

PROJECT OF THE YEAR:

HISTORICAL RESTORATION/PRESERVATION

\$5 MILLION BUT LESS THAN \$25 MILLION

Madison Municipal Building Renovation

Managing Agency: City of Madison, Wisconsin

Primary Contractor: J.P. Cullen and Sons

Primary Consultant: MSR Design

Nominated By: Wisconsin Chapter

The Madison Municipal Building is a local City of Madison Historic Landmark and National Register of Historic Places building originally completed in 1929. In the winter of 2014, after much debate—including considerations to sell the Madison Municipal Building to a private developer—the City of Madison Common Council affirmed through resolution that “keeping the Madison Municipal Building in civic use will help achieve the City’s desire to maintain a nexus of City offices together in the CBD and continue the historic use of the building as an important civic building.” After four years of significant efforts by the City of Madison, City staff, community stakeholder groups, architects, engineers, contractors and many others, the Madison Municipal Building reopened its doors to a completely renovated, reestablished, and redefined structure and facility.

In compliance with a 2008 City of Madison Common Council resolution, the renovated Madison Municipal Building meets Leadership in Energy and Environmental Design (LEED®) requirements and is targeted for a LEED® Gold rating. In addition to fulfilling important sustainability goals, the renovated Madison Municipal Building also has accomplished the following significant goals.

- Complete replacement of the HVAC/electrical/plumbing systems; added a full sprinkler system.



- Roof replacement, and 100% preservation of exterior historic masonry and historic windows.
- Comprehensive interior architectural remodel, and interior historic architectural renovation and restoration.
- Demolition of the existing non-contributing 1950s era rear annex and installation of a new addition at the rear of the Madison Municipal Building for staff and building support space.
- Restoration of landscape to the original 1920s grass border (i.e., removal of trees and residential landscaping borders) and

preservation of existing historic site elements.

The renovated Madison Municipal Building is now in its operation phase and City staff, the public, and elected officials have quickly taken advantage of the new facility's offerings. There have been many visitors in the first months of operation to meet and conduct business with City staff; and recently the Madison Municipal Building was host to events such as a public presentation and discussion of the future of Madison's transportation system, presentation and discussion on climate change, and a community celebration and grand opening event.