

# Conceptual Schematic Design Study

## Madison Municipal Building



June 11, 2013 Presentation to JDS Committee



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

# 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
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



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# MMB Context



John Nolen Plan



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# MMB Context



Major Axis / MLK Jr. BLVD



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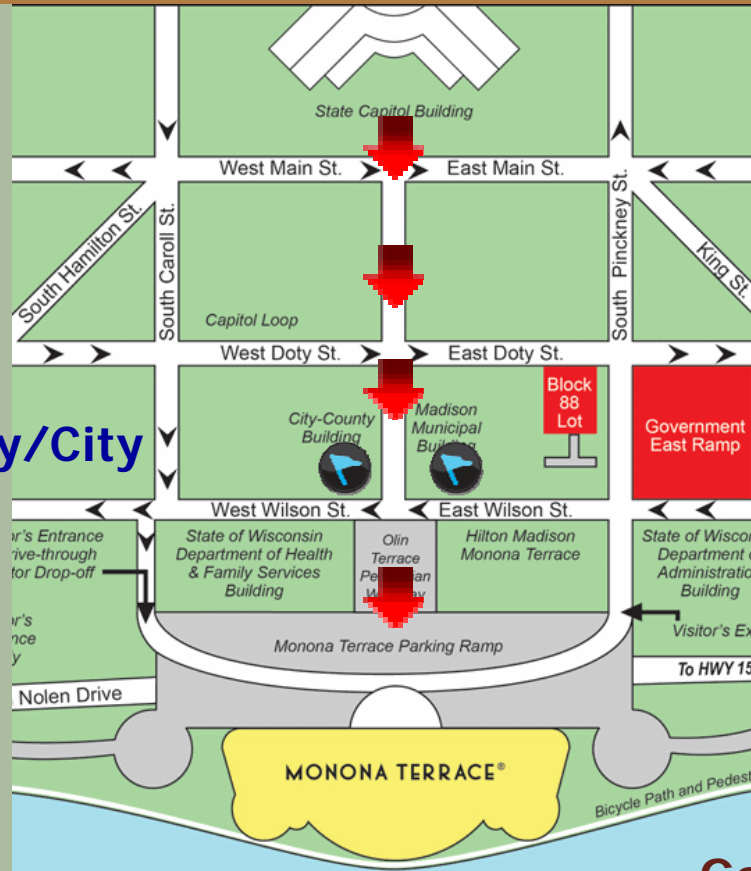
STATE

# MMB Context

County/City

City / Former FED

Government Boulevard



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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 ...**



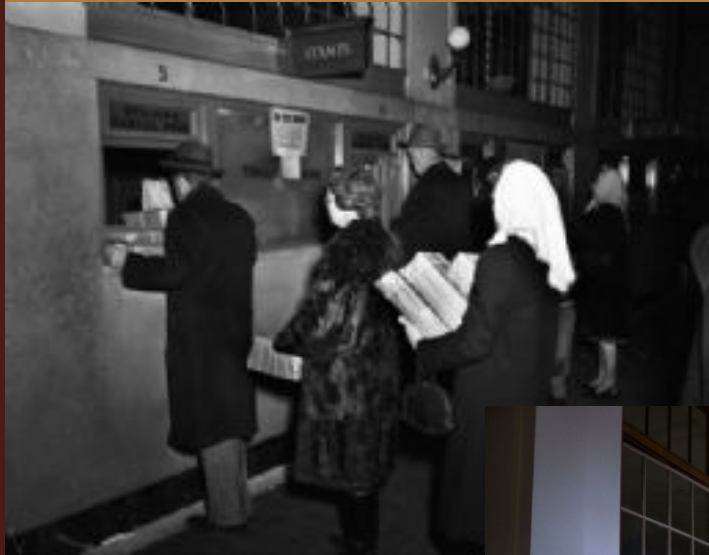
**1929 Occupied**



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# Historic Research



Lobby in 1950s



Office in 1950s



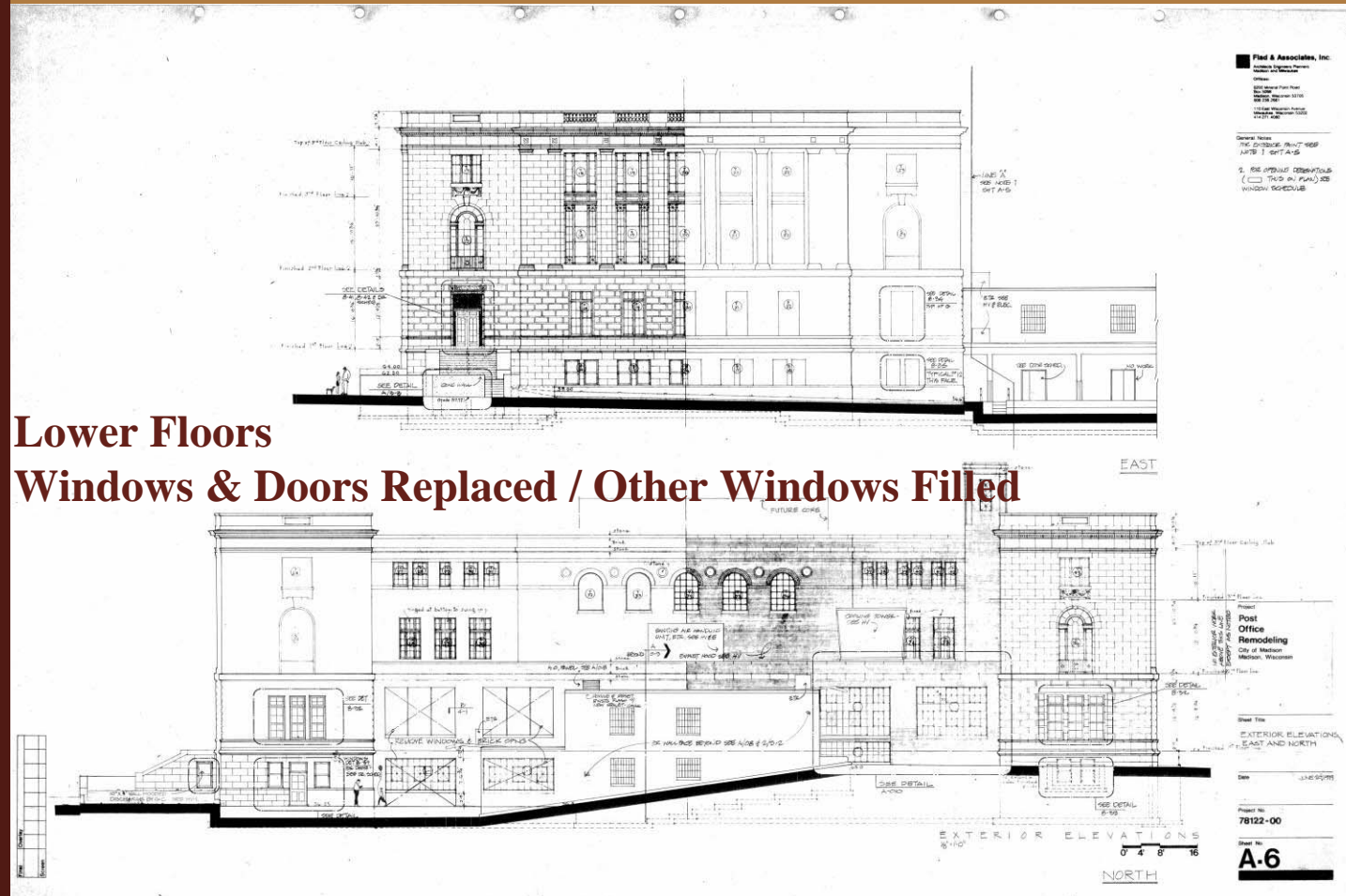
Similar Lobby – West Chester, PA 2013



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# Historic Research

# Exterior - 1979 Renovations

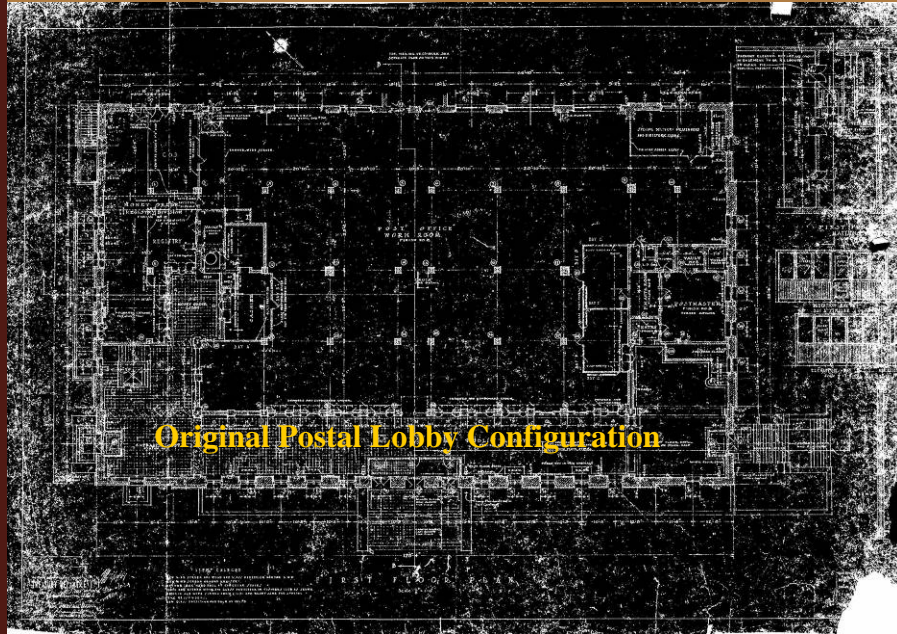


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## Building Landmarked 2002



# Historic Research



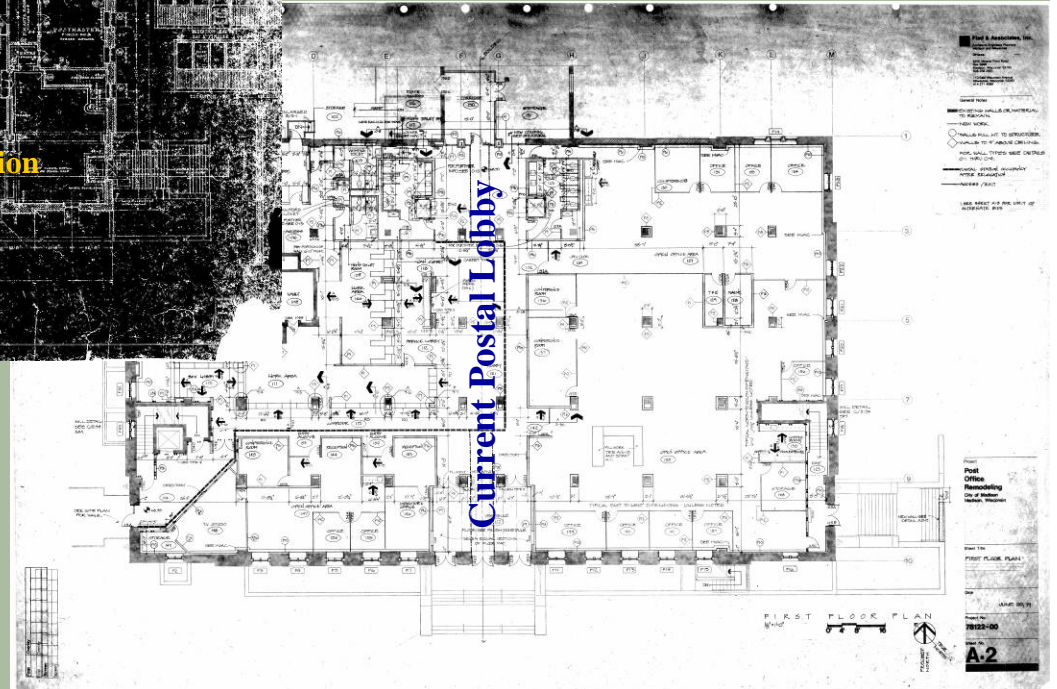
Original Postal Lobby Configuration

1st Floor  
Original Configuration



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1st Floor  
1979 Renovation



Current Postal Lobby

FIRST FLOOR PLAN

Project:  
Post Office  
Renovating  
City of Madison  
Madison, Wisconsin

Scale:  
1/8" = 1'-0"

Sheet No.:  
A-2

# 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

Isthmus

Continuum

KJWW

Burse

Daniels

City of Madison



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## Approach

# Building Envelope Condition Assessment

OVERALL FINDING: Good Condition

MASONRY: Very Good

OPENINGS: Fair



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# Building Envelope Condition Assessment

MASONRY: Very Good



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# Building Envelope Condition Assessment

OPENINGS: Fair



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# Building Interior Condition Assessment

OVERALL FINDING: Good

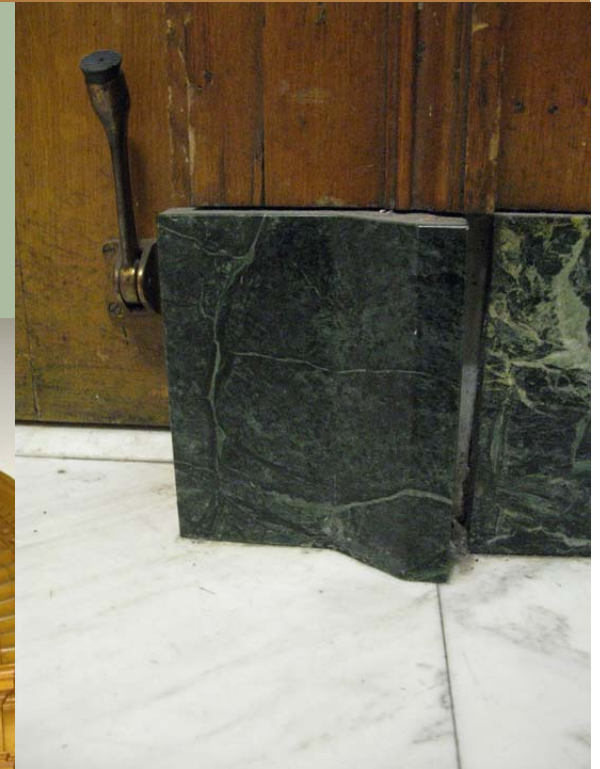


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# Building Interior Condition Assessment

OVERALL FINDING: Good Condition



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# Building Interior Condition Assessment



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# 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**

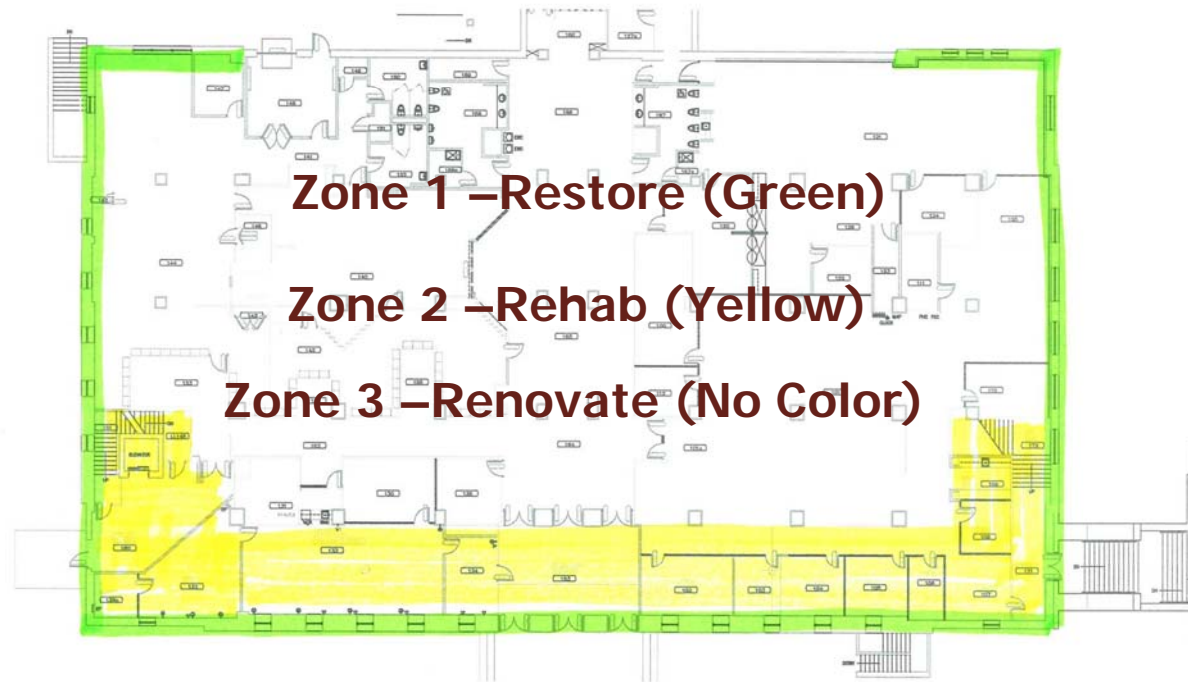
**RENOVATE**



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# MMB Re-use Preliminary Findings



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

**First Floor Plan**



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# MMB Re-use Preliminary Findings



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

**Second Floor Plan**



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# MMB Re-use Preliminary Findings



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

**Third Floor Plan**

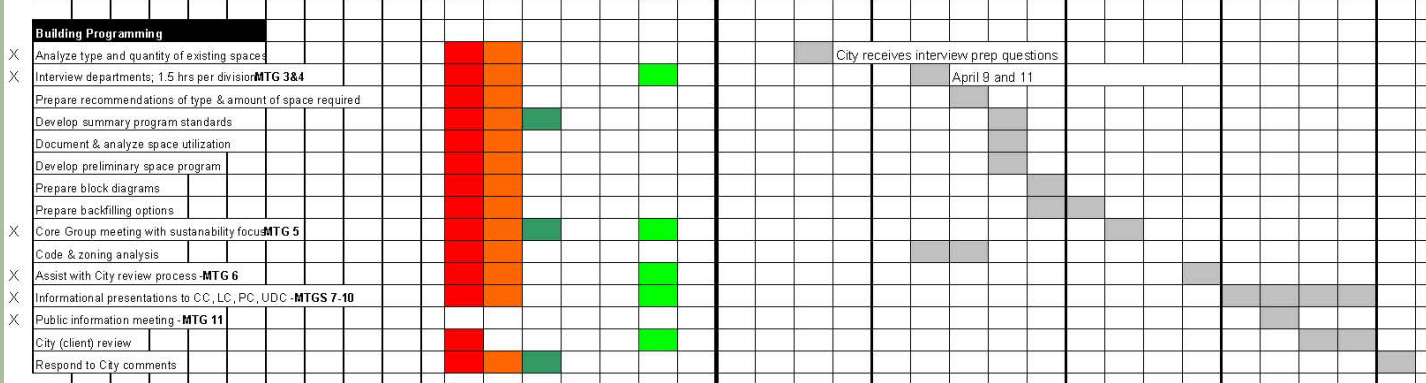


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# Building Programming

## 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

# 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.



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# 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.



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# 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



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# Conceptual Schematic Design Study – Progress



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## Questions and Answers