

**PROGRAM STATEMENT FOR
THE VILLAGER**

Project Number: 2007017

Prepared for the Community Development Authority of the City of Madison

Prepared by Strang, Inc.

In Conjunction with Schreiber/Anderson & Associates, Inc. and J.H. Findorff & Son, Inc.

December 10, 2007



STRANG



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Adapted by the Community Development Authority

Date: _____

Resolution No.: _____

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1. EXECUTIVE SUMMARY

A. Project Summary and History

Strang, Inc. was hired by the Community Development Authority (CDA) of the City of Madison to develop a Master Plan for The Villager. The project is the development and preparation of pre-design services for space planning, site design services and cost estimating. These services will be referred to as The Villager Redevelopment Plan. Strang, Inc., consulted with Schreiber Anderson & Associates to develop proposed site plan options and JH Findorff and Son, Inc. for cost estimating.



Figure 1.1 – Existing Villager Photo

This project extends and refines the design concepts established by the adopted Villager Master Plan developed in 2005 for the CDA and the City of Madison under a separate contract. The priority objective for the entire Villager site is to create a vibrant group of health, service and education agencies, which incorporates a wholesome community oriented retail component and areas for community gatherings.

Project steering committee members included Mark Olinger (City of Madison/CDA), Janet Piraino (Mayor's Office), Jim Bower (The Bower Group), Salli Martyniak (Forward Community Investments) and Craig Stanley (Siegel-Gallagher, the leasing agent for the CDA at the Villager).

The Villager site is located on South Park Street and is bound by Hughes Place to the south and Ridgewood Way to the north. The area of the site is approximately 9.11 acres (396,832 S.F.) in size. The existing building was constructed as three separate buildings (a shopping mall, an insurance building and a bowling alley) and was combined into a single structure in the 1960s. The most recent renovation was in the 1990s when the bowling alley was converted into office space.



Figure1.2 – Existing Site

The south end of the building and the central portion (which will be referred to as the Atrium throughout this document) is occupied by a number of non-profit groups and small retail businesses. This portion of the building will be the focus of the CDA to maintain the vitality of the site with mixed-use lease space, to include; retail services, and education. The north end of the building, commonly known as the South Madison Health & Family Center, or Harambee, houses the Public Library, Planned Parenthood, Madison and Dane County Public Health, Harambee offices, Access Community Health Center, and Dane County Parent Council. Accommodating the needs of these agencies along with new complementary mixed-use developments on the site is an important focus for this study.

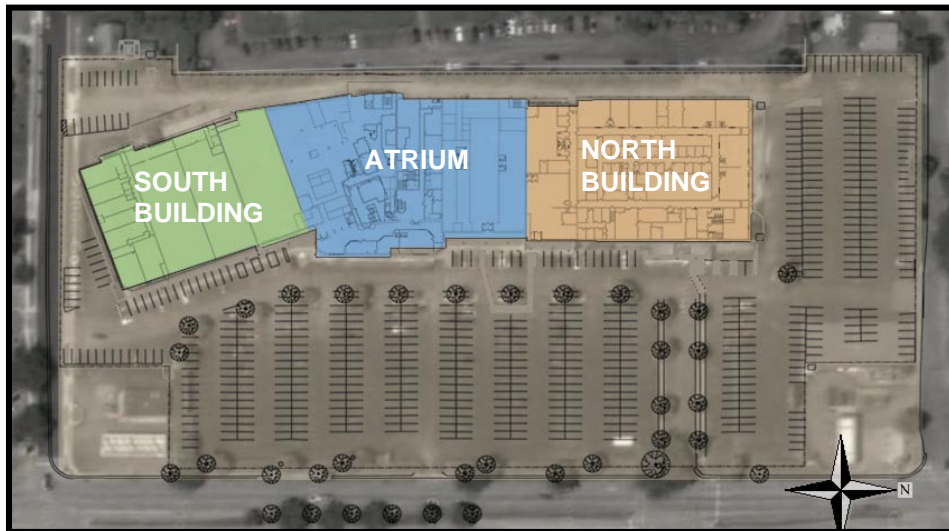


Figure 1.3 – Existing Building

The primary Master Planning goals centered on accommodating the needs of existing and future user groups utilizing an economically feasible and achievable development approach that promotes user synergies and strengthens community ties. It was also important to provide flexible solutions and not limit future development opportunities such as increased density, structured parking or further re-development of existing structures and site. More specific goals include:

- Establishment of a Library Pad and potential partners to co-locate in building.
- Establish a Health Care Pad.
- Identify user group functions to remain in the existing Villager building.
- Establish site locations for Commercial/Retail space.
- Provide adequate surface parking for defined developments
- Provide an area for a Farmer's Market and outdoor community space.

B. Notes on the Programming Process

Keeping the primary master planning goals in mind, Strang and the Steering Committee began the information gathering phase of the programming process with a collaborative series of discussions with current and potential user groups which included:

- A Kick-Off Meeting and Visioning Session
- User Group Site Visits
- User Group Interviews
- Multiple In-Progress Check-In Meetings

The information gathered helped establish the program needs for the South Branch of the Madison Public Library, Access Community Health Center, The Madison Urban League, Planned Parenthood, Wingra Clinic, Harambee, Madison and Dane County Public Health and The Dane County Parent Council. Programming analysis was designed to compute overall space requirements, find synergies among agencies and identify site requirements. Figure 1.4 summarizes the future space requirements for each agency. For a more detailed analysis of user needs and preferences see Appendix B.

Summarized 3-5 Year Space Needs	
Agency	Group Total Square Feet
Access Community Health Center	15,000
Harambee Center	700
Public Library – South Madison Branch	10,000
Planned Parenthood	10,000
Parent Council – Head Start *	12,500
Public Health – Madison and Dane County	18,000
Urban League	10,000
Wingra Clinic	26,000
* Head Start requires direct access exterior play space	
Total	102,200

Figure 1.4

C. Planning and Design

Based on new data, the adopted 2005 Villager Master Plan was re-evaluated to determine its appropriateness for meeting the user group requirements. Since 2005, several previously undefined uses have been added, others have changed, and new site information has become available. As a result, it was quickly determined that modifications to the former master plan would be necessary. Some of the more notable programmatic changes include:

- The acquisition of the Citgo and the Mobil gas stations
- Renewed interest in space by existing Villager tenants
- Pro-forma calculations that suggest the need to preserve the existing Villager building

Even with these changes, every effort was made to maintain the former master plans primary design principles and “New Urbanism” concepts. The revised master plan shown on Figure 1.5 demonstrates the necessary refinements needed to meet the needs of the user groups while reinforcing the following important development features.

- Development of new buildings along South Park Street
- Improved screening of parking
- Increasing the density of the site
- Addition of community spaces and a space for the Farmer’s Market
- Pedestrian and bicycle friendly access routes
- Desirable adjacencies to the greater South Side community

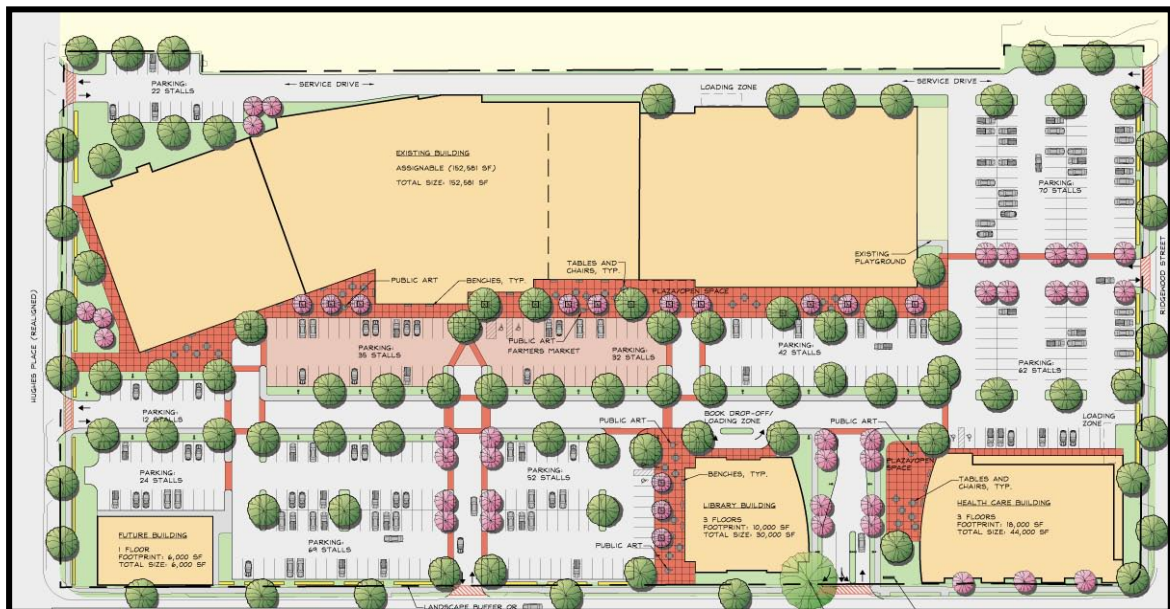


Figure 1.5 – Revised Master Plan

Note: For a more detailed description of the revised Master Plan, design recommendations, and proposed phasing, please see Chapter 3.

D. Conceptual Budget

JH Findorff and Son, Inc. provided conceptual cost estimates for both site infrastructure improvements and building construction. Figure 1.6 summarizes estimated construction costs per phase.

The budget shown below is estimated in 2008 dollars. For a more detailed breakdown of phasing costs and budget components see Chapter 4 and Appendix A.

Conceptual Project Budget	Estimated Cost
Site Infrastructure	
Phase One Development	\$5,099,133
Phase Two Development	\$7,835,080
Phase Three Development	\$1,053,206
Villager Remodeling (not in estimate)	0
Owner Build Out & FF&C (not in estimate)	0
Soft Costs & Owner Contingency at 15%	\$2,098,113
Total	\$16,085,532

Figure 1.6

E. Recommendations

By moving forward with a phased development approach as outlined throughout the chapters of this report, the CDA can begin the important first steps toward the long awaited transformation of the Villager site. Phase one construction of the LEED certified Library facility and its associated site improvements can serve as the impetus for what is to come. Future development is positioned to occur in a pre-planned manner reflecting the community vision for the site and staying true to the original goals established when the CDA first purchased the property including:

- Revitalization of the Villager property
- Strengthening of community ties and interactions
- Vibrant mixed-use re-development including health, education, retail and commercial
- Enhanced synergies and adjacencies between user groups
- Feasible and achievable development solutions
- Future flexibility

The ultimate success of this Master Plan lies in its ability to sustain ongoing development and re-development for decades to come. It accomplishes this by remaining flexible and not limiting future opportunities for even greater density utilizing structured parking and/or further re-development of existing structures and site. With so many options available, the Villager can and should be able to maintain and enhance its status as one of Madison's important community assets.

2. PROGRAM RESULTS

A. Goals

The primary objective of the programming portion of the project was to establish and document the programmatic needs of the eight identified user groups. The objectives include:

- Design objectives
- Collaboration opportunities
- Relationships among groups
- Gross square footage needs
- Expandability and flexibility
- Special site requirements (including parking requirements)

B. Process

The first step in the programming process was a collaborative kick-off meeting and visioning session with all user groups followed by interviews with representatives from each agency. We gathered information about space needs, future expansion, agency operation, communication, values and agency mission. Interviews were designed to compile qualitative and quantitative information as well as illustrating the function of the agencies and needs of the customers/clients. Some agencies have detailed program statements, which were incorporated into the program outlines (please see appendix B for detailed programming notes on each agency).

We divided this information into qualitative and quantitative data. Qualitative information gathered, includes site location preferences, adjacency preference, work environment and image. Quantitative information includes gross square footage needs with future expansion projections, employee population and parking requirements. Figure 2.1 below is a summary of quantitative data collected.

Summarized 3-5 Year Agency Needs			
Agency	Space (s.f.)	Employees	Parking (Stalls)
Access Community Health Center	15,000	80	50
Harambee Center	700	6	2
Public Library – South Madison Branch	10,000	10	15
Planned Parenthood	10,000	17	33
Parent Council – Head Start *	12,500	25	13
Public Health – Madison and Dane County	18,000	30	60
Urban League	10,000	15	34
Wingra Clinic	26,000	60	87
* Head Start requires direct access to exterior play space			
Total	102,200	243	294

Figure 2.1

C. Adjacencies

Many synergies exist among Villager tenants. Tenants interact or refer customers from agency to agency on a regular basis. The ability to have close proximity to or the ability for clear wayfinding among agencies and locations is a priority for most users. Close proximity to some retail tenants was seen as positive for some users as well.

For the purpose of creating a priority adjacency matrix, there are three levels to the term “adjacency.”

- The first is “some interaction.” This indicates users who see the importance of some connection and have some communications, but sharing the Villager site is adequate enough for their purposes.
- The second is “requested adjacency.” During the programming phase, some user groups indicated a desire to share building space with other user groups.
- The third is “mandatory adjacency.” These users need to be directly adjacent to, or share a building with, other user groups. Two examples of this are the exterior playground (and bus drop-off) area for the Head Start facility and the affiliation between the Wingra Clinic and Access Community Health Center.

The bubble diagram below illustrates square footage requirements, and requested and operational adjacencies for each programmed user group.

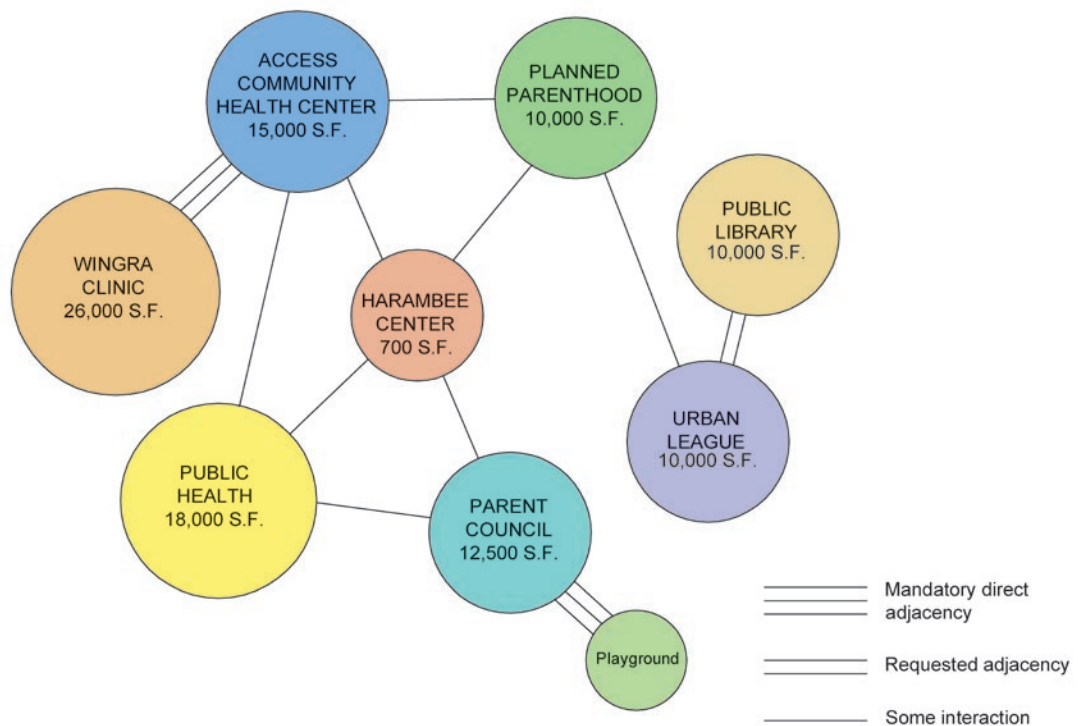


Figure 2.2 – Adjacency Diagram A

D. New Buildings

Combining the agencies square footage needs with the adjacency diagram results in number of possible shared building combinations. Introduce an agency’s ability to build or lease new building space and it narrows the combinations significantly.

The final item in this equation is new building mass. The objective was to meet proposed parking demands for the buildings where sufficient surface parking was within an acceptable distance to the building entrance. Without introducing solutions with structured parking the maximum new building square footage that the site can accommodate was established at approximately 32,000 square feet. This correlates with Phase One of the Master Plan. Additional density as defined in figure 2.3 below indicates the parking ratio will decrease proportionally. Please see figures 3.8 and 3.9.

The diagram below illustrates the agency lease/build/purchase preference and, how combined with square footage requirements and adjacency requests, results building “partnerships.”

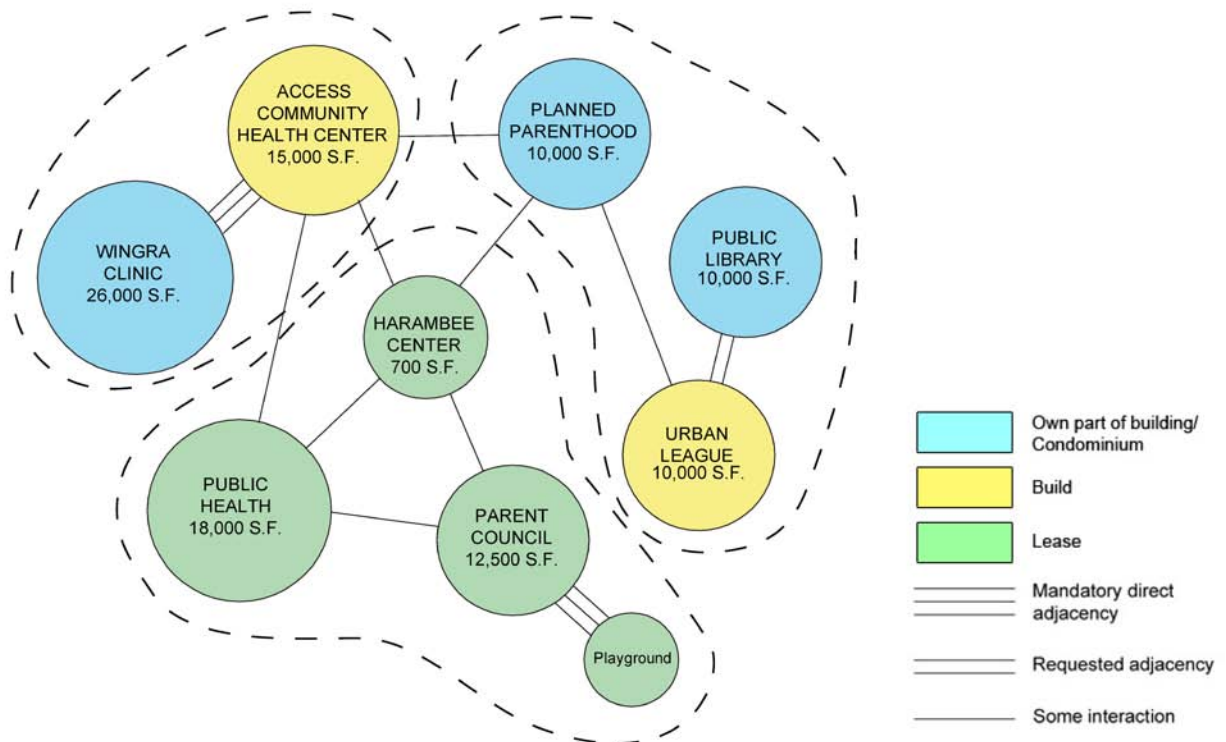


Figure 2.3 – Adjacency Diagram B

3. MASTER PLAN RECOMMENDATIONS

A. Existing Conditions and Master Planning Goals

The Villager's positive attributes are closely tied to the popular phrase “Location, Location, Location.”

The Villager is centrally located in one of the most diverse and active corridors in Madison serving as a gateway to the university, regional healthcare centers, and the central business district. Its many positive attributes include:

- Easy access off the Beltline
- Access to public transportation and adjacency to the South Transfer Point
- Excellent balance of residential and commercial development
- Municipal amenities including schools, parks, and City services
- Diverse neighborhood cultures adding to the richness of the area
- Highly visible location and favorable traffic counts



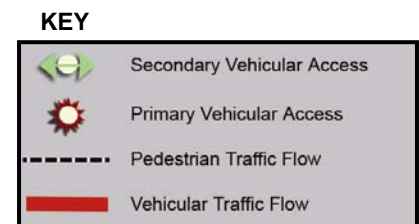
Figure 3.1 – Villager Location Map

The Villager’s negative attributes are generally focused within its property lines. The Villager is currently laid out with the building along the back edge of the property and the majority of parking located between the building and South Park Street. This creates the undesirable “sea of parking” effect and forces pedestrians and cyclists to use the vehicular lanes and drives to access the site and building creating potentially unsafe conditions. The corners of the existing site are anchored by small gas stations which are an underutilization of prime corner real estate along heavily traveled South Park Street. The physical condition of the existing building is also becoming a negative factor although efforts have been made over the years to address maintenance and functional needs. Needed physical improvements include:

- Revitalization of the existing Villager building
- Make “highest and best use” of prime corner lots
- Site improvements including tree islands, landscaping and walkways
- Improve pedestrian and bicycle access paths
- Reduce vehicular and pedestrian cross traffic for improved safety
- Screening of parking
- Improved wayfinding



Figure 3.2 – Villager Existing Site Diagram



B. Recommended Master Plan

The Villager's recommended Master Plan shown in Figure 3.10, as an enlarged fold-out, was the result of efforts to accentuate the Villager's positive attributes and minimize its shortcomings. Taking into consideration existing site influences along with the identified user group requirements, Strang and the Steering Committee developed the following list of primary master planning objectives. The following diagrams demonstrate how the recommended master plan addresses each of these objectives.

- Fulfill user group needs and improve adjacencies and synergies
- Improve pedestrian and vehicular access and flow into and within the site
- Enhance connections to the community
- Provide an economically feasible development roadmap

The Improved Adjacencies and Synergies shown in Figure 3.3 point out the strategic placement of building entrances to reinforce connections between primary functions on site. By clustering functions with the highest daily interaction, we have strengthened the inherent synergies between these groups and made it easier for users to quickly and conveniently collaborate and make best use of shared resources. Of particular benefit are the following attributes:

- Reduced footsteps between primary site functions
- Visual connectedness of site functions
- Availability of adjacent surface parking
- Separation of service and delivery from primary pedestrian paths
- Creation of outdoor plazas for impromptu or casual interactions

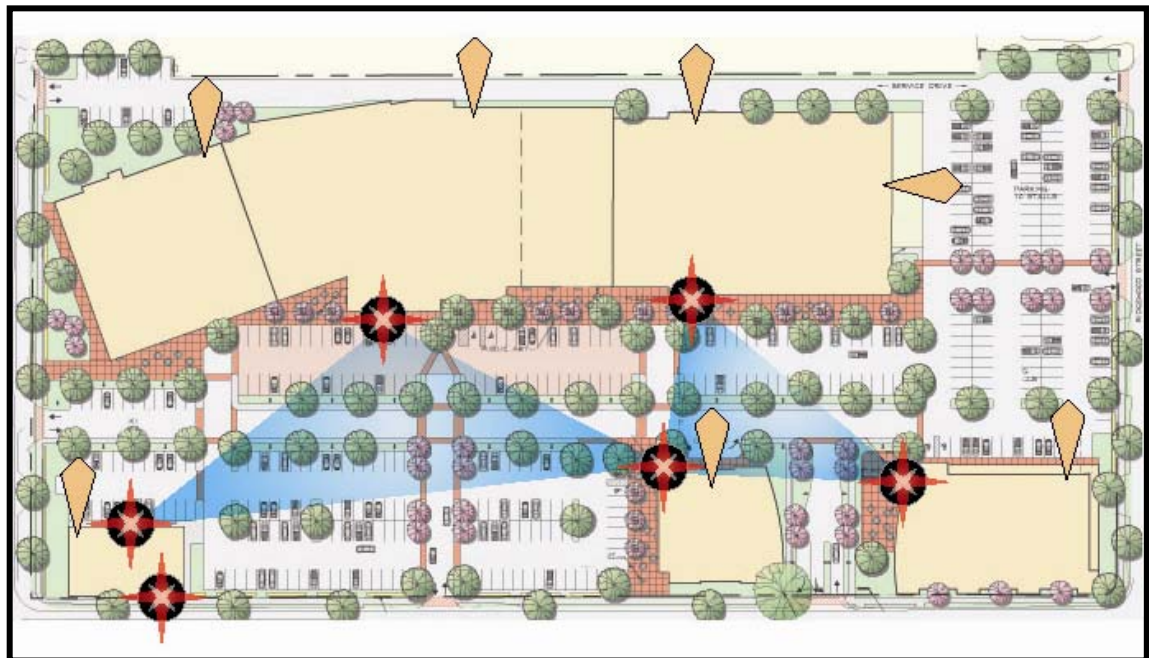


Figure 3.3 – Site Adjacency Diagram

KEY

- Primary Building Entry Points
- Service Entrances

The Vehicular and Pedestrian Flow improvements shown in Figure 3.4 demonstrate a dramatic improvement in site access and internal movement. Defined pedestrian walkways provide multiple access paths from three surrounding streets forming stronger connections with the neighborhood. Vehicular flow is located to avoid conflicts with pedestrians creating a much more efficient and safe environment. Other significant site circulation improvements include:

- Hughes Place widening roadway improvement, signalization, and enhanced pedestrian access
- Multiple site access points from all three surrounding streets
- Pedestrian access to buildings directly from South Park St. and Hughes Place, and improved pedestrian access at Buick St. and South Park St.
- Walkable site with defined and safe walk paths
- Improved accommodations for bike traffic and storage on site
- Improved pedestrian access to public transportation

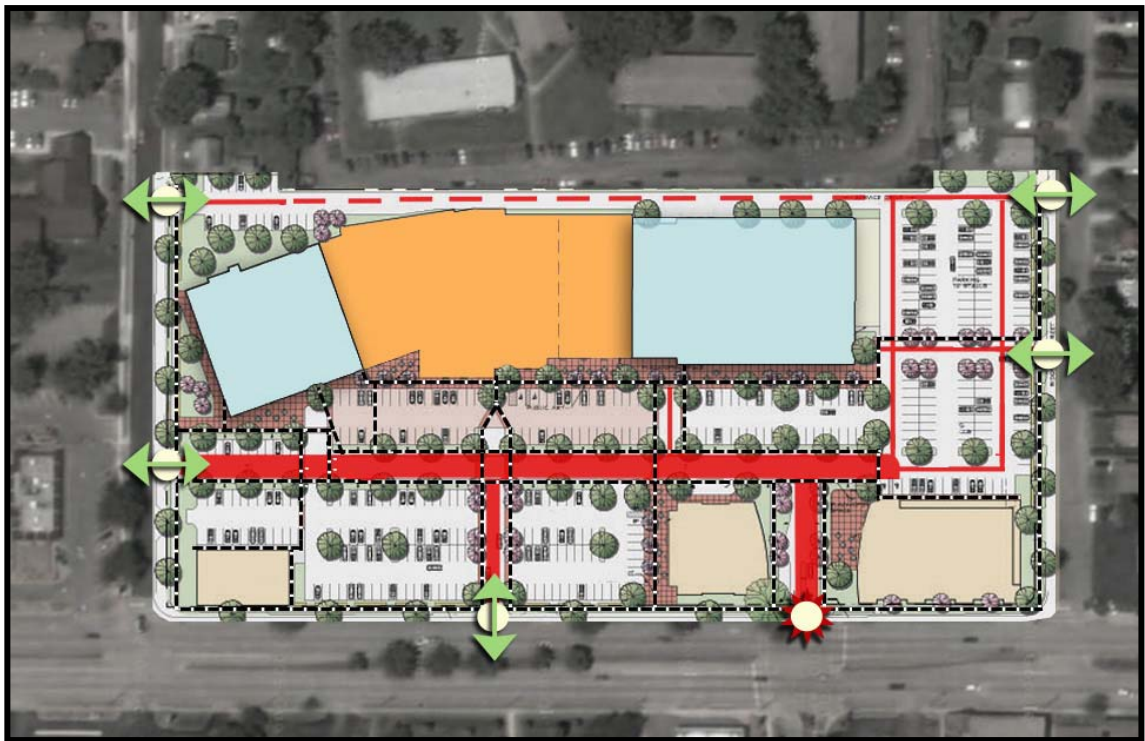


Figure 3.4 – Vehicular and Pedestrian Flow Diagram

KEY

	Secondary Vehicular Access
	Primary Vehicular Access
	Pedestrian Traffic Flow
	Vehicular Traffic Flow

Enhanced Community Connections are provided by improving the unique balance of mixed-use activities occurring on site as well as the provision for multi-functional shared community space throughout the development.

Special attention has been given to achieve the most appropriate distribution of health care, education, commercial, and retail offerings on site as well as leveraging the value of the public library and other public agencies.

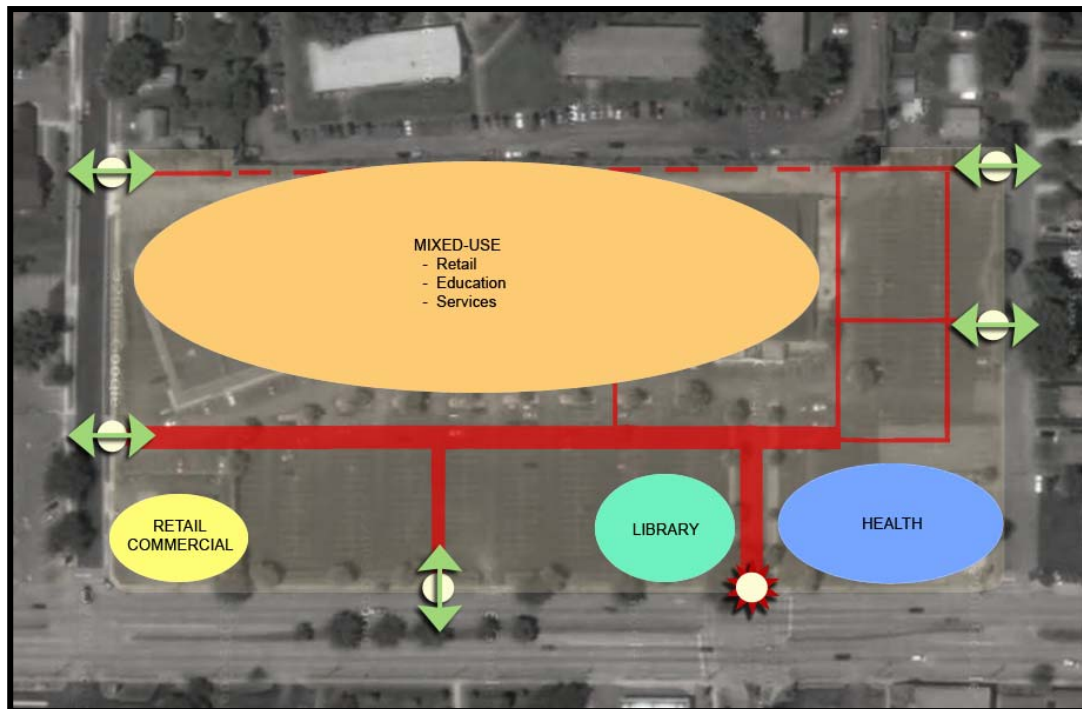


Figure 3.5 – Mixed-Use Diagram

Figure 3.6 below, highlights key community based features and includes the following important amenities:

- Widened walkways and plazas to enhance outdoor collaborations
- Designated areas for public art display
- Improved landscape elements and outdoor seating areas
- Outdoor Farmers' Market and multi-use space (doubles as parking when not in use)
- Convenient pedestrian connections to neighborhood and among buildings

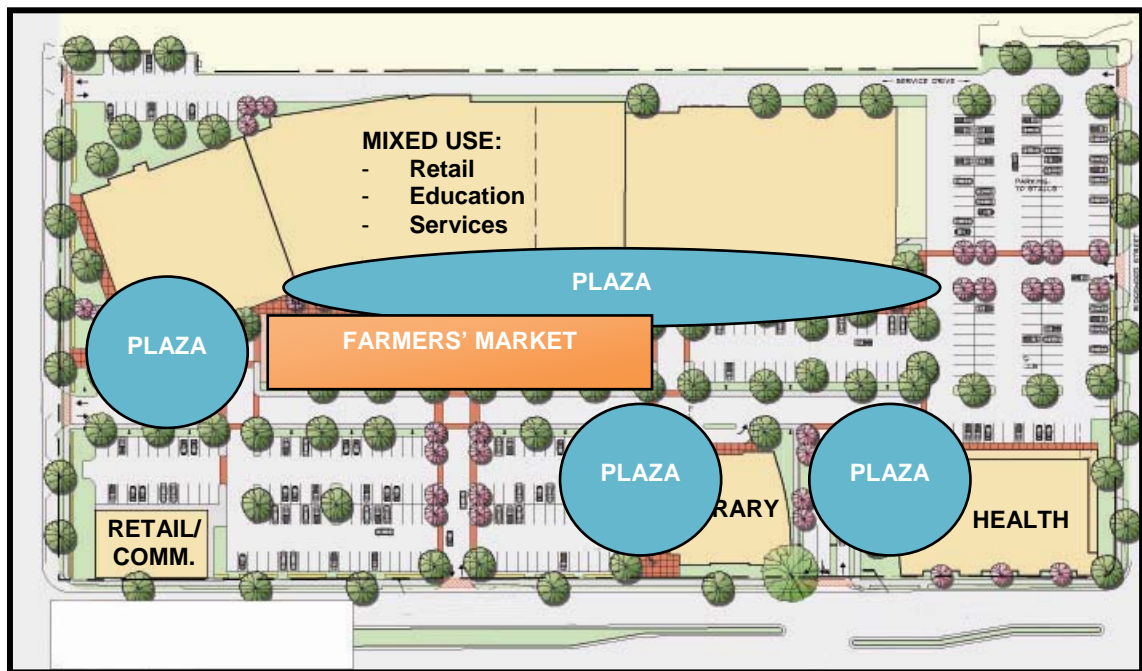


Figure 3.6 – Villager Community Based Features

C. PHASING PLAN

Economic Feasibility is provided by means of a phased development approach that allows construction to proceed in a manageable and achievable fashion without significant disruption to existing businesses and agencies. During the programming process, pro-forma calculations confirmed the requirement for keeping the existing Villager building in operation and at least partially leased throughout the construction period.

Figure 3.7 through 3.9 identify anticipated project phases and the extent of work planned for each. Key goals toward making this a feasible and achievable development include:

- Dividing the site infrastructure improvements into manageable components
- Leveraging partnerships to create opportunities for shared space
- Raising awareness to enhance developer interest
- Focusing on surface parking solutions for early phases of development
- Offering development flexibility including opportunities for structured parking

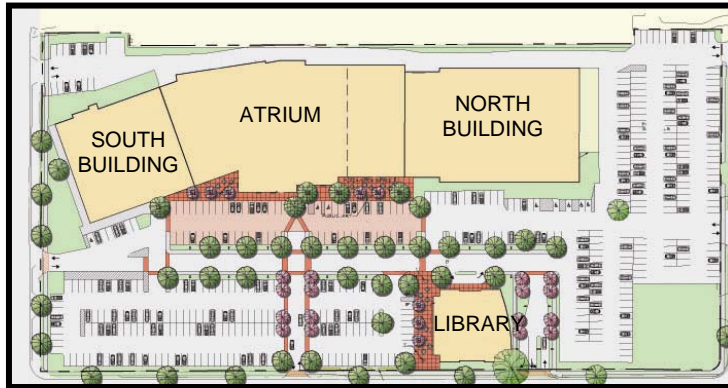


Figure 3.7 – Villager Phase One

Phase One

Construct LEED Silver Public Library
Site Improvements at Atrium

Parking Ratio = 2.8 stalls per 1,000
Estimated Cost = \$5,864,003

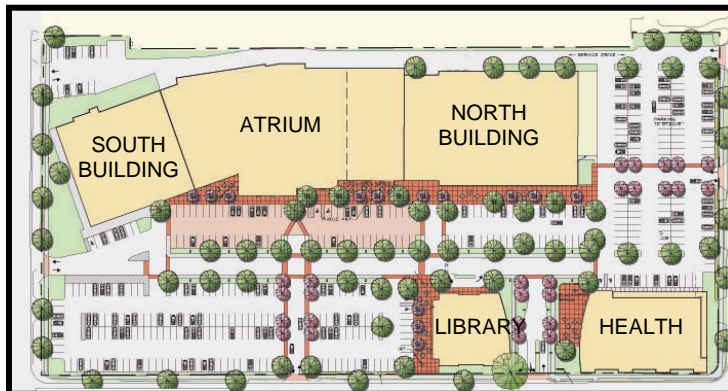


Figure 3.8 – Villager Phase Two

Phase Two

Construct Health Care Building
Site Improvements at North Building

Parking Ratio = 2.0 stalls per 1,000
Estimated Cost = \$9,010,342

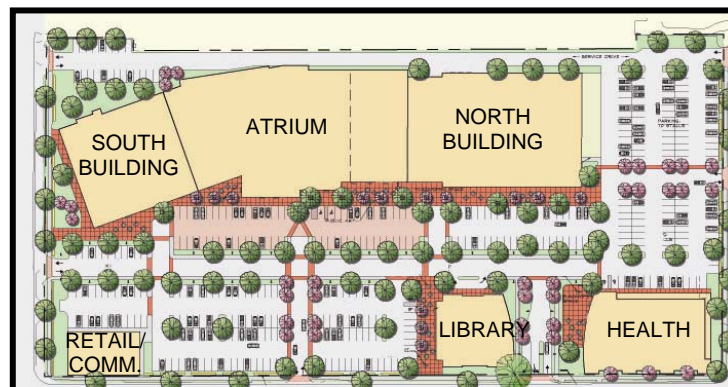
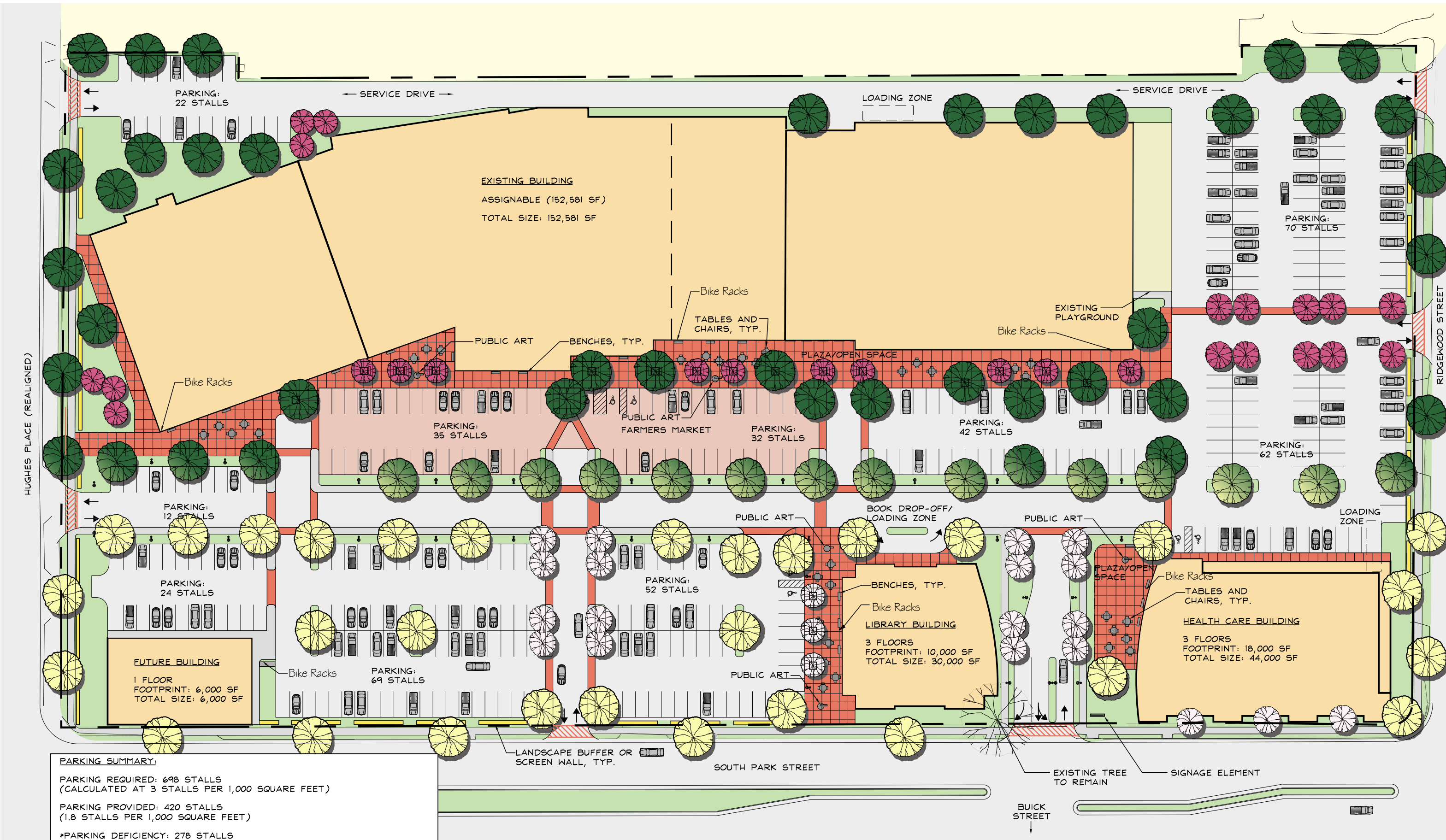


Figure 3.9 – Villager Phase Three

Phase Three

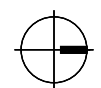
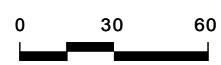
Construct Retail Building
Site Improvements at South end of site

Parking Ratio = 1.8 stalls per 1,000
Estimated Cost = \$1,211,187



PARKING SUMMARY:
 PARKING REQUIRED: 698 STALLS
 (CALCULATED AT 3 STALLS PER 1,000 SQUARE FEET)
 PARKING PROVIDED: 420 STALLS
 (1.8 STALLS PER 1,000 SQUARE FEET)
 *PARKING DEFICIENCY: 278 STALLS

Figure 3.10
The Villager - Site Master Plan



4. COST ESTIMATES

A. Cost Estimating Summary

J.H. Findorff and Son, Inc. provided order of magnitude estimates of construction cost utilizing 2008 dollars and itemized by phase of work. Their estimates do not include owner build-outs, FF&E items, building demolition, or site remediation. It is assumed that site utilities such as sewer, gas, water and electrical service are readily available and adequately sized to support planned developments. Estimates should only be considered budgetary in nature until further development of site and building design occurs. Nevertheless, they are valuable benchmarks to gauge anticipated costs and to allow further discussions to occur with potential user groups and developers.

Figure 4.1 through 4.3 provides an overview of budgetary costs. For a more detailed breakdown of construction estimates, please see Appendix A.

Phase One Development	Estimated Cost
Site Improvements	\$1,349,133
Library Building (30,000 s.f. @ \$125 / s.f.)	\$3,750,000
Atruim Remodeling (by others, not in estimate)	\$0
Owner Build-Out FF&E (by others, not in estimate)	\$0
Soft Costs and Owner Contingency 15%	\$764,870
Total	\$5,864,003

Figure 4.1

Phase Two Development	Estimated Cost
Site Improvements	\$1,235,000
Health Building (44,000 s.f. @ \$150 / s.f.)	\$6,600,000
North Villager Remodel (by others, not in estimate)	\$0
Owner Build-Out FF&E (by others, not in estimate)	\$0
Soft Costs and Owner Contingency 15%	\$1,175,262
Total	\$9,010,342

Figure 4.2

Phase Three Development	Estimated Cost
Site Improvements	\$453,206
South Retail Building (6,000 s.f. @ \$100 / s.f.)	\$600,000
South Villager Remodel (by others, not in estimate)	\$0
Owner Build-Out FF&E (by others, not in estimate)	\$0
Soft Costs and Owner Contingency 15%	\$157,981
Total	\$1,211,187

Figure 4.3



STRANG

**In Conjunction with Schreiber/Anderson & Associates, Inc.
and J.H. Findorff & Son, Inc.**

APPENDIX A – CONCEPTUAL COST ESTIMATE BY FINDORFF

THE VILLAGER

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
Phase 1			
F SPECIAL CONSTRUCTION & DEMOLITION			
F10 SPECIAL CONSTRUCTION			
F1020 INTEGRATED CONSTRUCTION			
Building Core and Shell (Library)	30,000.00 sf	125.00 /sf	3,750,000
Underground Parking - Excluded	sf	/sf	
F1020 INTEGRATED CONSTRUCTION			3,750,000
F10 SPECIAL CONSTRUCTION			3,750,000
F SPECIAL CONSTRUCTION & DEMOLITION			3,750,000
G BUILDING SITEWORK			
G10 SITE PREPARATION			
G1010 SITE CLEARING			
Site Clearing	140,000.00 sf	0.25 /sf	35,000
G1010 SITE CLEARING			35,000
G1020 SITE DEMOLITION & RELOCATION			
Building Demolition-Excluded	75,000.00 cf	0.50 /cf	37,500
G1020 SITE DEMOLITION & RELOCATION			37,500
G1030 SITE EARTHWORK			
Site Earthwork	140,000.00 sf	0.10 /sf	14,000
Erosion Control	1,885.00 lf	5.00 /lf	9,425
G1030 SITE EARTHWORK			23,425
G1040 HAZARDOUS WASTE REMEDIATION			
Site Decontamination - Excluded	ls	/ls	
G10 SITE PREPARATION			95,925
G20 SITE IMPROVEMENT			
G2010 ROADWAYS			
Driveway Apron	3.00 ea	3,000.00 /ea	9,000
Curb & Gutter	3,300.00 lf	12.00 /lf	39,600
G2010 ROADWAYS			48,600
G2020 PARKING LOTS			
Asphalt Paving	6,000.00 sy	15.00 /sy	90,000
Porous Pavers	19,200.00 sf	10.00 /sf	192,000
Traffic & parking Signs	1.00 ls	3,500.00 /ls	3,500
G2020 PARKING LOTS			285,500
G2030 PEDESTRIAN PAVING			
Sidewalks	8,600.00 sf	4.00 /sf	34,400
Colored Concrete Sidewalks	16,400.00 sf	8.00 /sf	131,200
G2030 PEDESTRIAN PAVING			165,600
G2040 SITE DEVELOPMENT			
Site Furnishing Allowance	1.00 ls	5,000.00 /ls	5,000
Public Art Allowance	1.00 ls	15,000.00 /ls	15,000
Bike Rack Allowance	1.00 ls	2,500.00 /ls	2,500
G2040 SITE DEVELOPMENT			22,500
G2050 LANDSCAPING			
Landscaping-Allowance	1.00 ls	41,400.00 /ls	41,400

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
G2050 LANDSCAPING			
Tree Grates	13.00 ea	2,500.00 /ea	32,500
Sod	32,100.00 sf	0.50 /sf	16,050
G2050 LANDSCAPING			89,950
G20 SITE IMPROVEMENT			612,150
G30 SITE CIVIL / MECHANICAL UTILITIES			
G3010 WATER SUPPLY			
Fire Hydrant	2.00 ea	2,500.00 /ea	5,000
G3010 WATER SUPPLY			5,000
G3020 SANITARY SEWER			
<i>Sanitary Sewer System-Excluded</i>		<i>lf</i>	<i>/lf</i>
<i>Misc. Site Utilities - Gas, Water, Electric - Excluded</i>		<i>ls</i>	<i>/ls</i>
G3030 STORM SEWER			
Storm Water System	1.00 ls	40,000.00 /ls	40,000
G3030 STORM SEWER			40,000
G30 SITE CIVIL / MECHANICAL UTILITIES			45,000
G40 SITE ELECTRICAL UTILITIES			
G4020 SITE LIGHTING			
Light Poles	25.00 ea	3,500.00 /ea	87,500
G4020 SITE LIGHTING			87,500
G40 SITE ELECTRICAL UTILITIES			87,500
G BUILDING SITEWORK			840,575
Z GENERAL			
Z10 GENERAL REQUIRMENTS			
Z1010 ADMINISTRATION			
General Conditions	1.00 ls	45,000.00 /ls	45,000
Z1010 ADMINISTRATION			45,000
Z1060 FEE			
<i>Design Fees-Excluded</i>		<i>ls</i>	<i>/ls</i>
Z10 GENERAL REQUIRMENTS			45,000
Z GENERAL			45,000
Phase 1			4,635,575

Partial Totals

Description	Amount	Totals	Rate
	4,635,575	4,635,575	
Fee & Contingency	463,558		10.0 %
Partial Total		5,099,133	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
Phase 2			
F SPECIAL CONSTRUCTION & DEMOLITION			
F10 SPECIAL CONSTRUCTION			
F1020 INTEGRATED CONSTRUCTION			
Building Core and Shell (Health Care)	44,000.00 sf	150.00 /sf	6,600,000
Underground Parking - Excluded	sf	/sf	
F1020 INTEGRATED CONSTRUCTION			6,600,000
F10 SPECIAL CONSTRUCTION			6,600,000
F SPECIAL CONSTRUCTION & DEMOLITION			6,600,000
G BUILDING SITEWORK			
G10 SITE PREPARATION			
G1010 SITE CLEARING			
Site Clearing	121,000.00 sf	0.25 /sf	30,250
G1010 SITE CLEARING			30,250
G1020 SITE DEMOLITION & RELOCATION			
Building Demolition-Excluded	cf	/cf	
G1030 SITE EARTHWORK			
Site Earthwork	121,000.00 sf	0.10 /sf	12,100
Erosion Control	1,710.00 lf	5.00 /lf	8,550
G1030 SITE EARTHWORK			20,650
G1040 HAZARDOUS WASTE REMEDIATION			
Site Decontamination - Excluded	ls	/ls	
G10 SITE PREPARATION			50,900
G20 SITE IMPROVEMENT			
G2010 ROADWAYS			
Driveway Apron	2.00 ea	3,000.00 /ea	6,000
Curb & Gutter	2,500.00 lf	12.00 /lf	30,000
G2010 ROADWAYS			36,000
G2020 PARKING LOTS			
Asphalt Paving	8,020.00 sy	15.00 /sy	120,300
Porous Pavers	0.00 sf	0.00 /sf	0
Traffic & parking Signs	1.00 ls	3,500.00 /ls	3,500
G2020 PARKING LOTS			123,800
G2030 PEDESTRIAN PAVING			
Sidewalks	1,600.00 sf	4.00 /sf	6,400
Colored Concrete Sidewalks	11,000.00 sf	8.00 /sf	88,000
G2030 PEDESTRIAN PAVING			94,400
G2040 SITE DEVELOPMENT			
Site Furnishing Allowance	1.00 ls	5,000.00 /ls	5,000
Public Art Allowance	1.00 ls	5,000.00 /ls	5,000
Bike Rack Allowance	1.00 ls	2,500.00 /ls	2,500
G2040 SITE DEVELOPMENT			12,500
G2050 LANDSCAPING			
Landscaping-Allowance	1.00 ls	22,900.00 /ls	22,900
Tree Grates	7.00 ea	2,500.00 /ea	17,500

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
G2050 LANDSCAPING			
Sod	17,800.00 sf	0.50 /sf	8,900
G2050 LANDSCAPING			49,300
G20 SITE IMPROVEMENT			316,000
G30 SITE CIVIL / MECHANICAL UTILITIES			
G3010 WATER SUPPLY			
Fire Hydrant	2.00 ea	2,500.00 /ea	5,000
G3010 WATER SUPPLY			5,000
G3020 SANITARY SEWER			
<i>Sanitary Sewer System-Excluded</i>	<i>If</i>	<i>/If</i>	
<i>Misc. Site Utilities - Gas, Water, Electric - Excluded</i>	<i>Is</i>	<i>/Is</i>	
G3030 STORM SEWER			
Storm Water System	1.00 ls	34,500.00 /ls	34,500
G3030 STORM SEWER			34,500
G30 SITE CIVIL / MECHANICAL UTILITIES			39,500
G40 SITE ELECTRICAL UTILITIES			
G4020 SITE LIGHTING			
Light Poles	22.00 ea	3,500.00 /ea	77,000
G4020 SITE LIGHTING			77,000
G40 SITE ELECTRICAL UTILITIES			77,000
G BUILDING SITEWORK			483,400
Z GENERAL			
Z10 GENERAL REQUIRMENTS			
Z1010 ADMINISTRATION			
General Conditions	1.00 ls	39,400.00 /ls	39,400
Z1010 ADMINISTRATION			39,400
Z1060 FEE			
<i>Design Fees-Excluded</i>	<i>Is</i>	<i>/Is</i>	
Z10 GENERAL REQUIRMENTS			39,400
Z GENERAL			39,400
Phase 2			7,122,800

Partial Totals

Description	Amount	Totals	Rate
	7,122,800	7,122,800	
Fee & Contingency	712,280		10.0 %
Partial Total		7,835,080	

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
Phase 3			
F SPECIAL CONSTRUCTION & DEMOLITION			
F10 SPECIAL CONSTRUCTION			
F1020 INTEGRATED CONSTRUCTION			
Building Core and Shell (Future)	6,000.00 sf	100.00 /sf	600,000
Underground Parking - Excluded	sf	/sf	
F1020 INTEGRATED CONSTRUCTION			600,000
F10 SPECIAL CONSTRUCTION			600,000
F SPECIAL CONSTRUCTION & DEMOLITION			600,000
G BUILDING SITEWORK			
G10 SITE PREPARATION			
G1010 SITE CLEARING			
Site Clearing	81,600.00 sf	0.25 /sf	20,400
G1010 SITE CLEARING			20,400
G1020 SITE DEMOLITION & RELOCATION			
Building Demolition-Excluded	cf	/cf	
G1030 SITE EARTHWORK			
Site Earthwork	81,600.00 sf	0.10 /sf	8,160
Erosion Control	1,780.00 lf	5.00 /lf	8,900
G1030 SITE EARTHWORK			17,060
G1040 HAZARDOUS WASTE REMEDIATION			
Site Decontamination - Excluded	ls	/ls	
G10 SITE PREPARATION			37,460
G20 SITE IMPROVEMENT			
G2010 ROADWAYS			
Driveway Apron	1.00 ea	3,000.00 /ea	3,000
Curb & Gutter	1,700.00 lf	12.00 /lf	20,400
G2010 ROADWAYS			23,400
G2020 PARKING LOTS			
Asphalt Paving	5,350.00 sy	15.00 /sy	80,250
Traffic & parking Signs	1.00 ls	3,500.00 /ls	3,500
G2020 PARKING LOTS			83,750
G2030 PEDESTRIAN PAVING			
Sidewalks	2,200.00 sf	4.00 /sf	8,800
Colored Concrete Sidewalks	5,400.00 sf	8.00 /sf	43,200
G2030 PEDESTRIAN PAVING			52,000
G2040 SITE DEVELOPMENT			
Site Furnishing Allowance	1.00 ls	5,000.00 /ls	5,000
Public Art Allowance	1.00 ls	5,000.00 /ls	5,000
Bike Rack Allowance	1.00 ls	2,500.00 /ls	2,500
G2040 SITE DEVELOPMENT			12,500
G2050 LANDSCAPING			
Landscaping-Allowance	1.00 ls	25,700.00 /ls	25,700
Sod	19,900.00 sf	0.50 /sf	9,950

Spreadsheet Level	Takeoff Quantity	Total Cost/Unit	Total Amount
G2050 LANDSCAPING			35,650
G20 SITE IMPROVEMENT			207,300
G30 SITE CIVIL / MECHANICAL UTILITIES			
G3010 WATER SUPPLY			
Fire Hydrant	1.00 ea	2,500.00 /ea	2,500
G3010 WATER SUPPLY			2,500
G3020 SANITARY SEWER			
<i>Sanitary Sewer System-Excluded</i>	<i>If</i>	<i>/If</i>	
<i>Misc. Site Utilities - Gas, Water, Electric - Excluded</i>	<i>Is</i>	<i>/Is</i>	
G3030 STORM SEWER			
Storm Water System	1.00 Is	26,000.00 /Is	26,000
G3030 STORM SEWER			26,000
G30 SITE CIVIL / MECHANICAL UTILITIES			28,500
G40 SITE ELECTRICAL UTILITIES			
G4020 SITE LIGHTING			
Light Poles	16.00 ea	3,500.00 /ea	56,000
G4020 SITE LIGHTING			56,000
G40 SITE ELECTRICAL UTILITIES			56,000
G BUILDING SITEWORK			329,260
Z GENERAL			
Z10 GENERAL REQUIRMENTS			
Z1010 ADMINISTRATION			
General Conditions	1.00 Is	28,200.00 /Is	28,200
Z1010 ADMINISTRATION			28,200
Z1060 FEE			
<i>Design Fees-Excluded</i>	<i>Is</i>	<i>/Is</i>	
Z10 GENERAL REQUIRMENTS			28,200
Z GENERAL			28,200
Phase 3			957,460

Partial Totals

Description	Amount	Totals	Rate
	957,460	957,460	
Fee & Contingency	95,746		10.0 %
Partial Total		1,053,206	

Access Community Health Center – The Villager

Project Summary

Access Community Health Center (ACHC) is a not-for-profit charitable organization that provides health and dental care to the underserved by addressing barriers that prevent access to health care. Access operates a primary clinic at the Harambee Center at the Villager but is interested in building a 15,000 S.F. medical and dental clinic on the Villager site in 2008 or 2009.

QUALITATIVE PROGRAM DATA

Image / The image of the facility will be welcoming, modern, and clean and consistent with community standards for medical and dental clinics.

Synergies / Access currently shares a waiting room with Public Health and Planned Parenthood. This is not a desirable situation and would be unacceptable in a new clinic. Access would prefer to own their building, but would consider lease options. The considerations would be evaluated based on criteria such as the effect on quality and efficiency of patient services and opportunities for collaboration and cost effectiveness. Synergies with other health organizations such as Wingra and Public Health may be possible.

Communications and Adjacencies / Access will not need to be directly adjacent to other agencies, but there may be shared areas such as exterior space, lobby, public restrooms and employee break room.

Sustainability / Sustainable design practices will be used wherever financially possible, but LEED certification is not a priority.

Work Environment / The facility will have an abundance of natural light. Security and confidentiality is a priority. The whole facility could be on one floor or if necessary, the dental area could be on a separate floor from the clinic.

QUANTITATIVE PROGRAM DATA

Summary / Space programming for Access Health Center has not been provided. Access wishes to build a 15,000 s.f. one or two story building.

- Total gross floor area is approximately **15,000 S.F.** including clinic and waiting room space.
- ACHC is requesting 75 dedicated parking spaces for patients and staff.
- The facility will require a minimum of 50 **parking spaces by code**, (3 of which will be handicap accessible), and 5 spaces for bicycles. (Per the Madison Zoning Code, clinics must provide one parking space for every 300 s.f. and 1 bike space per 10 autos)
- Parking will be directly adjacent to the building and a (covered) patient drop off area will be provided.
- Provide one accessible public entrance.
- There will be up to 80 employees at the site at any given time.
- Hours of operation are Monday through Friday 9 am to 5 pm as well as alternative clinic hours such as evening and weekend hours.
- The building will be located along the South Park Street frontage.

Harambee Center – The Villager

Project Summary

Harambee (Swahili for “Pulling together”) Health Information is a navigation device for increasing access to health care programs, but also refers clients to other non-profit agencies as needed. The Harambee partner agencies at the Villager are Planned Parenthood, The Madison Public Library, Access Community Health Center, The Madison Parent Council (Head Start) and Public Health. The Harambee Center benefits from close adjacency to the health centers, but for future planning, does not need to be under the same roof as the other agencies. Central site location, clear signage and wayfinding to the Information Desk will be imperative.

QUALITATIVE PROGRAM DATA

Image / The image of the facility will be welcoming.

Synergies / Harambee Center consists of offices and meeting rooms. A community room may be a shared space.

Communications and Adjacencies / Harambee Information Desk will depend on clear signage and wayfinding. Clients must be able to easily find them as well as the other agencies they may be referred to. If the office is not directly adjacent to the Healthcare clinics, a kiosk in the clinic buildings may be desired. Harambee offices and common space, if not located with the Information Desk, will need clear signage and wayfinding.

Sustainability / Sustainable design practices will be used wherever possible, but LEED certification is not a priority.

Work Environment / The facility will be located where it is easily found and central enough to easily refer clients to other agencies.

QUANTITATIVE PROGRAM DATA

Summary / Space requirements for the Harambee offices include approximately 700 s.f. of office and conference rooms. Meeting and community rooms (3,000 to 8,000 s.f.) may be shared.

- Total gross floor area is approximately **700 S.F.**
- Harambee prefers to be in a central location off of a main entrance.
- The facility will require a minimum of **2 parking spaces**, (1 of which will be handicap accessible), and 1 space for bicycles. (Per the Madison Zoning Code, offices must provide one parking space for every 300 s.f. and 1 bike space per 10 autos)
- Provide one accessible public entrance.
- There will be up to 6 employees at the site at any given time.
- Hours of operation are Monday through Friday 8 a.m. to 4:00 p.m.
- Visible signage on South Park St. is mandatory.
- Meeting space and community rooms may be shared.

Program – Harambee Center – The Villager		
Space	Gross Square Footage	Shared
Offices	500	
Program Room	200	
Total	700 S.F.	
Community Rooms	3,000	shared

New South Madison Branch Library at the Villager

Project Summary

The South Madison Branch Library is interested in building a new facility at the Villager site within the next year. This building and services should reflect the neighborhood constituency in terms of technology, programming and collections. The building can be a stand alone facility or contiguous with other agencies. The Library would prefer to own rather than lease.

The branch will have a strong street presence, a ground level location and feature a prominent sign on the South Park Street side.

This building will be LEED certified, have an abundance of natural daylight, tall ceilings and a welcoming ambiance.

The one-story footprint of the building will be approximately 10,000 square feet and will be in a square-like configuration.

QUALITATIVE PROGRAM DATA

Image / The South Madison Branch Library will project a welcoming atmosphere that reflects their mission of lifelong learning, promoting literacy and reading for all ages and building community through attractive, well-used neighborhood destination locations.

The accessible ground floor location will have transparency from the street and parking to promote the visual connection to the neighborhood and the other Villager buildings.

Synergies / It is important for the Library to have adequate meeting spaces for Library events, groups and tutoring. This space will be within the Library and controlled by the Library exclusively. The Library may be interested in occasionally renting or contributing to a much larger community space, but does not want to manage it.

Communications and Adjacencies / The library could be a stand alone building or be contiguous with other agencies or tenants. Agencies related to continuing education or literacy would be desirable partners. Some retail may be more complimentary to the Library adjacency than others. A coffee shop and book store are examples of favorable retail types.

The Library will need an accessible and easily identifiable public entrance close to parking and a separate staff/delivery entrance close to a driveway adequate for a 15' delivery truck.

The Library building and/or signage will have strong visual connection to South Park Street. The main entrance will be accessible to all forms of transportation including pedestrians and buses. The bus stop location should not be directly adjacent to the entrance to the Library. In other branches a close proximity to the bus stop encouraged loitering in the Library entrance.

Sustainability / The South Madison Branch Library building will be a LEED silver certified building. Priorities will be natural daylight, energy efficiency and natural product choices.

Work Environment / The library will be a safe, comfortable and pleasant work environment with a large amount of natural daylight. Staff will need parking relatively close to the building. The building footprint shape will be conducive for efficiency and visual supervision of all areas.

QUANTITATIVE PROGRAM DATA

Summary / The new library has not been formally programmed, but based on previous facility designs and the particular needs of this branch, the following is an itemized summary of the Library's quantitative needs.

- Total gross floor area of **10,000 S.F.** will be used for the site design.
- The facility will be contained on one floor. (Ground Level)
- The Library will require a minimum of **15 parking spaces**, (1 of which will be handicap accessible), and 2 spaces for bicycles. (Per the Madison Zoning Code, the library must provide one parking space for each 800 square feet of gross floor area and 1 bike space per 10 auto spaces)
- One accessible public entrance and one employee/delivery entrance required.
- Hours of operation: Monday through Friday 10 am to 8 pm and Saturday 9:30 am to 4 pm

Urban League of Greater Madison – The Villager

Project Summary

Founded in 1910, the Urban League of Greater Madison grew out of a grassroots movement that formally joined the Urban League of America in 1968. Their mission is to improve the social and economic conditions of African Americans, other people of color, and the economically disadvantaged in the community.

The Urban League is a non-profit, non-partisan, community-based movement.

As part of their mission, The Greater Madison Urban League intends to build on the South Side of Madison and expand their services to better serve the community.

QUALITATIVE PROGRAM DATA

Image / The image of the facility will be welcoming and modern.

Synergies / The Urban League is interested in developing a building with the Library. Synergies also exist with MATC continuing education.

Communications and Adjacencies / A close adjacency with the Library and Access Community Health is desirable. Another potential building partner may be Planned Parenthood.

Sustainability / If the partnership with the Library is determined, the building will be a LEED silver certified building

Work Environment / The facility will be a class A building.

QUANTITATIVE PROGRAM DATA

Summary / Space programming for the Urban League has not been provided. The Urban League wishes to develop a 3 story building and use 10,000 s.f. of it and lease or condominium the rest.

- Total gross floor area is approximately **10,000 S.F.**
- This agency will require a minimum of 34 **parking spaces by code**
- Provide one accessible public entrance.
- There will be up to 15 employees at the site at any given time.
- The Urban League will have typical office hours Monday through Friday and may expand to Saturday morning hours.
- The building will be located along South Park Street.

Parent Council – Head Start

Project Summary

The Dane County Parent Council / Head Start in the Villager is an association dedicated to assuring the availability of comprehensive services for children and families on the South Side. The current 12,357 s.f. facility is located on the North end of the existing Villager. The playground and drop off area were recently expanded. Head Start is not planning on moving out of the existing building in the near future. (They are in the beginning of a 5 year lease).

QUALITATIVE PROGRAM DATA

Image / The image of the facility is welcoming and safe.

Synergies / Head Start has limited ability to synergize with other agencies because of the strict codes governing childcare facilities. The proximity to the Library is convenient, and the agencies have some similar missions.

Communications and Adjacencies / Head Start strongly prefers not to be near retail. Safe and secure bus drop off area is mandatory. Currently, the buses deliver food, but if a wholesale distributor starts delivery, a delivery entrance at the kitchen will be required.

Sustainability / Sustainability is not a priority, but choosing cost effective sustainable design practices would be in line with the mission.

Work Environment / Comfortable, safe and conforming to all State childcare codes and regulations. Finishes will be durable and easy to clean.

QUANTITATIVE PROGRAM DATA

Summary / Space requirements (Existing and Future Growth) for the Head Start facility are provided in the table on the next page. The items necessary for the site design are:

- Total current gross floor area is approximately **12,500 S.F.** plus 5,250 S.F. of exterior play space
- The facility will be contained on the ground floor with direct access to the exterior play space.
- The facility will require a minimum of **13 parking spaces**, (1 of which will be handicap accessible), and 2 spaces for bicycles. (Per the Madison Zoning Code, nursery schools must provide one parking space for each (2) employees and 1 bike space per 10 auto spaces)
- Provide one accessible public entrance.
- Provide one commercial kitchen facility.
- Break Area and Public Restrooms could be shared.
- There will be up to 25 employees at the site at any given time.
- Hours of operation are Monday through Friday 6:30 am to 6 pm.
- Safe car and bus drop off are mandatory.
- The exterior play space must have access to drinking water, shade and adjoin classrooms.

Program – Madison Parent Council / Head Start – The Villager (Current 5 Year Lease)		
Space	Gross Square Footage	Shared
Classrooms (6 @ 1,130 s.f.)	6,780	
Commercial Grade Kitchen	515	
Private Office	150	
Open Office	662	
Family Resource Room	1,000	
Multi-Purpose Room	1,500	
Children's Toilet Rooms	Included in Classroom S.F.	
Adult Toilet Rooms	Shared with Harambee	OK
Circulation	1,750	
Total	12,357 S.F.	
Current Playground Space (Exterior)	5,250 S.F.	

Program – Madison Parent Council / Head Start – The Villager (Future Growth)		
Space	Gross Square Footage	Shared
Classrooms (7 @ 1,500 s.f.)	10,500	
Commercial Grade Kitchen	800	
Private Office	120	
Open Office	640	
Family Resource Room	1,200	
Multi-Purpose Room	1,500	
Children's Toilet Rooms	Included in Classroom S.F.	
Adult Toilet Rooms	400	OK
Sub Total	15,160	
Circulation Factor (35%)	5,306	
Contingency Factor (10%)	1,516	
Total	21,982 S.F.	
Current Playground Space (Exterior)	5,250 S.F.	



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APPENDIX B – AGENCY PROGRAM SUMMARIES

THE VILLAGER

Planned Parenthood – South Park St. Clinic – The Villager

Project Summary

Planned Parenthood will require as much as 10,000 S.F. of clinic and community space at the Villager. This new clinic will combine the downtown and South Park Street clinics. Location on the site and within the building are not specific, but clear visible signage and wayfinding are mandatory. Historically Planned Parenthood has desired leasing arrangements versus ownership.

QUALITATIVE PROGRAM DATA

Image / The image of the facility is to be welcoming, modern, light-filled and safe.

Synergies / Planned Parenthood has confidentiality and security issues that limit shared space. The Community space and Lounge are areas that may be shared. Planned Parenthood currently shares a large waiting area with Public Health and Access. This arrangement is not desirable. Public Health and Planned Parenthood have similar missions and priorities. Synergies between these two agencies may be possible.

Communications and Adjacencies / Planned Parenthood will have visible signage from Park Street and well signed wayfinding. The clinic does not have to be on a ground level as long as it has its own controlled entrance.

Sustainability / Sustainable design practices will be used wherever possible, but LEED certification is not a priority. Natural daylighting will be provided wherever possible.

Work Environment / The facility will have an abundance of natural light. Security and confidentiality is a priority.

QUANTITATIVE PROGRAM DATA

Summary / Space requirements for Planned Parenthood are provided in the table on the next page. The items necessary for the site design are:

- Total gross floor area is approximately **10,000 S.F.** including clinic and community space.
- The facility can be on any level of the building as long as signage and way finding are clear.
- The facility will require a minimum of **33 parking spaces**, (2 of which will be handicap accessible), and 3 spaces for bicycles. (Per the Madison Zoning Code, clinics must provide one parking space for every 300 s.f. and the community space requires parking at 30% of the facility occupancy and 1 bike space per 10 autos)
- Provide one accessible public entrance.
- There will be up to 17 employees at the site at any given time.
- Hours of operation are Monday, Wednesday, and Friday, 9 am to 5 pm and Tuesday and Thursday 10 am to 7 pm
- Visible signage from South Park St. is mandatory.
- Common building entry and restrooms may be shared. (Planned Parenthood to have designated suite entry.)

Program – Planned Parenthood – The Villager		
Space	Gross Square Footage	Shared
Vestibule	80	
Waiting Room	800	
Reception/Scheduling/Check Out	384	
Center Manager Office	120	
File Storage	100	
Counseling Room Large (1)	120	
Counseling Room Small (2)	192	
Exam Rooms (6)	840	
Treatment Rooms (2)	280	
Laboratory	240	
Patient Toilets (2)	108	
Nurse's Workstation	320	
Expansion Office (2)	240	
General Storage	180	
Staff Lounge	204	OK
Staff Toilet	54	
Telephone/Computer	64	
Housekeeping (w/ laundry)	54	
Subtotal	4,380 S.F.	
Circulation Factor (35%)	1,533	
Contingency Factor (10%)	438	
Total	6,351 S.F.	
Community Room (occupancy 40)	1,080	
Community Outreach Office	120	
Storage for Community Room	100	
Children's Play area	192	
Men's and Women's Restrooms	400	
Mechanical Room	64	
Subtotal	1,956 S.F.	
Circulation Factor (35%)	685	
Contingency Factor (10%)	196	
Total Community Space	2,836 S.F.	
Total Gross Square Footage	9,187 Square Feet	

Public Health – Madison and Dane County

Project Summary

The Public Health Department of Madison and Dane County has a mission to meet the essential health and human needs of the people of Dane County. Their continued presence in the Villager is essential to this end. The program for new space includes approximately **18,000 square feet** of clinic, education rooms and offices.

QUALITATIVE PROGRAM DATA

Image / The clinic will be welcoming to people with children with a layout conducive to confidentiality issues. Finishes should be easily cleanable. ADA issues include audio and visually impaired.

Synergies / The clinic requires a commercial grade kitchen which could be a separate room or part of a meeting/classroom environment that would be appropriate to cooking demonstrations. Other synergies or potential partners could include Access Community Health Center, The Public Library or Planned Parenthood. The clinic will require meeting space, but would like to have its own designated rooms. A large room for special events may be used, but would not be part of their programming, as there is only a need for a large room four times a year. The clinic currently shares a break room with other agencies which works well. Sharing waiting areas is not desirable. Sharing of public restrooms would be acceptable.

Communications and Adjacencies / The clinic would like to see retail limited to wholesome ventures like small grocery stores or shops. The Farmers Market on the site compliments the mission and values.

Sustainability / Sustainability is not a priority, but choosing cost effective sustainable design practices would be in line with the mission.

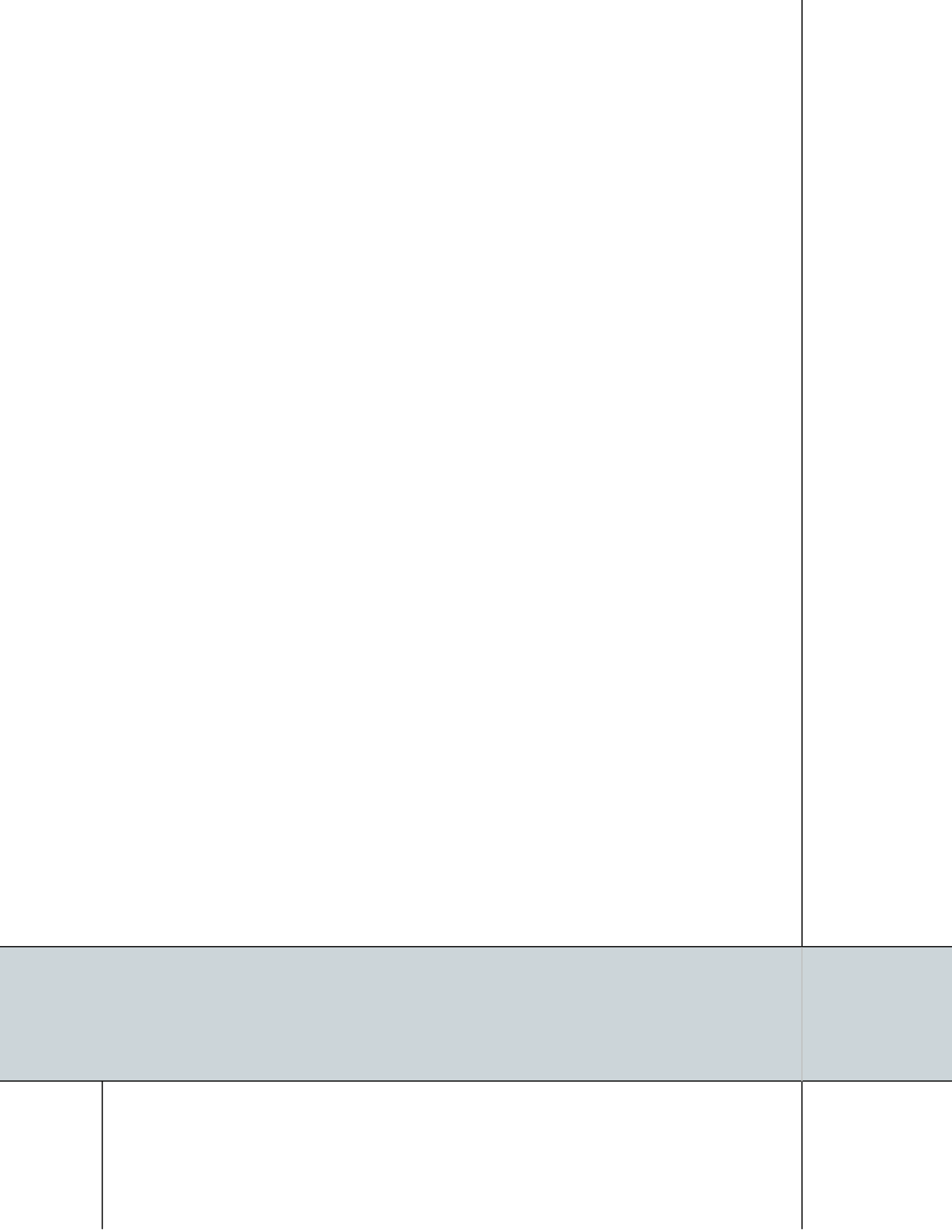
Work Environment / Comfortable, safe and efficient.

QUANTITATIVE PROGRAM DATA

Summary / The program for new space includes clinic, education rooms and offices.

- Total gross floor area of **18,000 S.F.** will be used for the site design.
- It is desirable to have the entire facility on one floor, but it may be possible to have clinic space on one floor and offices on another.
- The Public Health Clinic will require a minimum of **60 parking spaces**, (3 of which will be handicap accessible), and 6 spaces for bicycles. (Per the Madison Zoning Code, the Clinic must provide one parking space for each 300 square feet of gross floor area and 1 bike space per 10 auto spaces)
- Provide one accessible public entrance.
- Provide one commercial kitchen facility.
- Break Area and Public Restrooms could be shared.
- There will be up to 30 employees at the site.
- Hours of operation are Monday through Friday 8 am to 4:30 pm with extended clinic hours to 6:00 p.m. four to five days per month.

Program – Madison and Dane County Public Health– The Villager		
Space	Gross Square Footage	Shared
Private Offices (3)	360	
Open Office (40 workstations)	2,500	
Waiting Areas (2)	3,000	
In-Take Areas (2)	300	
Storage (1 large, 7 small)	900	
Exam Rooms (6)	720	
Anthropometric Rooms (6)	864	
Counseling Rooms (10)	1,200	
Single Gender Restrooms (4)	800	OK
Toilet Rooms (unisex/accessible) (4)	232	
Breastfeeding Support Rooms (incl. sink) (4)	400	
Education Rooms (3)	360	
HIV/STI Program Rooms (2)	240	
Dental Program Rooms (2)	240	
Break Room (1)	150	OK
Locker Room (1)	100	
Subtotal	12,366 S.F.	
Circulation Factor (35%)	4,328	
Contingency Factor (10%)	1,236	
Total	17,930 S.F.	





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December 10, 2007