

# MADISON WATER UTILITY PATERSON OPERATIONS CENTER

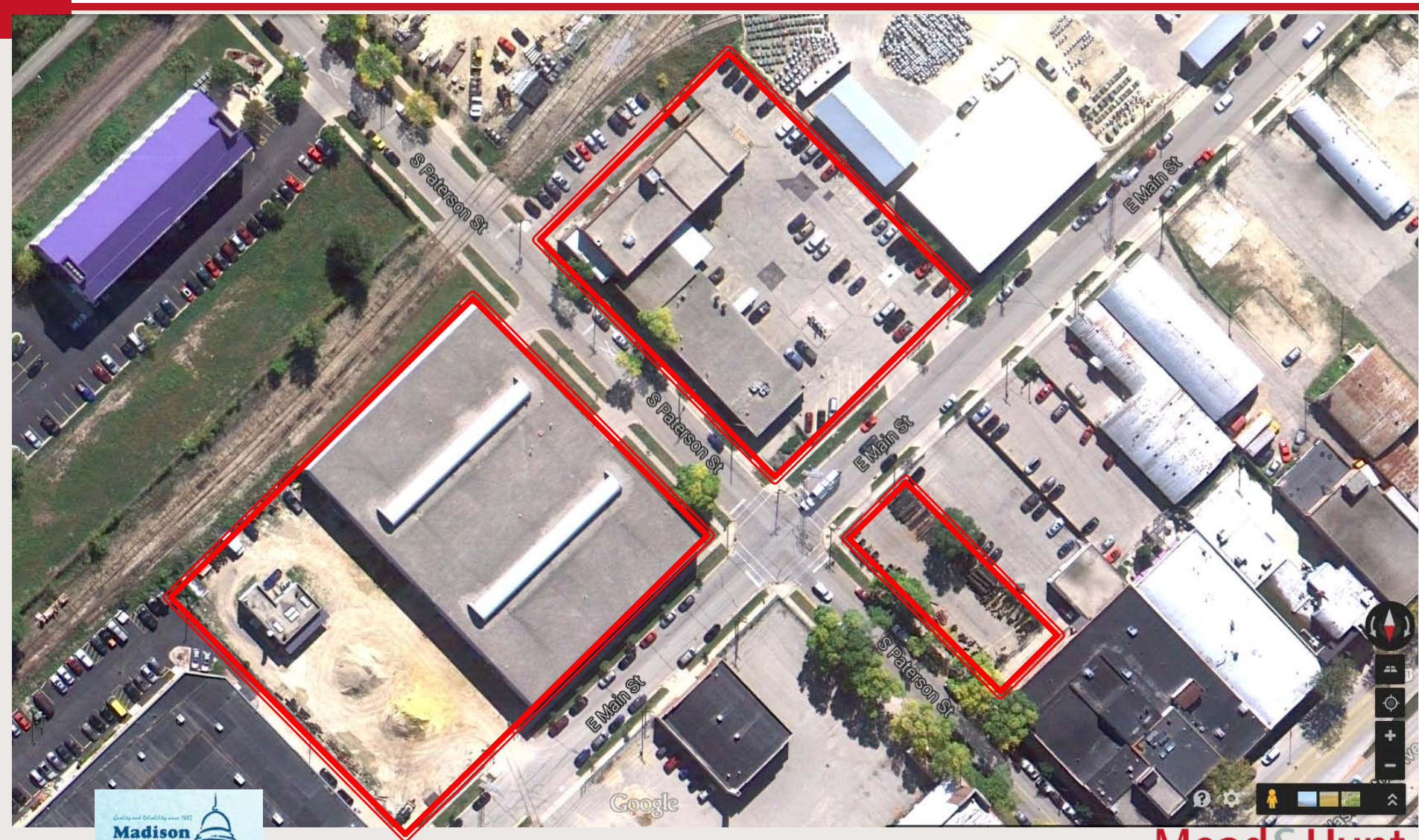
Project Status Update

June 24, 2014



**Mead**&Hunt

# WATER UTILITY PROPERTY AT PATERSON



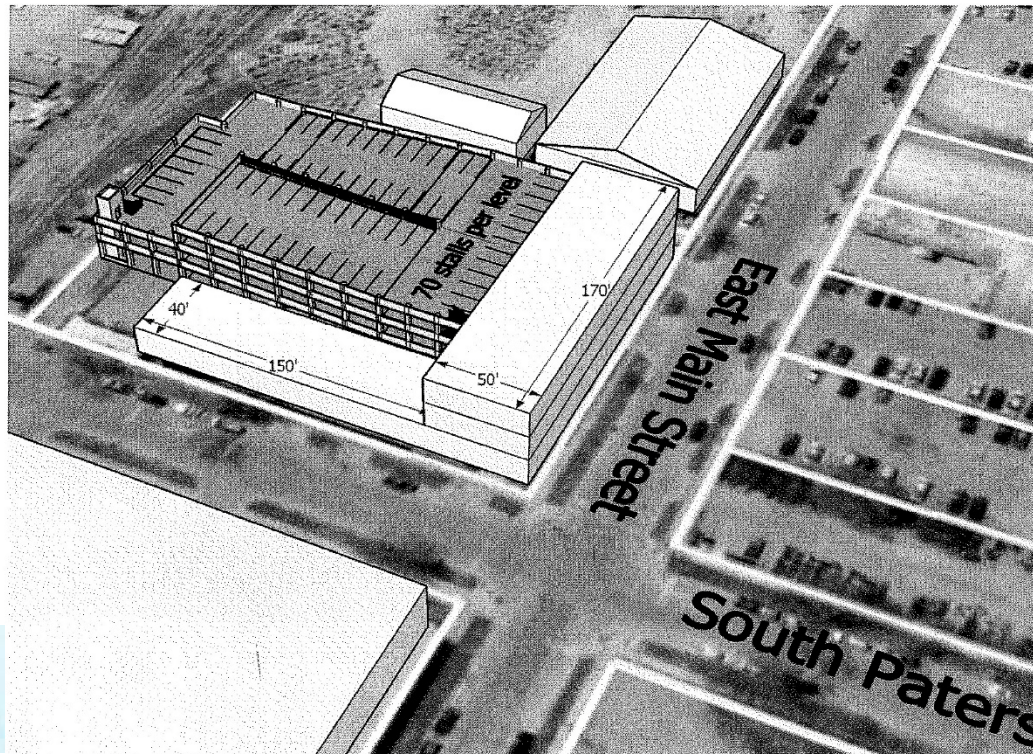


# Option 1: Accommodation of Water Utility use and Parking Structure on the Existing Site

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.

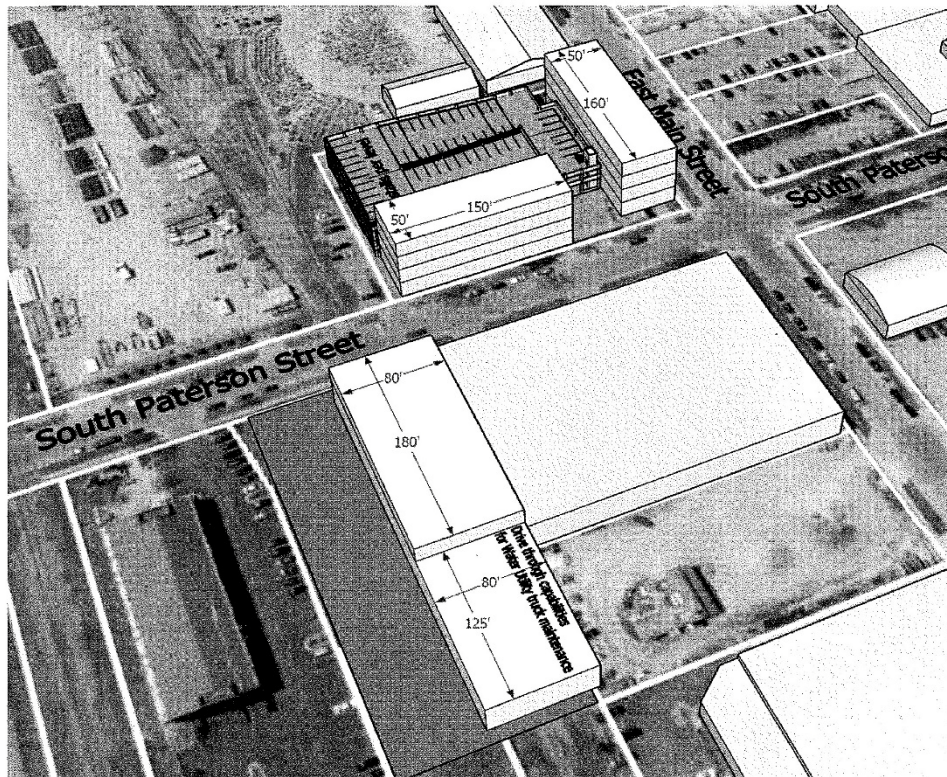
Development could include:

“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.

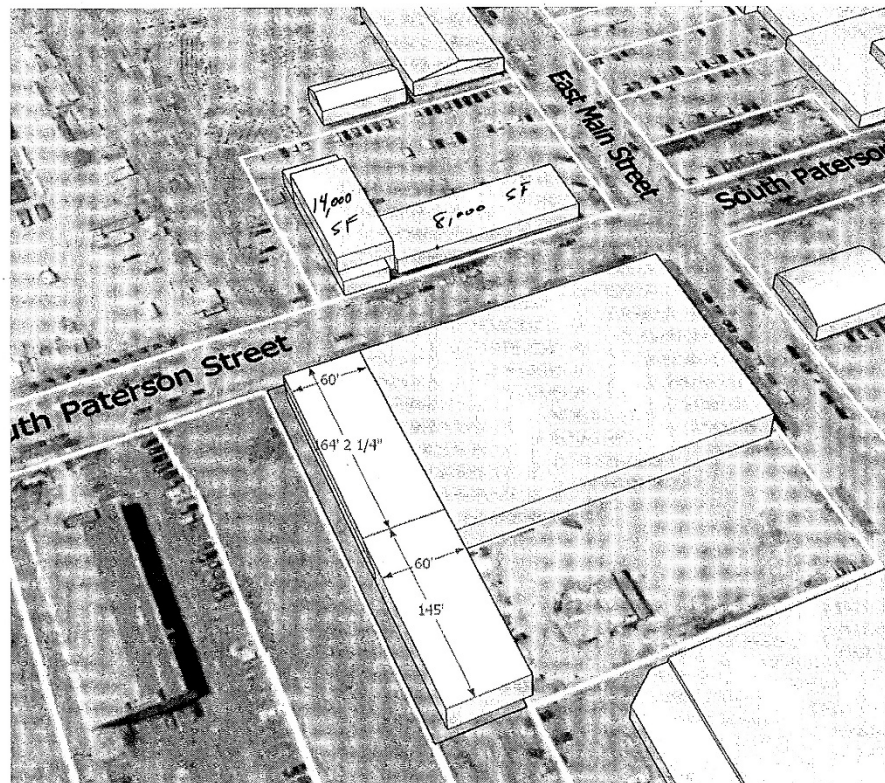
Development could include:

## “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.

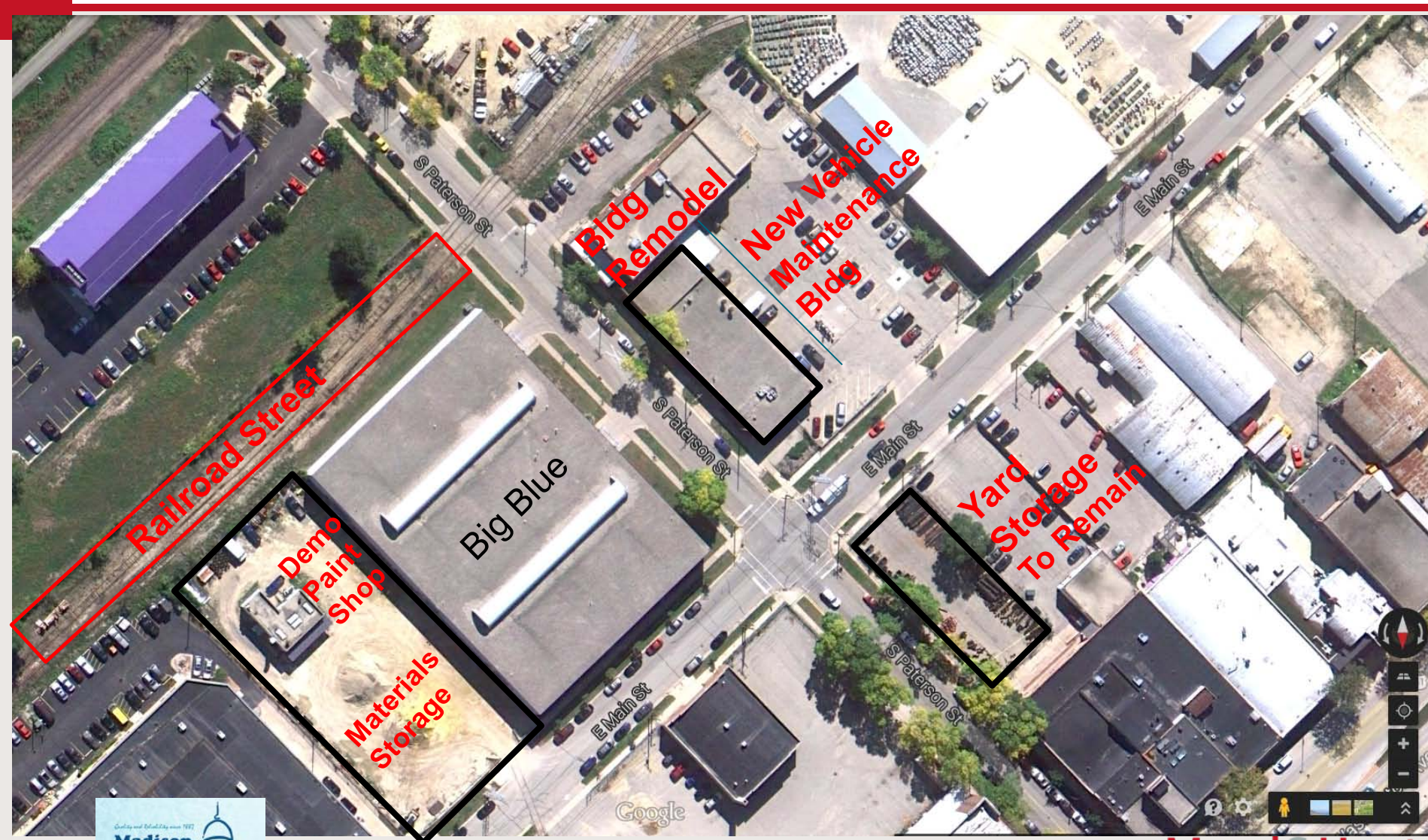


# Discussion and Outcomes of Option 1, 3, and 3a

- 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

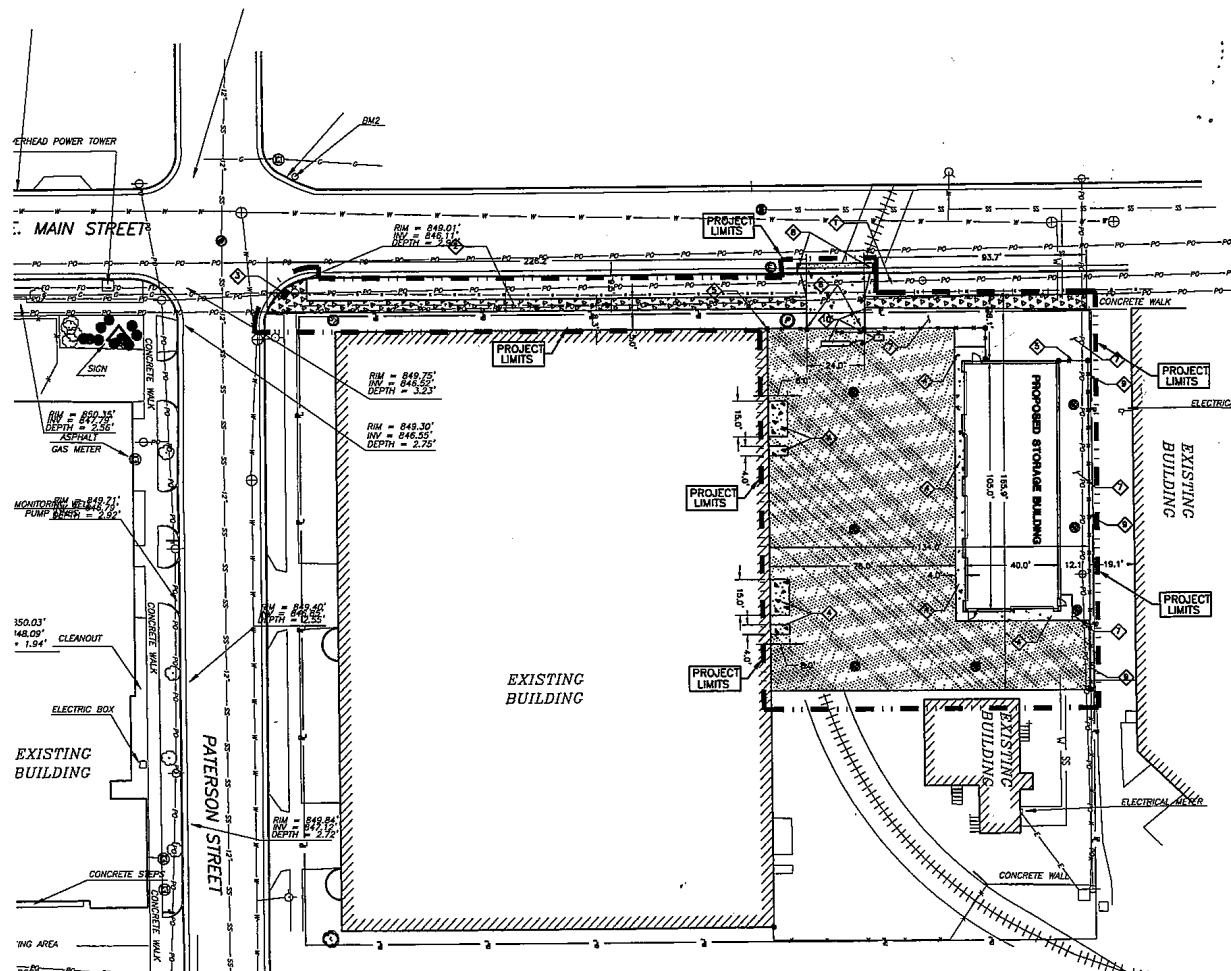
NOTING 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.  
REVISIONS ARE INDICATED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.  
LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.  
NO CHANGING ALL CONSTRUCTION MATERIALS DURING CONSTRUCTION IN  
THE PROJECT MANUAL SPECIFICATIONS EXCEPT WHERE INDICATED BY THE  
DESIGNER. NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED, AND  
LIE IN THE REPAIRMENT OF THE SITE CONSTRUCTOR AND INCLUDED IN THE BASE BID.  
SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR  
LY AS NECESSARY TO CONSTRUCT FACILITIES.


## ES

DRIVEWAY APRON	2.06
TE SIDEWALK	2.03
2" TYPE 1 W/	2.00
5" WORKING FIELDS	
NEED CONCRETE APRON	
FENCE - TROUCH	2.23
WATED CANTILEVER GATE	2.24
2H	
4" CURB AND OUTLET	2.04
4" CURB AND OUTLET - DRIVEWAY	2.04
1 FENCE - VINYL COATED	2.21
ACK	2.22
1 FENCE OPERATOR	2.20
FREE EXIT, GOOSE	
40. VECT/ROAD ENTRY,	
DEPARTMENT LOOK BOX	

## 2END

NOCTE PAVEMENT, TYPE E 1.0	2.01
2 BASE, 1 3/4" GRADE	
3 BASE, 3" GRADE	
NOCTE PAVEMENT	2.02
2 BASE, 1 3/4" GRADE	
3 BASE, 3" GRADE	
EWALK	2.03
3 BASE	2.15

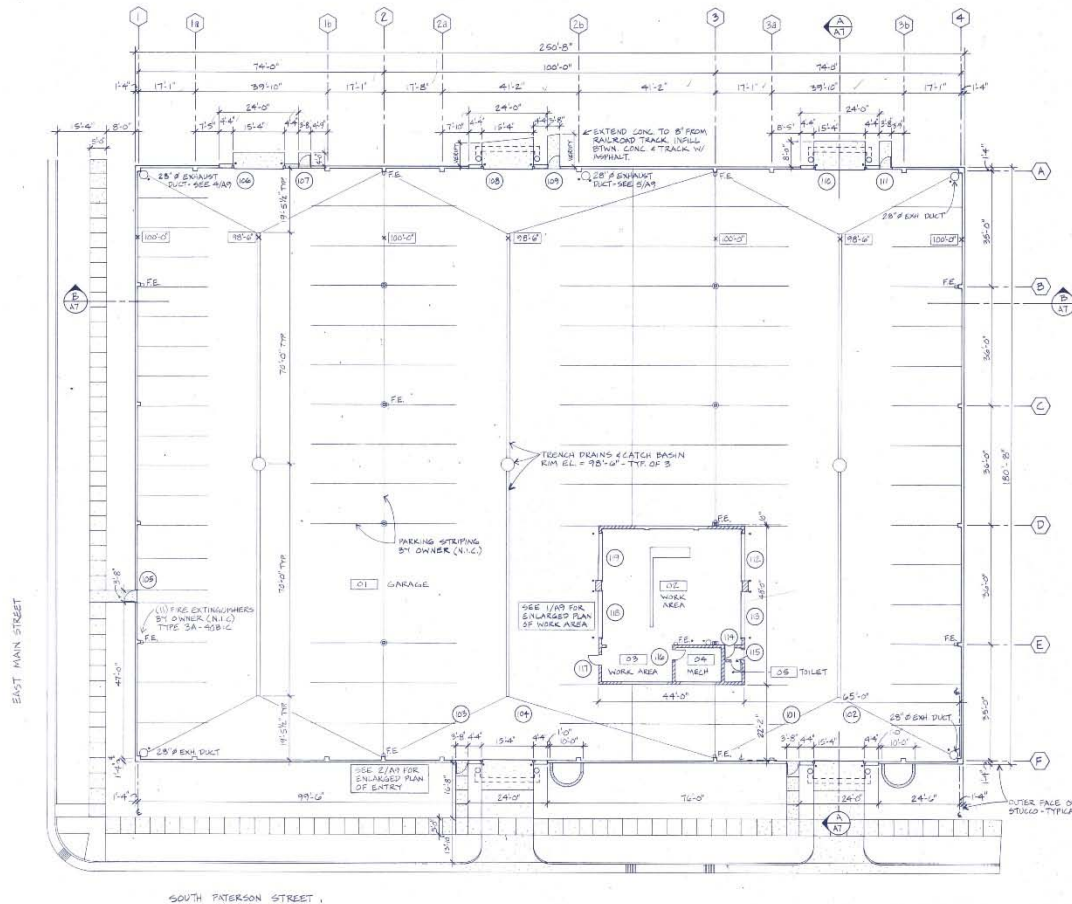


	
Construction Documents: Madison Water Utility Madison, Wisconsin	Project Title: Construction Documents: Madison Water Utility Project Number: 2747 Drawn By: Karl Dieringer Checked By: DAN ROSSITER Issued For: Issue Date: 07/27/2017 Plan Number





3800 Regent Street  
Madison, WI 53705  
608.233.9753



1 FLOOR PLAN  
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 (fluorocure 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.E.C.). Contractor shall coordinate with Owner and provide compatible concrete sealers and block filler.

Revised  
Drawn By  
JVM  
Checked  
DNH  
Copyright 1975/85 by Strang Partners, Inc.  
Sheet Title  
FLOOR PLAN

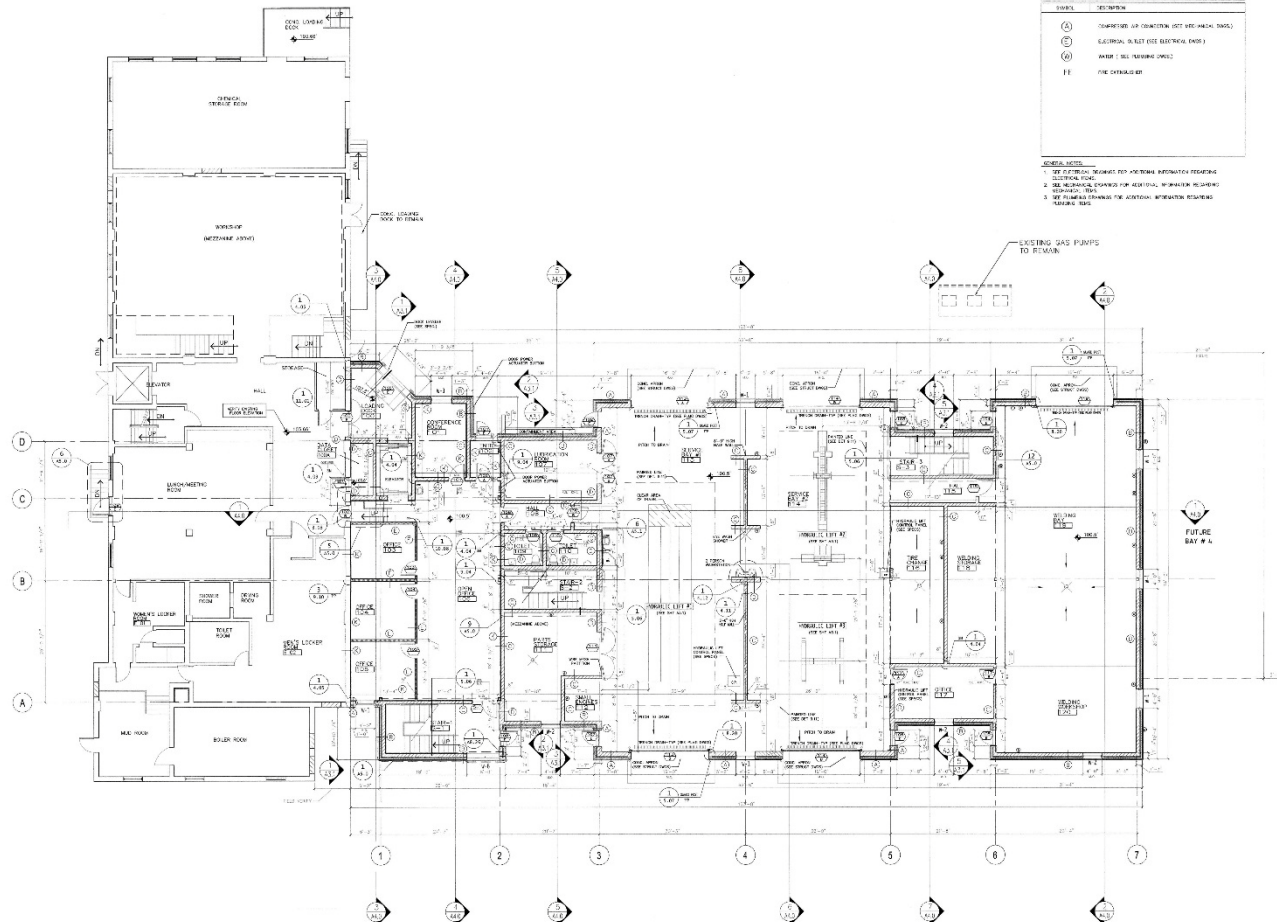
Project Title  
MADISON  
WATER UTILITY  
VEHICLE  
STORAGE FACILITY  
Madison, Wisconsin

Project No.  
5510  
Date  
OCT. 15, 1985  
Sheet No.

A3







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



Bray Associates  
ARCHITECTS, INC.

100 NORTH PARK DRIVE  
MADISON, WI 53702

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FAX (608) 261-1171

PROJECT  
PATERSON  
STREET  
MAINTENANCE  
FACILITY

MADISON,  
WISCONSIN

PROJECT NUMBER  
**2708**

OWNER  
MADISON WATER  
UTILITY  
CONSULTANT

DATE: 10/10/00

DESIGNED FOR  
OWNERS  
REVIEW

DATE: 10/10/00  
BY: J. L. HARRIS  
CHECKED BY: J. L. HARRIS  
APPROVED BY: J. L. HARRIS  
DESIGNED BY: J. L. HARRIS

DESIGNED BY: J. L. HARRIS  
CHECKED BY: J. L. HARRIS

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# DISCUSSION

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## THANK YOU!