

## **Madison Water Utility – Paterson Operations Center Additions and Remodeling**

**110 South Paterson Street**

### **Letter of Intent**

The proposed project development is to provide safer and more appropriate spaces for the existing Madison Water Utility Paterson Operations Center. Currently, the site and structures are used for administrative offices, workshops and staging of work crews, and maintenance of Water Utility construction vehicles. The Water Utility currently employs 65 people; the new, enhanced facility should accommodate 80 employees. This facility typically operates from 7am to 4pm. However, during the busy season (main breaks in the winter and well repairs in summer), there are many 24-hour-operation days.

The project team consists of the Madison Water Utility (owner), Mead & Hunt, Inc. (civil, architecture, mechanical, plumbing, fire protection, and technology design services), Graef (structural engineering), and Ken Saiki Design (landscape design services). The project is to be publicly bid, with a general contractor to be determined.

The existing facility comprises 28,000 sf. The project includes demolition of the existing vehicle maintenance bays and offices (8,900 sf). New, replacement construction is to provide enhanced vehicle maintenance areas, employee support spaces, and administrative areas (22,700 sf). Remodeling and minor addition to the existing two-and-half story building is to provide enhanced workshop space (7,100 sf).

Total, final square footage for the facility is to be 40,644 sf. The vehicle maintenance and welding shops, along with supporting areas, comprise 8,349 sf. The well shop maintenance areas and related storage comprise 9,628 sf. Clean workshop and electrician working area comprise 2,910 sf. A public conference room is provided to support 84 people and is 1,265 sf. Supporting offices, locker/shower rooms, toilet rooms, mechanical spaces, and general circulation comprising the remaining 18,492 sf.

Site development is to include re-paving the existing parking lot, new fence line, site lighting, and a new landscape terrace. The site design shall provide 39 parking spaces, and 4 bike racks. The existing lot coverage is 98.9% impervious or building covered, with only 592 sf. The proposed project would provide 1,222 sf of landscaped, pervious area, which provides 97.6% lot coverage. No usable open space is calculated, as it is not a residential use.

The project schedule is anticipating a public bid to be released in July 2015, and bid opening in August 2015. This would allow for a construction start in October 2015. The phased construction, with shifting owner-occupied areas, is anticipated to take 20 months and would be complete in August 2017.

The current assessed value of land is \$0.00, as a city property. The estimated project cost is \$8.5 million. Based on \$1 million dollars of construction activity creating 6.8 direct construction jobs and 4.9 indirect construction jobs, the project should create 99.5 jobs. This project is funded by the public entity of the Madison Water Utility and is to be financed through the Utility Capital Budget.