Core Team Meeting #4

Conceptual Schematic Design Study

Madison Municipal Building

July 25, 2013
Conceptual Schematic Design Study – Progress
Conceptual Schematic Design Study – Progress

Phase 1 - Pre-design
• Review Existing Documentation
• Building Condition Assessment
• Informational Meetings

<table>
<thead>
<tr>
<th>Floor</th>
<th>GSF (outside walls)</th>
<th>SF (inside walls)</th>
<th>Common area</th>
<th>Maintain/Restore</th>
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<tbody>
<tr>
<td>LOWER</td>
<td>23,927</td>
<td>22,110</td>
<td>4,887</td>
<td>0</td>
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<tr>
<td>FIRST</td>
<td>25,213</td>
<td>22,288</td>
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<td>SECOND</td>
<td>16,486</td>
<td>15,322</td>
<td>2,903</td>
<td>5,256</td>
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<tr>
<td>THIRD</td>
<td>16,477</td>
<td>15,250</td>
<td>2,859</td>
<td>2,859</td>
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<td>TOTALS</td>
<td>82,103</td>
<td>76,010</td>
<td>10,840</td>
<td>13,001</td>
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</tbody>
</table>
Phase 1 - Pre-design

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

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)
Conceptual Schematic Design Study – Progress

Phase 1 - Pre-design
• Informational Meetings

Madison City Council advances efforts for big development projects

3 HOURS AGO  •  DEAN MOSMAN  •  WISCONSIN STATE JOURNAL  •  DMOSMAN@MADISON.COM  •  09/14/11

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 vying 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/Gialamas Co. Hotels and resorts/LZ Ventures will continue to compete to redevelop two prime parcels 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 key part of the hotel, which would open Madison Tower. But that team also said it
Conceptual Schematic Design Study – Progress

Phase 2 – Conceptual Schematic Phase

- Concept Design & Development
- Options & Estimating
- Final Document Production
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
Blocking Diagrams Options
Project Sustainability
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
Sustainability Guidelines

Madison Policy for City Buildings

Madison Landmarks Ordinance

NPS Guidelines for Rehabilitation and Renovation

USGBC LEEDv4 Standards
Sustainability Guidelines

Madison Policy for City Buildings

Create Owner’s Project Requirement Document
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
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
Sustainability Guidelines

State Historic Preservation Officer (SHPO)

Wisconsin State Statutes:
Chapter 44, Historical Societies & Historic Preservation
Chapter 66, General Municipality Law

*Obtain SHPO Signoff*
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
WATER EFFICIENCY

Water use reduction
Possible 25-35% Reduction
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
MATERIALS + RESOURCES

Building Reuse
Maintain 20% Interior

Construction Waste Management
Target ?% Divert from Disposal

Recycled Content
Target ?%

Regional Materials
Target ?%

Rapidly Renewable Mtls.
Target ?%
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
INDOOR ENVIRONMENTAL QUALITY

Daylighting Options
INDOOR ENVIRONMENTAL QUALITY

Daylighting Options
Sustainable Strategies

Owner’s Project Requirement Document

- Sustainable Benchmarks
- Conceptual Recommendations