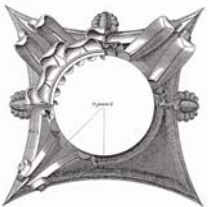


Core Team Meeting #2



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Conceptual Schematic Design Study

Madison Municipal Building

April 19, 2013

A/E Team – Personnel

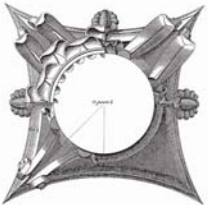
Laura Davis, AIA, Principal in Charge *Isthmus Architecture*
Peter Rott, AIA, Project Manager

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



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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

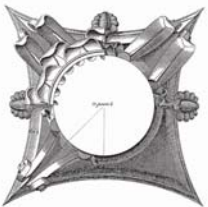
Kathy Cryan – Engineering

Randy Harrison – Engineering

Jake Jacoboski – Engineering



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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

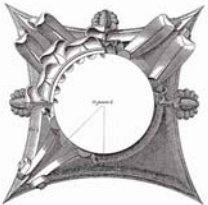
Jeanne Hoffman – Engineering

Jim Whitney – Engineering

Rob Phillips - Engineering



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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



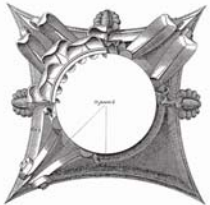
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Conceptual Schematic Design Study – Progress



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Historic Research



1927-29 Under Construction



1958: note that window balustrades have been removed

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

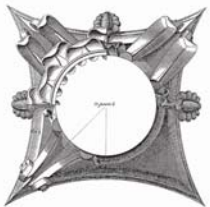
1970s: first major renovation ...



1929 Occupied



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Historic Research



Lobby in 1950s



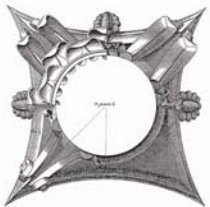
Office in 1950s



Similar Lobby – West Chester, PA 2013

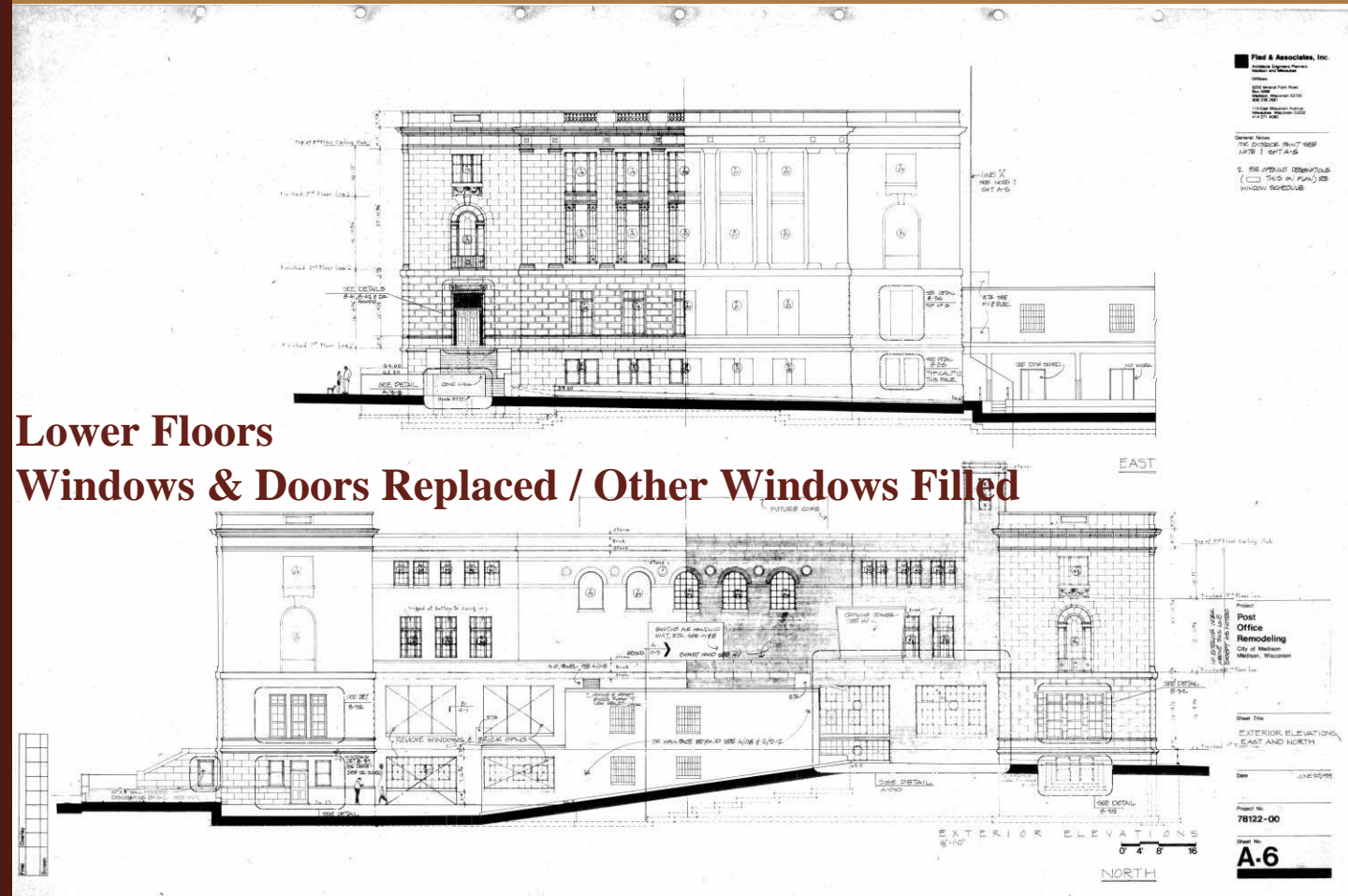


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Historic Research

Exterior - 1979 Renovations

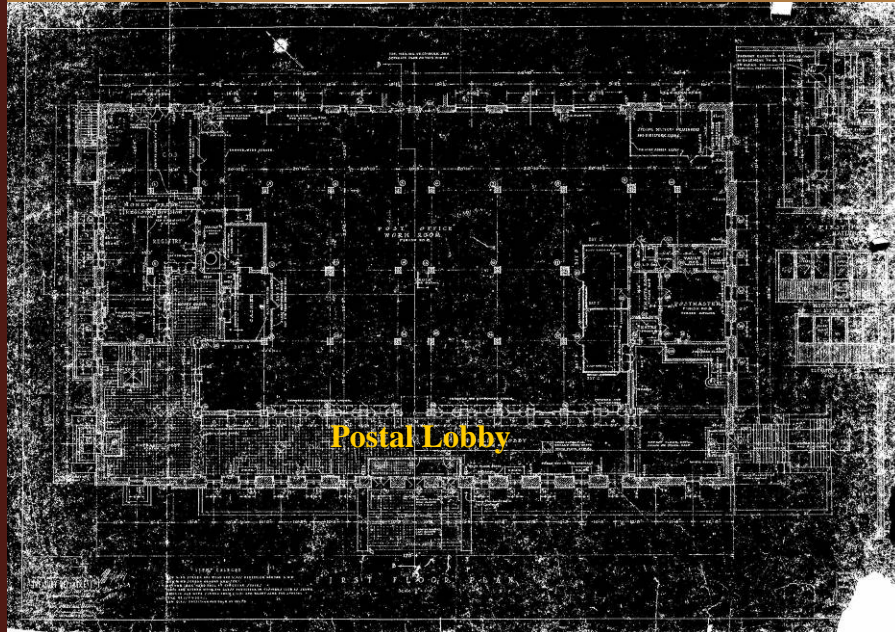


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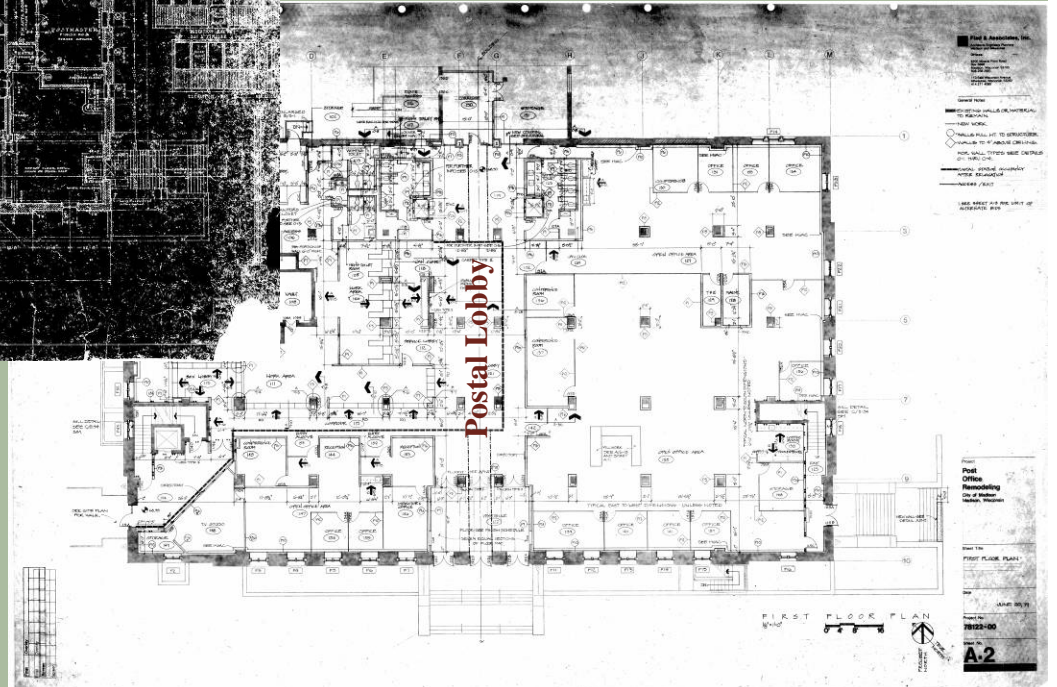


Building Landmarked 2002

Historic Research



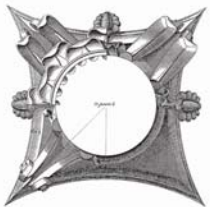
**1st Floor
Original Configuration**



**1st Floor
1979 Renovation**



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

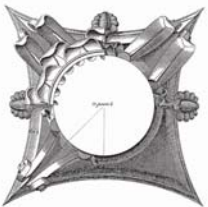
Finish No. 6: Marble wainscot, border and ceramic tile floor. Marble stall partitions, wood trim, plaster walls and ceiling

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



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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

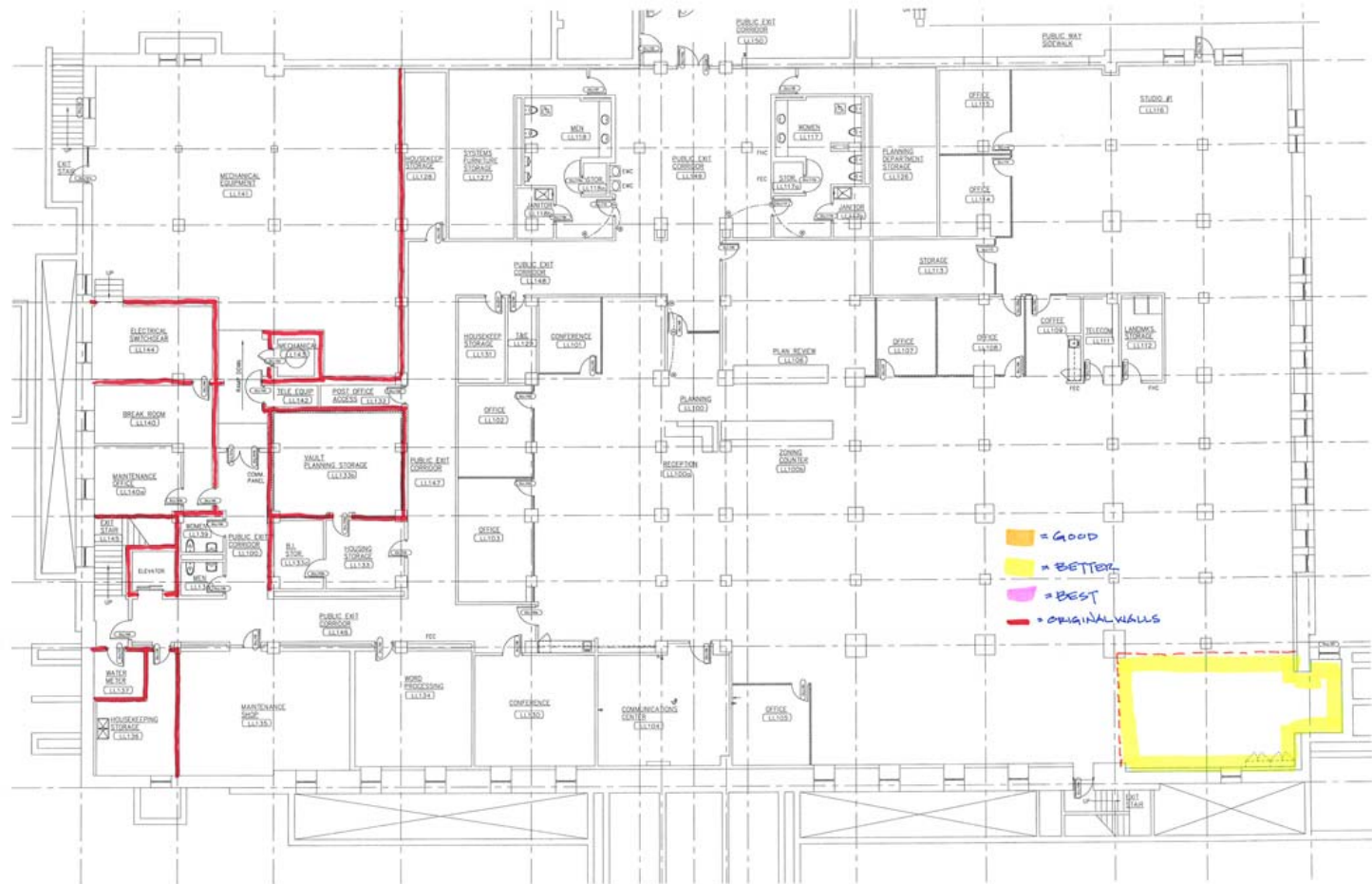
Best – Room 260, first floor lobby and main corridor, second floor corridor and stairways



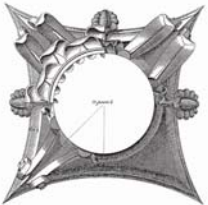
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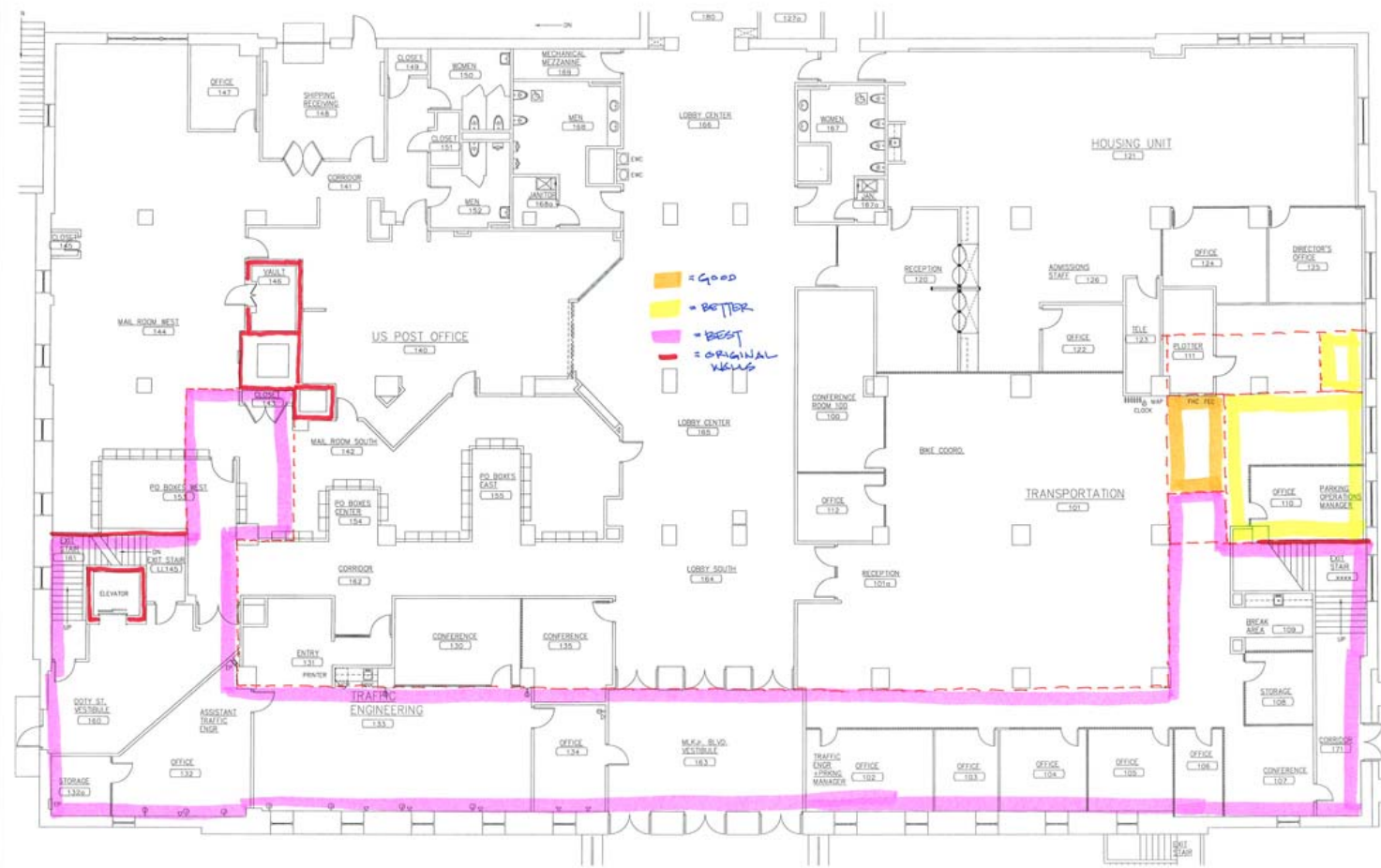
Lower Level



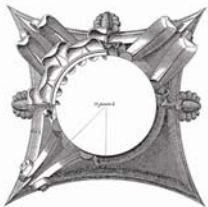
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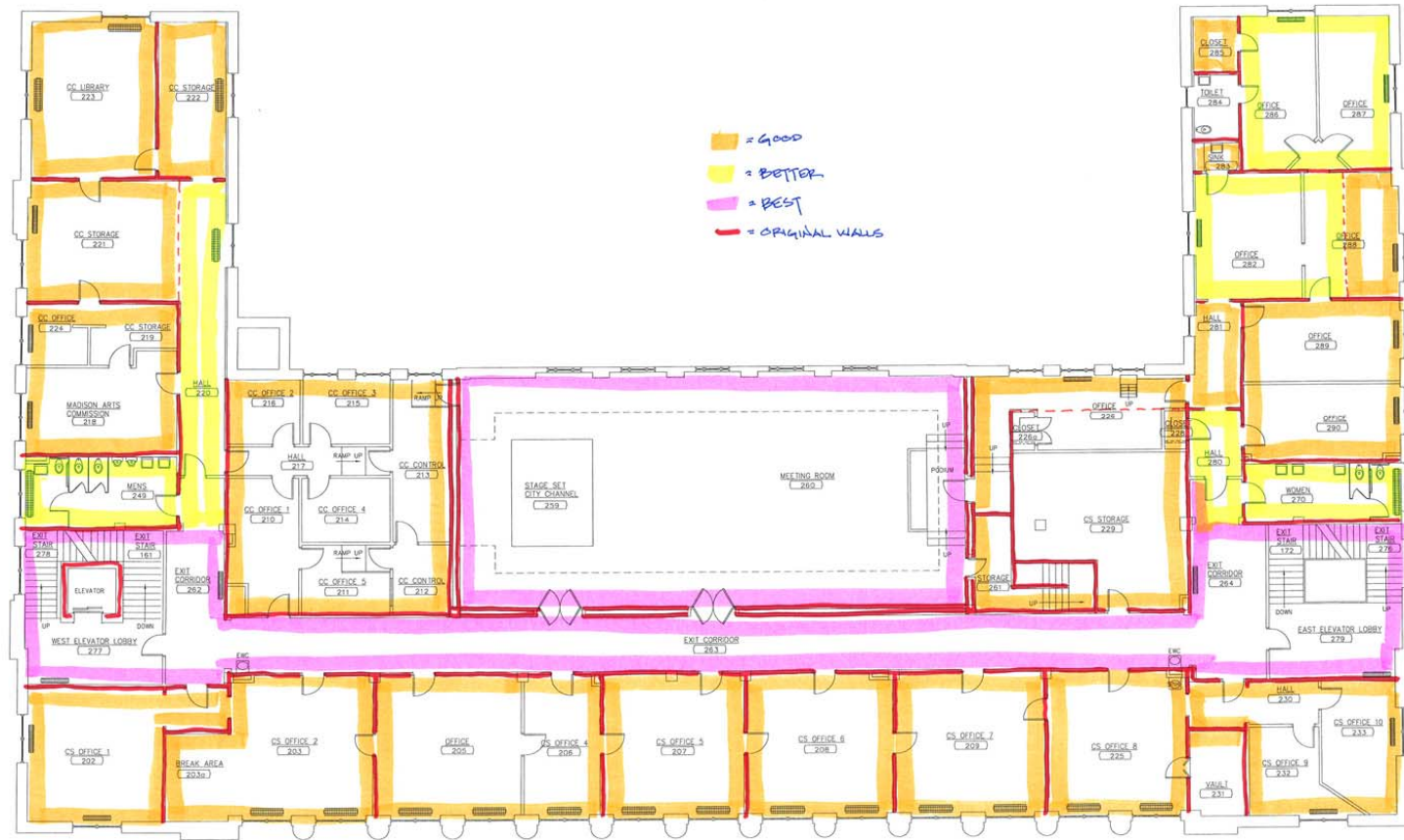
First Floor



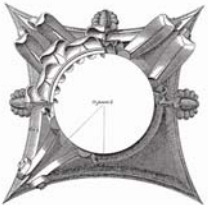
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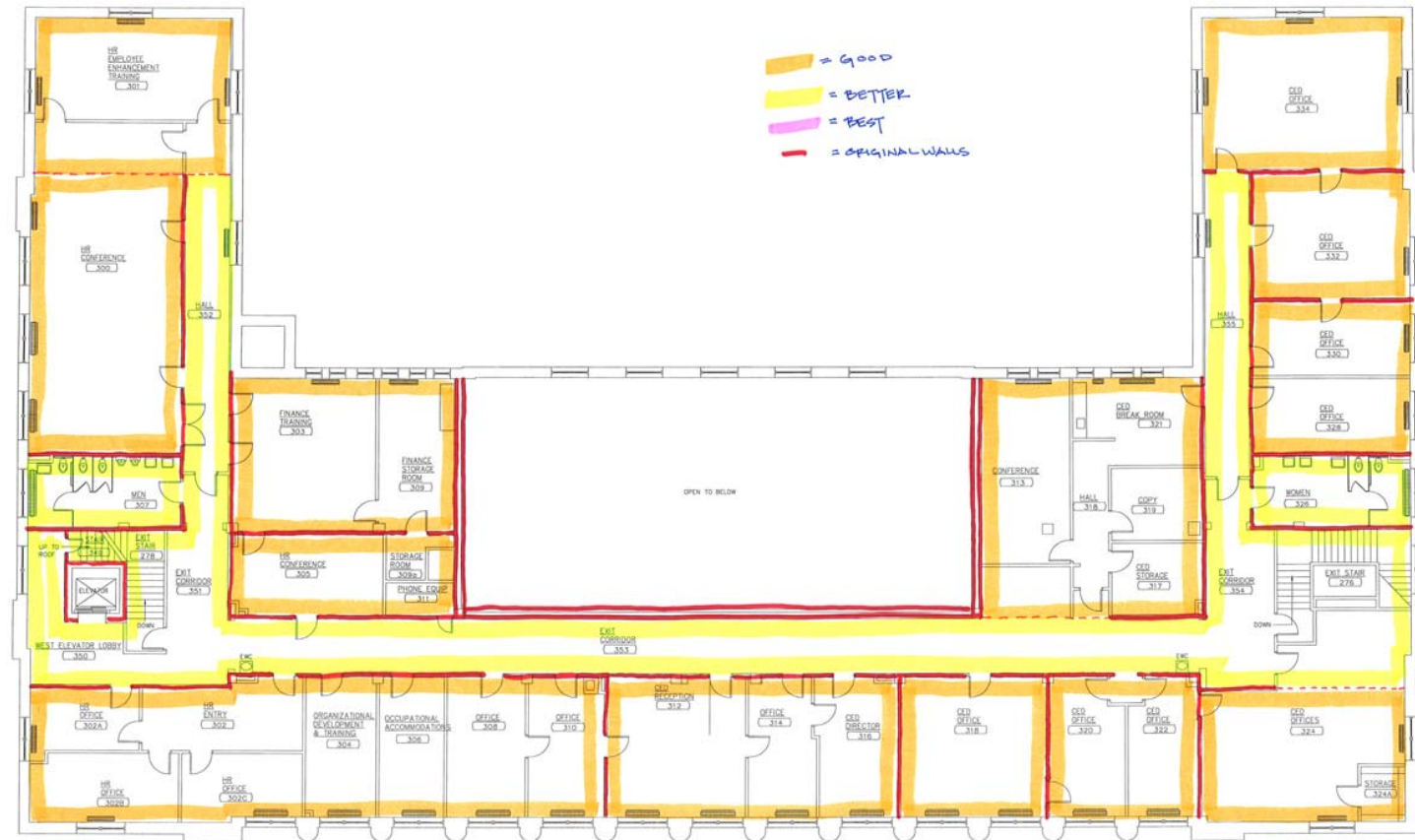
Second Floor



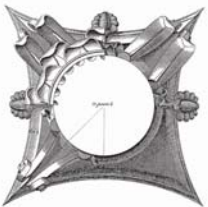
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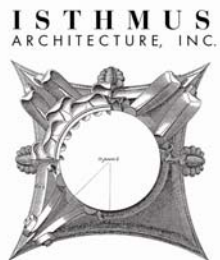
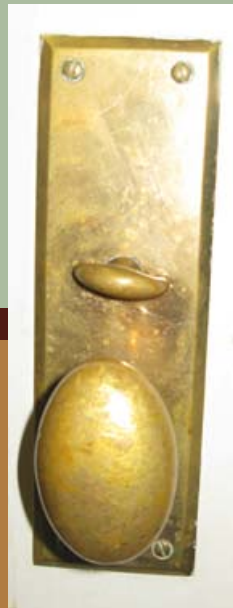
Third Floor



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Original Fabric



Building Condition Assessment

Tasks

Building Condition Assessment																			
X	Tour of building with City Maintenance and MEP Teams																		
X	Field measure verification and historical assessment																		
	Update floor plans, roof plan and building elevations																		
X	Photo, sketch and measure elements (doors, windows, etc.)																		
	Develop types (photos and drawings)																		
X	Survey																		
	Interior removals by bldg management																		
X	In process Core Team meeting - MTG 2																		
	Prepare and format documentation																		
	Prepare REVIT base model + survey																		
X	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

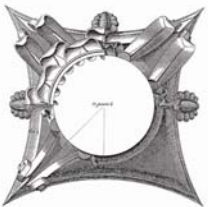
Exterior Condition Survey

Team Members: Isthmus Team and City Exterior Team

	Isthmus
	Continuum
	KJWW
	Burse
	Daniels
	City of Madison



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Approach

Building Programming

Tasks

[illegible]

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

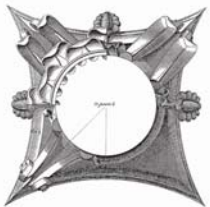
Team Members: A/E Team and City Administration Team

Public Information Meeting

Team Members: A/E Team and City Administrative Team



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Approach

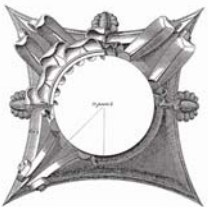
PROGRAMMING - DEPARTMENT INTERVIEWS

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.



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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.



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BUILDING SYSTEMS – NEXT STEPS

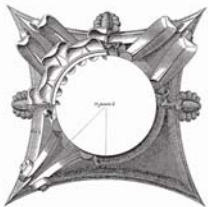


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Questions and Answers