



Wisconsin Institute  
for Discovery



Morgridge Institute  
for Research

# 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



LEGEND

[Light Blue Box]	INTERACTION	[Yellow Box]	LAB
[Light Blue Box]	OFFICE	[Orange Box]	LAB SUPP
[Green Box]	INSTRUCTION	[Brown/Orange Box]	COMMON

Site Plan

# 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





Scheme C - Southwest View

## 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 effective 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

