



# BID TALK

## **Village on Park Parking Structure and Site Work for the Community Development Authority of the City of Madison**

City of Madison Engineering Division

January 4, 2024

*Thank you for attending. We will begin shortly...*

CITY OF MADISON



# Meeting Technical Housekeeping

- This meeting will be recorded and posted to the project page.
- All attendees should be muted to keep background noise to a minimum.
- Use the “Q and A” button to type questions about presentation. Questions will be answered live after the presentation.
- Inappropriate questions may be dismissed.
- Use the **“raise your hand”** button to verbally ask your question. You will be prompted to unmute when it is your turn.

**This meeting is being recorded.**

**It is a public record subject to disclosure.**

By continuing to be in the meeting, you are consenting to being recorded and consenting to this record being released to public record requestors.



# How to Participate

The screenshot displays a Zoom meeting interface. At the top, a green banner reads "You are viewing City of Madison's screen" with a "View Options" dropdown. Below this is a shared Excel spreadsheet with a ribbon and data. A "City of Madison" window is visible on the right. In the center, a "Phone Call" window is open, and a "Computer Audio" window is also open. A blue button labeled "Join Audio by Computer" is highlighted with a red arrow. At the bottom left, a "Join Audio" button is also highlighted with a red arrow. The bottom toolbar includes icons for "Join Audio", "Q&A", "Chat", and "Raise Hand". A "Leave Webinar" button is in the bottom right corner.



Make sure to join audio



# How to Participate

The screenshot displays a Zoom meeting interface. At the top, a green banner reads "You are viewing City of Madison's screen" with a "View Options" dropdown. Below this is a shared Excel spreadsheet with a ribbon menu and a grid of data. A "City of Madison" name tag is visible on the right. In the center, there are two buttons: "Phone Call" and "Computer Audio". A large blue button labeled "Join Audio by Computer" is positioned below them. At the bottom, a toolbar contains icons for "Join Audio", "Q&A", "Chat", "Raise Hand", and "Leave Webinar". A red arrow points to the "Raise Hand" icon.

Raise your hand to be unmuted  
For comments or ask additional questions.



# How to Participate

The screenshot displays a Zoom meeting interface. At the top, a green banner reads "You are viewing City of Madison's screen" with a "View Options" dropdown. Below this is a shared Excel spreadsheet with a ribbon and data. A "City of Madison" watermark is visible on the right. In the center, there are two buttons: "Phone Call" and "Computer Audio". A large blue button labeled "Join Audio by Computer" is positioned below them. At the bottom, a toolbar contains icons for "Join Audio", "Q&A", "Chat", and "Raise Hand". A red arrow points to the "Q&A" icon. The text "Leave Webinar" is in the bottom right corner.

Use Q/A if you have questions.  
We will answer after the presentation



# How to Participate

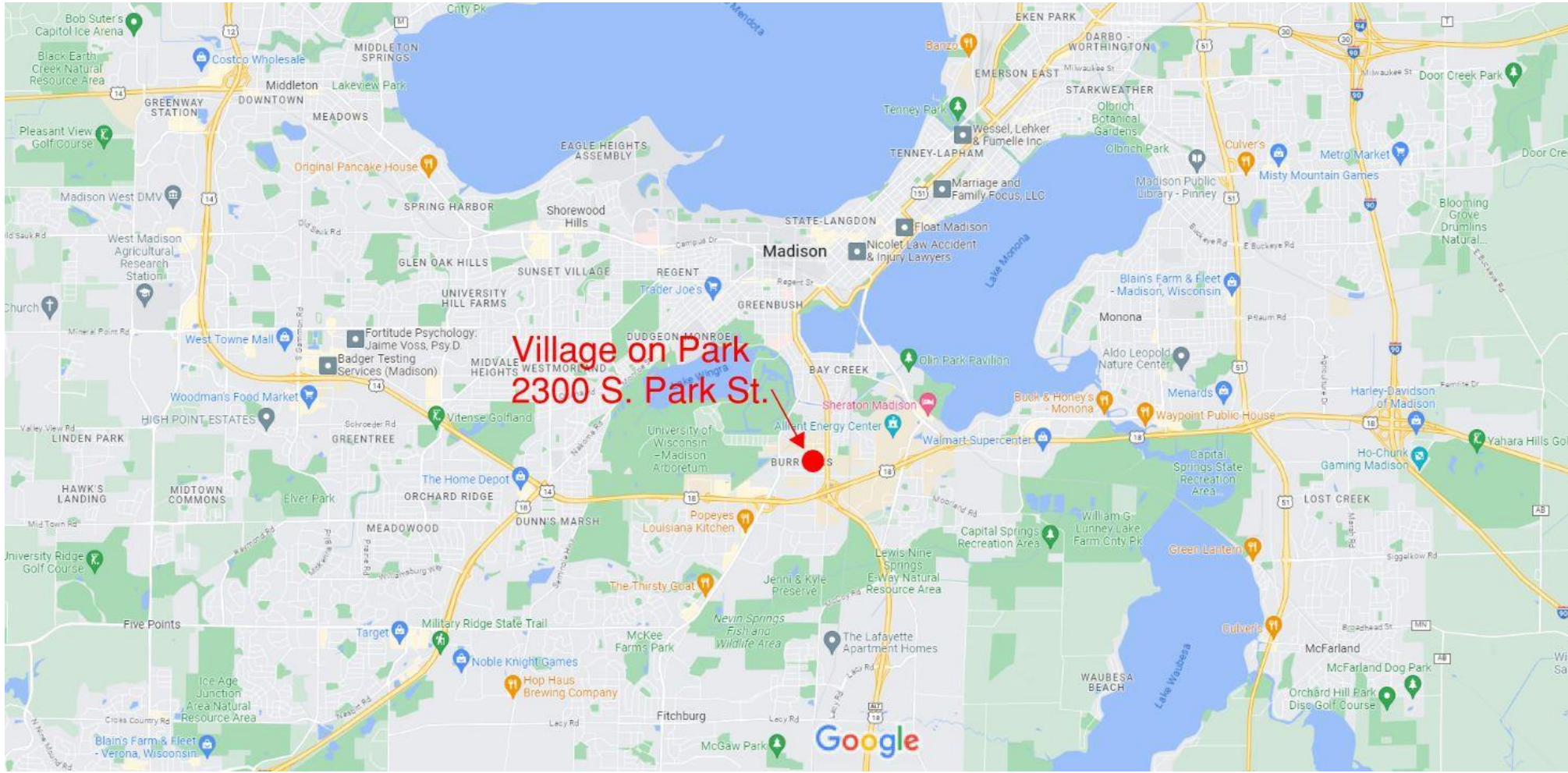
The screenshot displays a Zoom meeting interface. At the top, a green banner reads "You are viewing City of Madison's screen" with a "View Options" dropdown. Below this is a shared Microsoft Excel spreadsheet. The spreadsheet has a header row for years 2019 and 2020, and a row for months from May to August. The name "Sally" is visible in the top-left cell. The interface includes a "Recording" indicator in the top-left corner and a "City of Madison" window title in the top-right. In the center, there are two buttons: "Phone Call" and "Computer Audio". A large blue button labeled "Join Audio by Computer" is positioned below them. At the bottom of the screen, there is a toolbar with icons for "Join Audio", "Q&A", "Chat", and "Raise Hand". A red "Leave Webinar" button is located in the bottom-right corner of the meeting window.

To leave the meeting  
click here

CITY OF MADISON



# Vicinity Map





# Project Location



## PROJECT TEAM CONTACT LIST



### STRUCTURAL GRAEF

101 EAST WASHINGTON AVENUE,  
SUITE 202  
MADISON, WISCONSIN 53703  
PHONE: (608) 242-1910  
FAX: (608) 242-3787

PROJECT CONTACT: DAN WINDORSHI, PROJECT MANAGER  
DIRECT PHONE: (608) 242-1975  
EMAIL ADDRESS: dan.windorshi@graef-usa.com



### CIVIL JSD

161 HORIZON DRIVE, SUITE 101  
MADISON, WISCONSIN 53703  
PHONE: (608) 448-0892

PROJECT CONTACT: MATT SAUNDERS, CIVIL ENGINEER  
DIRECT PHONE: (608) 448-0896  
EMAIL ADDRESS: matt.saunders@stcinc.com



### ARCHITECTURAL STRANG

811 EAST WASHINGTON AVENUE,  
SUITE 202  
MADISON, WISCONSIN 53703  
PHONE: (608) 270-0000

PROJECT CONTACT: PETER TAN, ARCHITECT  
DIRECT PHONE: (608) 276-0004  
EMAIL ADDRESS: peter@tanarchitect.com



### PLUMBING GRAEF

1010 EAST WASHINGTON AVENUE,  
SUITE 202  
MADISON, WISCONSIN 53703  
PHONE: (608) 242-1910  
FAX: (608) 242-3787

PROJECT CONTACT: JESSICA CULVER, PLUMBING ENGINEER  
DIRECT PHONE: (616) 298-0908  
EMAIL ADDRESS: jessica.culver@graef-usa.com



### MECHANICAL GRAEF

1010 EAST WASHINGTON AVENUE,  
SUITE 202  
MADISON, WISCONSIN 53703  
PHONE: (608) 242-1910  
FAX: (608) 242-3787

PROJECT CONTACT: JESSICA CULVER, MECHANICAL ENGINEER  
DIRECT PHONE: (616) 298-0908  
EMAIL ADDRESS: jessica.culver@graef-usa.com



### ELECTRICAL GRAEF

1010 EAST WASHINGTON AVENUE,  
SUITE 202  
MADISON, WISCONSIN 53703  
PHONE: (608) 242-1910  
FAX: (608) 242-3787

PROJECT CONTACT: ROBERT JEFFERS, ELECTRICAL ENGINEER  
DIRECT PHONE: (616) 298-0843  
EMAIL ADDRESS: robert.jeffers@graef-usa.com



### LANDSCAPE JSD

161 HORIZON DRIVE, SUITE 101  
MADISON, WISCONSIN 53703  
PHONE: (608) 448-0892

PROJECT CONTACT: KEVIN YESKA, LANDSCAPE ARCHITECT  
DIRECT PHONE: (608) 668-0964  
EMAIL ADDRESS: kevin.yeska@stcinc.com

PUBLIC IMPROVEMENT PROJECT APPROVED BY:	PUBLIC IMPROVEMENT DESIGN APPROVED BY:
RES: _____	_____
FILE ID: _____	CITY ENGINEER _____
DATE: _____	_____
BY THE COMMON COUNCIL OF MADISON, WI	DATE _____

## SHEET INDEX

### GENERAL

001 COVER SHEET  
002 TITLE SHEET  
003 GENERAL NOTES  
004 GENERAL NOTES - 2 SHEETS

### CIVIL

100 SITE LAYOUT  
101 SITE PLAN  
102 SITE PLAN - UTILITY  
103 SITE PLAN - FLOODING  
104 SITE PLAN - FLOODING  
105 SITE PLAN - FLOODING  
106 SITE PLAN - FLOODING  
107 SITE PLAN - FLOODING  
108 SITE PLAN - FLOODING  
109 SITE PLAN - FLOODING  
110 SITE PLAN - FLOODING  
111 SITE PLAN - FLOODING  
112 SITE PLAN - FLOODING  
113 SITE PLAN - FLOODING  
114 SITE PLAN - FLOODING  
115 SITE PLAN - FLOODING  
116 SITE PLAN - FLOODING  
117 SITE PLAN - FLOODING  
118 SITE PLAN - FLOODING  
119 SITE PLAN - FLOODING  
120 SITE PLAN - FLOODING

### LANDSCAPE

121 LANDSCAPE PLAN  
122 LANDSCAPE PLAN  
123 LANDSCAPE PLAN  
124 LANDSCAPE PLAN  
125 LANDSCAPE PLAN

### STRUCTURAL

131 FOUNDATION PLAN  
132 FOUNDATION PLAN  
133 FOUNDATION PLAN  
134 FOUNDATION PLAN  
135 FOUNDATION PLAN  
136 FOUNDATION PLAN  
137 FOUNDATION PLAN  
138 FOUNDATION PLAN  
139 FOUNDATION PLAN  
140 FOUNDATION PLAN  
141 FOUNDATION PLAN  
142 FOUNDATION PLAN  
143 FOUNDATION PLAN  
144 FOUNDATION PLAN  
145 FOUNDATION PLAN  
146 FOUNDATION PLAN  
147 FOUNDATION PLAN  
148 FOUNDATION PLAN  
149 FOUNDATION PLAN  
150 FOUNDATION PLAN

### ARCHITECTURAL

151 ARCHITECTURAL PLAN  
152 ARCHITECTURAL PLAN  
153 ARCHITECTURAL PLAN  
154 ARCHITECTURAL PLAN  
155 ARCHITECTURAL PLAN  
156 ARCHITECTURAL PLAN  
157 ARCHITECTURAL PLAN  
158 ARCHITECTURAL PLAN  
159 ARCHITECTURAL PLAN  
160 ARCHITECTURAL PLAN  
161 ARCHITECTURAL PLAN  
162 ARCHITECTURAL PLAN  
163 ARCHITECTURAL PLAN  
164 ARCHITECTURAL PLAN  
165 ARCHITECTURAL PLAN  
166 ARCHITECTURAL PLAN  
167 ARCHITECTURAL PLAN  
168 ARCHITECTURAL PLAN  
169 ARCHITECTURAL PLAN  
170 ARCHITECTURAL PLAN

### ELECTRICAL

171 ELECTRICAL PLAN  
172 ELECTRICAL PLAN  
173 ELECTRICAL PLAN  
174 ELECTRICAL PLAN  
175 ELECTRICAL PLAN  
176 ELECTRICAL PLAN  
177 ELECTRICAL PLAN  
178 ELECTRICAL PLAN  
179 ELECTRICAL PLAN  
180 ELECTRICAL PLAN  
181 ELECTRICAL PLAN  
182 ELECTRICAL PLAN  
183 ELECTRICAL PLAN  
184 ELECTRICAL PLAN  
185 ELECTRICAL PLAN  
186 ELECTRICAL PLAN  
187 ELECTRICAL PLAN  
188 ELECTRICAL PLAN  
189 ELECTRICAL PLAN  
190 ELECTRICAL PLAN

### MECHANICAL

191 MECHANICAL PLAN  
192 MECHANICAL PLAN  
193 MECHANICAL PLAN  
194 MECHANICAL PLAN  
195 MECHANICAL PLAN  
196 MECHANICAL PLAN  
197 MECHANICAL PLAN  
198 MECHANICAL PLAN  
199 MECHANICAL PLAN  
200 MECHANICAL PLAN

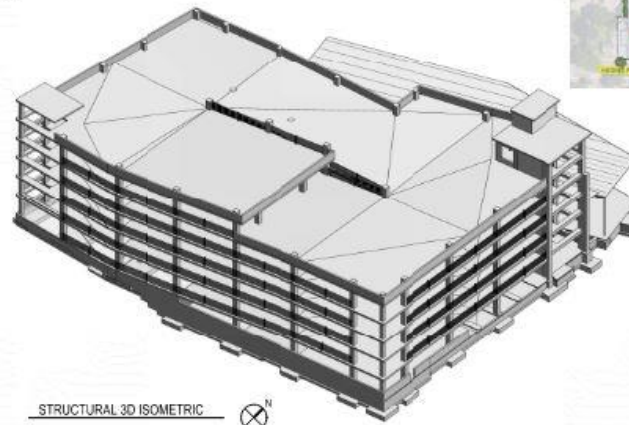
### FIRE PROTECTION

201 FIRE PROTECTION PLAN  
202 FIRE PROTECTION PLAN  
203 FIRE PROTECTION PLAN  
204 FIRE PROTECTION PLAN  
205 FIRE PROTECTION PLAN  
206 FIRE PROTECTION PLAN  
207 FIRE PROTECTION PLAN  
208 FIRE PROTECTION PLAN  
209 FIRE PROTECTION PLAN  
210 FIRE PROTECTION PLAN

### PLUMBING

211 PLUMBING PLAN  
212 PLUMBING PLAN  
213 PLUMBING PLAN  
214 PLUMBING PLAN  
215 PLUMBING PLAN  
216 PLUMBING PLAN  
217 PLUMBING PLAN  
218 PLUMBING PLAN  
219 PLUMBING PLAN  
220 PLUMBING PLAN

## PROJECT LOCATION MAP



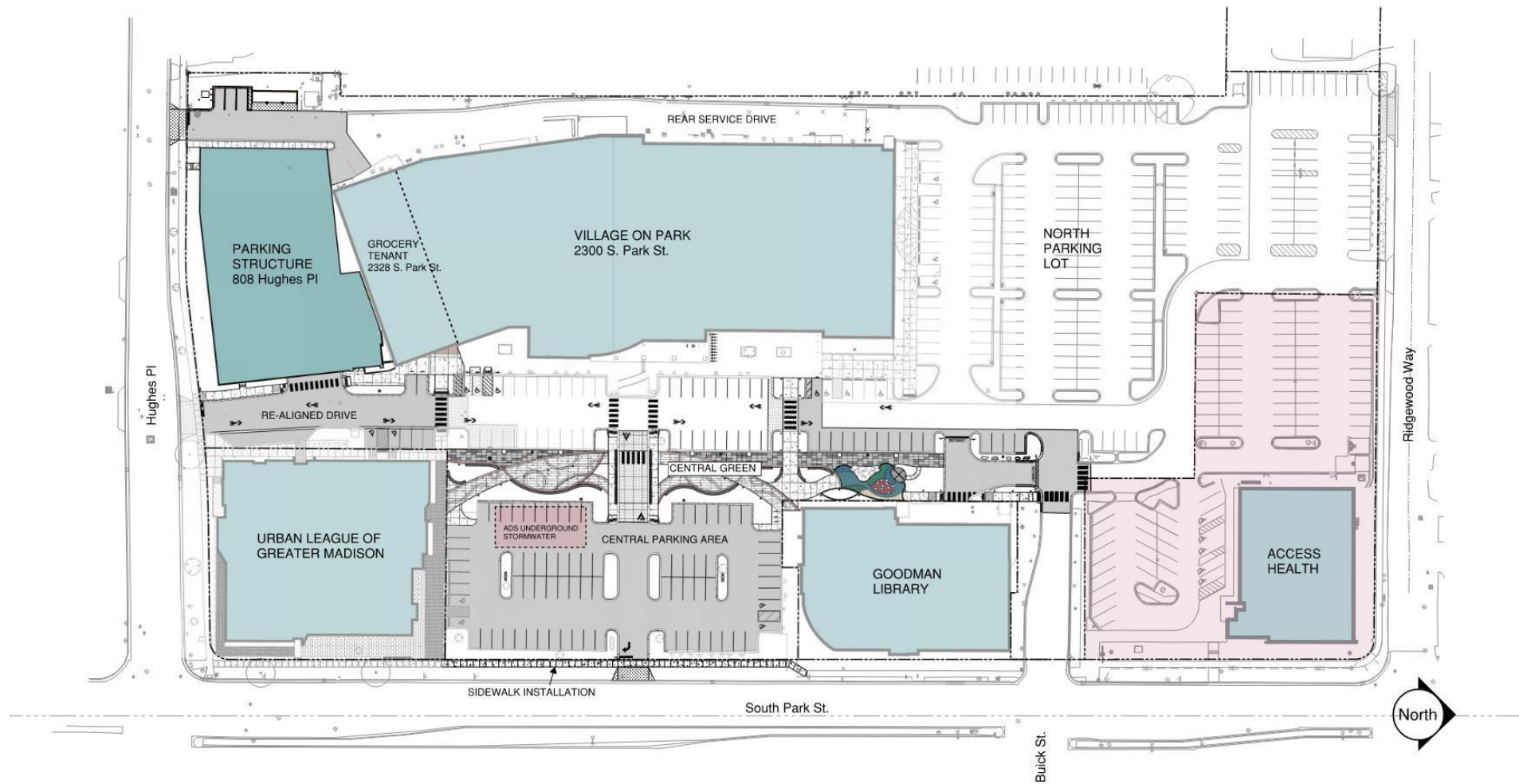
STRUCTURAL 3D ISOMETRIC



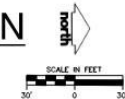
# Scope of Work

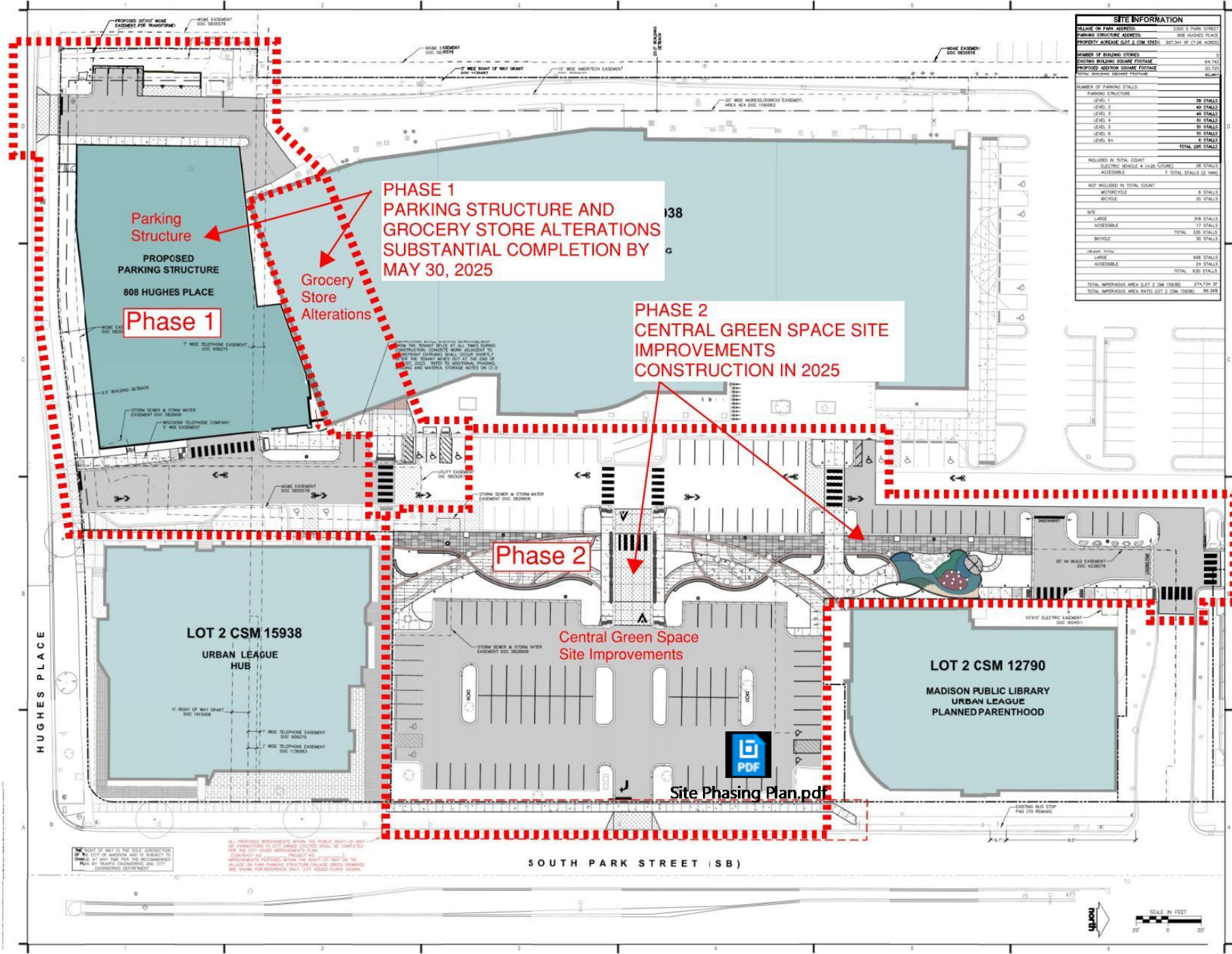
- New Parking Structure
  - 6.5 Levels
  - Approximately 120,700 sq. ft.
- Grocery Store Roof Framing
- Grocery Store Entrance Doors
- Landscaping
- Finish Re-Aligned Drive





**KEY SITE PLAN**  
4/7/23





SITE INFORMATION	
RELIEF OR PAV. ADDRESS:	1000 S PARK STREET
PARKING STRUCTURE ADDRESS:	808 HUGHES PLACE
PROPERTY ACREAGE (LOT 2 CSM 15938):	307,241 SF (7.08 ACRES)
NUMBER OF BUILDING STORIES:	3
EXISTING BUILDING SQUARE FOOTAGE:	64,743
PROPOSED ADDITION SQUARE FOOTAGE:	20,721
TOTAL BUILDING SQUARE FOOTAGE:	85,464
NUMBER OF PARKING STALLS	
PARKING STRUCTURE	
LEVEL 1:	30 STALLS
LEVEL 2:	40 STALLS
LEVEL 3:	40 STALLS
LEVEL 4:	40 STALLS
LEVEL 5:	40 STALLS
LEVEL 6:	40 STALLS
LEVEL 8+:	6 STALLS
<b>TOTAL:</b>	<b>236 STALLS</b>
INCLUDED IN TOTAL COUNT	
ELECTRIC VEHICLE & CARBON NEUTRAL:	20 STALLS
ACCESSIBLE:	7 TOTAL STALLS (4 NMS)
NOT INCLUDED IN TOTAL COUNT	
MOTORCYCLE:	6 STALLS
BIKE:	20 STALLS
SITE	
LARGE:	208 STALLS
ACCESSIBLE:	17 STALLS
<b>TOTAL:</b>	<b>225 STALLS</b>
BIKE:	
LARGE:	24 STALLS
ACCESSIBLE:	24 STALLS
<b>TOTAL:</b>	<b>48 STALLS</b>
TOTAL IMPERVIOUS AREA (LOT 2 CSM 15938)	
TOTAL IMPERVIOUS AREA (LOT 2 CSM 15938):	274,724 SF
TOTAL IMPERVIOUS AREA (LOT 2 CSM 12790):	90,338

**GRAEF**  
 1110 East Wisconsin Avenue,  
 Suite 202  
 Madison, WI 53703  
 608.242.1550

www.graef-usa.com  
**JSD**

CLIENT:  
 Community Development Authority of the  
 City of Madison

**CDA**  
 Madison Municipal Building  
 215 Martin Luther King Jr Blvd  
 Suite 161  
 Madison, WI 53703

PROJECT TITLE:  
 VLLAGE ON PARK PARKING  
 STRUCTURE AND SITE  
 IMPROVEMENTS

808 HUGHES PLACE  
 MADISON, WI 53713  
 ISSUE:  
 02/17/2023 FINAL REVIEW

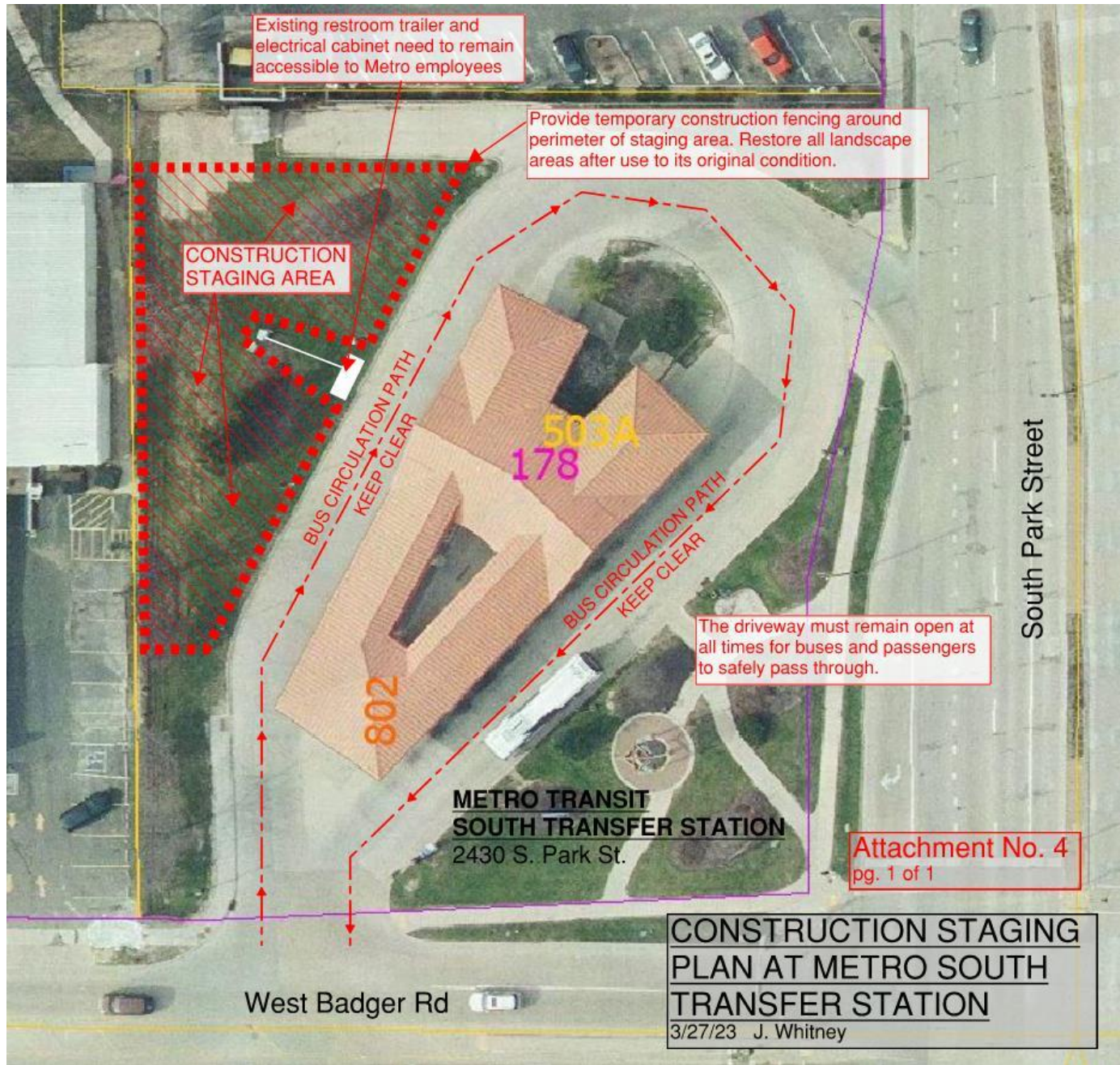
**SITE PHASING PLAN**

PROJECT INFORMATION:  
 PROJECT NUMBER: 20225013.00  
 DATE: 02/17/2023  
 DRAWN BY: MWE  
 CHECKED BY: KJY  
 APPROVED BY:  
 AS NOTED

SHEET TITLE:  
 SITE PLAN -  
 OVERALL

SHEET NUMBER:  
**C300**

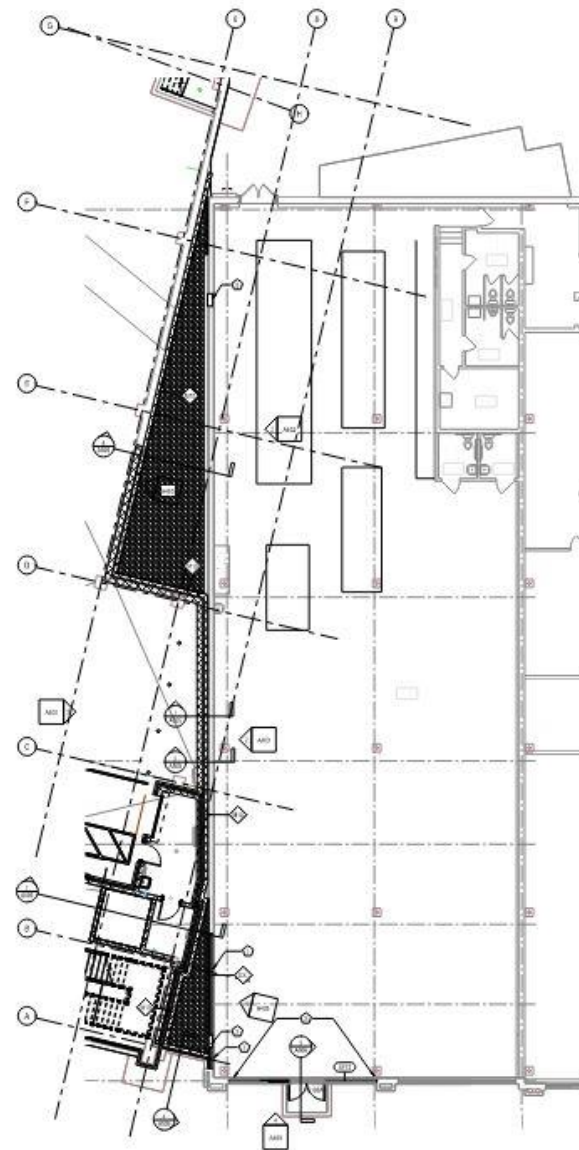
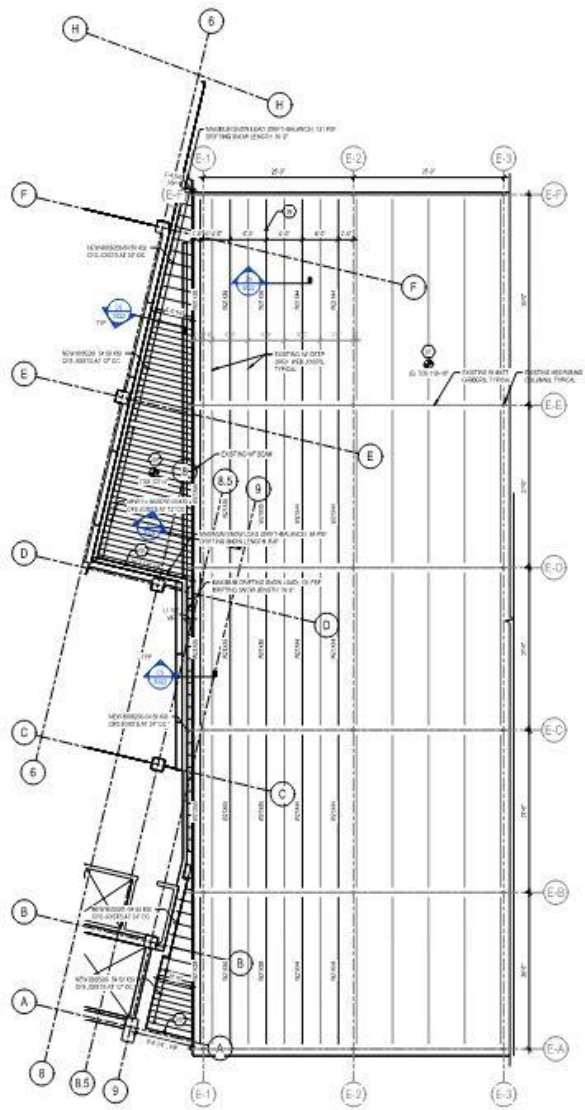






CITY OF MADISON

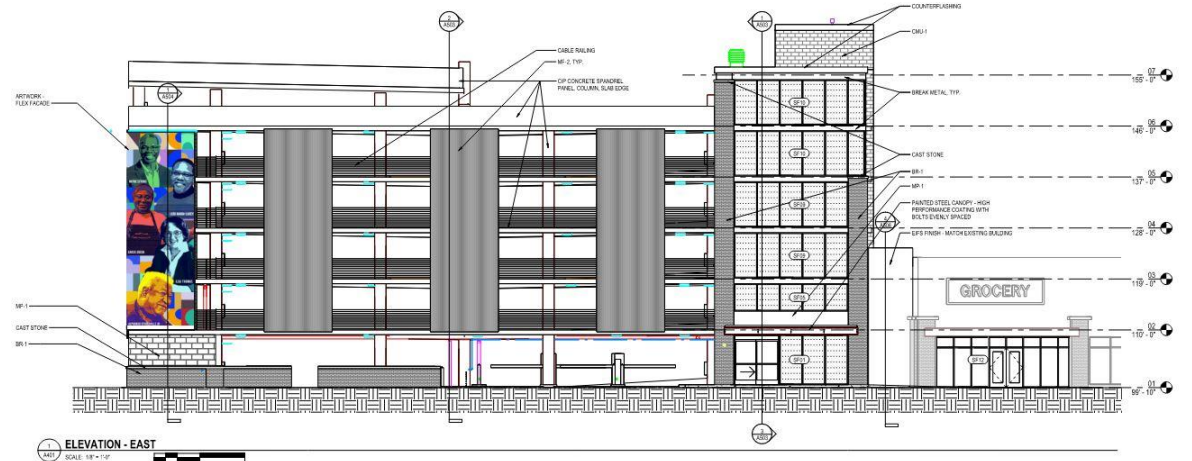
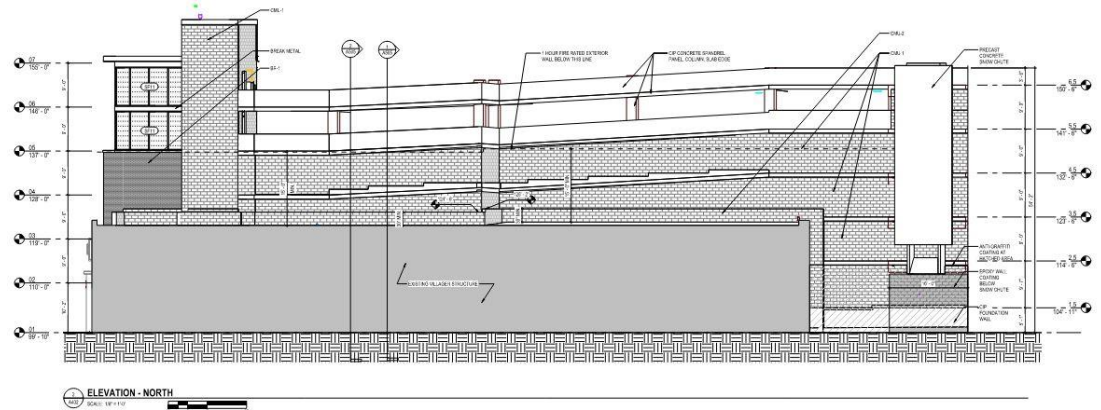
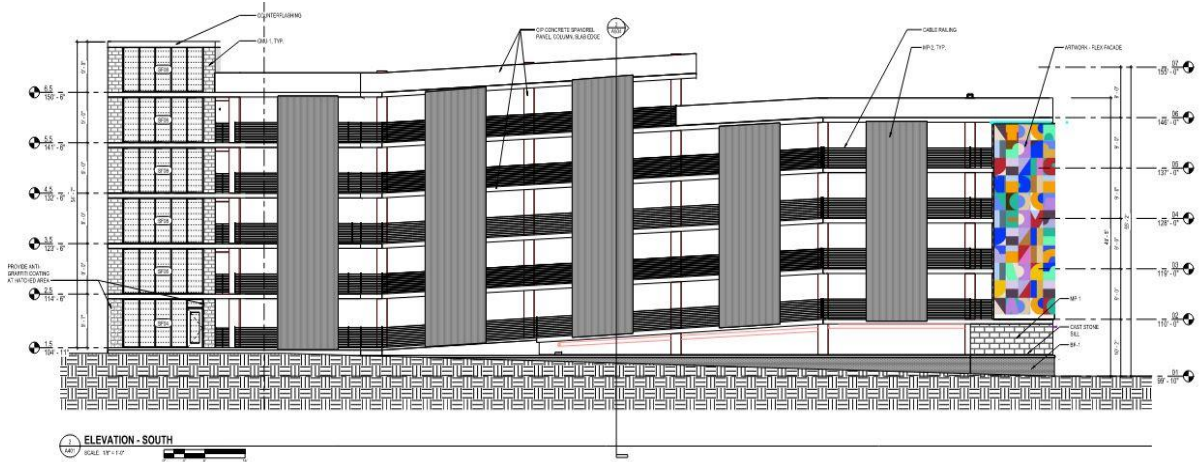




## Grocery Store Roof Framing & Entrance Doors







CITY OF MADISON



# Project Schedule

- 1/4/24: Bid Talk
- 1/9/24: Project Tour at Village on Park, 10:30am
- 1/11/24: Questions Due
- 1/18/24: Addendum Posted
- 1/25/24: Bid Bond or Certified Cashier Check Due to City Finance by 2:00pm
- 1/25/24: Bid Package Submission Deadline by 2:00pm
- 5/30/25: The Project Should be Substantially Complete by May 30, 2025



# Bidding Process

- Bidding documents can be found on VendorNet and DemandStar
- <https://www.cityofmadison.com/finance/purchasing/vendor-resources/bid-opportunities-competition>
- Review all bidding documents and information in the Request for Bids.
- Send questions via email to Brian Pittelli in the City of Madison Finance department at [bpittelli@cityofmadison.com](mailto:bpittelli@cityofmadison.com), and to Jim Whitney in City Engineering at [jwhitney@cityofmadison.com](mailto:jwhitney@cityofmadison.com)
- SBE Goal: 8%
- Small Business Enterprise Pre-Bid Meetings are not being held in person. Contractors can schedule one-on-one phone calls with Bilingual Contract Compliance Specialist Jesus Sanchez, Affirmative Action Division, to count towards good faith efforts. Jesus Sanchez may be reached at [jsanchez-cruz@cityofmadison.com](mailto:jsanchez-cruz@cityofmadison.com).
- Please note that this is not a Public Works project.

# AA Plan

- The CDA complies with all City of Madison’s Affirmative Action Plan requirements. If the Successful Bidder (the “Contractor”) employs 15 or more employees and does aggregate annual business with the City of Madison of \$50,000 or more for the calendar year in which the Contract takes effect, Contractor shall file, within thirty (30) days from the Contract Effective Date and BEFORE RELEASE OF PAYMENT, an Affirmative Action Plan (<https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers>) designed to ensure that the Contractor provides equal employment opportunity to all and takes affirmative action in its utilization of applicants and employees who are women, minorities and/or persons with disabilities. The Model Affirmative Action Plan for Vendors, Request for Exemption form, and instructions are available at: <http://www.cityofmadison.com/civil-rights/contract-compliance/vendors-suppliers/forms>, or by contacting a Contract Compliance Specialist at the City of Madison Affirmative Action Division at (608) 266-4910.
- Refer to Request for Bids for more AA Plan information.



# General Project Information

- There will be two building permits required, one for 808 Hughes Place for the Parking Structure, and one for 2328 South Park Street for the Grocery Alteration Work. These plan review projects are combined into one set of plans for construction.
- The construction staging area at the Metro South Transfer Station has an open grass area on the site that can be used for construction staging of materials and equipment.
- The Grocery Alteration Work needs to commence as soon as after the Contract is executed since the existing door is adjacent to the Parking Structure site. The new door facing the east needs to be installed before the existing door is sealed off.
- In addition, the roof structural support work in the grocery store will need to occur once the tenant vacates the space on August 31, 2023, and the ceiling/disturbed areas should be restored in an expedited manner so the new grocery tenant can occupy the space.
- The Villager Mall building, Goodman Library building and the Urban League HUB building will need to remain open and in operation during construction of the adjoining site and parking lot improvements for staff and visitors. The contractor will need to prepare and coordinate a construction phasing plan for approval with the CDA, Madison Library, and Urban League. The construction phasing plan will need to include construction fencing locations, staging, trailer, materials storage plans, circulation, and similar items. Public parking and public vehicle circulation and pedestrian access to the existing Villager Mall tenants and stores, Goodman Library, Urban League, and Access Health buildings will be required for the duration of construction.



# Contact Information

- Project Engineer
  - Dan Windorski, Graef
    - (608) 245-1975 / [dan.windorski@graef-usa.com](mailto:dan.windorski@graef-usa.com)
- Project Manager for the CDA
  - Jim Whitney, City of Madison – Facilities Management
    - (608) 266-4563 / [jwhitney@cityofmadison.com](mailto:jwhitney@cityofmadison.com)
- Real Estate Development Specialist for the CDA
  - Kris Koval, Economic Development Division
    - (608) 267-8723 / [kkoval@cityofmadison.com](mailto:kkoval@cityofmadison.com)



# Resources

- Project Website: <https://www.cityofmadison.com/engineering/projects/village-on-park-improvements>
- Sign-up for project email updates on the website
  - Updates on work progress will be posted to the project website
  - Recording for this meeting will be posted on project webpage
- Facebook – City of Madison Engineering
- Twitter – @MadisonEngr
- Engineering Podcast: Everyday Engineering on iTunes, GooglePlay

