Core Team Meeting #2

Conceptual Schematic Design Study
Madison Municipal Building
April 19, 2013
A/E Team – Personnel

Laura Davis, AIA, Principal in Charge  *Isthmus Architecture*
Peter Rott, AIA, Project Manager

Daniel Beyer, AIA, LEED AP, Planner  *Continuum Architects*

Abby Pertzborn, PE, Structural Engineer  *KJWW Engineers*
Mike Emmert, PE, Mechanical Engineer
Corey Sanders, EI, Electrical Engineer
City Core Team

MMB Administration Team
  Jeanne Hoffman – Engineering
  Jim Whitney – Engineering
  Amy Scanlon – Planning
MEP Team
  Kay Schindel – Engineering
  Randy Harrison – Engineering
  Paul Stauffer – Engineering
Envelope and Roof Team
  Paul Stauffer – Engineering
  Kay Schindel – Engineering
Historic Preservation Team
  Amy Scanlon – Planning
  Bill Fruhling – Planning
Maintenance Team
  Lori Janusz – Engineering
  Kathy Cryan – Engineering
  Randy Harrison – Engineering
  Jake Jacoboski – Engineering
City Core Team

MMB Space Planning and Conceptual Team
Amy Scanlon - Planning
David Dryer – TE/PU
Scott Langer – TE/PU
Tom Woznick – TE/PU
Brad Clark – IT
Rich Beadles – IT
George Hank – BI
Tresa Martinez – HR
Bill Fruhling – Planning
Jim O’Keefe – OCS/CDBG
Liz Krueger – Zoning
Augie Olvera – CDA
Don Marx – ED/RE
Anne Monks – Mayors Office
Jeanne Hoffman – Engineering
Jim Whitney – Engineering
Rob Phillips - Engineering
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 environment
   Through 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
## Conceptual Schematic Design Study – Progress

<table>
<thead>
<tr>
<th>Week</th>
<th>May</th>
<th>June</th>
<th>July</th>
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### Building Program

- Conceptual Design
- Final Preparation

### Building Site

- Field Survey
- Site Analysis

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- Conceptual Design
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**Notes:**
- Project timeline and key milestones are color-coded.
- Green indicates progress, red indicates delays.
- The table reflects the progress status as of the date of the document.
Historic Research

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 …
Historic Research

Lobby in 1950s

Office in 1950s

Similar Lobby – West Chester, PA 2013
Historic Research

Historic Research Exterior - 1979 Renovations

Lower Floors
Windows & Doors Replaced / Other Windows Filled

Building Landmarked 2002
Original Interior Finishes

Finish No. 1: Marble wainscot, base and border. Dull red floor field tile. Wood trim, plaster walls, ceiling and cornice.


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: Marble base, border and ceramic tile floor. Wood trim, plaster walls and ceiling.

Finish No. 6: Marble wainscot, border and ceramic tile floor. Marble stall partitions, wood trim, plaster walls and ceiling.

Finish No. 7: Marble base, border and ceramic tile floor. Paneled wood wainscot, wood trim, plaster walls, ceiling and cornice.

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
## Building Condition Assessment

### Tasks

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<th>Building Condition Assessment</th>
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<tr>
<td>Tour of building with City Maintenance and MEP Teams</td>
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<tr>
<td>Field Measure Verification and Historical Assessment</td>
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<tr>
<td>Update floor plans, roof plans and building elevations</td>
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<td>Photo, sketch and measure building elements (doors, windows, etc.)</td>
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<td>Survey</td>
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<td>In-process Core Team meeting</td>
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<td>Prepare and format documentation</td>
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### Approach

**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

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### Colors

- **Red**: Isthmus
- **Orange**: Continuum
- **Green**: KUMW
- **Blue**: Burse
- **Pink**: Daniels
- **Gray**: City of Madison
Building Programming

Tasks

- **Analyze Spaces**
  - 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

Approach
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.
### BUILDING SYSTEMS – NEXT STEPS

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<td>Tasks</td>
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**Tasks:**
- Project process
- Site visits and meetings
- Zoning and land use issues
- Initial conceptual design
- Sustainability planning
- Development of project goals
- Initial cost analysis
- Site planning and layout
- Initial design development
- Final design development
- Construction documents
- Permitting and final preparations
- Construction
- Project closeout
- Post-construction review

**Notes:**
- Meetings with stakeholders
- Coordination with utilities
- Construction progress updates
- Final post-construction review

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**City of MADISON**

**ISTHMUS ARCHITECTURE, INC.**
Questions and Answers