

Core Team Meeting #3

Conceptual Schematic Design Study

Madison Municipal Building

May 13, 2013



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

Conceptual Schematic Design Study – Progress



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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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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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04/17/2013

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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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 ...

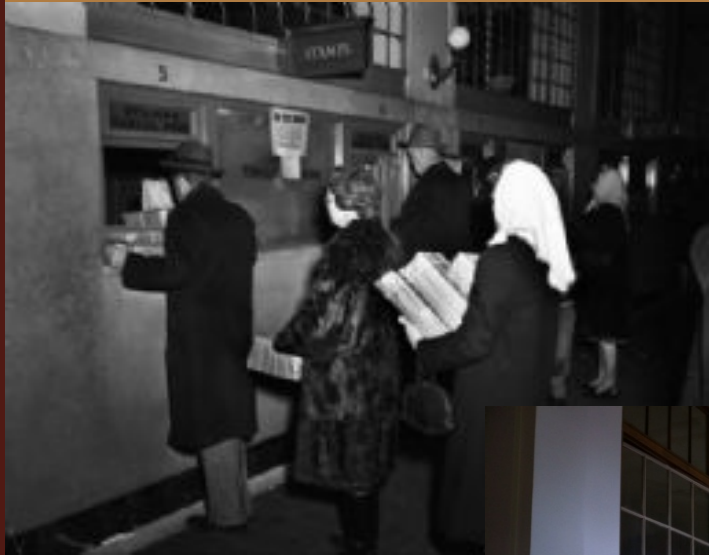


1929 Occupied



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Historic Research



Lobby in 1950s



Office in 1950s



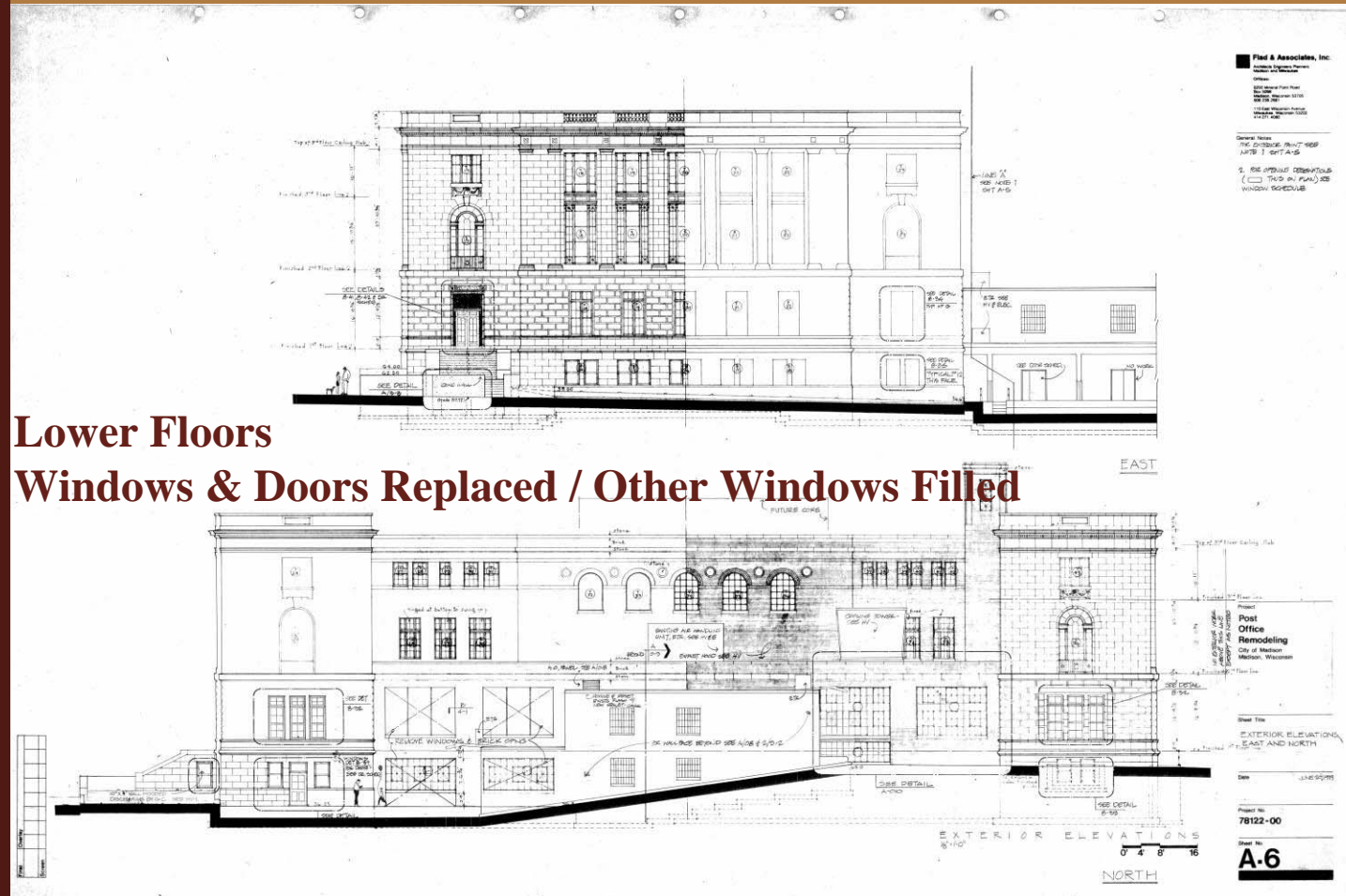
Similar Lobby – West Chester, PA 2013



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Historic Research

Exterior - 1979 Renovations



Lower Floors

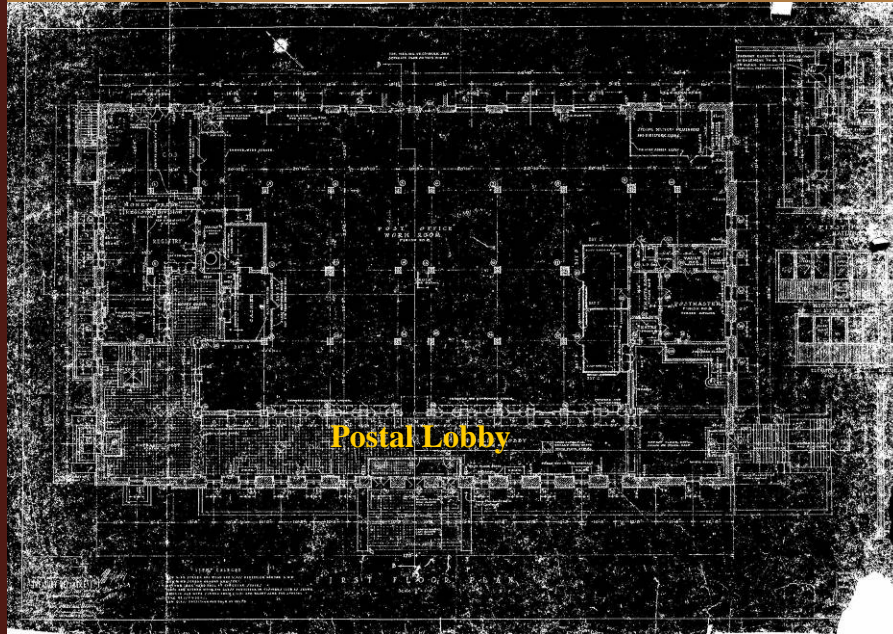
Windows & Doors Replaced / Other Windows Filled



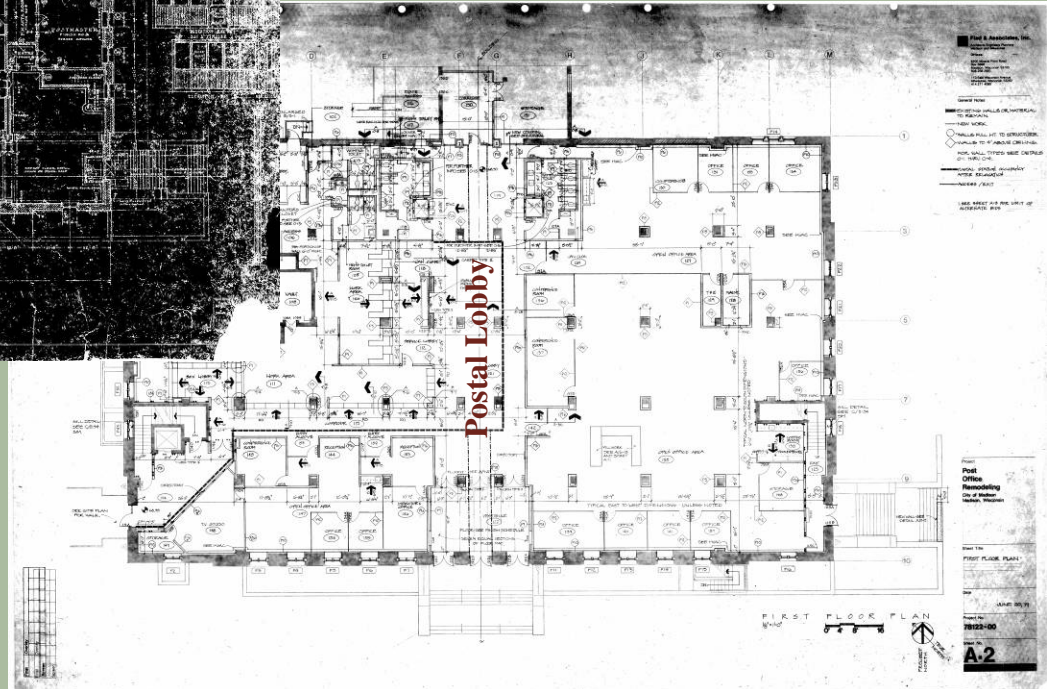
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Building Landmarked 2002

Historic Research



**1st Floor
Original Configuration**



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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

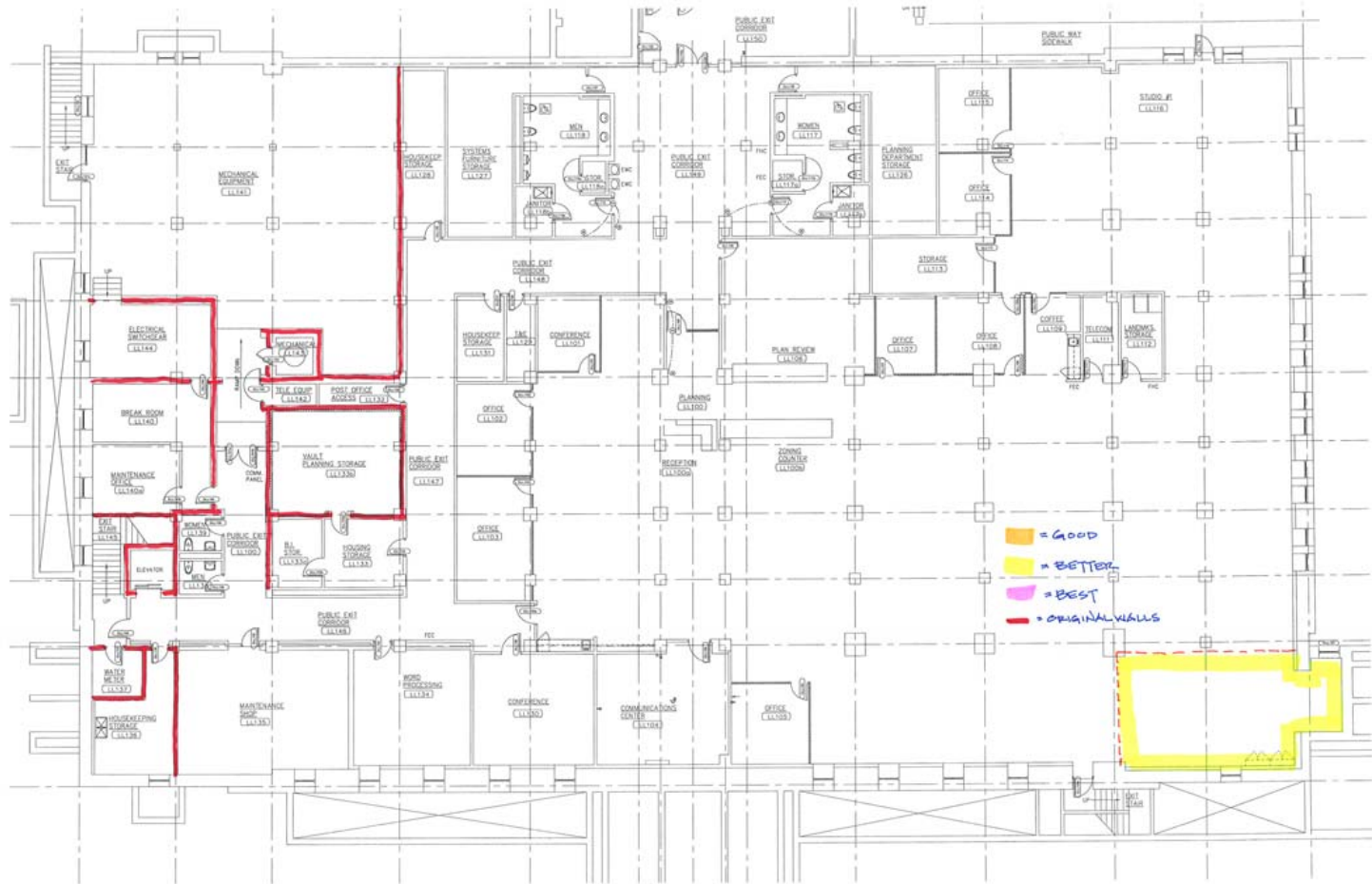
Better – Third floor main corridor, first floor secondary corridors, first floor Post Master's office, second floor Judge's offices, toilet rooms

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



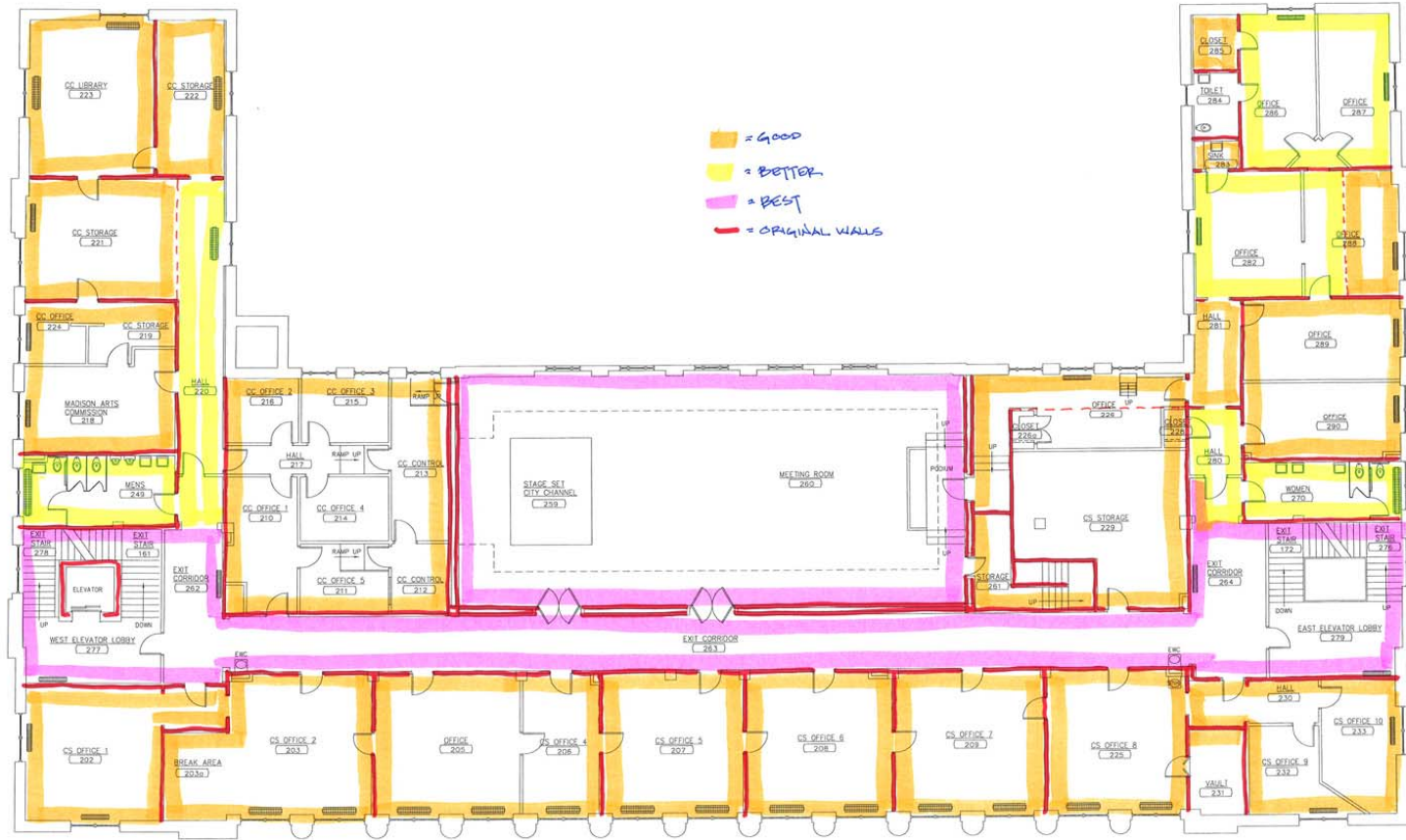
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Lower Level



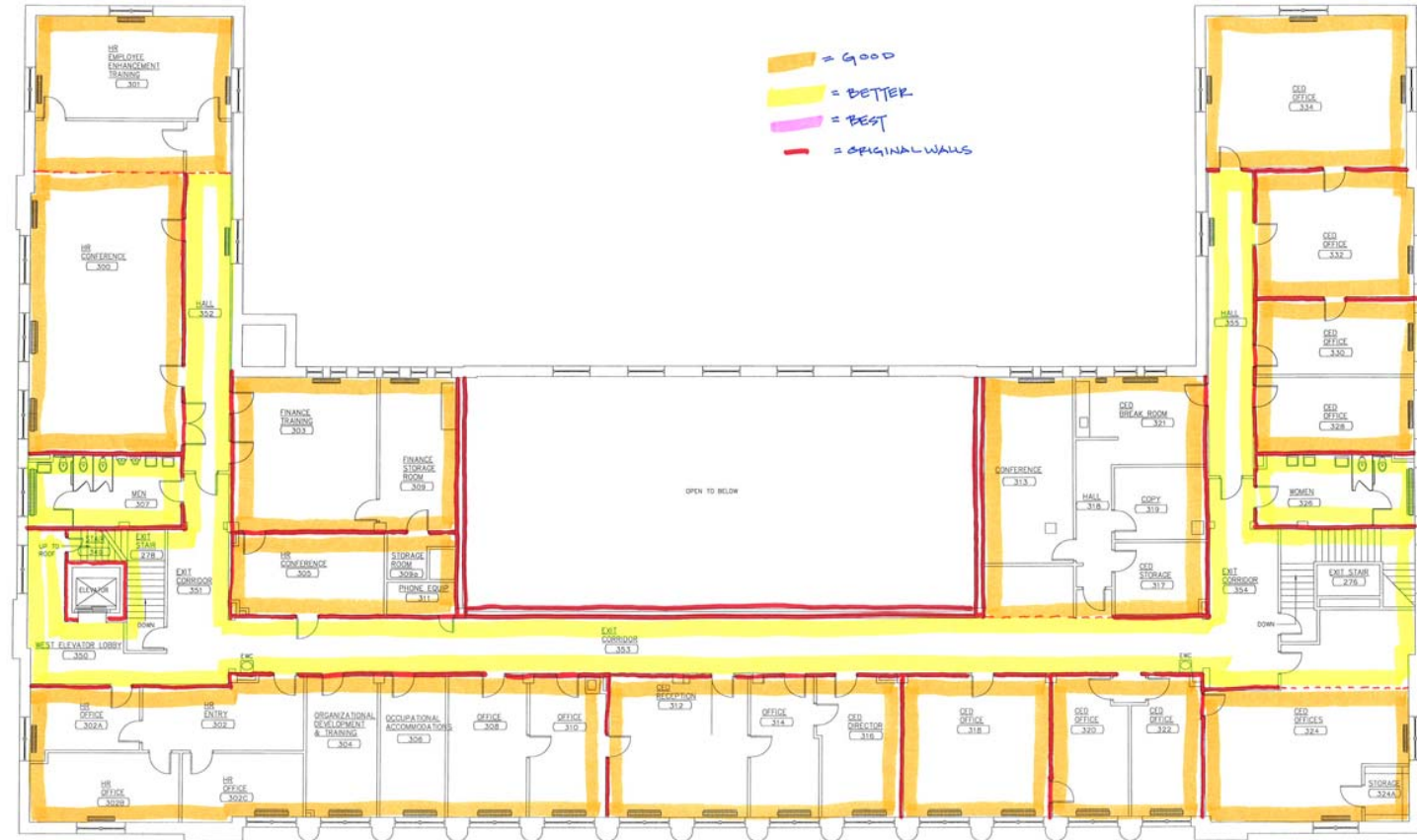
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Second Floor



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Third Floor



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Building Condition Assessment

Tasks

Building Condition Assessment													
X	Tour of building with City Maintenance and MEP Teams												4-Apr-13
X	Field measure verification and historical assessment												March 19 and 20
	Update floor plans, roof plan and building elevations												
X	Photo, sketch and measure elements (doors, windows, etc.)												March 19, 20 and 21
	Develop types (photos and drawings)												March 22 thru 26
X	Survey												March 27 thru 29 and April 1 thru 4
	Interior removals by bldg management												9-Apr-13
X	In process Core Team meeting - MTG 2												19-Apr-13
	Prepare and format documentation												
	Prepare REVIT base model + survey												
X	Exterior condition survey (liff) - 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

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	Continuum
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	Burse
	Daniels
	City of Madison

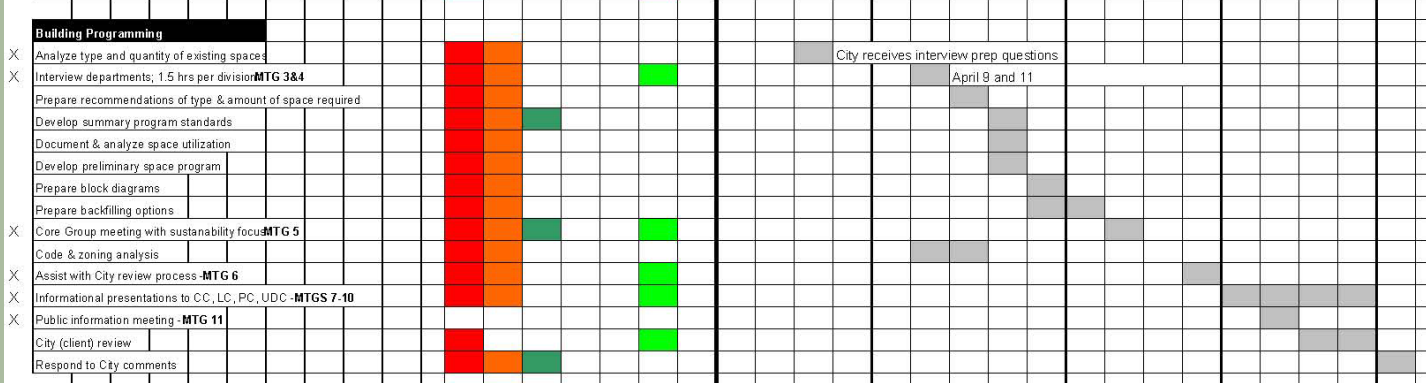


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Approach

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



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Approach

BUILDING SYSTEMS – NEXT STEPS



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Questions and Answers