

A black and white photograph of the interior of the Madison Municipal Building. The room is large and empty, featuring a high ceiling with a complex wooden beam structure and several ornate, tiered pendant lights. The walls are covered in dark wood paneling, and a series of arched windows are visible on the left side. The floor is made of wide wooden planks. In the background, there is a large arched doorway or alcove.

MADISON MUNICIPAL BUILDING

**Presentation to Common Council
May 5, 2015**

Presentation by:.

Jeanne Hoffman, City of Madison Engineering Division

Bryan Cooper, City of Madison Engineering Division

Natalie Erdman, City of Madison Dept. of Planning + Community + Economic Development

Rob Phillips, City of Madison Engineering Division



Jeanne Hoffman

1. History of Site + Building

2. Previous Alterations

3. 2013 Condition Study

4. Civic Engagement

5. 2014 MMB – Pre-design Work

Bryan Cooper

6. 2015 3-Option Construction Study

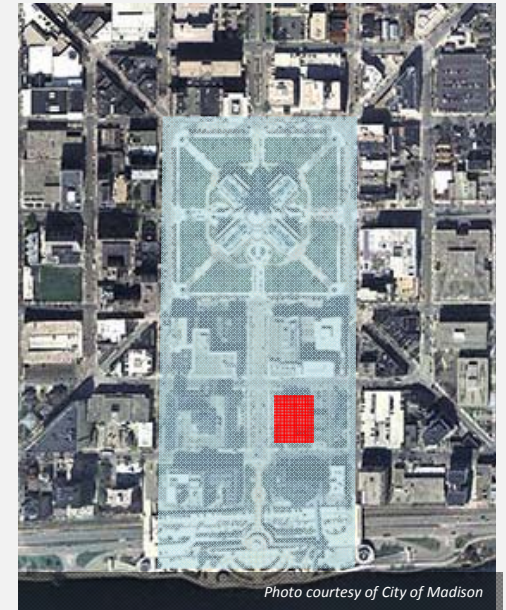
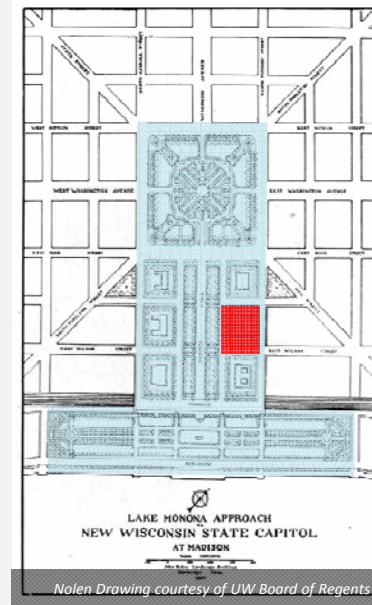
Natalie Erdman

7. MMB RE Value Study

Rob Phillips

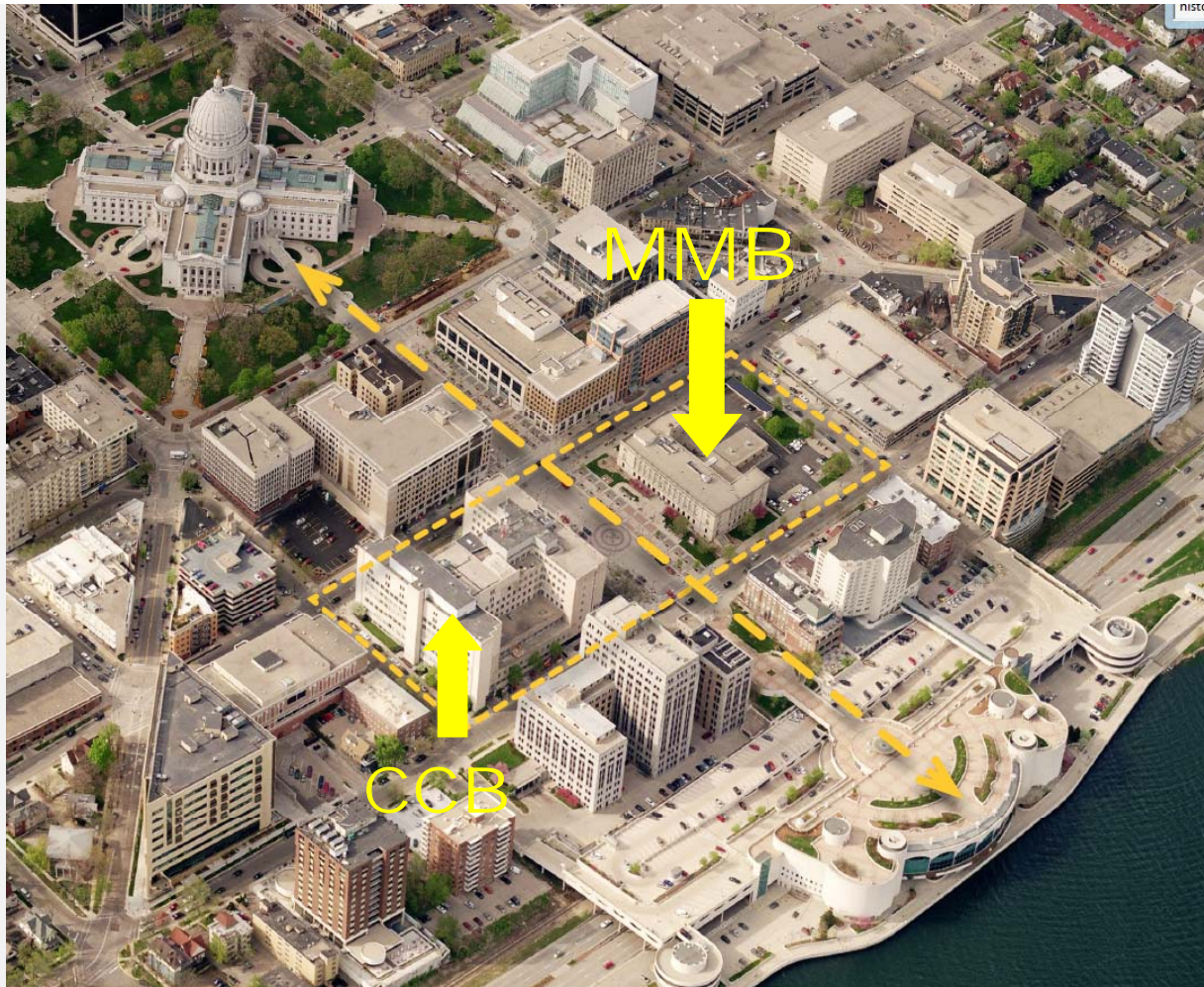
8. Recommendation to proceed with SD

MMB – Agenda



1. **John Nolen Plan of 1911:** “six blocks SE of Capitol Square... should be secured....as sites for other public buildings.”
2. **Federal Architect James Knox Taylor 1897-1912:** Promoted the concept that government buildings should be monumental and beautiful.
3. **The 1913 Federal Public Buildings Act:** “The building (MMB) exemplifies the image the federal government sought to project to the public.”
4. **Madison Common Council – 1927:** “...now therefore be it resolved that said Monona Ave. is and it is hereby designated by the City of Madison as a civic center.”

MMB – History Site + Building



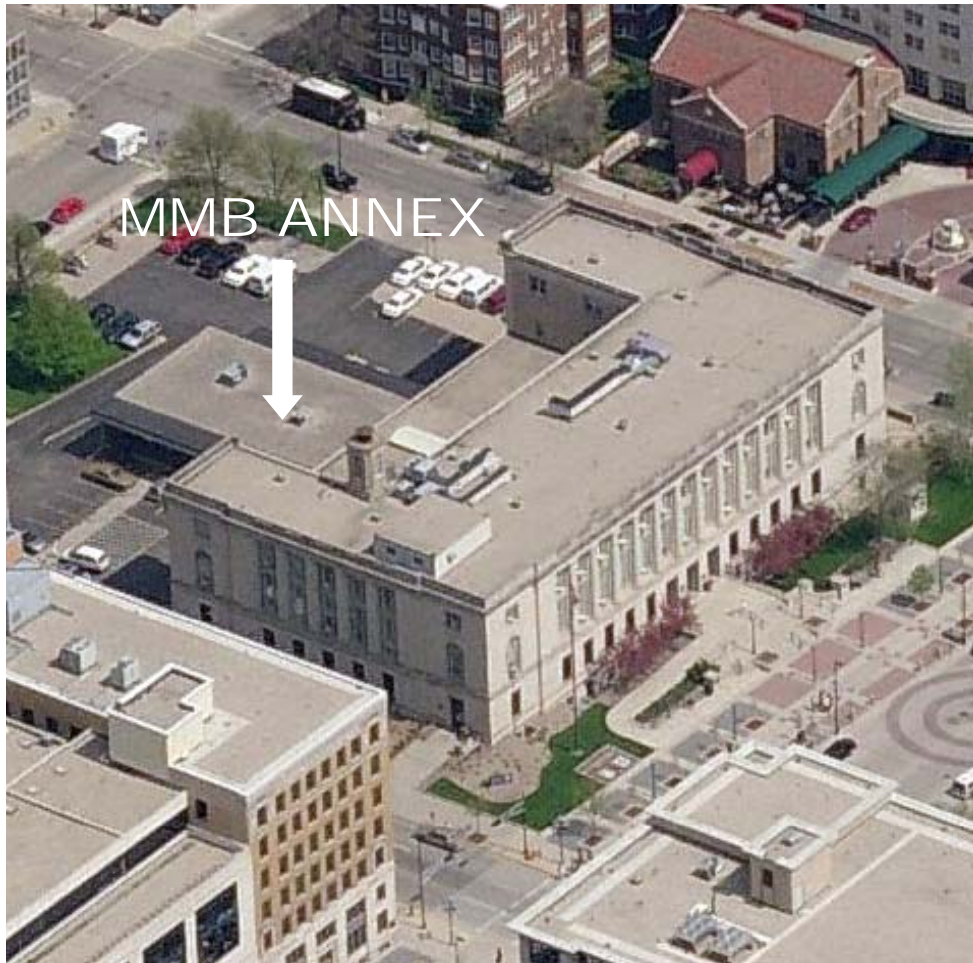
1. **MMB** - The MMB currently houses the administrative offices of seven (7) different city depts./divisions and approximately 180 employees. MMB also currently houses a United States Post Office retail station and the Madison Credit Union.
2. **CCB** - The City-County Building (CCB) houses fourteen (14) different city depts./divisions with over 500 employees.

MMB – History Site + Building



1. **Federal Architect James Knox Taylor 1897-1912:** Promoted the concept that government buildings should be monumental and beautiful.
2. **The 1913 Federal Public Buildings Act:** “The building (MMB) exemplifies the image the federal government sought to project to the public.”
3. **Historical Designations:** In 2002 - National Register of Historic Places, Wisconsin State Register of Historic Places, and the City of Madison Landmarks Registry
4. **MMB:** Primary building is 72,500 Square Feet, Including Loading Dock Annex 79,000 Square Feet

MMB – History Site + Building

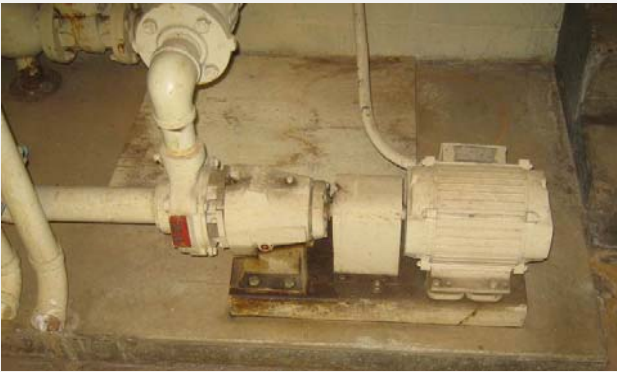


Annex (loading dock) added in 1940s



1st & 2nd Levels in early 1980s

MMB – Previous Alterations



MMB – 2013 Condition Report



Photo courtesy City of Philadelphia



Image courtesy City of Philadelphia



Photo courtesy LadyHoofers.org



Image courtesy City of Seattle

MMB – Civic Engagement



Photo courtesy City of Milwaukee



Photo courtesy communityjournal.net



Photo courtesy UrbanMilwaukee.Com



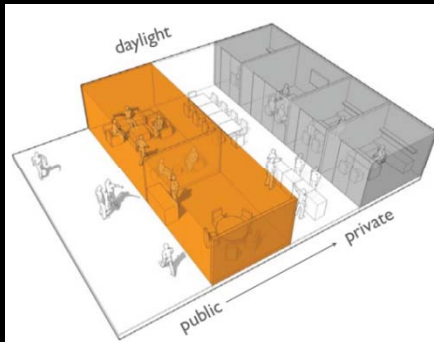
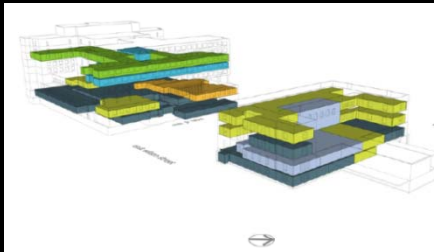
Photo courtesy UrbanMilwaukee.Com



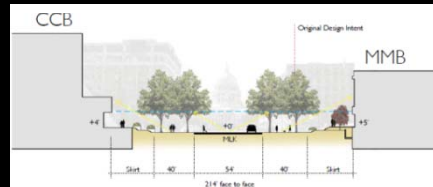
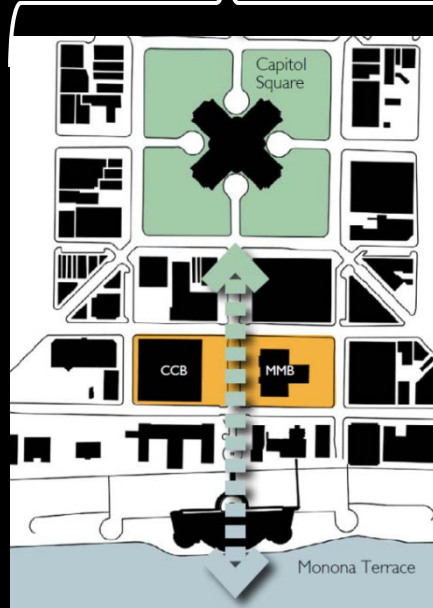
Photo courtesy UrbanMilwaukee.Com

MMB – Pre-design Study

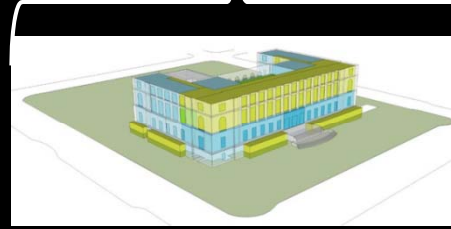
1



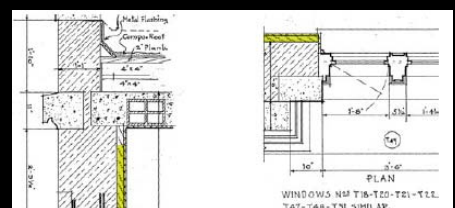
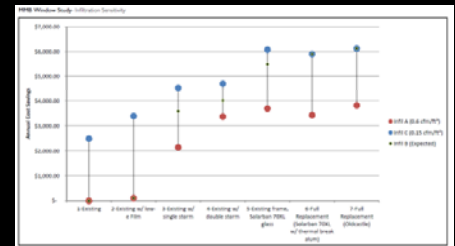
2

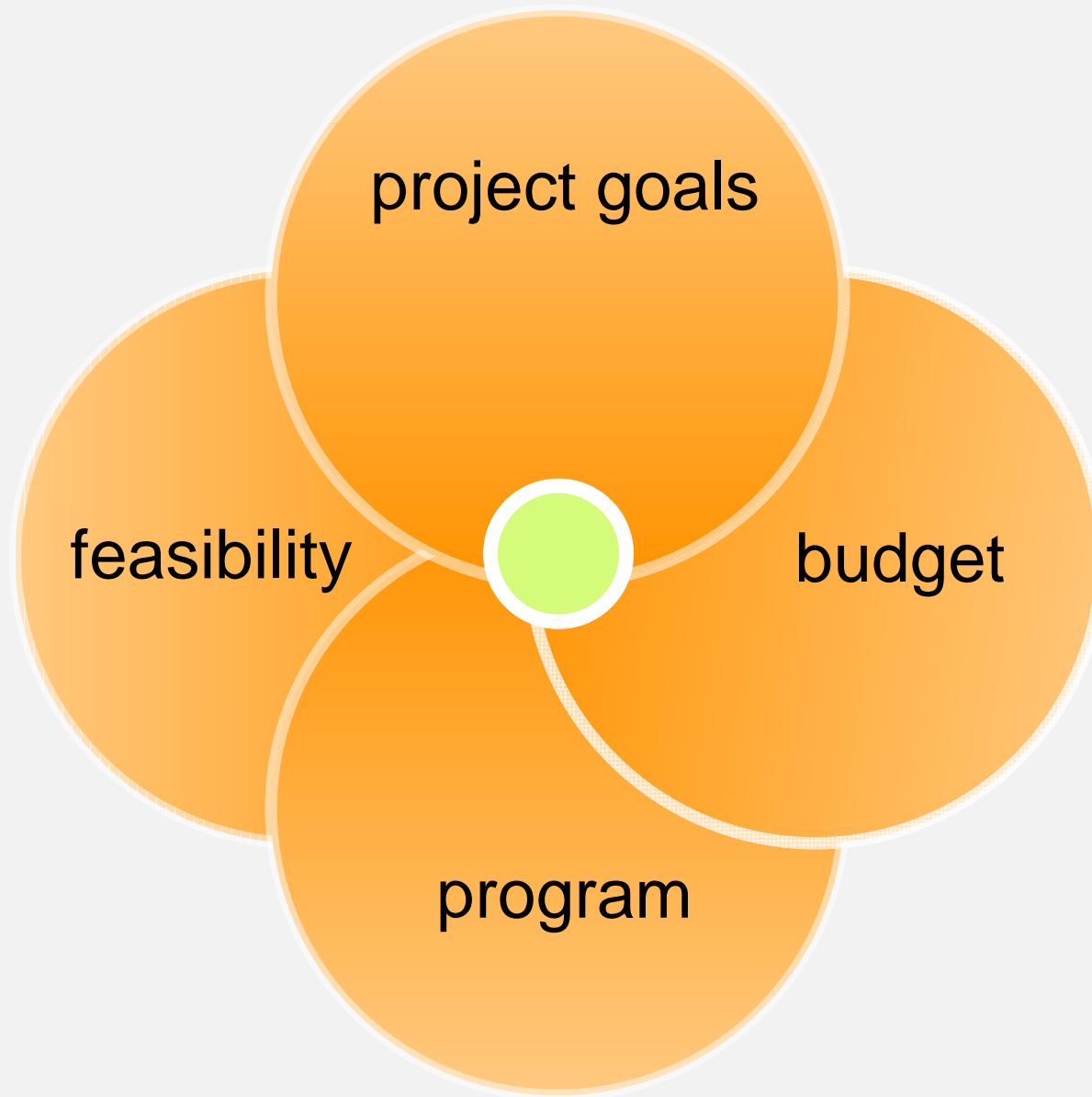


3



4





INPUT – City Leaders/Staff

- (2) city staff surveys.
- (23) departmental interviews (plus follow-ups).
- (4) core project team meetings (city staff).
- (4) city executive team meetings.
- (3) sessions with the common council.

INPUT – City Leaders/Staff

Workplace Questionnaire : All Employees

Thank you for your participation! Please answer the following questions to the best of your ability. Think about your existing space and how your new space may better serve your department and

Who I Am & Who I Work With



Most days I work...*

☑ In CCR

7. Do you see any opportunities for you to collaborate with additional departments? *

Please list potential departments.

8. What suggestions do you have for increasing the effectiveness of your collaborations with other departments? *

Please list ideas & the groups they relate to.

How I Work

An important part of the programming phase is learning about your workflow. Please help us understand how you work now and how you would like to work in the future.



MMB – Pre-design

INPUT - Community

(1) external customer survey.

(1) public presentation and input session.

(11) focus groups:

100 State.

Business Improvement District.

Capitol Neighborhoods, Inc.

Commission for People with Disabilities.

Community Focus Group.

Communities of Color

Downtown Madison, Inc.

(2) Homeless Team/Advocate meetings.

Social Workers

Smart Growth Madison.

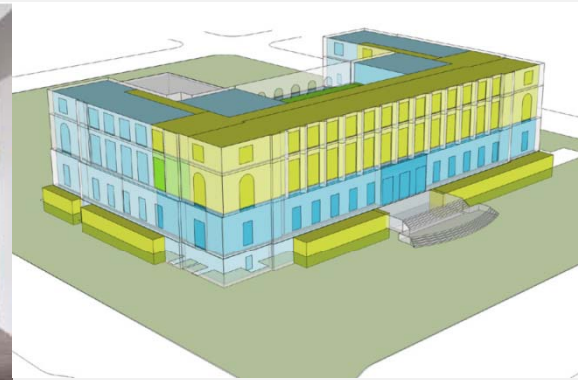
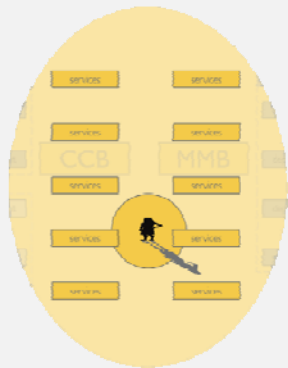
Southwest Neighborhoods.

USPS

Wanda Fullmore

KEY OUTCOMES.

- Quality workplace design and access to daylight.
- Importance of an improved room 260
- Importance of high quality meeting spaces.
- Customer at center.
- Importance of civic place-making.
- Identified barriers to customer service.
- Balance between history and contemporary use.
- Sustainable paths vetted through energy modeling.
- Historic Preservation Strategy
- Mechanical Design Approach
- Established guiding principles.



MMB – Pre-design

MMB – 3-Option Study



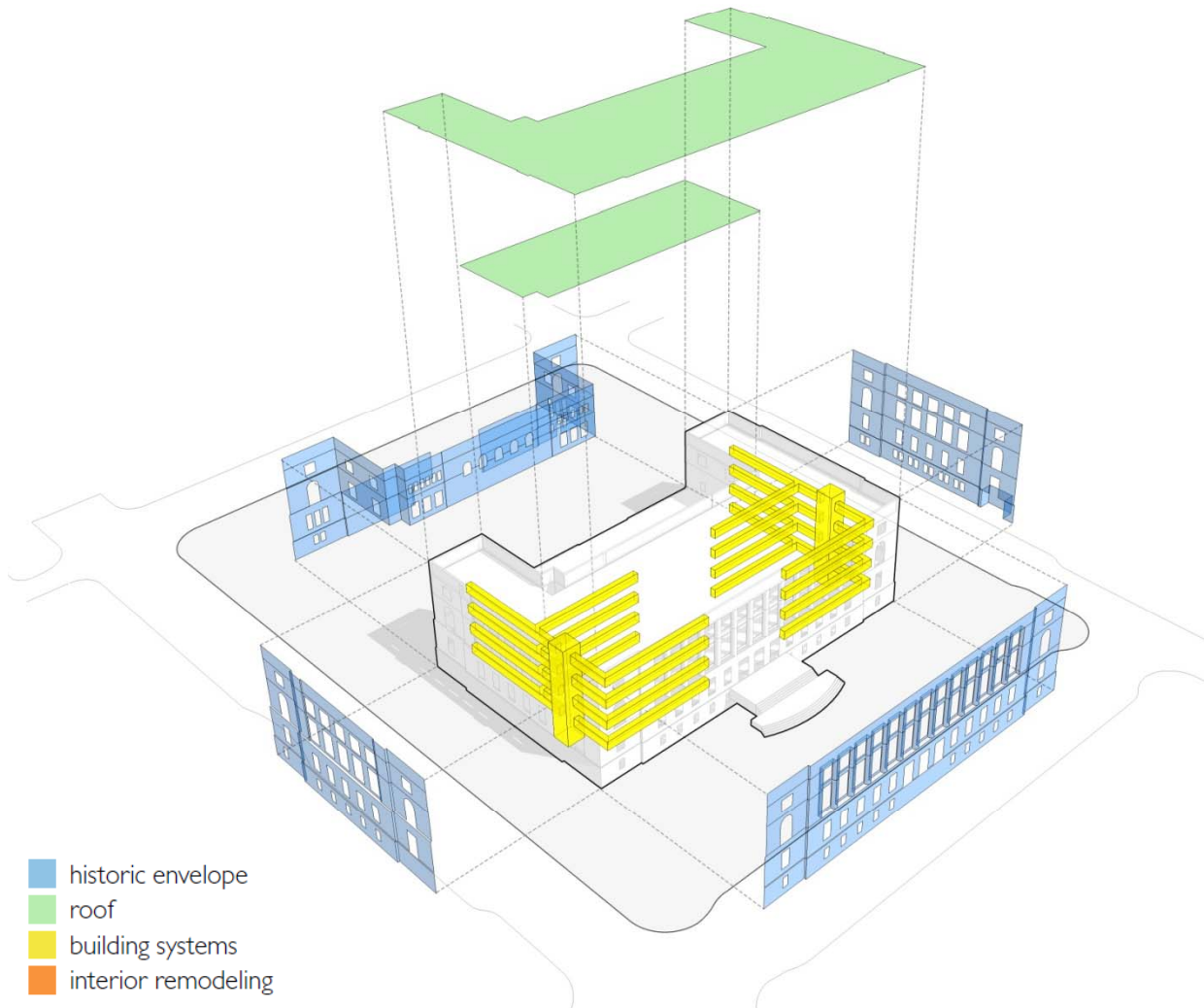
OPTION 1 – MECHANICALS AND EXTERIOR (20-year Option)

OPTION 2 – A PHASED APPROACH TO FULL REHABILITATION

OPTION 3 – FULL REHABILITATION

MMB – 3-Option Study

OPTION 1 = \$15,725,000
MECHANICALS AND EXTERIOR (20-year Option)



INCLUDED
EXTERIOR
SERVICES (MEP+FP)
UTILITY WORK
HAZ MAT REMOVAL

EXCLUDED
INTERIOR CHANGES
FLOOR PLAN CHANGES
RESTORATION OF INTS.
LEED ACCREDITATION

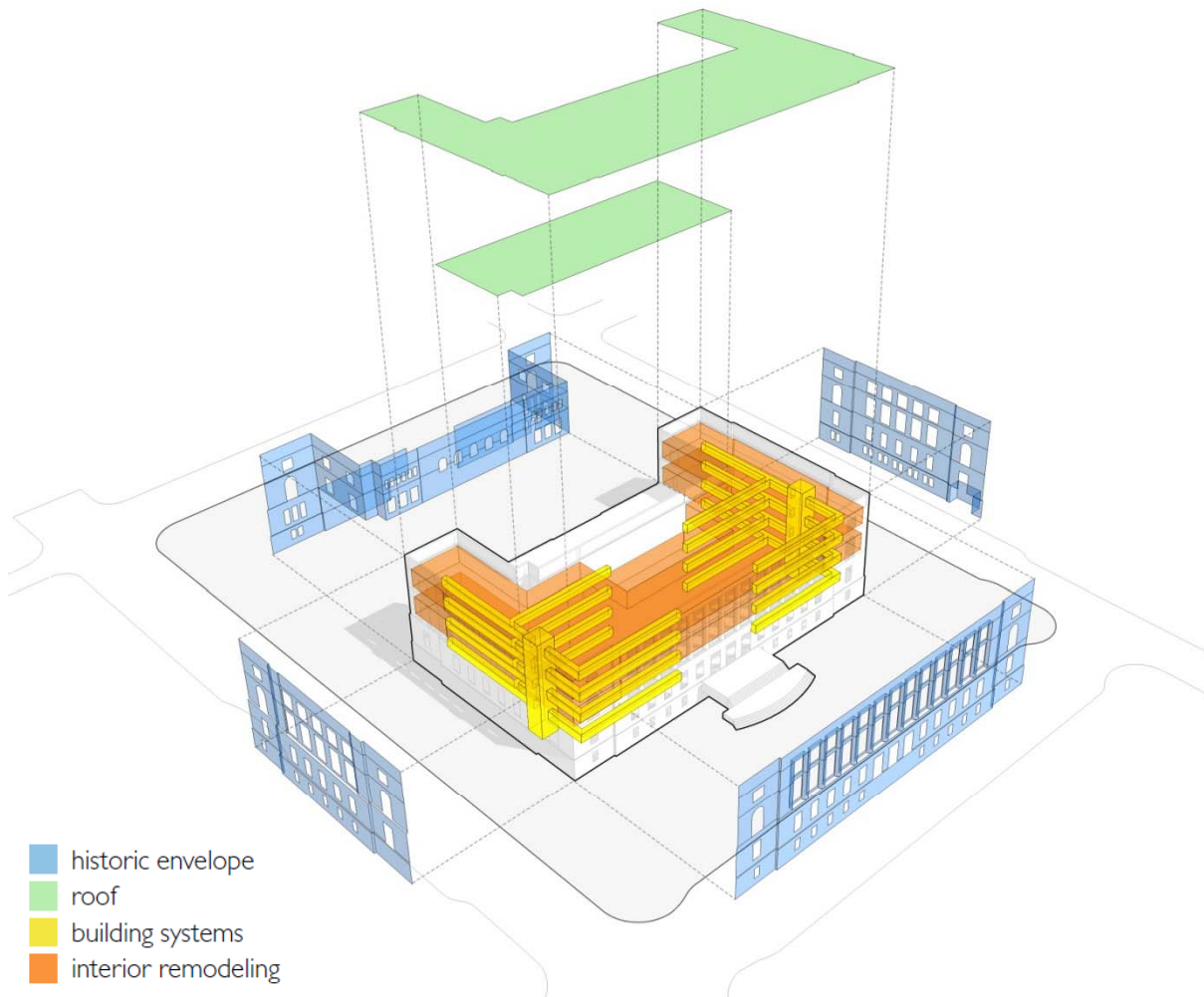
MMB – 3-Option Study

OPTION 2

PHASE 1 = \$22,737,000

PHASE 2 = \$5,772,000

PHASED APPROACH TO FULL REHABILITATION



INCLUDED (PHASE 1)

EXTERIOR
INTERIORS (LEVEL 2 + 3)
SERVICES (MEP+FP)
UTILITY WORK
HAZ MAT REMOVAL

EXCLUDED

LEED ACCREDITATION
SOLAR PV
BASEMENT/1ST FLOOR

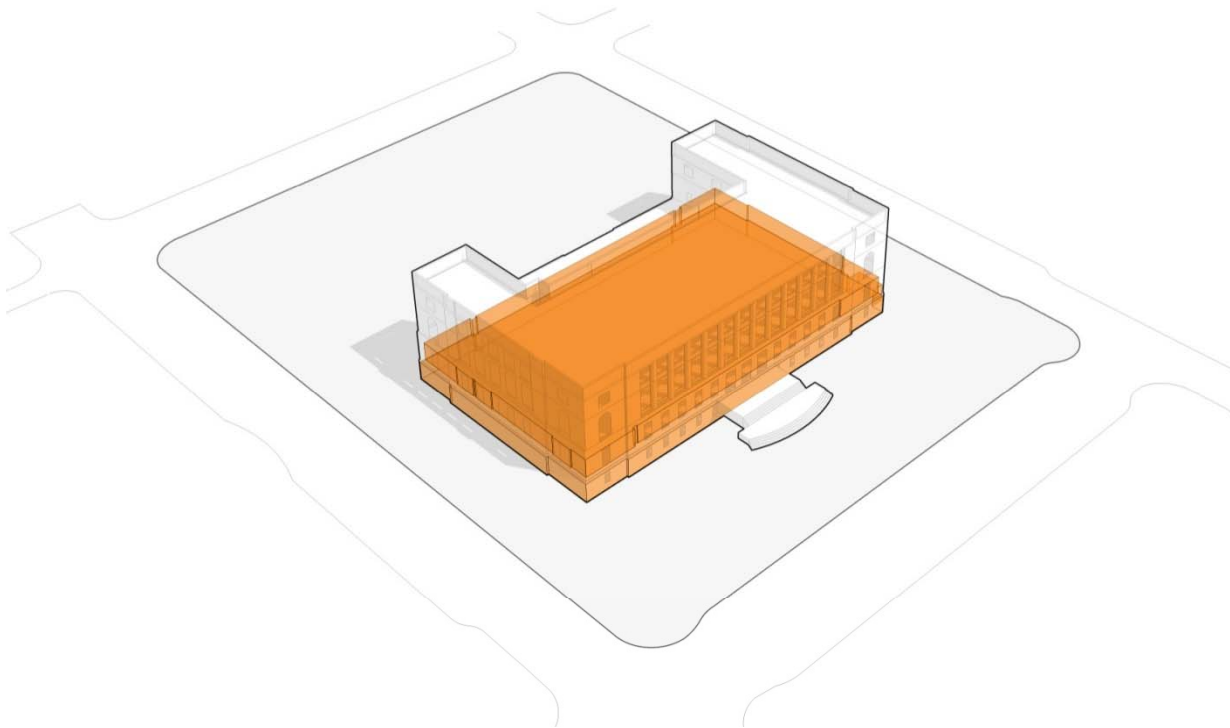
MMB – 3-Option Study

OPTION 2

PHASE 1 = \$22,737,000

PHASE 2 = \$5,772,000

PHASED APPROACH TO FULL REHABILITATION



- historic envelope
- roof
- building systems
- interior remodeling

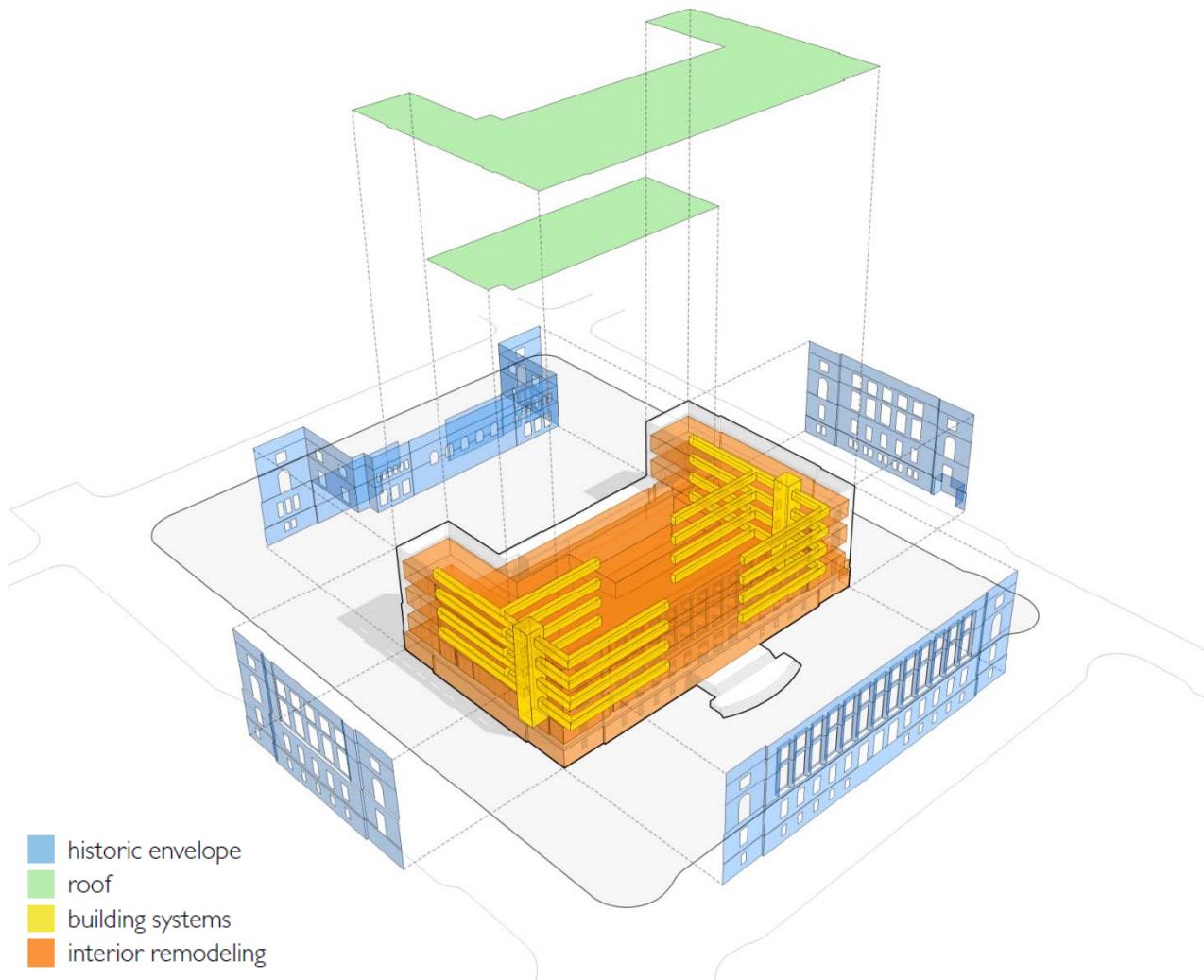
INCLUDED (PHASE 2)
EXTERIOR
INTERIORS (LEVEL 1 + 2)
ELECTRICAL
INTERIOR CHANGES
FLOOR PLAN CHANGES
RENOVATION AT INTERIORS

EXCLUDED
LEED ACCREDITATION
SOLAR PV
WORK COMPLETED IN OPT2, PHASE 1

MMB – 3-Option Study

OPTION 3 = \$23,000,000

FULL REHABILITATION



INCLUDED

HAZ MAT REMOVAL

EXTERIOR

(MASONRY, WINDOWS, ROOF)

INTERIORS FULL

(REMODEL, PRESERVATION)

RESTORE ROOM 260

SERVICES (MEP + FP)

(COMPLETE REPLACEMENT)

SITework

LEED ACCREDITATION

EXCLUDED

SOLAR PV

USPS T.I.

MAD CREDIT UNION T.I.

MMB – 3-Option Study



OPTION 1 – \$15,725,000

OPTION 2 – \$22,737,000 (Phase 1), \$5,772,000 (Phase 2)

OPTION 3 – \$23,000,000

MMB – 3-Option Study

MMB – Full Rehabilitation (Option 3)

GENERAL CONSTRUCTION COSTS – TOTAL = \$23,000,000

Systems - 36% - \$7.3 Million :

Heating, Cooling, Electrical, Fire Protection at End of Service Life

Exterior - 20% - \$3.75 Million :

Roof, Historic Windows, Masonry, Site work

Interior - 23% - \$5.1 Million:

Architectural Program, Historical Restoration, Haz. Mat. Removal

General - 21% - \$6.7 Million :

General Conditions, GC Fees, Escalation, Design/Construction Cont.

MMB – 3-Option Study

Estimated Total Project Cost – Option 3

Item	Budget
Construction	\$22,750,000*
Professional Fees	\$3,635,000
Temp Space/Move Related Costs	\$1,700,000
Furniture, Fixture, & Equipment	\$1,850,000
Total (authorized budget)	\$29,935,000

MMB – Recommendation – Full Rehabilitation

MMB – Real Estate Value

MMB - Estimated Cost to Replace

Cost to Replace

Land	\$3,267,000	
Building Construction	\$14,400,000	
Parking Construction	\$1,400,000	
Design Engineering	\$1,580,000	
Leed Cert/Enhanced Comm	\$220,000	
Contingency	\$1,390,400	
FFE	<u>\$1,800,000</u>	
 Total Cost	 \$24,057,400	 \$334.13

*Assumes tenants are housed in MMB until time of relocation to replacement property.

**Assumes built on block 88 and/or 105.

MMB – Real Estate Value

MMB – Appraised/Estimated Value

Appraised Value Feb 2014	\$5,875,000
Less Required Repairs/Replacement	
HVAC/Electrical	-\$4,350,000
Roof	-\$750,000
Design Costs	-\$306,000
Contingency	-\$408,000
Estimated Value	\$61,000

MMB – Real Estate Value

MMB – Recommendation



NO ACTION IS NOT A VIABLE OPTION



MMB – Recommendation – Full Rehabilitation

MMB CAN ACCOMMODATE MODERN/EFFICIENT OFFICE SPACE



MMB – Recommendation – Full Rehabilitation



MMB 3-OPTION STUDY PROVIDES CLEAR DIRECTION

OPTION 1 – \$15,725,000

OPTION 2 – \$22,737,000 (Phase 1), \$5,772,000 (Phase 2)

OPTION 3 – \$23,000,000

MMB – Recommendation – Full Rehabilitation

RESOLUTION

Proceed with Schematic Design

May 19 Introduction, May 20 BPW, June 8 BOE, June 16 Common Council

ARCHITECT + ENGINEERS

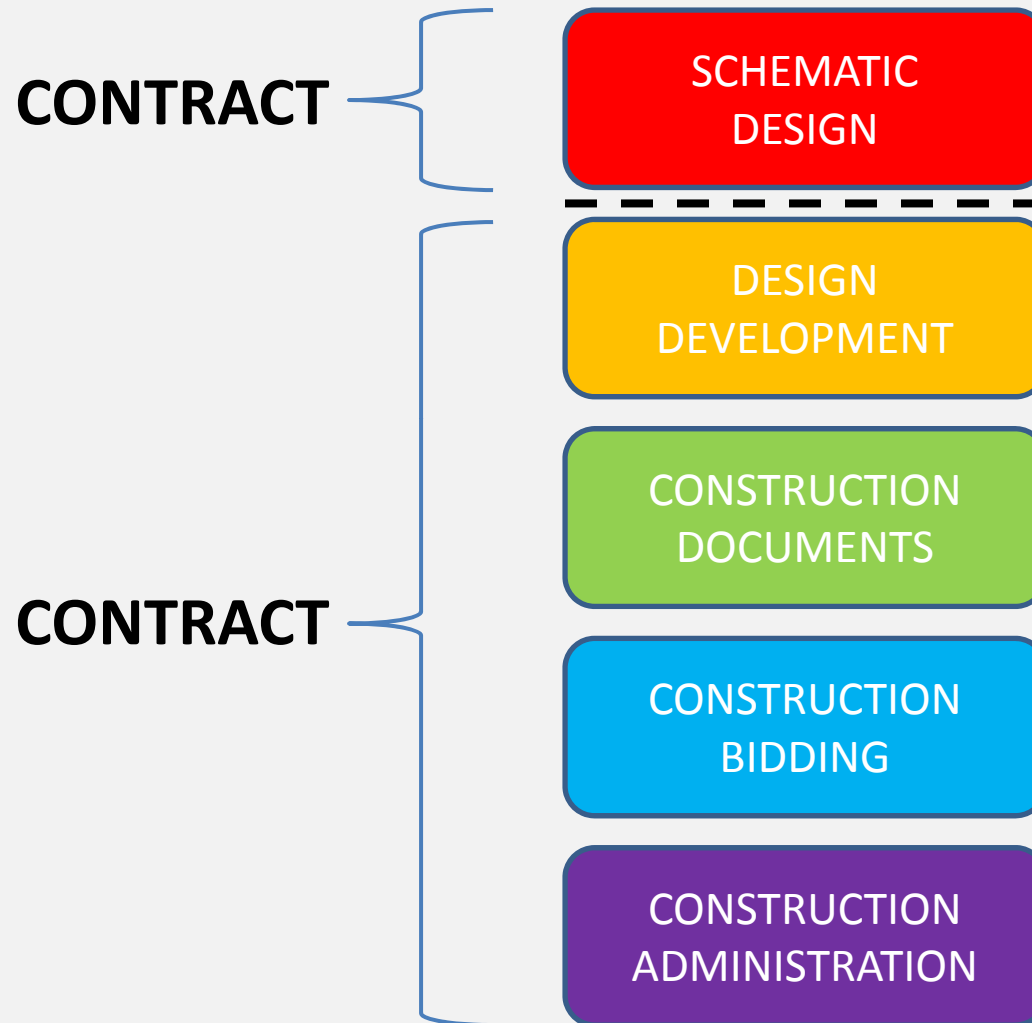
COMMISSIONING + ENERGY MODEL

ESTIMATOR

Approx **\$500K-\$525K** total.

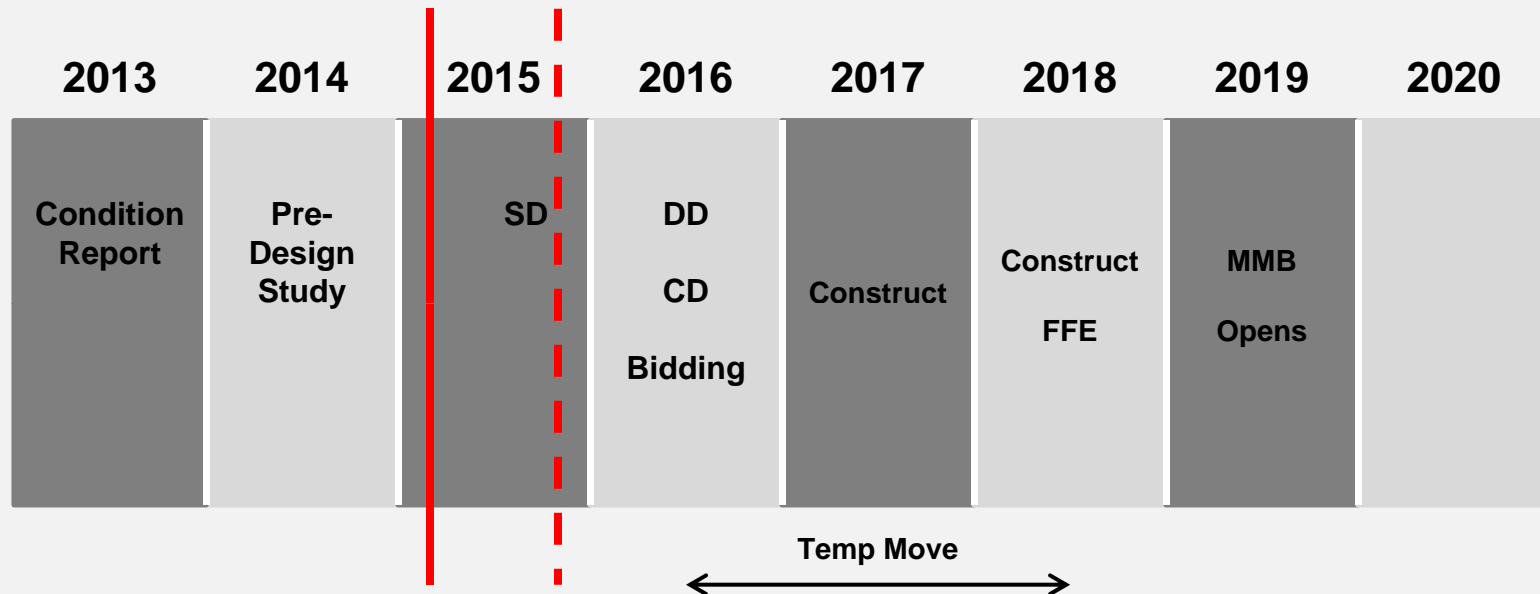
MMB – Recommendation – Full Rehabilitation

DESIGN/CONSTRUCTION PHASES



MMB – Recommendation – Full Rehabilitation

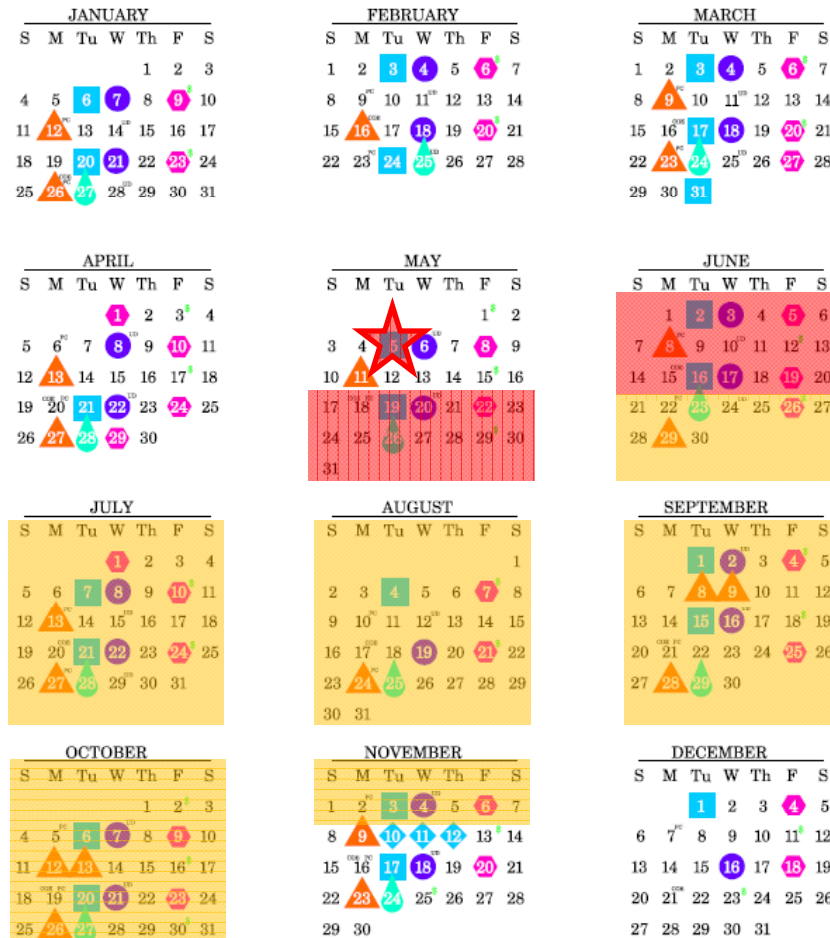
GENERAL SCHEDULE for FULL REHABILITATION



MMB – Recommendation – Full Rehabilitation

SD SCHEDULE

2015 – Board of Public Works Calendar



= Council Approval



= Schematic Design + Estimate

MMB – Recommendation – Full Rehabilitation

**2015
Capital Budget
Capital Improvement Program**

Agency Name: Facilities Management

Agency Number: 53

Project Name	Capital Budget	Future Year Estimates				
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
1 Energy Efficiency Improvements	\$ 380,000	\$ 240,000	\$ 250,000	\$ 260,000	\$ 270,000	\$ 280,000
2 Fairchild Building	0	0	700,000	0	0	0
3 General Building Improvements	540,000	240,000	250,000	260,000	270,000	280,000
4 City-County Building Improvements	406,200	100,000	100,000	100,000	100,000	100,000
5 Fire Building Improvements	558,200	657,000	295,000	450,000	380,000	465,000
6 Park Facility Improvements	1,585,000	700,000	700,000	700,000	700,000	700,000
7 Streets Facility Upgrades	724,600	1,380,000	440,000	1,180,000	125,000	190,000
8 MMB Renovation	4,080,000	10,645,000	10,040,000	4,110,000	1,060,000	0
9 Implement Sustainability Plan	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
10 Upgrades at Sayles Street - TE and PU	0	0	0	0	520,000	225,000
11 AED Installation	20,000	20,000	0	0	0	0
12 Downtown Public Toilet	300,000	0	0	0	0	0
13 City Channel Move and Remodel	800,000	0	0	0	0	0
14 CCB Renovations	0	0	1,495,000	0	0	0
Total	<u>\$ 10,394,000</u>	<u>\$ 14,982,000</u>	<u>\$ 15,270,000</u>	<u>\$ 8,060,000</u>	<u>\$ 4,425,000</u>	<u>\$ 3,240,000</u>

MMB – Recommendation – Full Rehabilitation



MADISON MUNICIPAL BUILDING

Presentation to Common Council

May 5, 2015

Jeanne Hoffman, City of Madison Engineering Division

Bryan Cooper, City of Madison Engineering Division

Natalie Erdman, City of Madison Dept. of Planning + Community + Economic Development

Rob Phillips, City of Madison Engineering Division