

Core Team Meeting #4

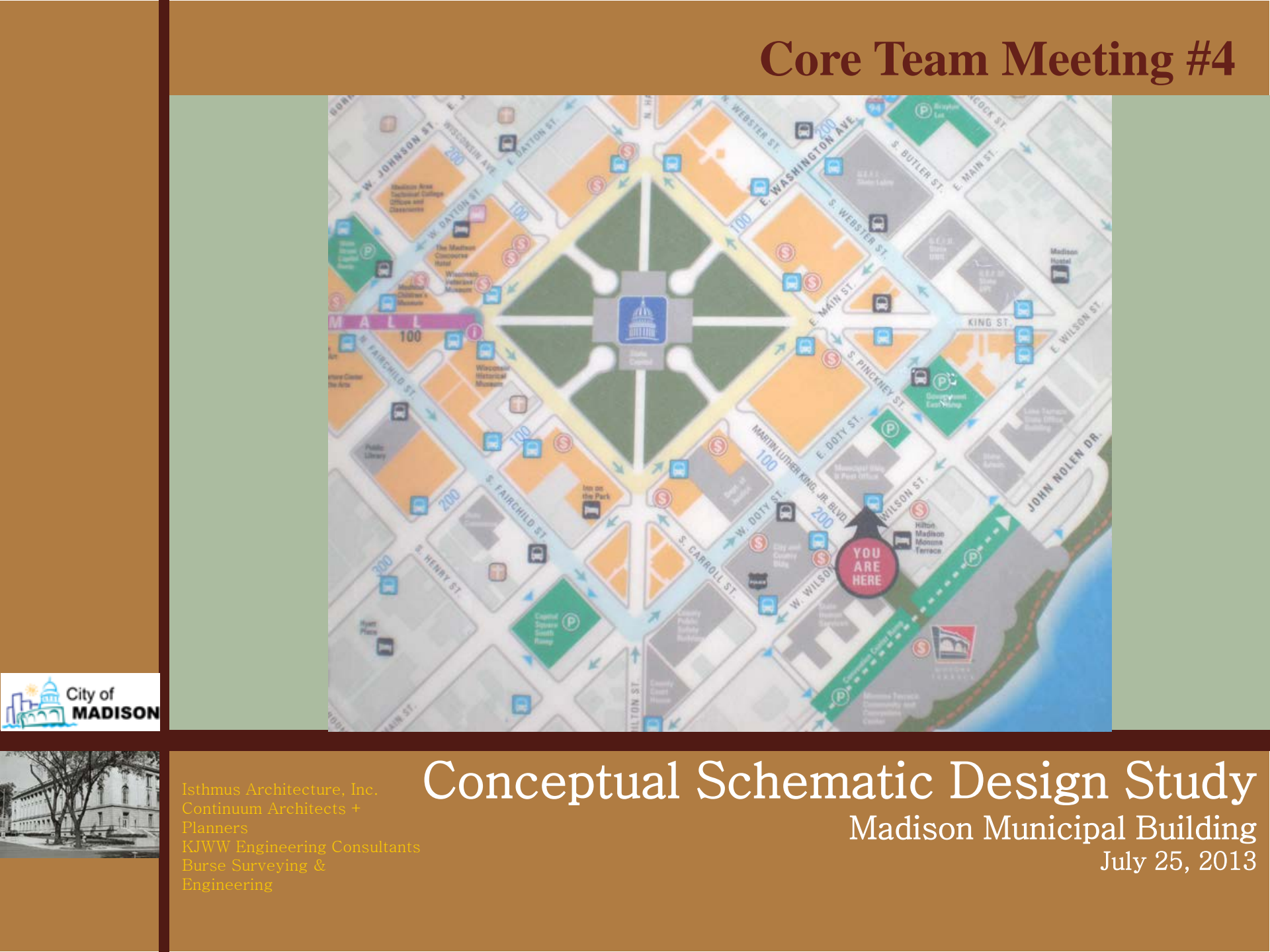
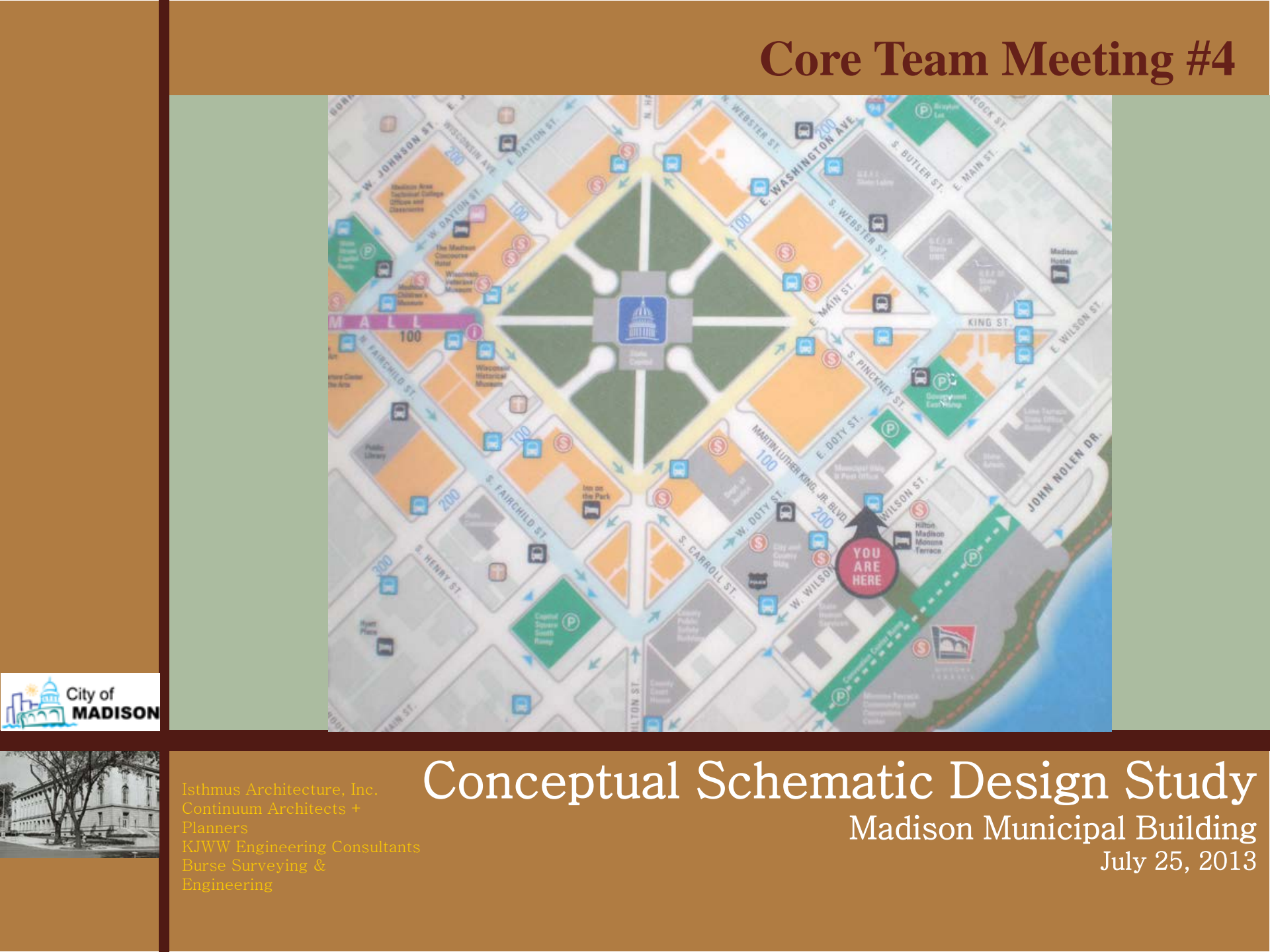
City of MADISON

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Conceptual Schematic Design Study

Madison Municipal Building

July 25, 2013



Core Team Meeting #4

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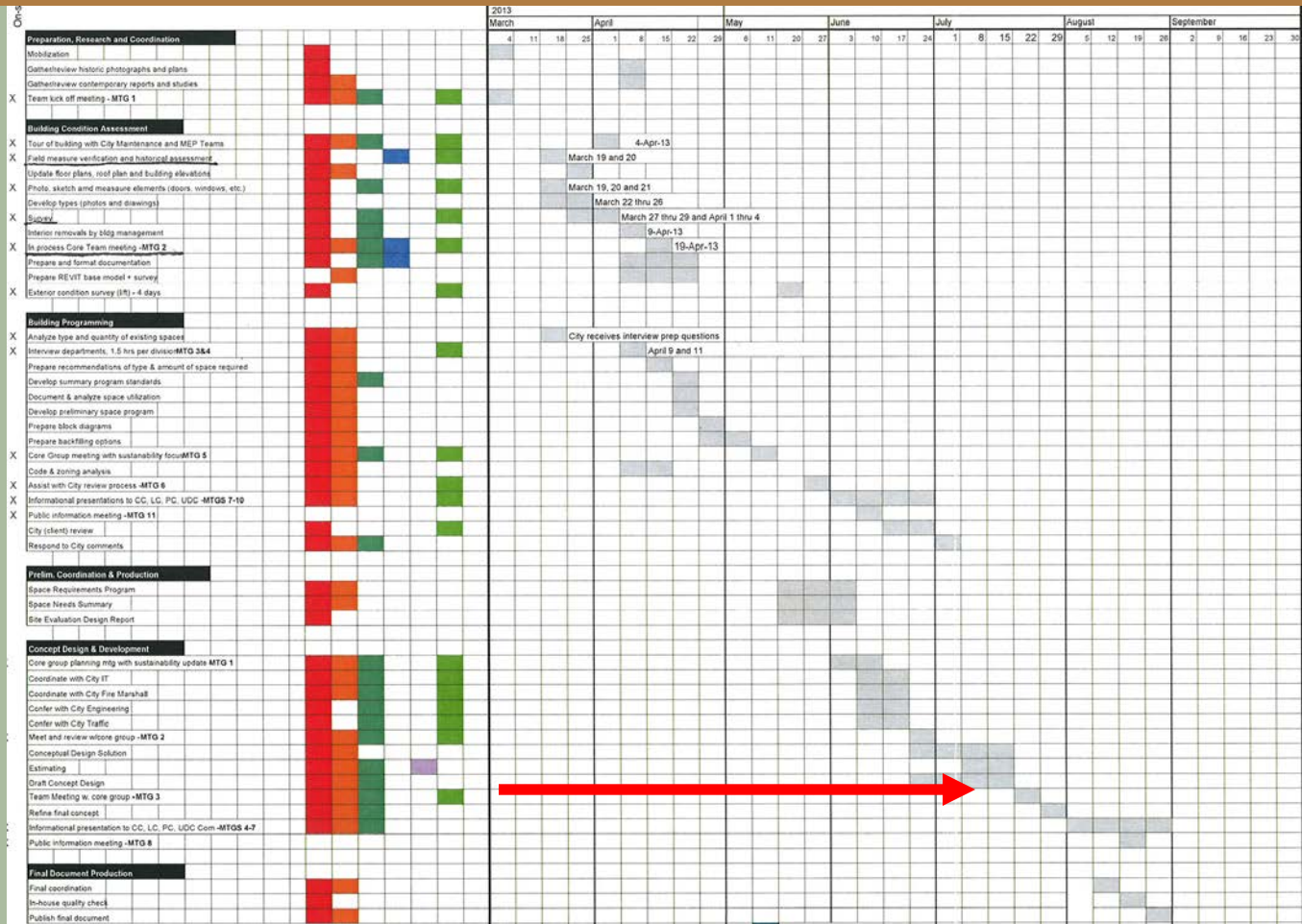
City of MADISON

Conceptual Schematic Design Study

Madison Municipal Building
July 25, 2013

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Conceptual Schematic Design Study – Progress



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Conceptual Schematic Design Study – Progress

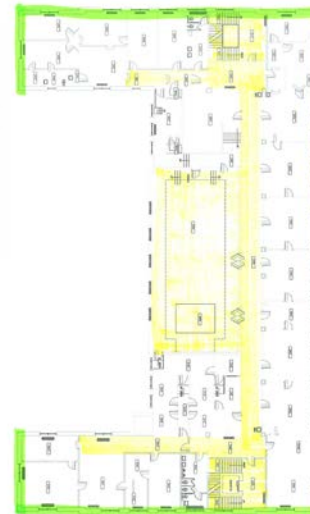
Phase 1 – Pre-design

- Review Existing Documentation
- Building Condition Assessment
- Informational Meetings



MMB STUDY - BUILDING AREAS
w/o annex

Floor	GSF(outside walls)	SF (inside walls)	Common area	Maintain/Restore
LOWER	23,927	22,110		0
FIRST	25,213	22,288	4,887	4,887
SECOND	16,486	15,322	2,903	5,255
THIRD	16,477	15,290	2,859	2,859
TOTALS	82,103	75,010	10649	13001



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- Building Programming
 - Space Requirements Program
 - Space Needs Summary
 - Code Analysis
 - Blocking Diagrams
- Informational Meetings

[illegible]

Preliminary Findings from Programming Study

Building with Annex = 79,000 SF without Annex = 72,400SF

New Program assumes:

- relocating facility and custodial storage/staff to Emil Street
- reduce quantity of storage - scanning, off-site storage
- provide staff with quality systems furniture
- all walls except corridor walls are demolished

Building without annex does not fit program – need 75,500SF

- Evaluate relocation IT/City Channel (2,630SF)
- Evaluate relocation of HR Training (700SF)
- Review Space Needs for Post Office (5,730SF)
- Evaluate relocation of Credit Union (642SF)

DATE:
3/18/2013

TO:
Jeanne Hoffman
Dan Beyer

FROM:
Ursula Twombly
Dan Beyer

PROJECT:
Madison Municipal Building
Conceptual Schematic Design
Study

PROJECT NUMBER:
CAP 121103

DISTRIBUTION
File

SIGN-UP LIST FOR THE PROGRAMMING INTERVIEWS

MMB has 10 departments – of these the 7 larger departments will each require 1.5 hours for the interview and walking through your space. For the 3 smaller departments (Dept of Director; HR, Org. Development & Training, and Employee Assistance and CDA Redevelopment Group) we will need 30-45 minutes.

Please sign your name and department name in one of the available time slots. Please bring your department/section leaders to the meeting – but use your judgment. Interview meetings larger than 6-7 people get rather unwieldy.

Tuesday April 9th

Time Slot	Name/Department Name	Conference Room Location
8:30am-10:00am	Kay Schindler	135 MMB
10:00am-11:30am	Maintenance / Custodial / MEP Brad Clark/Ron Beadles	135 MMB
11:30am-12:15pm	IT/City Channel	135 MMB
for small dept only	HR, Org. Development & Training	
1:00pm-2:30pm	Scott Langer	135 MMB
	Traffic Engineering/Parking Utility	
2:30pm-4:00pm		135 MMB
4:00pm-4:45pm		135 MMB
for small dept only		



Conceptual Schematic Design Study – Progress

Phase 1 – Pre-design

- Informational Meetings

WISCONSIN
STATE JOURNAL

Madison City Council advances efforts for big development projects

3 HOURS AGO • DEAN MOSIMAN | WISCONSIN STATE JOURNAL | DMOSIMAN@MADISON.COM | 608-261-6141

The Madison City Council on Tuesday advanced major redevelopment proposal for downtown and the East Side.

As recommended by a special committee, the council invited two development teams to join the city in a massive, mixed-use redevelopment near Capitol Square to make more detailed proposals.

The Hammes Co./Majestic Realty Co. and the Journeyman Group/Galamas Co. Hotels and resorts/LZ Ventures will continue to compete to redevelop two prime locations now hosting the landmark Madison Municipal Building and Government East parking garage into what will be called Judge Doyle Square.

The proposals range in cost from \$188 million to \$250 million.

The council also narrowly decided to follow the committee's recommendation that the Municipal Building not be used for a city-required hotel in the redevelopment and remain primarily city offices.

One of the finalists, Hammes Co./Majestic Realty, envisioned the Municipal Building as a location for the hotel, which would have a tower. But that team also said it



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Conceptual Schematic Design Study – Progress

Phase 2 – Conceptual Schematic Phase

- Concept Design & Development
- Options & Estimating
- Final Document Production



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Conceptual Schematic Design Study – Progress

Program Development

- Post Office Meeting & Needs Confirmed
- Options under study

Impact of Relocate City Channel

Impact of Relocate HR Training



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Blocking Diagrams Options



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Option #1



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Project Sustainability



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Sustainability

Develop Sustainable Strategies for MMB based upon:

- Plan for a functioning office building with optimal systems
- Plan for a functional work environment
- Target energy efficiency
- Optimize sustainability where practicable



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Sustainability Guidelines

Madison Policy for City Buildings

Madison Landmarks Ordinance

NPS Guidelines for Rehabilitation and Renovation

USGBC LEEDv4 Standards



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Sustainability Guidelines

Madison Policy for City Buildings

Create Owner's Project Requirement Document



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Sustainability Guidelines

Madison Landmarks Ordinance

Madison General Ordinances

Sec. 3319 (3) review & approval by Landmarks Commission

Sec. 3319 (5)(b) regulation of exterior work

Sec. 3319 (8) maintenance of landmark buildings

Obtain Certificate of Appropriateness



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Sustainability Guidelines

NPS Guidelines for Rehabilitation and Renovation

Preservation Briefs:

- 1 Cleaning & Treating Historic Masonry Buildings
- 2 Repointing Mortar Joints in Historic Masonry
- 3 Improving Energy Efficiency
- 4 Roofing for Historic Buildings
- 13 Repair & Thermal Upgrade of Historic Steel Windows
- 14 New Additions to Historic Buildings
- 18 Rehabilitating Interior of Historic Buildings
- 21 Repairing Historic Flat Plaster
- 23 Preserving Ornamental Plaster
- 24 HVAC in Historic Buildings: Problems & Recommendations
- 40 Preserving Historic Ceramic Tile Floors



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Sustainability Guidelines

State Historic Preservation Officer (SHPO)

Wisconsin State Statutes:

Chapter 44, Historical Societies & Historic Preservation

Chapter 66, General Municipality Law

Obtain SHPO Signoff



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Sustainability Guidelines

USGBC LEEDv4 Updated Standards

Sustainable Sites

Water Efficiency

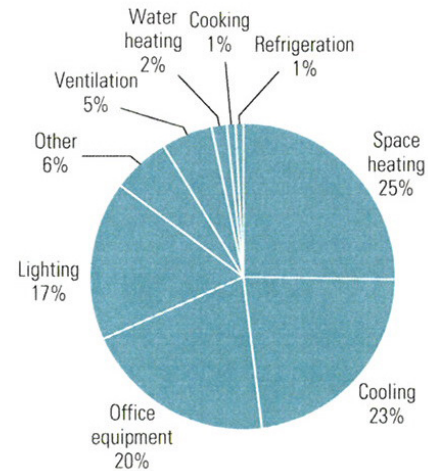
Energy and Atmosphere

Materials and Resources

Indoor Environmental Quality

Innovation in Design

Figure 1: End use energy consumption data



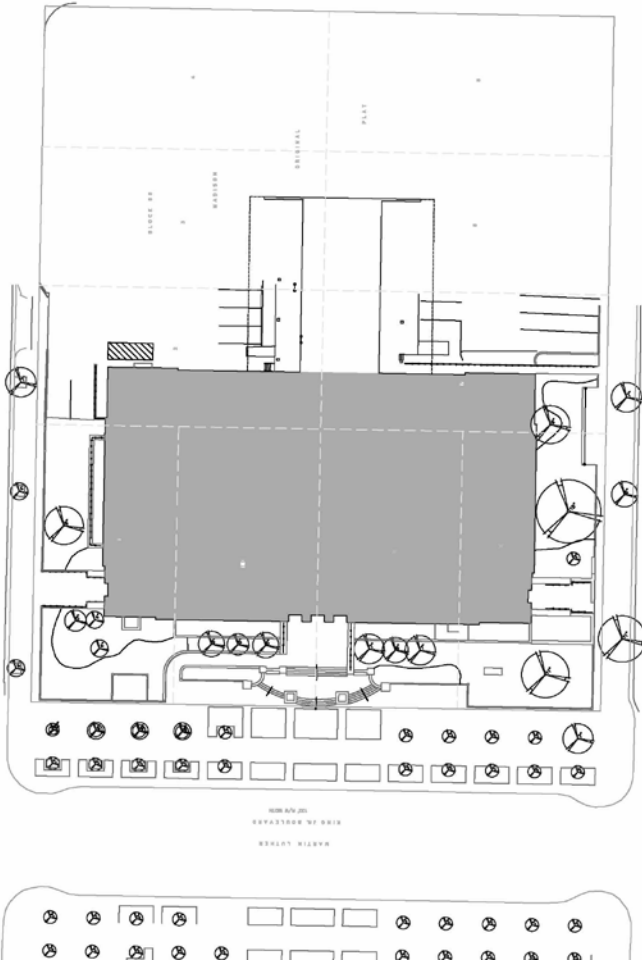
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SUSTAINABLE SITE



Water reduction

Very little site work, no irrigation

Light Pollution

Architectural lighting on main façade only

Minimal Site Disturbance

Install new 6" water main

Transportation Options

Public Transport

Bicycle

Etc.

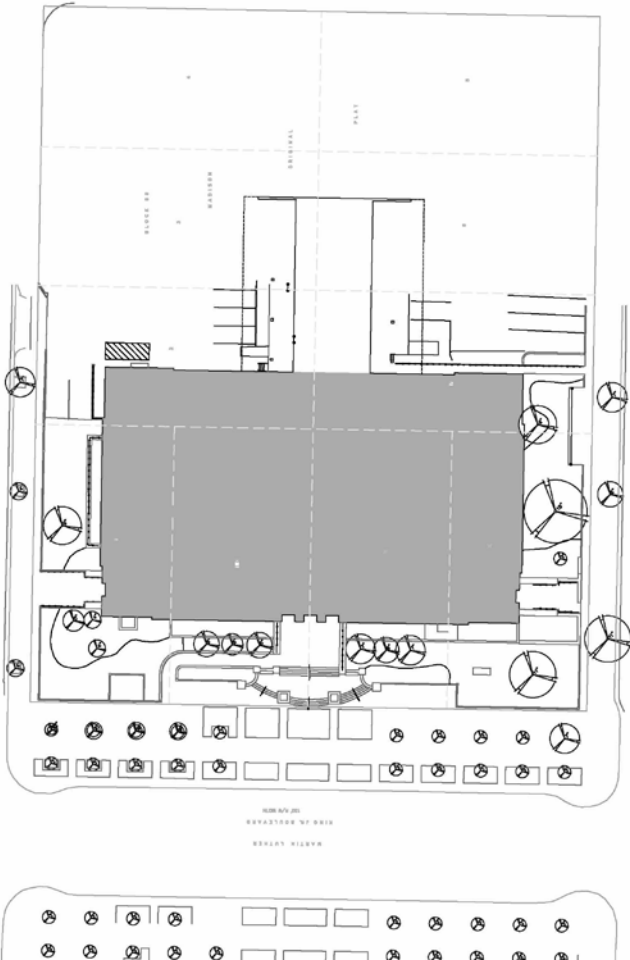
Heat Island Roof

Green Roof



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WATER EFFICIENCY

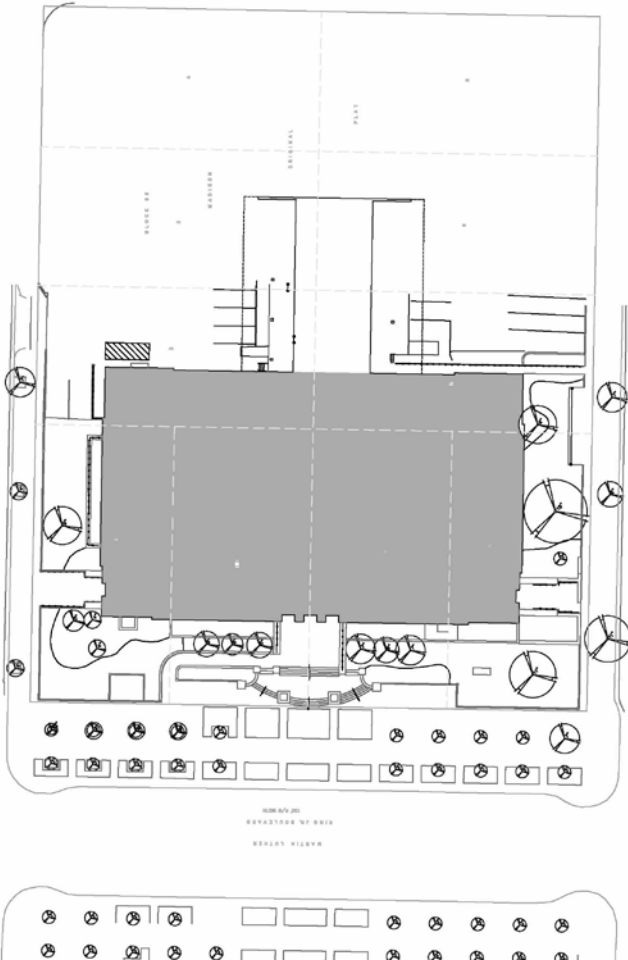


Water use reduction
Possible 25-35% Reduction



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ENERGY+ ATMOSPHERE



Energy Performance

Possible 15-35% over code baseline

Refrigerant Management

Phase out Plan to be Completed in 10 Years

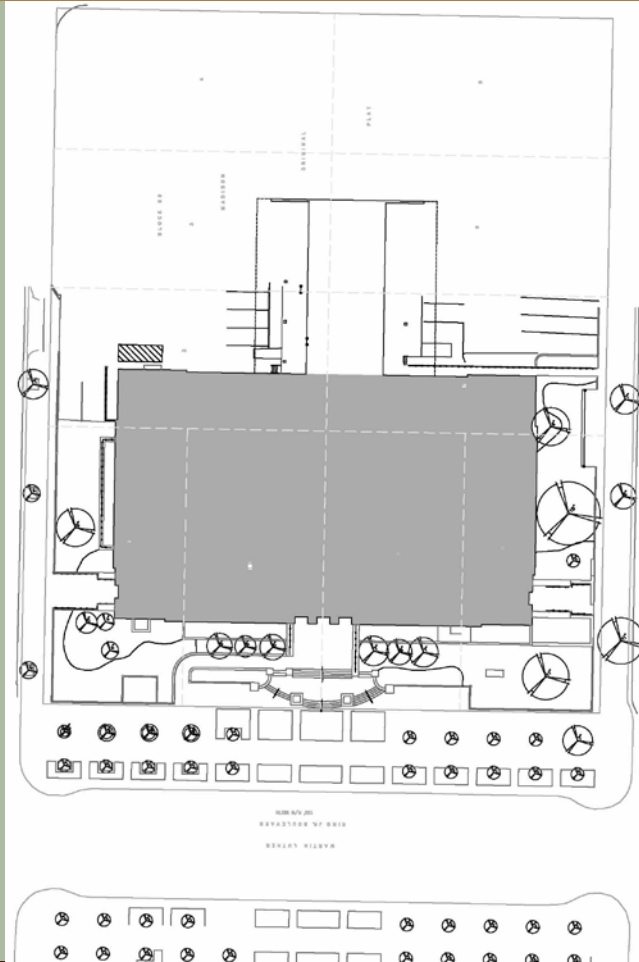
Renewable Energy

Photo Voltaic Array - Roof



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MATERIALS + RESOURCES



Building Reuse

Maintain 20% Interior

Construction Waste Management

Target ?% Divert from Disposal

Recycled Content

Target ?%

Regional Materials

Target ?%

Rapidly Renewable Mtls.

Target ?%



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INDOOR ENVIRONMENTAL QUALITY

Controllability - Systems

Key Area,
Building Level Energy Metering,
Budget impact?

Thermal Comfort

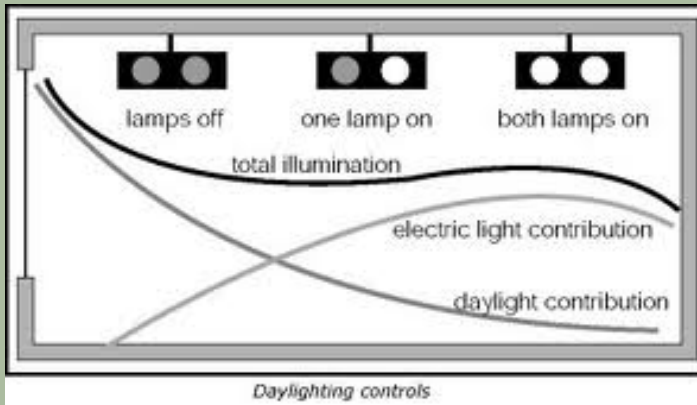
Meet ASHRAE 55

Indoor Air Quality

ASHRAE 62.1

Increased Ventilation

Meet LEED Benchmark

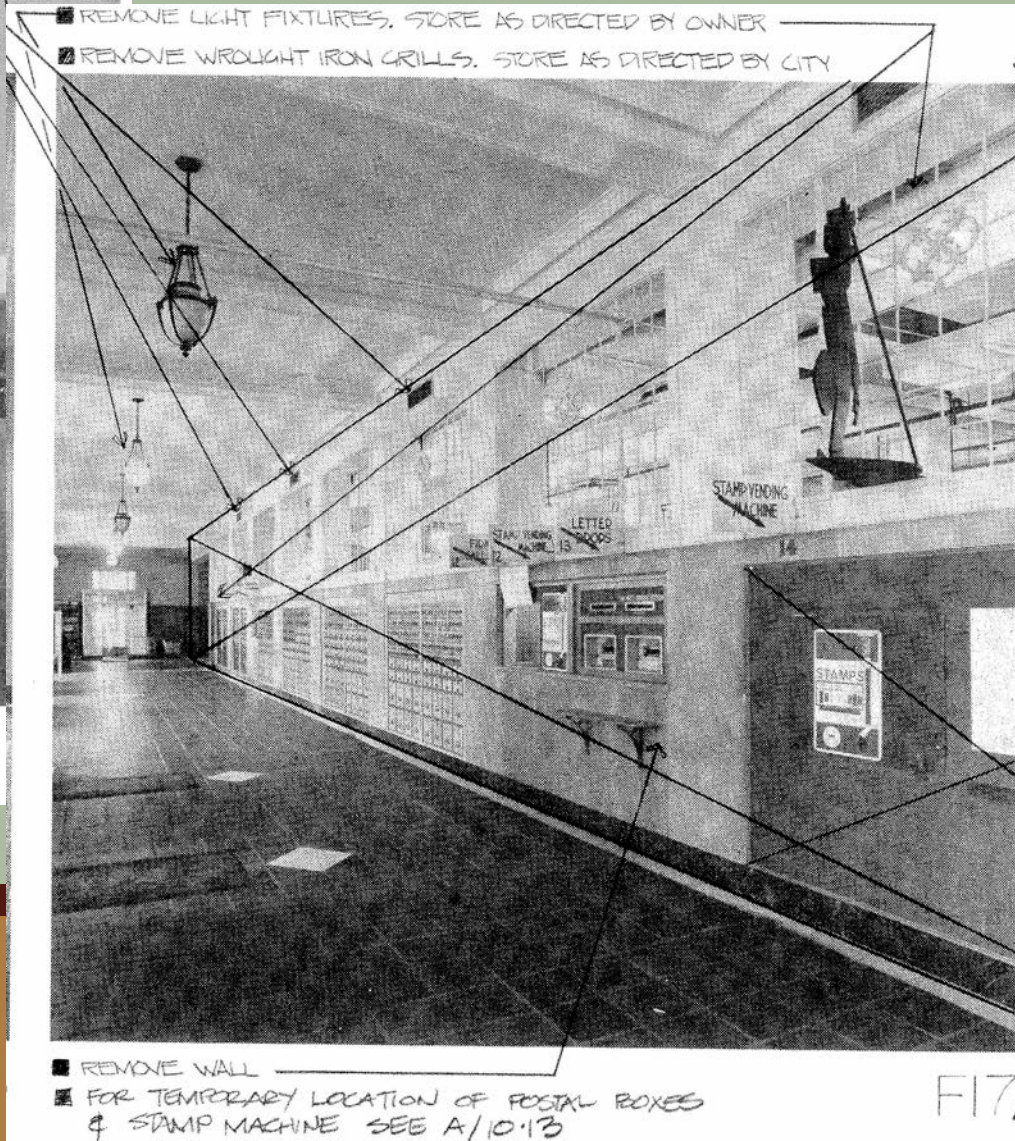
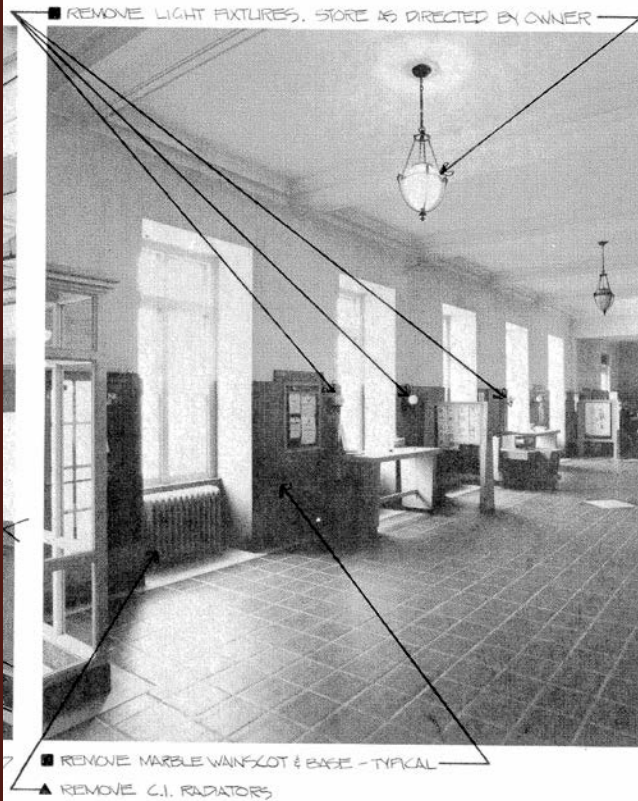


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INDOOR ENVIRONMENTAL QUALITY

Daylighting Options

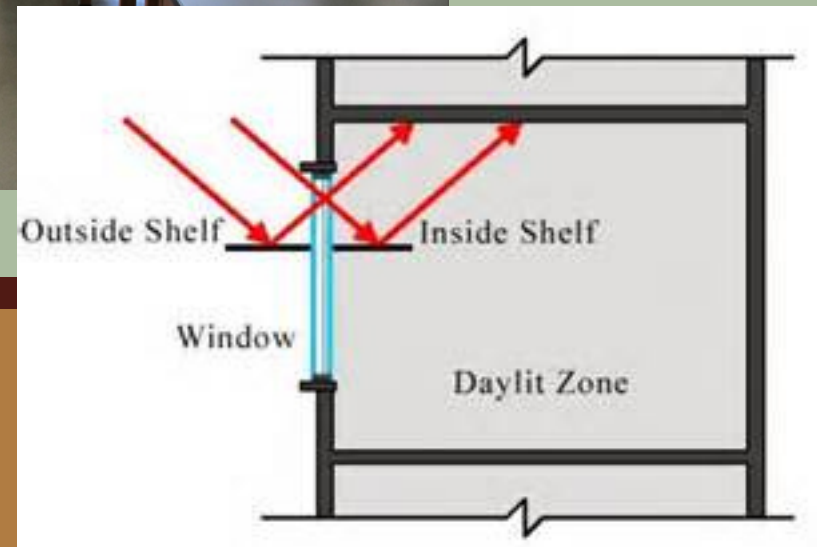


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INDOOR ENVIRONMENTAL QUALITY

Daylighting Options



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Daylighting Options



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Sustainable Strategies

Owner's Project Requirement Document

- Sustainable Benchmarks
- Conceptual Recommendations



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