## Conceptual Schematic Design Study

Madison Municipal Building







## **Study Project Goals**

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

- 1. Determine the long-term potential for the City to continue to occupy the MMB
- 2. Plan a functioning office building, a functional work environment -

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

Optimize energy efficiency

through consultation with City staff, update space needs program

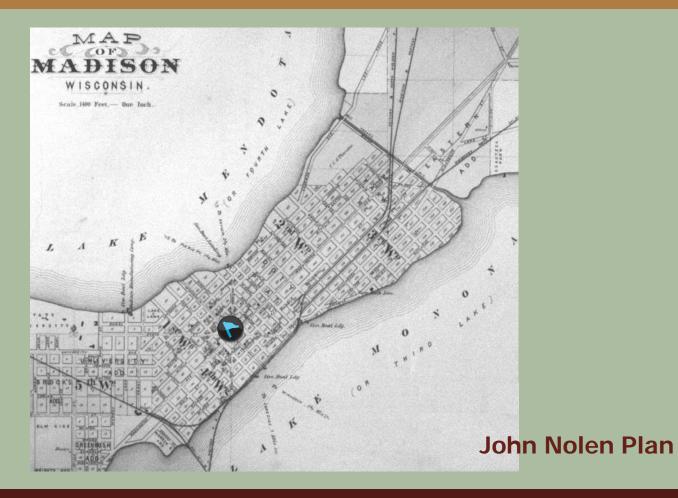
Optimize sustainability where practicable

3. Respect the National, State and Local Historic Status of the MMB Plan all proposed work to conform to National Park Service Guidelines for
Historic Rehabilitation and Re-use





### **MMB Context**







## **MMB Context**

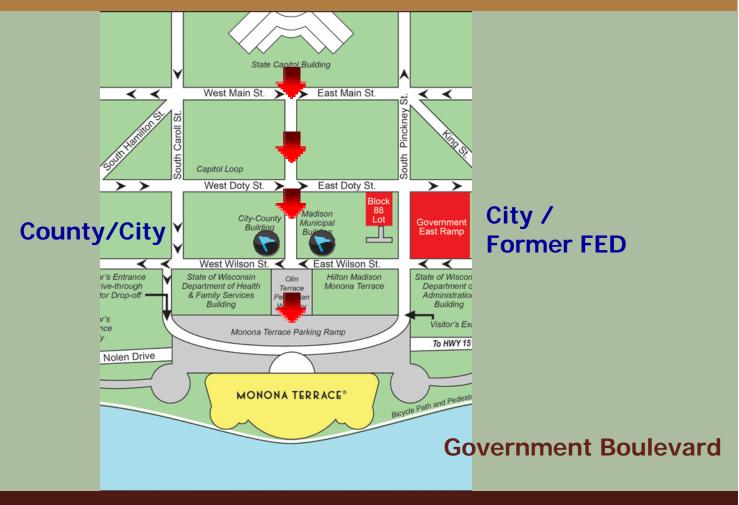






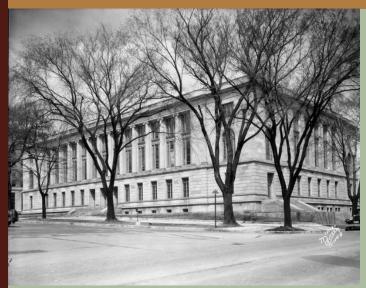
#### **STATE**

### **MMB Context**









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 ...









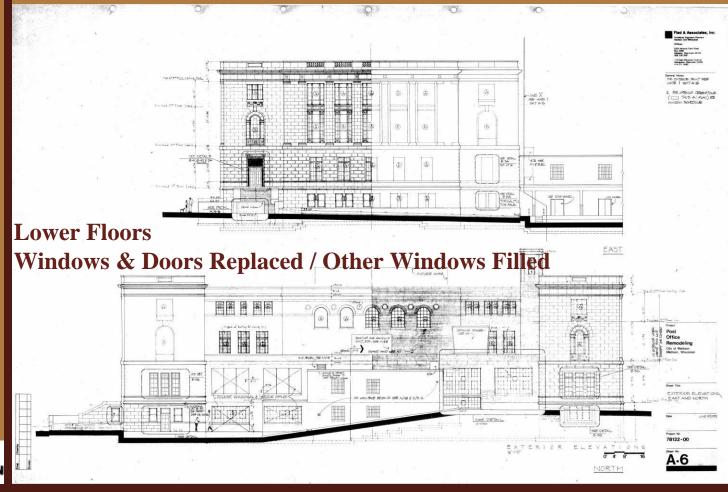
Office in 1950s



Similar Lobby – West Chester, PA 2013



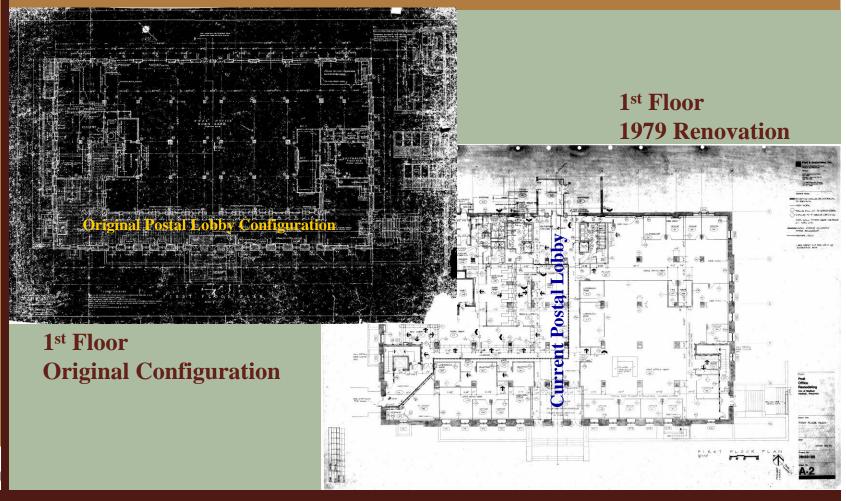
#### **Exterior - 1979 Renovations**







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







## **Building Condition Assessment**

#### **Tasks**

	Building Condition Assessment	
Х	Tour of building with City Maintenance and MEP Teams	4-Apr-13
X	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
X	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	
Χ	Exterior condition survey (lift) - 4 days	

#### **Tour Building**

•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 + Planner KJWW Engineering Consultants Burse Surveying & Engineering Approach

## **Building Envelope Condition Assessment**

**OVERALL FINDING:** Good Condition

MASONRY: Very Good

**OPENINGS:** Fair







## **Building Envelope Condition Assessment**

MASONRY: Very Good









# **Building Envelope Condition Assessment**







## **Building Interior Condition Assessment**







# **Building Interior Condition Assessment**















#### BUILDING IS IN CONDITION TO BE USEFUL FOR FORESEEABLE FUTURE

**Zone 1 – Primary Significance:** 

RESTORE

**Exterior Building (Limestone clad) Facades** 

**Zone 2 – Secondary Significance** 

REHABILITATE

Room 260, Historic Court Room

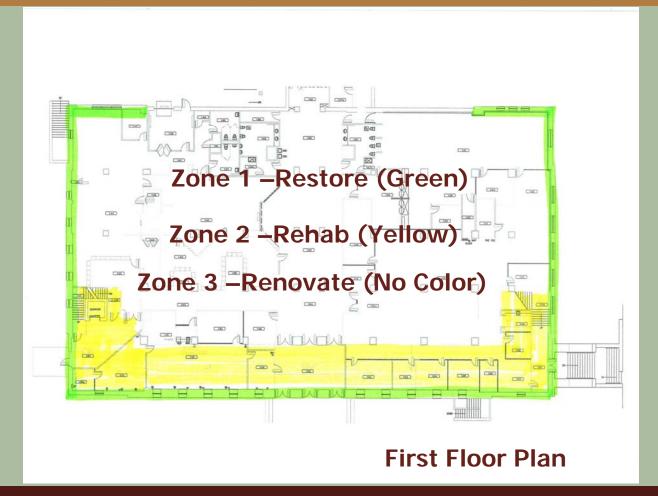
Main public interior circulation areas, public corridors

**Zune 3 – <u>Utilitarian / Mechanical Areas</u>** 

RENOVATE

















**Second Floor Plan** 







**Third Floor Plan** 

## **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







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

## **MMB Programming - Assessment**

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.







## **MMB Programming Analysis**

- Compile and organize the information that you have given us, from the interviews as well as from the responses to the questionnaires.
- Analyze this data and look at spaces that are under-utilized and places to increase efficiency .
- Create a programming documents that lists each individual space as well as the requirements needed for that space.
- City Departments review opportunity.
- Overlay the programmed spaces on the existing building foot-print to access space limitations and constraints as well as departmental adjacencies.
- Hold a Sustainability Visioning Session.





## Preliminary Findings – Program Analysis

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

#### CITY MAY FIT INTO REDUCED FOOTPRINT

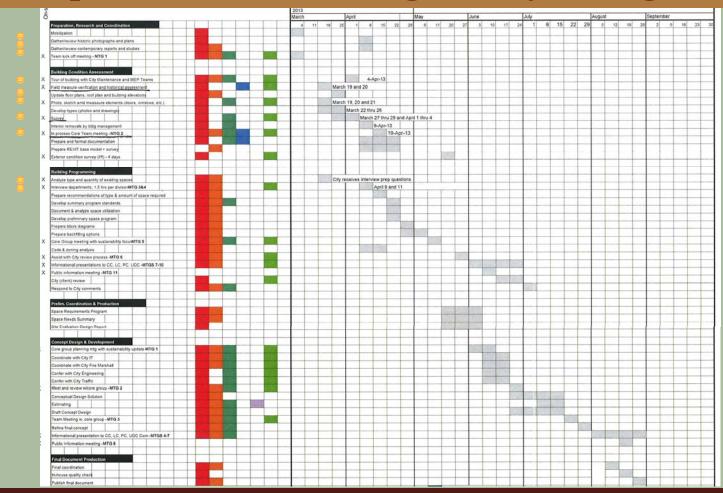
#### New Program Assumes:

- Relocate some staff
- Reduce on-site storage
- Provide all staff quality systems furniture
- All walls except corridors are demolished





## Conceptual Schematic Design Study – Progress













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## **Questions and Answers**