

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

June 15, 2015

Friends of Aztalan State Park Visitor Center
Aztalan State Park
Town of Aztalan, WI

Project Number: 14098 – Dimension IV

For the: Friends of Aztalan State Park / Wisconsin Department of Natural Resources

Architect/Engineer: Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, WI 53719
608.829.4444

Type of Project:

Major Project / New Construction

1. Project Description:

The proposed project is a new 3,155 square foot visitor center that contains a main lobby/exhibit space, a gift shop, multi-purpose room, public restrooms and offices for WDNR. The building will consist of a single slab on grade level and wood framed construction. The building is divided into three rectangular volumes with curved roofs, these masses have been shifted in both plan and height to reinforce the hierarchy of the building program. The building is intended to be subordinate to the site as a whole, this is evident in the design's muted natural color palette as to blend into the background of the site.

The visitor center will be of wood construction and the center volume will have exposed glulam beam roof structure. The north and south wings having conventional trusses with suspended ceilings. All roofs will have standing seam metal roofs with gutters for rain water collection for use in landscape irrigation. The exterior will have a stone veneer base and fiber cement panels and lap siding above. Ample windows provide natural daylight to all regularly occupied spaces. Operable awning windows will minimize the required air conditioning loads during peak summer months.

2. Authorized Budget and Funding Source:

\$800,000 – This project is being funded by private donations through the Friends of Aztalan State Park. The group is in the midst of a Capitol Campaign to generate the required funds for the building itself. Upon completion of the Visitor Center the friends group will gift the structure to the State of Wisconsin. Additional State funds will be required for the proposed park drive, parking lot improvements and landscaping.

3. Space Summary:

The total lobby area will be 790sf with the bulk of the area to be used for site information and exhibits. This will allow for exhibits to be accessible at all times while the building is open. The main exhibit space will have expansive view of the site directed toward the southern mound and stockade. In addition the main hall will have clerestory windows for natural daylighting. The proposed multi-purpose room would be divisible and allow for concurrent, independent use of each side. Adjacent storage is to be provided for tables and chairs – the total occupancy of the multi-purpose room is will allow around 100 seats in a lecture arrangement. Access to an outdoor learning terrace is provided from the multi-purpose room as well as from the exhibit space. A modest work area designated for

DNR use will accommodate 2 workstations and nominal office storage. A secure space directly adjacent the lobby will contain the gift shop operated by the Friends' Group. Public restrooms provide low flow fixtures beyond the code minimum to accommodate large events / school trips.

Gross Area: 3,155 GSF Assignable Area: 2,225 ASF Building Efficiency: 70 %

4. Schedule:

Submission of Documents for Final Review:	TBD
Bid Opening:	TBD
Start of Construction:	TBD
Substantial Completion / Occupancy:	TBD

5. Budget Summary:

	Per Design Program)	(Full	
Construction (Building Only):		795,500	
Construction (Site)		172,750	
General Conditions		141,000	
DFD Mgmt:		0	
Equipment:		80,000	
Contingency:		83,250	
A/E Fees:		97,000	
Exhibit Design:		10,000	
Other Fees		18,000	
Total Project Cost:	\$	1,397,500.00	
Constr. Cost / GSF		252.1394612	
Total Cost / GSF	\$	442.95	

Budget Notes:

Exhibit Design is representative of Design fees only. Actual cost of exhibit is unknown.

Other Fees Include:

Soil Bearing Capacity, Topographical Survey, Electrical Utility extension, and Agency review fees.

6. Additional Comments:

The entire site had been designated as a National Landmark, and is listed on the National Register of Historic Places. The site falls under both Wisconsin State Statutes 44.40 – Historic Field Archaeological Act and 157.70 Burial Site Act. Therefore the design is to be reviewed by the State Historical Society and supervision by an archaeologist during excavation activities will be required.