





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
- 2. Plan a functioning office building, a functional work environment -

HVAC, Exterior Envelope, Plumbing, Fire Protection, Electrical, Lighting, Data, Voice and A/V

Optimize energy efficiency

through consultation with City staff, update space needs program

Optimize sustainability where practicable

 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





sthmus Architecture, Inc. Continuum Architects + Planners XJWW Engineering Consultants Burse Surveying & Engineering

MMB Context







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

John Nolen Plan

MMB Context











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 ...



City of MADISON



Historic Research



Lobby in 1950s



Office in 1950s





Isthmus Architecture, Inc. Continuum Architects + Planners KJWW Engineering Consultants Burse Surveying & Engineering Similar Lobby – West Chester, PA 2013

Historic Research

Exterior - 1979 Renovations



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

Building Landmarked 2002





Building Condition Assessment



City of MADISON

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



Building Envelope Condition Assessment

OVERALL FINDING: Good Condition

MASONRY: Very Good

OPENINGS: Fair







Building Envelope Condition Assessment

MASONRY: Very Good









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

Building Envelope Condition Assessment







Building Interior Condition Assessment













Building Interior Condition Assessment





BUILDING IS IN CONDITION TO BE USEFUL FOR FORESEEABLE FUTURE

Zone 1 – <u>Primary Significance:</u>

RESTORE

Exterior Building (Limestone clad) Facades

Xone 2 – <u>Secondary Significance</u>

REHABILITATE

Room 260, Historic Court Room

Main public interior circulation areas, public corridors

Zone 3 – <u>Utilitarian / Mechanical Areas</u> **RENOVATE**



Isthmus Architecture, I Continuum Architects KJWW Engineering Co Burse Surveying & Eng











Second Floor Plan







Third Floor Plan







Isthmus Architecture, Inc. Continuum Architects + Planne KJWW Engineering Consultant Burse Surveying & Engineering

Approach

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.





sthmus Architecture, Inc. Continuum Architects + Planners GWW Engineering Consultants Burse Surveying & Engineering



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.











Conceptual Schematic Design Study – Progress













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

Questions and Answers