

**LETTER OF INTENT****PROJECT TEAM**

Project Owner: Archipelago Village, LLC  
 505 North Carroll Street  
 PO Box 512  
 Madison, WI 53703

Construction Manager: Tri-North Builders  
 2625 Research Park Drive  
 Fitchburg, WI 53711

Consulting Engineers: Henneman Engineering, Inc.  
 1232 Fourier Drive, Suite 101  
 Madison, WI 53717-1960

Architect: Potter Lawson, Inc  
 749 University Row, Suite 300  
 Madison, WI 53705

Civil Engineer: Onieda Total Integrated Enterprises (OTIE)  
 5100 Eastpark Boulevard, Suite 200  
 Madison, WI 53718

Landscape Architect: Ken Saiki Design  
 303 South Paterson Street, Suite 1  
 Madison, WI 53703

**EXISTING CONDITIONS**

The proposed development is at 901 East Washington Avenue. An existing five story building, aka the Klueter Grocery Warehouse, is located at the corner of East Washington and South Paterson Street. The development will include the deconstruction of the one story metal building to allow for the construction of a five story addition. The proposed design consists of the 8,580 square foot per floor building with a 6,676 square foot addition. Other buildings on the site will be deconstructed to allow for on-site parking and future development.

**PROJECT SCHEDULE**

December 18, 2013	Urban Design Commission Meeting
January 6, 2014	Plan Commission Meeting
January to March 2014	Final Design and Bidding
April 2014	Start Construction
January 2015	Substantial Completion

Urban Design Submittal

Land Use Application

November 6, 2013

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**PROPOSED USES / HOURS OF OPERATION**

The building will be a multi-tenant office building. This building will follow traditional business hours of operation from approximately 8:00 AM to 5:00 PM. Some of the potential tenants may hold evening or weekend events.

**BUILDING SQUARE FOOTAGE**

Approximate area of proposed building is 85,061 gross square feet with the following areas per floor:

- Basement – 15,718 gross square feet
- First Floor – 11,168 gross square feet
- Second Floor – 15,256 gross square feet
- Third Floor – 11,168 gross square feet
- Fourth Floor – 15,256 gross square feet
- Fifth Floor – 15,256 gross square feet

**AUTO AND BIKE PARKING STALLS**

A temporary on grade parking lot will be constructed east of the renovated building and will provide 104 full size parking spaces. Bike parking is located at two locations. At the front door along East Washington, there are 7 bike stalls. Along Paterson Street, there are 54 bike stalls.

**VALUE OF LAND**

For Phase One, the land value is \$1,000,000.

**ESTIMATED PROJECT COST**

The estimated cost of the project is \$16,500,000.

**PUBLIC SUBSIDY REQUESTED**

Public subsidy requested will be determined at a future date.