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Breese Stevens Field
Facility Plan

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PART I

PART I- EXECUTIVE SUMMARY

Introduction

In the fall of 2016, an architectural and engineering team (A/E team) led by Isthmus Architecture, Inc. with Henneman Engineering and R.A. Smith National was contracted by the City of Madison Parks Division to prepare a Facility Plan for Breese Steven Field in Madison, Wisconsin. Breese Stevens Field is listed as a City of Madison Landmark and is listed on the State and the National Registers of Historic Places. It is currently used as a soccer stadium by Edgewood College, the Big 8 High School Athletic Conference, the WIAA, as well as other outdoor soccer leagues. In 2015, the City partnered with Big Top Events, LLC to promote, manage and expand the offerings at the facility to a wider demographic.

The goal of this Facility Plan is to evaluate the current condition of the entire facility, the building, the field, and infrastructure, as well as plan for improvements proposed by Big Top Events. This plan is intended to balance the needs of the facility, the goals of the City and the desired improvements of Big Top Events. Costs for the items listed and priorities to guide the subsequent phases of design work were also developed as part of this report. Members of the A/E team surveyed the building and reviewed recent improvements to provide the City with the data shown in the appendices of this report.

Breese Stevens Field was constructed in two phases between 1925 and 1934. The 1925 west portion has a C-shaped footprint and was designed in the Mediterranean revival style. The original grandstand is constructed of poured-in-place reinforced concrete and clad in brick and architectural terra cotta. The grandstands are covered with a roofed canopy constructed of steel trusses. The second phase of construction was completed around 1934 and is of no distinctive architectural style. Although utilitarian, this phase was completed with an elegant locally quarried limestone in a random ashlar pattern. The grandstand addition of 1934 connects to the 1925 grandstand near the corner of Paterson and Mifflin Streets and skirts the north side of the site directly adjacent to Mifflin Street. Like the 1925 grandstands, the 1934 structure is constructed of poured-in-place reinforced concrete. Continuing on from the north end of the grandstand is a 7' stone wall that skirts the sidewalks of Brearly Street and East Washington Avenue, and re-connects to the 1925 structure near the corner of Paterson Street and East Washington Avenue. The wall effectively encloses the stadium along with a tall section chain link fence. This fence provides privacy to the east side of the stadium. Beneath the grandstands, interior spaces are currently occupied with locker rooms, offices, restrooms and storage space. An interior survey of these spaces was completed under this scope of work.

Summary

The existing conditions surveyed as part of this report can be summarized as follows:

1925 Grandstand & Steel Truss Canopy

- The exterior grandstand perimeter walls of brick and terra cotta constructed in 1925 are in fair to poor condition. Wind driven and poorly drained rainwater from the canopy has resulted in continual latent moisture within the masonry walls.
- Roof runoff infiltrates the outer wall due to the canopy's alignment with the exterior masonry bearing walls. Installation of a roof gutter and downspouts is recommended.
- Masonry restoration work including tuck-pointing, masonry unit replacement and sealant joint repair is recommended.
- Abandoned exposed steam radiators with some piping remain in a few rooms. Recommend removing them due to possible safety and storage concerns.
- The steel truss canopy is in good condition.
- The roof deck was observed to be in fair condition. Future replacement of the roof shingles and associated flashing should be anticipated maintenance.

1934 Grandstand and Site Walls

- The exterior grandstand walls and all site walls constructed in 1934 were observed to be in fair condition requiring little immediate repairs. Areas are in need of re-pointing as a matter of cyclical maintenance.
- The overhead doors, windows and gates in this area are not original, and some are in poor condition, or have been in-filled or painted over during subsequent remodeling projects. Large iron gates for control of entry and exit are original and in fair condition. It is recommended that these gates be repaired, rehabilitated and reinstalled to be code compliant.

Seating Deck, Guard Railing and Benches

- The seating deck and benches located in the 1934 grandstands are in good condition.
- Existing waterproofing membrane applied to the deck and stands surface, and the face of the field wall is failing. Portions of the membrane have buckled and damaged upper levels of concrete that spalled off with the membrane. It is recommended that the seating deck be covered with an updated waterproof membrane with improvements to the expansion joints.
- The pipe railing located in various locations around the facility was replaced in 2009 and is in good condition.

1925 / 1934 Field Wall and Dugouts

- At the interface between the field and the grandstands is a concrete field wall. This wall was once articulated with window openings which have been filled in. The brick and block in-fill in the window locations should be repaired where the existing brick and block is deteriorated. Upon completion of the repairs, a new coating should be applied to the surface to mitigate infiltration.
- The west dugout had no notable structural issues.

- The north dugout, and the space directly inside that dugout, appear to have a couple conditions to make note of. The deck slab appears to have cracked since that install and slopes steadily toward the 2009 drain. The field wall waterproof membrane applied in the 2009 repair now has stair step cracking in it, reflecting through from the block wall behind it. Further investigation is recommended to determine the source of the water (leaking water or sewer lines, ground water, etc) before making any further repairs.

Universal Accessibility

- An accessible entrance and public toilet rooms are sufficient to accommodate the current accessible seating. Additional points of handicapped access and accessible toilet facilities will be required to accommodate any increase in capacity of the facility.

Plumbing / Sanitary Service

- Current existing sanitary capacity and layout are not likely adequate, although survey info not available to verify existing lines and inverts.

Domestic Water Service

- Adequate capacity and pressure is available. Two services are present, a 4" domestic and a combined 6" domestic and fire service. Available pressure is adequate, 75 PSI field reading.

Fire Service

- The existing combined 6" domestic and fire service has adequate capacity. 75 PSI field reading means no fire pump required.

Electrical Service Entrances

- The facility has four electrical service entrances with multiple MG&E meters associated with the service laterals. Based upon the sum of the connected loads and a NEC multiplier, there could be as much as 200A of spare capacity on the 480V, three phase electrical service.

Electrical Distribution Equipment

- The facility has electrical distribution equipment located throughout and in varied conditions.
- There is a significant amount of abandoned conduit, wire, junction boxes, original wiring devices and lighting throughout the facility. As the renovation project occurs, these items should be removed.

Lighting and Lighting Controls System

- The interior lighting system consists of a mixture of incandescent and fluorescent sources. The luminaires are in varied states of condition with much of it being in poor condition.

- Emergency egress lighting is deficient in much of the building. It is recommended that a cold weather product be considered.
- Exit signage is in poor condition throughout most of the building. It is recommended that all exit signs be replaced with cold weather integral battery products.
- Lighting controls throughout the building are primarily manual switches with some use of occupancy sensors in recently renovated spaces. Future upgrades to the facility will require controls be brought into compliance with the State's Energy Code.

Wiring Devices

- Receptacles, light switches and similar type devices are in varied states of condition.
- Many locations near sinks, specifically in locker rooms, do not have GFCI protection.

Fire Alarm System

- The existing fire alarm system exists to monitor the fire protection system. It appears to be an actively monitored system and in good working condition.
- The system lacks associated interior occupant notification devices. Future upgrades to the facility will require that the facility be upgraded to have a fire alarm notification system.

Conclusion

The A/E team recommends that the City implement the maintenance repairs outlined herein with priority given to mitigation of moisture infiltration. While completing these necessary repairs affecting the grandstands, it may be prudent to construct the initial phase of the proposed concessions and public toilet room building addition, based upon the preliminary design concept articulated in this document, within the confines of the historic envelope of the 1925 grandstand.

PART II

PART II- EXISTING CONDITIONS

Summary of Methodology

Research and Documentation Methodology
Prior to beginning the existing condition survey, research was done by the team to obtain existing documentation of the facility. Previously completed reports, construction drawings and site surveys were collected and analyzed to fully understand the original construction and subsequent work completed.

Condition Survey
The condition survey of Breese Stevens Field was conducted in the fall of 2016. Survey sheets were completed by plan for each discipline. Each condition in need of repair was identified on a survey sheet.

General Description

1925 Grandstands
The 1925 Claude and Stark designed grandstands are constructed of poured-in-place reinforced concrete. The grandstands are set on a cage of vertical concrete piers and beams situated at angles to form the slope of the seating deck. The seating deck steps up approximately 12 inches for every 36 inches of horizontal surface. The seating deck is accessed from the street level approximately five feet below through two vomitories that are curved. The vomitory steps are poured-in-place reinforced concrete.

The outer perimeter walls of the 1925 grandstands are clad in multiple wythe brick. The wall encloses the area under the seating deck for occupied space. The interior wythe is a common brick that is keyed into a tan colored wire cut exterior face brick. In addition to exterior face brick, the outer walls of the 1925 grandstands are clad with a cornice, pilaster bases and capitals, and door/window surrounds of glazed architectural terra cotta. A small pitched mansard roof of Spanish terra cotta bands the top of the perimeter walls and attempts to shed water draining off the canopy above.

The windows and doors are steel and painted. The windows are thin profile steel seen commonly in industrial buildings. At least a portion of each window unit is operable. The glazing is true divided light utilizing single pane glass. The glazing is set in the frames with glazing putty. The steel doors are either swinging serving the interior spaces below the seating deck or overhead coiling serving the vomitory entrances. The doors are not original to the structure.

The seating deck is covered with an exposed steel truss canopy. The trusses support wood planking (sheathing) covered with an asphalt shingle roof. The steel trusses are supported on steel columns that extend down to the seating deck and bear on the concrete girders located on the underside of the structure.

The interior spaces beneath the seating provide infrastructure for utilities, office space and locker rooms to accommodate seasonal use. The interior spaces are accessed from a primary corridor that runs along the interior perimeter. Originally, there appears to have been windows that provided natural illumination at the perimeter and a view out onto the field. These windows have been filled in and the corridor is lit electrically.

1934 Grandstands

The 1934 grandstands are constructed of poured-in-place reinforced concrete, in what appears to be two different phases. The larger portion connects to the 1925 grandstands and continues at a 45 degree angle from the street grid until it turns to run parallel with Mifflin Street. This section runs northeast and includes approximately two-thirds of the field with four vomitories and the press box.

The smaller portion of the 1934 grandstands directly connects to the previously described section and extends northeast along Mifflin Street. The construction and appearance of this portion is nearly identical to its adjacent piece with the exception of the seating and walking surfaces of the seating deck being lower. From the Mifflin Street façade, there is no evidence or change in appearance between these two portions. From here onward, these two portions will be described as simply the 1934 grandstands.

The poured-in-place concrete structure with integral seating deck is in-filled with a multiple wythe masonry wall. The wythes are constructed of brick on the interior and random ashlar limestone on the exterior. The masonry wall extends beyond the concrete seating deck along Mifflin Street to form a parapet wall that is capped with limestone coping.

Window and doors are of similar construction as the 1925 grandstands. Original steel industrial-style windows are set in the masonry openings. The windows have single glazed true divided lights individually set in their frames with glazing putty. The doors are non-original overhead coiling doors of steel or aluminum.

The vomitories of this section open directly onto Mifflin Street and are enclosed with large ornamental iron gates that swing inward. The steps leading from the sidewalk up about five feet to the seating deck are constructed of reinforced concrete. The end walls of the vomitories as well as the seating deck are in-filled with common brick.

The seating deck is made of exposed concrete and appears to be original construction. The concrete seating and walkway extends from the 1925 grandstands around to the northeast and continues, as mentioned earlier, approximately two-thirds the length of the field. The remaining one-third of the field to the northeast is about two feet lower and the two portions are connected with a small stair. The fixed bench seating was upgraded in 2008 from wood to aluminum and included accommodation for code compliant provisions for handicapped spectators.

Much of the interior beneath the grandstand is unfinished and partially occupied space serving primarily utility functions and public toilet rooms. Upgrades completed in 2008 include a concession stand, an accessible entrance and accessible public toilet rooms.

Press Box
The current press box is centered on the south side of the field. This replaces the original one that had been located atop the 1934 grandstand. The press box has one level elevated above the field and is accessed by a steel stair. The exterior of the frame structure is clad in metal roofing and siding and is supported one story aloft by exposed steel columns. Attached to the press box, facing the field is a digital scoreboard.

Perimeter Wall
A perimeter wall is located along the public sidewalks and extends from around Mifflin, Brearly, Paterson Streets and East Washington Avenue. The wall is approximately seven feet tall and is a multiple wythe masonry wall constructed of random coursed ashlar limestone. The wall is capped with sloped coping stones, also of limestone. In various locations, the wall opens for iron gates similar to those seen on the vomitories of the 1934 grandstand and light towers. On the southeast corner (at East Washington Avenue and Paterson Street) is a small ticket booth and an ornamental stone plaque marking the date of completion and its designation as a Civilian Conservation Corps project.

Light Towers
In 2014, modern tubular steel towers and new field lighting replaced the original outdated lighting system.

Playing Field
The playing field was upgraded from natural to artificial turf in 2015. The turf is in good condition. Encircling the field is a one lane width of asphalt paving, also in good condition.

Condition Assessment – Architectural

1925 Grandstand Walls
The exterior grandstand perimeter walls are made of brick and terra cotta constructed in 1925 are in fair to poor condition. Wind driven and poorly drained rainwater from the canopy has resulted in continual latent moisture within the masonry walls. Latent moisture has resulted in discoloration of the brick and mortar, crazing and spalling of terra cotta decorative elements. This condition is particularly evident along the top of the walls despite previous repair of joints at terra cotta caps with sealant. It is also evident at the pilasters where terra cotta elements protrude and take on moisture. Roof runoff infiltrates the outer wall due to its unfortunate alignment and lack of a roof gutter or downspouts. Many horizontal masonry components lack proper flashing and/or sealant joints required to adequately prevent water from entering the masonry wall.

Exterior Wall of 1925 Grandstand

1925 Steel Truss Canopy and Roof Deck

The steel truss canopy is in fair condition. The primary area of concern is prevention of further rusting of the steel members at the base connections to the seating deck. Rusting of these members has caused staining to the seating deck. The steel should be cleaned and coated to slow the oxidation and prevent future staining. The roof deck was observed to be in fair condition. A portion of the shingles at the eastern most end of the roof have been blown loose.

1925 Steel Truss Canopy

1934 Grandstand and Site Walls

The exterior grandstand walls and all site walls constructed in 1934 were observed to be in fair condition requiring little immediate repairs. The walls facing Mifflin Street receive little to no direct sunlight due to the orientation and proximity to shaded tree cover. It appears that moisture properly drains and does not linger on or in the wall system. Significant area is in need of re-pointing as a matter of cyclical maintenance. Horizontal joints along the tops of site and parapet walls seem to be functional but could be improved through the use of sealant over mortar.

The areas of significant movement within the stone walls appear to have occurred in two locations. Both are large step cracks. One is located directly adjacent to the original light tower located near the northeast gate entrance to the field. The other is in the southwest corner near the large stone facing East Washington Avenue indicating the date of construction and its designation as a Civil Works Administration project.

The overhead doors, windows and gates in this area are not original, and are in poor condition, or have been in-filled or painted over during subsequent remodeling projects. These elements detract from the historic integrity of the structure. Large iron gates for control of entry and exit are original and in fair condition.

1934 Grandstand Walls

Seating Deck

The seating deck of both the 1925 and 1934 grandstands is in fair condition. The absorption of moisture after rainfall on the topside of the deck contributes to deterioration of the concrete. The coating applied to the seating deck is failing, particularly at expansion joints, allowing moisture to enter the underside of the grandstands into occupied spaces. On the bottom side of the deck, concrete has spalled off at the edges and left exposed reinforcing bars in various locations.

In 2009, a liquid applied elastomeric waterproof membrane was applied to the deck and stands surface, and the face of the field wall. That installation did not provide for repair and improvement of the movement joints. Also, the detailing or installation of the membrane allowed for large portions of it to release itself from the concrete. Primarily along the 1925 stands and fieldwall, portions of the membrane have buckled and damaged upper levels of concrete that spalled off with the membrane. Further water penetration is noted on the underside regions. It is recommended that the seating deck be covered with an updated waterproof membrane and improvements to the expansion joints. Properly detailed movement joints are recommended for installation in conjunction with the membrane. Concrete repairs to the underside of the deck are recommended.

Bench Seating and Guard Rails

Guard Railing

As part of improvements in 2009, the steel pipe railing located throughout the public portion of the facility was replaced with an aluminum system that meets current code requirements. This guard railing system is in good condition.

Field Wall

At the interface between the field and the grandstands is a concrete field wall. This wall was once articulated with windows lighting the interior spaces beneath the grandstands. These openings were filled in during later remodeling projects with either brick or concrete block. This wall is in poor condition and various repairs should be addressed at the time of the seating deck membrane repair. A horizontal crack on the interior face runs the full length of the wall near the level of the grade on the field side. This crack intersects with numerous vertical cracks which commonly align with the original opening locations. It is not known if the cracks extend fully through the wall to the exterior, but the 2009 membrane does not show any evidence above grade that it has. The inside face is where we would expect to find this kind of crack. Parts of the wall require concrete repairs to re-establish integrity. The brick and block in-fill in the window locations should be repaired where the existing brick and block is deteriorated.

Dugouts

The west dugout had no notable structural issues.

The north dugout, and the space directly inside that dugout, appear to have a couple conditions to make note of. Possibly, as a result of the 2009 report, this dugout has a drain in the bottom floor slab (west dugout does not). The slab appears to have cracked since that install and slopes steadily toward the drain. The field wall waterproof membrane applied in the 2009 repair now has stair step cracking in it, reflecting through from the block wall behind it. The interior wall, closed in window block, and floor in this area are all very damp showing signs of significant water penetration. Settlement of the raker beam for the stands has imposed load on a small wall section not intended for loading causing damage to that interior wall. The cracking and movement in this area would commonly result from a settlement of the foundation. The 2009 report recommended roofing and drainage to remove storm water from this area, so the issues seen here may have begun long ago, however, since the repairs and drain were added in 2009, the waterproof membrane has cracked, indicating that movement has occurred since 2009. Further investigation should try to determine the source of the water (leaking water or sewer lines, ground water, etc) before making any further repairs.

Field Wall at North Dugout

Universal Accessibility
There is one point of handicapped access from the public sidewalk to the seating deck in the facility. This occurs at the north end of the 1934 grandstands. A durable, code compliant accessible ramp improvement and accessible viewing deck is situated along the field, both 2009 improvements. Accessible public toilet rooms, also 2009 improvements, are sufficient to accommodate the current accessible seating.

Press Box
The press box located along the Mifflin Street portion of the 1934 grandstands has been replaced by the current press box located along East Washington Avenue. The press box is now centered on the field and includes technical upgrades and improved accessibility.

Condition Assessment - Structural

Grandstands and Vomitories
The cast-in-place reinforced concrete seating structure was built in 1925 and 1934. In the seating area, the vertical portions of the steps are referred to as risers and the horizontal portions are referred to as runners. The runners are reinforced with welded wire fabric and are supported by the adjacent risers. The risers are reinforced with large rebars and span to the adjacent concrete raker beams. The raker beams were built on a slope and span to concrete columns.

Due to water infiltration, the concrete and reinforcement of the risers and runners has deteriorated and requires repair at numerous locations. See the Repair Schedule for the location of the repairs and typical repair details.

Repairs completed in 2009 included an overlay to provide positive drainage off the runners, and a membrane to prevent water penetration. Unfortunately, the materials and installation did not provide for movement of the joints and materials that this application would require. The deterioration of the membrane has also delaminated the overlay, primarily along the walkway/runner and field wall interface. We recommend that the repairs or replacement to the membrane includes corrections to the expansion joints. They should be cut wider to provide for more movement and the proper installation of a expansion joint designed for exterior uses.

Low Field Wall
Water is the cause of the grandstand and field wall deterioration. By reducing the water from the overhead canopy and water from the grandstands the field wall, cap and joints will have a longer life. Drainage from the field has been gathered by collection into a storm system.

1925 Steel Truss Canopy
The canopy had minor issues at the time of the 2009 report and those items including some missing bolts, grout, and to the steel protection have been adequately addressed with the previous work.

Showing Delamination of the overlay from the 1929 base concrete

Delamination caused by moisture trapped under the walking surface membrane

Membrane damage where membrane is placed over a construction joint.

Water getting through the membrane at construction joint, causing damage to reinforcing steel and utility conduits.

Previous damage to bearing end of concrete beam. Since supported. Support is adequate and in good condition.

Moisture inside wall at North Dugout. Cracking in exterior wall membrane indicates this area is moving and is required to be stabilized once settlement cause is determined.

Condition Assessment - Mechanical

Mechanical Exhaust Systems

The existing male/female, single user, toilet rooms near Gate 1 are served by a single exterior mounted exhaust fan. The fan discharges out the southeast end of the complex at head level and connects the two toilet rooms with exposed ductwork running through the female toilet room. Transfer ducts are rough looking and open ended over the toilet room doors. The fan was not powered during the site visit. Recommend replacing ductwork, grilles and fan, possibly with an inline fan located inside the building with a louver on the exterior brick wall over the stairs.

Three individual exhaust fans serve the two referee locker rooms and training/storage room. The systems were installed in 2009 and appear in good shape. The fans and ducts are exposed overhead with grilles over the toilet and shower areas and discharge out the west side of the complex. The fans were not powered during the site visit. Makeup air for the exhaust fans enter through a door grille from the corridor.

Exhaust ducts serving the northwest home and visitor locker rooms are exposed overhead with grilles over the toilet and shower areas. The exhaust is ducted out through a louver directly to the northwest side of the complex. The fans were not powered during the site visit, but appear to be operable and in good condition. Makeup air for the exhaust enters the rooms through door grilles from the corridor.

The public toilet rooms in the northwest corner of the complex have an inline exhaust fan located behind the concession and ticket area that discharges out the northwest side of the complex. The fan appears in good condition.

The public toilet rooms at Gate 5 have a single exhaust fan that discharges out the north side of the complex. The fan sticks out on the outside of the complex and should be replaced, possibly with an inline fan inside the building with a louver on the exterior stone wall. The ductwork and grilles have been painted and are now peeling off. Makeup air for the exhaust enters the rooms through door grilles.

Heating Systems

Gas fired unit heaters are used along the south and west end of the lower level of the complex. Electric unit heaters are used in the northwest pipe chase and along the north part of the complex. All units look operable and ducting on the gas heaters look in good condition. Recommend testing each unit to confirm they are functioning properly and manually set to the correct temperature settings.

A horizontal mounted, ducted Trane furnace is installed overhead in the mechanical office space along the west side of the facility to serve the two referee locker rooms and training/storage room along the west side of the complex. A gas fired heater in the mechanical room office serves the office that contains water softeners and a gas fired domestic water heater.

A gas fired unit heater is located in each of the home and visitor locker rooms. The plumbing chase between the two locker rooms has an overhead electric unit heater.

An electric unit heater is located behind the door into the northwest concession and ticket area. The heater model and output is not tagged on the heater. The unit appears to be used to slightly temper the space and not for full heating capacity. The mechanical room behind the concession stand that houses some electrical and plumbing items had an electric unit heater. The heater was functioning during the site visit and appears to be properly sized for the space (208V, 9.9KW).

Electric unit heaters are located in each of the public toilet rooms at Gate 5. The heaters look in good condition and are located high overhead. The main water and fire mains enter behind these toilet rooms in two pipe chases. The chases each have an electric unit heater.

Steam System (abandoned)
Abandoned exposed steam radiators with some piping remain in a few rooms. Recommend removing them due to possible safety and storage concerns. A radiator with piping is located in the room south of Gate 2 and in the abandoned toilet room just north of Gate 3. Some steam piping overhead runs along the perimeter lower level rooms, which previously served these radiators.

Gas Serving Mechanical Equipment
Gas enters from the southwest corner of the complex, near Gate 2 and the gas main runs through the lower portion of the building to serve gas fired unit heaters, a domestic water heater and a furnace between Gates 2 and 4.

Condition Assessment - Plumbing

Sanitary Service
New toilets and urinals for 4000 stadium seating, per Table 2902.1 (Assembly A-4 or A-5) would total 59 toilets (13 male plus 46 female) plus 12 urinals. This would require a 6" sanitary building service, or multiple 4" sanitary exits. Current existing sanitary capacity and layout are not likely adequate, although survey info not available to verify existing lines and inverts.

Exterior Grease Interceptor
Exterior grease interceptor will be required for kitchen and concession areas. Alternatively, if exterior location cannot be found, a more costly interior treatment approach could be followed.

Domestic Water Service
Adequate capacity and pressure is available. Two services are present, a 4" domestic and a combined 6" domestic and fire service. Available pressure is adequate, 75 PSI field reading.

Fire Service
The existing combined 6" domestic and fire service has adequate capacity. 75 PSI field reading means no fire pump required. The existing "dry" system could be expanded. A standard "wet" system would likely be used for year-round non-freezing areas.

Storm
Little work anticipated. The existing system should be adequate.

Condition Assessment – Electrical

Electrical Service Entrances

The facility has four electrical service entrances with multiple MG&E meters associated with the service laterals. They are located and metered as follows:

1. Paterson Street Service – 200A – 240/120V, Single Phase. Underground lateral to single meter #183209. Service primarily serves lighting, receptacles and equipment within the west area of the facility along Paterson Street. The service entrance equipment is in varied condition as a few components were recently replaced with the renovation of the referee locker rooms.
2. Mifflin Street Service 1 – 200A – 240/120V, Single Phase. Overhead lateral via pole mount transformer to single meter #193524. Service primarily serves lighting, receptacles and equipment within the northwest area of the facility along Paterson and Mifflin Streets. The service entrance equipment is past its reliable life expectancy.
3. Mifflin Street Service 2 – 400A – 480y/277V, 3 Phase. Overhead lateral via pole mount transformers to multi-meter location. Service entrance conductors are tapped to provide separately metered power to Meter #283706 Field Lighting (400A) and Meter #327579 Concessions (200A). The service entrance equipment is in good condition.
4. Brearly Street Service - 200A – 240/120V, Single Phase. Underground lateral via pad mount transformer to multiple meter location. Service entrance conductors are provided to a bussed meter assembly to provide separately metered power to Meter #266514 Communications Tower and Meter #111742 Irrigation Building. The service entrance equipment is in good condition.

The historical demand data is not available for any of the 240 volt services. We requested demand data for the 480 volt meters and received the following peak demands:

1. Field lighting 80 kW
2. Concessions 16 kW

Based upon the sum of the connected loads and a NEC multiplier, there could be as much as 200A of spare capacity on the 480V, 3 phase electrical service.

Expansion or additional connected load associated with the 120/240V services should be reviewed on a panel by panel basis. It is recommended that a connected load study or demand recording meter be placed on the associated panels prior to any future expansion considerations.

Speaking with MG&E regarding the facility, they noted that they're unwilling to provide additional services to the facility. Any future renovations to the facility with an electrical demand exceeding the existing capacity will require consolidation of the services. MG&E noted that they would ideally set a 3 phase pad mount transformer in the northeast area of the lot with underground service lateral from Brearly Street.

Electrical Distribution Equipment

The facility has electrical distribution equipment located throughout and in varied conditions.

1. Panel A, 2A – Good condition. Date of installation unknown. Reconfigured as part of the referee locker room project. Serves nearly all of the west side of the facility. Very few spare breakers.
2. Panel J-1with associated 480V-208y/120V, 3ph, 4w 75kVA supply transformer – Good condition. Date of installation unknown. Serves primarily lighting, receptacles and HVAC associated with the renovated ramp area in the NW section of the facility. Adequate spare breaker and breaker provisions. Fed from Mifflin Street meter #327579 via gutter tap on load side of service entrance disconnect switch.
3. Panel B - Good condition. Date of installation unknown. Serves primarily the public restrooms on the north side of the facility. No spare breakers. Fed from Mifflin street meter #193524 via gutter tap on load side of meter.
4. Panel C - Poor condition. Date of installation unknown. Serves primarily convenience lighting and receptacles on the north side of the facility. No spare breakers. Fed from Mifflin street meter #193524 via gutter tap on load side of meter.
5. Panel LDP – Good condition. Date of installation 2014. Serves field lighting. Abundant spare breaker and breaker provisions. Adequate spare breaker and breaker provisions. Fed from Mifflin Street meter #283706 via gutter tap on load side of service entrance disconnect switch.
6. Panel Irrigation Building – Good condition. Date of installation unknown. Serves irrigation building. Adequate spare breaker provisions. Fed from meter #111742 via bussed meter system on outside of irrigation building.
7. Panel Pressbox – Good condition. Date of installation unknown. Serves press box. Adequate spare breaker provisions. At the time of our survey we were unable to determine how this panel was fed.

The distribution equipment is in varied states of condition. Panels A/2A, B and C should be replaced as part of any renovations projects associated with their loads. Physically they're in fair condition however their assumed age is likely nearing its reliable lifespan.

There is a significant amount of abandoned conduit, wire, junction boxes, original wiring devices and lighting throughout the facility. As the renovation project occurs, these items should be removed.

Lighting and Lighting Controls System

The interior lighting system consists of a mixture of incandescent and fluorescent sources. The luminaires are in varied states of condition with much of it being in poor condition.

The exterior lighting system consists of a mixture of incandescent and HID sources. The luminaires are in varied states of condition with much of it being in fair condition.

The field lighting system consists of HID sources. The field lighting assemblies are in good – like new condition.

Emergency egress lighting is deficient in much of the building. Only spaces recently renovated such as the referee locker room and ramp areas are provided with emergency lighting. Within those spaces, the installed emergency lighting battery units are of a concern due to the winterization of the facility. The normal operation conditions of the integral battery are 50-104 degrees F. The interior temperature of the facility likely drops well below the reliable operating range of the emergency lighting batteries. It is recommended that a cold weather product be considered.

Exit signage is in poor condition throughout most of the building. Only spaces recently renovated such as the referee locker room and ramp areas are provided with LED type battery backup exit signs. The remainder of the facility appears to be incandescent type without an emergency source. The same battery concern exists for the recently installed battery exit signs. It is recommended that all exit signs be replaced with cold weather integral battery products.

The water infiltration issues in the referee locker room have resulted in light fixtures becoming filled with water. It is recommended that this be resolved as soon as possible. If the water leak cannot be fixed, sealed fixtures suitable for wet locations should be provided instead of the current versions.

Lighting controls throughout the building are primarily manual switches with some use of occupancy sensors in recently renovated spaces. Future upgrades to the facility will require it be brought into compliance with the State's energy code. There is no requirement to upgrade the controls until the space is renovated.

Wiring Devices

Receptacles, light switches and similar type devices are in varied states of condition.

Many locations near sinks, specifically in locker rooms, do not have GFCI protection.

Fire Alarm System

A fire alarm system exists within the facility to monitor the fire protection system. It appears to be an actively monitored system and in good working condition. The panel does utilize battery backup and with the cold weather winterization of the building, it is likely the batteries are operated outside of their stated environmental conditions range. The batteries will continue to function at the lower temperatures however their backup duration may be compromised. Considering the panel exists solely to notify the fire department of an alarm associated with the sprinkler system, the use of the batteries at low temperature is low risk. If the panel was to notify occupants of alarms or communicate an emergency message, the concern would be different.

Condition assessment - Site/Civil

Existing Undeveloped East End

The subject area is bounded by a quarried limestone wall on the north, east, and south built as part of the original stadium and is of historical significance. The stadium side is at a higher elevation than that of the surrounding sidewalks along the streets. It is unknown if this area was filled or it was the existing topography. However, it is believed that the overall Isthmus area historically was filled with general soil fill, debris, and possibly garbage. If any major excavation is to occur in the future (footings, utilities, etc.) it is recommended that a geotechnical/ environmental investigation be undertaken.

Site Access

A paved driveway with secured gate is located in the northeast corner of subject area off of E. Mifflin Street. This entrance serves as the main access point and temporary staging area used by light delivery trucks and other utility and/or maintenance vehicles during event operations. The staging area is asphalt and is approximately 50' by 50' in size. An approximate 11' wide asphalt access aisle extends from the staging area along the east end of the artificial turf field and wraps around the field on the south to serve the remainder of the field to the west. It is anticipated that these paved areas will remain in the future.

An approximate 6' wide decorative metal gate is centrally located within the wall along Brearly Street. Due to the elevation difference between the field side and the existing sidewalk (approximately 1'), this access point would not meet ADA accessibility requirements. An approximate 5' wide decorative metal gate is located within the wall along E. Washington Avenue across from the southeast corner of the artificial turf field. An approximate 6" concrete step between the field side and the existing sidewalk exists. The upper, field side surface consists of exposed stone (cobbles?) and grass.

It is unknown if the future use in the subject area will require accessible or emergency ingress/egress in addition to the existing gated entrance off of E. Mifflin Street. If required, these gate areas will most likely need to be ADA compliant. Modifications may include grading and or ramping, and possible widening of the opening for emergency vehicle ingress/egress.

Drainage and Storm Water Management

Overall surface drainage within the subject area is generally north to south. The subject area is generally flat, but does have a slight depression within the majority of its central section. While two field inlets were identified within the central depressed area, drainage to them is poor as evidenced by lack of vegetation or standing water. In the event of larger storm events, it appears that overflow relief for the subject area would be towards the east and southern gates discussed above.

The field inlets appear to connect to the public storm sewer main in Brearly Street. The storm sewer within Brearly Street is 18" based on plans provided by the City of Madison. The connections of the field inlets to the public system in Brearly Street are blind connections; therefore the invert elevations at each connection point can only be approximated based on upstream and downstream invert elevations and length between the two storm manholes within Brearly Street. The exact elevations/slopes of the existing lines to and at the connection points cannot be determined except by potholing, which was out of the scope of this study. The location and depth of the existing inlets within the subject area and within Brearly Street are shown on the survey.

The future use of the subject area is unknown at this time. To protect the stone wall from water damage, the adjacent areas should be sloped away from the wall and drain towards field inlets to direct water away from the wall. Once the future use in the subject area is known, future grading options will need to take this into account. It is possible that the future drainage system will be able to make use of the existing connections from the subject area to the public sewer within Brearly Street; however, based on the final layout, this may not be possible and new connections will need to be made.

Regarding storm water management, land disturbance would be less than one acre, so WDNR storm water management regulations would not apply. However, based on discussions with City of Madison Engineering, storm water management will be required in the future as this area is subject to flooding. Any new impervious surface will need to provide detention (peak discharge attenuation). Any new parking area would need to provide for 60% Total Suspended Solids (TSS) and oil and grease control to meet water quality requirements. Further discussions with the City of Madison will be required once the final use for the subject area is contemplated.

Other Utilities

Other existing utilities observed in the subject area are shown on the survey. These include:

- Irrigation water lines, sprinkler heads, and control boxes that encompass a majority of the subject area.
- An electric transformer and two communication pedestals located at the east wall, south of the gate. Underground communication lines from Brearly Street run through the east gate to the pedestals and then continue through the subject area on a southwesterly alignment towards the facilities along the south wall. Underground electric comes from Brearly Street and runs directly under the stone wall to the transformer and continues on the same alignment as the communication lines.

The irrigation system will most likely be abandoned in the subject area as it becomes a combination of hardscape and structure(s), with some landscaping. Depending upon the future use in the subject area, the underground electrical and communication lines may need to be relocated.

PART III

PART III- RECOMMENDATIONS

Program Needs

In recognition of the historic significance of Breese Stevens Field, the user agreement with Big Top Events, LLC and the anticipated continued use as a soccer venue, the best course of action will be rehabilitation of the facility. Rehabilitation is "the act or process of making an efficient contemporary use through alterations, repair and/or additions while preserving those portions or features that convey historical, cultural or architectural values."

Implementation Strategy

The implementation strategy offered here is based upon discussions held at various points in the conceptual design phase with City staff and Big Top Events, LLC.

The key assumption is that the construction work can take place in multiple phases. The scope of the first phase of work will be structured to satisfy the program elements of highest priority. This strategy will spread the expenditure of money out over time with minimum impact on the functioning of the facility. Construction activities may be planned to minimize the loss of use and disruption to the current operations of Breese Stevens Field.

Historic Integrity

In undertaking the proposed work, it will be important to preserve original fabric to the greatest extent possible and bring existing historic elements into good working condition or provide an appropriate replacement. The use of appropriate rehabilitation methods and materials, especially related to the street walls, will extend the useful life of the building significantly. New additions will respect the existing facility, will be appropriately scaled and detailed in a manner that is sympathetic to the historic integrity of Breese Stevens Filed. All work will comply with the Secretary of the Interior's Standards for Rehabilitation.

Environmentally Responsible Design

The conceptual design aims to provide practical design criteria and develop realistic strategies for implementing sustainable design. The overall goal is to meet the Breese Stevens Field need based objectives while also retaining a long-term, environmentally responsible perspective.

Rehabilitation will incorporate the recycling and reuse of materials, design for minimal energy usage, utilization of daylighting where possible and careful consideration and introduction of appropriate new materials and finishes.

Accessible Design

Accessible design will be implemented to the greatest extent possible. This includes access to the support facilities, seating areas, new accessible toilets, new concessions and hospitality amenities.

Stabilized Structure and Weather-tight Building Envelope

At Breese Stevens Field, the historic grandstand structure and the "roof" are the same element for much of the seating area. Moisture infiltration issues persist, rendering the lower level interior environment damp to wet, depending on the weather. This issue is not unusual in a building of this age and type; nor have all of the previous mitigation efforts have been completely effective. Priority One will be to mitigate the moisture and water penetration. The repair and stabilization of the grandstand elements will also be important components in providing a weather-tight building envelope. Some fundamental causes of these envelope issues will be potentially eliminated by strategically placed new additions while others may be addressed more easily due to construction of an addition.

Energy Efficiency

Additions of new building systems will address enhanced thermal performance of the exterior envelope as well as high efficiency HVAC and lighting components.

Upgrades to the Facility

New public restrooms for 4,000 persons may be accommodated by two means. Rehabilitation of a portion of the lower level of the 1934 grandstand can provide space to accommodate new toilet rooms to meet at least 50% of the program requirement. This partial solution activates existing covered area within the historic envelope in a location convenient to serving the bleacher seating directly above. The remaining portion required may be satisfied separately as part of an addition.

Operations offices may be located in the lower level of the 1925 grandstand. Existing space there is underutilized. Here the office has good adjacency to other spaces from which to effectively operate the facility on a regular basis with a designated front door to conduct business. This location is also logical from a wayfinding standpoint.

Additions to the Facility

The addition of a new concessions building requires it be located carefully, conveniently and strategically. Public toilet rooms should be adjacent to, or part of the concessions building addition. Placing an addition with these program elements fits easily in the open area between the 1925 grandstand and the west end of the field. This location is optimal for sports functions and for concert events. An addition here could satisfy these program requirements on one level that is completely accessible.

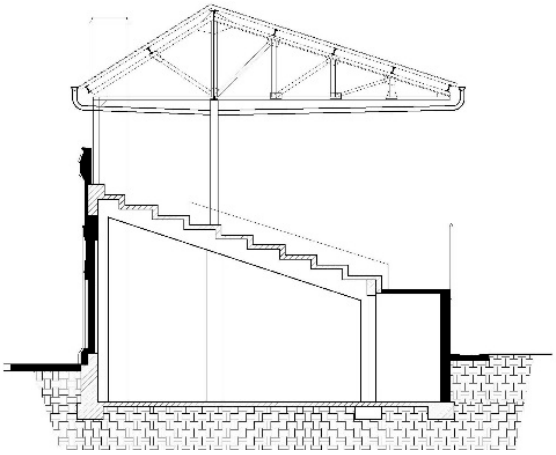
New hospitality space could be created within the 1925 grandstand. This part of the facility, although architecturally quite significant, is usually empty. Rehabilitating this area for a hospitality use could reactivate this part of the historic site. Minimal modifications to the stepping of the bleachers could be detailed in a manner that is reversible and keeps demolition to a minimum. The new hospitality area incorporates the existing overhead canopy. The concessions building addition can tie into this area and that new construction can include accessible ramp transitions from the field up to this area. This area can include the balance of the public restrooms, new construction that can slip beneath the canopy.

In a separate phase, the lower level space in the 1925 section nearest Gate 1 could accommodate a new restaurant meeting the program requirements. Historians report that this location had been occupied by such a use in the early years. This is, therefore, a very compatible arrangement and one that has good street presence and adjacency to prime outdoor space.

There is good potential to group some shared functions between the concession addition, hospitality and the restaurant, particularly food service space, kitchen equipment, back of house functions and circulation. This can result in some cost efficiencies as well as minimizing the footprint of the new construction.

Opportunity for additional seating, indoor conditioned space, concert hospitality amenities and concert loading upgrades can eventually be implemented. This includes improvements to the east end of the field to accommodate event set up, staging and installation of a more durable surface to permit full utilization of the field. This may include modifying the gated entrance on Brearly to facilitate field access.

Program Options



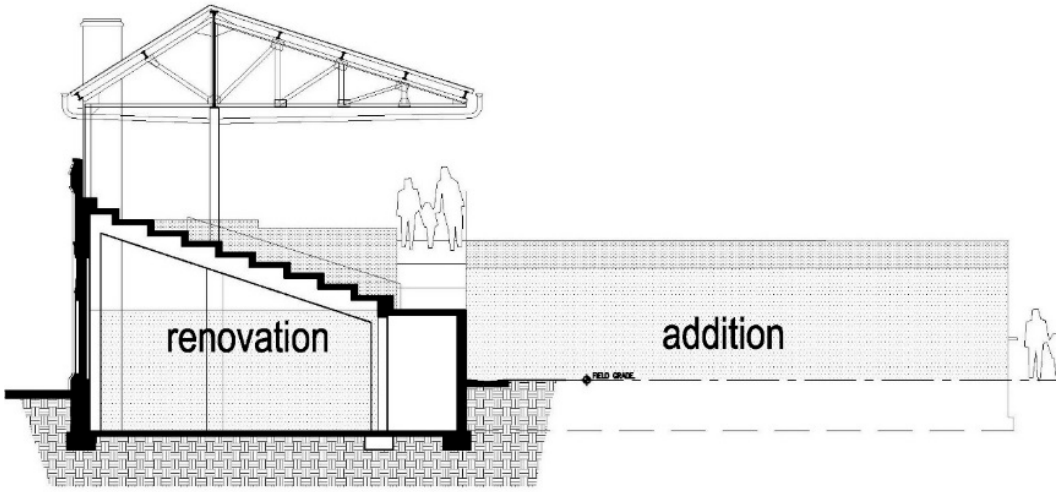
Priority One

Envelope

Necessary repair measures to provide a weather-tight enclosure and continued use.

- Top side concrete deck structural repairs.
- Stabilize exterior brick masonry wall and concrete field walls highlighted in section view above. Include reopening of 8 windows to field. Replace sealant at exterior wall and sidewalk intersection.
- Repair top side deck and field wall membrane, especially joints and terminations on both the 1925 and 1934 grandstands.

- All bottom side structural repairs in 1925 section and in the 1934 section.
- Install fixed gutter system to collect and conduct roof runoff into municipal storm sewer.



Priority Two

Addition / Renovation

Concessions and future Toilet Rooms addition at 1925 section.

- Construct a one-story addition to include 2,500 square foot concessions facility for three season use with public access at field grade and 1,280 square foot shell space for future accessible public toilet rooms with ramp transition/access to open rooftop hospitality area.
- Modify drainage system at field wall impacted by addition.

Mechanical

Maintenance

- Abandoned exposed steam radiators with some piping remain in a few rooms. Remove due to possible safety and storage concerns.
- New HVAC and exhaust systems required for addition.

Electrical

Maintenance

- Upgrade existing Lighting and Lighting Controls System throughout the interior of the facility.
- Upgrade existing emergency egress lighting within existing facility.

- Work with MG&E to consolidate existing multiple services. MG&E to set a 3 phase pad mount transformer in the northeast area of the lot with underground service lateral from Brearly Street.

Priority Three

Rehabilitation Part Two

- Complete buildout of 1,280 square foot shell space for accessible public toilet rooms with ramp transition/access to open rooftop hospitality area.

Hospitality renovation in 1925 section.

- Rehabilitate 1,200 square foot upper level center section of 1925 grandstand for use as open hospitality area with 600 square foot accessible public toilet rooms.
- Rehabilitate 1,650 square foot upper level southern section of 1925 grandstand for use as open hospitality area.

Toilet Rooms addition in 1934 section.

- Renovate 2,800 square foot lower level center section of 1934 grandstand to provide additional accessible public toilet rooms.

Maintenance

- Re-paint historic ticket window locations.
- Re-paint the existing locker rooms and maintenance rooms for continued use in the 1925 section.
- Rehabilitation of existing locker rooms for continued use.

Priority Four

Rehabilitation Part Three

Vomitory Overhead Doors

- Replace overhead doors with more historically appropriate type.

Office addition in 1925 Section

- Renovate 1,000 square foot lower level center section of 1925 grandstand to provide an on-site office for operation of the facility.

Retail addition in 1934 Section

- Renovate 1,500 square foot lower level of 1934 grandstand for retail use.

Restaurant addition in 1925 section.

- Renovate 1,500 square feet lower level south portion of 1925 section to provide a new restaurant complete with kitchen and associated public toilet rooms.

or

- Renovate 1,500 square feet lower level south portion of 1925 section to provide additional locker rooms.

Structural

- Cutting and removal of all concrete for restaurant in 1925 section.

Mechanical

- New HVAC and exhaust systems required for restaurant in 1925 section.

Plumbing

- New plumbing systems required for restaurant. Modifications to existing plumbing to tie new work into existing.

Electrical

- New electrical systems required for scoreboards, separately metered.

Plumbing

- New plumbing systems required for restaurant, separately metered. Modifications to existing plumbing to tie new work into existing.

Additional Seating Capacity

- Add movable bleacher / bench seating to increase capacity to 5,000 to be located on south and east sidelines.
- Install fixed bench seating in balance of 1925 Grandstand.

Replace Scoreboard, Video board with multiple smaller scoreboard locations for football and soccer.

Electrical

- New electrical systems required for restaurant, separately metered.

East end site improvements for loading / unloading.

- Construct a curb cut and driveway entrance on North Brearly Street by widening the existing gated opening.

Outdoor hospitality space addition

- Site improvements for open hospitality space of 1,000 square feet located at east end zone.

Enclosed addition for 300 spectators

- Rehabilitation of 1,000 square feet of upper level portion of 1934 grandstand to provide designated spectator seating area.

Conceptual Costs

Preliminary estimates of probable costs by project follow:

Estimate of Probable Costs		Priority One	
Infrastructure Rehabilitation: Masonry & Structural Repair + Coatings			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,500
	Supervision	$	12,000
DIV 2			
	SITE WORK	$	-
DIV 3			
	CONCRETE (1934 Portion: Repair @ Dugout)	$	50,000
DIV 4			
	MASONRY (1925 Portion: Repoint 3,000 sf brick masonry)	$	50,000
DIV 5			
	METALS	$	-
DIV 6			
	WOOD & COMPOSITES	$	-
DIV 7			
	THERMAL AND MOISTURE PROTECTION (sealants and expansion joijts)	$	25,000
DIV 8			
	DOORS AND WINDOWS	$	-
DIV 9			
	FINISHES (Traffic coating & waterproofing)	$	74,000
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	-
	PLUMBING+ FIRE PROTECTION	$	-
DIV 16			
	ELECTRICAL SYSTEMS		
Construction Subtotal		$	212,500
	20% O+P	$	42,500
Estimated Cost		$	255,000

Scope Description

1925 Grandstand & Canopy

- Stabilize the brick masonry outer wall. Repoint the exterior face of the wall. Remove and replace sealant at wall/sidewalk intersection.
- Stabilize the concrete inner wall of the grandstand. Reopen 8 abandoned window openings lower level. Repair cracking, spalling, expansion joints and re-coat (waterproof) the wall and bleacher deck. Remove and replace all sealant at wall/area drain intersection.
- Install fixed gutter system to collect and conduct roof runoff into the city storm sewer.

1934 Grandstand

- Stabilize the concrete inner wall of the grandstand, especially at dugout. Repair cracking, spalling, expansion joints and re-coat (waterproof) the wall and associated portions of the bleacher deck. Remove and replace all sealant at wall/area drain intersection.

Estimate of Probable Costs		Priority Two	
Concession Addition with Restrooms Part 1 Shell: 2,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,550
	Supervision	$	13,200
DIV 2			
	SITE WORK	$	20,400
DIV 3			
	CONCRETE - BLDG	$	31,200
DIV 4			
	MASONRY	$	29,364
DIV 5			
	METALS	$	22,800
DIV 6			
	WOOD & COMPOSITES	$	55,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	33,000
DIV 8			
	DOORS AND WINDOWS	$	17,100
DIV 9			
	FINISHES	$	10,500
DIV 10			
	SPECIALTIES	$	8,500
DIV 11			
	EQUIPMENT	$	150,000
DIV 12			
	FURNISHINGS	$	12,500
DIV 13			
	SPECIAL CONSTRUCTION	$	4,300
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	33,400
	PLUMBING+ FIRE PROTECTION	$	23,500
DIV 16			
	ELECTRICAL SYSTEMS	$	49,000
Construction Subtotal		$	515,814
	20% O+P	$	103,163
Estimated Cost		$	**618,977**

Scope Description	

1925 Grandstand & Canopy

Concessions Addition

- Construct new one-story structure, 2,500 sf in size per concept drawings: Frost wall, concrete slab on grade, steel frame walls and roof structure of bar joist supporting steel deck with lightweight concrete topping. Exterior walls of building to be clad in metal panel system. Hardiboard soffit and prefinished metal fascia with EPDM roofing. Concessions to be connected to lower level of 1925 Grandstand by an internal ramp. Interior finish of walls will be sani-panels and ceiling will be lay-in tile (vinyl coated gwb). Provide five service windows on east façade, secured with roll-up counter doors. Assume three-season use.

Commercial Kitchen Components

- Food prep: 3 fryers, 2-6 foot grills, flat top
- Exhaust hoods – 2: 28 feet by 4.5 feet.
- 500 sf cooler
- 150 sf freezer
- Three, 3- compartment sinks
- Commercial dishwasher
- Food prep sink
- Three hand wash sinks
- One mop sink
- Two ice machines
- Soda set-up with lines to each window
- 16 POS locations

Public Toilets Addition Part 1

- Not included

Estimate of Probable Costs		Priority Three	
Buildout of Restroom Shell at Concessions: 1,280 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,550
	Supervision	$	8,800
DIV 2			
	SITE WORK	$	13,600
DIV 3			
	CONCRETE - BLDG	$	20,800
DIV 4			
	MASONRY	$	19,576
DIV 5			
	METALS	$	15,000
DIV 6			
	WOOD & COMPOSITES	$	15,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	22,000
DIV 8			
	DOORS AND WINDOWS	$	11,400
DIV 9			
	FINISHES	$	8,000
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	900
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	16,600
	PLUMBING+ FIRE PROTECTION	$	18,000
DIV 16			
	ELECTRICAL SYSTEMS	$	22,000
Construction Subtotal		$	193,726
	20% O+P	$	150,130
Estimated Cost		$	343,856

Scope Description
1925 Grandstand & Canopy
Public Toilets Addition Part 1

- As part of the Concessions addition, construct two Toilet Rooms, 640 sf each, per concept drawings with specifications same as Concessions except that interior walls will be glazed concrete block. Flooring will be polished & sealed concrete. Ceilings will be lay-in tile (vinyl coated gwb).

Estimate of Probable Costs		Priority Three	
Hospitality Addition & Renovation: 5,672 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,000
	Supervision	$	18,000
DIV 2			
	SITE WORK	$	4,000
DIV 3			
	CONCRETE - concrete topping	$	25,000
DIV 4			
	MASONRY	$	2,500
DIV 5			
	METALS - framing, decking and guardrails	$	120,500
DIV 6			
	WOOD & COMPOSITES	$	-
DIV 7			
	THERMAL AND MOISTURE PROTECTION - waterproof traffic coating	$	160,000
DIV 8			
	DOORS AND WINDOWS	$	-
DIV 9			
	FINISHES	$	-
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	-
	PLUMBING+ FIRE PROTECTION	$	-
DIV 16			
	ELECTRICAL SYSTEMS	$	18,000
Construction Subtotal		$	351,000
	20% O+P	$	70,200
Estimated Cost		**$**	**421,200**

Scope Description	

1925 Grandstand & Roof over Concession Addition

Hospitality Addition

- Central and Southern portions of 1925 Grandstand: New risers and ramped transitions constructed over existing risers in metal frame construction supporting steel deck with lightweight concrete topping. Topside of risers to be finished with ADA compliant waterproof traffic membrane. New deck surface to be set on rooftop of concessions to be connected to lower level of 1925 Grandstand by an internal ramp. These spaces to be used as open-air hospitality space. Fixed metal guardrail to be installed at rooftop deck. Outdoor furnishings are not part of this estimate.

documents are completed and are released for bidding.

Estimate of Probable Costs		Priority Three	
Public Toilet Rooms Addition (1934 Lower Level) 2,800 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,050
	Supervision	$	12,000
DIV 2			
	SITE WORK	$	13,600
DIV 3			
	CONCRETE - BLDG	$	25,000
DIV 4			
	MASONRY	$	29,576
DIV 5			
	METALS	$	15,000
DIV 6			
	WOOD & COMPOSITES	$	15,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	22,000
DIV 8			
	DOORS AND WINDOWS	$	16,400
DIV 9			
	FINISHES	$	22,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	1,500
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	46,600
	PLUMBING+ FIRE PROTECTION	$	108,000
DIV 16			
	ELECTRICAL SYSTEMS	$	42,000
Construction Subtotal		$	372,726
	20% O+P	$	74,545
Estimated Cost		$	447,271

Scope Description
1934 Grandstand
Public Toilets Addition Part 2

- Lower Level, construct two Toilet Rooms to accommodate 58 WC, per concept drawings with specifications same as Concessions except that interior walls will be glazed concrete block. Flooring will be polished & sealed concrete. Ceilings will be lay-in tile (vinyl coated gwb).

Estimate of Probable Costs		Priority Three
Infrastructure Maintenance		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	$ 1,500
	Supervision	$ 12,000
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 2,500
DIV 4		
	MASONRY	$ -
DIV 5		
	METALS	$ -
DIV 6		
	WOOD & COMPOSITES	$ 24,500
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ 25,000
DIV 8		
	DOORS AND WINDOWS	$ 6,000
DIV 9		
	FINISHES	$ 74,000
DIV 10		
	SPECIALTIES	$ 35,000
DIV 11		
	EQUIPMENT	$ 20,000
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING	$ 50,000
DIV 16		
	ELECTRICAL SYSTEMS	$ 15,000
Construction Subtotal		$ 265,500
	20% O+P	$ 53,100
Estimated Cost		**$ 318,600**

Scope Description

Maintenance

- Repair / repaint historic ticket windows and all metal gates in facility.
- Renovate existing Locker Rooms.
- Renovate existing Public Toilets.

Estimate of Probable Costs		Priority Four
Buildout Existing Shell for Office: 1,000 SF		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	`500
	Supervision	$ 4,500
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 800
DIV 4		
	MASONRY	$ 3,500
DIV 5		
	METALS	$ 1,000
DIV 6		
	WOOD & COMPOSITES	$ 8,000
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ 3,500
DIV 8		
	DOORS AND WINDOWS	$ 7,500
DIV 9		
	FINISHES	$ 8,500
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ -
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ 10,500
	PLUMBING+ FIRE PROTECTION	$ 1,500
DIV 16		
	ELECTRICAL SYSTEMS	$ 14,000
Construction Subtotal		$ 63,300
	20% O+P	$ 12,660
Estimated Cost		**$ 75,960**

Scope Description	

Retail Buildout

- Buildout existing shell space, construct interior partitions. Flooring will be reslient sheet product. Ceilings will be lay-in tile (vinyl coated gwb). New lighting, ventilating and heating for the space. Separate meter for utilities.

Estimate of Probable Costs		Priority Four	
Buildout Existing Shell for Retail: 1,500 SF 1934 Section			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,000
	Supervision	$	8,800
DIV 2			
	SITE WORK	$	-
DIV 3			
	CONCRETE	$	800
DIV 4			
	MASONRY	$	1,500
DIV 5			
	METALS	$	1,000
DIV 6			
	WOOD & COMPOSITES	$	17,000
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	3,500
DIV 8			
	DOORS AND WINDOWS	$	12,500
DIV 9			
	FINISHES	$	13,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	20,500
	PLUMBING+ FIRE PROTECTION	$	6,500
DIV 16			
	ELECTRICAL SYSTEMS	$	24,000
Construction Subtotal		$	112,600
	20% O+P	$	22,520
Estimated Cost		**$**	**135,120**

Scope Description
1934 Grandstand Lower Level Retail Buildout

- Buildout existing shell space, construct interior partitions. Flooring will be reslient sheet product. Ceilings will be lay-in tile (vinyl coated gwb). New lighting, ventilating and heating for the space. Separate meter for utilities.

Estimate of Probable Costs		Priority Four	
Restaurant Renovation: 1,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	1,550
	Supervision	$	8,500
DIV 2			
	SITE WORK	$	1,200
DIV 3			
	CONCRETE	$	1,200
DIV 4			
	MASONRY	$	2,500
DIV 5			
	METALS	$	9,200
DIV 6			
	WOOD & COMPOSITES	$	22,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	4,500
DIV 8			
	DOORS AND WINDOWS	$	10,500
DIV 9			
	FINISHES	$	18,500
DIV 10			
	SPECIALTIES	$	8,500
DIV 11			
	EQUIPMENT	$	100,000
DIV 12			
	FURNISHINGS	$	12,500
DIV 13			
	SPECIAL CONSTRUCTION	$	4,300
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	22,000
	PLUMBING+ FIRE PROTECTION	$	18,500
DIV 16			
	ELECTRICAL SYSTEMS	$	35,000
Construction Subtotal		$	280,950
	20% O+P	$	56,190
Estimated Cost		**$**	**337,140**

Scope Description

1925 Grandstand Lower level

Restaurant Buildout

- Construct new restaurant in existing shell space per concept drawings:

Commercial Kitchen Components

- Food prep: 2 fryers, 1-6 foot grills, flat top
- Exhaust hoods – 1: 14 feet by 4.5 feet.
- 100 sf cooler
- 75 sf freezer
- Two, 3- compartment sinks
- Commercial dishwasher
- Food prep sink
- Two hand wash sinks
- One mop sink
- Ice machine
- Soda set-up with lines to bar
- 4 POS locations

Estimate of Probable Costs		Priority Four
Bleacher Addition & Score Board Upgrade		
DIVISION	DESCRIPTION	TOTAL COST
DIV 1		
	GENERAL CONDITIONS	
	Supervision	$ 3,500
DIV 2		
	SITE WORK	$ -
DIV 3		
	CONCRETE	$ 800
DIV 4		
	MASONRY	$ -
DIV 5		
	METALS	$ -
DIV 6		
	WOOD & COMPOSITES	$ -
DIV 7		
	THERMAL AND MOISTURE PROTECTION	$ -
DIV 8		
	DOORS AND WINDOWS	$ -
DIV 9		
	FINISHES	$ -
DIV 10		
	SPECIALTIES	$ -
DIV 11		
	EQUIPMENT	$ 147,500
DIV 12		
	FURNISHINGS	$ -
DIV 13		
	SPECIAL CONSTRUCTION	$ -
DIV 14		
	CONVEYING SYSTEMS	$ -
DIV 15		
	HVAC	$ -
	PLUMBING+ FIRE PROTECTION	$ -
DIV 16		
	ELECTRICAL SYSTEMS	$ 85,000
Construction Subtotal		$ 236,800
	20% O+P	$ 47,360
Estimated Cost		$ 284,160

Scope Description

Bleachers - balance of 1925 Grandstand

- Install fixed bench-type bleachers for 400 persons.

Sideline

- Install moveable bleachers for 800 persons.

Scoreboard Upgrade

- Replace scorebaord and add additional smaller monitors for soccer and football.

Estimate of Probable Costs		Priority Four	
Hospitality Addition for Concerts: 1,500 SF			
DIVISION	DESCRIPTION		TOTAL COST
DIV 1			
	GENERAL CONDITIONS	$	3,000
	Supervision	$	10,000
DIV 2			
	SITE WORK	$	12,500
DIV 3			
	CONCRETE	$	22,500
DIV 4			
	MASONRY	$	2,500
DIV 5			
	METALS	$	1,500
DIV 6			
	WOOD & COMPOSITES	$	71,500
DIV 7			
	THERMAL AND MOISTURE PROTECTION	$	62,000
DIV 8			
	DOORS AND WINDOWS	$	15,500
DIV 9			
	FINISHES	$	12,500
DIV 10			
	SPECIALTIES	$	-
DIV 11			
	EQUIPMENT	$	-
DIV 12			
	FURNISHINGS	$	-
DIV 13			
	SPECIAL CONSTRUCTION	$	-
DIV 14			
	CONVEYING SYSTEMS	$	-
DIV 15			
	HVAC	$	12,500
	PLUMBING+ FIRE PROTECTION	$	9,800
DIV 16			
	ELECTRICAL SYSTEMS	$	16,000
Construction Subtotal		$	251,800
	20% O+P	$	50,360
Estimated Cost		$	**302,160**

Scope Description
East End Zone
Hospitality Addition

- Construct new metal frame building set on concrete slab. Side with hardiplank and roof with standing seam to match press box. Interior finish painted drywall, layin ceilings, sheet carpet flooring. One single use ADA compliant toilet room. Rough-in for kitchenette unit. Unit not included.

PART IV

PART IV- BASIS OF DESIGN DOCUMENTS

Program Statement

Breese Stevens Field has been a vital part of downtown Madison for over nine decades. During that time the City has experienced steady growth and change. It is the intent of City Parks to ensure the ongoing vitality of Breese Stevens Field for the future and to make necessary repairs and appropriate upgrades to the historic infrastructure to accommodate all persons, attract a wider demographic and to expand the offerings at the facility to better serve the greater downtown community and beyond.

Building Code Analysis

Jurisdictional Code: 2009 International Existing Building Code (IEBC) as adopted by the State of Wisconsin

Chapter 3 - Use and Occupancy Classification
- Existing Use and Occupancy: A-5 Grandstands/ A-4 Covered Stadiums in areas where grandstands have a canopy

Chapter 4 – Classification of Work
- Determine level of work and refer to appropriate chapter for details

Chapter 9 – Change of Occupancy

Chapter 10 – Additions

Chapter 11 – Historic Buildings

Public Toilet Facilities
Upgrade to accommodate 4,000 persons:
50% Women, 50% Men

Total Fixture Breakdown by Gender	% Accessible Fixtures by Gender
WOMEN	WOMEN
46 water closets	3 wca stalls/ 1 per ea. location min.
14 lavatories	1 ambulatory water closet per ea. location min.
2 drinking fountains	1 lavatory/ 1 per ea. location min.
	1 drinking fountain
MEN	MEN
24 water closets	2 wca stalls/ 1 per ea. location min.
10 lavatories	1 ambulatory stall per ea. location min.
2 drinking fountains	1 lavatory/ 1 per ea. location min.
50% wc for urinals	1 drinking fountain

Basis of Design

Provide a holistic framework to guide the future use of the Breese Stevens Field for the next 15 years. Clearly identify, define and outline the magnitude of issues of maintenance, building code compliance, current and future operation and expansion. Establish a list of priorities that may be implemented over time in an ordered and logical sequence relative to the continued use of the facility and preservation of its historic character defining features.

Structural BOD

Priority 1
Envelope

- Stabilization of concrete field wall of 1925 Grandstand.
- Stabilization of concrete field wall and bleacher deck at North dugout of 1934 Grandstand.

Priority 2
Concessions Addition

- Cutting and removal of all concrete for concessions addition and accessible transition in 1925 section.

Priority 3

- Cutting and removal of all concrete for renovation of dugout area.
- Cutting and removal of all concrete for renovation in 1934 section.

Mechanical BOD

Priority 2
Necessary Facility Maintenance

- Gas fired and electric unit heaters are used along the south and west end of the lower level of the complex. Test each unit to confirm they are functioning properly and manually set to the correct temperature settings.
- Abandoned exposed steam radiators with some piping remain in a few rooms. Remove due to possible safety and storage concerns.
- New HVAC and exhaust systems required for addition.

Concessions Addition

- Provide two (2) new 1050 cfm in-line exhaust fans, associated ductwork and two (2) exhaust louvers with 3 SF face area; each set serving one of the new toilet rooms.
- Two (2) new 63 MBH natural gas unit heaters and connections to existing natural gas service for toilet room heating.
- Provide new sidewall exhaust fan serving concession hoods. Regular cleanouts will be required along duct path. Ductwork will be black steel with fire wrap along the entire duct path.
- Provide new sidewall exhaust fan serving concession dishwasher. Ductwork will be aluminum.
- Provide two (2) new 70 MBH natural gas unit heater and connections to existing natural gas service for concession heating.

Priority 3

Public Toilets Buildout

- Provide two (2) new 210 cfm in-line exhaust fans, associated ductwork and (2) exhaust louvers with 1 SF face area; each set serving one of the new toilet rooms adjacent to Concessions.

Public Toilets @ Lower Level 1934 Section

- Provide two (2) new 1050 cfm in-line exhaust fans, associated ductwork and two (2) exhaust louvers with 3 SF face area; each set serving one of the new toilet rooms.
- Two (2) new 63 MBH natural gas unit heaters and connections to existing natural gas service for toilet room heating.

Priority 4

1925 Grandstand, Lower Level Office

- Provide new 650 cfm furnace unit, 1.5 ton exterior condenser and ductwork to serve office space.
- Connections from new furnace unit to existing natural gas service.
- New outdoor air louver with 0.5 SF face area for 75 cfm of ventilation air.
- New 4" dia. natural gas vent to exterior.

Restaurant

- Provide new sidewall exhaust fan serving kitchen hood. Regular cleanouts will be required along duct path. Ductwork will be black steel with fire wrap along the entire duct path.
- Provide new sidewall exhaust fan serving concession dishwasher. Ductwork will be aluminum.

- Provide two (2) new 70 MBH natural gas unit heater and connections to existing natural gas service for heating and cooling coils and condensers for cooling.
- Provide two (2) new 1050 cfm in-line exhaust fans, associated ductwork and two (2) exhaust louvers with 3 SF face area; each set serving one of the new toilet rooms.

Retail Space
- Provide one (1) new 70 MBH natural gas unit furnace and connections to existing natural gas service for heating and cooling coils and condenser for cooling.

New Locker Rooms
- Provide two (2) new 1050 cfm in-line exhaust fans, associated ductwork and two (2) exhaust louvers with 3 SF face area; each set serving one of the new locker rooms.
- Two (2) new 63 MBH natural gas unit heaters and connections to existing natural gas service for locker room heating.

East End Zone Hospitality Addition
- Provide two (2) new 1050 cfm in-line exhaust fans, associated ductwork and two (2) exhaust louvers with 3 SF face area; each set serving one of the new toilet rooms.
- Provide one (1) new 70 MBH natural gas unit heater and connections to existing natural gas service for heating and cooling coils and condenser for cooling.

Plumbing & Fire Protection BOD

Priority 2

1925 Grandstand Lower Level
- Extend new 4" fire main, size to serve Concessions Addition and other area future work.

Concessions Addition
- Storm 2500 SF, 2 roof drains, overflow/secondary by scupper, connect to existing storm drain.
- Fire protection with dry pipe sprinklers, extension from Admin office system.

Commercial Kitchen Components
- Exterior concrete grease interceptor, new 4" greasy waste sewer line.
- New 4" sanitary waste sewer line, connections to new equipment and fixtures (by kitchen consultant/contractor).

Public Toilets Addition Rough-in
- New 6" sanitary drain and sewer connection.

- Extend 3” CW line from North Paterson Street existing water service.
- Rough-in plumbing fixtures (includes 12 WC) and connections.

Priority 3

Public Toilets Addition Buildout

- New plumbing fixtures (includes 12 WC) and connections.

Hospitality Improvements @1925 Grandstand and Public Toilets

- Storm drainage at open deck, new hospitality area, risers, 2 roof/parapet drains, overflow/secondary drainage by scupper.
- Fire protection with dry pipe sprinklers, extension from Admin office system.
- Public Toilets Part 2 (4-to-6 toilets): Connect 4” sanitary to existing drain. HW/CW sized and stubbed from previous work.

Public Toilets @Lower Level 1934 Section

- Fire protection with dry pipe sprinklers, new dry pipe riser at existing fire manifold on East Mifflin St., extend 4” fire main.
- Two new 4” sanitary drain and sewer connections to East Mifflin St. sewer.
- Extend 3” CW line from East Mifflin St. water service room.
- New plumbing fixtures (includes 52 WC) and connections.
- Electric water heaters, water softener.

Priority 4

1925 Grandstand Lower Level Office

- Admin office Fire Protection, dry pipe sprinklers, new dry pipe riser at existing fire manifold on East Mifflin St., extend new 4” fire main, size to serve Concessions and other area future work.

Restaurant

- Fire protection with dry pipe sprinklers, extension from Admin office system.

Commercial Kitchen Components

- Exterior concrete grease interceptor, new 4” greasy waste sewer line.
- New 4” sanitary waste sewer line, connections to new equipment and fixtures (by kitchen consultant/contractor).
- New plumbing fixtures (includes 2 WC) and connections.
- Electric water heater, water softener.

Retail Space

- Fire protection with dry pipe sprinklers, extend from existing.

New Locker Rooms

- Fire protection with dry pipe sprinklers, new dry pipe riser at existing fire manifold on East Mifflin St.
- Two new 4" sanitary drain and sewer connections to East Mifflin St. sewer.
- Extend 3" CW line from East Mifflin St. water service room.
- New plumbing fixtures (includes 4 WC) and connections.
- Electric water heaters, water softener.

East End Zone Hospitality Addition

- New plumbing fixtures (includes 6 WC) and connections.
- Electric water heaters, water softener.

Electrical BOD

Priority 1

Necessary facility maintenance

- Toilet rooms near Gate 1 are served by a single exterior mounted exhaust fan. Recommend replacing ductwork, grilles and fan, possibly with an inline fan located inside the building with a louver on the exterior brick wall over the stairs.

Priority 2

General

- Review expansion or additional connected load associated with the 120/240V services on a panel by panel basis. Place a connected load study or demand recording meter on the associated panels prior to any future expansion.
- Distribution equipment upgrade: Replace Panels A/2A, B and C.
- Remove the significant amount abandoned conduit, wire, junction boxes, original wiring devices and lighting existing throughout the facility.
- Upgrade existing Lighting and Lighting Controls System throughout the interior of the facility.
- Upgrade existing emergency egress lighting within existing facility.
- Replace and upgrade all exit sign signage with cold weather integral battery products.

- Work with MG&E to consolidate existing multiple services. MG&E to set a 3 phase pad mount transformer in the northeast area of the lot with underground service lateral from Brearly Street.

Concessions Addition

- Provide new 208y/120V, 3 phase panel to serve concessions and toilet rooms. Panel supplied from existing 480y/277V, 3 phase service located along Mifflin Street. Requires rework of existing panel J-1 480V feeder to tap and extend to new concessions along with new transformer and 480V primary disconnect. Assumes commercial cooking appliances are natural gas fired and not electric.
- Interior lighting, emergency lighting, exit signs, lighting controls, receptacles and kitchen equipment connections in concessions. Includes HVAC and hot water heating connections. Assumes domestic hot water heaters are natural gas fired.
- Telephone and Data outlets in concessions supplied from new network rack in future office space.
- New voice evacuation fire alarm system head end with notification devices. Includes new remote annunciator and connection to kitchen hood suppression systems. MFD will require all renovated spaces to be made code compliant. Does not need to be extended to existing, non-renovated spaces at this time. Occupancy is assumed to be unseparated A-5 for stadiums.

Priority 3

Public Toilets Buildout

- Interior lighting at restrooms, emergency lighting, exit signs, lighting controls and receptacles in throughout space constructed as part of Concessions Addition. Circuits supplied from existing panel 2A or new office panel.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only. Main control electronics included in Concessions break out.

Hospitality Improvements at 1925 Grandstand and Public Toilets

- Interior lighting at restrooms, emergency lighting, exit signs, lighting controls and receptacles in throughout space. Circuits supplied from existing panel J-1.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only. Main control electronics included in Concessions break out.

Public Toilets @ Lower Level 1934 Section

- Interior lighting at restrooms, emergency lighting, exit signs, lighting controls and receptacles in throughout space. Circuits supplied from existing panel 2A or new office panel.

- Fire alarm devices as extension of new voice evacuation system. Includes devices only.

Priority 4

1925 Grandstand Lower Level Office

- Provide new 120/240V, 1 phase panel to serve office space. Panel supplied from existing panel A. Requires modifications to existing panel A as there are no spare breaker spaces.
- Selective demolition of existing electrical in proposed office area.
- Interior lighting, emergency lighting, exit signs, lighting controls and receptacles in office space.
- Telephone and Data outlets in space with wall mount network rack and fiber backbone to ISP demarcation.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only. Main control electronics included in Concessions break out.

Restaurant

- Consolidation of all existing electrical services per our conversations with MG&E. They will not supply an additional service to the building without consolidation and the existing services do not have capacity to operate concessions, restaurant and field lighting simultaneously which does seem likely.
- Provide new 208y/120V, 3 phase panel to serve restaurant. Panel supplied from new service entrance equipment required as part of consolidation. Includes transformer and 480V primary disconnect. Assumes commercial cooking appliances are natural gas fired and not electric.
- Interior lighting, emergency lighting, exit signs, lighting controls, receptacles and kitchen equipment connections in concessions. Includes HVAC and hot water heating connections. Assumes domestic hot water heaters are natural gas fired.
- Telephone and Data outlets in concessions supplied from new network rack in office space.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only. Main control electronics included in Concessions break out.

Retail Space

- Interior lighting at restrooms, emergency lighting, exit signs, lighting controls and receptacles in throughout space.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only.

- Telephone and Data outlets supplied from new network rack.

New Locker Rooms

- Interior lighting, emergency lighting, exit signs, lighting controls and receptacles in throughout space.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only.
- Telephone and Data outlets supplied from new network rack.

Scoreboard Upgrade

- Remove and replace scoreboard and add six smaller monitors.

East End Zone Hospitality Addition

- Provide new 120/240V, 1 phase panel to serve addition.
- Interior lighting, emergency lighting, exit signs, lighting controls and receptacles in throughout space.
- Fire alarm devices as extension of new voice evacuation system. Includes devices only.
- Telephone and Data outlets supplied from new network rack.

Civil BOD

Priority 4

East End Zone Open Space

- Regrade to promote better drainage. Maintain the existing connections to the storm system in Brearly Street.

- The existing irrigation system in the subject area will most likely be abandoned.

- It may be possible that existing communications and or electric lines will need to be relocated depending on the proposed improvements.

Jurisdictional Oversight

Madison Landmarks Commission / City Preservation Staff
An informational meeting with the agency staff was held on January 5, 2017, to present the proposed improvements and review the impact on the historic property and solicit input.

Wisconsin State Historical Society / State Historic Preservation Officer
An informational meeting with the agency staff was held on January 11, 2017, to present the proposed improvements and review the impact on the historic property and solicit input.

Proposed Schedule - Phase II

2017

June 7	Kickoff Design Phase
July 14	Historic Agencies Reviews
July 16	Kickoff Construction Document Phase
Sept 15	90% Const. Docs to City / Public Works Approvals
Sept 30	City Approval of Phase III Design Development documents
October 4	Construction Documents submitted to City / Public Works
October 17	Common Council approval of Phase IV-Construction Documents
Nov 10	Public Works Advertisement starts
Nov 10	Bid sets available
Dec 1	Bids due
Dec 13	Board of Estimates approval of construction dollars

2018

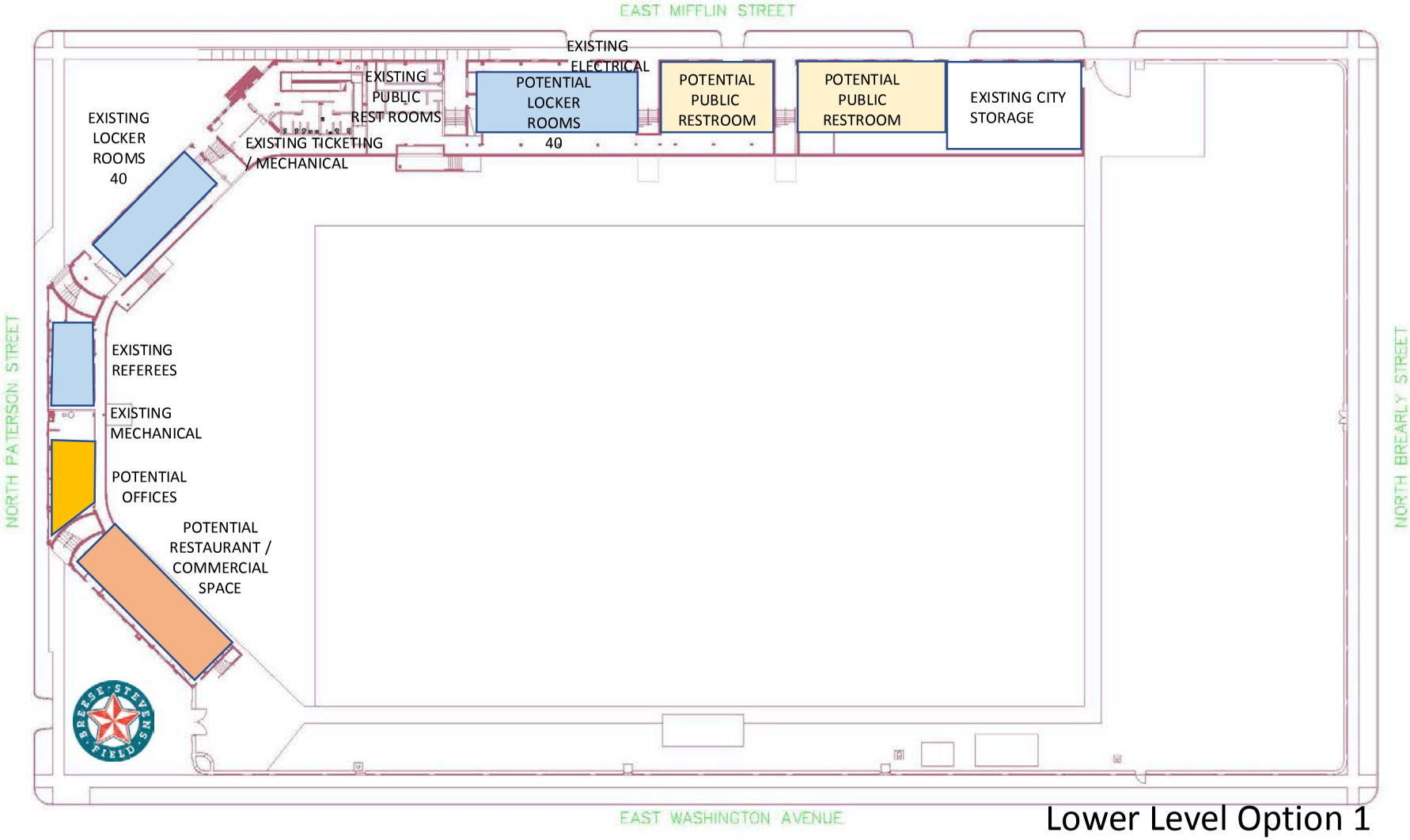
January 2	Common Council approval of contract award
February 10	Signed Contract
February 13	Start construction
August 31	Complete construction

PART V

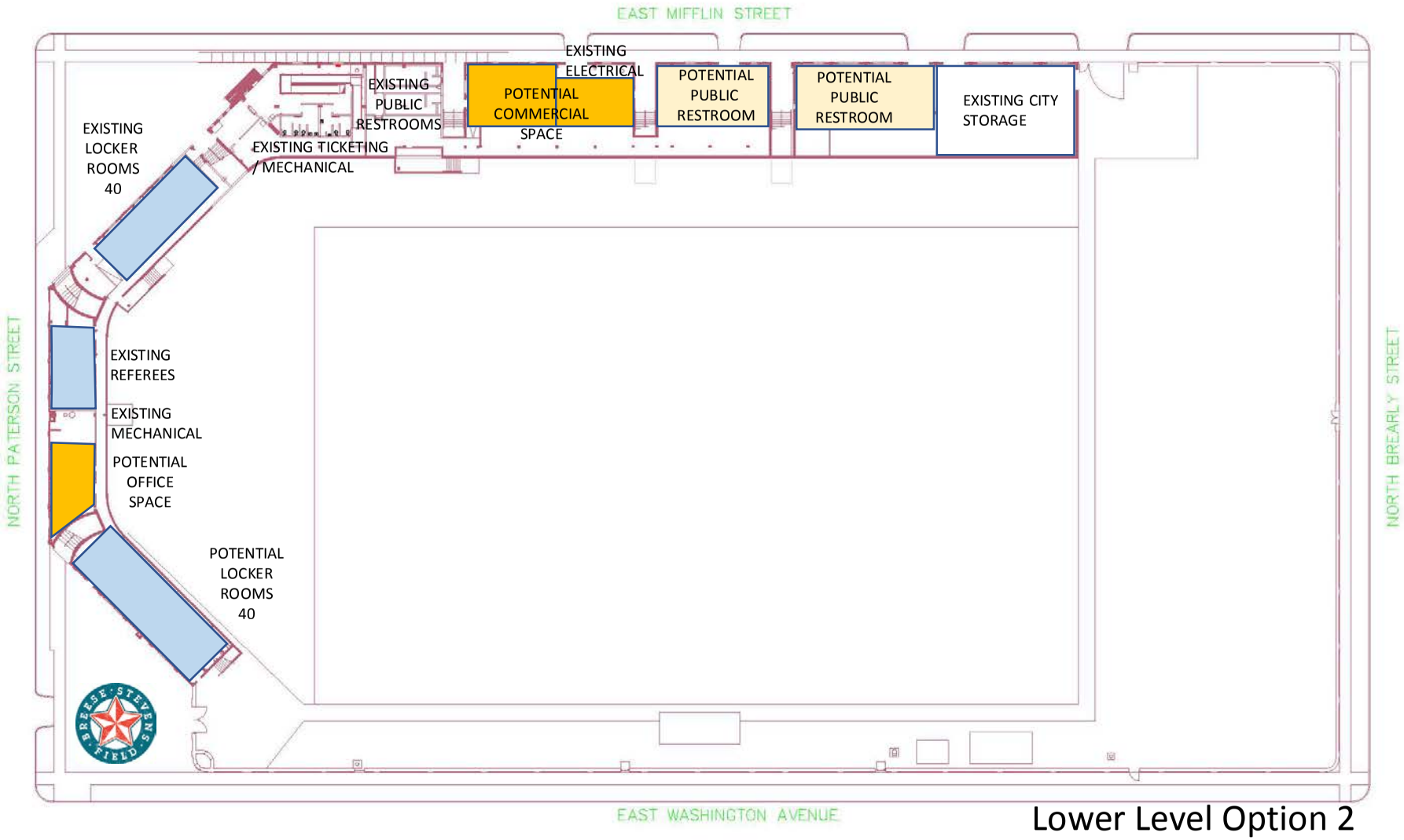
PART V- PRELIMINARY DESIGN

Architectural Drawings

Lower Level Plan Option 1
Lower Level Plan Option 2
Field Level Plan
Upper Level Plan



Lower Level Option 1



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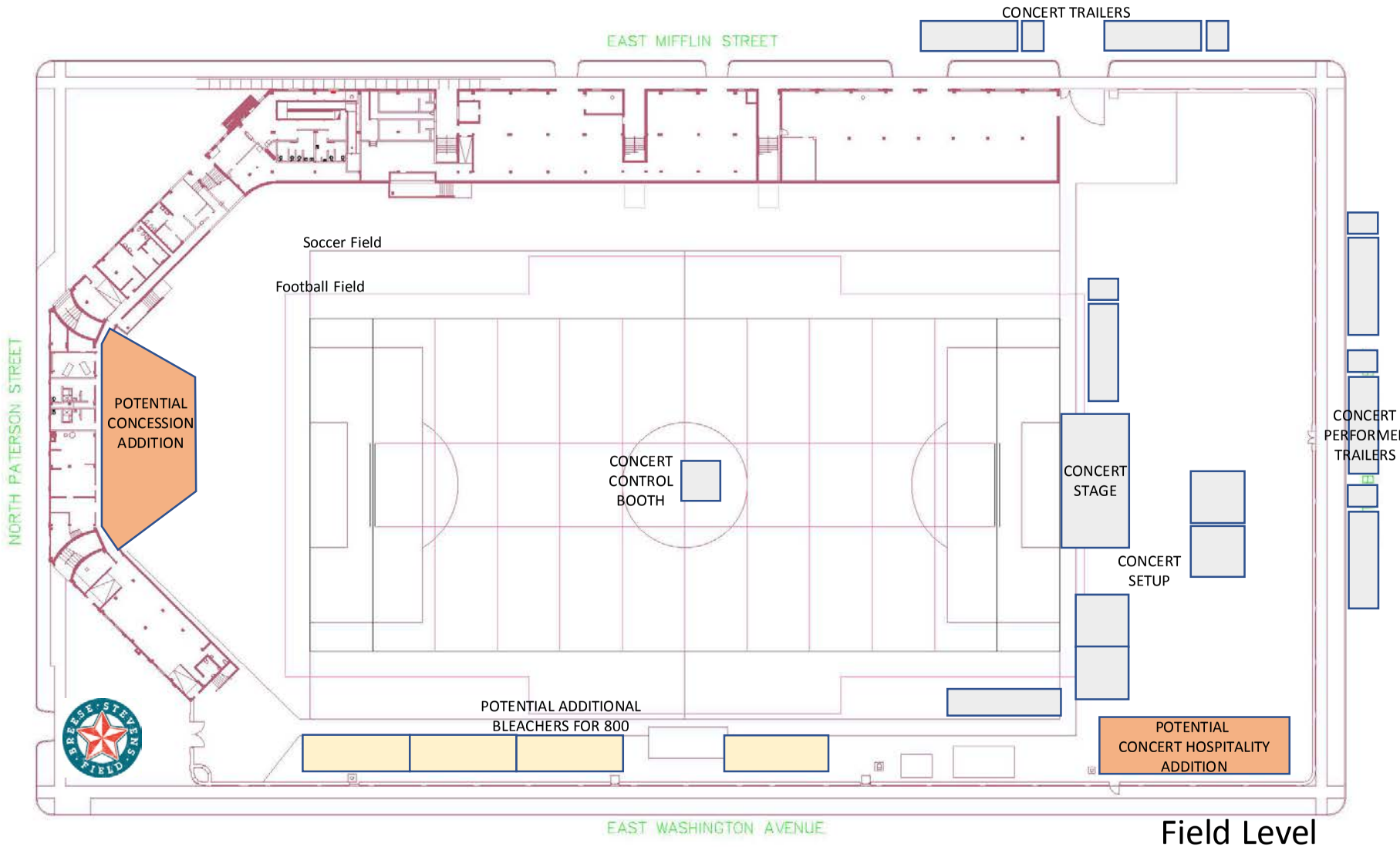
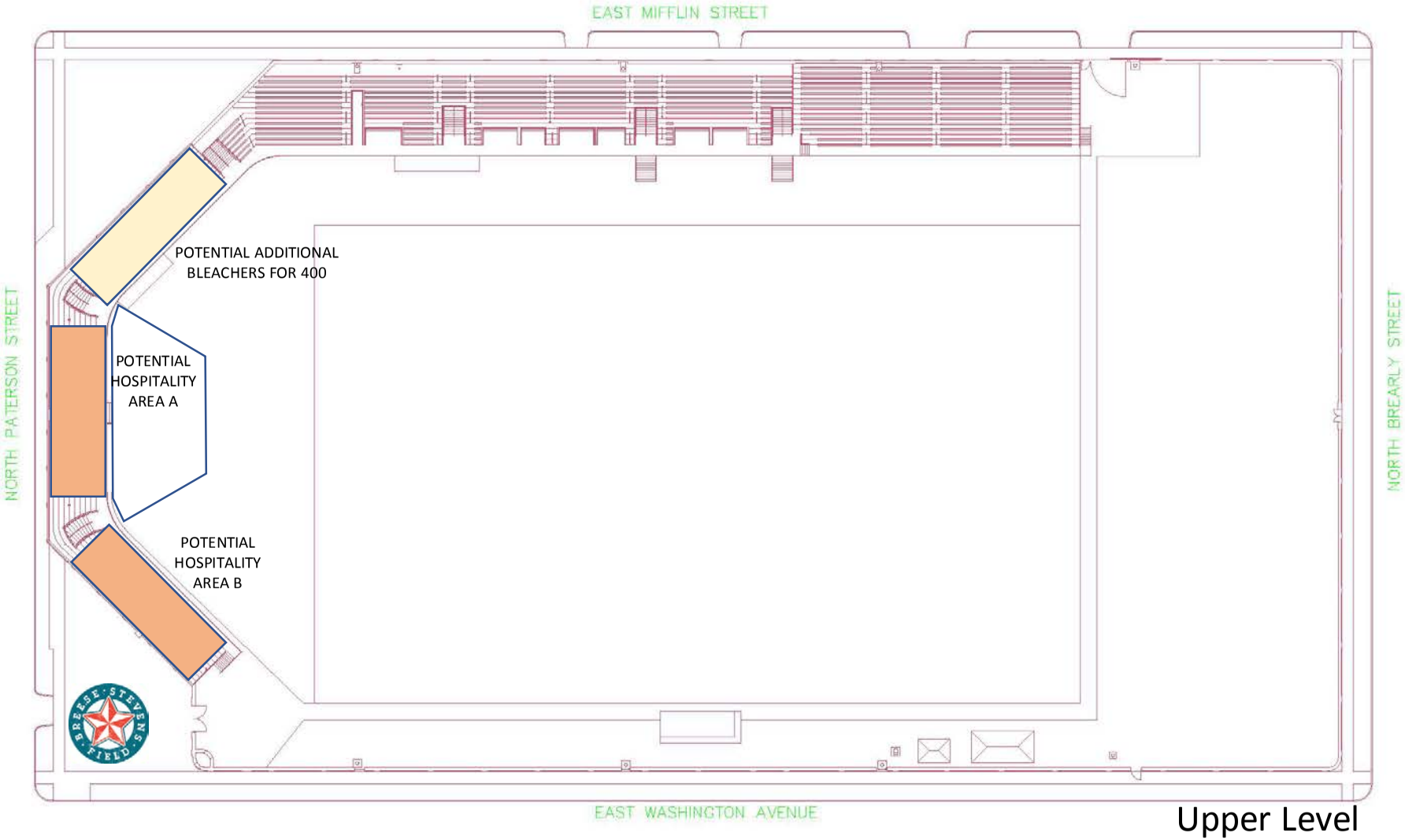
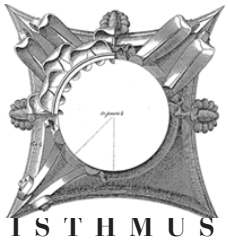

CONCERT TRAILERS
EAST MIFFLIN STREET
Soccer Field
Football Field
NORTH PATERSON STREET
POTENTIAL CONCESSION ADDITION
CONCERT CONTROL BOOTH
CONCERT STAGE
CONCERT SETUP
CONCERT PERFORMER TRAILERS
POTENTIAL ADDITIONAL BLEACHERS FOR 800
POTENTIAL CONCERT HOSPITALITY ADDITION
EAST WASHINGTON AVENUE
BREESE STEVENS FIELD

Field Level


EAST MIFFLIN STREET
NORTH PATERSON STREET
NORTH BREARLY STREET
EAST WASHINGTON AVENUE
POTENTIAL ADDITIONAL BLEACHERS FOR 400
POTENTIAL HOSPITALITY AREA A
POTENTIAL HOSPITALITY AREA B
PRESE · STEVENS · FIELD

Upper Level



ISTHMUS

ARCHITECTURE, INC.

Madison, WI