Warner Park Community Recreation Center Expansion Schematic Design Report

May 1, 2023

Engberg Anderson ARCHITECTS

Table of Contents

Project Team

City of Madison Engineering

Amy Scanlon, AIA	Project Manager

City of Madison Parks Division

Mike Sturm	Landscape Architect
Zach Watson	WPCRC Facility Manager
Chad Norquist	WPCRC Maintenance Mechanic

Design Team

Engberg Anderson, Inc.	**Architecture**
Jim Brown, AIA Drew Kemp-Baird, RA	
JSD Professional Services	**Civil Engineering & Landscape Architecture**
Kevin Yeska, PLA Andrew Geffert, PE	
Oneida Total Integrated Enterprises (OTIE)	**Structural Engineering**
James Hall, PE, SE	
Hein Engineering Group	**Mechanical, Electrical, Plumbing, & Fire Protection Engineering**
Michael Hein, PE Brian Cheney	
Middleton Consulting & Contracting, Inc.	**Cost Estimating**
Tom Middleton, CPC	

SITE NARRATIVE

The parking lot has six (6) accessible stalls with a total of 77 stalls, which meets minimum code guidelines. However, accessible and senior parking are routinely at capacity. A van accessible parking stall should be provided, since none of the existing stalls fulfill this requirement. Accessible parking should have a maximum slope of 2%.

The proposed expansion east of the building will be in direct relation to the adjacent parking lot, but will primarily be accessed from the existing main entrance. A secondary exit is proposed on the south façade for direct, ADA accessible access to the parking lot in the event of an emergency, but is not intended for frequent use. The expansion's finished floor elevation will need to be closely evaluated to provide for accessibility ingress/egress. The expansion will be built into the existing hillside and a number of trees will be impacted. The design team will work diligently to preserve trees wherever possible. New perennial planting areas and gravel gardens to increase drainage will be proposed as low maintenance to meet the time and funding constraints of staff. Perennial plantings are to be concentrated near the main building entrance and façade of the proposed gym, where funds have been allocated. See the preliminary site/landscape plan in the appendix for additional information.

The design team met with Zoning and Urban Design Commission staff as part of the Development Assistance Team (DAT) and learned that the improvements will require review/approval by the Urban Design Commission and that a Conditional Use permit will be needed via the Land Use application process. The recreation/community center was a Conditional Use under the previous Conservancy zoning and is a Conditional Use under the current Parks and Recreation Zoning. The addition will require an Urban Design Commission review with a minor alteration to the existing Conditional Use. This will be followed by a minor alteration and site plan review, which will be staff level and not require review by the Plan Commission.

Since the building expansion will increase the building footprint by more than 10%, landscaping throughout will need to be brought up to compliance. It was agreed upon by Zoning and UDC staff that the full, 37-acre parcel will not be looked at for code compliance but the parking lot immediately to the south of the building should be studied. A number of parking rows are found to be in excess of (12) contiguous stalls and lack tree islands; therefore, additional islands will be added as proposed on the preliminary Site Plan (see appendix). Parking will be reconfigured to meet requirements while losing as few stalls as possible. Any existing light poles and fixtures throughout the parking lot will only need to be reviewed if impacted by the proposed development.

At this time, it is assumed that the site and building addition will not exceed 20,000 square feet of new impervious area to where Chapter 37.06(3) will be mandated. The Parks Department has informed the design team of a desire to implement stormwater management strategies if the added impervious area(s) begin to exceed 15,000 square feet. It is assumed that the expansion will create site disturbance in excess of 4,000 square feet; therefore, a design team will need to apply for an Erosion Control permit through the City of Madison to mitigate soil loss during construction.

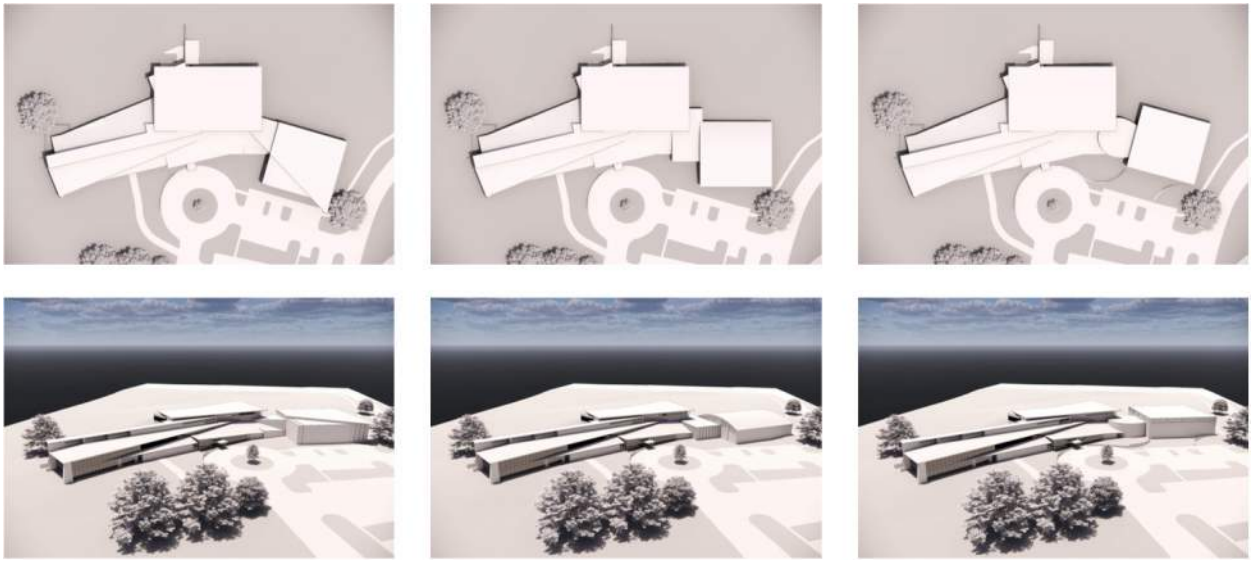
The project scope will address civil and landscape concerns as they pertain to the building expansion and DAT meeting comments. Refer to site plans in the appendix for additional information:

- Increase the number of accessible parking stalls, including a van accessible stall.
- Replace sidewalk and bicycle parking spaces to the south of the proposed addition.
- Add parking islands where parking rows are in excess of (12) contiguous stalls.
- Maintain the native prairie planting aesthetic adjacent to the drop-off. Add perennial planting areas and replacements for any removed planting beds. Replace existing trees where impacted by the expansion footprint.
- Implement stormwater strategies to capture and retain roof water of the 100-year storm event.

ARCHITECTURAL NARRATIVE

Description of Final Concept

As identified during pre-design, the best expansion option for both the Center's short-term and long-term interests is to grow the facility to the southeast.



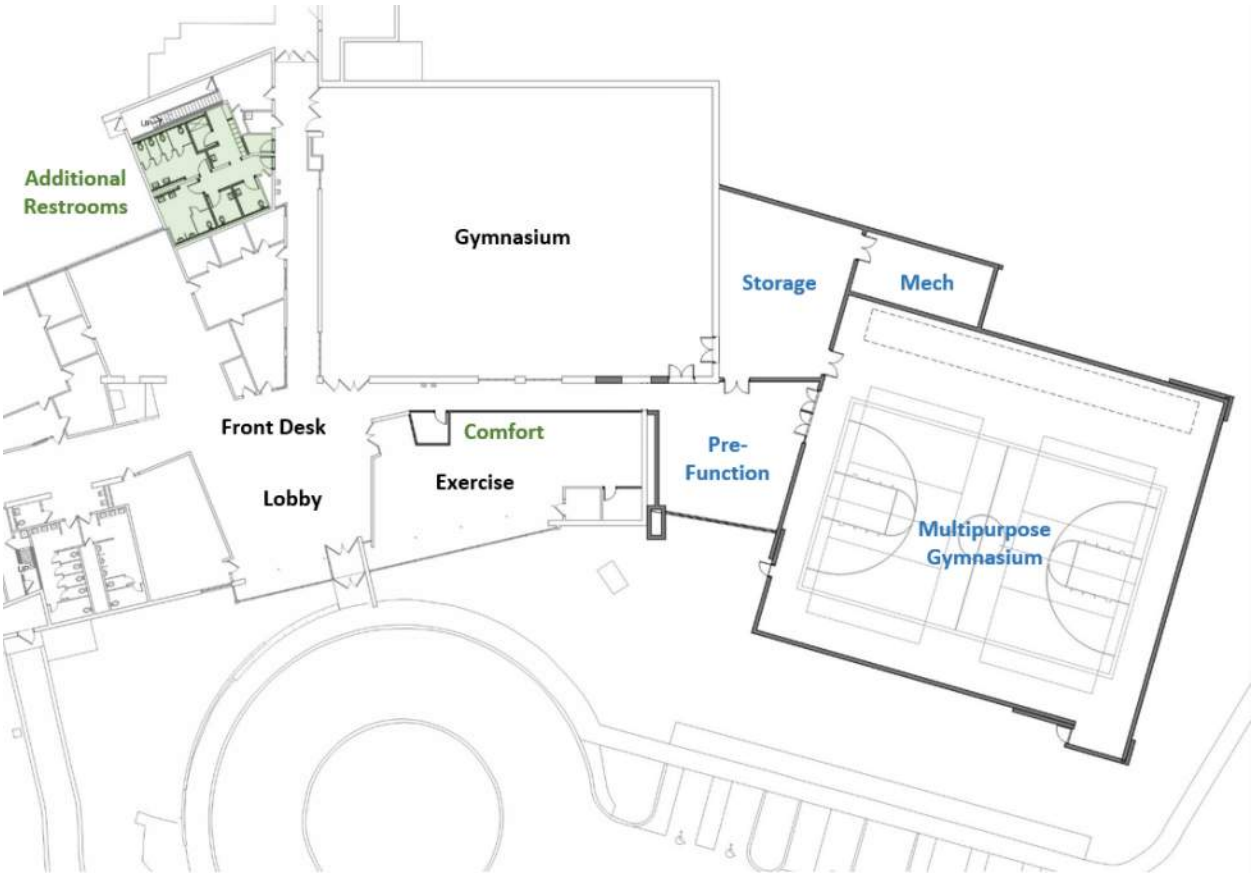
Early Massing Studies

The design process began with a series of models that focused on two elements: the second gymnasium and the connector attaching to the existing building. Multiple options for expansion massing were presented and discussed to consider the expansion's relationship to the existing building and site elements. In reviewing these early studies, the core team was able to establish design principles that could be carried forward as the design developed.

- The existing building is a unique "high design" and the addition should attempt to blend into it seamlessly.
- The addition should be set far enough away from the existing gymnasium roof so they do not appear to touch from eye level.
- The addition mass should be pushed north to soften the large walls/volume of the second gymnasium.
- The addition should not exceed 30' in height above grade to avoid additional sitework for fire access. The existing gymnasium is 33'-2 ½" tall, so the expansion will be shorter.

The final concept pulls roof angles, ribbon windows, and field materials like splitface CMU, storefront with dark bronze mullions, and standing seam roofing from the existing building design. The southwest corner of the gymnasium is accentuated with metal panels of varying colors and popped with individual storefront panes that blend into the metal panel pattern. These panes, along with ribbon windows, allow the mass to glow from a distance while the gymnasium is in use. Smooth concrete masonry masses at the southeast and northeast corners serve as anchors for the entire building façade, both new and existing. Clerestory windows at the gymnasium will utilize translucent glazing systems to eliminate direct sunlight and reduce glare within the space.

The multipurpose gymnasium is kept parallel to the existing parking lot, but set back to soften the south façade. A pre-function area fills in the connector piece and ties together the corridor from the front desk, the existing gymnasium, the new gymnasium, and the storage area. Storage is enlarged to supplement additional programming and has direct access to both gymnasiums. A mechanical room for the expansion's air handler connects to the storage area—access comes from within that space. See the appendix for additional architectural drawings depicting building layout.



Expansion Layout with Spaces Identified

View from South

View of Expansion from Southeast

Overhead View from South

View from Southeast

View from Park Entry Drive

Night View from Southwest

Program Requirements Analysis

Space	Analysis	Result in Proposed Design
Multipurpose Gymnasium	A 90' x 100' gymnasium will provide space for additional functions that cannot currently be provided in the existing gymnasium.	Gymnasium in expansion is 90' x 100'. Pre-function area outside gymnasium at end of corridor will provide additional overflow space during tournaments and building-wide events.
Storage	600 SF of storage is displaced by reconfiguring the exercise room. Consider adding storage to serve the second gymnasium.	1300 SF of storage provided in expansion with direct access to both gymnasiums and pre-function/corridor. Reconfigured exercise room is the same size as in its current layout.
Mechanical	Provide space for air handler serving the expansion. Place on exterior walls for air intake and exhaust.	34' x 16' mechanical room will be sufficient for new air handler. Double doors provided through storage room for access and future service.
Restrooms	Provide sufficient fixture quantities and as many gender-neutral options as possible.	Fixture counts are code-compliant to include occupant load of expansion. (2) gender-neutral restrooms added.
Lockers	Create a general storage area with single-use shower/changing space.	Reconfigured locker space kept adjacent to the restrooms.
Comfort Room	Meet City requirements for providing a comfort room.	Comfort room added near the front desk. A sink could be part of the project or planned for future implementation.
Maintenance Office	No maintenance office currently provided in the facility.	Unused office in exercise room repurposed into maintenance office.

Sustainable Design Strategies

Sustainable design principles which emphasize energy efficiency, long-term durability, and maintenance are to be included as part of the design process. The intent is to create a high-performing, environmentally conscious project that has low operating costs, healthful indoor environments, and low environmental impact. These environmental goals will be integrated into the design strategies for form, function, schedule, and budget.

The project is required to pursue certification through the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) program. The goal is to provide a LEED NC v4 Silver rating. The LEED checklist in the appendix provides a potential credit tally based on project goals and scope. At this time, the design team feels that the LEED Silver certification is achievable based on current site, building, and systems planning.

Designing for Versatility

Proper acoustics will be key to ensure that the second gymnasium can be used for a wide range of events. Three areas of utmost concern are flooring, natural light, and acoustics.

The existing gymnasium has a wood floor, which requires more frequent upkeep and limits the functionality of the space. Not all fitness classes can be held in the gymnasium due to the equipment needed, meaning the class has to be held in a different room at the Center. "Sport court" flooring systems can be tailored to handle sports, bleachers, and non-sports activities such as chairs, tables, and stages and will last for 20-25 years. This flooring is divided into force reduction classes, with Class 1 being the most rigid and Class 5 providing the most give. It is recommended that a Class 1 flooring system be installed where retractable bleachers will be sitting, and a Class 2 system be installed across the remainder of the gym floor.

Soundproofing the gymnasium will also make it more apt to host events where a shorter reverb time will be necessary to hear speech, such as classes and speaking engagements. Due to the intricacy of the wall pattern on the south face and the clerestory windows across the perimeter, ceiling-mounted baffles are recommended for the gymnasium space.

Thermal Performance of Building Envelope

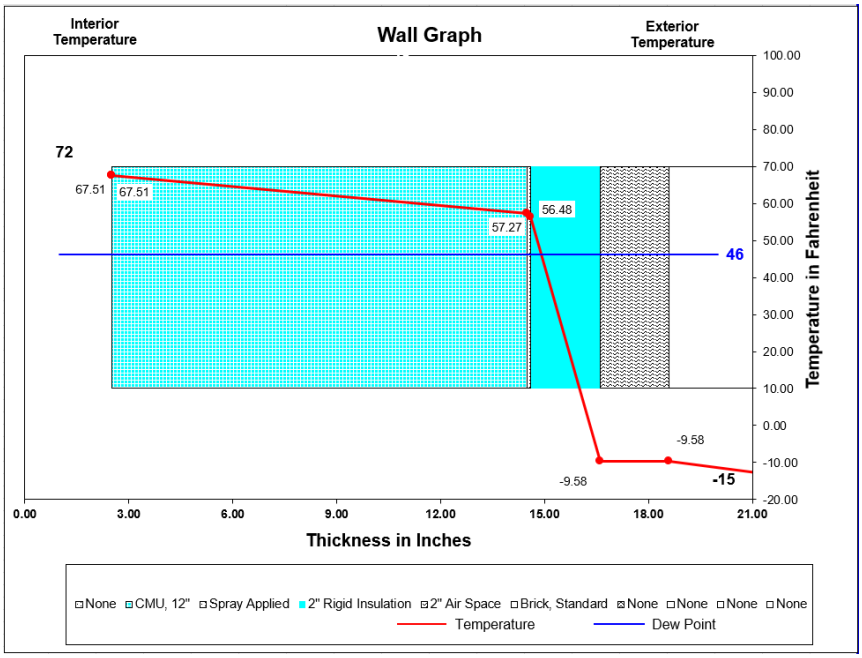
Insulation at the building envelope will meet IECC 2015 requirements for Climate Zone 6 at a minimum—see guidelines below. The design team will analyze the costs and benefits of thicker insulation at the walls and roof during design development, as well as providing rigid insulation underneath the floor slab.

Roof: R-30 continuous insulation
Above-Grade Walls: R-13.3 continuous insulation
Below-Grade Walls: R-7.5 continuous insulation
Slab-On-Grade Floors (unheated): R-10 for 24" below
Opaque Doors: R-4.75
Fixed Fenestration: 0.36 U-Value
Doors: 0.77 U-Value

Diffused glazing on the south, east, and west faces of the multipurpose gymnasium space will avoid issues with glare and direct sunlight coming into the gymnasium. The data below for these facades is based on the Solera S-R5+Aerogel system.

Glazing	Connector, North Face of Gym	South, East, and West Faces of Gym
Type	Clear, insulation glazing units	Insulated diffusing glazing units
Exterior Lite	1/4" glass with low-e coating on #2 surface	6mm annealed
Cavity	½" 90% argon filled with "warm edge" spacer	(2) layers light diffusing veil
Interior Lite	¼" glass with low-e coating on #4 surface	6mm annealed
U-Factor	0.20	0.20
SHGC	0.25	0.37
VLT%	60%	40%

Proposed exterior wall construction consists of 12" CMU substrate with a vapor barrier and 2" rigid insulation on the outside face. A rainscreen system is utilized for both masonry and metal panel exterior systems. The chart below shows the winter dew point calculation for the assembly with a masonry veneer.



Code Analysis

The project will be designed to comply with the Wisconsin Commercial Building Code enacted at the time of State of Wisconsin review. Currently, it is the 2015 edition of the International Building Code subject to modifications specified in the Wisconsin Administrative Code chs. Comm 361 and 362.

Applicable Building Codes:	Wisconsin SPS 361, 362, 366 2015 International Building Code 2015 International Existing Building Code
Accessibility Code:	ICC / ANSI 117.1 – 2009
Fire Safety Code:	Wisconsin SPS 314 NFPA 1 – 2012
Plumbing Code:	Wisconsin SPS 381 – 387
Electrical Code:	Wisconsin SPS 316 NEC 2011 NFPA 70
Mechanical Code:	Wisconsin SPS 364 2015 International Mechanical Code
Energy Code:	Wisconsin SPS 363 2015 International Energy Conservation Code
Fuel Gas Code:	Wisconsin SPS 365 2015 International Fuel Gas Code
Occupancy Classification	A-3 (Community Halls)
Construction Type	IIB
Sprinklered	Yes per NFPA 13
Number of Stories	1 (Existing mezzanines)
Allowable Square Footage	43,817 SF with frontage increase
Actual Square Footage	42,940 SF
Total Building Occupant Load (Existing + New)	1,657
Exits Per Story Required / Provided	4 / 5
Exit Door Width Required / Provided	249” / 336”

Plumbing Fixture Counts

Plumbing fixture counts have to be evaluated for the entire building because the building occupant load is increased by more than 20 percent.

Water Closets

- Male: 1 per 125 occupants = 7 water closets. 8 male water closets provided.
- Female: 1 per 65 occupants = 13 water closets. 9 female water closets and 4 unisex water closets provided.
- Family or assisted-use toilet rooms are permitted to be included in the number of fixtures for male or female occupants in assembly occupancies.
- Urinals may be substituted for up to 67 percent of required water closets in assembly occupancies.

Lavatories

- 1 per 200 occupants = 9 lavatories. 14 lavatories provided.

Drinking Fountains

- 1 per 500 occupants = 4 drinking fountains. 6 drinking fountains provided.

Service Sinks

- 1 service sink required. 2 service sinks provided.

STRUCTURAL NARRATIVE

Standard Foundations

Cast-in-place concrete spread footing on medium / loose undisturbed native soil with a bearing pressure of 5,000 psf based on the geotechnical report provided by CGC dated March 24, 2023, report number C23051-6.

Slab on Grade

Typical: 4 inches of concrete over a 15 mil vapor retarder over a 6 inch layer of freely draining granular base course meeting the requirements of ASTM D2940. Concrete will be reinforced using a macro-polypropylene synthetic fiber reinforcing as part of the mix design. Jointing of slab will be 8 to 12 feet on-center in each of the two orthogonal directions with panel aspect ratio 1.5:1 or less.

Gymnasium: 5 inches of concrete over a 15 mil vapor barrier over 6 inch layer of freely draining granular base course meeting the requirements of ASTM D2940. Concrete will be reinforced using a macro polypropylene synthetic fiber reinforcing as part of the mix design with jointing of slab being 10 to 15 feet on-center in each of the two orthogonal directions with panel aspect ratio 1.5:1 or less. Alternatively, if a jointless slab is desired, replace fiber reinforcement with heavy welded wire fabric (WWF) or an orthogonal layer of reinforcement bars at 18 inches on-center.

Roof Construction

Typical Roof Framing: Low roof will consist of a couple different joist types. The roof over the storage and mechanical room will be framed with cold-formed metal trusses at 24" oc. The roof over the pre-function space will be similar to the existing building with sloped open-web steel bar joists and LVL framing to create the folded roof. The roof deck for all of these areas will be a 1 ½ inch steel roof deck.

Gymnasium Roof Framing: The roof will consist of 52" deep long span trusses spaced at 8'-4" oc with a 3 inch acoustic steel roof deck. High ribbon windows occur on the south, east and north face. Added columns will be needed on the east and north face to support the trusses over the ribbon window as well as to eliminate a hinge condition at the top of the CMU wall.

Exterior Walls

The exterior walls for the Gymnasium will be 12" reinforced CMU. At the storage and mechanical room, the walls can be 8" reinforced CMU. The demising wall between the storage and pre-function space will be 12" reinforced CMU.

Lateral Resistance

Lateral systems to resist the forces due to wind and seismic will primarily be reinforced CMU exterior walls.

General Structural Design Parameters

International Building Code (IBC), latest version adopted by Wisconsin (2015)

- Occupancy Risk Category II
- Site Class D
- Ss = 0.0731
- S1 = 0.0474

Wind and Seismic:

- Per requirements of ASCE 7 (American Society of Civil Engineers).
    - Wind speed - 115 mph
    - Exposure Class - B

Snow Load Criteria:

- Per requirements of ASCE 7. Both basic and drifted snow requirements.
- Madison area ground snow load – 30 psf

Drift Loads:

- The location and magnitudes of the drift loading will be determined during the design.

Allow for future photovoltaic panel arrays.

Steel Design in accordance with the latest edition of the American Institute of Steel Construction.

Concrete Design in accordance with the latest edition of the American Concrete Institute code and commentary.

Floor Live Loading

First floor public areas and corridors:	100 psf Live

MECHANICAL NARRATIVE

The facility is heated, cooled and ventilated by three (3) air handling units:

- AH-1 is located in the north mechanical mezzanine and serves the Gym 105 as a single zone constant volume system. The air handler is provided with a return fan and economizer operation.
- AH-2 is located in the north mechanical mezzanine and serves the north side of the facility with twelve (12) variable volume terminals and hot water reheat. The air handler operates as a variable volume unit with a VFD controlling fan speed. The air handler is provided with a return fan and economizer operation.
- AH-3 is located in the south mechanical mezzanine and serves the south side of the facility with seven (7) variable volume terminals and hot water reheat. The air handler operates as a variable volume unit with a VFD controlling fan speed. The air handler is provided with a return fan and economizer operation.

The facility heating plant consists of two (2) sealed-combustion, fired hot water boilers (AERCO BMK 1500) rated at 1500 MBH input, 1410 MHB output each and 94% efficiency.

- The hot water heating system serves hot water coils in the air handling units, VAV terminal reheat coils, unit heaters, cabinet heaters and convectors.
- The hot water is circulated though the facility by two (2) vertical inline constant volume centrifugal pumps (3 HP) rated at 68 GPM and run in parallel.
- The air handler heating coils are provided with coil pumps.

The facility cooling plant consists of air-cooled chiller rated at 102 tons located on the north side of the facility within an enclosure. The chiller is provided with 40% glycol to operate year-round without freezing with 4” supply and return lines into the north mechanical mezzanine.

- The chilled glycol cooling system serves cooling water coils in the air handling units with a 3-way valve.
- The chilled glycol is circulated by two (2) floor-mounted constant volume centrifugal pumps (5 hp) rated at 117 GPM and run in parallel.
- The chiller operates on R22 refrigerant which is no longer manufactured.
- The chiller is at the end of its life and has had one compressor overhaul to date.

The facility controls have been upgraded to the City Honeywell network with DDC sensors and controls installed on all HVAC equipment. The HVAC equipment appear to be original and installed in 1998. Air handlers and boilers are in good condition. Circulation pumps are nearing replacement or overhaul. The air cooled chiller is at the end of its useful life and in need of replacement and a refrigerant upgrade.

The project scope will include decommission and replacement of the existing air-cooled chiller with a new 130 ton air-cooled chiller with scroll compressors providing 6-step capacity control and R410a refrigerant with a remote tube-shell heat exchanger inside the north mechanical mezzanine:

- Eliminate the glycol solution for chiller operation and replace with treated water for better efficiency in pumping and heat transfer, while eliminating the high glycol maintenance costs. Two (2) sets of refrigerant lines from the chiller will follow the removed glycol piping to the north mechanical mezzanine routing.
- Replace the floor-mounted chiller pumps with redundant pumps, providing 100% capacity for back-up and rotation for even wear.
- The chilled water 3-way valves will be converted to 2-way valves and the chilled water pumps will be provided with VFD drives for variable capacity control.
- A new 3" chilled water line will be extended from the north mechanical mezzanine to the new gym mechanical mezzanine air handler.
- Horizontal chilled water expansion tank will be replaced with a bladder-type floor-mounted expansion tank.
- Air handler unit and pump controls will be added to the Honeywell control network.

The project will replace the inline hot water pumps with redundant pumps that provide 100% capacity for back-up and rotation for even wear.

- The hot water 3-way valves will be converted to 2-way valves at the air handlers, VAV reheat coils and booster coils and the hot water pumps will be provided with a VFD drives for variable capacity control.
- Extend new 1-1/2" hot water supply and return piping to the new gym air handler unit located in a mechanical mezzanine at the southeast gym location.
- Horizontal hot water expansion tank will be replaced with a bladder-type floor-mounted expansion tank.
- Pump controls will be added to the Honeywell control network.

The project will provide a new 9,000 CFM air handler in the new mechanical mezzanine to serve the southeast gym addition.

- The air handler will be provided with plenum supply fan with mixing box, air blender, filter section (MERV 13 filters), cooling coil, heating coil and fan section with integral exhaust relief fan mounted on top at the mixed air section.
- Provide overhead ductwork and low return grille similar to existing gym HVAC. Account for humidity control during the summer in the mechanical system design.
- Provide CO2 sensor with 900 PPM limit to reduce fresh air during periods of low occupancy - ventilation demand control.
- Air handler unit will be added to the Honeywell control network.
- Convert existing AHU-1 to a 2-zone VAV system that reuses existing reheats to continue serving the existing gymnasium and reconfigured exercise room.

ELECTRICAL NARRATIVE

Lighting and Power

The facility is serviced by a 1600-amp, 3-phase 120/208 volt electrical service to an exterior termination cabinet and main floor interior main switch and main switchboard distribution at the north mechanical mezzanine. The electrical utility transformer is located at the chiller enclosure on the north side. Lighting in the locker room and gym sections are provided with fluorescent fixtures. Emergency egress lighting is provided by battery pack lights.

Remodeling of the existing locker room and toilet area will require demolition and replacement of lighting and receptacles for the space. New lighting will consist of LED lighting with combination IR/sonic occupancy sensor controls. New battery back-up egress lighting will be provided along with exit lights.

The new multipurpose gym will include high bay LED lighting with high-low occupancy dimming and occupancy controls divided into 2 sections.

- Provide new receptacles and motor connections for new equipment (motorized backboards and curtain).
- Provide new 200-amp feeder and distribution panelboard to service this area.

The existing feeder and 600-amp breaker in the main switchboard serving the existing chiller will be removed. The project will provide a new 700-amp breaker and feeder to the new chiller. Existing motor connections at the hot and chilled water pumps will be replaced with new VFD connections and motor connections to the new pumps.

Communications

The existing MDF and data rack in Storage Room 120 serves structured cabling voice and data for the facility and is provided with a fiber optic service. The facility currently has a paging system with speakers throughout the facility. The existing gym has a sound system with four (4) microphone and one (1) music input with a central speaker. The Gym sound system in integrated into the Paging system to override the input and provide announcements.

Data drop rough-in locations will be coordinated in the addition, though the equipment will be installed by the owner. A new sound system will be needed in the new gym with microphone and music inputs, as well as Bluetooth inputs for wireless connectivity from handheld devices. The new sound system will need to interface with the existing Paging system for announcements.

Electronic Safety and Security

The existing fire alarm system has two (2) annunciator loops and is currently unable to add new fire alarm devices. The fire alarm control panel will need to be replaced with this project to handle the new gym devices. The existing facility has 24/7 door and PIR intrusion monitoring. The facility currently has a CCTV system with digital video recorder and video management system on a server. Surveillance is primarily at perimeter access areas.

The fire alarm control panel will be replaced to expand the number of devices and will include capabilities for covering the new air handling unit and related smoke and heat detectors with the new multipurpose gym addition. Rough-ins for future implementation of an access control system will be added at new doors in renovated and expanded areas. Building video surveillance will be expanded to cover the addition.

PLUMBING NARRATIVE

The existing facility is served by a 2-1/2" potable water tee from the 4" combination water service with a 2" water meter and pressure reducing valve downstream. Hot water is softened by a 1-1/2" single water softener located in the north mechanical mezzanine. Hot water is generated by two (2) sealed combustion gas-fired water heaters adjacent the water softener in the north mechanical mezzanine rated at 150 MBH each input. Hot water is circulated at 120 deg F through out the facility from a 1-1/2" hot water main line with a 1" hot water recirculation line and inline pump controlled by an aquastat.

Sanitary drainage is served by an underground 4" line exiting the facility from the south with an exterior grease trap connection serving the kitchen. The facility has a tile drain around the foundation which collects at a sump pump located in storage room at the southeast corner of the building and pumps clear water storm through an underground line south outside the facility to a site storm collection system. Clear water waste from the north mechanical mezzanine HVAC condensate waste and roof drains serving the mezzanine roof discharge to grade at the north side. Clear water waste from the south mechanical mezzanine HVAC condensate waste discharges underground with a 4" line to a site storm collection system. Natural gas service is provided at the north side of the building with a gas meter inside the chiller enclosure, entering the building at the north mechanical mezzanine.

The new addition will require connecting new foundation drains to the existing clear water sump pump. The expansion will be served by two existing drinking fountains which are currently in the exercise room, but will be part of the new corridor extending east from the front desk. Remodeling of the Locker & Toilet rooms will require demolition of existing fixtures and overhead water lines, along with cutting and patching the floor for demolition and new fixture connections. The existing cold, hot and recirculation water lines, waste and vent lines serving this area will be reused. The lavatories in the new Toilet rooms will require recirculation within 2 ft of hot water rough-ins per the current IECC code.

FIRE PROTECTION NARRATIVE

The existing facility is fully sprinklered with a wet automatic fire sprinkler system on one zone. The existing 4" combination water service enters the facility from the north side with double check valve backflow preventer.

The existing fire suppression system can be extended to the new gym addition with the single zone coverage (<50,000 SF). A 3" sprinkler main connection to existing extended to the gym addition and mechanical mezzanine is anticipated. Remodeling the locker & toilet rooms will require demolition of existing heads and relocation with the new plan.

CERTIFICATION REQUIREMENTS

We, the undersigned, certify that the concept design complies with the program requirements, energy goals, regulatory agencies, and review boards pursuant to City of Madison Warner Park Community Recreation Center Expansion – Contract No. 9170. Furthermore, the information provided herein is true and sufficiently complete so as not to be misleading.

Name	Title	Date
Name	Title	Date
Name	Title	Date
Name	Title	Date

PROJECT SCHEDULE

March 27, 2023	Public Information Meeting
March 29, 2023	UDC Informational Meeting
March 31, 2023	UDC Submission for Initial/Final
April 21, 2023	Design Development Submittal
April 26, 2023	UDC Initial/Final Meeting
May 3, 2023	BPW Resolution to Advertise for Bid
May 15, 2023	Construction Documents Submitted to City for Review
May 16, 2023	Council Resolution to Advertise for Bid
May 16-26, 2023	Staff Review of Construction Documents
May 30-June 6, 2023	Consultant Revisions
June 6, 2023	Plan Review/Minor Alt/Site Plan/SWM Submissions
June 8, 2023	Post Bid/First Advertisement
June 13, 2023	Pre-Bid Site Tour #1
June 15, 2023	Pre-Bid Site Tour #2
June 21, 2023	Pre-Bid Site Tour #3
June 26, 2023	Questions Due
June 29, 2023	Issue Addendum
July 6, 2023	Bids Due
July 19, 2023	BPW Award
July 25, 2023	Council Award Action
August 1, 2023	Route Contract
September 5, 2023	Start Work Letter (approximate date)
September 12, 2023	Pre-Construction Meeting (approximate date)
September 2023-September 2024	Construction
August 2024	Substantial Completion
September 2024	Final Completion/Closeout
September 2024-September 2025	Warranty

COST ESTIMATE

The total budget for the project is $5,750,000 including construction costs, contingency, fees, design services, and FF&E. Rough-ins for WAPS, surveillance, and A/V systems is part of the construction cost, though the items themselves are part of the FF&E budget. The breakdown of the total project budget allocates $4.7 million in construction costs.

Construction Cost		**$4,700,000**
BPW Contingency	8%	$376,000
Professional Services		$477,155
Development/Soft Costs		$105,000
FF&E		$85,000
Total Project Cost		**$5,743,155**

The schematic design cost estimate summary based on the narratives and drawings in this report are below. See the appendix for the full estimate. Note that acoustical treatments and photovoltaics are not part of the schematic design estimate, though a separate City program will aid in the design and cost of the photovoltaic system.

Construction Subtotal		$3,725,837
Escalation	7%	$260,809
General Conditions	7%	$279,065
Fees	5%	$213,286
Design Contingency	10%	$447,900
Construction Cost		**$4,926,897**

The construction cost in the schematic design estimate exceeds the allowable construction cost per the current project budget by $226,897. A construction cost of $4,926,897 would result in a total project cost near $6 million, including an increased BPW contingency. The core team determined that the changes outlined below will be made to bring the construction cost below $4.7 million.

- Change flooring in the corridor and pre-function areas from terrazzo to carpet.
- Athletic equipment in the gymnasium including hoops, scoreboards, divider curtain, and bleachers will be owner-furnished, owner-installed.

Construction Cost	$4,926,897
Flooring change	($50,000)
OFOI athletic equipment	($230,000)
Construction Cost	**$4,646,897**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