



BID TALK

Phase 2 Village on Park Central Green Space Site Improvements for the Community Development Authority of the City of Madison

City of Madison Engineering Division
February 28, 2025

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

CITY OF MADISON



Meeting Technical Housekeeping

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

This meeting is being recorded.

It is a public record subject to disclosure.

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



How to Participate

The screenshot displays a Zoom meeting interface. At the top, a green banner reads "You are viewing City of Madison's screen" with a "View Options" dropdown. Below this is a shared Microsoft Excel spreadsheet showing a calendar for 2019 and 2020. The spreadsheet has columns for months and rows for years. A "City of Madison" window is partially visible on the right. In the center, there are two audio options: "Phone Call" and "Computer Audio". A blue button labeled "Join Audio by Computer" is highlighted with a red arrow pointing upwards. At the bottom left, there is a "Join Audio" button with a headset icon, also highlighted with a red arrow pointing upwards. Other bottom controls include "Q&A", "Chat", "Raise Hand", and "Leave Webinar".



Make sure to join audio



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



How to Participate

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

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



How to Participate

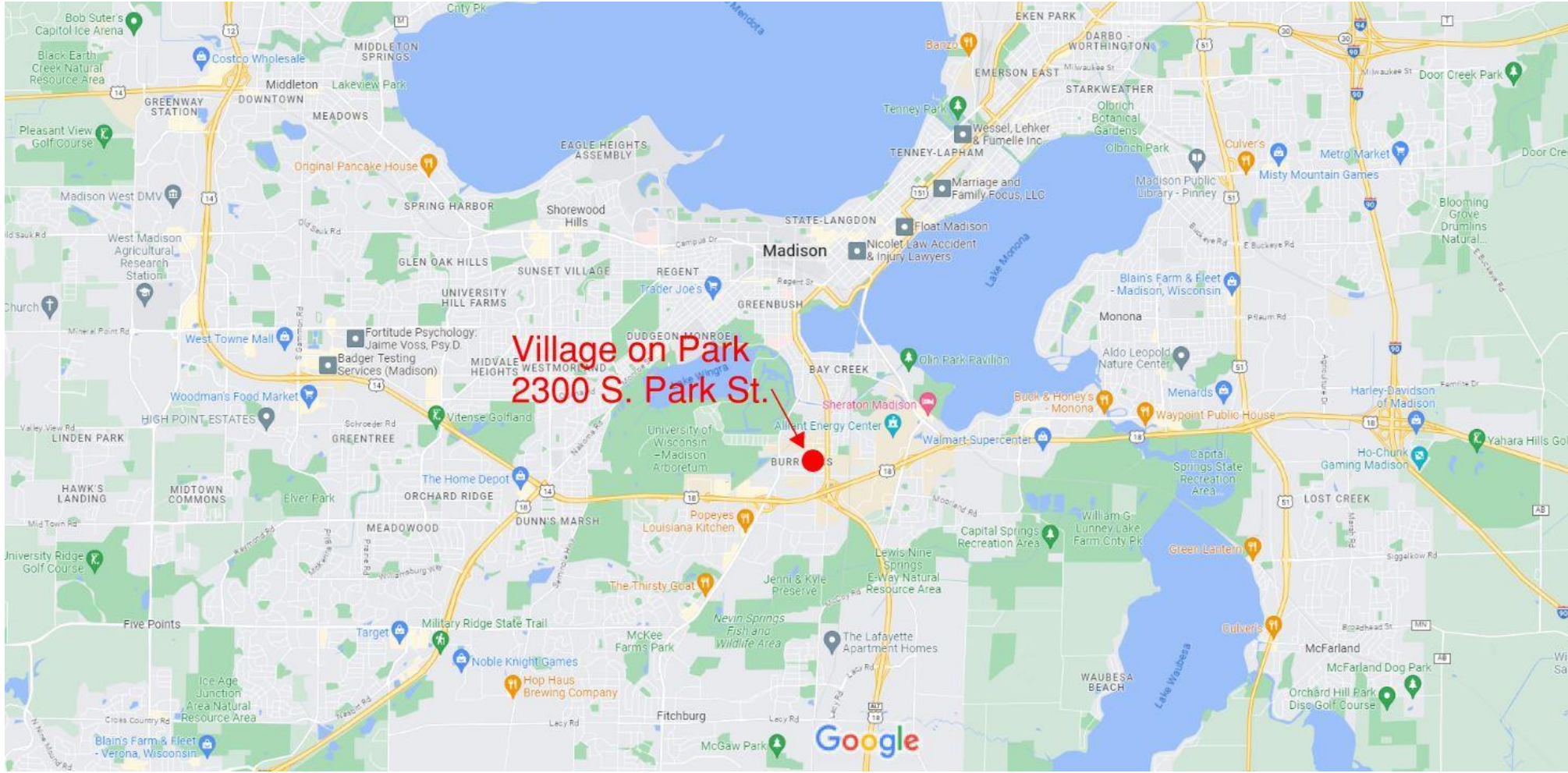
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To leave the meeting
click here

CITY OF MADISON



Vicinity Map



Project Location



PROJECT TEAM CONTACT LIST



STRUCTURAL GRAEF

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PROJECT CONTACT: MATT SAUNDERS, CIVIL ENGINEER
DIRECT PHONE: (608) 848-6969
EMAIL ADDRESS: matt.saunders@jdsinc.com



ARCHITECTURAL STRANG

811 EAST WASHINGTON AVENUE,
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PROJECT CONTACT: PETER TAN, ARCHITECT
DIRECT PHONE: (608) 276-9204
EMAIL ADDRESS: ptan@strang-inc.com



PLUMBING GRAEF

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MECHANICAL GRAEF

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ELECTRICAL GRAEF

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PROJECT CONTACT: KEVIN YESKA, LANDSCAPE ARCHITECT
DIRECT PHONE: (608) 609-6794
EMAIL ADDRESS: kevin.yeska@jdsinc.com

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

PUBLIC IMPROVEMENT DESIGN APPROVED BY:
CITY ENGINEER: _____
DATE: _____

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003 ELECTRICAL SYMBOLS & SCHEDULES
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MECHANICAL

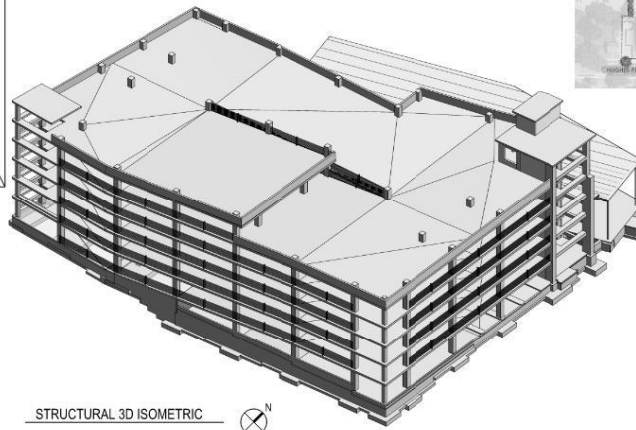
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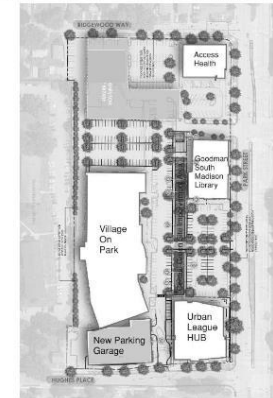
PLUMBING

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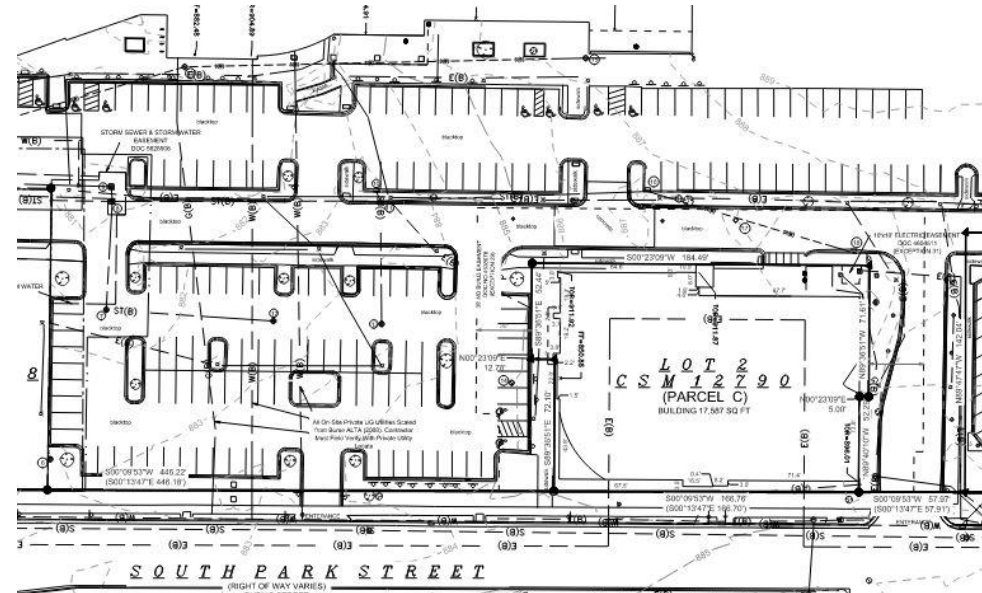
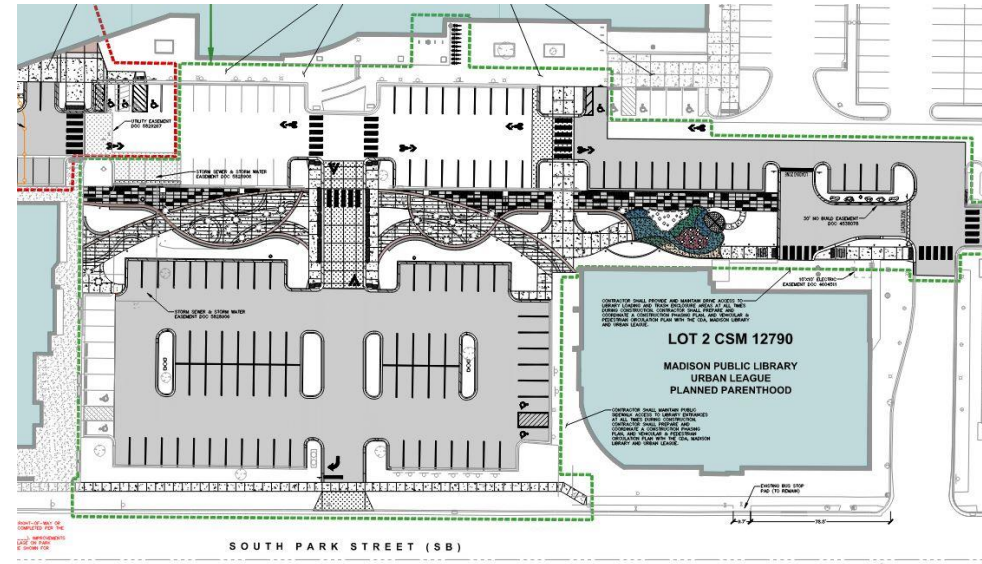
STRUCTURAL 3D ISOMETRIC

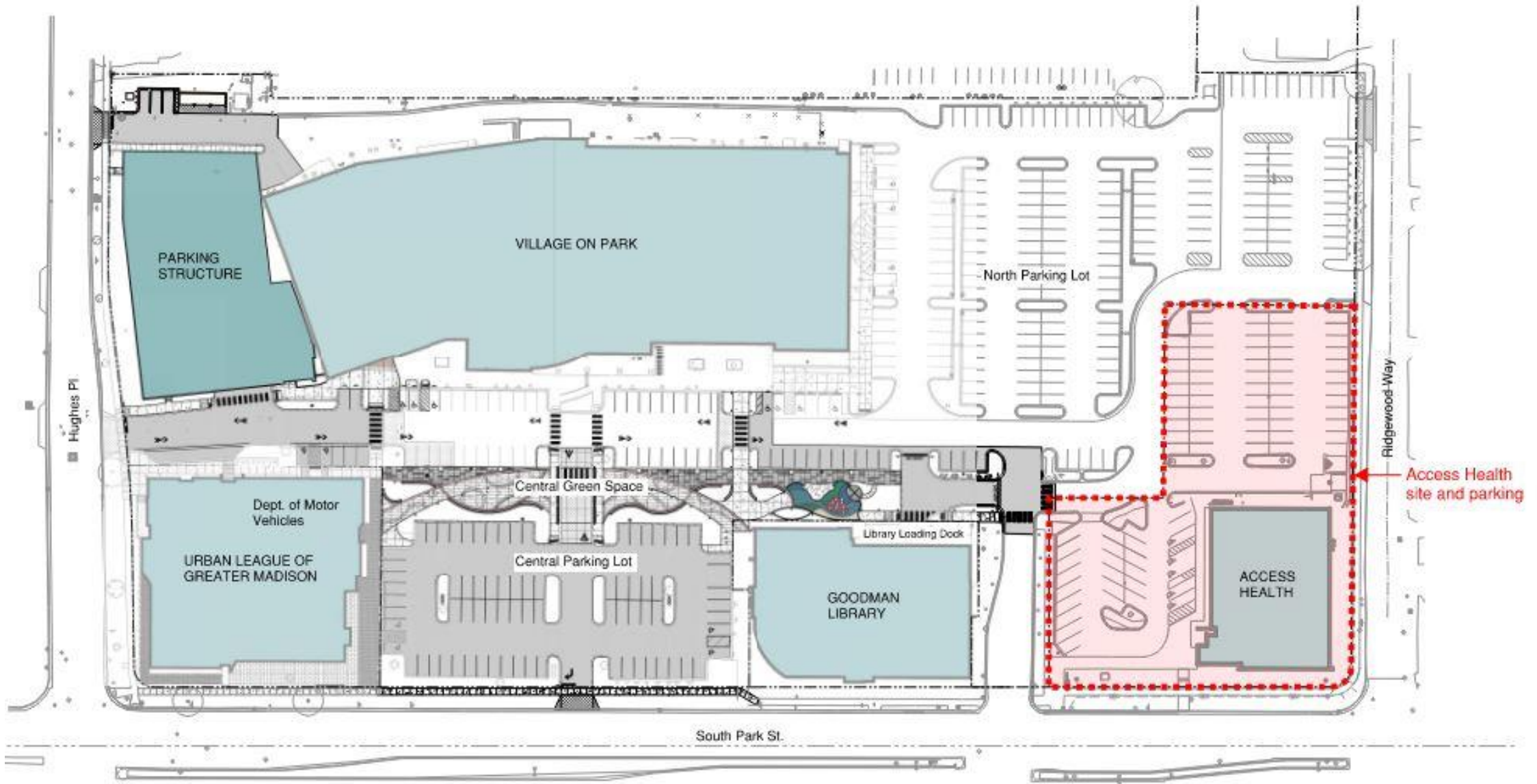
PROJECT LOCATION MAP



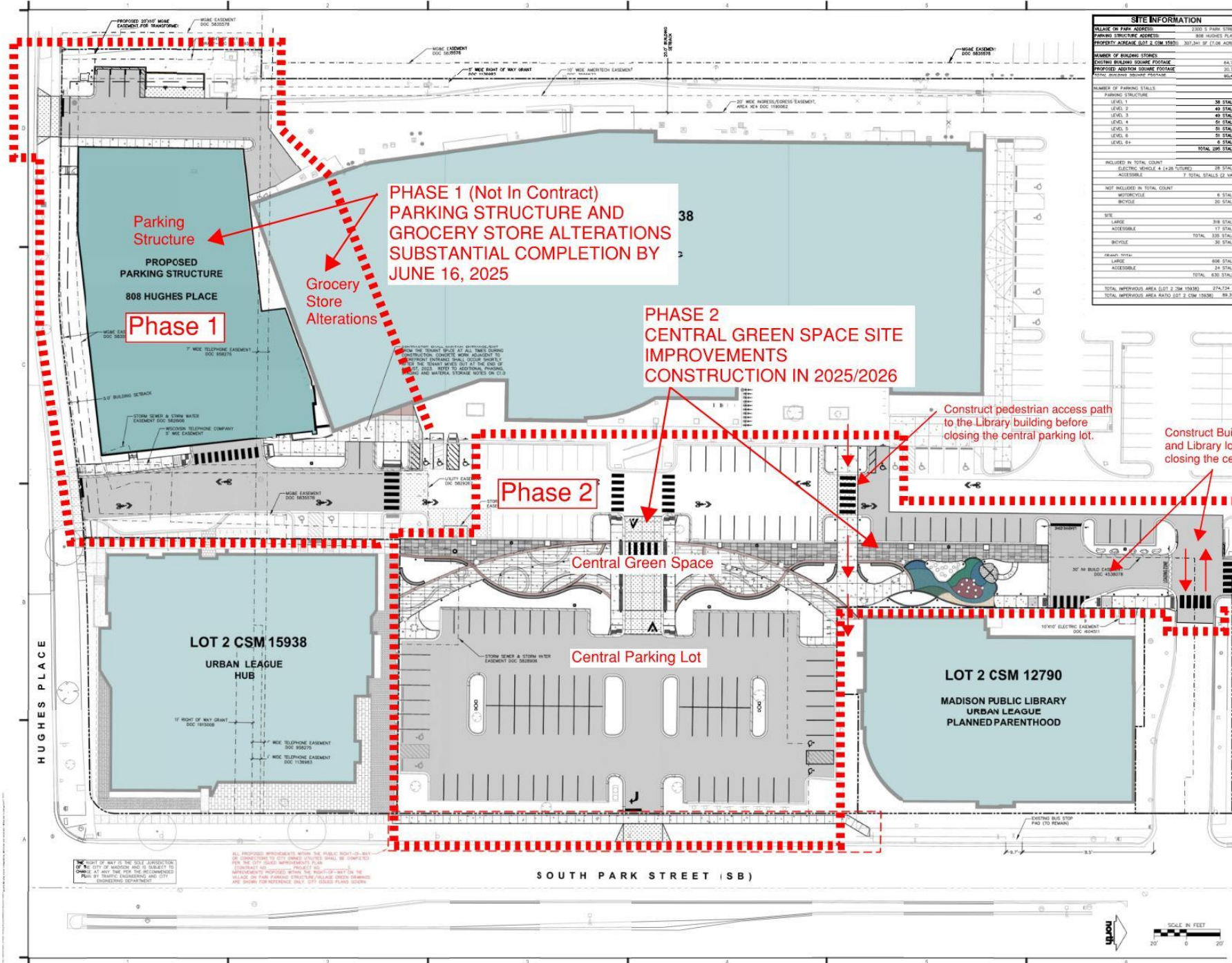
Scope of Work

- Civil/Soils/Grading/Paving
- Stormwater System Improvements
- ADS Underground Stormwater Collection
- Electrical Site Lighting
- Landscaping – Trees/Shrubs/Plantings
- Synthetic Turf & Rubberized Surfaces
- Site Furnishings





Key Site Plan



SITE INFORMATION	
VILLAGE ON PARK ADDRESS:	2302 S PARK STREET
PARKING STRUCTURE ADDRESS:	808 HUGHES PLACE
PROPERTY ADDRESS (LOT 2 CSM 15938):	307.244 SF (2.0% AREA)
NUMBER OF BUILDING STORIES:	3
EXISTING BUILDING SQUARE FOOTAGE:	84,742
PROPOSED ADDITION SQUARE FOOTAGE:	20,173
TOTAL SQUARE FOOTAGE:	104,915
NUMBER OF PARKING STALLS:	
LEVEL 1:	38 STALLS
LEVEL 2:	43 STALLS
LEVEL 3:	43 STALLS
LEVEL 4:	48 STALLS
LEVEL 5:	52 STALLS
LEVEL 6:	51 STALLS
LEVEL 6A:	6 STALLS
TOTAL GRS STALLS:	281
INCLUDED IN TOTAL COUNT:	
ELECTRIC VEHICLES (4 (1/25) OTHER):	28 STALLS
ACCESSIBLE:	7 TOTAL STALLS (2/100)
NOT INCLUDED IN TOTAL COUNT:	
MOTORCYCLE:	6 STALLS
BIKE:	28 STALLS
SITE:	338 STALLS
ACCESSIBLE:	17 STALLS
TOTAL:	338 STALLS
BIKE:	30 STALLS
AREA: TOTAL:	808 STALLS
LAND:	24 STALLS
ACCESSIBLE:	24 STALLS
TOTAL:	430 STALLS
TOTAL INTERIORS AREA (LOT 2 CSM 15938):	274,724 SF
TOTAL INTERIORS AREA (LOT 2 CSM 12790):	82,283



1110 East Wisconsin Avenue,
Suite 202
Madison, WI 53703
608 / 242 1550

www.graef-usa.com



CLIENT:
Community Development Authority of the
City of Madison



Madison Municipal Building
215 Martin Luther King Jr Blvd
Suite 101
Madison, WI 53703

PROJECT TITLE:

VILLAGE ON PARK PARKING
STRUCTURE AND SITE
IMPROVEMENTS

ISSUE:
L REVIEW

**MASTER
SITE
PHASING
PLAN**

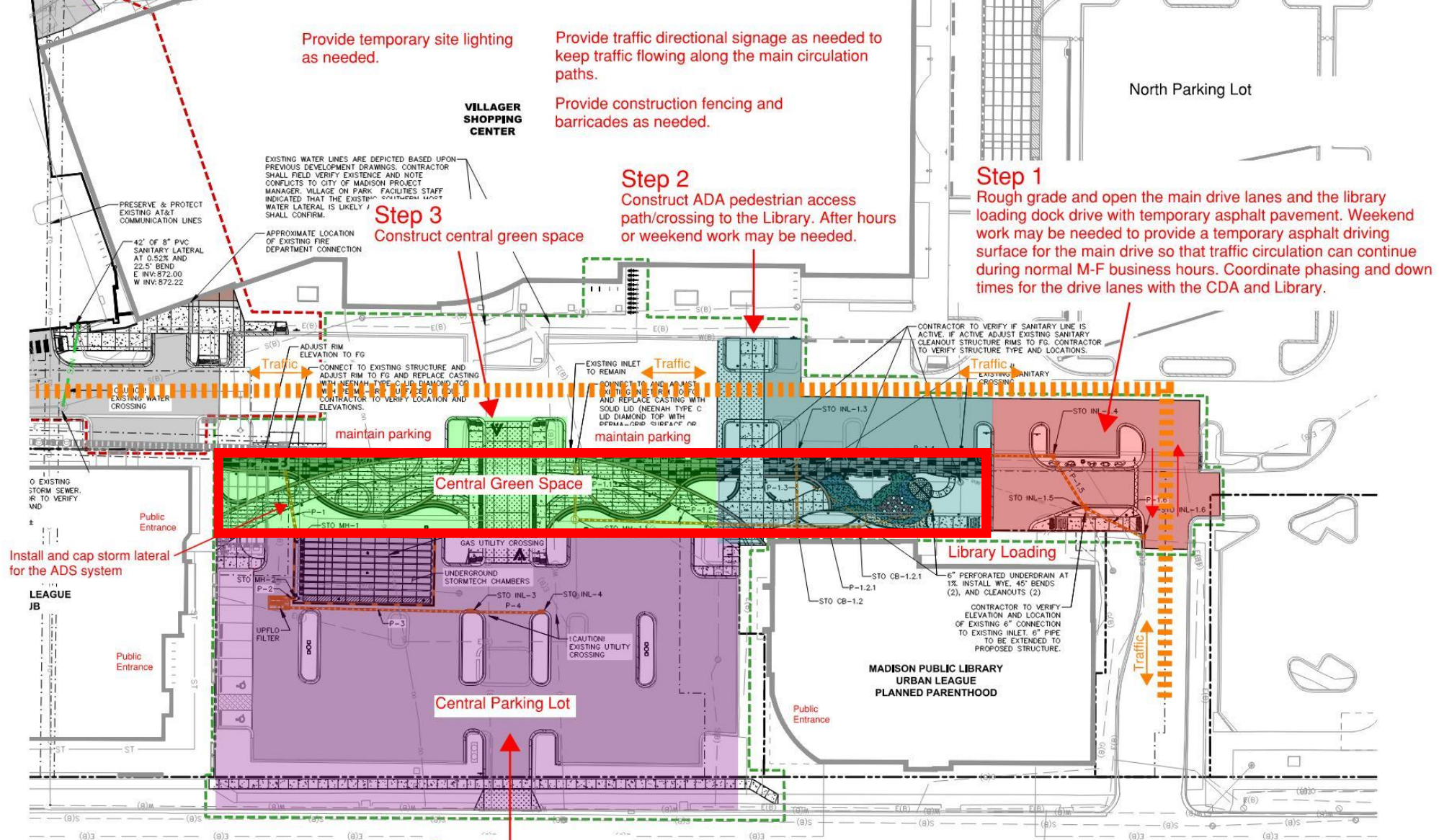
ATTACHMENT NO. 12
Pg. 1 of 1
1/29/2025

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

SHEET TITLE:
SITE PLAN -
OVERALL

SHEET NUMBER:
C300





Provide temporary site lighting as needed.

Provide traffic directional signage as needed to keep traffic flowing along the main circulation paths.

Provide construction fencing and barricades as needed.

North Parking Lot

VILLAGER SHOPPING CENTER

Step 2
Construct ADA pedestrian access path/crossing to the Library. After hours or weekend work may be needed.

Step 1
Rough grade and open the main drive lanes and the library loading dock drive with temporary asphalt pavement. Weekend work may be needed to provide a temporary asphalt driving surface for the main drive so that traffic circulation can continue during normal M-F business hours. Coordinate phasing and down times for the drive lanes with the CDA and Library.

Step 3
Construct central green space

Install and cap storm lateral for the ADS system

Central Green Space

Library Loading

Central Parking Lot

MADISON PUBLIC LIBRARY
URBAN LEAGUE
PLANNED PARENTHOOD

SOUTH PARK

Step 4
Construct central parking lot

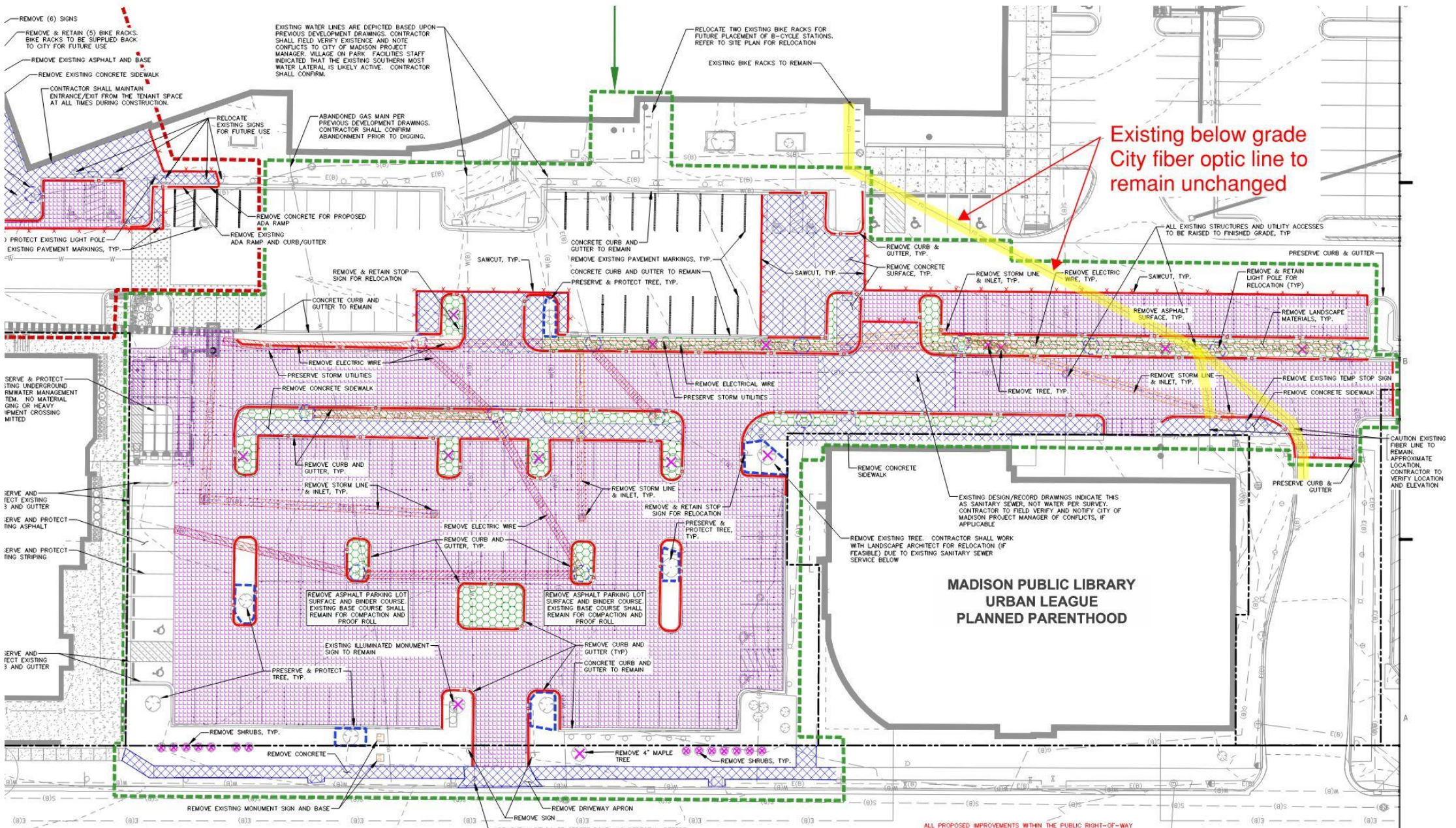
The central parking lot is a time sensitive area. If this area cannot be completed by asphalt plant closing time in November 2025 then move to spring 2026.

SITE CONSTRUCTION PHASING PLAN

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

ATTACHMENT NO. 13
Pg. 1 of 1
2/14/2025
J. Whitney





Existing below grade City fiber optic line to remain unchanged

- REMOVE (6) SIGNS
- REMOVE & RETAIN (5) BIKE RACKS. BIKE RACKS TO BE SUPPLIED BACK TO CITY FOR FUTURE USE
- REMOVE EXISTING ASPHALT AND BASE
- REMOVE EXISTING CONCRETE SIDEWALK
- CONTRACTOR SHALL MAINTAIN ENTRANCE/EXIT FROM THE TENANT SPACE AT ALL TIMES DURING CONSTRUCTION.

EXISTING WATER LINES ARE DEPICTED BASED UPON PREVIOUS DEVELOPMENT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY EXISTENCE AND NOTE CONFLICTS TO CITY OF MADISON PROJECT MANAGER. VILLAGE ON PARK FACILITIES STAFF INDICATED THAT THE EXISTING SOUTHERN MOST WATER LATERAL IS LIKELY ACTIVE. CONTRACTOR SHALL CONFIRM.

RELOCATE TWO EXISTING BIKE RACKS FOR FUTURE PLACEMENT OF B-CYCLE STATIONS. REFER TO SITE PLAN FOR RELOCATION

RELOCATE EXISTING SIGNS FOR FUTURE USE

ABANDONED GAS MAIN PER PREVIOUS DEVELOPMENT DRAWINGS. CONTRACTOR SHALL CONFIRM ABANDONMENT PRIOR TO DIGGING.

PROTECT EXISTING LIGHT POLE EXISTING PAVEMENT MARKINGS, TYP.

REMOVE CONCRETE FOR PROPOSED ADA RAMP REMOVE EXISTING ADA RAMP AND CURB/GUTTER

CONCRETE CURB AND GUTTER TO REMAIN REMOVE EXISTING PAVEMENT MARKINGS, TYP. CONCRETE CURB AND GUTTER TO REMAIN PRESERVE & PROTECT TREE, TYP.

REMOVE CURB & GUTTER, TYP. REMOVE CONCRETE SURFACE, TYP. REMOVE STORM LINE & INLET, TYP. REMOVE ELECTRICAL WIRE, TYP.

ALL EXISTING STRUCTURES AND UTILITY ACCESSES TO BE RAISED TO FINISHED GRADE, TYP.

PRESERVE CURB & GUTTER

REMOVE & RETAIN LIGHT POLE FOR RELOCATION (TYP)

REMOVE LANDSCAPE MATERIALS, TYP.

SERVE & PROTECT UNDERGROUND RAINWATER MANAGEMENT TYP. NO MATERIAL CONC OR HEAVY PAVEMENT CROSSING MITT

REMOVE ELECTRIC WIRE PRESERVE STORM UTILITIES REMOVE CONCRETE SIDEWALK

REMOVE ELECTRICAL WIRE PRESERVE STORM UTILITIES

REMOVE TREE, TYP. REMOVE STORM LINE & INLET, TYP.

REMOVE EXISTING TEMP STOP SIGN REMOVE CONCRETE SIDEWALK

SERVE AND RECT EXISTING 3 AND GUTTER

REMOVE CURB AND GUTTER, TYP. REMOVE STORM LINE & INLET, TYP.

REMOVE STORM LINE & INLET, TYP. REMOVE & RETAIN STOP SIGN FOR RELOCATION PRESERVE & PROTECT TREE, TYP.

REMOVE CONCRETE SIDEWALK EXISTING DESIGN/RECORD DRAWINGS INDICATE THIS AS SANITARY SEWER, NOT WATER PER SURVEY. CONTRACTOR TO FIELD VERIFY AND NOTIFY CITY OF MADISON PROJECT MANAGER OF CONFLICTS, IF APPLICABLE REMOVE EXISTING TREE. CONTRACTOR SHALL WORK WITH LANDSCAPE ARCHITECT FOR RELOCATION (IF FEASIBLE) DUE TO EXISTING SANITARY SEWER SERVICE BELOW.

CAUTION EXISTING FIBER LINE TO REMAIN APPROXIMATE LOCATION CONTRACTOR TO VERIFY LOCATION AND ELEVATION

SERVE AND PROTECT RING ASPHALT

REMOVE ELECTRIC WIRE REMOVE CURB AND GUTTER, TYP.

REMOVE CURB AND GUTTER (TYP) CONCRETE CURB AND GUTTER TO REMAIN

SERVE AND PROTECT RING STRIPING

REMOVE ASPHALT PARKING LOT SURFACE AND BINDER COURSE EXISTING BASE COURSE SHALL REMAIN FOR COMPACTION AND PROOF ROLL REMOVE ASPHALT PARKING LOT SURFACE AND BINDER COURSE EXISTING BASE COURSE SHALL REMAIN FOR COMPACTION AND PROOF ROLL

EXISTING ILLUMINATED MONUMENT SIGN TO REMAIN PRESERVE & PROTECT TREE, TYP.

SERVE AND RECT EXISTING 3 AND GUTTER

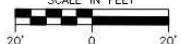
REMOVE SHRUBS, TYP.

REMOVE CURB AND GUTTER (TYP) REMOVE 4" MAPLE TREE REMOVE SHRUBS, TYP.

REMOVE EXISTING MONUMENT SIGN AND BASE

REMOVE DRIVEWAY APRON REMOVE SIGN REMOVE & RELOCATE STREET POLE AND PEDESTAL BEFORE DOING ANY WORK ON THIS POLE CONTACT TROY VANT, CITY TRAFFIC ENGINEERING OFFICE AT (608) 395-1975.

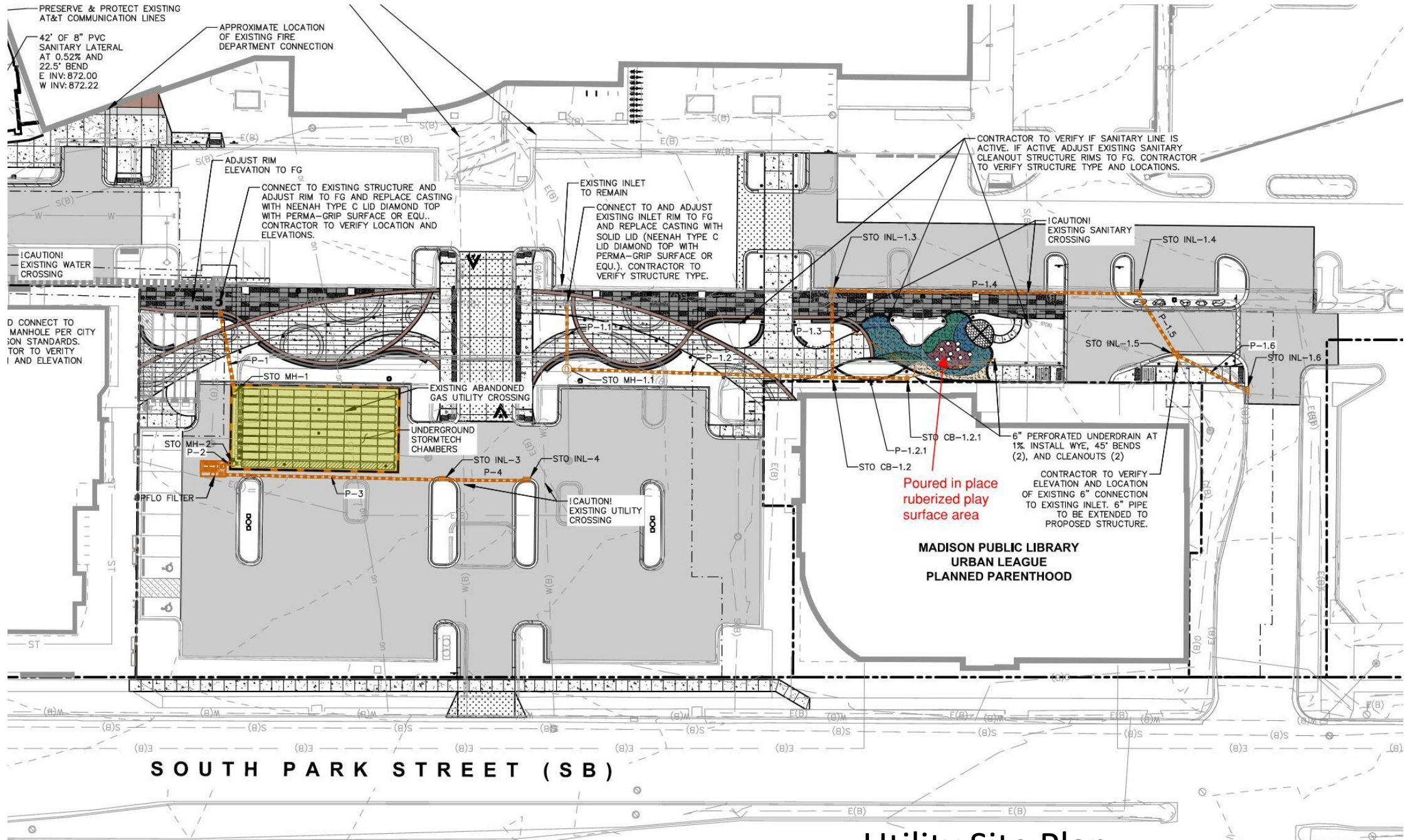
ALL PROPOSED IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY OR CONNECTIONS TO CITY OWNED UTILITIES SHALL BE COMPLETED PER THE CITY ISSUED IMPROVEMENTS PLAN (CONTRACT NO. PROJECT NO. IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY ON THE VILLAGE ON PARK PARKING STRUCTURE/VILLAGE GREEN DRAWINGS ARE SHOWN FOR REFERENCE ONLY. CITY ISSUED PLANS GOVERN.



Demolition Site Plan

SOUTH PARK STREET (SB)

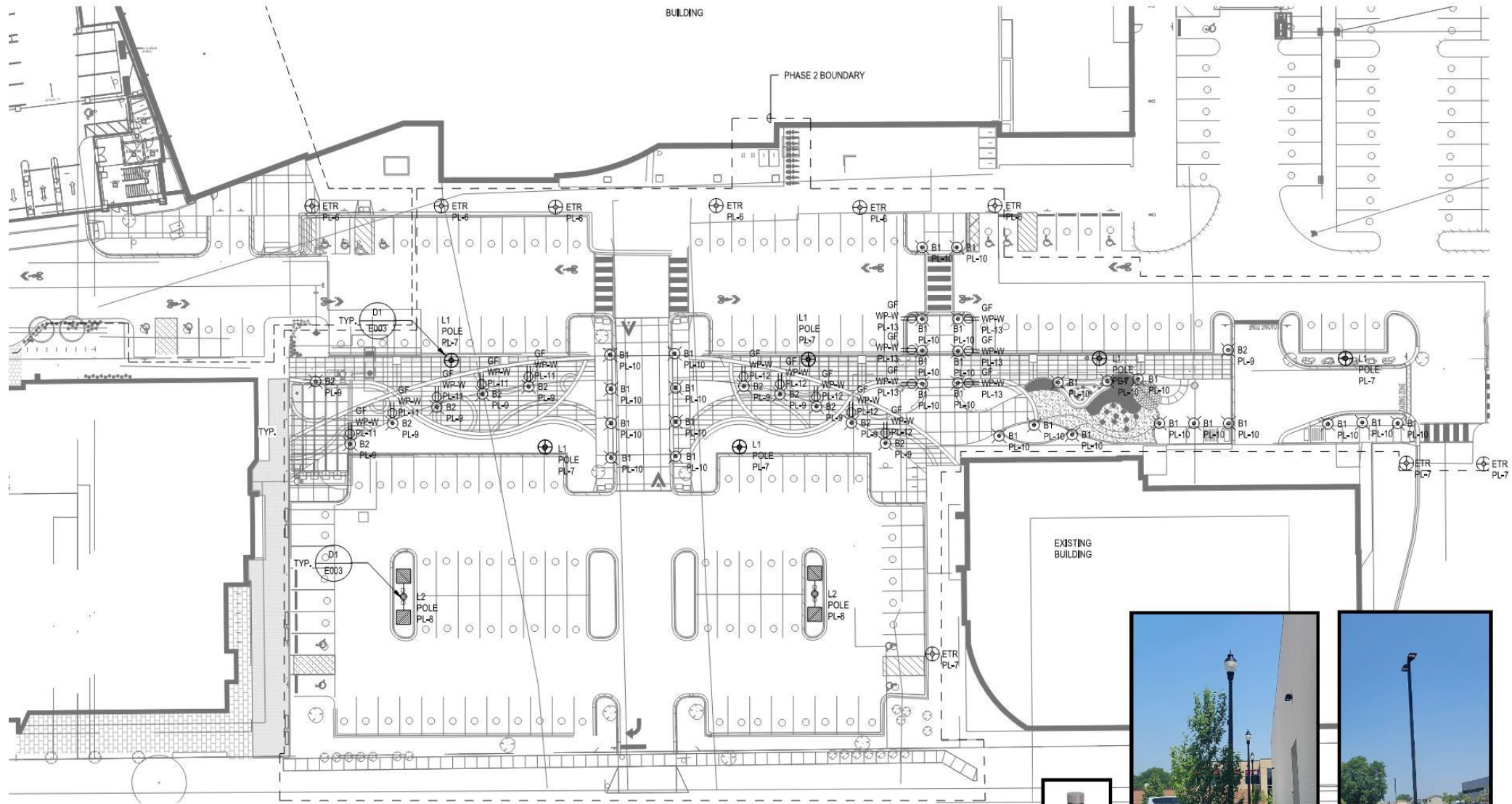




SOUTH PARK STREET (SB)

Utility Site Plan





Provide temporary site lighting as needed during construction.

Electrical Site Plan



B1



L1



L2



Project Schedule

- 2/28/25: Bid Talk (This meeting is optional)
- 3/6/25: Project Tour at Village on Park, 10:30am (This meeting is optional)
- 3/13/25: Questions Due
- 3/20/25: Addendum Posted
- 3/27/25: Bid Bond or Certified Cashier Check Due to City Finance by 2:00pm
- 3/27/25: Bid Package Submission Deadline by 2:00pm
- 7/1/26: The Project Should be Substantially Complete by July 1, 2026



Bidding Process

- Bidding documents can be found on VendorNet and DemandStar
- <https://www.cityofmadison.com/finance/purchasing/vendor-resources/bid-opportunities-competition>
- Review all bidding documents and information in the Request for Bids.
- Send questions via email to Brian Pittelli in the City of Madison Finance department at bpittelli@cityofmadison.com, and to Jim Whitney in City Engineering at jwhitney@cityofmadison.com
- SBE Goal: 12%
- Small Business Enterprise Pre-Bid Meetings are not being held in person. Contractors can schedule one-on-one phone calls with Contract Compliance Specialist Kirsten Donkle, Affirmative Action Division. Kirsten Donkle may be reached at contractcompliance@cityofmadison.com.
- Please note that this is not a Public Works project.



AA Plan

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



General Project Information

- The Project involves work related to site improvements and construction at the central parking lot and central green space areas. The Project involves broad disciplines, including but not limited to general construction, site demolition, associated underground structures and utilities, and construction of site work including paving, sidewalks, landscaping, electrical work, stormwater utility work, and similar items.
- The Villager Mall building, Goodman Library building and the Urban League HUB building will need to remain open and in operation during construction of the adjoining site and parking lot improvements for staff and visitors. The contractor will need to prepare and coordinate a construction phasing plan for approval with the CDA, Madison Library, and Urban League. The construction phasing plan will need to include construction fencing locations, staging, trailer, materials storage plans, circulation, and similar items. Public parking and public vehicle circulation and pedestrian access to the existing Villager Mall tenants and stores, Goodman Library, Urban League, and Access Health buildings will be required for the duration of construction.
- This project will require Parksmart certification that will be a continuation of the Parksmart documentation from the Phase 1 Parking Structure project.
- The project completion date is July 1, 2026.



Contact Information

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- Project Manager for the City/CDA
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- Construction Manager for the City/CDA
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- Real Estate Development Specialist for the City/CDA
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Resources

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

