
	Supervision	$ 12,000
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE (1934 Portion: Repair @ Dugout)	$ 50,000
DIV 4		
	MASONRY (1925 Portion: Repoint 3,000 sf brick masonry)	$ 50,000
DIV 5		
	METALS	$ -
DIV 6		
	WOOD & COMPOSITES	$ -
DIV 7		
	THERMAL AND MOISTURE PROTECTION (sealants and expansion joints)	$ 25,000
DIV 8		
	DOORS AND WINDOWS	$ -
DIV 9		
	FINISHES (Traffic coating & waterproofing)	$ 74,000
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ -
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING+ FIRE PROTECTION	$ -
DIV 16		
	ELECTRICAL SYSTEMS	
Construction Subtotal		$ 212,500
	20% O+P	$ 42,500
Estimated Cost		**$ 255,000**

Scope Description

1925 Grandstand & Canopy

- Stabilize the brick masonry outer wall. Repoint the exterior face of the wall. Remove and replace sealant at wall/sidewalk intersection.
- Stabilize the concrete inner wall of the grandstand. Reopen 8 abandoned window openings lower level. Repair cracking, spalling, expansion joints and re-coat (waterproof) the wall and bleacher deck. Remove and replace all sealant at wall/area drain intersection.
- Install fixed gutter system to collect and conduct roof runoff into the city storm sewer.

1934 Grandstand

- Stabilize the concrete inner wall of the grandstand, especially at dugout. Repair cracking, spalling, expansion joints and re-coat (waterproof) the wall and associated portions of the bleacher deck. Remove and replace all sealant at wall/area drain intersection.

Estimate of Probable Costs		Priority Two	
Concession Addition with Restrooms Part 1 Shell: 2,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,550
	Supervision	$	13,200
DIV 2			
	SITE WORK	$	20,400
DIV 3			
	CONCRETE - BLDG	$	31,200
DIV 4			
	MASONRY	$	29,364
DIV 5			
	METALS	$	22,800
DIV 6			
	WOOD & COMPOSITES	$	55,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	33,000
DIV 8			
	DOORS AND WINDOWS	$	17,100
DIV 9			
	FINISHES	$	10,500
DIV 10			
	SPECIALTIES	$	8,500
DIV 11			
	EQUIPMENT	$	150,000
DIV 12			
	FURNISHINGS	$	12,500
DIV 13			
	SPECIAL CONSTRUCTION	$	4,300
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	33,400
	PLUMBING+ FIRE PROTECTION	$	23,500
DIV 16			
	ELECTRICAL SYSTEMS	$	49,000
Construction Subtotal		$	515,814
	20% O+P	$	103,163
Estimated Cost		$	618,977

Scope Description	

1925 Grandstand & Canopy

Concessions Addition

- Construct new one-story structure, 2,500 sf in size per concept drawings: Frost wall, concrete slab on grade, steel frame walls and roof structure of bar joist supporting steel deck with lightweight concrete topping. Exterior walls of building to be clad in metal panel system. Hardiboard soffit and prefinished metal fascia with EPDM roofing. Concessions to be connected to lower level of 1925 Grandstand by an internal ramp. Interior finish of walls will be sani-panels and ceiling will be lay-in tile (vinyl coated gwb). Provide five service windows on east façade, secured with roll-up counter doors. Assume three-season use.

Commercial Kitchen Components

- Food prep: 3 fryers, 2-6 foot grills, flat top
- Exhaust hoods – 2: 28 feet by 4.5 feet.
- 500 sf cooler
- 150 sf freezer
- Three, 3-compartment sinks
- Commercial dishwasher
- Food prep sink
- Three hand wash sinks
- One mop sink
- Two ice machines
- Soda set-up with lines to each window
- 16 POS locations

Public Toilets Addition Part 1

- Not included

Estimate of Probable Costs		Priority Three
Buildout of Restroom Shell at Concessions: 1,280 SF		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	$ 1,550
	Supervision	$ 8,800
DIV 2		
	SITE WORK	$ 13,600
DIV 3		
	CONCRETE - BLDG	$ 20,800
DIV 4		
	MASONRY	$ 19,576
DIV 5		
	METALS	$ 15,000
DIV 6		
	WOOD & COMPOSITES	$ 15,500
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ 22,000
DIV 8		
	DOORS AND WINDOWS	$ 11,400
DIV 9		
	FINISHES	$ 8,000
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ -
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ 900
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ 16,600
	PLUMBING+ FIRE PROTECTION	$ 18,000
DIV 16		
	ELECTRICAL SYSTEMS	$ 22,000
Construction Subtotal		$ 193,726
	20% O+P	$ 150,130
Estimated Cost		$ 343,856

Scope Description	

1925 Grandstand & Canopy

Public Toilets Addition Part 1

- As part of the Concessions addition, construct two Toilet Rooms, 640 sf each, per concept drawings with specifications same as Concessions except that interior walls will be glazed concrete block. Flooring will be polished & sealed concrete. Ceilings will be lay-in tile (vinyl coated gwb).

Estimate of Probable Costs		Priority Three
Hospitality Addition & Renovation: 5,672 SF		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	$ 3,000
	Supervision	$ 18,000
DIV 2		
	SITE WORK	$ 4,000
DIV 3		
	CONCRETE - concrete topping	$ 25,000
DIV 4		
	MASONRY	$ 2,500
DIV 5		
	METALS - framing, decking and guardrails	$ 120,500
DIV 6		
	WOOD & COMPOSITES	$ -
DIV 7		
	THERMAL AND MOISTURE PROTECTION - waterproof traffic coating	$ 160,000
DIV 8		
	DOORS AND WINDOWS	$ -
DIV 9		
	FINISHES	$ -
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ -
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING+ FIRE PROTECTION	$ -
DIV 16		
	ELECTRICAL SYSTEMS	$ 18,000
Construction Subtotal		$ 351,000
	20% O+P	$ 70,200
Estimated Cost		$ 421,200

Scope Description	

1925 Grandstand & Roof over Concession Addition

Hospitality Addition

- Central and Southern portions of 1925 Grandstand: New risers and ramped transitions constructed over existing risers in metal frame construction supporting steel deck with lightweight concrete topping. Topside of risers to be finished with ADA compliant waterproof traffic membrane. New deck surface to be set on rooftop of concessions to be connected to lower level of 1925 Grandstand by an internal ramp. These spaces to be used as open-air hospitality space. Fixed metal guardrail to be installed at rooftop deck. Outdoor furnishings are not part of this estimate.

documents are completed and are released for bidding.

Estimate of Probable Costs		Priority Three	
Public Toilet Rooms Addition (1934 Lower Level) 2,800 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,050
	Supervision	$	12,000
DIV 2			
	SITE WORK	$	13,600
DIV 3			
	CONCRETE - BLDG	$	25,000
DIV 4			
	MASONRY	$	29,576
DIV 5			
	METALS	$	15,000
DIV 6			
	WOOD & COMPOSITES	$	15,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	22,000
DIV 8			
	DOORS AND WINDOWS	$	16,400
DIV 9			
	FINISHES	$	22,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	1,500
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	46,600
	PLUMBING+ FIRE PROTECTION	$	108,000
DIV 16			
	ELECTRICAL SYSTEMS	$	42,000
Construction Subtotal		$	372,726
	20% O+P	$	74,545
Estimated Cost		$	447,271

Scope Description	

1934 Grandstand

Public Toilets Addition Part 2

- Lower Level, construct two Toilet Rooms to accommodate 58 WC, per concept drawings with specifications same as Concessions except that interior walls will be glazed concrete block. Flooring will be polished & sealed concrete. Ceilings will be lay-in tile (vinyl coated gwb).

Estimate of Probable Costs		Priority Three
Infrastructure Maintenance		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	$ 1,500
	Supervision	$ 12,000
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 2,500
DIV 4		
	MASONRY	$ -
DIV 5		
	METALS	$ -
DIV 6		
	WOOD & COMPOSITES	$ 24,500
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ 25,000
DIV 8		
	DOORS AND WINDOWS	$ 6,000
DIV 9		
	FINISHES	$ 74,000
DIV 10		
	SPECIALTIES	$ 35,000
DIV 11		
	EQUIPMENT	$ 20,000
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING	$ 50,000
DIV 16		
	ELECTRICAL SYSTEMS	$ 15,000
Construction Subtotal		$ 265,500
	20% O+P	$ 53,100
Estimated Cost		**$ 318,600**

Scope Description

Maintenance

- Repair / repaint historic ticket windows and all metal gates in facility.
- Renovate existing Locker Rooms.
- Renovate existing Public Toilets.

Estimate of Probable Costs		Priority Four
Buildout Existing Shell for Office: 1,000 SF		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	500
	Supervision	$ 4,500
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 800
DIV 4		
	MASONRY	$ 3,500
DIV 5		
	METALS	$ 1,000
DIV 6		
	WOOD & COMPOSITES	$ 8,000
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ 3,500
DIV 8		
	DOORS AND WINDOWS	$ 7,500
DIV 9		
	FINISHES	$ 8,500
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ -
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ 10,500
	PLUMBING+ FIRE PROTECTION	$ 1,500
DIV 16		
	ELECTRICAL SYSTEMS	$ 14,000
Construction Subtotal		$ 63,300
	20% O+P	$ 12,660
Estimated Cost		$ 75,960

Scope Description	

Retail Buildout

- Buildout existing shell space, construct interior partitions. Flooring will be resilient sheet product. Ceilings will be lay-in tile (vinyl coated gwb). New lighting, ventilating and heating for the space. Separate meter for utilities.

Estimate of Probable Costs		Priority Four	
Buildout Existing Shell for Retail: 1,500 SF 1934 Section			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,000
	Supervision	$	8,800
DIV 2			
	SITE WORK	$	-
DIV 3			
	CONCRETE	$	800
DIV 4			
	MASONRY	$	1,500
DIV 5			
	METALS	$	1,000
DIV 6			
	WOOD & COMPOSITES	$	17,000
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	3,500
DIV 8			
	DOORS AND WINDOWS	$	12,500
DIV 9			
	FINISHES	$	13,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	20,500
	PLUMBING+ FIRE PROTECTION	$	6,500
DIV 16			
	ELECTRICAL SYSTEMS	$	24,000
Construction Subtotal		$	112,600
	20% O+P	$	22,520
Estimated Cost		$	135,120

Scope Description
1934 Grandstand Lower Level
Retail Buildout

- Buildout existing shell space, construct interior partitions. Flooring will be resilient sheet product. Ceilings will be lay-in tile (vinyl coated gwb). New lighting, ventilating and heating for the space. Separate meter for utilities.

Estimate of Probable Costs		Priority Four	
Restaurant Renovation: 1,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,560
	Supervision	$	8,500
DIV 2			
	SITE WORK	$	1,200
DIV 3			
	CONCRETE	$	1,200
DIV 4			
	MASONRY	$	2,500
DIV 5			
	METALS	$	9,200
DIV 6			
	WOOD & COMPOSITES	$	22,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	4,500
DIV 8			
	DOORS AND WINDOWS	$	10,500
DIV 9			
	FINISHES	$	18,500
DIV 10			
	SPECIALTIES	$	8,500
DIV 11			
	EQUIPMENT	$	100,000
DIV 12			
	FURNISHINGS	$	12,500
DIV 13			
	SPECIAL CONSTRUCTION	$	4,300
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	22,000
	PLUMBING+ FIRE PROTECTION	$	18,500
DIV 16			
	ELECTRICAL SYSTEMS	$	35,000
Construction Subtotal		$	280,950
	20% O+P	$	56,190
Estimated Cost		$	337,140

Scope Description	

1925 Grandstand Lower level

Restaurant Buildout

- Construct new restaurant in existing shell space per concept drawings:

Commercial Kitchen Components

- Food prep: 2 fryers, 1-6 foot grills, flat top
- Exhaust hoods – 1: 14 feet by 4.5 feet.
- 100 sf cooler
- 75 sf freezer
- Two, 3- compartment sinks
- Commercial dishwasher
- Food prep sink
- Two hand wash sinks
- One mop sink
- Ice machine
- Soda set-up with lines to bar
- 4 POS locations

Estimate of Probable Costs		Priority Four
Bleacher Addition & Score Board Upgrade		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
-	GENERAL CONDITIONS	
	Supervision	$ 3,500
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 800
DIV 4		
	MASONRY	$ -
DIV 5		
	METALS	$ -
DIV 6		
	WOOD & COMPOSITES	$ -
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ -
DIV 8		
	DOORS AND WINDOWS	$ -
DIV 9		
	FINISHES	$ -
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ 147,500
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING+ FIRE PROTECTION	$ -
DIV 16		
	ELECTRICAL SYSTEMS	$ 85,000
Construction Subtotal		$ 236,800
	20% O+P	$ 47,360
Estimated Cost		$ 284,160

Scope Description	

Bleachers - balance of 1925 Grandstand

- Install fixed bench-type bleachers for 400 persons.

Sideline

- Install moveable bleachers for 800 persons.

Scoreboard Upgrade

- Replace scoreboard and add additional smaller monitors for soccer and football.

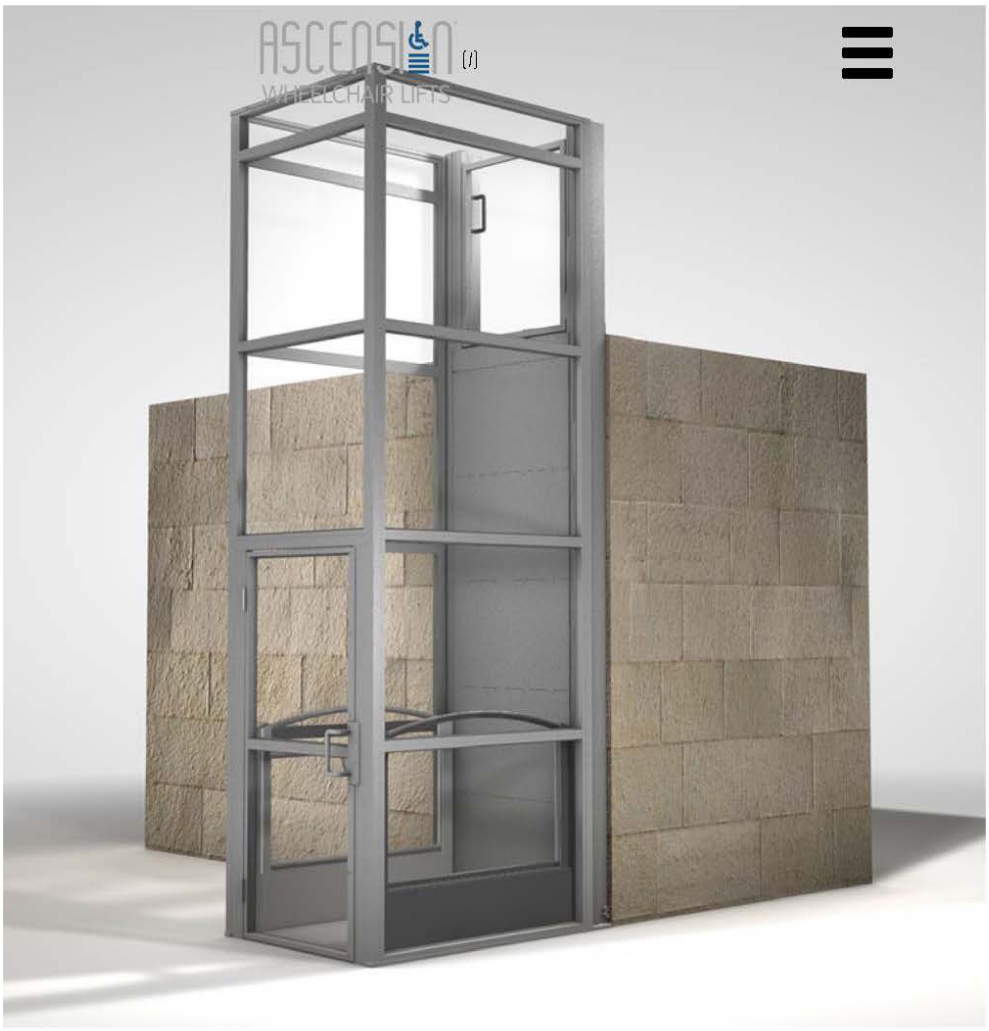
Estimate of Probable Costs		Priority Four	
Hospitality Addition for Concerts: 1,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,000
	Supervision	$	10,000
DIV 2			
	SITE WORK	$	12,500
DIV 3			
	CONCRETE	$	22,500
DIV 4			
	MASONRY	$	2,500
DIV 5			
	METALS	$	1,500
DIV 6			
	WOOD & COMPOSITES	$	71,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	62,000
DIV 8			
	DOORS AND WINDOWS	$	15,500
DIV 9			
	FINISHES	$	12,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	12,500
	PLUMBING+ FIRE PROTECTION	$	9,800
DIV 16			
	ELECTRICAL SYSTEMS	$	16,000
Construction Subtotal		$	251,800
	20% O+P	$	50,360
Estimated Cost		$	302,160

Scope Description	

East End Zone

Hospitality Addition

- Construct new metal frame building set on concrete slab. Side with hardiplank and roof with standing seam to match press box. Interior finish painted drywall, layin ceilings, sheet carpet flooring. One single use ADA compliant toilet room. Rough-in for kitchenette unit. Unit not included.



Features

The Ascension Clarity 16E is a fully enclosed vertical wheelchair lift that can reach heights up to 14 feet.

The Clarity 16E enhances a venue's image while also maintaining a user's sense of dignity. The cabinet for the unique dual-cylinder drive system mounts directly to the upper landing face, leaving 3 clear sides to maintain an air of spaciousness.

Specifications

Vertical Travel	34″ to 168″
Capacity	750 lbs.
Enclosure	Fully enclosed with transparent panels

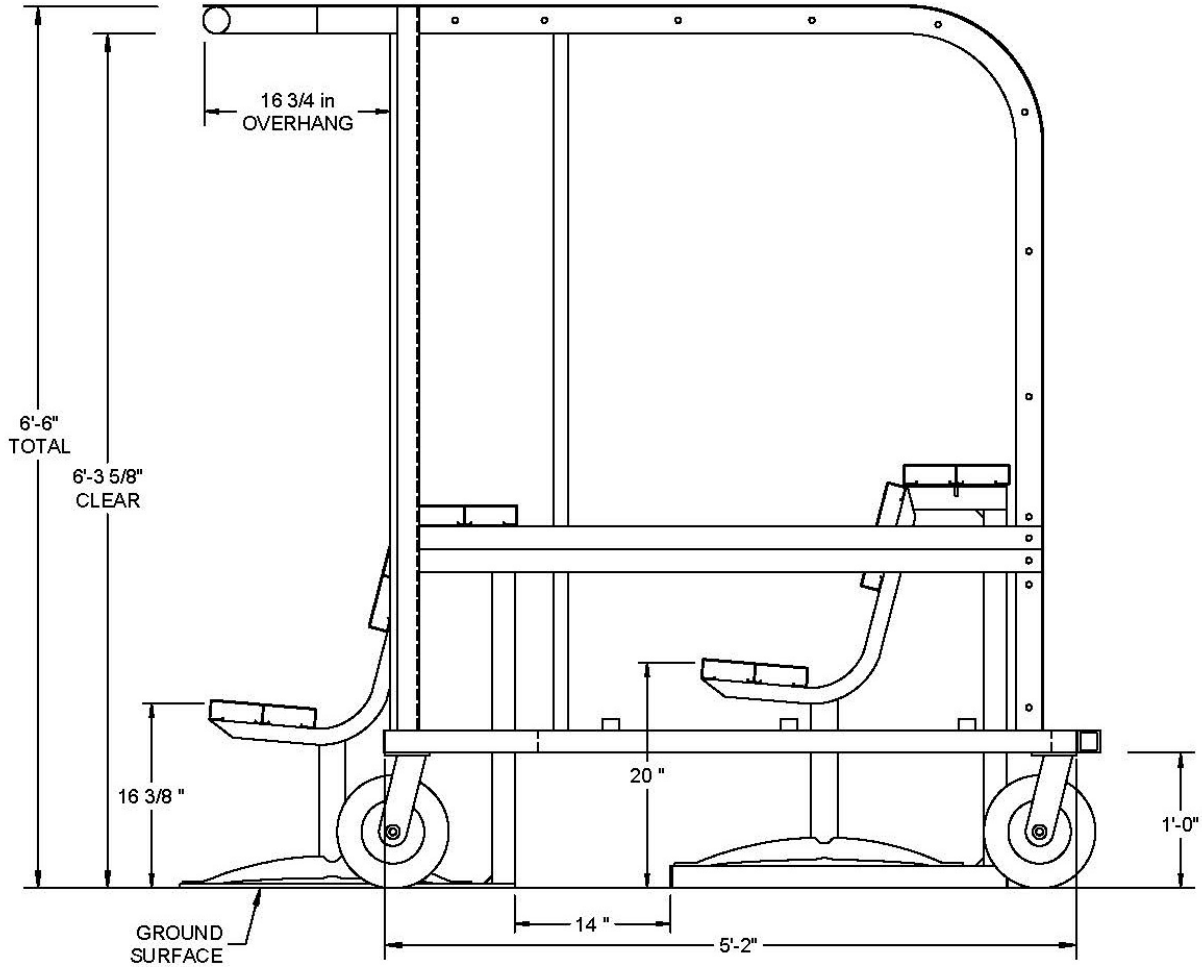
COMPARE WHEELCHAIR LIFT DIMENSIONS

Manufacturer	Lift Model	Load	Platform Clear Space	Footprint	Entry Ramp/Installation Pit Requirement
Ascension	**Protégé 5442**	900lb/408kg	36″x 54″	48″x 61″	None
Ascension	**Virtuoso 5460**	750lb/340kg	36″x 54″	48″x 66″	None
Ascension	**Clarity 16E**	750lb/340kg	36″x 56″	48″x 67″	None
Bruno	**VPL-3300B Series**	750lb/340kg	36″x 54″	53″x 56″	Ramp OR 3″ Pit
Bruno	**VPL-3100B Series**	750lb/340kg	36″x 48″	49″x 51″	Ramp OR 3″ Pit
Garaventa	**Genesis OPAL**	750lb/340kg	36″x 49″	49″x 51″	Ramp OR 3″ Pit
Garaventa	**Genesis Enclosure**	750lb/340kg	38″x 54″	56″x 60″	Ramp OR 3″ Pit
Harmar	**CPL 400**	750lb/340kg	36″x 54″	50″x 54″	Ramp
Harmar	**RPL 400**	600lb/272kg	36″x 48″	50″x 54″	Ramp
A. **Ram**	**Trus-T-Lift Commercial**	750lb/340kg	34″x 54″	49″x 54″	Ramp ~~OR 3″ Pit~~
B. **Ram**	**Trus-T-Lift 52 TTL**	750lb/340kg	34″x 54″	49″x 54″	Ramp ~~OR 2″ Pit~~
Savaria	**Multilift**	750lb/340kg	34″x 48″	52″x 72″	Ramp
Savaria	**Prolift SCL**	750lb/340kg	36″x 48″	Hoistway built to manufacturer requirements, Contact Manufacturer for details	8″ Pit

FIELD IMPOVEMENTS FOR PRO SOCCER

Breese Stevens Field

TEAM BENCH + SHELTER (2)



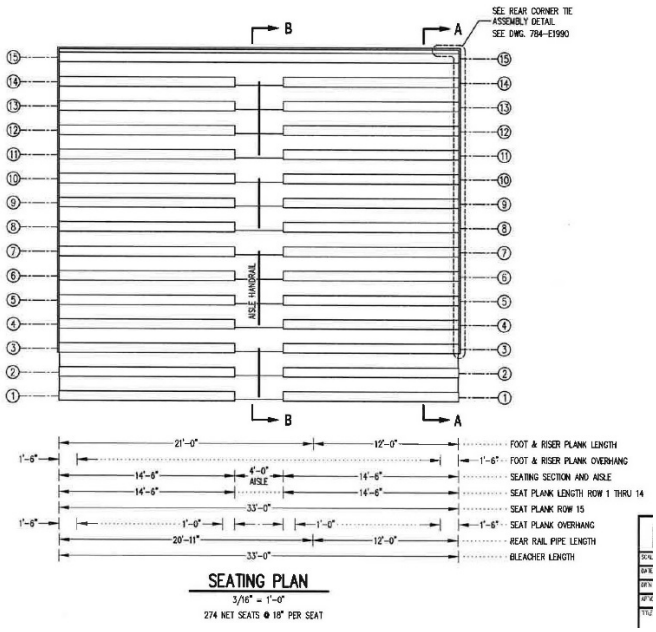
SIDE VIEW OF SHELTER

- Placed on field for soccer events ONLY
- NOT visible outside facility

FIELD IMPOVEMENTS FOR PRO SOCCER

Breese Stevens Field

SPECTATOR BLEACHERS (2)

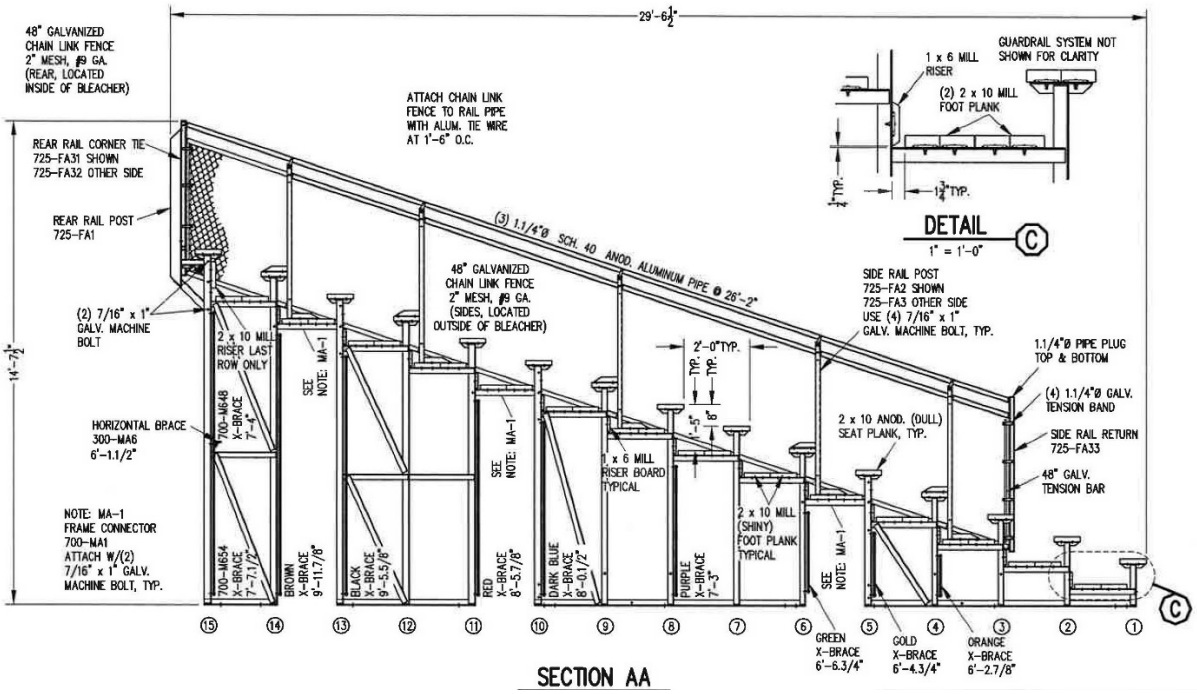


SEATING PLAN

3/16" = 1'-0"

274 NET SEATS @ 18" PER SEAT

16' x 80' actual footprint



SECTION AA

- Existing bleachers relocated to BSF by Parks Dept.
- MAY be visible outside facility. 6 feet higher than stone enclosure wall.

FIELD IMPOVEMENTS FOR PRO SOCCER

Breese Stevens Field

SOCCER FIELD FENCE

Temporary safety fencing for three (3) sides of field required to separate players from spectators.

- Placed on field for soccer events ONLY
- NOT visible outside facility

FIELD IMPOVEMENTS FOR PRO SOCCER

Breese Stevens Field

LED LINEAR DIGITAL SIGNAGE

Located on East Washington sideline of field. Completes the enclosure required to separate players from spectators.

LED PERIMETER DISPLAY

SCORE POINTS WITH YOUR PARTNERS AND ADVERTISERS

In **arenas, sports halls and stadiums**, LED perimeter displays have become vital when it comes to broadcasting **sponsors' and advertisers' ads'**.

For both **teams and communities**, perimeter displays offer **new revenue opportunities** through the sale of advertising space during games.

Specifications

- Indoor and outdoor range.
- Indoor LED perimeter display resolution *(pitch in mm)*: P10.
- Outdoor LED perimeter display resolution *(pitch in mm)*: P16.

Product benefits

- Robust and shockproof.
- Protective foam padding to maximise safety.
- Easy to transport using its side handles and simple to install and use.
- Excellent readability regardless of the lighting conditions.

LEDVISUAL

P10 Perimeter LED Display
Outdoor

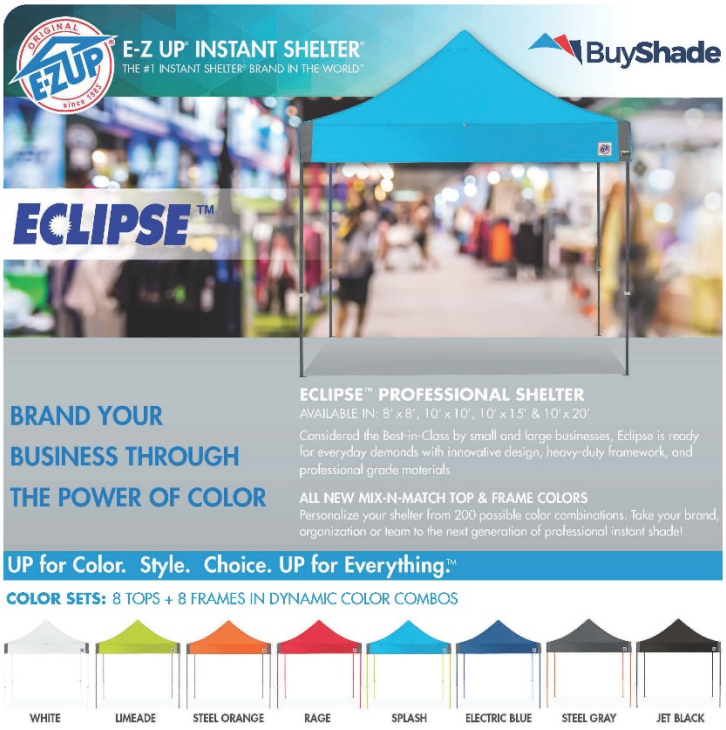
- Maintenance: back side
- Dimensions (H x W): 1200 x 900 mm
- Weight: 45 kg
- Led: 3 in 1 SMD, 6200 cd max power consumption 750W
- Refresh rate > 2000Hz

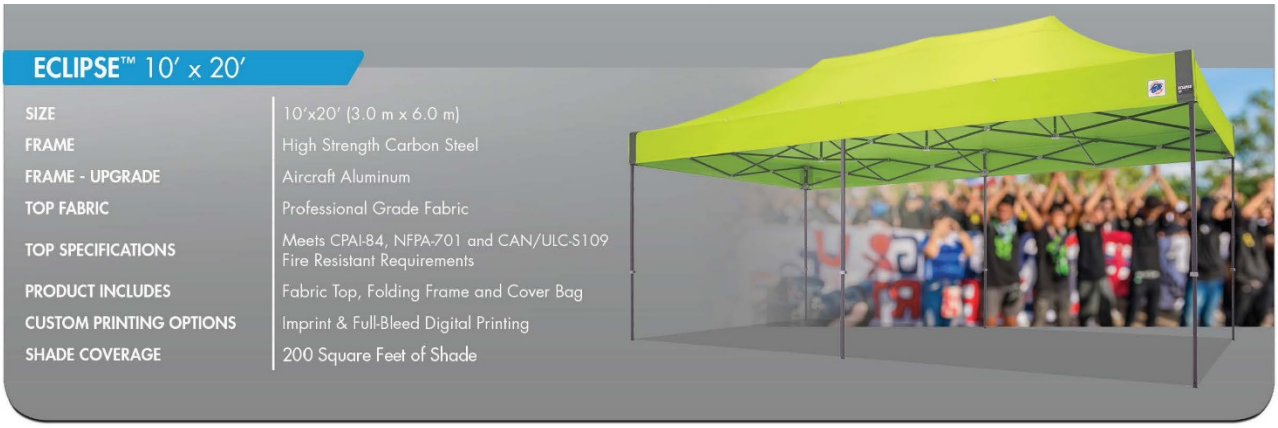
- Installed onto existing concrete curb at edge of artificial turf
- NOT visible outside facility

FIELD IMPOVEMENTS FOR PRO SOCCER

Breese Stevens Field

EVENT TENTS (4)





- PARTIALLY VISIBLE outside facility. Approximately 4 feet higher than stone enclosure wall.
- Requires paved surface and site anchors

BREESE STEVENS FIELD
PHASE 3 FACILITY IMPROVEMENTS

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Phase 3 Improvements
BREESE STEVENS FIELD
917 East Mifflin Street
Madison, WI 53703

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Rev. Date:	

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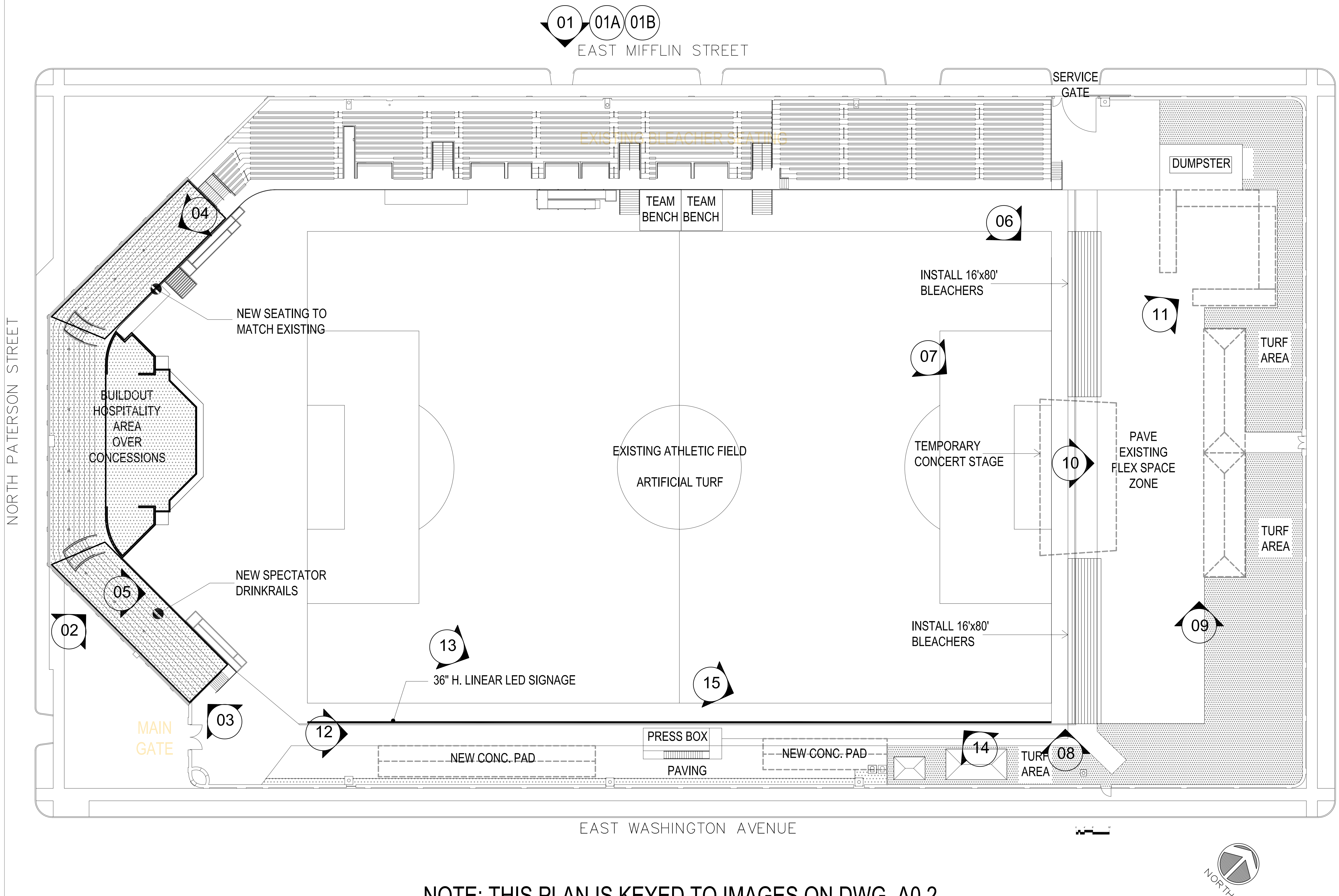

NOTE: THIS PLAN IS KEYED TO IMAGES ON DWG. A0.2

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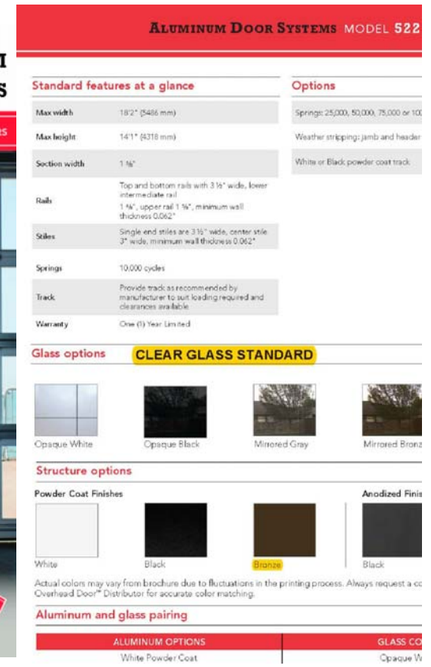
SITE PLAN

A0.1

01 EXISTING OVERHEAD DOOR

01A 01B PROPOSED DOOR REPLACEMENT



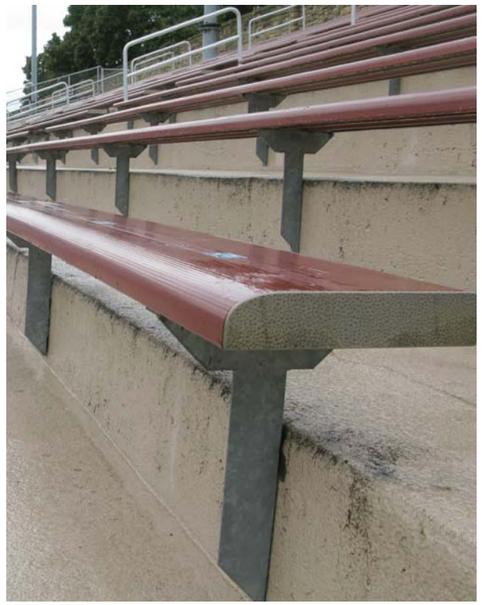
DOOR SPECS

02 EXISTING DOOR to LOWER LEVEL

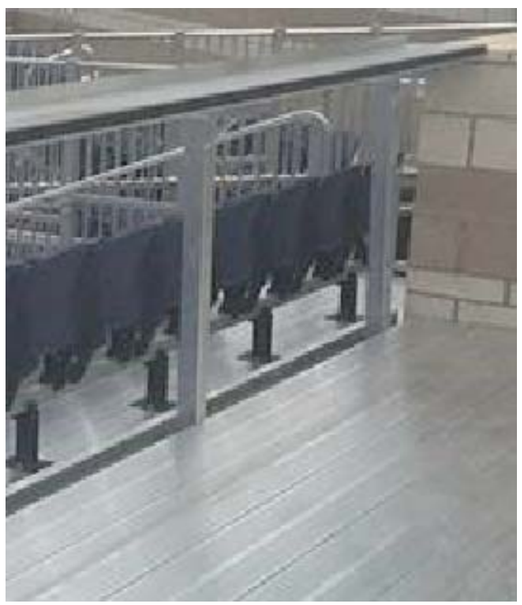
PROPOSED SERVICE
DOOR to LOWER LEVEL
(NO SIDELIGHTS)

PROPOSED DOOR
to LOWER LEVEL

03 EXISTING SERVICE
DOOR to LOWER LEVEL



04 ADDITIONAL SEATING TO MATCH EXISTING



05 ADD SPECTATOR DRINK RAILS

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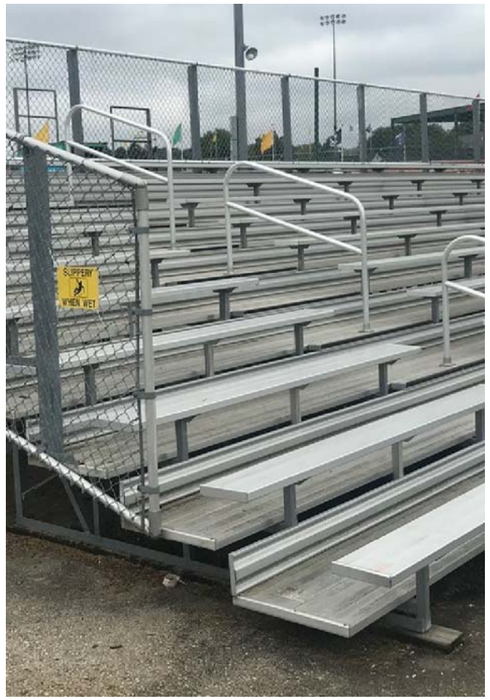
IMAGES / DETAILS

A0.2



06 ADDITIONAL BLEACHERS

07 CURRENT CONCERT LOAD-IN AND OUT
REQUIRES PAVING

08 CURRENT CONCERT SETUP
REQUIRES PAVING

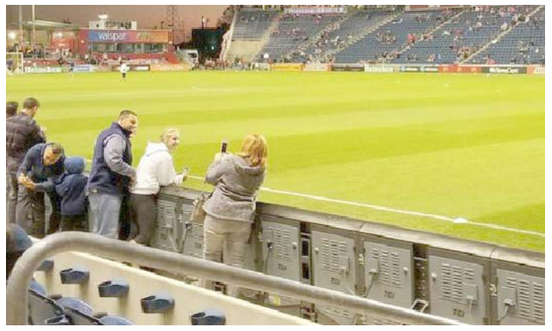
09

10 CURRENT CONCERT SETUP
REQUIRES PAVING

11

12 CURRENT EVENT SETUP
REQUIRED PERMANENT FOR SOCCER

13 CURRENT EVENT SETUP
REQUIRED PERMANENT FOR SOCCER



14 ADD LINEAR DIGITAL SIGNAGE @ FIELD

15

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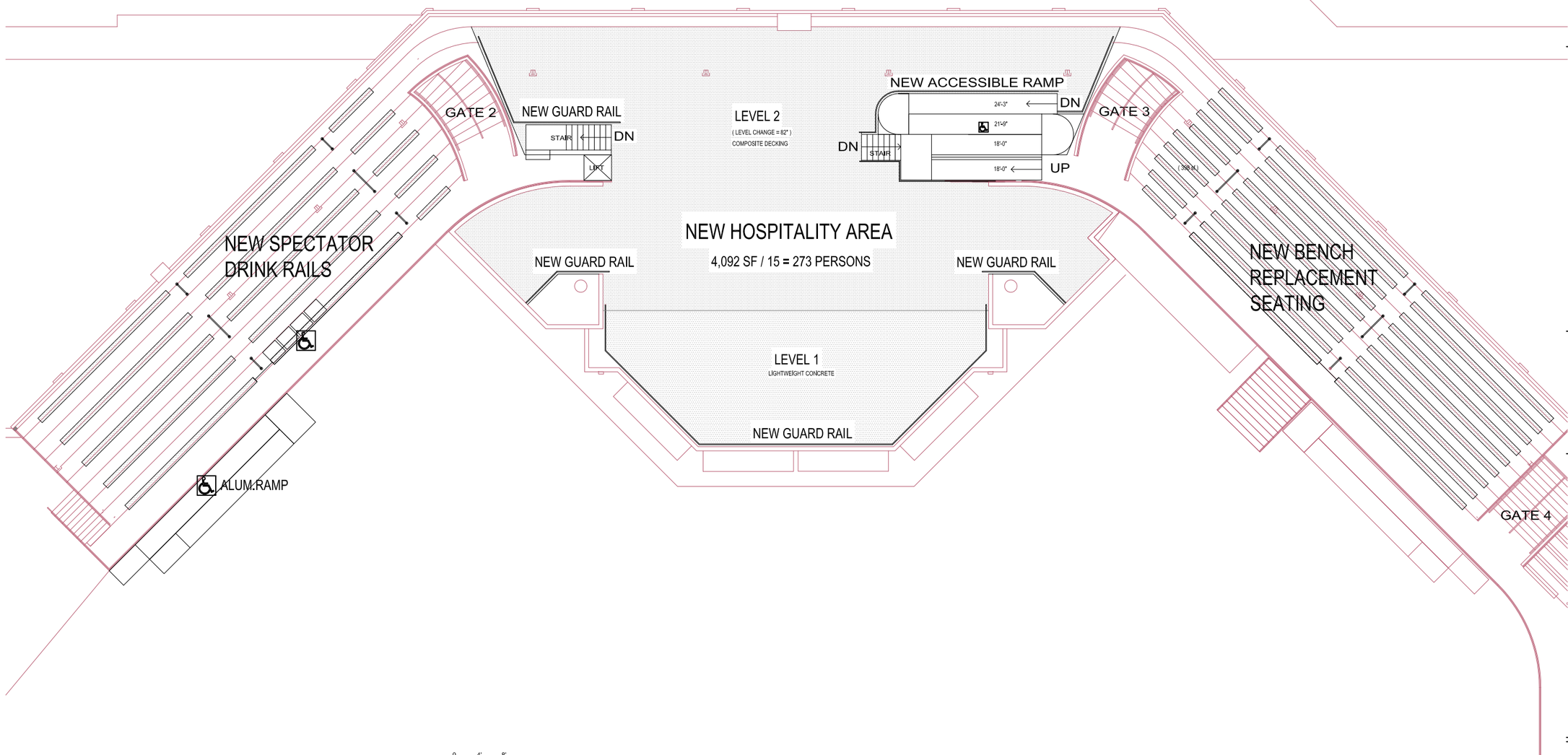
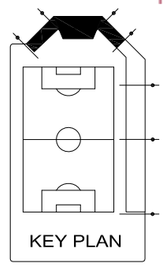
IMAGES / DETAILS

A0.3



1 FLOOR PLAN - HOSPITALITY LEVEL
1/8"=1'-0"



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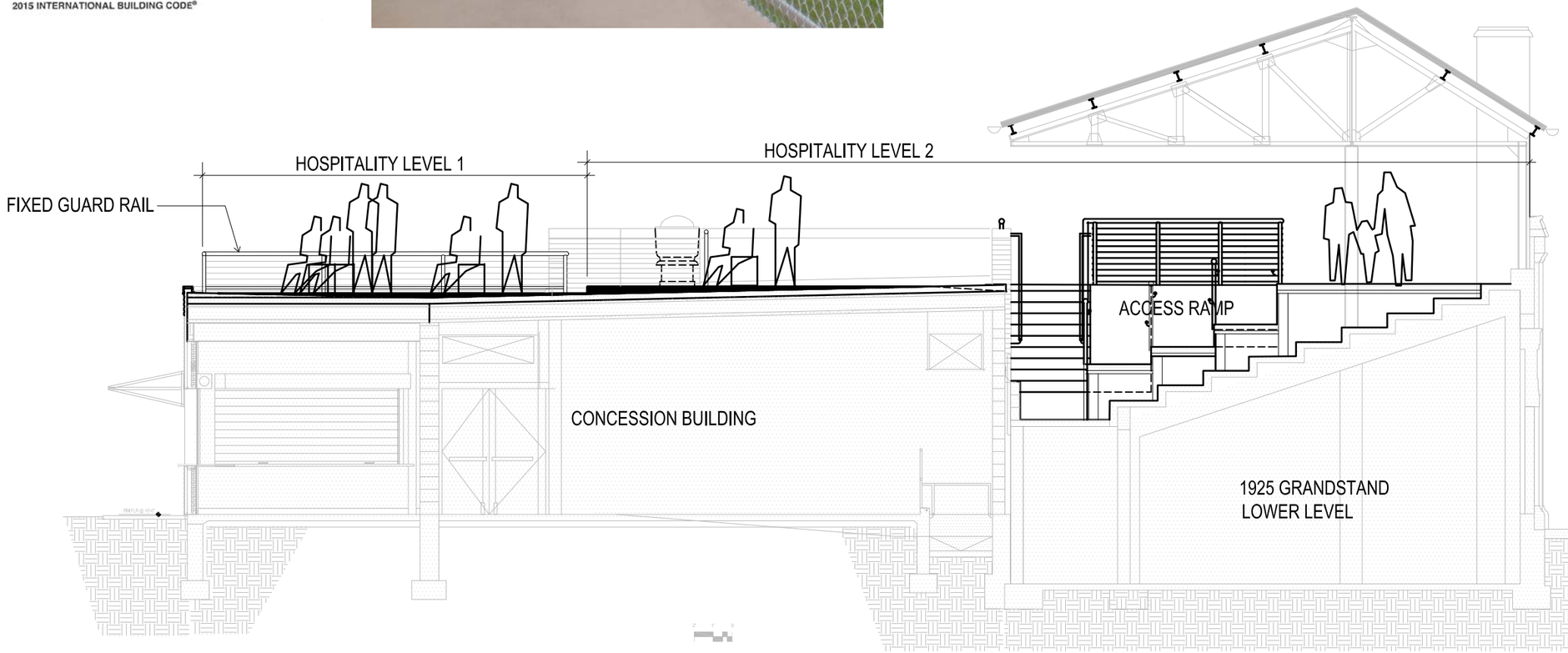
FLOOR PLAN

A2.2

1029.16 Assembly guards. *Guards* adjacent to seating in a building, room or space used for assembly purposes shall be provided where required by Section 1015 and shall be constructed in accordance with Section 1015 except where provided in accordance with Sections 1029.16.1 through 1029.16.4. At *bleachers*, *grandstands* and *folding and telescopic seating*, *guards* must be provided where required by ICC 300 and Section 1029.16.1.

1029.16.3 Sightline-constrained guard heights. Unless subject to the requirements of Section 1029.16.4, a fascia or railing system in accordance with the *guard* requirements of Section 1015 and having a minimum height of 26 inches (660 mm) shall be provided where the floor or footboard elevation is more than 30 inches (762 mm) above the floor or grade below and the fascia or railing would otherwise interfere with the sightlines of immediately adjacent seating.

1029.16.4 Guards at the end of aisles. A fascia or railing system complying with the *guard* requirements of Section 1015 shall be provided for the full width of the *aisle* where the foot of the *aisle* is more than 30 inches (762 mm) above the floor or grade below. The fascia or railing shall



1 TRANSVERSE - HOSPITALITY LEVEL
3/8"=1'-0"

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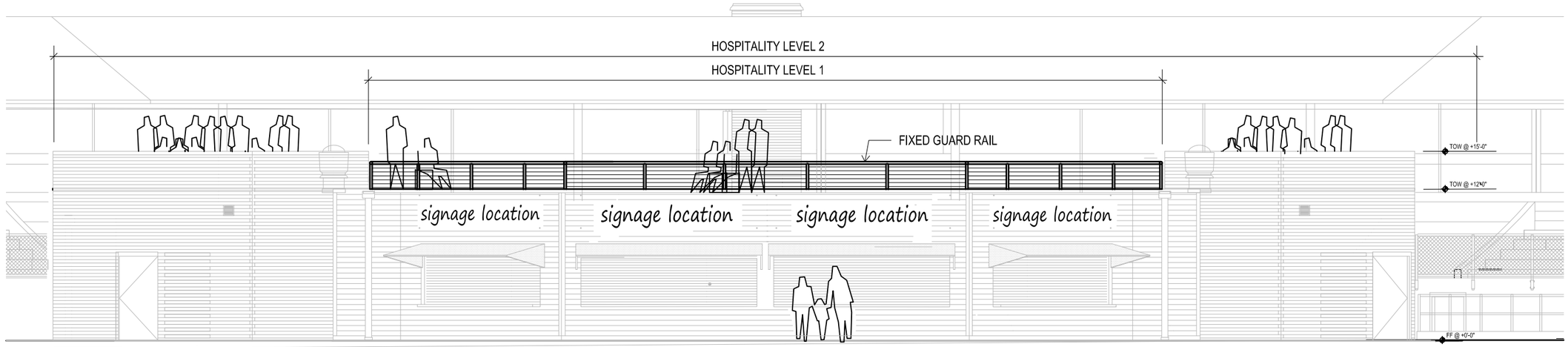
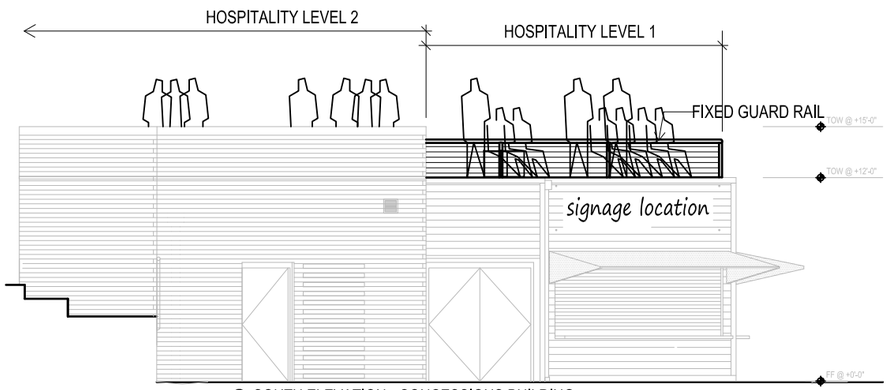
SECTION

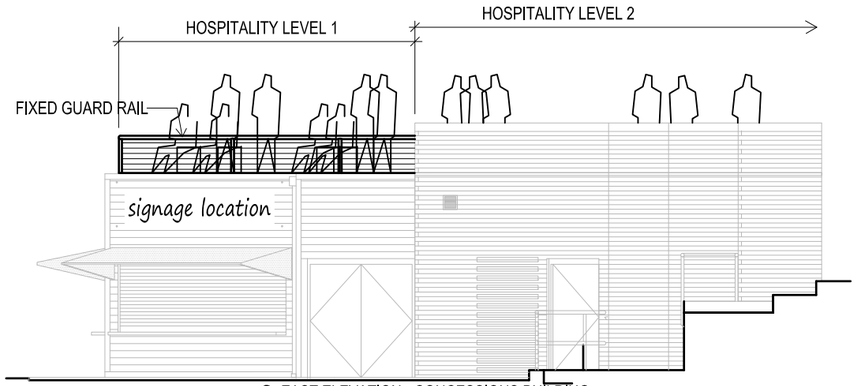
A3.0



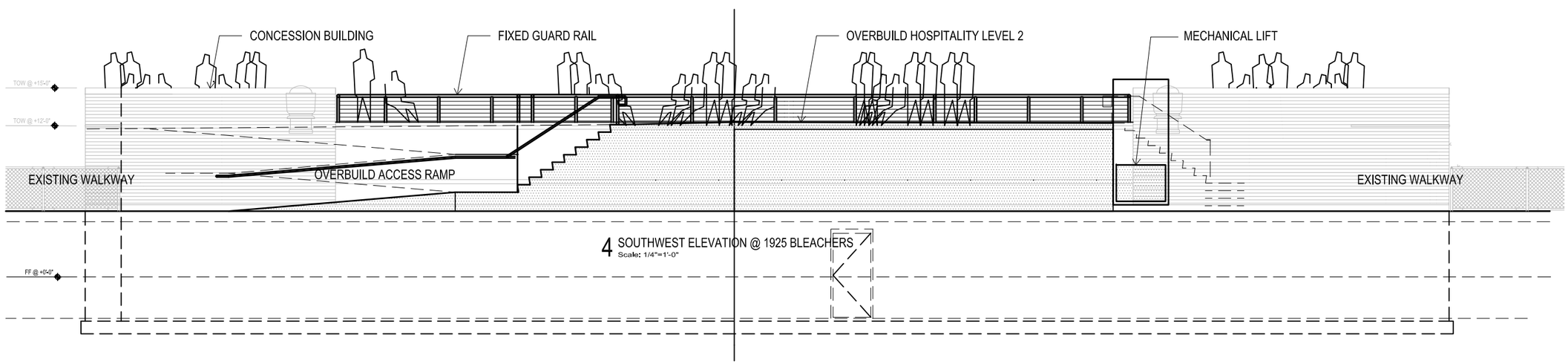
1 SOUTHEAST ELEVATION - CONCESSIONS BUILDING
Scale: 1/4"=1'-0"



2 SOUTH ELEVATION - CONCESSIONS BUILDING
Scale: 1/4"=1'-0"



3 EAST ELEVATION - CONCESSIONS BUILDING
Scale: 1/4"=1'-0"



4 SOUTHWEST ELEVATION @ 1925 BLEACHERS
Scale: 1/4"=1'-0"

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Phase 3 Improvements
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ELEVATIONS

A4.0