Ruekert • Mielke
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October 12, 2022

City of Madison Zoning Department
215 Martin Luther King Jr. Blvd Suite 017
Madison, WI 53703

Re: 917 Deming – Demo Permit – Letter of Intent (LOI)

Project Team:

Architect: Daniel Lessing – BHDP

MEP: Matthew Wheeler – NV5

Civil: Jason Lietha – Ruekert & Mielke, Inc.

Introduction – Proposed Use:

FUJIFILM Cellular Dynamics, Inc. (FCDI) continues to experience significant growth and expansion of operations. Several of our facilities are no longer able to adequately house the expanding operations, and this is a critical limiting factor for future success. FCDI is actively exploring constructing a state-of-the-art biologics facility on a potential multiple-building campus. This new facility will allow for expanded R&D, Manufacturing, Process Engineering, Quality Control, and Supply Chain operations. The development of this new facility has the potential to accommodate a significant employment increase. A purchase agreement has been executed for the John Deere property. The anticipated construction start date is set for the Fall of 2022 and will run approximately 2 to 3 years.

The proposed project includes expanding the existing facilities. The connector between the two existing buildings and the Excelsior building will only receive new paint, furniture and carpet (39,893 SF) and be used as office space. An additional 85,806 SF of addition will be added to the west side of the 917 Deming in a proposed phase 1 and a future phase to accommodate a proposed warehouse with a proposed loading dock.

Site improvements will reconfigure the existing parking lot to accommodate the improvements along with upgrades to site storm water, utilities, and surface parking.

It is intended a full set of plans will follow the demo permit application to outline the final improvements if supported by the City of Madison.

Existing Conditions:

On July 29, 2021, our team visited the property located at 8402 Excelsior Drive and 917 Deming Way in Madison, WI to assess the suitability of this property to the planned program currently being developed. The property consists of 12.6 acres of land with two buildings connected by an enclosed walkway. The buildings were built in 1988 (Excelsior) and 1999 (Deming) of steel frame construction and contain approximately 97,724 gross square feet of space. Each building has an enclosed third level mechanical penthouse which is included in the gross square footage, resulting in a useable area of about 87,111 square feet.

Existing conditions – Buildings

8402 Excelsior Drive is a two-story office use building with an enclosed third level mechanical penthouse built in 1988. The first floor houses a data center, fitness center, employee dining, loading dock, training and conference rooms, offices as well as building service functions. The second-floor houses open office areas and executive board room and enclosed offices and conference rooms. An enclosed first level walkway connects to the adjacent building at 917 Deming Way.

Building code basics:

A. Occupancy groups: B-Business (primary occupancy), A-2-Assembly (employee dining area), A-3- Assembly (training).
B. Building Height: 2 stories + penthouse.
C. Building Area: 17,753 first floor + 19,358 second floor = 37,111 SF total.
D. Construction type: IIB.
E. Sprinklered: Yes.
F. Fire alarm: Yes.
G. Means of egress: 3 enclosed stairs.
H. Accessibility: Building and site accessibility appear to be compliant; recent toilet room updates provide ADA stalls.
I. Plumbing fixtures: 15 total water closets, 10 lavatories, service sink.

Substructure:

A. Foundations: Concrete foundation wall on spread footings.
B. Slabs-on-grade: Concrete slab-on-grade, recessed at data center for flush access floor.

Superstructure:

A. Floor construction: Concrete slab on metal deck.
B. Floor to floor height: 1st to 2nd floor 12'-10", 2nd to PH.
C. Roof construction: Metal deck on open web steel joists; adhered EPDM membrane (10 years old); no fall protection, no lightning protection.

Exterior enclosure:

A. Exterior walls: Brick veneer with precast trim on CMU backup; sealed composite metal panel trim at main entrance feature. Original drawings note 1.5" rigid insulation in masonry cavity.
B. Exterior glazing: Aluminum storefront with 1" tinted insulated glazing; fin tube radiation on interior of glazing; aluminum mini blinds.
C. Exterior doors: Medium stile aluminum doors in storefront frames; sectional overhead doors at loading dock.

Interior construction:

A. Partitions: Gypsum board on metal studs.
B. Interior doors: Wood doors in hollow metal frames.
C. Fittings: Bronze finished hardware.
D. Stair construction: Three enclosed metal pan stairs with steel railings; 22 risers 1st to 2nd floor, 20 risers 2nd to PH level.
E. Stair finishes: Rubber treads, risers and landings, painted steel railings.
F. Wall finishes: Painted gypsum, some wallcoverings.
G. Floor finishes: Carpet tile, ceramic tile lobby, and toilet rooms.
H. Ceiling finishes: 2x2 acoustical ceiling with gypsum soffits and bulkheads.

Services:

A. Elevators: 4500# passenger elevator, two stop hydraulic (does not serve penthouse level).

Equipment and Furnishings:

A. Fitness equipment: Exercise equipment in fitness center.
B. Food service equipment: Kitchen area includes vending machines, sink, microwaves, counter space.
C. Vehicular equipment: Recessed loading dock leveler and dock seal at one recessed dock.

917 Deming Way is a two-story office use building with an enclosed third level mechanical penthouse, built in 1999. Both floor levels house primarily open office areas with some enclosed conference rooms, break rooms and building service functions. An enclosed first level walkway connects to the adjacent building at 8402 Excelsior Drive.

Building code basics:

A. Occupancy groups: B-Business (primary occupancy).
B. Building Height: 2 stories + penthouse.
C. Building Area: 25,000 first floor + 25,000 second floor = 50,000 SF total.
D. Construction type: IIB.
E. Sprinklered: Yes.
F. Fire alarm: Yes.
G. Means of egress: 2 enclosed stairs and one open communicating stair.
H. Accessibility: Building and site accessibility appear to be compliant.
I. Plumbing fixtures: 23 total water closets, 13 lavatories, service sink.

Substructure:

A. Foundations: Concrete foundation wall on spread footings.
B. Slabs-on-grade: Concrete slab-on-grade.

Superstructure:

A. Floor construction: Concrete slab on metal deck.
B. Floor to floor height: 1st to 2nd floor 14’-0", 2nd to PH 13'-8".
C. Roof construction: Metal deck on open web steel joists; adhered EPDM membrane (original); no fall protection, no lightning protection.

Exterior enclosure:

A. Exterior walls: Brick veneer with precast trim on CFMF backup; sealed composite metal panel trim at main entrance feature. Original drawings indicate batt insulation within stud cavities with rigid insulation and vapor retarder on interior side of studs.
B. Exterior glazing: 6-inch aluminum curtain wall with 1" tinted insulated glazing; ceiling mounted radiant heaters on interior of glazing; aluminum mini-blinds.
C. Exterior doors: Medium stile aluminum doors in curtain wall frames.

Interior construction:

A. Partitions: Gypsum board on metal studs.
B. Interior doors: Wood doors in hollow metal frames.
C. Fittings: Brushed nickel finished hardware.
D. Stair construction: Two enclosed metal pan stairs with steel railings and one communicating stair.
E. Stair finishes: Rubber treads, risers and landings, painted steel railings with wood top rail.
Wall finishes: Painted gypsum, some wallcoverings.
F. Floor finishes: Carpet tile, ceramic tile toilet rooms, VCT in break rooms.
G. Ceiling finishes: 2x2 acoustical ceiling with gypsum soffits and bulkheads, suspended indirect lighting in open office areas.

Services:

A. Elevators: 5000# service elevator, three stop Schindler hydraulic (serves penthouse level).

Equipment and Furnishings:

A. Food service equipment: Break areas include sink, microwaves, refrigerator, and copy machines.

Special construction and Demolition

General Site Conditions

The site is comprised of two lots: Lot 22 (~4.02 AC) and Lot 26 (~8.56 AC) of the Old Sauk Trails First Addition plat.

Deming Way is located on the southwest corner of the site and has one access point from the parking to Deming Way. Excelsior Drive is located on the east side of the site and has two access points from the parking to Excelsior Drive. City of Madison Metro Transit bus stops are located at both driveway connections to the site.

The total site impervious area is calculated to be approximately 6 AC equaling 47%. The building coverage for the lot is calculated to be 1.10 AC equaling 8.75%.

General topography for the Site has the buildings located at the high point of the lot with adequate drainage and grading flowing to the north and west into an open swale owned and operated by the City of Madison.

Overall, the Site has mature landscaping and updated lighting.

Generally, signage is present, but may need to be updated to help with parking and wayfinding.

Concrete sidewalks appear to be in good condition, recent replacements are present.

Site meets requirements for ADA parking, it appears additional signage maybe required along with warning domes located at interfaces with parking. Specific grades were not calculated for compliance and should be reviewed closer to verify and necessary updates required.

Buildings and parking appear to meet requirements for setbacks established in zoning and covenants. Exact property lines were not staked so precise measurements were not taken.

In general, the Site as services from public sanitary sewer and water. Each existing building has its own services.

Fiber optic, electric and natural gas all appear to service the site but were not evaluated for capacity or location.

This property falls under the Suburban Employment Center (SEC) District and is subject to certain site zoning standards set by the City of Madison and the Covenants set by Old Sauk Trails Park Subdivision.

Respectfully,

RUEKERT & MIELKE, INC.

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