Core Team Meeting #3

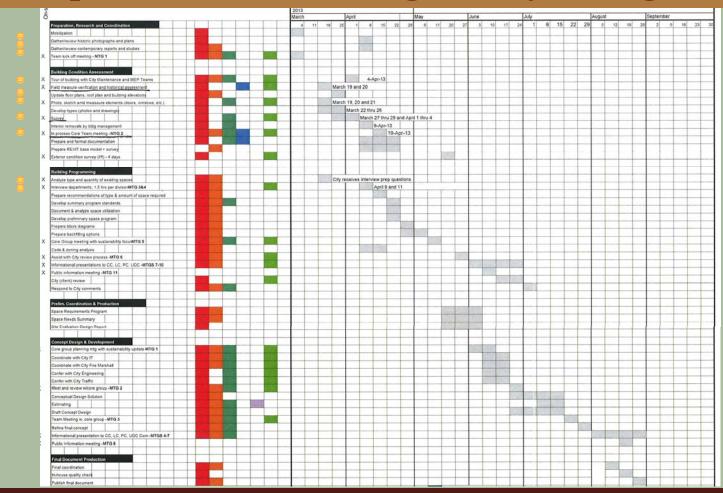
Conceptual Schematic Design Study Madison Municipal Building

May 13, 2013





Conceptual Schematic Design Study – Progress







Project Goals

The study will research, study, analyze and present options for the following:

- 1. Respect for this National and State Historic Building and Local Landmark
 All recommendations will follow National Park Service Guidelines for Rehabilitation
 and Renovation and the Madison Landmarks Ordinance
- 2. A functioning office building

HVAC, Exterior Plumbing, Fire Protection, Electrical, Lighting, Data, Voice and A/V

- 3. Energy efficiency
- 4. Functional work environmentThrough consultation with City staff, update space needs program
- 5. Optimize sustainability where practicable
- 6. Be prepared for design discussions with Judge Doyle Square Redevelopment Team





PROGRAMMING - DEPARTMENT INTERVIEWS

Current building layout presents many challenges for a modern office environment. Some of the things we heard:

- •The building is inefficient
- •The office spaces do not encourage collaboration within departments
- •The building layout does not promote synergy between departments
- •The public spaces are not inviting
- •The building does not project an image of a vibrant and growing city
- The public access to departments / wayfinding is difficult
- Security of building needs up-dating
- Conference rooms use efficiency should be increased
- There is a need for large conference rooms / training areas
- Purging of stored items needs to occur.





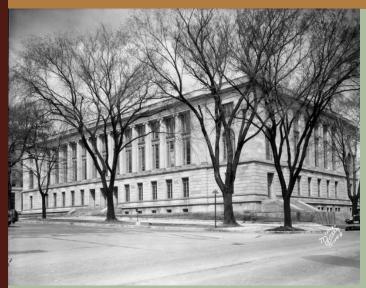


PROGRAMMING – NEXT STEPS

- We will compile and organize the information that you have given us, from the interviews as well as from the responses to the questionnaires.
- We will analyze this data and look at spaces that are under-utilized and places to increase efficiency.
- We will create a programming documents that lists each individual space as well as the requirements needed for that space.
- City Departments will have opportunity to review this document to ensure it accurately represents the needs of your department.
- We will overlay the programmed spaces on the existing building footprint to access space limitations and constraints as well as departmental adjacencies.
- We will have a Sustainability Visioning Session.







1927-29 Under Construction



1929 Occupied

1958: note that window balustrades have been removed

1960s: window a/c units added / grade is raised

1970s: first major renovation ...









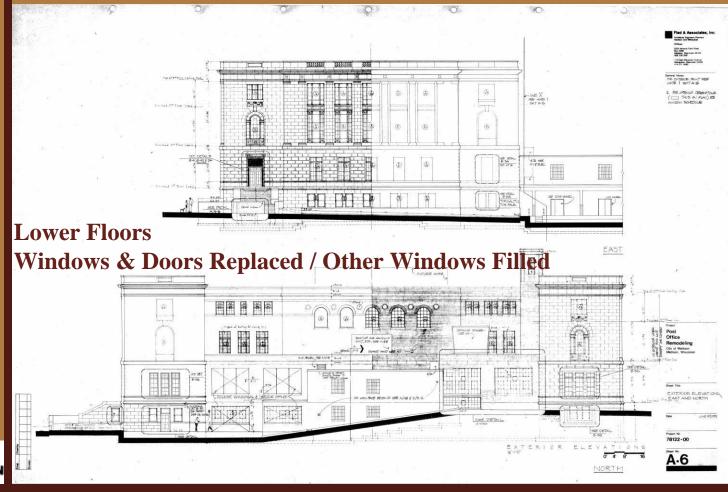
Office in 1950s



Similar Lobby – West Chester, PA 2013



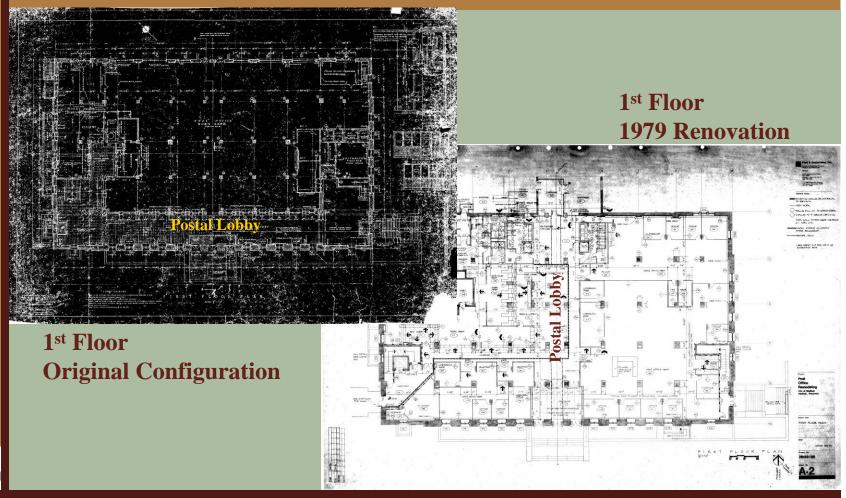
Exterior - 1979 Renovations







Isthmus Architecture, Inc. Continuum Architects + Planners KJWW Engineering Consultants Burse Surveying & Engineering **Building Landmarked 2002**







Original Interior Finishes

- Finish No. 1: <u>Marble wainscot</u>, base and border. Dull red floor field tile. Wood trim, plaster walls, ceiling and <u>cornice</u>
- Finish No. 2: Wood block floor, wood trim, base and T.G & V. wainscot. Plaster walls and ceiling
- Finish No. 3: Wood floor, trim and base. Plaster walls, ceiling and cornice
- Finish No. 4: Wood floor, trim and base. Plaster walls and ceiling
- Finish No. 5: <u>Marble base, border and ceramic tile floor</u>. Wood trim, plaster walls and ceiling
- Finish No. 6: <u>Marble wainscot, border and ceramic tile floor</u>. Marble stall partitions, wood trim, plaster walls and ceiling
- Finish No. 7: <u>Marble base, border and ceramic tile floor</u>. <u>Paneled wood wainscot</u>, wood trim, plaster walls, ceiling and <u>cornice</u>.
- Finish No. 8: Wood floor, base, trim, chair rail and picture mold. Plaster walls and ceiling





Hierarchical Historical Significance

Utilitarian - Storage, mechanical, basement offices, Post Office back of house functions

Good – Second and third floor offices

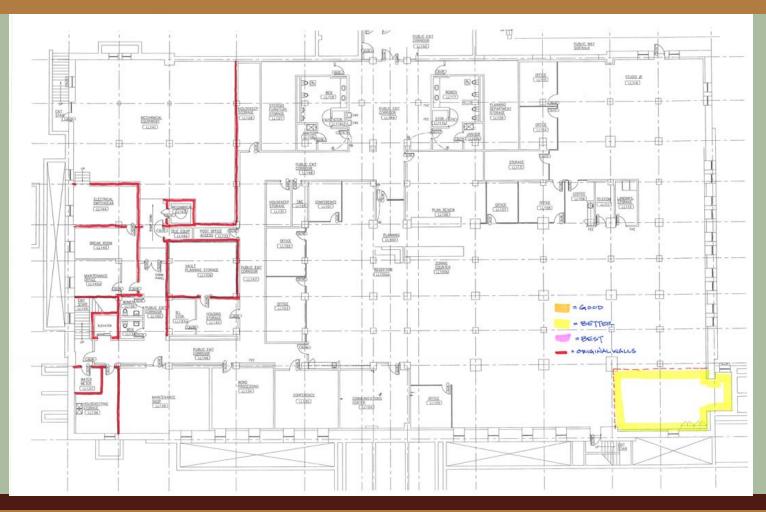
Better – Third floor main corridor, first floor secondary corridors, first floor Post Master's office, second floor Judge's offices, toilet rooms

Best – Room 260, first floor lobby and main corridor, second floor corridor and stairways





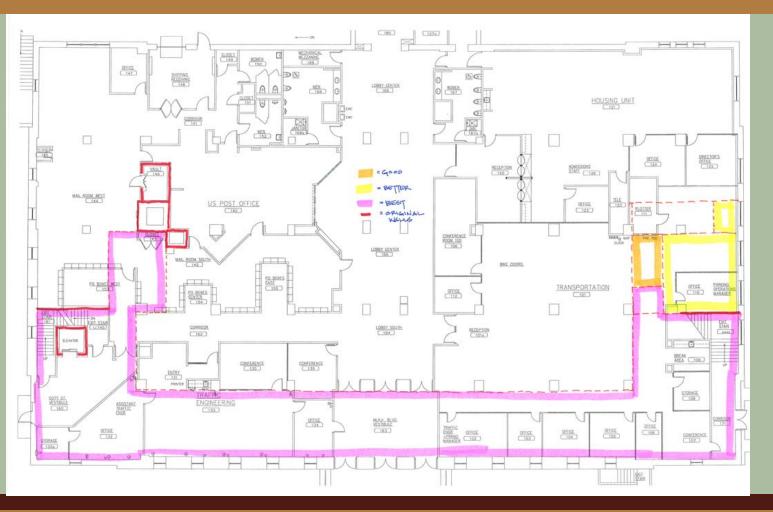
Lower Level







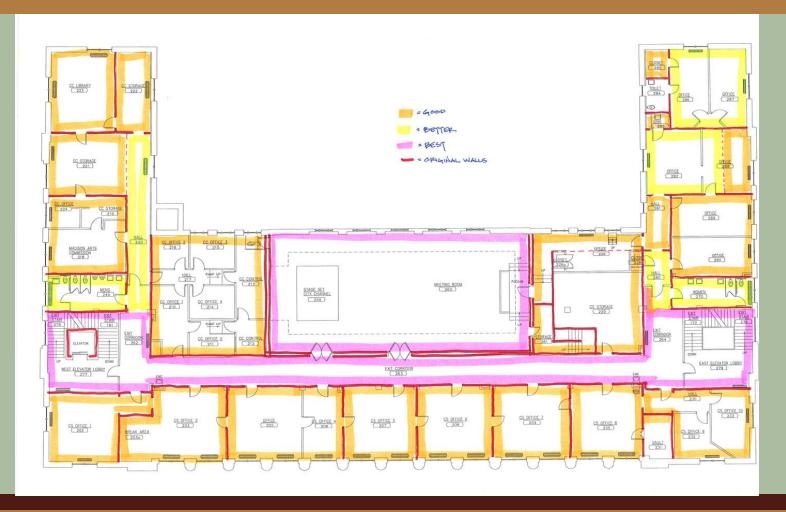
First Floor







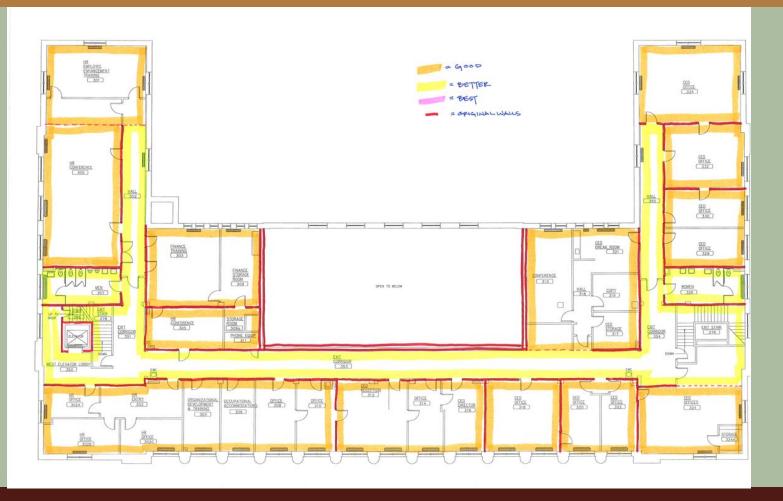
Second Floor







Third Floor







Building Condition Assessment

Tasks

-		
	Building Condition Assessment	
Х	Tour of building with City Maintenance and MEP Teams	4-Apr-13
Х	Field measure verification and historical assessment	March 19 and 20
	Update floor plans, roof plan and building elevations	
Х	Photo , sketch amd measaure elements (doors, windows, etc.)	March 19, 20 and 21
	Develop types (photos and drawings)	March 22 thru 26
Х	Survey	March 27 thru 29 and April 1 thru 4
	Interior removals by bldg management	9-Apr-13
Х	In process Core Team meeting -MTG 2	19-Apr-13
	Prepare and format documentation	
	Prepare REVIT base model + survey	
Х	Exterior condition survey (lift) - 4 days	



•Team Members: A/E Team, City Maintenance and MEP Team

Field Measure Verification and Historical Assessment

• Team Members: Isthmus, Burse and City Historic Preservation Team

Photo, Sketch and Measure Building Elements

• Team Members: A/E Team

Condition Survey

•Team Members: A/E Team

Core Team Meeting

Team Members: A/E Team and City Core Team

Exterior Condition Survey

Team Members: Isthmus Team and City Exterior Team







Isthmus Architecture, Inc. Continuum Architects + Planners KJWW Engineering Consultants Burse Surveying & Engineering Approach

Building Programming

Tasks





•Team Members: A/E Team

Interview Departments

• Team Members: Continuum and City Core Team

Core Group Update Meeting

• Team Members: A/E Team and City Core Team

City Review Process

•Team Members: A/E Team and City Administration Team

Informational Meetings

Team Members: A/E Team and City Administration Team

Public Information Meeting

Team Members: A/E Team and City Administrative Team

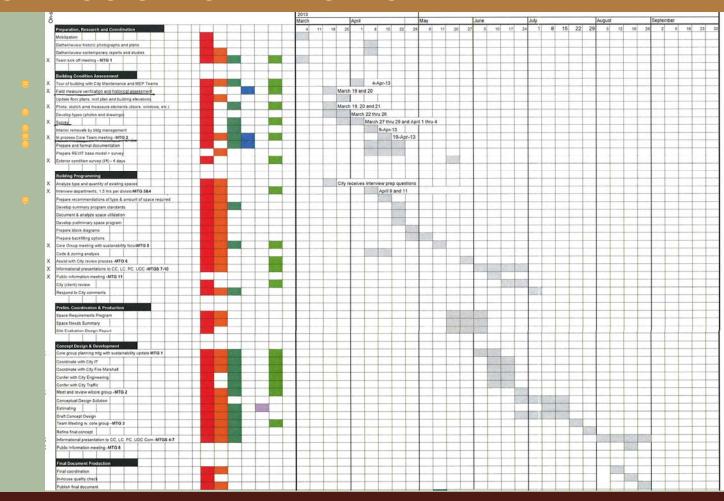






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BUILDING SYSTEMS - NEXT STEPS













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Questions and Answers