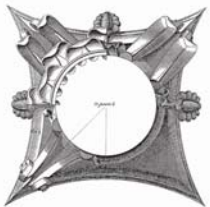


# Core Team Meeting #2



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## Conceptual Schematic Design Study

Madison Municipal Building

April 19, 2013

# A/E Team – Personnel

**Laura Davis, AIA, Principal in Charge** *Isthmus Architecture*  
**Peter Rott, AIA, Project Manager**

**Daniel Beyer, AIA, LEED AP, Planner** *Continuum Architects*

**Abby Pertzborn, PE, Structural Engineer** *KJWW Engineers*  
**Mike Emmert, PE, Mechanical Engineer**  
**Corey Sanders, EI, Electrical Engineer**



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# City Core Team

## **MMB Administration Team**

**Jeanne Hoffman – Engineering**

**Jim Whitney – Engineering**

**Amy Scanlon – Planning**

## **MEP Team**

**Kay Schindel – Engineering**

**Randy Harrison – Engineering**

**Paul Stauffer – Engineering**

## **Envelope and Roof Team**

**Paul Stauffer – Engineering**

**Kay Schindel – Engineering**

## **Historic Preservation Team**

**Amy Scanlon – Planning**

**Bill Fruhling – Planning**

## **Maintenance Team**

**Lori Janusz – Engineering**

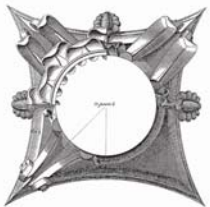
**Kathy Cryan – Engineering**

**Randy Harrison – Engineering**

**Jake Jacoboski – Engineering**



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# City Core Team

## MMB Space Planning and Conceptual Team

**Amy Scanlon - Planning**

**David Dryer – TE/PU**

**Scott Langer – TE/PU**

**Tom Woznick – TE/PU**

**Brad Clark – IT**

**Rich Beadles – IT**

**George Hank – BI**

**Tresa Martinez – HR**

**Bill Fruhling – Planning**

**Jim O’Keefe – OCS/CDBG**

**Liz Krueger – Zoning**

**Augie Olvera – CDA**

**Don Marx – ED/RE**

**Anne Monks – Mayors Office**

**Jeanne Hoffman – Engineering**

**Jim Whitney – Engineering**

**Rob Phillips - Engineering**



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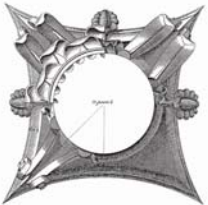
# Project Goals

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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# Conceptual Schematic Design Study – Progress



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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



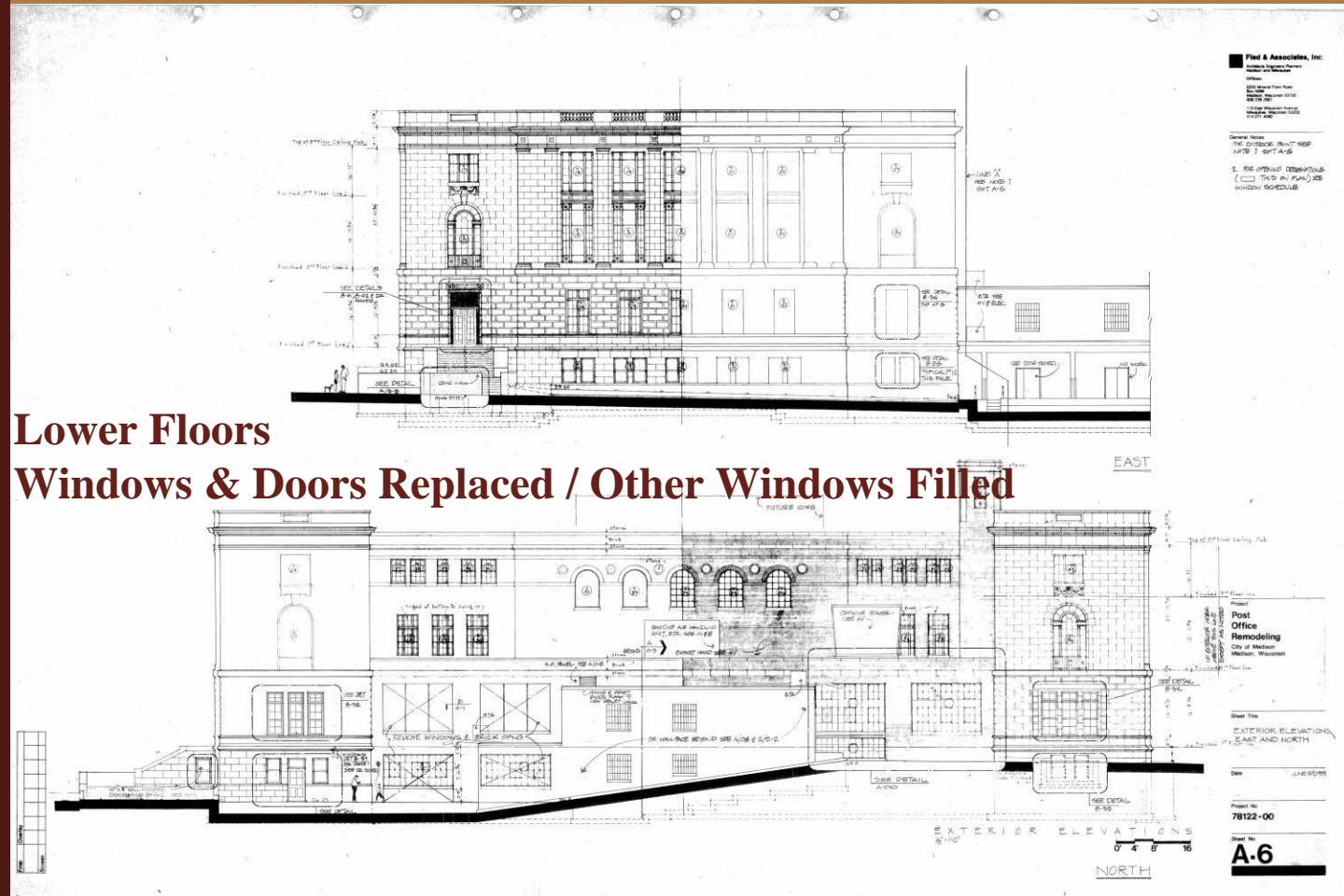
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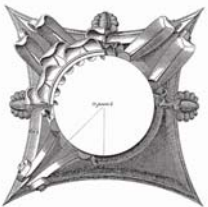


# Historic Research

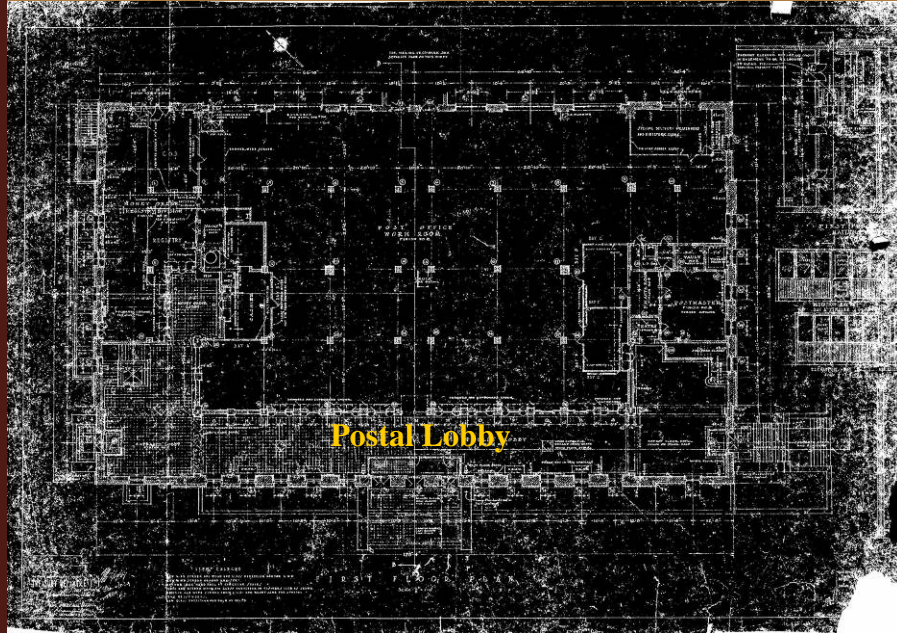
# Exterior - 1979 Renovations



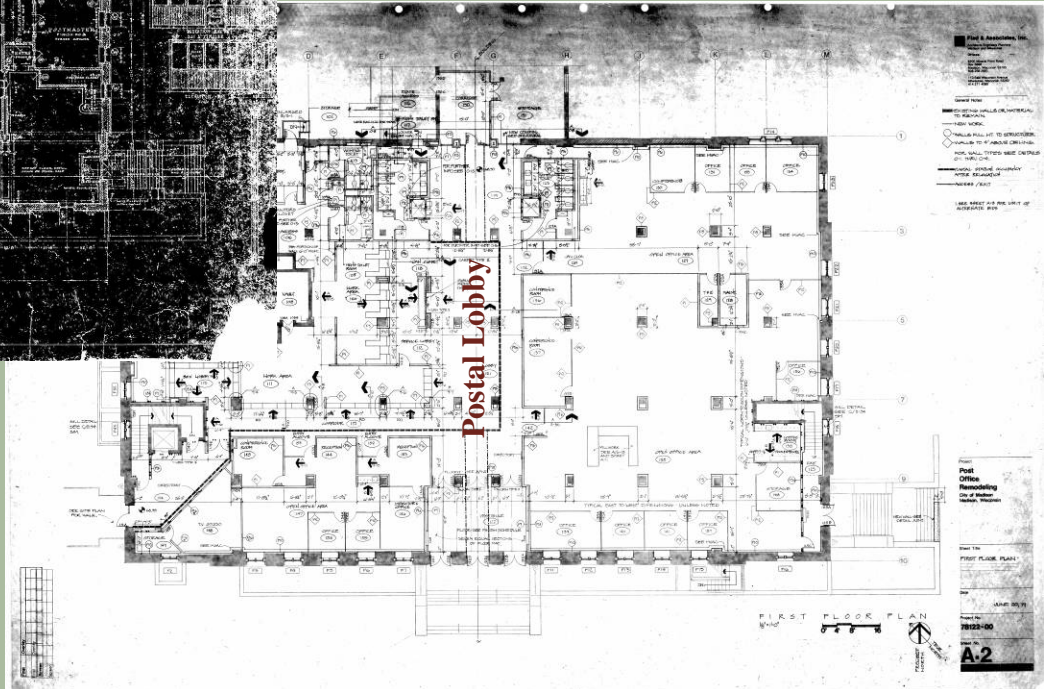
# Building Landmarked 2002



# 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

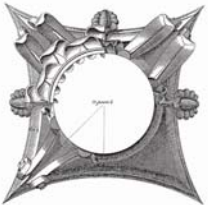
Finish No. 6: Marble wainscot, border and ceramic tile floor. Marble stall partitions, wood trim, plaster walls and ceiling

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

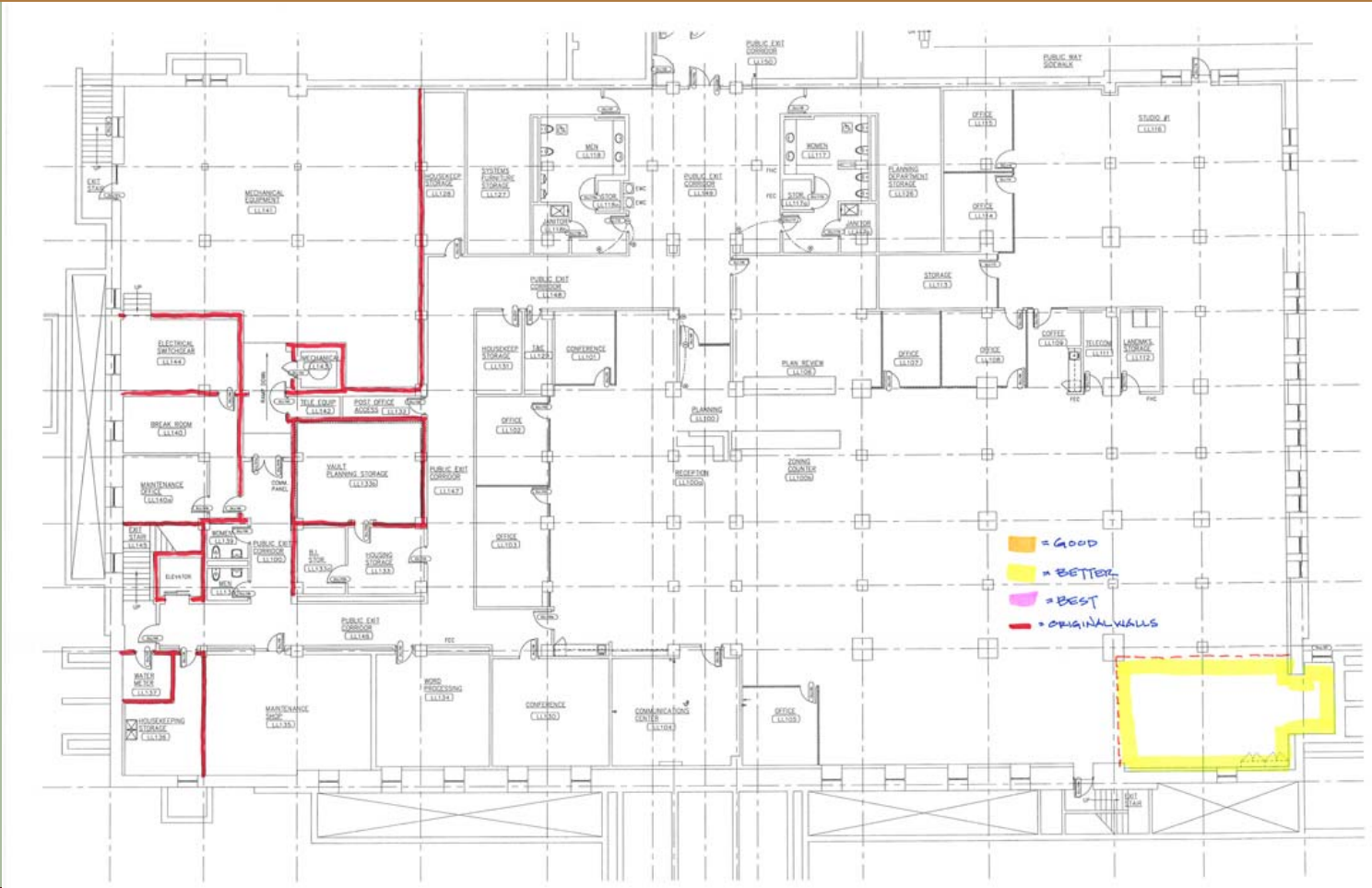
Best – Room 260, first floor lobby and main corridor, second floor corridor and stairways



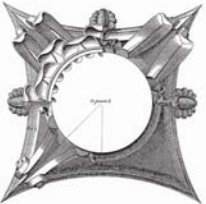
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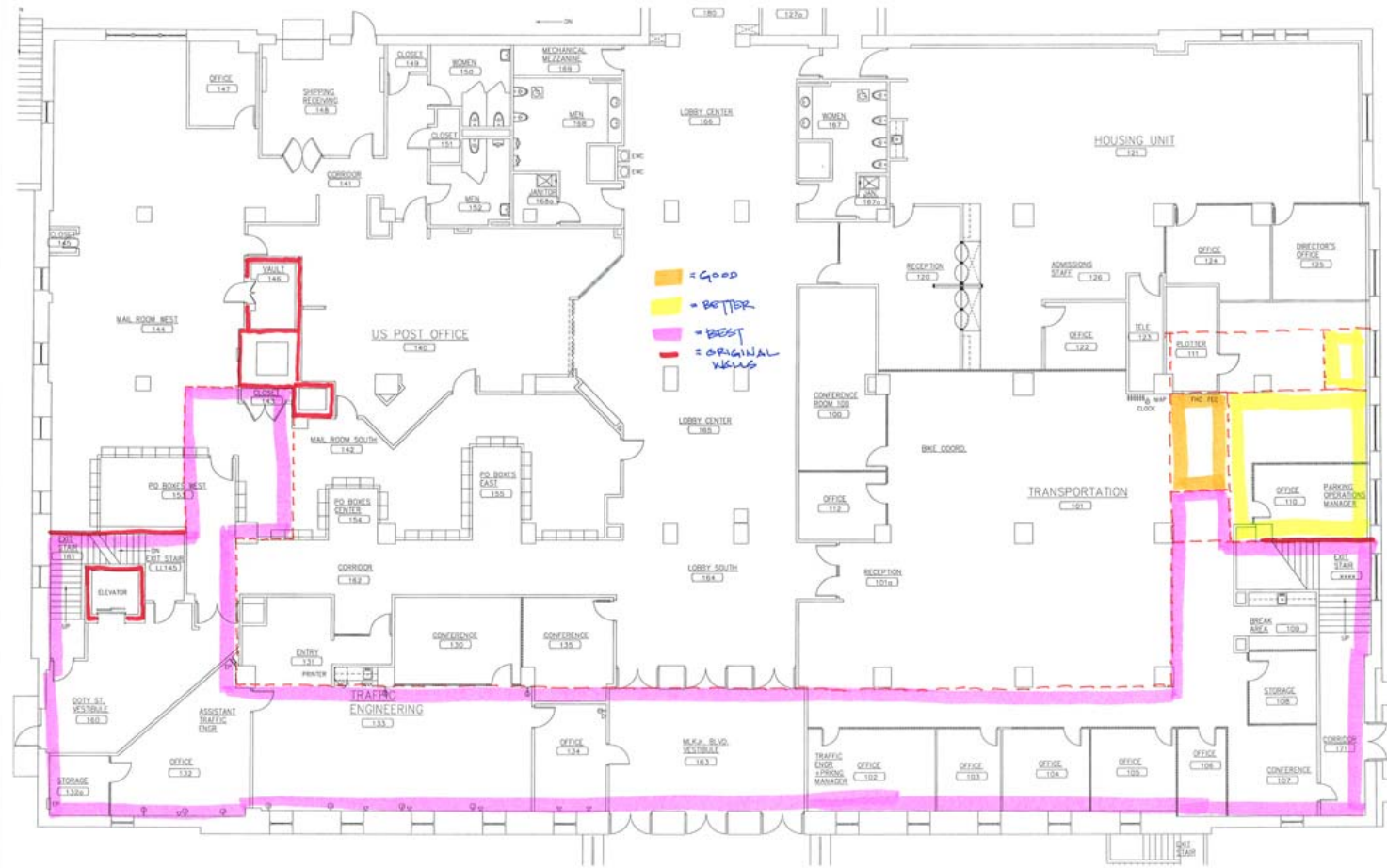
# Lower Level



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# First Floor

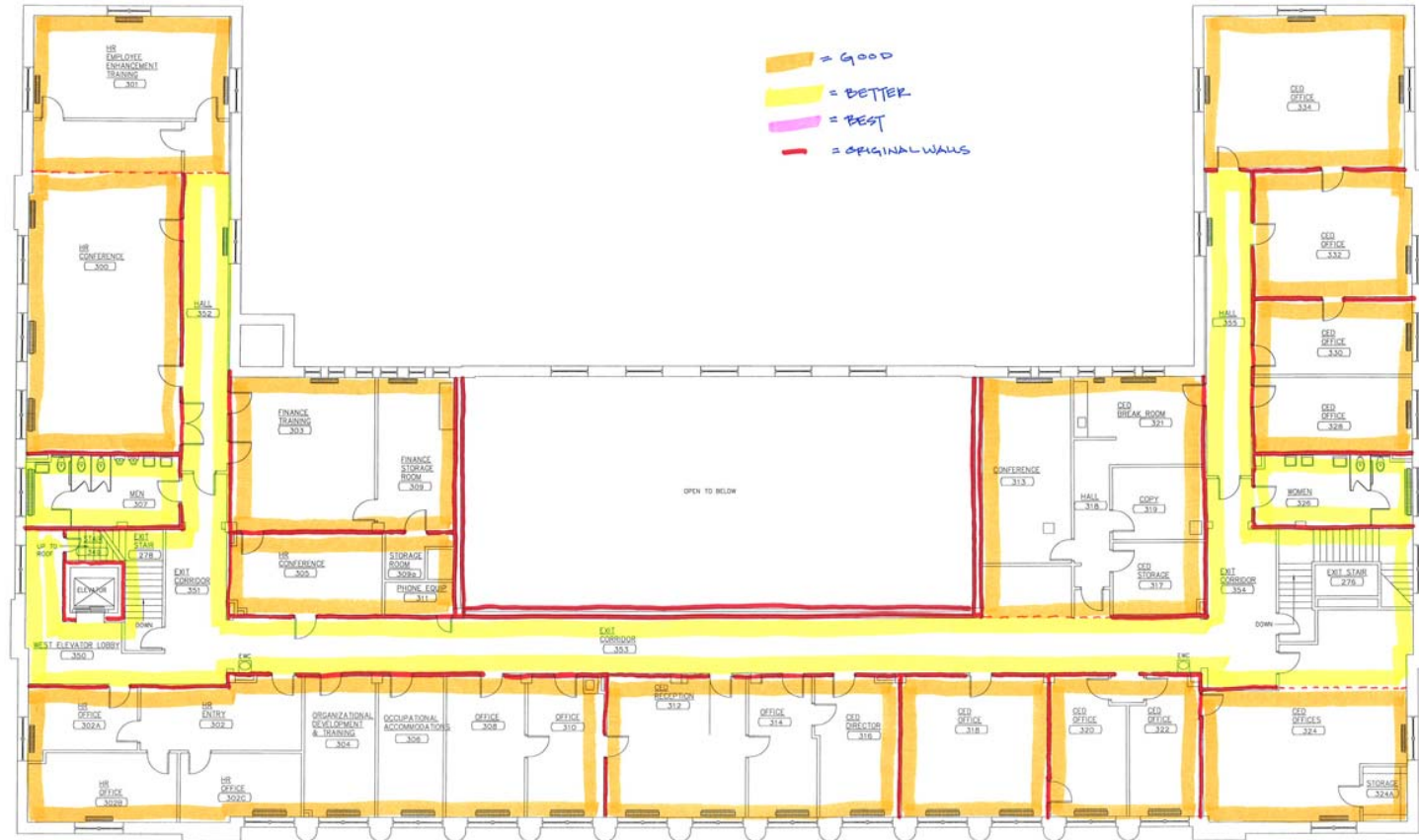


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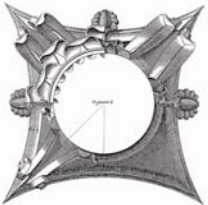




# Third Floor

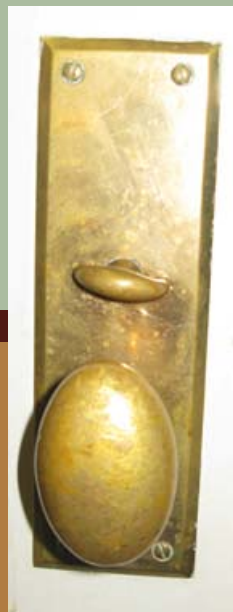
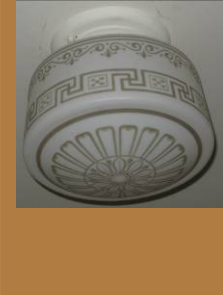


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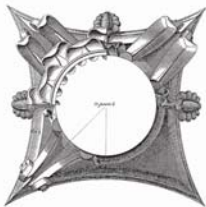




# Original Fabric



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# Building Condition Assessment

## Tasks

	Task	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12	Week 13	Week 14	Week 15
X	Tour of building with City Maintenance and MEP Teams															
X	Field measure verification and historical assessment															
	Update floor plans, roof plan and building elevations															
X	Photo, sketch and measure elements (doors, windows, etc.)															
	Develop types (photos and drawings)															
X	Survey															
	Interior removals by bldg management															
X	In process Core Team meeting - MTG 2															
	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

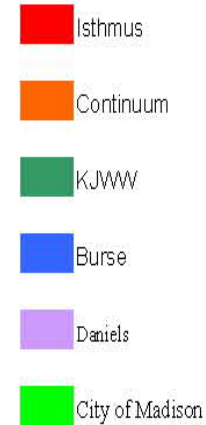


### Core Team Meeting

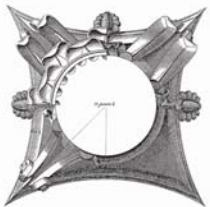
Team Members: A/E Team and City Core Team

### Exterior Condition Survey

Team Members: Isthmus Team and City Exterior Team



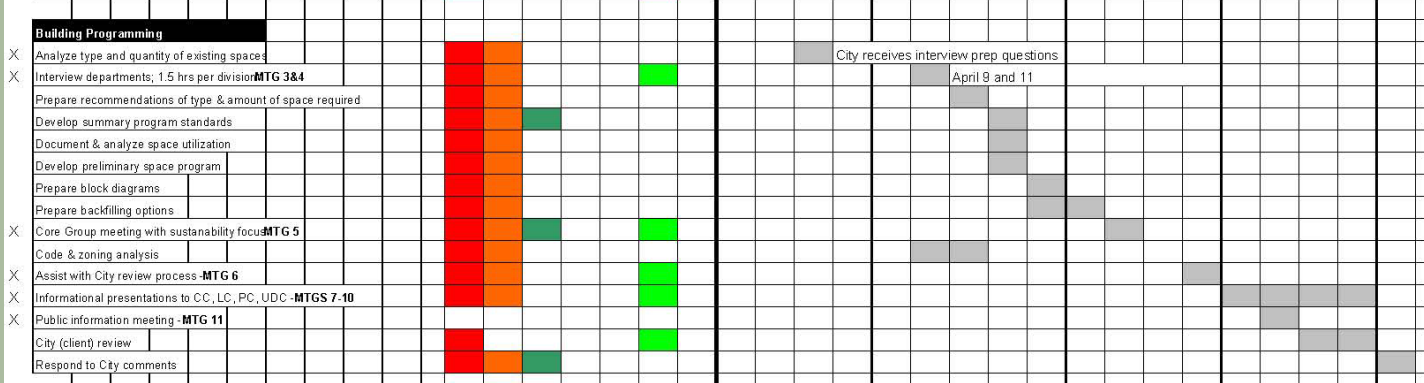
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# Approach

# 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

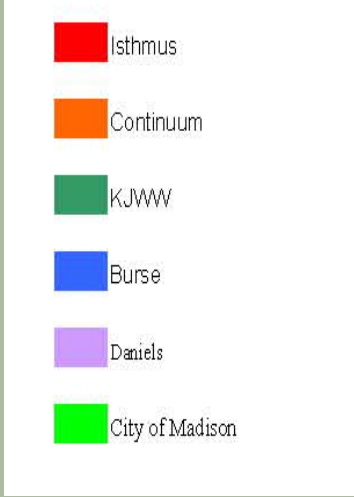
• Team Members: A/E Team and City Administration Team

### Informational Meetings

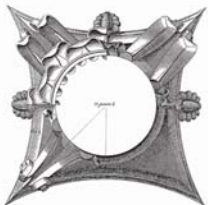
Team Members: A/E Team and City Administration Team

### Public Information Meeting

Team Members: A/E Team and City Administrative Team



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# Approach

## 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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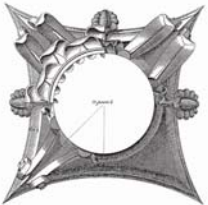


## PROGRAMMING – NEXT STEPS

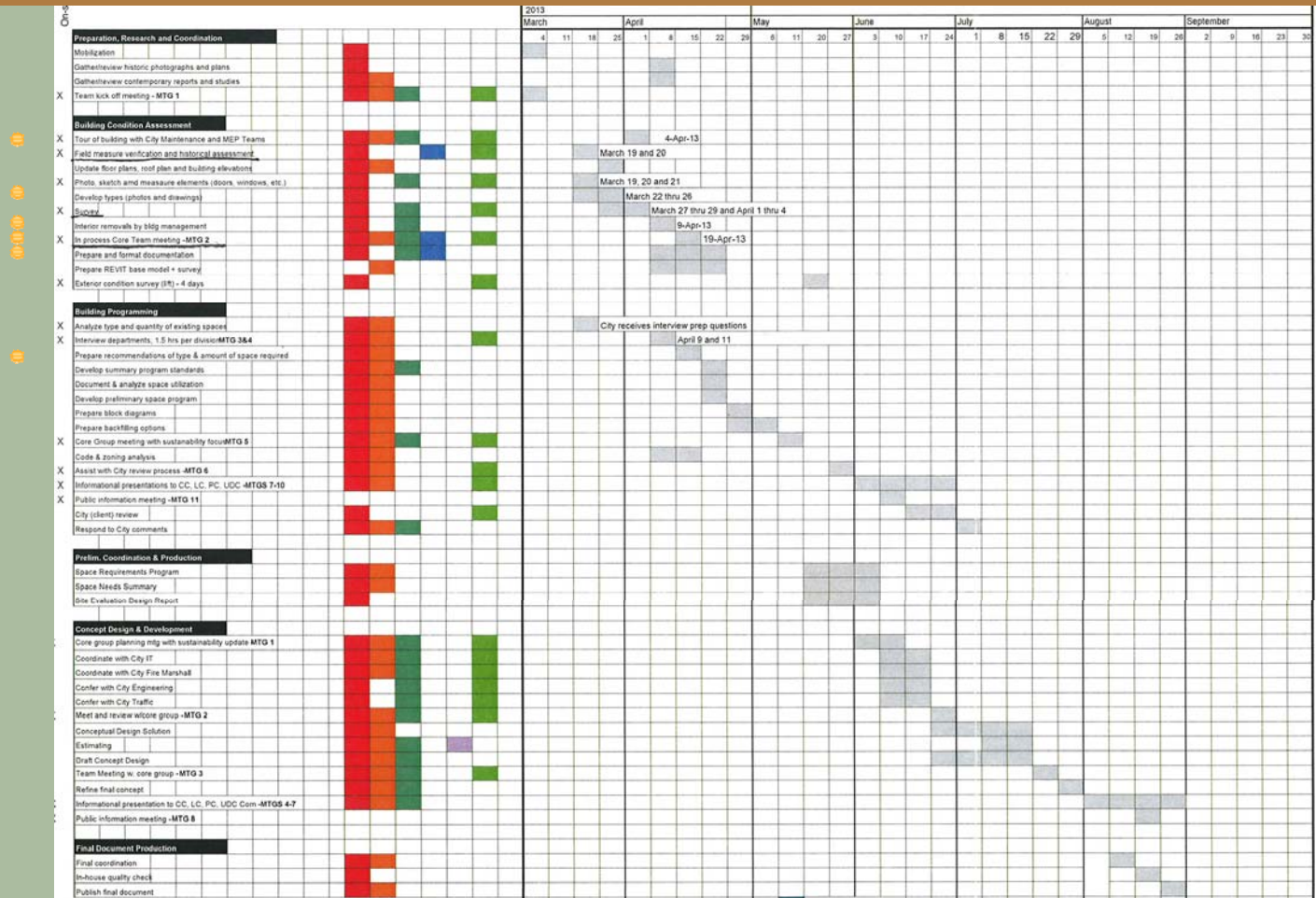
- We will compile and organize the information that you have given us, from the interviews as well as from the responses to the questionnaires.
- We will analyze this data and look at spaces that are under-utilized and places to increase efficiency .
- We will create a programming documents that lists 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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# BUILDING SYSTEMS – NEXT STEPS

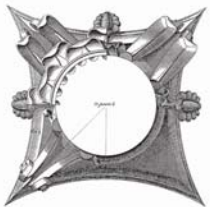


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## Questions and Answers