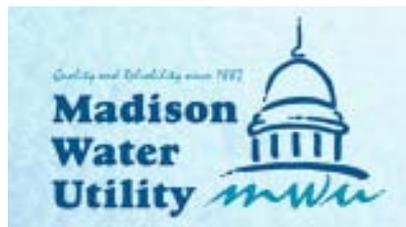


MADISON WATER UTILITY PATERSON OPERATIONS CENTER

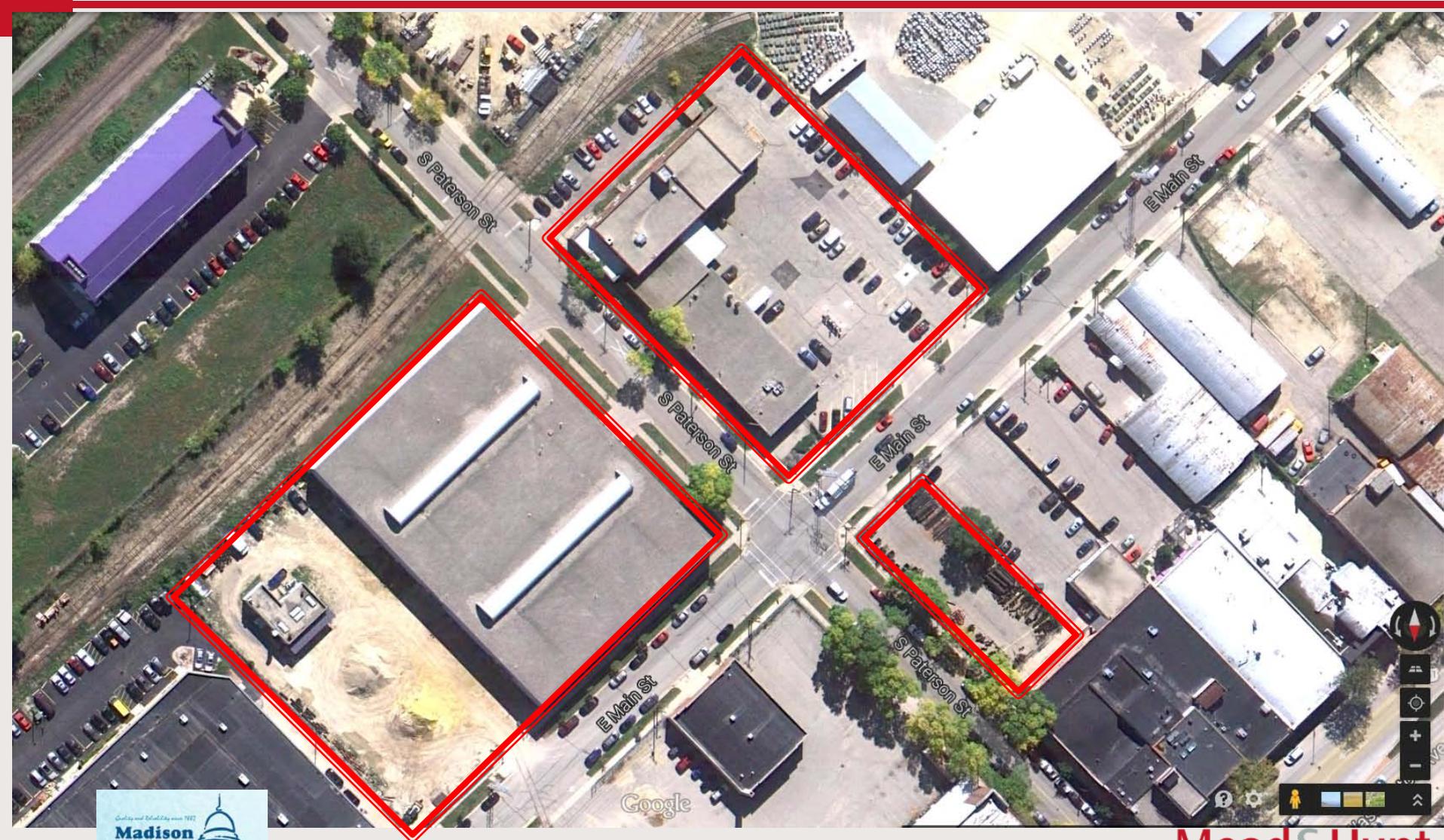
Project Status Update

June 24, 2014



Mead&Hunt

WATER UTILITY PROPERTY AT PATERSON

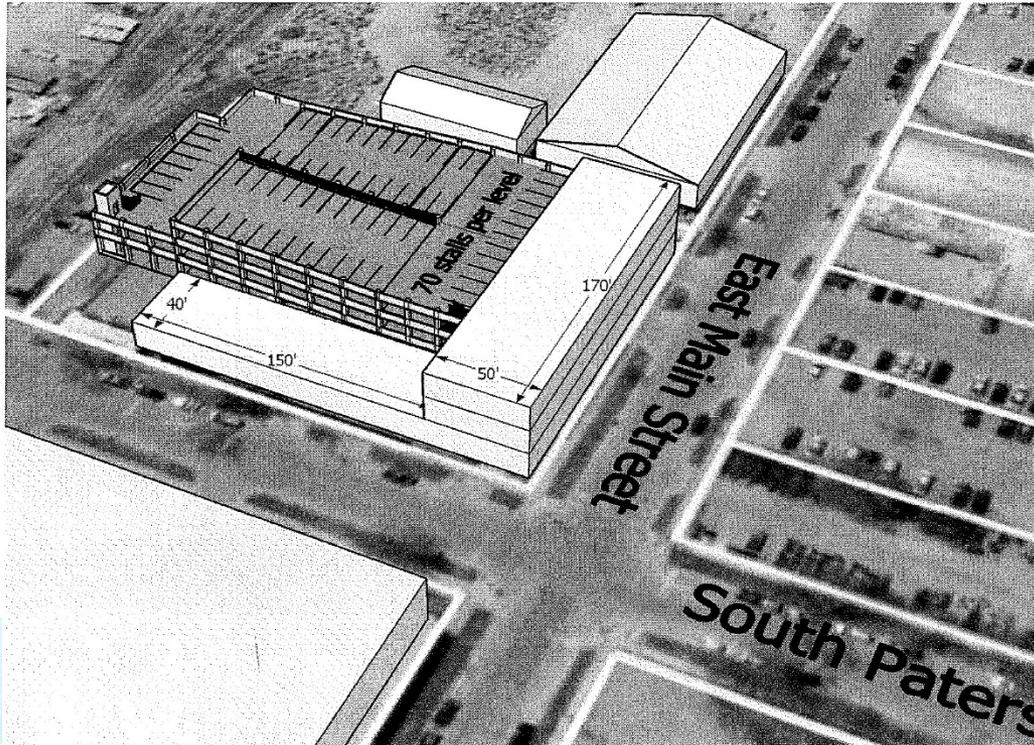


Option 1: Accommodation of Water Utility use and Parking Structure on the Existing Site

Development could occur completely on existing Water Utility site with the construction of a new facility. The existing brick Water Utility buildings would be demolished and rebuilt as an L-shaped building on the corner of S Paterson and E Main Streets.

Development could include:

- Parking garage of 70 stalls per level
- Two liner buildings:
 - S Paterson Street side: one-story wing at 6,000 SF for truck maintenance work may require a way to drive through the building. Perhaps first floor of garage could be reserved for Water Utility parking and access. Car access to garage from South Paterson Street.
 - E Main Street side: Two (or three) story wing for Water Utility office use. Image below shows a floor plate of 8,500 SF (x2 = 17,000 SF, x3 floors = 25,500 SF)



Option 3: Accommodate Water Utility Functions on Eastern Parcel (Vehicle Storage Building) In Rail Spur ROW

Demolish existing brick Water Utility buildings for new development. Negotiate with The Mullins Group for a larger parcel adjacent to the Vehicle Storage Building for new/expanded Water Utility use. MG&E assistance may be needed when working with the railroad to vacate the rail spur.

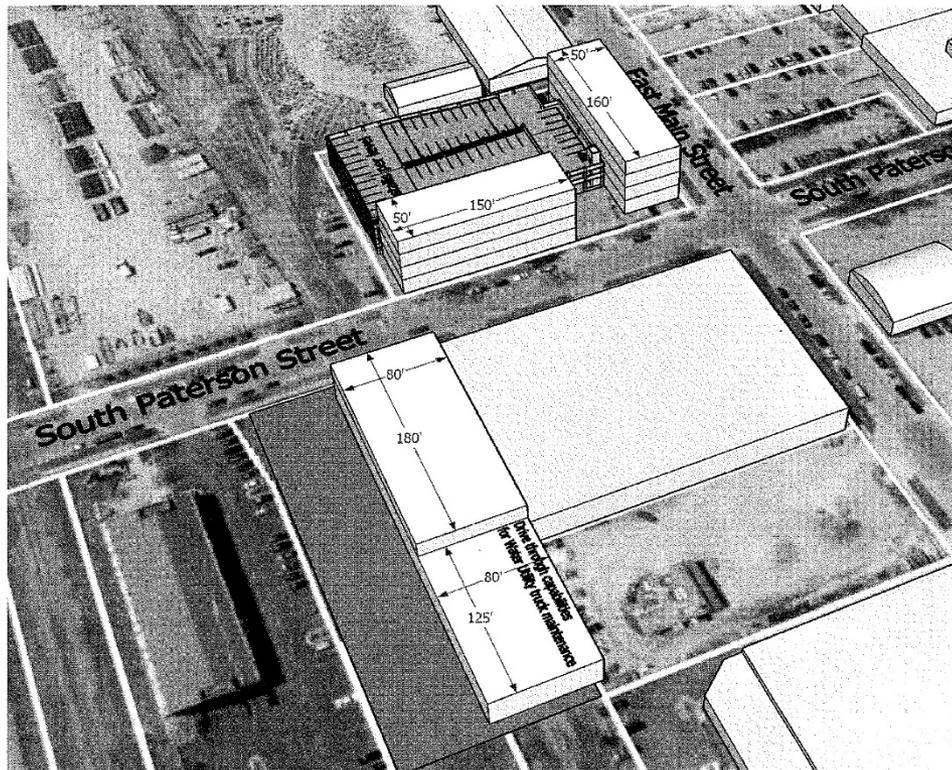
Development could include:

“Former” Water Utility Operations Center Site

- Parking garage of 70 stalls per level
- Two liner buildings: 7,500 SF and 8,000SF base floor plates could include employment/retail

Expanded Vehicle Storage Building Site:

- Approximately 14,400 SF (x2 floors = 28,800 SF) in new long building for Water Utility (stories can be added for more space)
- Plus a 10,000 SF one-story drive through area designed for truck maintenance.



Option 3a: Accommodate Water Utility Functions on Eastern Parcel (Vehicle Storage Building) In Rail Spur ROW

Demolish existing brick Water Utility buildings for new development. Negotiate with railroad for existing right-of-way for new/expanded Water Utility use. MG&E assistance may be needed when working with the railroad to vacate the rail spur.

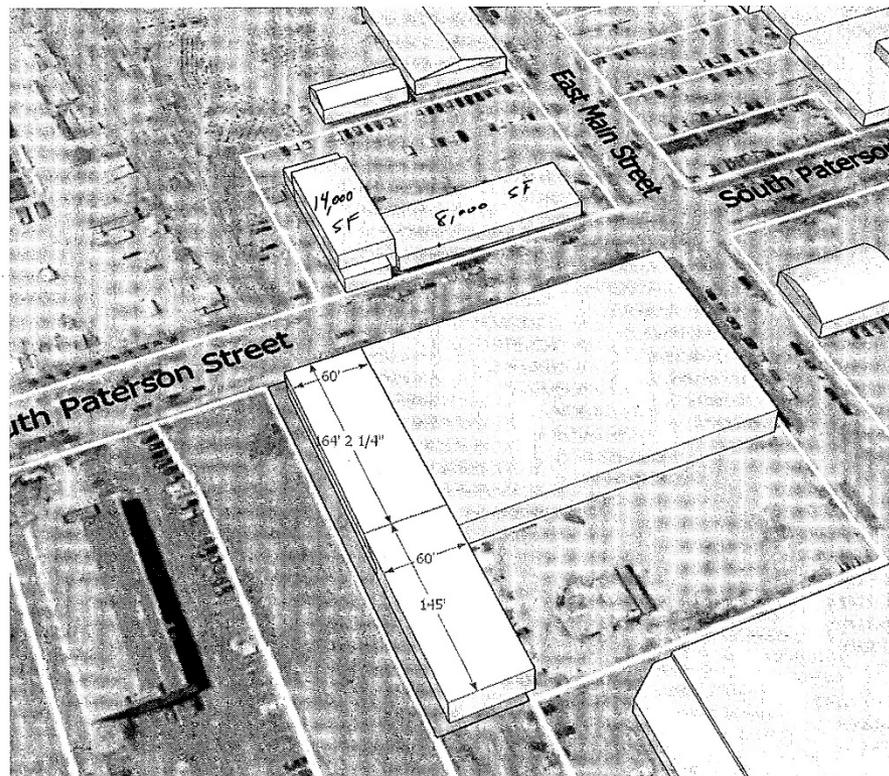
Development could include:

“Former” Water Utility Operations Center Site

- Becomes redevelopment site
- Existing buildings = approx 8,500 SF Truck maintenance, 7,000SF x 2 stories = 14,000 SF office

Expanded Vehicle Storage Building Site:

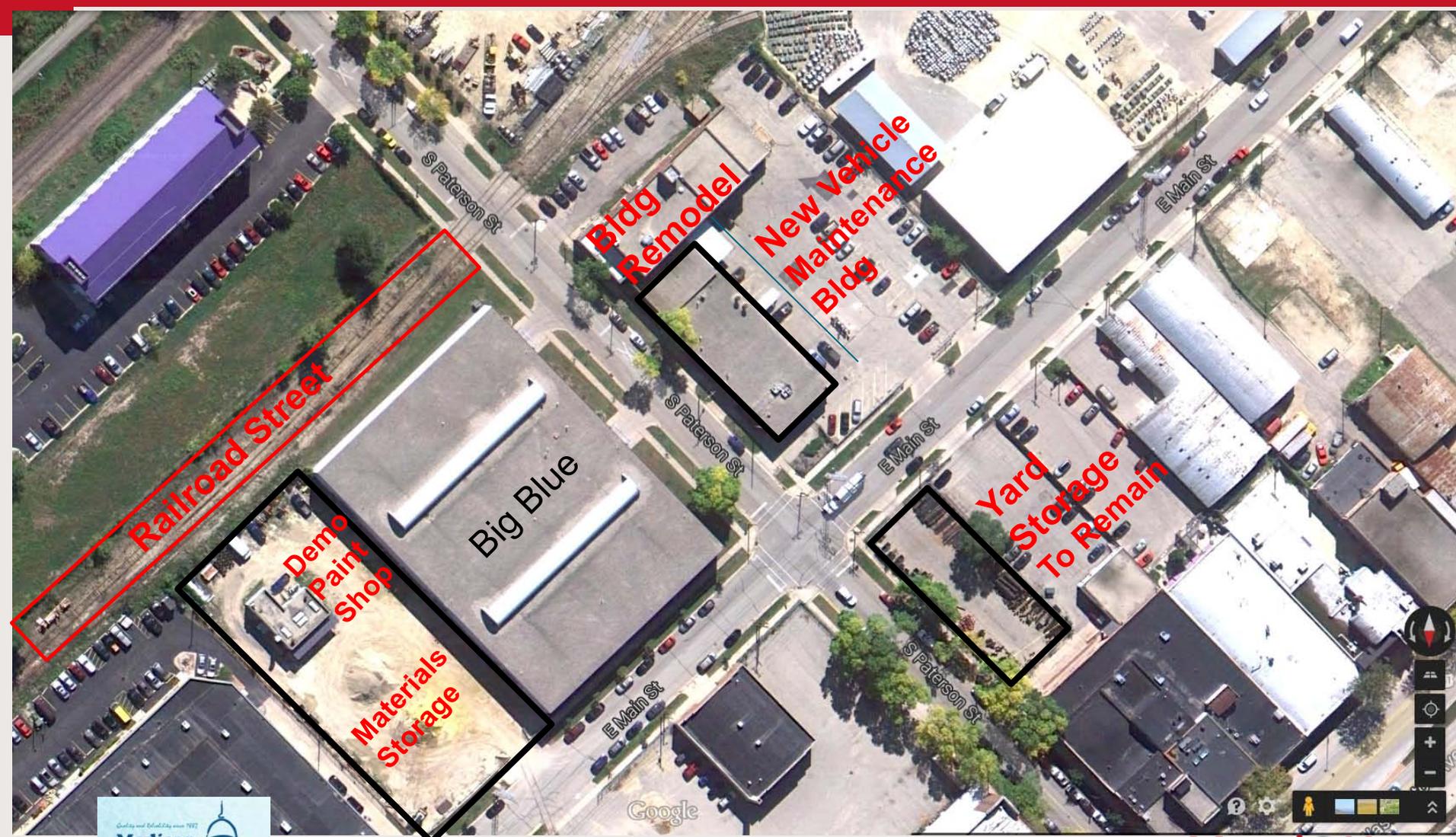
- 60 foot width addition to Big Blue
- Approximately 9,840 SF (x2 floors = 19,680 SF) in new building for Water Utility (stories can be added for more space)
- Plus an 8,700+ SF one-story area designed for truck maintenance.



Discussion and Outcomes of Option 1, 3, and 3a

- Met with City Planning and Development and Alders Marsha Rummel (District 6) and Ledell Zellers (District 2) to review concepts and provide direction
- Acquiring or redefining and delineating adjacent properties to achieve Options 1,3, and 3a to take a minimum 2 years
- Recommend moving forward with original 2006 concept at Paterson including remodeling existing/ new vehicle maintenance & material storage building

ORIGINAL CONCEPT- REMODELING EXISTING/ NEW VEHICLE MAINTENANCE & MATERIAL STORAGE BUILDING



NOTES

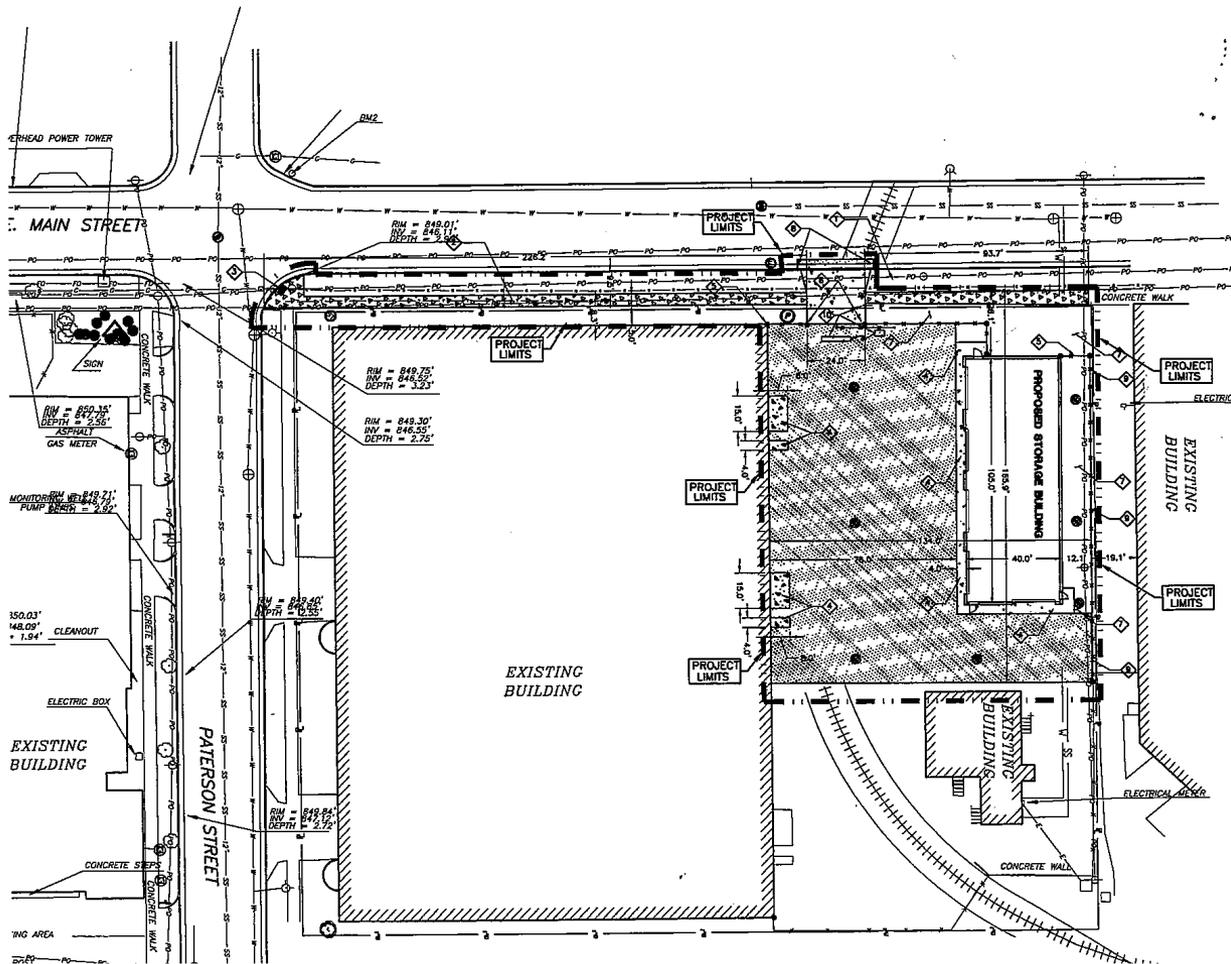
NOTHING IS SHOWN PRIOR TO THE START OF CONSTRUCTION. DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. LEVEL SHALL BE PROVIDED IN THE FIELD BY THE PROJECT MANAGER. NO CHANG WELLSHALL ALL COMMON DIMENSIONS BEING DETERMINED DURING CONSTRUCTION IN THE PROJECT MANUAL. SPECIFICATIONS EXCEPT WHERE SHOWN ARE INCORPORATED. ITEMS NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND TO BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INDICATED IN THE BASE. NO SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO AS NECESSARY TO CONSTRUCT FACILITIES.

ES

- DRIVEWAY APRON 2.06
- TE SIDEWALK 2.03
- TYPE 1 W/ SHORING FIELDS 2.05
- RECCO CONCRETE APRON
- FENCE - TROUGHT 2.23
- WATED CHAIRLEVER GATE 2.24
- 2H
- 4" CURB AND GUTTER 2.04
- 4" CURB AND GUTTER - DRIVEWAY 2.04
- 1. FENCE - VINYL COATED 2.21 2.22
- ACK
- 1. FENCE OPERATOR FREE EXIT, GOOSE NO. SECTION/BOARD ENTRY, DEPARTMENT LOCK BOX 2.23

3END

- CONCRETE PAVEMENT, TYPE E 1.0
- BASE, 1 3/4" GRADE 2.01
- D BASE, 3" GRADE
- SPRINTED PAVEMENT
- BASE, 1 3/4" GRADE 2.02
- D BASE, 3" GRADE
- EWALK
- BASE 2.03 2.15



Project Number:
2747

Drawn By:
 Kari Dieringer

Checked By:
 DAN ROSSITER

Issue Date:
 02/21/22

Project Title:
**Construction Documents:
 Madison Water Utility**

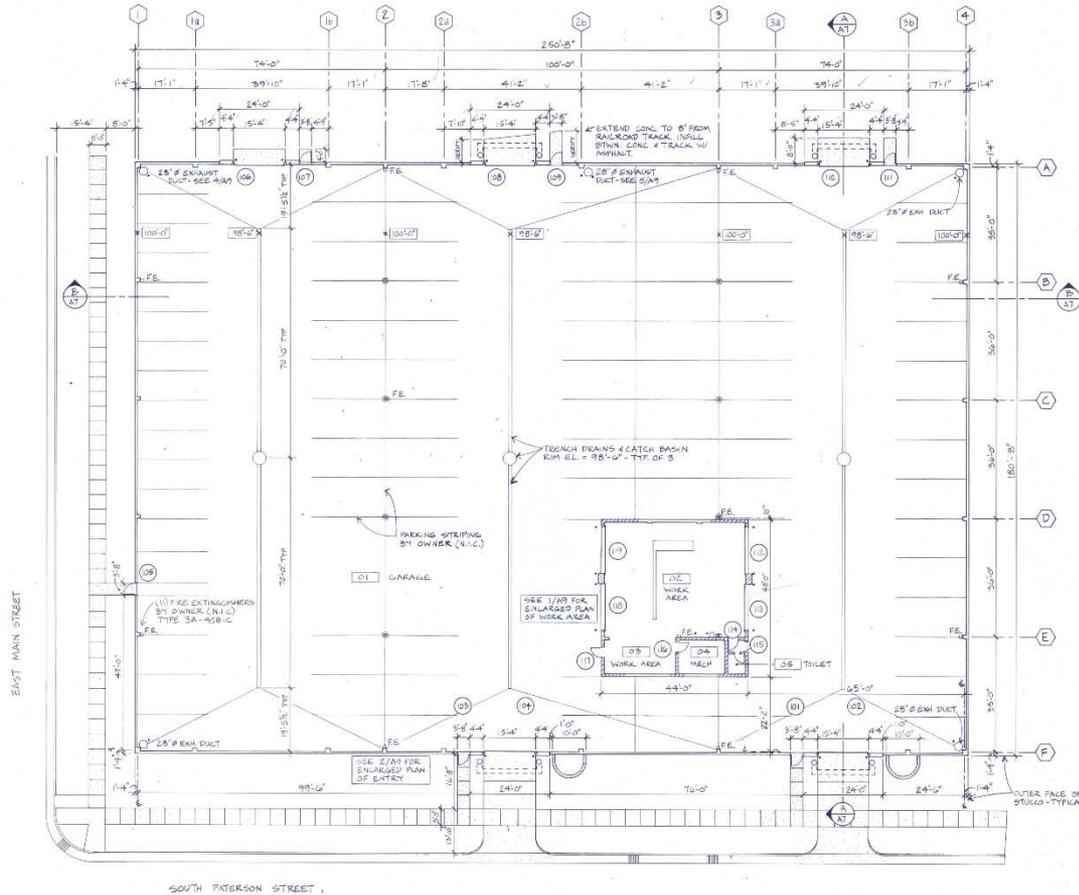
Project Number:
2747

Location:
Madison, Wisconsin





3800 Regent Street
Madison, WI 53705
608.233.9753



1 FLOOR PLAN
A3 1/4" = 1'-0"

SEE SHEET A11 FOR DOOR SCHEDULE
SEE STRUCTURAL PLANS FOR CONC. SLAB JOINTS

FINISH NOTES

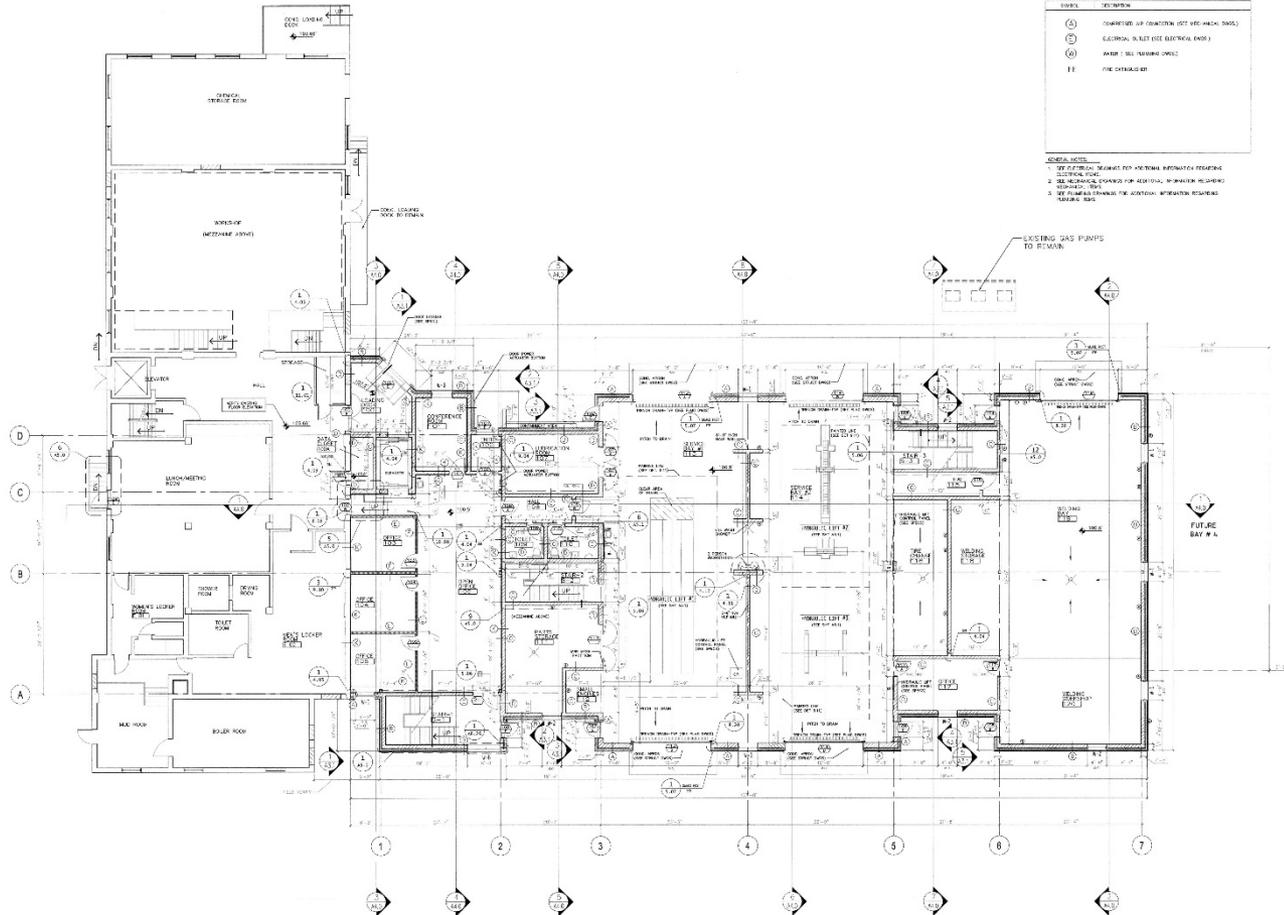
- All structural steel, joists and trusses, metal deck, doors and frames, lintels and steel fabrications: ENAMEL Finish.
- All concrete masonry: BLOCK SEALER.
- All interior concrete walls and precast concrete plank (top and bottom): CONCRETE SEALER.
- Exposed exterior concrete (planters): SMOOTH RUBBED Finish.
- Toilet room floor: CERAMIC TILE FLOOR AND (4") BASE.
- Mechanical room floor: CONCRETE SEALER.
- Garage and Work Area Floors: FLOOR HARDENER (fluorocitate liquid hardener). Provide moisture cover curing, and final coat of concrete sealer.
- Final finishing (epoxy paint) of interior concrete walls, precast concrete ceilings, and concrete masonry walls by Owner (N.I.C.). Contractor shall coordinate with Owner and provide compatible concrete sealers and block filler.

Revised	
Drawn By	JVM
Checked	DWH
Copyright	10/5/85 by Strang Partners, Inc.
Sheet Title	FLOOR PLAN

Project Title
MADISON WATER UTILITY VEHICLE STORAGE FACILITY
Madison, Wisconsin

Project No.	5610
Date	OCT-15, 1985
Sheet No.	

A3



LEGEND	
SYMBOL	DESCRIPTION
(Symbol: Square with circle and dot)	TRANSFORMER (SEE CONTRACT SET FOR MECHANICAL SCHEDULE)
(Symbol: Square with circle and horizontal line)	ELECTRICAL PANEL (SEE ELECTRICAL SCHEDULE)
(Symbol: Square with circle and vertical line)	SWITCH (SEE ELECTRICAL SCHEDULE)
(Symbol: Square with circle and diagonal line)	OUTLET (SEE ELECTRICAL SCHEDULE)
(Symbol: Square with circle and cross)	SEE CONTRACT SET

- GENERAL NOTES:**
- SEE ALL SYMBOLS, SCHEDULES AND CONTRACT SET FOR MECHANICAL SCHEDULES.
 - SEE ELECTRICAL SCHEDULE FOR MECHANICAL SCHEDULES.
 - SEE ELECTRICAL SCHEDULE FOR MECHANICAL SCHEDULES.

1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



Bray Associates
ARCHITECTS, INC.

1505 NORTH PARK PLACE, SUITE 100
MADISON, WI 53702

PHONE: (608) 261-4770
FAX: (608) 261-2801

PROJECT
**PATERSON
STREET
MAINTENANCE
FACILITY**

MADISON,
WISCONSIN

PROJECT NUMBER
2708

OWNER
**MADISON WATER
UTILITY**

DATE: 10/15/10

SCALE: 1/8" = 1'-0"

DESIGNED FOR
**OWNERS
REVIEW**

DATE: 10/15/10
BY: J. H. HUNT
CHECKED BY: J. H. HUNT
DATE: 10/15/10
BY: J. H. HUNT
CHECKED BY: J. H. HUNT

DESIGNED BY: J. H. HUNT
CHECKED BY: J. H. HUNT

SHEET TITLE
**FIRST
FLOOR
PLAN**

SHEET NUMBER
A2.1



DISCUSSION

THANK YOU!

