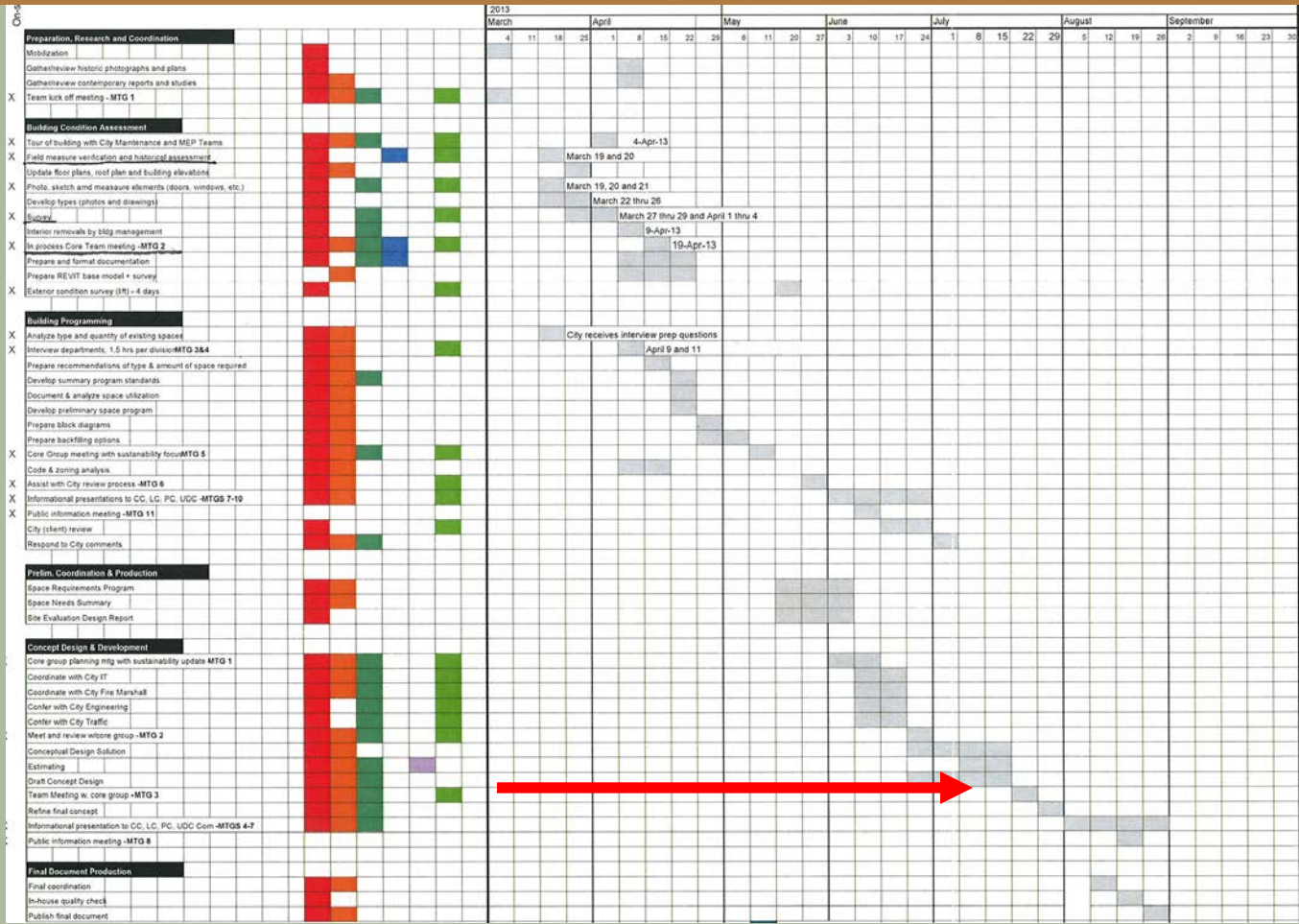


Conceptual Schematic Design Study – Progress



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Conceptual Schematic Design Study – Progress

Phase 1 – Pre-design

- Review Existing Documentation
- Building Condition Assessment
- Informational Meetings



MMB STUDY - BUILDING AREAS

w/o annex

Floor	GSF(outside walls)	SF (inside walls)	Common area	Maintain/Restore
LOWER	23,927	22,110		0
FIRST	25,213	22,288	4,887	4,887
SECOND	16,486	15,322	2,903	5,255
THIRD	16,477	15,290	2,859	2,859
TOTALS	82,103	75,010	10649	13001



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Conceptual Schematic Design Study – Progress

Phase 1 – Pre-design

- Building Programming
- Space Requirements Program
- Space Needs Summary
- Code Analysis
- Blocking Diagrams
- Informational Meetings

Madison Municipal Building
Conceptual Schematic Design Study

6-28-13

Roll-up Program

(Do not make changes to master - these are linked tabs)

Category	Room Number	Current Bldg SF	Proposed Office	Proposed Storage	Proposed Other Use	Proposed MEP	Proposed Other	Proposed Total SF	Department SF	
Facilities Maintenance & Custodial	Sub Total	8	0	0	0	0	0	8	120%	9600
Information Technology - City Channel	Sub Total	3	4					7		1763
HR - Organizational Development & Training and Assessment	Sub Total	8	0	1850	900	138	451	3339	120%	3767
Traffic Engineering Section and Parking Utility	Sub Total	32	0	4200	174	1038	1431	6833	120%	8200
Department of Planning & Community & Economic Development	Sub Total	7	1	435	366	408	30	1239	120%	1487
City of Services	Sub Total	34	8	4204	1710	430	1130	7482	120%	8978
Building Inspection	Sub Total	41	0	4815	780	1058	1050	7703	120%	9244
Planning	Sub Total	24	0	4030	480	1004	210	5724	120%	6869
Community Development Division	Sub Total	27	4	4335	430	1038	341	6144	120%	7373
Economic Development	Sub Total	20	2	4000	972	1324	312	6618	120%	7942
Information Technology - City Channel	Sub Total	3	4	1100	144	1138	210	2692	120%	3231
Sub Total		180	17	17,448	3074	5072	10076	27,598		32,989
Conference Rooms				7200				7200		7200
Coffee Area and Work Space				0				0	120%	1440
TOTAL		180	17	18,168	3074	5072	10076	34,618		40,629
Post Office				5,500				5,500		5,500
Credit Union				642				642		642
Net SF				11,642				11,642		11,642
Building code efficiency										51%
Space available in building without annex is 72,972 SF										
Gross SF				78,070				78,070		78,070
Space available in building without annex is 72,972 SF										
Gross SF				73,516				73,516		73,516

DATE:
3/18/2013

TO:
Jeanne Hoffman

FROM:
Ursula Twombly
Dan Beyer

PROJECT:
Madison Municipal Building
Conceptual Schematic Design
Study

PROJECT NUMBER:
CAP 12-1103

DISTRIBUTION:
File

SIGN-UP LIST FOR THE PROGRAMMING INTERVIEWS

MMB has 10 departments - of these the 7 larger departments will each require 1.5 hours for the interview and walking through your space. For the 3 smaller departments (Dept of Director, HR, Org. Development & Training, and Employee Assistance and CDA Redevelopment Group) we will need 30-45 minutes.

Please sign your name and department name in one of the available time slots. Please bring your department/section leaders to the meeting - but use your judgment. Interview meetings larger than 6-7 people get rather unwieldy.

Tuesday April 9th

Time Slot	Name/Department Name	Conference Room Location
8:30am-10:00am	Kay Schindel	135 MMB
10:00am-11:30am	Maintenance / Custodial / MEP Brad Clark/Rion Beales	135 MMB
11:30am-12:15pm	IT/City Channel	135 MMB
for small dept only	HR, Org. Development & Training	
1:00pm-2:30pm	Scott Langer	135 MMB
	Traffic Engineering/Parking Utility	
2:30pm-4:00pm		135 MMB
4:00pm-4:45pm		135 MMB
for small dept only		

Preliminary Findings from Programming Study

Building with Annex = 79,000 SF without Annex = 72,400SF

New Program assumes:

- relocating facility and custodial storage/staff to Emil Street
- reduce quantity of storage - scanning, off-site storage
- provide staff with quality systems furniture
- all walls except corridor walls are demolished

Building without annex does not fit program - need 75,500SF

- Evaluate relocation IT/City Channel (2,630SF)
- Evaluate relocation of HR Training (700SF)
- Review Space Needs for Post Office (5,730SF)
- Evaluate relocation of Credit Union (642SF)



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Conceptual Schematic Design Study – Progress

Phase 1 – Pre-design

- Informational Meetings

WISCONSIN
STATE JOURNAL

Madison City Council advances efforts for big development projects

3 HOURS AGO • DEAN MOSIMAN | WISCONSIN STATE JOURNAL | DMOSIMAN@MADISON.COM | 608-261-6141

The Madison City Council on Tuesday advanced major redevelopment proposal for downtown and the East Side.

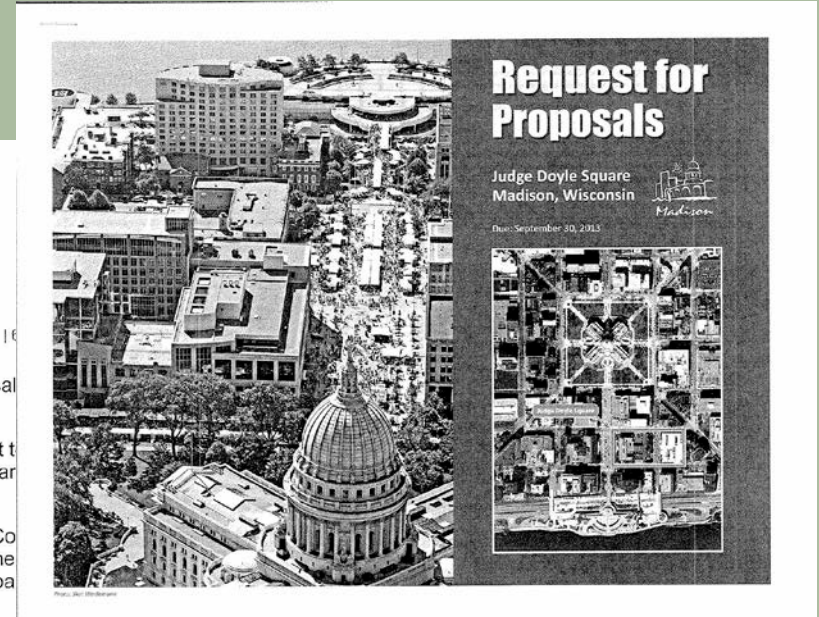
As recommended by a special committee, the council invited two development teams to join the city in a massive, mixed-use redevelopment near Capitol Square to make more detailed proposals.

The Hammes Co./Majestic Realty Co. and the Journeyman Group/Gialamas Co. Hotels and resorts/LZ Ventures will continue to compete to redevelop two prime downtown blocks now hosting the landmark Madison Municipal Building and Government East parking garage into what will be called Judge Doyle Square.

The proposals range in cost from \$188 million to \$250 million.

The council also narrowly decided to follow the committee's recommendation that the Municipal Building not be used for a city-required hotel in the redevelopment and remain primarily city offices.

One of the finalists, Hammes Co./Majestic Realty, envisioned the Municipal Building as a part of the hotel, which would open Monday. But that team also said it



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Conceptual Schematic Design Study – Progress

Phase 2 – Conceptual Schematic Phase

- Concept Design & Development
- Options & Estimating
- Final Document Production



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Conceptual Schematic Design Study – Progress

Program Development

- Post Office Meeting & Needs Confirmed
- Options under study

Impact of Relocate City Channel

Impact of Relocate HR Training



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Blocking Diagrams Options



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Option #1



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Project Sustainability



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Sustainability

Develop Sustainable Strategies for MMB based upon:

- Plan for a functioning office building with optimal systems
- Plan for a functional work environment
- Target energy efficiency
- Optimize sustainability where practicable



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Sustainability Guidelines

Madison Policy for City Buildings

Madison Landmarks Ordinance

NPS Guidelines for Rehabilitation and Renovation

USGBC LEEDv4 Standards



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Sustainability Guidelines

Madison Policy for City Buildings

Create Owner's Project Requirement Document



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Sustainability Guidelines

Madison Landmarks Ordinance

Madison General Ordinances

Sec. 3319 (3) review & approval by Landmarks Commission

Sec. 3319 (5)(b) regulation of exterior work

Sec. 3319 (8) maintenance of landmark buildings

Obtain Certificate of Appropriateness



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Sustainability Guidelines

NPS Guidelines for Rehabilitation and Renovation

Preservation Briefs:

- 1 Cleaning & Treating Historic Masonry Buildings
- 2 Repointing Mortar Joints in Historic Masonry
- 3 Improving Energy Efficiency
- 4 Roofing for Historic Buildings
- 13 Repair & Thermal Upgrade of Historic Steel Windows
- 14 New Additions to Historic Buildings
- 18 Rehabilitating Interior of Historic Buildings
- 21 Repairing Historic Flat Plaster
- 23 Preserving Ornamental Plaster
- 24 HVAC in Historic Buildings: Problems & Recommendations
- 40 Preserving Historic Ceramic Tile Floors



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Sustainability Guidelines

State Historic Preservation Officer (SHPO)

Wisconsin State Statutes:

Chapter 44, Historical Societies & Historic Preservation

Chapter 66, General Municipality Law

Obtain SHPO Signoff



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Sustainability Guidelines

USGBC LEEDv4 Updated Standards

Sustainable Sites

Water Efficiency

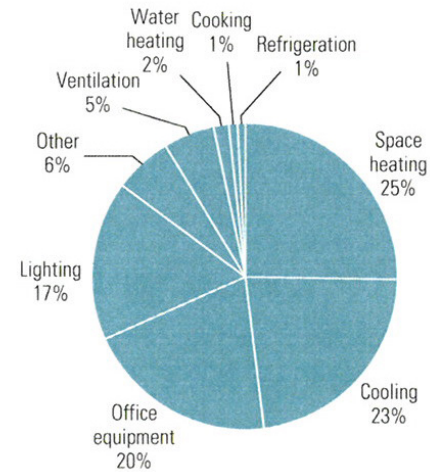
Energy and Atmosphere

Materials and Resources

Indoor Environmental Quality

Innovation in Design

Figure 1: End use energy consumption data



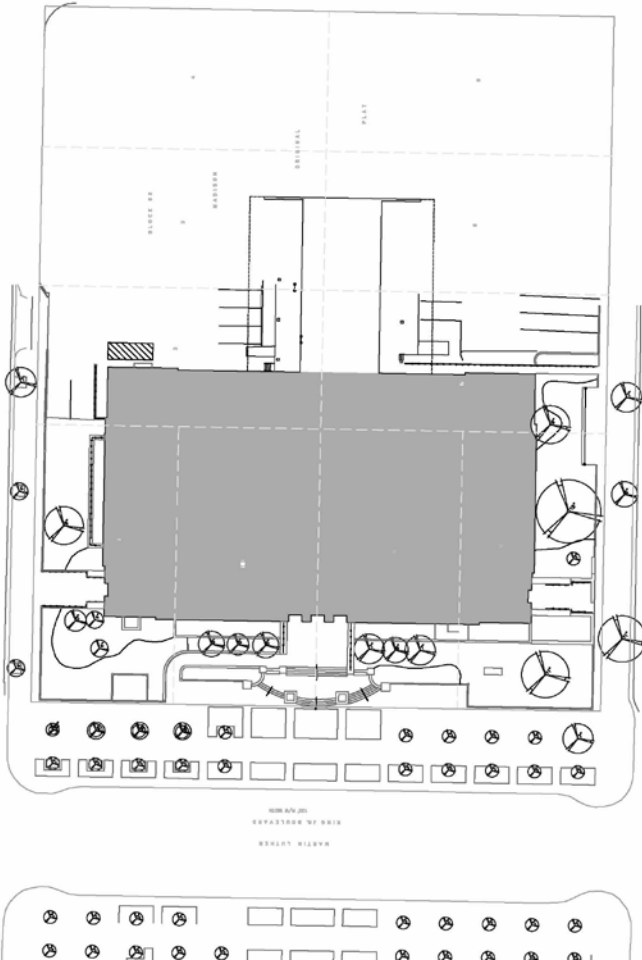
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SUSTAINABLE SITE



Water reduction

Very little site work, no irrigation

Light Pollution

Architectural lighting on main façade only

Minimal Site Disturbance

Install new 6" water main

Transportation Options

Public Transport

Bicycle

Etc.

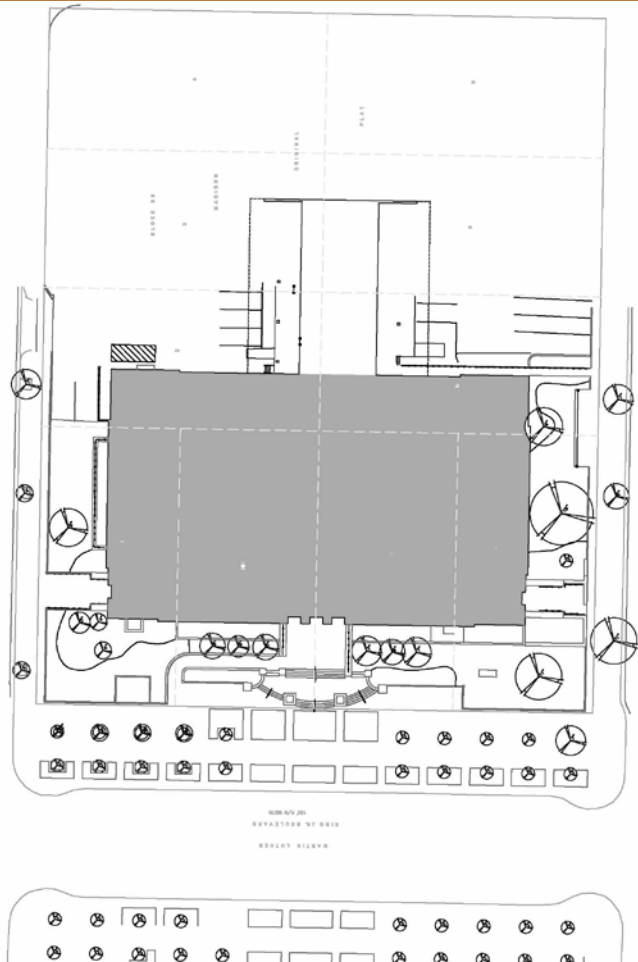
Heat Island Roof

Green Roof



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WATER EFFICIENCY

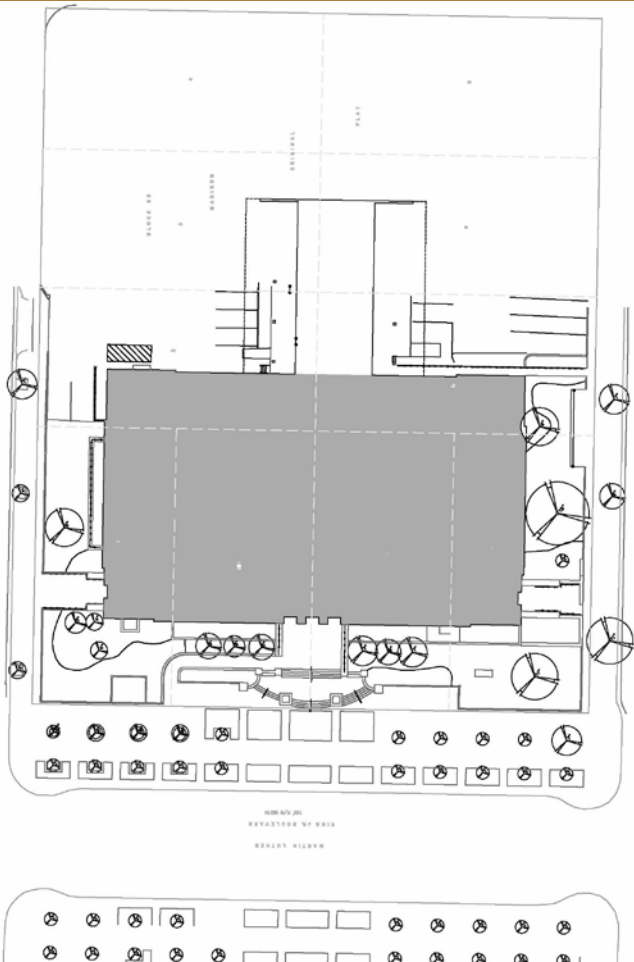


Water use reduction
Possible 25-35% Reduction



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ENERGY+ ATMOSPHERE



Energy Performance

Possible 15-35% over code baseline

Refrigerant Management

Phase out Plan to be Completed in 10 Years

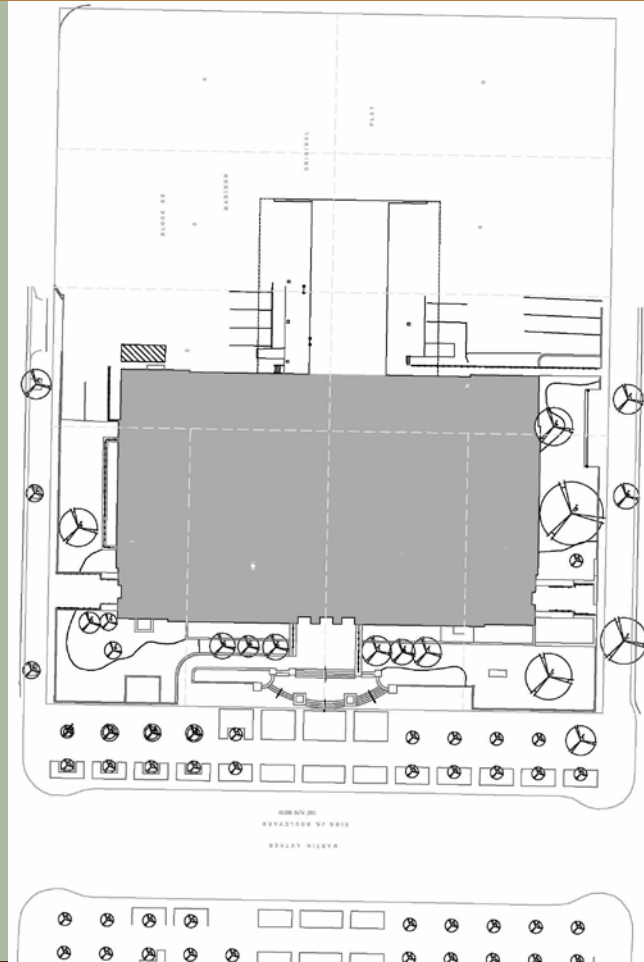
Renewable Energy

Photo Voltaic Array - Roof



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MATERIALS + RESOURCES



Building Reuse

Maintain 20% Interior

Construction Waste
Management

Target ?% Divert from Disposal

Recycled Content

Target ?%

Regional Materials

Target ?%

Rapidly Renewable Mtls.

Target ?%



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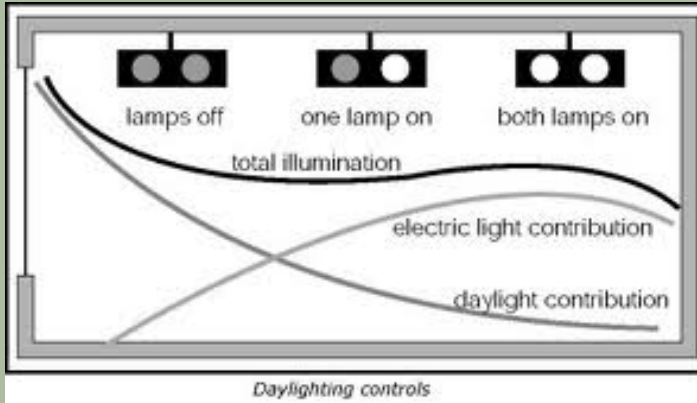
INDOOR ENVIRONMENTAL QUALITY

Controllability - Systems
Key Area,
Building Level Energy Metering,
Budget impact?

Thermal Comfort
Meet ASHRAE 55

Indoor Air Quality
ASHRAE 62.1

Increased Ventilation
Meet LEED Benchmark

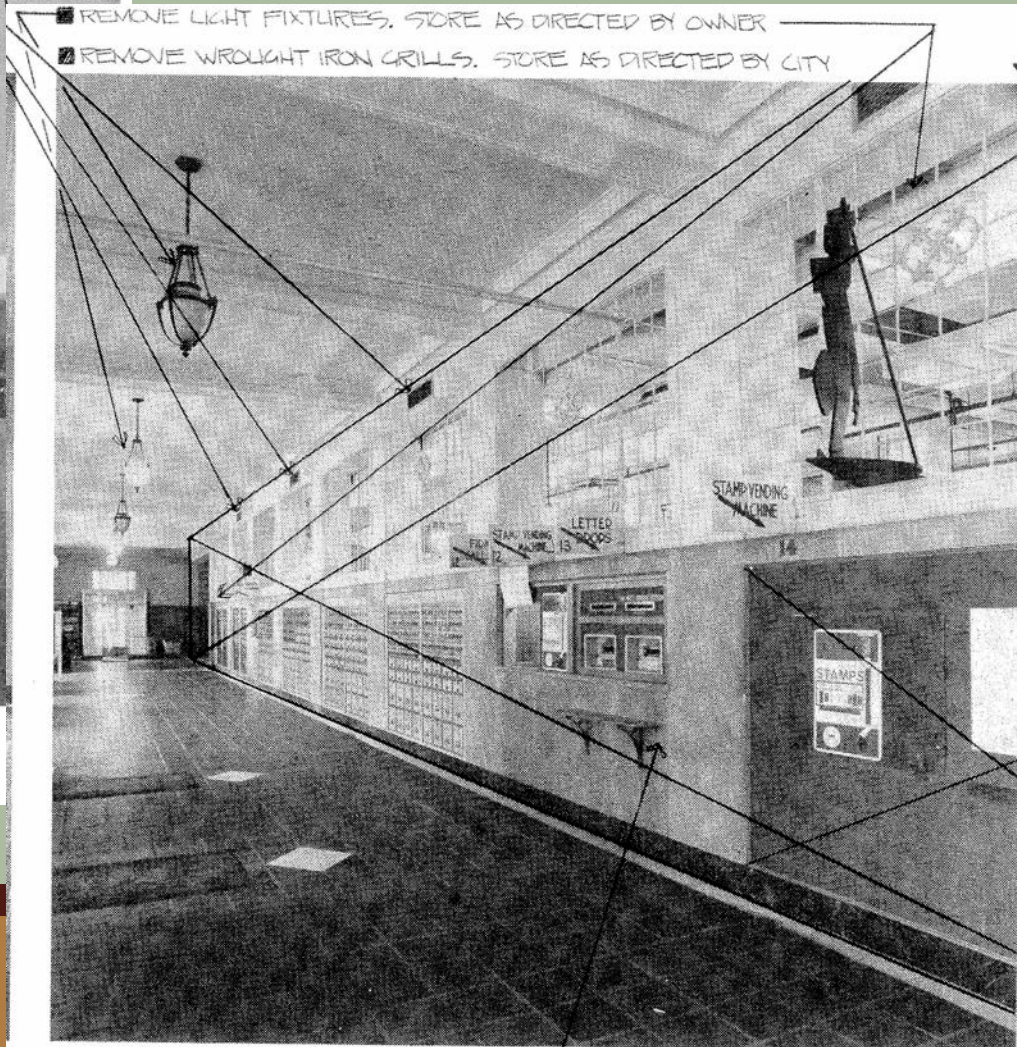
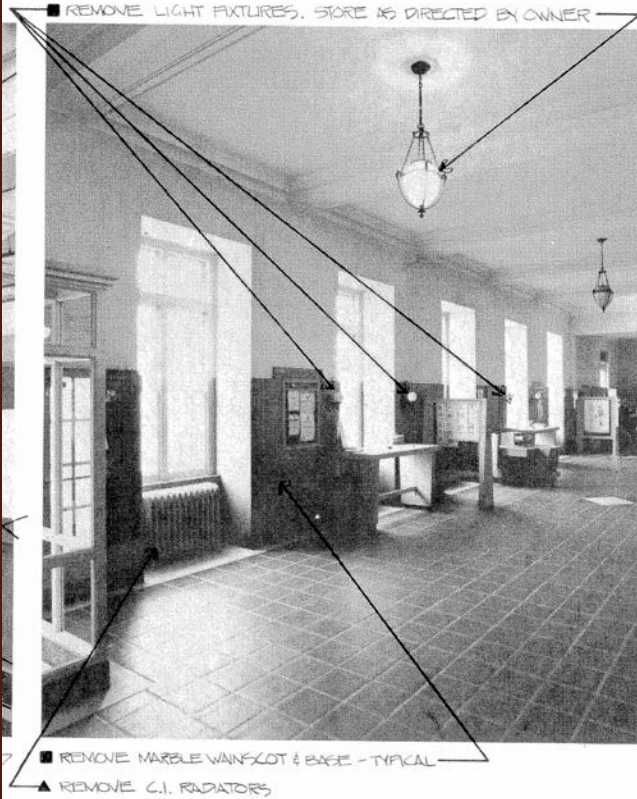


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INDOOR ENVIRONMENTAL QUALITY

Daylighting Options

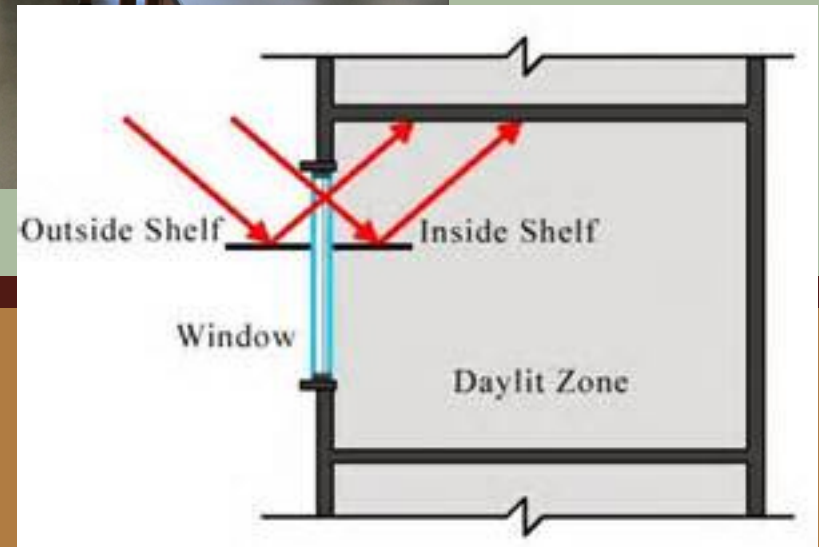


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INDOOR ENVIRONMENTAL QUALITY

Daylighting Options



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INDOOR ENVIRONMENTAL QUALITY

Daylighting Options



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Sustainable Strategies

Owner's Project Requirement Document

- Sustainable Benchmarks
- Conceptual Recommendations



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