Central campus site surrounded by related research disciplines
SITE PLAN

- Site is completely owned by Board of Regents

- Old storefront buildings are used as art studios and offices for DoIT and ROTC

- Relocation plans are in place for each unit

- 1.94 acre site had an appraised land value of $13.9 million in 2005
Wisconsin Institute for Discovery/Morgridge Institute for Research Site Location
DEVELOPMENT DIRECTED BY CAMPUS MASTER PLAN

• Village of buildings surrounding an internal atrium

• Some retail on first floor

• Generous setback from street with double row of terrace trees

• Improved circulation supports pedestrians
Future Phases and Union South redevelopment transform central campus
BUDGETS

Phase 1 Capital Budget
• $150 Million as approved in the 2005-07 Capital Budget
• $50 Million state
• $50 Million WARF gift
• $50 Million Morgridge gift

Operating Costs
• Wisconsin Institute for Discovery Operating costs supported by State, University funds, private funds and federal grants
• Morgridge Institute for Research operation supported by private funds, federal grants and WARF
SCHEDULE – PHASE I

• State Legislature and Governor Approval – July 2005

• Board of Regents – April 7, 2006

• State Building Commission – April 19, 2006

• Design – August 2006 – December 2007

• City of Madison Approvals – Summer 2007

• Construction – December 2007 – December 2009
PROCESS

• WARF is project developer for both public and private institutes
• Integrated design for both institutes
• Combining both projects results in cost effect construction
• State process used to select design and construction teams
• University assumes public component upon project completion
• State funds are provided to finance the public component during construction
AGREEMENTS

State, Regents and WARF:
• a land exchange: WARF acquires land for UW within the campus boundary in exchange for land for the Morgridge Institute on existing University land
• a term sheet for acquiring the public Institute for Discovery with state funding capped at $50M
• a development agreement for design and construction of the project

Regents and WARF:
• a land use agreement to allow WARF to construct the public institute