

Proposed Exterior Modifications to US Bank Plaza

Application for Approval of Exterior Work by the Urban Design Commission

July 16, 2008

US Bank Plaza was designed in 1972 by Bruce Graham of Skidmore, Owings & Merrill. The architect's vision for the project was to create an "urban relationship of the (building's) exterior wall and its ability to define the public square and Wisconsin State Capitol." It was Graham's "dream that the entire Capitol Square be circumscribed by a gallery of glass which would serve as green space in the winter, and as public space in the summer." A transparent glass façade was envisioned to capture the stunning views of the Capitol Square and to bring the outside environment into the building. He envisioned that the building's design would save energy.

Unfortunately, Bruce Graham's dream for building was not fully realized. Since the first tenant moved in, the building has suffered from a number of serious problems.

The glass used in the building curtain wall is clear thermo pane glass that has no solar shading and little insulating value. The atriums use a single pane of polished plate glass. The glass choices and design of the building have created a condition where the solar heat gain and ambient solar condition is so problematic that building cannot deliver an interior office environment that is acceptable to its tenants. Last winter when the outside temperature was less than 15 degrees, the temperature inside the 4th floor atrium was so high that people had to remove their sweaters and sport coats in an attempt to remain comfortable. The extraordinary amounts of energy consumed in an attempt to heat and cool the building drive operating costs far beyond what a new building would experience.

The transparency originally Graham envisioned for the atriums has been obscured by films and shades that have been installed on the sloped glass in an unsuccessful attempt to reduce glare and heat gain. The shades on the atrium glass appear as black masses that obscure views of the Capitol from office space located behind the atriums.

Urban Land Interests principals purchased the building in January 2008 and are committed to undertake improvements that will restore the building to a condition where US Bank Plaza will be one of the best office buildings in Madison.

The improvements we are proposing are designed to capture Bruce Graham's dream and to be fully consistent with his design vocabulary. We intend to undertake improvements both to the exterior of the building and to the HVAC system that will reduce energy consumption to the point where the building will be an example of responsible stewardship. We will explore the possibility of getting a LEED Certification for the building renovation.

To help accomplish these goals, we propose to modify the existing building atriums. The two story volume of both the Pinckney Street atrium and main 4th floor atrium will be maintained. Above the atrium spaces, landscaped roof terraces with insulated roofs and skylights will be created. These usable roof terraces will be directly accessible from the

adjacent office space. As part of this work, new energy efficient glass will be installed on the south and west walls of US Bank Plaza that have the greatest solar exposure. The new glass will be chosen carefully to maintain transparency and provide acceptable solar shading.

The wing of the building along Webster Street is only 60 feet wide and has two major vertical penetrations (for a stair and mechanical chase) that make it extremely difficult to efficiently use. To remedy this problem and to solve the heat gain issues discussed above, the second atrium on the 4th floor will be removed and replaced with a six story addition to the building. The building addition will extend the floor plates 30 feet closer to the Capitol Square and will incorporate the majority of the solid south wall of the elevator core. Constructing this building addition will create a floor plate that can attract small and medium sized office tenants that are difficult to fit into the existing building. The new west façade of the building addition will be designed to fully match the existing building exterior and will have new energy efficient glass.

We intend to replace the building's cooling towers and to add louvers on the ninth floor in the south wall in order to increase the capacity of the towers. The new cooling towers will not be visible from the street since they are located in an exterior recess on the ninth floor. New energy efficient chillers will be installed off of the loading dock on the first floor of the building. A detailed energy model that was prepared by Environmental Systems Design Inc. documents that our proposed improvements to the building exterior combined with the improvements to the HVAC system will reduce the buildings energy consumption by almost 20%.

We believe that the exterior modifications we are proposing will update the building in a manner that reflects Bruce Graham's dream and vision and will create attractive functional office space. As illustrated in the attached drawings, the exterior modifications we are proposing will create a greater transparency and a more interesting building massing. To ensure that the modifications to the building will be detailed and constructed in a manner that is consistent with the current exterior condition, we have purchased and reviewed copies of the original SOM shop drawings for the curtain wall.

Construction work on the 4th floor atrium and building addition will begin in September after Concerts on the Square are complete. Construction work on the Pinckney Street atrium will begin in late fall in order to minimize the impact on pedestrian traffic on sidewalks adjacent to the building. Construction activity on the exterior modifications to US Bank Plaza will be complete in spring 2009. The installation of the new cooling towers and chillers will be complete by March 2009 before the demands of the next cooling season are experienced.

As a future phase of improvements to US Bank Plaza, we intend to construct a new entrance to the building lobby and to undertake improvements to the interior of the lobby. We will investigate the possibility of creating new sidewalk entrances into ground floor retail shops and restaurants in order to add more life and vitality at US Bank Plaza. Plans for new entrances into the ground floor spaces of the building will be submitted for

review and approval as a separate phase of building renovation. New building signage will be developed and submitted to both US Bank and to the City of Madison for approval as part of the plans for future work.