



Ingenuity, Integrity,  
and Intelligence.

November 20, 2019

Re: NW Quadrant Renovation  
Building A Demolition  
University of Wisconsin - Milwaukee  
DFDM Projects #17B10-02

Dear Potentially Interested Party:

The State of Wisconsin Department of Administration, Division of Facilities Development and Management (DFDM), has retained Ayres Associates on behalf of the University of Wisconsin System to prepare an Environmental Impact Assessment (EIA) of the proposed UW-Milwaukee NW Quadrant Renovation, Building A Demolition. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and University of Wisconsin System Administration (UWSA) guidelines. An initial component of this EIA is the scoping process to identify at an early stage any potential impact of the project on the physical, biological, social, and economic environments. Because you, your agency, or group may have an interest in the project, or are representing neighbors near the project vicinity, we are inviting you to participate in the scoping process.

Known project components and identification of potential impacts to be studied in the EIA will be collected at this early phase of design development. All identified stakeholders will be afforded a reasonable opportunity to identify in writing any support, issues, or concerns they believe should be addressed during the EIA process for this proposed project.

The project is one in a series of projects to renovate Northwest Quadrant (NWQ), formerly known as the Columbia-St. Mary's Hospital – Columbia campus. The NWQ Renovation project proposed here will address critical life safety and building code upgrades to change the occupancy from institutional to business. Renovated space will serve as instruction, office, and support space for academic and administrative departments. The scope includes the addition and upgrade of automatic fire protection systems; fire separation; egress lighting; elevator modifications; associated architectural, mechanical, electrical, and plumbing systems (MEP); asbestos abatement; and accessibility improvements will be completed to accommodate the proposed uses and achieve an additional 20 to 30 years of useful life. The masonry exterior envelope of NWQ-Building D has structural issues and is in the process of being completely renovated. Additional masonry repairs are required on Buildings B and C. Portions of Building D will be remodeled for Student Health Services and the School of Information Studies. The third floor of Building C will be remodeled for the College of Nursing. Building B is planned for future remodeling for the College of Health Sciences.

The other project component is the demolition of NWQ Building A, which was not cost feasible to renovate for code and functional requirements and was studied extensively prior to reaching this decision. Following consultations with architectural and engineering experts over the last 12 months, Wisconsin's DFDM has determined that the current project will not support repairs needed to occupy Building A of NWQ. Building A was built 1919-1965 and is the oldest building of the four originally intended for renovation. It is a 219,200 GSF five-story masonry building with a lower level and a concrete superstructure.

The following were some of the elements reviewed as part of considerations to demolish the building:

- Functional obsolescence (does not meet functional needs for non-hospital needs, including academic use)
- Technical obsolescence (mechanical, electrical, plumbing and elevator systems are non-operational, unreliable or unsafe; building exterior envelope are deteriorating and costly to maintain)
- Code compliance (building systems need replacement to bring up to code for new use)
- Mothballing cost (code improvement costs to allow for non-occupancy for extended length of time was estimated at \$3 million, plus annual costs for utility, maintenance, and security of at least \$232,000 per year)
- On-going repair costs (on-going costs to maintain mothballed building for structural and safety reasons are a continued drain on budget)
- Renovation feasibility (evaluation to bring items above into functional use for current building were cost-prohibitive)
- Demolition costs (technically feasible given utility protection obligation; estimated cost of \$6 million)
- Alternative uses of space (if demolished, Building A removal would provide additional open/green space and more welcome entrance to the remainder of facility. In the future, could provide new modern academic building on this space.)
- Potential historic concerns (constructed in phases from 1919 to 1965, Building A is not on the National Register of Historic Places or State Register of Historic Places, nor a Milwaukee Local Historic Site or in a Local Historic District)

Based on the above considerations, UWM, UW System, and DFDM have determined that the demolition of Building A is the more cost-effective and prudent outcome, with the best future space planning outcomes for UWM's students, faculty/staff, and campus community.

Project work will be completed in phases to allow the relocation of occupants. Construction schedule of the project has not yet been established.

Impacts that are identified during this process will be incorporated into an EIA report which will be made available to the public for a minimum of 15 days as a review period and will be circulated to appropriate federal, state, and local agencies. It is anticipated that a public meeting will be held on the Draft EIA in January 2020 with meeting notifications and a copy of the draft EIA being distributed or made available at least 15 days prior to the meeting. Comments and inquiries raised on the Draft EIA are used to develop the final EIA. Following the public meeting and finalization of the EIA document, a recommendation on the findings of the EIA will be developed for release by the UW System as either the project does not significantly affect the quality of the human environment or it is a Major and Significant Action and requires the preparation of an Environmental Impact Statement (EIS).

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input by December 3, 2019, to be considered in the draft EIA. Comments received after that date will be considered in preparation of the final EIA. Related information can be obtained as the process progresses via the project website at

Send your comments on the attached form or in another preferred format to:

Ben Peotter  
Ayres Associates  
5201 E. Terrace Dr, Suite 200  
Madison, WI 53718  
[PeotterB@AyresAssociates.com](mailto:PeotterB@AyresAssociates.com)

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If no comments are received from you or your agency, we will assume that there are no project issues that negatively impact you. *However, if you would like to be removed from this contact list please contact Mr. Peotter at the below information.* You will have additional opportunities to provide comments during the upcoming public comment period and public meeting. If you have any questions or concerns regarding this process, please contact me at (608) 443-1206.

Sincerely,

Ayres Associates Inc



Ben Peotter, PE  
Manager – Environmental Services

PeotterB@AyresAssociates.com

BP:ac

Enclosure

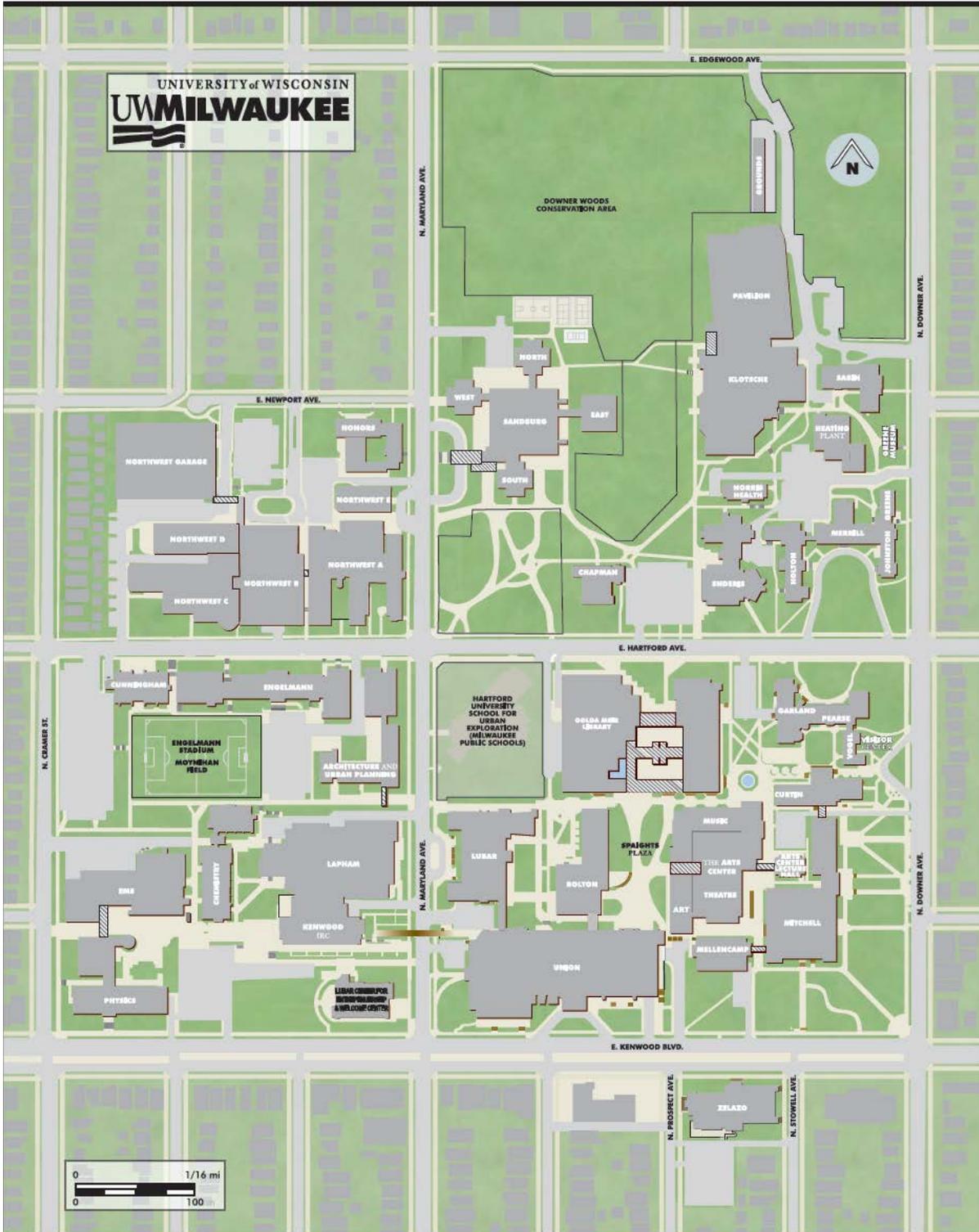


Figure 1 (above): Kenwood Campus with Northwest Quadrant

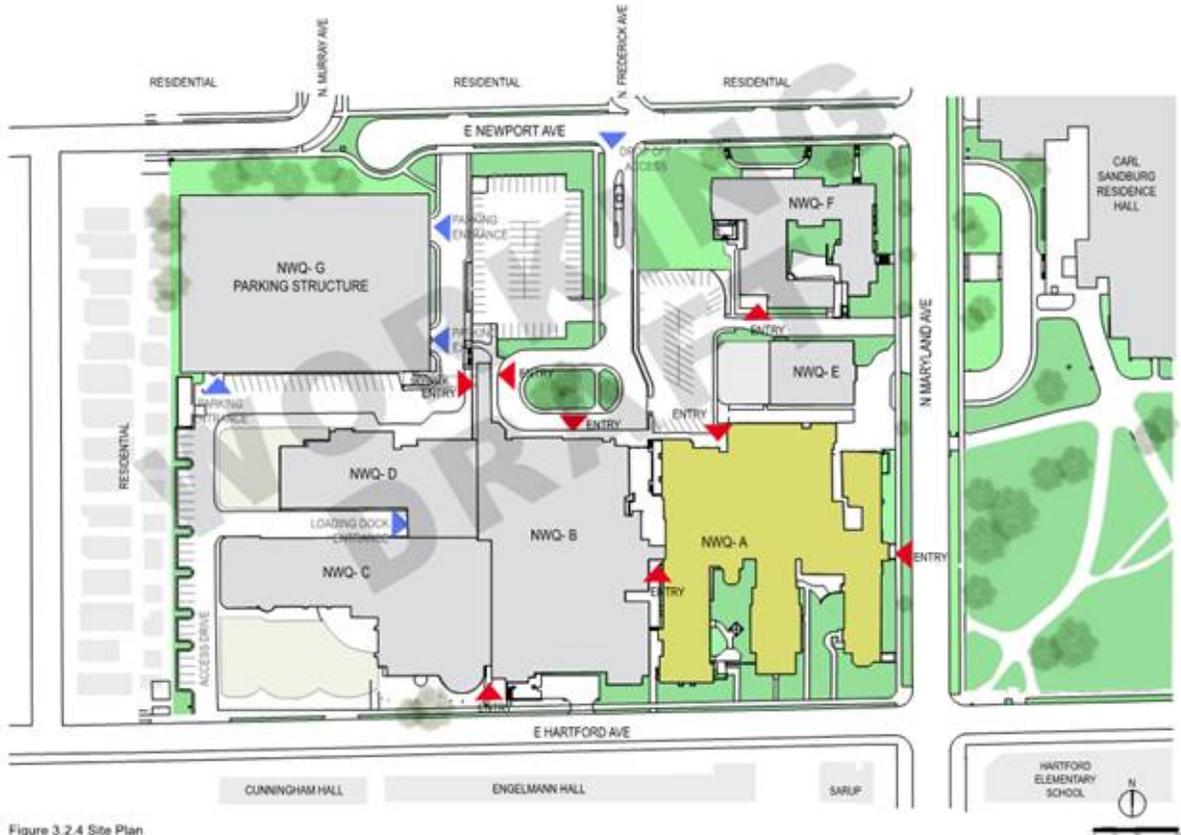


Figure 3.2.4 Site Plan

Figure 2: Project Location within the Northwest Quadrant

# RESPONSE FORM

Environmental Impact Assessment Scoping Process  
NW Quadrant Renovation, Building A Demolition  
University of Wisconsin – Milwaukee  
DFDM Project # 17B10-02  
Milwaukee, Wisconsin

I have the following comments regarding this project and items to be considered as part of the scoping process:

[Please write comment here. Attach additional pages if necessary.]

Please complete the following information and sign if submitting comments:

Name: \_\_\_\_\_

Title/Representing: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-mail Address (optional): \_\_\_\_\_

Signature: \_\_\_\_\_

- I am interested in continuing my involvement in the public participation components of this project. Please continue to send me project notices.
- I am NOT interested in continuing my involvement in the public participation of this project. Please do NOT continue to send me project notices.

Please return this form by December 3, 2019, to:

**Ben Peotter, PE**  
**Ayres Associates**  
**5201 E. Terrace Drive, Suite 200**  
**Madison, WI 53718**