



Wisconsin Institute for Discovery

Morgridge Institute for Research

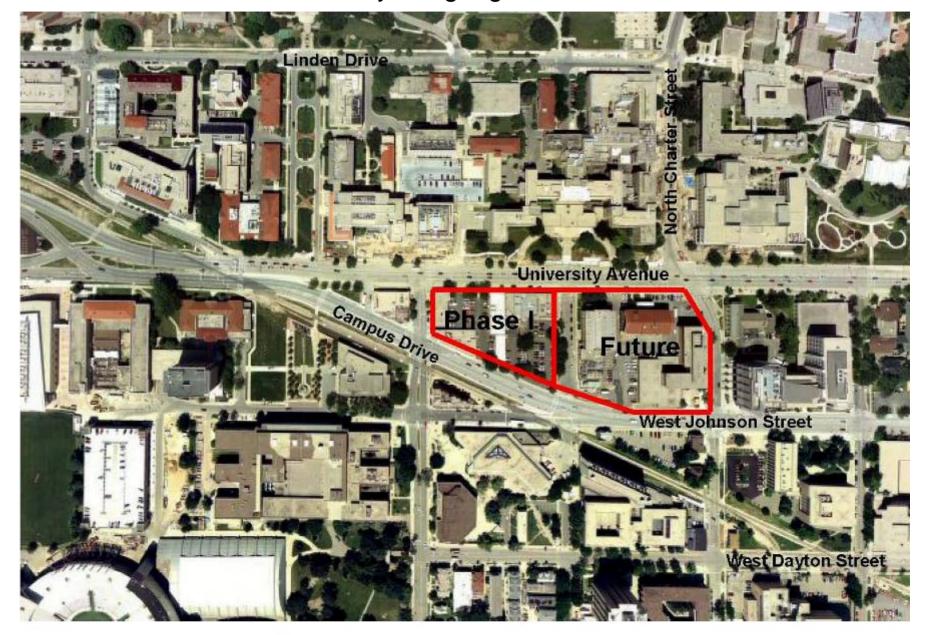
Central campus site surrounded by related research disciplines



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



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 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

