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

   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
John Nolen Plan
MMB Context

Major Axis / MLK Jr. BLVD

Isthmus Architecture, Inc.
Continuum Architects + Planners
KJWW Engineering Consultants
Burse Surveying & Engineering
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

Similar Lobby – West Chester, PA 2013

Office in 1950s
Historic Research

Exterior - 1979 Renovations

Lower Floors
Windows & Doors Replaced / Other Windows Filled

Building Landmarked 2002
Historic Research

1st Floor
Original Configuration

1st Floor
1979 Renovation

Original Postal Lobby Configuration

Current Postal Lobby
Building Condition Assessment

Tasks

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

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

OPENINGS: Fair
Building Interior Condition Assessment

OVERALL FINDING: Good
Building Interior Condition Assessment

OVERALL FINDING: Good Condition
Building Interior Condition Assessment
MMB Re-use Preliminary Findings

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

Zone 3 – **Utilitarian / Mechanical Areas** RENOVATE
MMB Re-use Preliminary Findings

First Floor Plan

Zone 1 - Restore (Green)
Zone 2 - Rehab (Yellow)
Zone 3 - Renovate (No Color)
MMB Re-use Preliminary Findings

Second Floor Plan

Zone 1 - Restore (Green)

Zone 2 - Rehab (Yellow)

Zone 3 - Renovate (No Color)
MMB Re-use Preliminary Findings

Third Floor Plan

Zone 1 - Restore (Green)
Zone 2 - Rehab (Yellow)
Zone 3 - Renovate (No Color)
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

Building Programming
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Task Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>Conceptual Schematic Design Study – Progress</td>
<td>Completed</td>
</tr>
<tr>
<td>February</td>
<td>Design Development</td>
<td>In Progress</td>
</tr>
<tr>
<td>March</td>
<td>Review and Finalization</td>
<td>Completed</td>
</tr>
</tbody>
</table>

### Key Milestones:
- **January 31st**: Review and Finalization of the Conceptual Schematic Design Study
- **February 15th**: Design Development Meeting
- **March 1st**: Final Presentation to City Planning Commission

**Notes:**
- All tasks are subject to change based on client feedback and project progress.
- Key dates will be communicated via weekly project meetings.

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Continuum Architects + Planners
KJWW Engineering Consultants
Burse Surveying & Engineering
Questions and Answers