



September 20, 2017
Via email and hand delivery

City of Madison Planning Division
Department of Planning & Community & Economic Development
126 South Hamilton Street
Madison, WI 53701

Attention: Kevin Firchow

Re: Unity Point Meriter Electrical Services Facility – 36 South Brooks Street

Dear Members of the Plan Commission:

Please accept this Letter of Intent, Application and attachments as our formal request for approval to modify the current GDP plan to permit construction of a new Unity Point Meriter Electrical Services Facility.

Project Team:

Owner:	Unity Point Health - Meriter 202 South Park Street Madison WI 53715	Kevin Snitchler
Architect:	Potter Lawson, Inc.	James Moravec
Mechanical/ Electrical/ Plumbing:	Ring & DuChateau	Tim O'Rorke
Civil Engineer:	JSD Professional Services	Bill Dunlop
Landscape Architect:	JSD Professional Services	Mike Grzesiak
Building Air Quality Assessment	RWDI	Ruth McMath
Acoustical Services	Wise Associates	Steve Wise

Existing Conditions:

The site is located at the corner of Milton and South Brooks Streets and is currently developed with a two story lab building and an adjacent surface parking lot. The proposed Electrical Services facility is to be located in the northwest corner of the site within a portion of the current parking area.

Surrounding buildings include office and medical buildings to the north and apartment facilities across the street to the south. The Neighborhood House Community Center is directly adjacent to the site to the west.

Construction of the Electrical Services Facility will not affect future operations of the existing lab building. The existing lab building loading dock will remain operational after completion.

Site Studies:

The owner has contracted acoustical consultant Steve Wise of Wise Associates to perform a study of current noise levels within the surrounding neighborhood and to advise the Design Team on acoustical issues during preparation of construction documents. Steve will also be performing a similar neighborhood noise study after the facility is in operation to verify any predicted noise impact to the surrounding neighborhood.

RWDI out of Canada has performed a wind tunnel test of the building and surrounding site to evaluate exhaust emissions from the facility and their potential impact on air intakes of surrounding buildings. The results of that study are being used to establish an exhaust stack height and to help the owner minimize any potential exhaust issues during testing of the generators.

Staff and Neighborhood Input:

The design team met with City of Madison planning staff to review the proposed project on June 27, 2017. The team also met with the Madison Fire Department on July 17, 2017 and Madison Development Assistance Team on July 20, 2017 to discuss the project and hear their concerns.

The Design Team has also reached out to neighborhood representatives and alderperson Sara Eskrich to notify them of the project and share proposed development plans.

The project was also presented at an Informational Urban Design Commission meeting on September 6, 2017.

Project Overview:

During 2016 and early 2017, Unity Point Health - Meriter completed an in-depth analysis of their electrical systems. This study utilized the collective expertise of MG&E, Meriter engineering and operations staff, local electrical contractors and the professional engineering services of Ring & DuChateau Engineers. The result of this comprehensive systems analysis resulted in recommendations for necessary upgrades to the system, as well as creating a long-term path forward for the facility.

One of the core areas of concern is the capacity and operational condition of the emergency electrical generation systems. Hospitals must follow a set of very strict emergency power system guidelines as developed by local, state and federal governmental agencies. These regulations demand that Meriter maintain sufficient on-site emergency generation capacity to allow the hospital to maintain essential services indefinitely in the event of a major area-wide electrical services failure.

Currently that source of emergency power is provided by two generators located on the Meriter campus. These generators are nearing the end of their dependable useful life and their generation capacity is nearly at its maximum safe limit. Compounding this capacity and aging issue, is an ever increasing need for more emergency power requirements as medical technology continues to evolve in its complexity and scope.

The proposed project involves the construction of a new two story Electrical Services Facility on the far north end of the Meriter campus. The building is planned to have a total area of 8,200 GSF and will support up to three emergency diesel generators and associated electrical switch gear. No employees are anticipated to be permanently assigned to the new building.

Air intakes and exhausts for the generators will be fully enclosed within areaways at either end of the building to visually screen them and to help reduce associated generator noise. All rooftop mechanical equipment serving the facility will be screened from view.

The building is designed to meet the emergency generation requirements for the next decade and will have adequate expansion capacity to meet expected needs for the foreseeable future. The initial phase of work will include new generator capacity of 5 MW of power, and also provide the necessary electrical switch gear to safely manage the complex task of switching from normal utility power to emergency power.

Hours of Operation:

It is important to note that the only time these generators run is for a short monthly test mandated by governing agencies and for whatever period of time required providing backup power to the hospital. The monthly tests are performed early in the day around 6:00 AM. It's anticipated that noise produced by the generator units during operation will not exceed the 65db Madison limit at the property boundary.

Project Schedule:

Construction is anticipated to begin early in 2018 with initial generator installation complete and operational by December 2018. Building is sized to handle an additional generator that will be added at a future date if required to meet increasing emergency power requirements of the hospital campus.

Thank you and please contact me if you have any questions regarding this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Moravec". The signature is fluid and cursive, with a long horizontal stroke at the end.

James Moravec, AIA
Architect

Cc: (All via email)
Sara Eskrich, District 13 Alderperson
Heather Stouder, Planning Division Director
Tim Parks, Planning Division
Matt Tucker, Zoning Administrator