



PO Box 7365
Madison, WI 53707-7365
PH: 608-263-2500
FAX: 608-263-1064
www.warf.org

October 1, 2009

Mr. Mark Olinger, Executive Director
Members, Community Development Authority of the City of Madison
215 Martin Luther King Jr. Boulevard
Madison, WI 53703

Dear Mr. Olinger and Members of the Community Development Authority:

The Wisconsin Alumni Research Foundation in partnership with the University of Wisconsin and the State of Wisconsin is building the **Wisconsin Institute for Discovery** and **Morgridge Institute for Research**, a 300,000 square foot bio-medical research facility on the 1200 and 1300 blocks of University Avenue. Substantial completion is expected in October 2010 with building occupancy scheduled for December 2010.

WARF appreciates the actions taken in 2007 by the CDA and the City of Madison to create a redevelopment district on the two blocks. Those actions laid the groundwork for WARF to apply in February 2008 for up to \$185 million in tax-exempt redevelopment revenue bonds to assist with the construction and equipping of the facility. Between March and June of 2008, the CDA processed the application, adopted a Conditional Award Resolution and conducted the required TEFRA public hearing. Following those actions, but prior to WARF finalizing its Plan of Finance for the bond issue, the credit crisis and accompanying economic collapse occurred which caused the bond markets to seize up in the early fall of 2008.

WARF has been unwilling to take the final steps in the issuance process until the markets demonstrated more stability. On September 25, 2009, the WARF Board authorized its staff to complete the transaction, targeting the bond closing for mid December 2009. The final Plan of Finance is being completed but will likely take the form of a fixed-rate issue.

Your continued consideration of this application is greatly appreciated. We look forward to advancing it through the final steps of the approval process over the next two months. The Wisconsin Institute for Discovery and Morgridge Institute for Research represent a vitally important project for the campus and our community.

Sincerely,


George E. Austin, WID/MIR Project Manager
WISCONSIN ALUMNI RESEARCH FOUNDATION

c. Ald. Bryon Eagon, Eighth District

FUN FACTS

Upon completion in 2010, the Wisconsin Institutes for Discovery will contain:

- 2,200 pieces of structural steel
- 20,000 yards of concrete
- 1 million feet of rebar

Throughout the construction process, Findorff | Mortenson will have recycled:

- 3,521 tons of concrete
- 175 tons of scrap metal
- 675 tons of wood

From groundbreaking to ribbon-cutting, this project will have created:

- thousands of hours worked safely by local trades
- countless green building initiatives that will have a positive impact on our environment

Funded by the generosity of:

- John and Tashia Morgridge
- Wisconsin Alumni Research Foundation (WARF)
- State of Wisconsin

Owners:

- University of Wisconsin
- Wisconsin Alumni Research Foundation (WARF)

Architects:

- Ballinger
- Uihlein Wilson Architects

Construction Manager:

- Findorff | Mortenson



ABOUT FINDORFF / MORTENSON

Findorff | Mortenson is a joint venture of J.H. Findorff & Son Inc. and Mortenson Construction. Together, the two firms have more than 168 years of experience in the construction industry and have completed more than \$3 billion in building projects in the Madison area.

Beginning with the construction of the UW–Madison Armory and Gymnasium (the Red Gym) in 1890, Findorff has a long history of work on the UW–Madison campus, with more than 100 university projects to its name. Recent examples include the American Family Children’s Hospital and the Health Sciences Learning Center.

Ranked as the largest construction firm in Southeast Wisconsin, and one of the most progressive and innovative builders in the country, Mortenson has built a legacy of delivering landmark projects and building lasting relationships. Recent projects include the Harley-Davidson Museum, Froedtert & The Medical College of Wisconsin Clinical Cancer Center, and American Transmission Company Headquarters and Operations Center.



For Wisconsin Institutes for Discovery site tour information, please contact:

DENISE KRUEGER, *Project Management Assistant*
608.250.2415 x 2956 ■ dkrueger@findorff.com

Other requests may be directed to:

JEFF MADDEN, *Construction Executive*
608.250.2415 x 2970 ■ Jeff.Madden@mortenson.com

JOHN FELLER, *Senior Project Manager*
608.250.2415 x 2969 ■ jfeller@findorff.com

JANET KELLY, *WARF Communications Director*
608.890.1491 ■ jkelly@warf.org



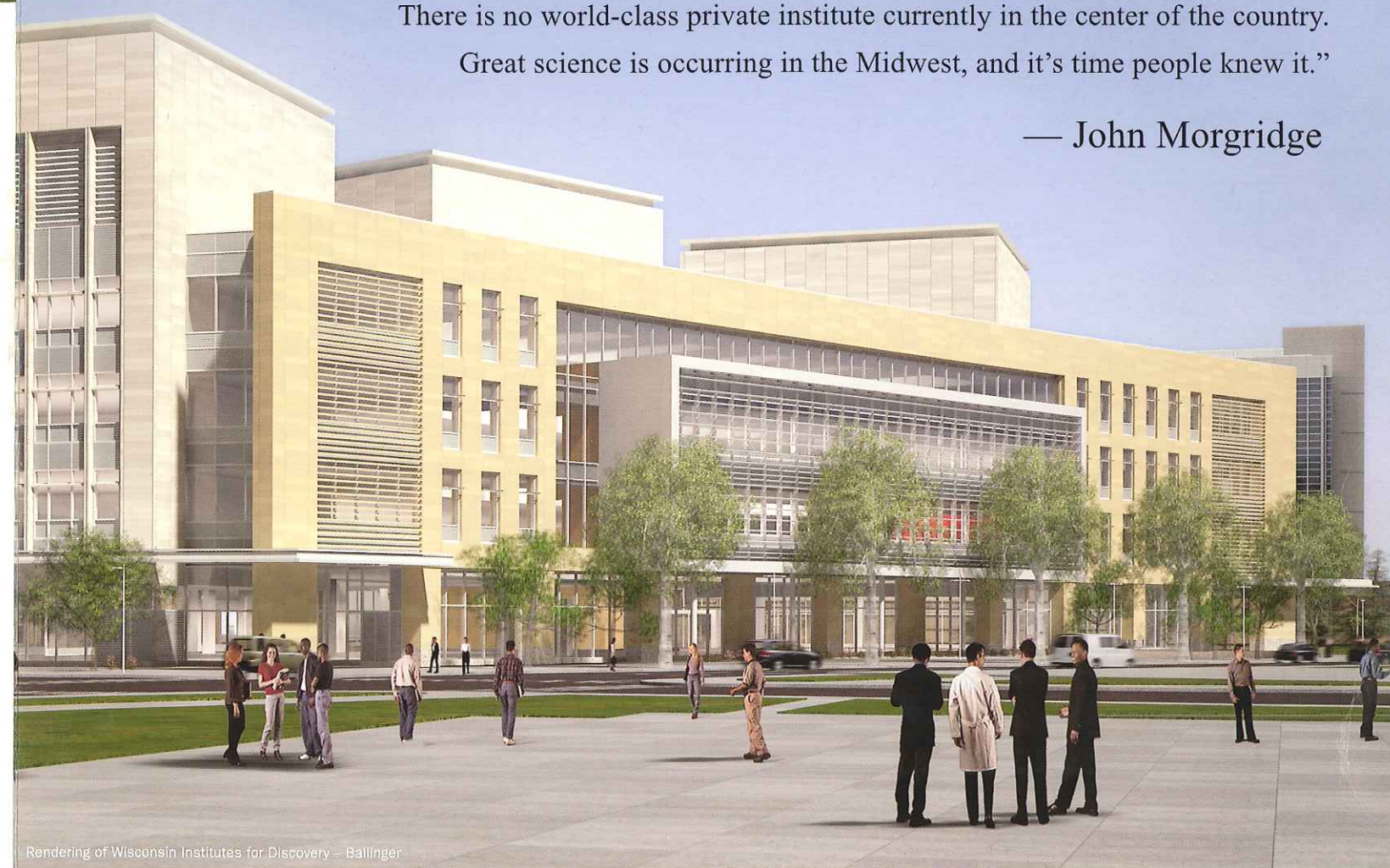
WISCONSIN INSTITUTES FOR DISCOVERY

AT THE UNIVERSITY OF WISCONSIN-MADISON

“This extends the Wisconsin Idea, spurs new discovery, new treatments, new knowledge and new jobs. The possibilities are boundless.

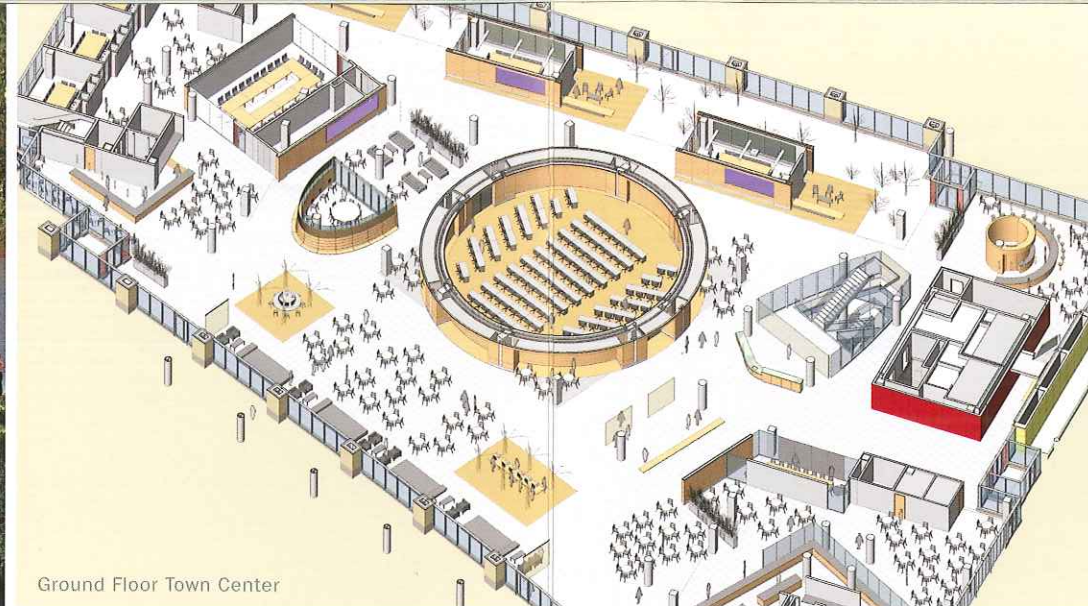
There is no world-class private institute currently in the center of the country. Great science is occurring in the Midwest, and it’s time people knew it.”

— John Morgridge



Rendering of Wisconsin Institutes for Discovery – Ballinger

The Wisconsin Institute for Discovery and the Morgridge Institute for Research are twin institutes, one public and one private, currently under construction in the heart of the UW–Madison campus. This 300,000 sq. ft. facility will serve as a hub for interdisciplinary research, and is being built to U.S. Green Building Council’s LEED Certification standards.



THE FACILITY

Home to the private, not-for-profit Morgridge Institute for Research and the public Wisconsin Institute for Discovery, the Wisconsin Institutes for Discovery facility is located in the heart of the University of Wisconsin–Madison campus.

Once completed in December 2010, this facility is intended to create a vibrant, flexible and inviting environment that will foster impromptu meetings among scientists, forge new research alliances and facilitate ideas and breakthrough discoveries.

Unique building features include:

- Three levels of basic research space connected by three sets of “communicating stairs” to bring people together
- Ground floor Town Center featuring public gathering spaces, cafes, and restaurants that will revitalize the streets around the facility and enrich the campus environment
- Flexible open spaces with no straight hallways to encourage interaction and collaboration

- An “in the round” auditorium called the Forum with moveable walls, tables and chairs for flexibility
- Changeable research labs that can be configured to meet wet or dry research needs
- Embedded teaching labs to foster collaborative learning that will host a wide range of programs for learners of all ages, science teachers and the general public
- Winter gardens providing a year-round connection to nature with interior trees and water walls
- Discovery niches offering the public a connection to the Institutes’ research through interactive hands-on displays
- Resource clinic space for multi-use purposes providing areas for researchers and entrepreneurs to consult with students for various resources and services
- Soda fountain serving ice cream and refreshments as homage to the Rennebohm’s Drug Store that formerly occupied the site

COMMUNITY

Outreach and education activities at the Wisconsin Institutes for Discovery will enhance the educational experience for students at UW–Madison and — through the use of cutting-edge technology — extend that experience to the other UW System campuses, the citizens of Wisconsin and the world.

These efforts will complement and enhance existing campus programs by creating an inspiring environment for informal conversations, learning and discovery.

The institutes also will offer opportunities for teacher education and enrichment, K–12 science education, and a broad spectrum of student and public involvement and activities.

Finally, through public events such as lectures, art exhibits and musical performances, the Institutes will engage the wider community with science in new and unexpected ways.

INTEGRATED PROJECT DELIVERY

The construction team’s use of Integrated Project Delivery practices is allowing it to deliver a facility of larger scope and higher quality at a cost similar to that of a more modest facility built in a traditional manner.

Factors contributing to the Lean Project Delivery of the Wisconsin Institutes, resulting in a cost savings/value enhancements of 5 to 10 percent and an overall schedule reduction of up to 10 months, include:

- Early engagement of Findorff | Mortenson (3 to 6 months earlier than usual) with the design team of Ballinger and Uihlein-Wilson
- Joint cost modeling of concepts, systems and delivery thinking
- Early involvement of key trade contractors during design phase
- Alignment of design sequencing with construction plans
- Focus on project risk factors
- A single project contingency fund shared by three parties
- Completion of an integrated Project Agreement

SUSTAINABILITY

The Wisconsin Institutes for Discovery set a new standard in sustainability for university research centers. Once completed, it will use 50% less energy and water than the next newest research facility on campus.

This will be made possible by implementing a variety of different initiatives. For example, each computer terminal will have its own energy usage monitor. Solar hot water heating and geothermal technology will be employed to reduce the building’s energy load on the power grid. Locally grown food will be prepared and served in the institutes’ restaurant. And much, much more.

These end-result sustainability initiatives are made possible due to the design and construction priorities and planning of the project. The Findorff | Mortenson team is currently building to the U.S. Green Building Council’s LEED Certification standards, incorporating elements such as:

- “Green” exterior envelope technologies
- Atria thermodynamics
- Reduced air change rates
- Daylight harvesting and high efficiency lighting
- High efficiency water flow fixtures
- Storm flow irrigation
- High efficiency HVAC systems
- Sustainable materials & building finishes
- Geothermal well system
- Gray water use for irrigation

Findorff | Mortenson is also working with Madison Environmental Group to track the rate of recycled materials collected throughout all phases of the project, beginning with deconstruction. A materials recycling goal of 85% continues to be surpassed.

Upon completion of the project, a LEED Silver Certification rating for the building is anticipated.



COUNTDOWN TO 2010! WISCONSIN INSTITUTES FOR DISCOVERY CONSTRUCTION TIMELINE

May 2008	November 2008	June 2009	December 2009	June 2010	October 2010	December 2010
GROUNDBREAKING	FOUNDATIONS COMPLETE	STRUCTURE TOPPED OUT	BUILDING ENCLOSED	INTERIOR FINISHES COMPLETE	OWNER OCCUPANCY	OPENS TO THE PUBLIC