Draft Environmental Impact Assessment

Northwest Quadrant Building A Demolition

Prepared for:
State of Wisconsin Department of Administration Division of Facilities Development, and University of Wisconsin Milwaukee
Project Number: 17B10-02

December 2019

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University of Wisconsin – Milwaukee
DFDM Project Number 17B10-02

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Acronyms and Abbreviations

ADA	Americans with Disabilities Act
AHI	Architecture and History Inventory
ASI	Archaeological Sites Inventory
BRRTS	Bureau of Remediation and Redevelopment Tracking System
DEIA	Draft Environmental Impact Assessment
DOA	Wisconsin Department of Administration
DFDM	Division of Facilities Development and Management
EIA	Environmental Impact Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
ERR	Endangered Resources Review
FEMA	Federal Emergency Management Agency
LUST	Leaking Underground Storage Tank
NR	Natural Resource
UST	Underground storage tank
UW	University of Wisconsin
UW-Extension	University of Wisconsin-Extension
UWM	University of Wisconsin-Milwaukee
UWSA	University of Wisconsin System Administration
WARF	Wisconsin Alumni Research Foundation
WDNR	Wisconsin Department of Natural Resources
WEPA	Wisconsin Environmental Policy Act
WHPD	Wisconsin Historical Preservation Database

Executive Summary

The Draft Environmental Impact Assessment (EIA) has been prepared by Ayres Associates, Inc (Ayres) on behalf of the Department of Administration Division of Facilities Development and Management (DOA/DFDM), University of Wisconsin System Administration (UWSA), and the University of Wisconsin-Milwaukee (UWM) in compliance with the Wisconsin Environmental Policy Act (WEPA) per s. 1.11, Wis. Stats., and ch. NR 150, Wis. Adm. Code. This Draft EIA evaluates the potential environmental impacts associated with the demolition of NWQ building A. This EIA will be used by the State of Wisconsin in making an informed decision in approving an estimated $6,000,000 to demolish Building A and restore the site with turf, landscaping, and concrete walkways. The EIA assesses the potential impacts on the human and natural environment of the proposed action and reasonable alternatives. It is required for compliance with WEPA.

Summary of Project Description

The Wisconsin DOA/DFDM retained Ayres to prepare an EIA for renovations to the NWQ and demolition of Building A in the Northwest Quadrant. During the Northwest Quadrant Renovation project design phase, the DFDM evaluated the condition and age of the Building A and determined it cannot feasibly be renovated to meet current or future needs. This evaluation included the consideration of various alternatives ranging from little to no renovation, mothballing the facility, to demolition. Ultimately, they determined it would be more costly to renovate than replace Building A given its original construction type. Similarly, mothballing Building A would require the campus/State to expend financial resources to maintain an unused building for the foreseeable future. After evaluating the potential options, the DFDM determined that demolition was the most practicable alternative.

The renovation project also includes essential updates to NWQ buildings B, C, and D that are required to meet building codes and change the occupancy from institutional (hospital) to business. Renovated spaces will serve as instruction, office, and support space for academic and administrative departments. Building D will be remodeled for Student Health Services and the School of Information Studies. The third floor of building C will be renovated for the College of Nursing. Building B is planned for future renovation for the College of Health Sciences. Project work will be completed in phases to allow the relocation of occupants.

The other project component is the demolition of NWQ Building A. Extensive studies determined it’s not cost feasible to renovate for code and functional requirements. Following consultations with architectural and engineering experts over the last 12 months, Wisconsin’s DFDM has determined that without extensive capital expenditure, a project will not support repairs needed to occupy Building A of NWQ. Building A was built 1919 to1969 and is the oldest building of the four initially intended for renovation, and 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.

Introduction

General

The Wisconsin DOA DFDM retained Ayres Associates, Inc to prepare an EIA for the demolition of building A in Northwest Quadrant, at the UW-Milwaukee campus in Milwaukee, Wisconsin. The EIA is required by UWSA guidelines in compliance with the WEPA, Section 1.11, Wis. Stats. The purpose of the EIA is to assess the potential environmental effects of the project relative to the quality of the human environment. The Wisconsin DOA DFDM is the project manager, and the UW System Board of Regents (BOR) is the project owner.

Project Description

The project is one in a series of projects to renovate Northwest Quadrant (NWQ), formerly known as the St. Mary's Hospital – Columbia campus. The NWQ Renovation project 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 renovation 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. Other 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 renovated for the College of Nursing. Building B is planned for future remodeling for the College of Health Sciences.

The other renovation project also includes the demolition of NWQ Building A, which is 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 in sections from 1919 to 1969 and is the oldest building of the four initially 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 which was summarized in the NWQ Building A Demolition Summary prepared in November 2019:

- Functional obsolescence (does not meet operational needs for 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 a new use)
- Mothballing cost (code improvement costs to allow for non-occupancy for an extended length of time was estimated at $3 million, plus annual costs for utilities, maintenance, and security of at least $232,000 per year)
- On-going repair costs (on-going costs to maintain the mothballed building for structural and safety reasons are a continued drain on the budget)

- Renovation feasibility (evaluation to bring items above into functional use for the current building were cost-prohibitive)
- Demolition costs (technically feasible given utility protection obligation; estimated cost of $6 million)
- Alternative uses of space (if demolished, the removal of building A would provide additional open/green space and more welcome entrance to the remainder of the facility. In the future, a new modern academic building could occupy this site.)
- Potential historical concerns (constructed in phases from 1919 to 1969, 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)
- Cost to Mothball being $2.9 million, including ongoing energy and maintenance cost to keep Building A code compliant

Based on the above considerations, UWM, UW System, and DFDM have determined that the demolition of Building A is a more cost-effective and prudent outcome, with the best future space planning outcomes for UWM students, faculty/staff, and the campus community. The total project cost, including demolition and restoration of the project site with green space, is estimated at $6,000,000 and will be funded using General Fund Supported Borrowing and Cash. Demolition costs alone comprise approximately $3,100,000 of the total project budget.

EIA Process

The WEPA compliance process began in November 2019 with the authorization to prepare a Type II EIA. A scoping letter to solicit input on potential environmental impacts of the project was sent on November 20, 2019, to selected parties. A copy of the scoping letter along with recipients is located in Appendix B, and responses received are contained in Appendix C. A public notice will be posted in the *Milwaukee Journal Sentinel* newspaper to request public input prior to finalizing the EIA as well as to provide notification of the Public Meeting. In addition, this included notification in the UW-Milwaukee media services. The first draft of the EIA is being made available for public review as of December 18, 2019, ending January 7, 2019. Copies of the EIA will be made available at the UW-Milwaukee Golda Meir Library and Milwaukee Central Library and were sent or made available by e-mail or written notification to approximately 35 individual recipients that are listed in Appendix B. The EIA was also made available online at http://www.ayresprojectinfo.com. Comments will be directed to:

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The deadline for verbal or written comments is January 7, 2020. A public meeting to present the project and EIA findings and to take written comments is being held on January 7, 2020, at 6:00 p.m. in Lubar Hall N140, located at 3202 North Maryland Avenue, Milwaukee, Wisconsin. The public meeting is being attended by representatives of the DFDM, UW-Milwaukee, UWSA, Ayres Associates, and interested members of the general public. The meeting will have a formal presentation of Draft EIA findings as well as relevant figures and impacts. The meeting sign-in sheet, presentation board information, public comments, and other information pertinent to that meeting will be included in the final EIA document.

The Final EIA and Recommendation will be released publicly in late January 2020. Notice of release of this document is being sent to the distribution list in Appendix B and made available online at the website noted above.

I. Description of Proposed Action

A. Title of Proposed Project

Northwest Quadrant Building A Demolition

DFDM Project # 17B10-02

B. Location

University of Wisconsin – Milwaukee

The Northwest Quadrant (NWQ) is on the northwest corner of the intersection of East Hartford Avenue and North Maryland Avenue in Milwaukee.

County: Milwaukee County, WI

Political Town: City of Milwaukee, Wisconsin

C. Project

1. Description

Northwest Quadrant Renovation

The Northwest Quadrant (NWQ), formerly the Columbia-St. Mary's (CSM) hospital campus, was acquired by the University of Wisconsin-Milwaukee (UWM) in January of 2011. The NWQ is 1.1 million gross square feet (GSF). Columbia-St. Mary's had two campuses within five miles. In the 1990s, they determined this location was not viable for renovation and proceeded to sell and relocate. It afforded UWM a rare opportunity to acquire an adjacent property to relieve the dense landlocked campus.

Buildings A-D were the main hospital and medical office functions, comprising about 800,000 GSF. Additionally, there is a parking garage and a former nursing school. The buildings were constructed between 1919 and 1993. Most of the complex has surpassed the typical lifespan of building systems when renovation or replacement is needed. The campus was abandoned for around 20 years resulting in minimal maintenance before UWM's purchase. The NWQ buildings are in poor condition and require extensive repairs and renovation. The newest building C was remodeled and is in use by UWM. Building B is used as a temporary location for campus units that are displaced by construction in other campus buildings. Seven floors of Building D are vacant, and two stories have been remodeled. Building A dates back 60 to 100 years and has been vacant for about 30 years

The NWQ Renovation project 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 proposed 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 Building D has structural issues

and is currently being replaced entirely. Other masonry repairs are required on Buildings B and C. Building D will be remodeled for Student Health Services and the School of Information Studies. Building C will be renovated for the College of Nursing. Building B is planned for the College of Health Sciences. Project work will be completed in phases to allow the relocation of occupants.

Building A Demolition

During the design phase of the project, the physical condition of Building A was evaluated to determine its feasibility for continued use. The Division of Facilities Development and Management (DFDM) reviewed options, which included little to no renovation, mothballing the facility, and demolition. Given the building's construction, they determined it would cost more to renovate than replace. Building A has a wood frame roof, which is inconsistent with the rest of the NWQ complex. If it were to remain in use, Building A would need to be separated from the remainder of the complex by fire-rated construction as required by current building codes. The upper floors of Building A were initially designed for patient rooms. The wings are narrow and include a double-loaded corridor with patient rooms on either side of the hallway. The narrow wings do not accommodate any other use other than office and/or small meeting rooms without extensive renovation.

Building A is a concrete column and floor structure. The columns are closely spaced and not conducive to the creation of larger rooms. The building is uninsulated. To make this building, reasonably energy-efficient insulation will need to be added on the inside of the existing exterior walls. The windows and roof need replacement. The building is, for the most part, is not connected to a fire suppression sprinkler system, which would be installed to meet code. Sprinklers would be required in the attic space as well as the occupied spaces.

Major mechanical systems are out of date, and some are non-operational. Occupying Building A will require a complete replacement of all mechanical systems in the building. Additionally, the building is not currently compliant with accessibility requirements. It was built before accessibility codes were enacted; thus, significant modifications would be required to provide accessible toilet rooms, entrances into spaces, stairs, elevators.

Additionally, the floor loading capacity in some areas is less than the code mandated live loading requirements. Reinforcing the below standard areas of flooring to meet loading requirements would be prohibitively expensive.

After reviewing the potential construction alternatives, DFDM determined that demolition of Building A was the most cost-effective option and will provide green space and future expansion opportunities. Following demolition, Building A will be replaced with a connective outdoor space linking the NWQ and its remaining structures to the rest of the UWM campus.

2. Purpose and Need (Objective, History, and Background)

The UWM long-range plan has identified space needs for Student Health Services, the School of Information Services, and the College of Health Sciences. Teaching and learning environments, including instruction and research labs and classrooms, are needed. The existing buildings cannot feasibly provide this opportunity. The Building A site is adjacent to one of the most active and visible intersections of campus; An unoccupied, deteriorating structure is detrimental to the UWM community and neighborhood.

UWM’s building feasibility assessment approach to resolving these issues are evaluated and prioritized to provide effective use of capital funds with economical operating costs. Buildings that can be cost-

effectively repaired will be renovated. Buildings that are no longer viable and cost more to renovate than a new building will be replaced. UWM is currently working to improve and renovate a majority of the NWQ structures. Future university goals, combined with the present needs of the campus and past studies of condition, lead to the conclusion that Building A is not viable for renovation and should be demolished.

Project Evaluation History

The University of Wisconsin System Board of Regents requested funding from the State of Wisconsin, in General Fund Supported Borrowing (GFSB) in 2015 and 2017, to renovate 470,100 GSF of the 800,000 GSF Northwest Quadrant (former Columbia-St. Mary's hospital complex). Renovations are needed to address critical life safety and building code requirements, building systems repairs and renovations for academic instruction and office use by the University of Wisconsin-Milwaukee (UWM). In 2017, the requested project was enumerated by the Wisconsin legislature, but by the end of the capital budget process, the project funds were reduced from the $63,693,000 GFSB requested by the Board of Regents to $46,800,000 GFSB in the final capital budget, a 26.5% reduction, due to availability of overall state bonding.

Following consultations with architectural and engineering experts, DFDM has determined that the current project will not support repairs needed to make Building A code compliant at a minimum. There is an additional $12,000,000 needed to perform programmatic remodeling in order even to occupy Building A of NWQ. Building A was constructed in sections from 1919 to 1969 and is the oldest building of the four initially intended for renovation. It is a 219,200 GSF five-story masonry building with a lower level and a concrete superstructure. It is located at the east end of the building A-D complex and is connected to Building B.

The Northwest Quadrant Building Condition Report that was prepared by Kahler Slater determined that the reuse of Building A would require substantial investment to realize unnecessary space in the wrong location. The renovation of this building would result in small and varied spaces that are not well suited for the classroom, laboratory, or assembly areas that the university needs. Additionally, the building was not structurally designed to support the loads required for these occupancies.

D. Estimated Cost and Funding Source

Funding $6,000,000 (General Fund Supported Borrowing [GFSB])

E. Project Schedule

A/E hired	January 2017
SBC/BOR Approval	February 2020
Bid Date	August 2020
Start Demolition Construction	September 2021
Substantial Completion / Demolition	October 2022

II. Existing Environment

A. Physical Environment

1. Land Use

The project site within the Northwest Quadrant (NWQ), formerly known as the St. Mary's Hospital – Columbia campus is on the east end of the acquired NWQ, including Building A. The NWQ is an urban site with large areas of impervious areas and is located directly northwest of the existing University of Wisconsin – Milwaukee Kenwood Campus at the intersection of Hartford and Maryland Avenues. The NWQ generally slopes down from east to west along Hartford Avenue and creates grade access on both the ground floor and the first floor of the complex. At the east, access to grade occurs on the first floor and wraps around Building A. Grade changes abruptly on the northwest side of the complex where a retaining wall separates the existing surface parking lot from the sloped entry drive that serves the parking structure. Grades on the south side of the complex slopes gently down from east to west without the use of retaining walls. Both Buildings C and D currently have ground floor entries. A circulation drive continues from the parking garage's Newport entry around Buildings C and D to East Hartford Avenue. The NWQ's three-bay loading dock located between Buildings C and D at the basement level is also accessed from East Hartford Avenue via the circulation drive.

Site work within the NWQ campus is comprised of paved areas for circulation, site walls, and stairs that provide access and delineate spaces, stormwater management structures that drain the site, and plant material and amenities that add to the site's aesthetic character. In general, most of the NWQ campus's site work was reasonably well maintained by the current owner, but the site has deteriorated and presents a poor image to neighbors and visitors. Over the years, 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. On the exterior of Building A, there is additional weathering staining, failing retaining walls, and pavement cracking in some vehicular and pedestrian areas. The interior is decayed with architectural finishes falling off walls and floors, plaster is cracked and popped off, and much of the plumbing and mechanical systems are turned off due to failures that result in water damage. All of these items require replacement to be compliant with code and functionality requirements.

Landscaping on the NWQ site includes shade trees, ornamental trees, and shrub masses in both at-grade and raised planter beds. Overall the quality and health of plant materials on the site are fair. Several instances of erosion due to stormwater are present. Around the NWQ, bark and decomposed granite will serve as planting bed mulch, erosion control around building foundations where roof edges drip, and as buffer strips along sidewalks along perimeter streets. Most of these areas were not maintained when the building was for sale and have decomposed and migrated over time. These areas contain potential environmental and pedestrian hazards.

Current site exterior lighting consists of lights on poles, building-mounted fixtures, and some ground-mounted decorative landscape lighting. The building-mounted fixtures appear to be in good condition but could be upgraded to increase energy efficiency. The pole-mounted lights on the NWQ campus are not as well maintained and do not meet UWM standards.

The project consists of pedestrian walkways, turfgrass, bushes trees, and road crossings and is heavily utilized by pedestrians, bicyclists, and vehicles at the various space functions.

2. Topography

Building A: From an elevation of 681 feet at the northeast side of Building A, the ground stays relatively flat to an elevation of 681 feet on the southwest side of Building A and has an elevated knoll in the southeast to an elevation of 686 feet. Site elevations are shown in Figure 3.

Utilities: Site surface grades range from 680 to 686 feet with the high point near the intersection of East Hartford Avenue and North Maryland Avenue utility manholes and the low points near the southwest and northeast corners.

3. Soils

According to the United States Natural Resource Conservation Service, the soils of eastern portions of Milwaukee County are listed as “Unmapped Soils.” This area is a portion of the Milwaukee remain unmapped (Wisconsin Cooperative Soil Survey, National Cooperative Soil Survey, Sept. 16, 2019).

4. Utilities at the NWQ

HVAC Building Systems

The HVAC systems are widely diverse in sizing, arrangement, design, and operation. The systems appear to be code compliant with codes in effect at the time of the construction and appear to have ample capacity to satisfy the present occupancies. Due to the specialized occupancies encountered in hospitals, some of the systems are arranged with 100% outside air supply air with 100% exhaust and no return air. Educational and residence occupancies do not require this quantity of outside air. In light of energy efficiency, it is not recommended to reuse these systems for the proposed occupancies. The major components of these systems have varying median service life expectancies of 23 years for water chillers, 25 years for centrifugal fans, 20 years for water and steam coils, 20 years for cooling towers, and air-cooled condensers, 20 years for air terminal units and 25 years for boilers. Once operating equipment reaches its median service life, the Owner should anticipate lower operating efficiency and increasing maintenance/repair costs. Median Service Life (MSL) expectancies are referenced from A.S.H.R.A.E. 2019 HVAC Applications Handbook and are based on visual observation at the site. Preserve existing utilities in the lower level of the Building A tunnel. Repair utility piping supports in the tunnel. Provide ventilation for the demark Telecom room, which remains in use.

Chilled Water and Steam

Chilled water and steam are currently provided through two chillers and a system of primary/secondary pumping installed in 1993. Steam and condensate work completed after the 2012 EIA includes constructing a concrete box conduit containing pressure steam and steam condensate lines from the navigable utility tunnel near the intersection of East Hartford Avenue and North Maryland Avenue to the Northwest Quadrant East Wing building (Building A) tunnel. Three steam vaults were constructed, and the navigable utility tunnel was expanded at the campus connection point for steam and condensate, chilled water piping, and valve connections.

Chilled water work consisted of installing chilled water supply and return piping from the navigable utility tunnel near the intersection of East Hartford Avenue and North Maryland Avenue to the west side of North Maryland Avenue in the vicinity of the NWQ Energy Center. The chilled water supply and return lines will be extended from the East Wing (Building A) tunnel into the West Wing (Building B) chiller room. The existing chillers, pumps, and cooling towers were disconnected and abandoned in place. The general

median service life is 50 years for water and condensate piping. Each piping system must be analyzed individually during any major remodeling; however, any system approaching the MSL listed should be assumed to require replacement.

Domestic Water

Municipal water supply exists through Milwaukee Water Works (MWW) as a part of the Riverside pressure district. The water supply is from Lake Michigan, with treatment at MWW water filtration plants. Water mains are located in East Hartford Avenue, North Maryland Avenue, and East Newport Avenue. Available flow data indicated sufficient capacity and pressure for the new building purposes. There are existing domestic water exterior hose bibs: one on the south side of Building C at Ground Level; two on the west side of Building C at Ground Level; and two on the north side of Building D at Ground Level.

Sanitary Sewer

Sanitary service for the buildings on campus was designed to meet the plumbing code at the time of construction. Due to the nature of the facility, the size of the pipes servicing the facility has adequate capacity to serve the NWQ's uses. Once again, due to the existing nature of some buildings on the campus, sanitary coverage for individual floors is dense. These areas include patient rooms and dormitory areas. While in other areas, such as the offices and general usage areas, the coverage is considered acceptable, the sanitary sewer alignment runs west to the east off the site.

Electrical Building Systems

The electrical installation for the NWQ buildings followed the electrical code at the time of construction and again during the updating of several of the buildings. Current use could be continued for all of the buildings on the campus. Remodeling of buildings would require various changes to be made to meet current codes. Because the distribution voltage within the NWQ campus was changed from 3810 volts to 4160 volts in 1985, none of the 4160-volt transformers is older than that. The criteria used in the sizing and selection of the equipment components allow for considerable expansion and a long life. Transformers are designed for a 20 to 30-year life at rated temperature (130°C for oil-filled and 220°C for dry-type transformers), and their life can be doubled for each 10° that the operating temperature is reduced. The security systems are old, partially outdated. TV cabling and electric strikes remain. Underground electric utility lines run on the east portion of the site and tie into Building A in the southeast corner.

Fire Alarm Building Systems

The fire alarm system was upgraded in 2000 and consists of fully addressable components on a Johnson Controls IFC 2020 METASYS (NOTIFIER) system and included a stand-alone engineered smoke control system in some parts of the complex. Modifications to the fire alarm system to send alarms to the UW and/or local fire department are developed by the Campus and Building A will be required to tie into the upgraded system upon occupancy.

Stormwater

Site stormwater flows to existing catch basins and trench drains that exist in the paved drive lanes and parking areas of the site. From the drains in the southwest corner of the site, stormwater flows through 8" to 12" laterals to a combined sewer in East Hartford Avenue. From the site drains located around the Building D, stormwater flows through 8" to 24" laterals to a combined sewer system to the north of the

site. Drain tile, which exists in some of the site planters drains to the storm sewers on site. Combined sewers convey both stormwater and wastewater and are sized to a capacity to handle a 10-year storm flow. A stormwater basin is located near the near steam pit, and signal vault/duct bank runs north off-site.

5. Surface Water

The project area is part of the Milwaukee River South Watershed, although there are no surface water features within the boundaries or adjacent to the site boundaries. Concerns within the Milwaukee River South watershed as a whole include:

- Water quality impacts and increased runoff quantity from urban land uses, such that many of the rivers and streams are not meeting water quality standards.
- Significant groundwater contamination in areas of the Watershed.
- Direct impacts to a drinking water source (Lake Michigan) from nonpoint source pollutants within the watershed such as herbicides, pesticides, concrete waste runoff, pet waste, agricultural runoff, parking lot, and road runoff.

As part of the Watershed, the project area does impact water quality. Limiting impervious surfaces and the use of herbicides and pesticides and following construction Best Management Practices when handling concrete waste runoff are all applicable site methods to help protect water quality.

6. Wetlands and Flood Plains

The Wisconsin Wetland Inventory (WWI) Map is provided in Figure 4, Appendix C. According to the U.S. Army Corps of Engineers (USACE), wetlands are “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.” Based on the methods outlined in the 1992 *Wisconsin Wetland Inventory Classification Guide* and its regional supplement, the presence of a wetland is determined based on three hydric criteria – vegetation, soils, and hydrology (USACE, 1987). The boundary of a wetland is where one or more of these hydric characteristics give way to upland features. Following this guidance, in addition to a review of WWI maps, soil data, and topographic maps, it has been determined that mapped wetlands are not located within the project site boundaries. According to the Federal Emergency Management Agency (FEMA) data, the project site is within Zone X, which is outside of the 100-year and 500-year flood plain (Figure 5, Appendix C).

7. Air

Chapter NR 400 of the Wisconsin Administrative Code regulates air quality for construction sites. Contaminants regulated by this chapter include the “criteria pollutants”: particulate matter, sulfur dioxide, organic compounds, nitrous oxides, and carbon monoxide. Hazardous air pollutants and visible emissions are also regulated. If an ambient monitor measures criteria pollutant concentrations or dispersion modeling indicates concentrations within the National Ambient Air Quality Standards (NAAQS), the region is designated as an attainment area for that pollutant. Milwaukee County is designated as a “moderate” nonattainment area for ozone and as a nonattainment area for particulate matter less than 2.5 microns in diameters. Milwaukee County has several air monitoring stations, including one on top of the Kunkle Building and one at the DNR office near 2nd and North, which monitors the air quality of the county at regular intervals. All monitored pollutant concentrations in the project area are currently within ambient air quality standards. The air quality for the Milwaukee area is good, according to monitoring station data.

The NWQ had a minor source of air pollution from the boilers and three emergency generators. The UWM campus has a Prevention of Significant Deterioration (PSD) air quality permit for their heating plant and other air sources.

Air quality in the area is impacted by the campus heating plant to the east of the project site near North Downer Avenue and East Newport Avenue. Area air quality area is mainly influenced by large coal-fired power plants along the Lake Michigan shoreline. Additionally, Milwaukee's air quality is affected by industrial areas in northeastern Illinois and northern Indiana due to prevailing southerly winds during the summer. It is also essential to consider UWM's proximity to Lake Michigan as that affects local wind patterns and atmospheric stability. The colder, more stable air, which inhibits dispersion of pollutants over the lake in the summer, moves inland with a lake breeze and may affect the city's air quality.

8. Miscellaneous

Hazardous Materials

The Wisconsin Department of Safety and Professional Services storage tank database and the Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System (WDNR BRRTS) database was searched for potential environmental hazards within the project area (Figure 6, Appendix C). Several sites near the proposed development were noted in the database, including:

- St. Mary's Columbia Campus, LUST, activity opened in 1994, soil contamination removed, and activity closed in 1997 under NR708.09.
- St. Mary's Columbia Campus, ERP, activity opened in 1993, soil contamination removed, and activity closed in 2007 under NR708.09.
- UW Milwaukee Children's Center Detention Pond, ERP, activity opened in 2013, soil contamination remains, activity closed in 2017 with continuing obligations.
- UW Milwaukee School of Architecture, LUST, activity opened in 1993, soil contamination removed, and activity closed in 1998 under NR726.
- UW Milwaukee Electrical Substation, LUST, activity opened in 1994, soil contamination removed, activity closed in 1995.
- UW Milwaukee – Mitchell Hall, LUST, activity opened in 1999, soil contamination removed, and activity closed in 2001 under NR726.

There are several above-ground fuel storage tanks within the vicinity of the project that are listed in the Tank Database though no tanks were identified as existing historically or currently on the project development area. UW-Milwaukee owns several diesel and unleaded fuel tanks, several closed and a few in use currently. There is a three-sided bricked wall that once housed medical gases required for the clinics and hospitals to the northwest of the project site. These systems have been purged, capped, and removed.

Structures

The east wing of Building A is comprised of the original 1919 hospital and numerous additions dating from 1923 to 1969. All buildings in the East Wing have a sub-grade floor and range in height from one to five stories above grade. The width of the building masses extending south toward Hartford Avenue range from 40-55 feet. The structural floor framing systems for these buildings generally consist of mild reinforced concrete pan joist and beam systems, mild reinforced concrete/clay tile joist and beam systems, and mild reinforced concrete flat slabs. These floor framing systems are generally supported by

reinforced concrete columns, masonry bearing walls, or concrete foundation walls. In the northeast corner of the East Wing in the area of the old boiler room. Several reinforced concrete columns exist in this area, which shows signs of rusting reinforcing steel and spalling of concrete. These should be repaired to avoid any continuing damage to the structure. The roof framing systems for these buildings generally consist of mild reinforced concrete pan joist and beam systems, mild reinforced concrete/clay tile joist and beam systems, and metal deck on steel joist and beam systems. These roof framing systems are generally supported by reinforced concrete columns, masonry bearing walls, or steel columns. No roof framing problems were observed. The stair construction in these East Wing buildings generally consists of reinforced concrete. No stair framing problems were observed. The exterior walls are typically constructed of brick and limestone masonry with decorative elements of brick and limestone. At the northeast corner at the ground level, a site wall is in poor structural condition. The brick masonry wall has significant cracking and spalling at approximately 30 SF of wall. Exterior walls are not constructed with an insulation layer and require compliance with current energy codes. The utility tunnel system and support spaces beneath NWQ-A were connected in 2012 to the UW campus. The tunnel is to be retained and repaired to keep utilities viable

Noise

Current permanent or long-term noise sources near to the project area include pedestrian, bike and vehicular traffic from Hartford Avenue, Oakland Avenue, and Maryland Avenue, and activities or game events happening at Engelmann Field such as soccer games. Temporary or short-term noise sources include construction within the area.

B. Biological Environment

1. Flora

The existing flora of the project area is limited to landscaping species. The project area is an estimated 40% pervious currently. Most of the wildlife in the area would seek shelter in larger vegetated areas found in residential neighborhoods located to the north and west as well as the Downer Woods area to the northeast of the NWQ. The general project area has turf grass and trees ranging in size from 6-inch diameter breast height (DBH) to 30-inch DBH.

General: According to reports from the WDNR, there have been 11 plant species of special concern found in the general area of NWQ. These species of concern include Cooper's Milkvetch (*Astragalus neglectus*), Harbinger-of-spring (*Erigenia bulblosa*), Forked Aster (*Aster furcatus*), Small White Lady's Slipper (*Cypripedium canididum*), American Sea-rocket(*Cakile lacustris*), Harily Beardtongue (*Penstemon hirsutus*), Marsh Blazing Star (*Liatris spicata*), Seaside sedge (*Carex gracilescens*), Tufted Hairgrass (*Deschampsia cespitosa*), Wafer-ash (*Ptelea trifoliate*). These observations are historical, and a lack of suitable habitat currently exists for these species to occur naturally in the project area.

2. Fauna

The Wisconsin Department of Natural Resources completed an Endangered Resource Review (ERR) for this project site in 2012. In their report, included in Appendix F, the project area was identified as being within a Migratory Bird Concentration Site, marked by an area where large numbers of migrating birds often become concentrated due to prevailing winds or water barriers. There is potential for all species within this site, both rare and non-rare. The attached ERR report has been redacted to omit the locations of endangered resources, which cannot be released in publicly circulated documents. A copy of the ERR

can be disseminated, on a case-by-case basis, to individuals involved in permitting, licensing, and approval of the proposed project.

As the site is currently developed, associated fauna typical of urban areas include songbirds, mice, squirrels, opossums, and raccoons. The WDNR has identified four species of concern that naturally may have occurred in or nearby the project area. These species include Butler's garter snake (*Thamnophis butleri*), Striped Shiner (*Luxilus (Notropis chysocephalus*), Greater Redhorse (*Moxostoma valenciennsei*), Longear sunfish (*Lepomis megalotis*). Based on the current information about the site, along with its high traffic use and developed nature, it is unlikely that a suitable habitat for these species exists. Follow-up actions are limited to strict erosion and sedimentation control for the proposed project duration.

As with the flora of concern, many of the records of these species are historical. The natural habitats for these species to survive no longer exist within the project area, and beyond erosion control, the WDNR has no further recommended actions.

C. Social and Cultural Environment

Existing social aspects of the area are presented as context to the project and the social profile of potential beneficiaries or impacted parties that could result from project development.

1. Columbia St. Mary's Hospital Campus

The demolition will be located at the old site of the Columbia-St. Mary's (CSM) Hospital, specifically the East Wing (NWQ Building A). Columbia-St. Mary's sold this property once construction was finished on its own new Lake Drive Campus south of UWM's campus. The UW System Board of Regents collectively approved funding in January 2010 to purchase the hospital's 11-acre lot, including 1,000,000+ gross square feet in seven red-brick buildings, a 788-car parking garage, and 174 surface stalls. The first unit of the hospital was opened on Maryland Avenue in 1919, and the last unit was closed late 2010. At one time, this location provided close opportunities for UWM College of Nursing students during their clinical rotations, as well as for students within the College of Health Sciences.

The East Wing (NWQ Building A) of the CSM complex once housed original hospital and additions. It consists of the foodservice, locker rooms, dishwashing, mechanical rooms, maintenance shop, and offices, the morgue. medical records, the medical library, administrative offices, the kitchen, cafeteria, auditorium, gift shop, chapel, patient rooms, outpatient treatment, physicians' overnight rooms, hospital offices, the sleep lab, hospital offices, a gym, physicians' offices, physicians' overnight rooms, labs and lab support.

2. UWM Children's Center (First Phase of NWQ Transition to UWM Use)

The mission and vision of the UWM Children's Center (UWM-CC) are to incorporate high-quality education programs for children and families, UWM students, and the professional child development community into the University's mission of academic drive, diversity, and research. The UWM-CC provides care services for children ranging in age from 6 weeks to 12 years, and there are currently over 300 children enrolled at the Center. Currently, the profile of the user groups includes UWM students (50%), faculty (15-20%), staff (5-10%), Student Alumni and Association members (10-15%), and Hartford School families and staff (5-10%). Of these users, 20% are considered low-income by the state of Wisconsin. UWM-CC features 17 classrooms run by 140 staff members, 36 of whom are full-time.

In addition to childcare services, the UWM-CC is also used for student projects, coursework, research, and professional development. The College of Nursing, the College of Health Sciences, and the departments of Speech Pathology, Child Development, Physical Therapy, and Occupational Therapy all use the center for observational and research purposes.

3. Other Current Uses of NWQ Buildings

Building A is not currently in use except for the central corridor of the first floor and a small coffee shop and convenience store. Building C was remodeled for office and educational use. Building B is a temporary location for campus units that are displaced by construction in other campus buildings. Seven floors of Building D are vacant, and two stories have been remodeled for campus use as UWM Children's Learning Center.

4. City of Milwaukee

Table 2 provides population data for Milwaukee County and the City of Milwaukee. Between 2000 and 2010, the most recent period for which complete U.S. Census Bureau data are available, the City of Milwaukee has seen a decrease in population of 0.4% while Milwaukee County has seen a slight increase of 0.8% over approximately 10 years. The U.S. Census Bureau 2010 estimates the population in Milwaukee County at 940,164 and population in the City of Milwaukee at 594,833 (based on the 2010 American Community Survey).

Table 2: Population Data for Milwaukee County, City of Milwaukee

	2000 Population	2010 Population	Percent Change 2000-2010
Milwaukee County	940,164	947,735	0.8
City of Milwaukee	596,974	594,833	-0.4

Source: U.S. Census Bureau, March 2012.

According to the Wisconsin DOA Demographic Service Center, Milwaukee County is expected to surpass the one (1) million population mark after 2015. It will remain the state's most populous county for the foreseeable future. Milwaukee County will see a 4.3% population increase between 2000-2025 from 596,974 to 622,739 residents.

From the 2010 U.S. Census data, the latest to be fully released, the City of Milwaukee population is split nearly evenly between males and females, with 286,949 males (48.2%) within the city and 307,884 females (51.8%). According to the data, 31% of the population were under 20 years old, 26% between 20 and 34 years in age, 24.6% between 35 and 54 in age, and 12% aged 55 to 69 and 6.4% 70 or older.

Residents in Milwaukee are primarily African American (40.0%) and Caucasian (44.8%), with the next highest single ethnicities being Hispanic/Latino (17.3%) and Asian (3.5%). American Indian or Alaskan Native, some other race, or two or more races comprise the remaining 3.0% of the overall Milwaukee population (http://factfinder2.census.gov).

5. UW-Milwaukee

All UW System campuses remain under-enrollment management levels set by the BOR to assure a high-quality educational experience for students. The Master Plan for UWM projects significant growth in particular programs such as Natural Sciences, Engineering, and Health by 2013 due to their potential advance in their respective research fields (Master Plan, 2010).

To support this enrollment, UW-Milwaukee employs 7,742 total employees (student employees included) with 1,636 being faculty and instructional staff and awarded $161 million in financial aid to 75% of students in 2018-2019. UW-Milwaukee is the most diverse institution within the UW System, with 26,167 students representing all 50 states and 90 nations (1,245 international students). UWM also enrolls more Wisconsin residents and student-veterans than any other university in or out of the UW System. The percentage of male to female students is relatively evenly split at 55% female and 45% male. Undergraduate enrollment made up 74% of the total population for 2019, with graduate students making up the remaining 17.7%. Enrollment decreased by 12% between Fall 2011 and Fall 2019 from to 29,768 students 26,167 students. The student population consists of 14% being multi-ethnic, 7% African American, 3% Hispanic/Latino(a, and 6% Asian American (UWM Facts, 2019). UWM estimates that there are approximately 189,309 alumni worldwide. Of the students enrolled in 2019, 3,965 are listed as living in residence halls.

6. Employment and Income

Table 3 provides employment and income data for residents of the City of Milwaukee, Milwaukee County, Wisconsin, and the United States in 2010. The unemployment rate in the City of Milwaukee (11.5% as percent unemployed of the civilian labor force) was notably higher than Milwaukee County (9.6%), the state of Wisconsin (8.5%), and the United States (8.9%) in 2010. Milwaukee residents' per capita income was $17,912 compared to $22,420 for Dane County Residents and $25,458 and $26,059 for Wisconsin and United States residents, respectively (U.S. Census Bureau, 2010).

Table 3: Employment and Income Data in 2010

Location	Civilian Labor Force	Number Employed	Number Unemployed	Unemployment Rate (%)	Per Capita Income ($)
City of Milwaukee	275,274	243,600	31,674	11.5	17,912
Milwaukee County	463,595	418,977	44,618	9.6	22,420
Wisconsin	3,082,676	2,821,803	260,873	8.5	25,458
United States	155,917,013	139,033,928	16,883,085	8.9	26,059

Source: Local Area Unemployment Statistics (LAUS) 2010, U.S. Census Bureau 2010.

7. Neighborhoods

The Mariners Neighborhood, Murray Hill Neighborhood, Cambridge Woods Neighborhood, and Historic Water Tower Neighborhood are all active neighborhood groups that border, are close to, or have interest in the UWM Campus. The area immediately surrounding the project location is primarily residential, both student and non-student. North of the campus is the Village of Shorewood, where some student housing is located, increasing the village's relevancy in campus planning. Due to the heavy presence of residential areas, UWM has an Office of Neighborhood Relations that works closely with the surrounding neighborhoods to improve the residents' quality of life. This office acts as a resource for these neighborhoods to address issues that are directly related to UWM or off-campus student residents, as well as encouraging open lines of communication between all involved parties.

8. Important social features and buildings located near the project area

Noted below are socially-important areas either directly adjacent to the project site or of significant importance near the project site:

- UWM Student Union: Located at the intersection of East Kenwood Blvd and North Maryland Ave, the Union hosts a number of student services, events, information centers, and food options. The Union features the UWM Bookstore, a UW-Credit Union, the 8th Note Coffee House, the LGBT Resource Center, Women's Resource Center, Multicultural Student Lounge, Studio Arts and Crafts Center, and the Union Theatre. Some of the services provided within the Union include University and Neighborhood Housing, Parking and Transit, and Reservation and Event Planning. The mission of the Union is to provide quality programs, services, and experiences; and foster the development of an inclusive community.
- Engelmann Hall: Engelmann Hall houses most of the administrative services such as Human Resources and payroll for the University as well as the Center for Urban Initiatives. The Center for Urban Initiatives and Research works with various types and sizes of organizations from non-profits to school districts to strategically help them understand and develop practical visions for the future and measure outcomes to demonstrate impact.
- Laura Moynihan Field: Both the men's and women's Panther soccer teams practice and compete on Laura Moynihan Field, which features state-of-the-art artificial playing surface and lighting technology. The spectator seating capacity is 2,200 but saw a crowd of 4,030 fans at the first night game in 2015 against crosstown rival Marquette. Women's soccer stadium record was 2,212 spectators versus Marquette in the televised Fox Soccer Channel in 2011. The field was renamed Laura Moynihan Field from Engelmann Filed after a three-year fundraising effort prior to 2010.
- Sandburg Hall: Over 2700 students live in the four towers that make up Sandburg Residence Hall. The North, South, and West towers were built in 1970, while the East tower wasn't constructed and opened until 2000. The towers are located about a 10-minute walk from Lake Michigan and within close proximity to numerous restaurants and businesses on Oakland Avenue. The East tower features more amenities due to its more recent construction, including air conditioning and kitchens within the suites. The amenities accessible to all University Housing residents include a fitness center, dining halls, Channel Lounge, computer lab, Flicks Movie Theater, laundry facilities, and service desks.
- Oakland Avenue: From the north edge of UWM's campus at Edgewood Avenue south about one mile lies upwards of 30 bars, restaurants, and businesses offering various services to students and the resident population. A stretch of Oakland Avenue borders the east side of Riverside Park, which surrounds the Milwaukee River and houses the downtown location of the Urban Ecology Center.

- Downer Woods Conservation, Park and Woodland Areas: Designated in state statutes Chapter 36.37 as a preservation area, this area north and east of Sandburg Hall, and north of the utility project site, was implemented to promote the permanent conservation and enhancement of this area. It protects 18.805 acres of the 90-acre campus and consists of the 11.101-acre permanent conservation area, 3.018 acres as permanently preserved woodland, and 4.686 acres as park and woodland designation. The purpose is conservation, recreational, and aesthetic corridors for UWM.

9. Traffic

Traffic surrounding the project area is currently affected by a number of Milwaukee County Transit System (MCTS) and UWM Shuttle bus services, pedestrians, bicycles, and motorized vehicles. The project area is off of Hartford Avenue, which is the main street running east-west through UWM's campus connecting North Oakland Avenue and North Downer Avenue. There are four parking lots accessible from Hartford Avenue for public and UWM-affiliated parking unrelated to the project area. The NWQ has a large parking area also off of Hartford Avenue. A factor in the acquisition of the Columbia-St. Mary's Complex was the abundant parking, addressing the problem of current insufficient parking for commuter students.

The entrances and, therefore, traffic patterns are unique due to the previous uses of the project area as a hospital. The main entrance was on the north side of the complex and completely separate from the ER drop-off area. Currently, the service drive that provides vehicular access from East Newport Avenue to East Hartford Avenue to the west end of the NWQ is a two-way drive that will remain.

When the site was an operational hospital, the traffic patterns varied throughout the day and night especially considering there was an emergency room within the facility. Between patients, employees, and service vehicles, the site saw a very high turnover rate. In a 1991 parking and traffic study of the Columbia Hospital, it was determined that there was a total of 4,550 daily trips. The parking garage on the site of the NWQ is used by students, faculty, and staff, but with the current mostly-empty state of the facilities, traffic has been dramatically decreased.

D. Economic Environment

In 2017, the requested project was enumerated by the Wisconsin legislature, but by the end of the capital budget process, the project funds were reduced from the $63,693,000 GFSB requested by the Board of Regents to $46,800,000 GFSB in the final capital budget, a 26.5% reduction, due to availability of overall state bonding. Dysfunctional systems and building envelope issues are increasingly impacting the integrity of the building, while maintenance and replacement costs accelerate annually. The ongoing building deterioration, coupled with the aging systems, likely increases repair costs and safety calls. The campus is faced with two options, mothball or renovate. Mothballing the building is projected to require first cost upgrades of over $3 million dollars and ongoing annual costs of more than $232,000, all the while not addressing necessary upgrades for occupancy, building envelope, or aesthetic integrity. Extensive renovation costs to adaptively reuse a structure not suited to current campus needs is a losing investment proposition and poor use of tax resource funding. Couple that with the recent DFDM assessment that Building A is not feasible to renovate, securing state funds for any renovation work is highly unlikely. The total cost of demolition is estimated at $6,000,000.

E. Archaeological and Historical Environments

Archaeological and other historical resources were reviewed for locations within the project extents. The Wisconsin Historic Preservation Database (WHPD) was accessed, and locally designated historical or archaeological properties were reviewed within the project areas. This database includes information from the Archaeological Sites Inventory (ASI), Architectural History Inventory (AHI), and the Bibliography of Archaeological Reports (BAR).

The Wisconsin Architecture and History Inventory identified one area of possible archaeological concern within the area of interest. Downer Woods, 0.3 miles to the northeast of the project area, does include a small area identified as an indigenous camp area. No impacts are anticipated within this proposed project boundary.

Building A was constructed in several phases from 1919 to 1969; however, it is not on the National Register of Historic Places or State Register of Historic Places. Part of Building A, built-in 1919,1923, 1930 as a hospital, is on the AHI, a list compiled by the Wisconsin State Historic Preservation Office. It is not a (Milwaukee) Local Historic Site or in a Local Historic District.

The neighborhoods surrounding NWQ are filled with homes that have been included on surveys of potential historically significant buildings, but no direct neighboring homes have been designated as such at this time. Additionally, there are two buildings on the NWQ campus that have been identified as “potentially eligible” for being included in the National Register of Historic Sites: the Columbia Hospital School for Nurses and the east-most Columbia Hospital (original portion built-in 1919). Building A is not on the State or National Registers of Historic Places, nor is it a Local Historic Site (Milwaukee) or in a Local Historic District (Milwaukee). The AHI notes “Although it is stated above that the firm of Schmidt, Garden, and Martin of Chicago designed the original portion of this building in 1919, Passante states that the records of the very prominent Milwaukee firm of Brust & Phillip show that this firm actually designed the original portion of this building.” This original portion of the hospital is located on the east side of the project area. Also, Holton Hall, a part of the former Downer College campus, is currently identified on both the State and National Registers (listed as Milwaukee-Downer “quad”).

III. Proposed Environmental Change

A. Manipulation of Terrestrial Resources

The primary cause of physical manipulation at the site will be from the demolition of Building A and maintenance to the existing utility tunnel that underlies the north side of the building, regrading of the site to accommodate the open green space, and the addition of concrete sidewalks. The lower level of the building is partially below grade and will be backfilled with compacted soil. The result will increase the amount of pervious grassy areas. In general, grades will not change appreciably across the site, surface runoff that does not infiltrate green space will be routed to a new catch basin. Utility laterals beneath the building will be disconnected, capped, and those that are no longer in use will be removed, except for one storm sewer sump. Steam and chilled water service will be routed to Building B through the existing utility tunnel. Fiberoptic telecommunications service will be installed in the basement of Building C along with AT&T copper service.

The existing vegetation at the site consists of trees, minor turf grass areas, and ornamental shrubs. Some of this vegetation, including grass, shrubs, and some designated trees of lesser significance are likely to be removed during demolition. Additional plantings and landscaping will be part of this project, including the new trees in the green space.

The site is in an urban setting with existing vegetated areas being of a landscaping design with no surface water features. The majority, if not the entirety of the natural vegetation has been redeveloped and turf grass restored. As the site is currently in a developed area of campus, the WDNR along with the US Fish and Wildlife Service have both previously reviewed the project site in 2012, and neither indicated the presence of any endangered, threatened or special concern species or natural communities, nor any State Natural Areas that would be impacted by the project.

B. Manipulation of Aquatic Resources

There are no ponds, lakes, streams, or wetlands identified within the project boundaries. Lake Michigan is located approximately 0.80 miles east of the project site, and the Milwaukee River is about 0.30 miles west of the project site. These water bodies provide habitat for waterfowl and aquatic wildlife. Due to the proximity of Lake Michigan and the Milwaukee River. In 2012 the WDNR evaluated construction stormwater impacts for a substantially similar project at this site and used standard language in their response letter indicating habitat near these bodies of water need to be protected through the use of best management practices (BMPs) and other erosion control measures, but impacts to water flow and aquatic wildlife are not anticipated. These recommendations should be followed during all phases of construction.

Biological impacts from the project due to stormwater runoff or erosion are not anticipated. It is estimated that the demolition of Building A will decrease impervious area by an estimated 212,000 square feet and subsequently reduce runoff. Stormwater collection structures shall be incorporated within the green space to collect stormwater runoff that does not infiltrate the surface and to prevent stormwater from flowing off-site.

During construction, adequate grades will need to be set so that drainage and surface water runoff will be routed to existing reinforced concrete pipe storm sewers or handled in a way compatible with WDNR requirements. Stormwater runoff produced at the site is subject to regulation under Chapter NR 216, Stormwater Discharge. A Storm Water Construction Site General Permit will be obtained in order to

comply with state regulatory requirements. Stormwater control plans during and after construction will incorporate BMPs identified by the WDNR in order to comply with the requirements of that permit.

As part of the project, an erosion and sediment control plan will be developed in accordance with the National Pollutant Discharge Elimination System (NPDES) and coordinated with WDNR staff. Standard engineering controls such as silt fencing, road sweeping, and inlet protection will be implemented to control runoff, erosion, and tracking of soil on to city streets. The erosion control plan should incorporate inlet protection, construction tracking pads, and silt fencing that must be maintained throughout construction. Additionally, there are requirements for the contractor to sweep street pavements a minimum of daily. Impacts resulting from increased runoff during construction are anticipated to be minimal. The standard regulations for construction site erosion control call for the limitation of sediment so that there is a reduction of 80 percent of the sediment load carried in runoff as compared to no employment of erosion control measures.

Spills from construction-related activities could cause hazardous materials to be released to the storm sewer system or impervious areas. These may include solvents, oil, grease, gasoline, caulk, paint, or hydraulic fluids. The BMPs implemented to clean up spills include absorbent blankets and storage containers to minimize the potential for overland flow into the storm sewer.

C. Structures

The project proposes to demolish Building A and replace its footprint with an open green space that is designed to link the NWQ to the campus. Demolition includes the removal of walls and building slabs. Below-grade areas will be filled to grade with compacted soil and seeded to establish grass turf. A system of concrete walkways will cross the green space and provide pedestrian access to the NWQ. Proposed structural renovations to the other NWQ buildings include but are not limited to:

- Building B
    - Remove and replace brick in two deteriorated locations
    - Tuckpoint caulk in six brick locations
    - Remove concrete parapet around the low roof on the north side of the building
    - Remove deteriorated stone base on the north building face
    - Re-roof 19,000 SF

- Building C
    - Remove and replace landscape walls
    - Re-roof entire building (27,000 SF)
    - Replace storefront windows and reconstruct head and sill conditions
    - Replace exterior doors
    - Regrade drainage stone
    - Remove abandoned HVAC components on the roof

- Building D
    - Recladding of all facades with brick
    - Replace existing windows with energy-efficient aluminum windows
    - Add wall insulation
    - Re-roof 6,000 SF
    - Refinish cabinetry in the warehouse office and breakroom, including the installation of a sink, sanitary, and vent piping
    - Remove abandoned HVAC components from the roof

D. Socioeconomic

1. Social

Aesthetics and Green Space

The transformation of the current Building A into a new outdoor green space will significantly increase the aesthetics of the neighborhood and urban street edge. This outdoor area will provide multiple attributes geared towards linking the NWQ to the UWM campus. The stretch of Hartford Avenue between Cramer Street and Maryland Avenue is lined with brick buildings, concrete sidewalks, and minimal green space. Also, the majority of the exterior space of the NWQ Complex is dedicated to parking. The proposed green space will include natural components such as medium to large trees, landscaping, and open turf. UWM's Master Plan has placed a priority in establishing a "working landscape" that embraces, integrates, and embodies the design, environmental, and academic values. This new green space will also greatly enhance the visual appearance of the remaining NWQ structures and provide a level of connectivity with the rest of the campus that is currently missing from the complex.

Pedestrian Circulation

The long-term site Master Plan for the NWQ seeks to improve connectivity between the complex and the rest of the UWM Kenwood Campus. One way to forge this connection is through increased pedestrian circulation. Both north-south and east-west circulation paths exist connecting the different parts of campus and will intersect the proposed outdoor green space. This includes access to pedestrian crossings on both Hartford Avenue and Maryland Avenue and paths to NWQ Building B entrances.

2. Economic

Based on a study entitled *The Impact of Construction on the Wisconsin Economy* by C3 Statistical Solutions published in January 2011, every $1 spent directly on construction projects produces an overall economic impact of approximately $1.92. For the proposed NWQ project, this translates into an economic impact of over $11.5 million based on a combined project cost of $6 million, including construction, design, and equipment. Using a related formula that 17 jobs are created for every $1 million of construction, this project should create approximately 102 jobs split between design, construction, manufacturing, and the service industry.

In addition to construction labor and supervision, there are additional primary jobs for design engineers, architects, designers, and construction quality assurance personnel. This provides short-term impacts from the employment of workers in the construction industry in addition to secondary and indirect employment from the various equipment manufacturers and vendors, transportation, and material providers. These people provide many goods and services essential to the construction and operations of the project. Additional long-term employment operations will increase from current employment levels within UWM due to expanded space to maintain and operate. Tertiary or induced jobs would include those created or supported through the spending of wages or salaries on items such as food, housing, transportation, and medical services.

Demolition also removes an estimated $232,000 annual cost currently paid for merely maintaining the deteriorating Building A with no end to this obligation to manage critical building safety systems. Costs for burst pipes, emergency corrective actions, and building utilities will now be eliminated, affording the campus a better allocation of those funds.

Project costs will have no impact on student fees.

3. Other

Hazardous Materials

As a former hospital, the NWQ buildings do contain a select number of lead-lined rooms. The era of the buildings also allows for the potential presence of lead-paint and asbestos. All remediation will be completed during the renovation of buildings B, C, and D; and the demolition of building A., The Wisconsin Department of Administration, performed a Wisconsin Asbestos and Lead Management System (WALMS) survey immediately after purchase of the building to identify the areas of hazardous materials.

No hazardous materials are anticipated to be encountered during installation of the new utilities beneath the ground; however, within the NWQ, asbestos was noted on the WALMS report and will require asbestos abatement during select building utility connections. This included an estimated $15,000 for hardpacked pipe fittings, sheet vinyl flooring and mastic, and 12-in floor tile and mastic that will be disturbed by the work. Existing window glazing compound caulking and sealants are assumed to contain asbestos, and the existing paint in buildings B and D (Pre-1978 portions) are expected to contain lead above the 0.5 percent by weight.

Utilities

Prior to the demolition of Building A, the existing utility laterals will be disconnected, capped, and removed. Chilled water, steam, and compressed air for the HVAC systems that run through the Building A tunnel will be preserved. During construction, the tunnel and utility piping supports will undergo repairs and maintenance, including the addition of new ventilation shafts. Water supply for the fire suppression system in Building E will be routed through the tunnel from Building B. Additionally, the central server room in the basement of Building C will be connected to fiberoptic telecommunication service.

Noise

Permanent ambient noise levels may rise as a result of increased pedestrian traffic through the proposed outdoor green space (compared to non-used Building A) and from additional occupants using the renovated NWQ buildings. However, it is not anticipated that permanent activities at the NWQ would cause noise levels would rise above those on the surrounding campus.

Noise impacts are also expected during the construction period, including some work that may occur on nights and weekends (if approved). A noise permit must be applied from the City of Milwaukee before construction may begin, which would allow for the proposed construction activities to occur at the scheduled times. Major construction elements that will produce elevated noise levels include the demolition of the building, saw cutting of pavement, breaking up pavement and concrete, excavating, shoring, hauling, grading, landscaping, and clearing. Anticipated noise will most directly impact those individuals living or working in or near the project, the surrounding student and academic buildings, and nearby residences.

Construction noise is expected to be of short durations with standard hours of operation between 7:00 a.m. and 7:00 p.m., although certain phases of the project may be required to take place at off-peak hours, nights, or on weekends. All construction work will follow the applicable City of Milwaukee noise permit and local ordinances. For those times when construction is outside the standard work hours of 7:00 a.m. to 7:00 p.m., a noise ordinance variance will have to be requested and approved by the City of Milwaukee.

Traffic and Parking

Construction and demolition activities will necessitate temporary traffic control during various sequences. Upon completion of construction, traffic patterns for pedestrians, bicycles, and vehicles will return to their normal operating conditions. Construction will be phased to minimize impacts on occupants and the students.

Visual

Visual aesthetics in the vicinity of the proposed project will be affected. Building A will be demolished and replaced with green space and landscaped surfaces. Physical site topography will not be significantly changed.

IV. Probable Adverse and Beneficial Impacts

A. Physical Impacts

Physical impacts are limited in nature and primarily consist of reworking site features that have previously been disturbed during past construction activities. The most obvious effect will be the integration of the previous area to the existing campus traffic network surface management utilities and tunneled utilities. These changes will incorporate stormwater management structures, pedestrian traffic, and permanent limits and ventilation for underground utility structures. Short-term noise and dust, as well as an inconvenience in complicated access during construction activities, are adverse impacts expected from the site development and are not atypical of other construction activities on campus. After construction site accessibility and circulation will be improved along with the physical appearance of surface features is a beneficial impact.

The proposed project will also not threaten air quality. Air emissions will be limited to those from short-term use of equipment and site work during project construction, and there are no significant emission sources in the planned use of the site once demolition is complete.

1. Land Use Impacts

Landscaped berms and stormwater infiltration areas are anticipated to impact site topography and stormwater runoff patterns on the project site. The demolition will change the current land use of the site for intuitional to recreation. The property does not need to be re-zoned from as it remains institutional. The limited in-migration of workers required for construction would not impact off-site residential land use as it is assumed that most of those employed during construction already live in the area or will only be staying temporarily at hotels during construction.

The proposed surface demolition activities will have a number of physical short-term environmental impacts, although demolition and construction actions will not threaten water or soil quality provided that standardized measures are taken to control erosion. Environmental contamination is not expected to be encountered during soil excavation. These activities present little adverse or beneficial physical impacts to the site as it will be restored to resemble existing topographic conditions.

Several areas of bushes, flowering plants, and possibly trees, if it interferes with demolition efforts, will be removed during construction. To compensate, nineteen trees ranging in size from 6-inch DBH up to 18 DBH will be planted along with five planter beds with mulch.

Sod and topsoil that is removed during the project will be stockpiled on site for reuse during restoration at the completion of the project. These stockpiles, as with the rest of the exposed soil areas, will be protected from erosion using standard best management practices.

Since the project requires reformatting the utility tunnel limits under pedestrian access and ancillary parking along with vehicular access of Building E and Building A, portions of the entrance will be removed. While this will be a temporary impact and is out of the way of North Maryland Avenue, it will affect traffic for those who frequently use North Maryland Avenue to access neighborhoods to the north, Honors House, or Sandburg Residence Hall. Following the development, the site will be restored with new vegetation, as noted in the Landscaping Plan in Appendix E.

No adverse impacts to the Downer Woods conservation or preservation areas are anticipated. The area being disturbed as part of the utility project is designated as “area to be restricted from further development.” This designation prevents further building construction in this area but does not prohibit underground utilities, removal of vegetation or installation or modifications to walkways. This project will restore the area to a similar condition, as noted on the Landscaping Plan.

2. Vehicular Impacts

During construction, there will likely be short-term vehicular and pedestrian access limitations due to construction equipment, construction site parking, road and lane closures, and materials delivery. Construction vehicles will be routed along, and North Maryland Avenue to the access drives along the east side of the complex for the project to avoid traffic to the Children’s Center. When new tunnel limits are installed, North Maryland Avenue may experience temporary closures. The most apparent impacts would be felt by pedestrians in transit through the area along the north sidewalk of Harford Avenue and west sidewalk of North Maryland Avenue. Vehicular and pedestrian access to the adjacent buildings and parking structure will be routed as needed on North Maryland Avenue and East Hartford Avenue during demolition efforts. Pedestrian traffic from the NWQ Parking Garage and north surface lots will be routed through the exterior of the NWQ Complex and via East Hartford Avenue to avoid the construction area and equipment access routes. Care will be taken to keep this area clear during construction for health and safety purposes.

Demolition of Building A will result in the long-term net loss of one stall; however, it gains two Americans with Disabilities Act (ADA) compliant access stalls and a net increase in bicycle stalls. This net loss in parking is a minor impact on the parking spaces in this segment of campus, both permitted parking, and for those who use this lot. The gain of two ADA access stalls will beneficially impact the ease of access for people with disabilities.

Finally, the proposed change in purpose to this portion of the NWQ will impact pedestrian traffic flow in the area, to allow greater access between the complex. There is an expected increase in the overall amount of pedestrian traffic on an average day.

3. Construction and Air Impacts

Construction actions should not threaten water or soil quality provided that typical measures are taken to control erosion. Short-term air impacts are expected from construction demolition, including the crushing of hard surface components and vehicle construction emissions will increase slightly. Contractors are required to follow BMPs for dust control as set forth by the Wisconsin DNR, including sprinkling the ground with water until it is moist, windbreaks, and covering exposed ground with a stone. Milwaukee’s air quality is classified as “good,” according to the NAAQS. Environmental concerns are not expected to be encountered during soil excavation and present no adverse or beneficial impacts on the site.

The project will be bringing contractors into the area. The UWM Capital Project and Planning office is highly encouraging the contractors to establish a carpool system from local park-and-ride lots to minimize this traffic impact.

The demolition of Building A will reduce the energy and steam consumption at the NWQ complex along with the installation of energy-efficient windows and insulation in Buildings B, C, and D. No increase in demand is expected for steam/chilled water is expected from the project renovations. Therefore, no further action on air permitting is expected.

4. Noise Impacts

Factors impacting the noise levels in the project area include cars and buses idling and the sound of social gathering and children playing in the two outdoor play areas nearby. Social gatherings in the area will typically occur during daylight hours at intervals occurrences.

The project site is adjacent to Children's Center, Hartford Elementary school, and Residence Halls, all of which would produce more ambient noise from vehicular traffic and buildings of housing or education.

Short term noise and inconvenience in facility usage during construction operations are adverse impacts expected from the site development and are not atypical of any other construction activity similar to those employed for this proposed project. However, due to the location near existing residence halls and campus buildings, noise impacts may be noticed more. Noise impacts may be mitigated in no small degree by noise suppression equipment as well as by the lack of windows facing the construction site. In addition, construction is being sequenced as much as possible to be conducted in the off-peak summer schedule to limit noise impacts on students.

5. Structures

Building A will be demolished, and basement areas will be filled to the ground surface. The utility tunnel will be impacted by the redesign of tunnel limits to provide ease of utility maintenance. The physical effects of this project have minimal adverse impacts and are anticipated to be limited to short-term construction activities. Short-term noise, traffic, and minor air impacts from construction activities are expected to affect the campus for the duration of the construction project. No adverse groundwater, surface water, or soil impacts are expected to arise as a result of this project. Surface water runoff is expected to be decreased due to the area of pervious material and the ability for evaporation/transpiration compared to existing site conditions and, therefore, a potentially beneficial impact of the project development.

B. Biological Impacts

1. Topography and Erosion Control

Minor topographic changes will result from grading and surface disturbance due to excavation and construction activities. Surface features will change with the removal of Building A. However, the changes will result in a net increase in two ADA accessible parking spaces, bike racks, nineteen trees, pedestrian access, and pervious areas for recreation. The inclusion of stormwater management features within the landscaping will alter topography with positive impacts. The campus stormwater management plan (see Section 5.1: Manipulation of Terrestrial and Aquatic Resources above) developed by the University and the City of Milwaukee, will provide guidance for developing erosion control and stormwater pollution prevention methods. These practices will be carried out according to standards required by the Wisconsin Department of Natural Resources. Best management practices will be used before and after construction, including silt fencing and erosion matting. Appropriate stormwater management and erosion control measures will be used to control discharge into nearby Lake Michigan. Furthermore, the removal of Building A and the addition of green space will result in a significant long-term reduction of stormwater and sewer discharge from the site.

After construction, landscaping will occur to replace vegetation lost as a result of this project. Some of the trees, shrubs, and herbaceous vegetation that will be planted as part of this project provide nesting

habitat for birds and small mammals. Animals that are currently nesting in the project area should not be adversely affected as construction due to start after the nesting season is over.

2. Air Quality

The changes to the site will have minimal effect on the air quality in the area. The short-term effects are related to construction. Given that the demolition of Building A and site restoration will generate small amounts of fugitive dust and emissions from construction equipment. A certified asbestos abatement contractor will remove all friable asbestos-containing materials prior to demolition in accordance with the Nation Emission Standards for Hazardous Air Pollutants (NESHAP) and State guidance.

In the long-term, the demolition of Building A will decrease energy consumption and, as a result, reduce air emissions. Similarly, the project will not adversely impact NOx emissions or air permits related to air compliance.

C. Socioeconomic Impacts

1. Social

With a project of this scope, magnitude, and duration (especially considering future projects within the NWQ), adverse construction impacts will be unavoidable. Despite the phasing strategy to maintain building and site access and to minimize the effects of construction, they are simply an aspect of the process for long-term improvements, which result in long term beneficial impacts.

Short-term Impacts of Demolition

Due to construction traffic and necessary zoning, there may be a loss of parking spaces for short periods of time, which would have a negative economic impact on the University. There may also be some traffic routing issues during specific construction periods related to the parking structure, which is available to students while classes are in session. Pedestrian through-access may be affected during these periods, as well.

Since the complex is currently not occupied, there will be no issues with building closures affecting the broader campus community.

Beneficial economic impacts are both direct and indirect in nature. Short-term beneficial economic effects include the employment of design, architectural, and construction team members.

Long-term Impacts of Demolition

The re-designation of the north parking lot will result in a loss of one parking space, causing an estimated annual loss of revenue totaling $2,500/year for the University. Alternatively, the addition of green space will provide beneficial impacts to the campus's social environment. This area will create a new social gathering area for outdoor events and recreation.

D. Other (archaeological, historical, etc.)

There were no archaeological sites identified within the adjacent vicinity of the project area. However, there were two buildings within the NWQ complex that are listed as "potentially eligible" for inclusion on

the National Historic Registry of Historic Buildings. The original hospital building and the former Nursing School building (0.14 miles to the northeast) are the two buildings of interest.

V. Probable Adverse Impacts that Cannot be Avoided

An unavoidable adverse impact of the proposed project is the commitment of energy, materials, and financial resources. The project will require a financial commitment of $6,000,000.

Adverse, unavoidable short-term construction impacts include noise and dust, alternative routing for pedestrians and vehicles, possible building access and parking lot limitations, and traffic impacts from materials delivery and project implementation and possible utility service outages. Idling construction vehicles will contribute to noise and fumes in the project area. Dust can be a health concern for workers as well as plants when wholly covered. The fact that the building is minimally occupied will decrease the scope of the adverse impacts.

Dust suppression can be used to minimize the dust that becomes airborne, and construction hours will be set to reduce the impact of noise pollution, but these adverse effects will likely not be eliminated entirely. Pedestrian traffic through this area will be temporarily detoured in a sequential manner around the construction area - a short-term impact that is necessary for the safety of the public.

Trees and other minor established turf vegetation located in and around Building A and Building B will be disturbed and, in some instances, removed to facilitate demolition and renovation activities. This will be mitigated through the implementation of the landscaping plan that has a larger quantity of tree and shrub plantings as well as green integrated into the design.

VI. Relationship Between Short-Term Uses of the Environment and the Maintenance and Advancement of Long-Term Productivity

During the short-term, the properties, residents, students, faculty, and the local environment in the vicinity of the proposed project will be affected by construction and construction-related activities. Related short-term impacts will include increased noise levels and the consumption of fuels and other construction materials. These impacts will not exist in the long-term when demolition, renovation, and construction are complete.

During the short-term, the local project environment will be affected by construction and construction-related activities. This short-term demolition and construction project provides a long-term service and response to an increased need for building improvements and greenspace for UW-Milwaukee students and staff. The change in site use will also offer greater building efficiency and decreased utility needs and maintenance costs.

Short-term site improvements save assets such as materials, energy, cost, and time compared to building on a new footprint while having incremental improvement on air quality due to the reduction of energy needs.

VII. Irreversible or Irretrievable Commitments of Resources if Action is Implemented

Many of the resource commitments would be irreversible for the proposed project. Irreversible is defined as resources that are neither renewable nor recoverable for future use. Demolition of Building A results in the irreversibly or irretrievably committed resources that cannot be recovered but, in doing so, removes the financial and energy commitment for operations and maintaining the building. It removes a property that is eligible, but not on, a historic building registry that is permanent.

Resources used during demolition and restoration of the proposed green space would include water, diesel fuel, gasoline, hydraulic fluid, and soil. None of these resources are in short supply relative to the size and location of the project. Additionally, reuse or recycling of some of these items such as the sand, metal piping, and asphalt for other purposes is possible.

The proposed project would require an irretrievable commitment of human and financial resources that would not be available for other endeavors or alternative plans. As a sunk opportunity cost, these cannot be regained; however, the commitment of these resources is consistent with the purpose and need of the proposed action and was deemed better to meet this purpose than the identified alternatives.

VIII. Alternatives

Alternatives to the proposed project are described below and were evaluated on their merits and impacts. The design alternative presented here and, in draft design reports, was selected as the preferred alternative.

No action/defer the project request

In both the 2015 and 2017 capital budget cycles, the University of Wisconsin System Board of Regents requested funding from the State of Wisconsin, in General Fund Supported Borrowing (GFSB), to renovate 470,100 GSF of the 800,000 GSF Northwest Quadrant (former Columbia-St. Mary's hospital complex) to address critical life safety and building code requirements, building systems repairs and renovations for academic instruction and office use by the University of Wisconsin-Milwaukee (UWM). In 2017, the requested project was enumerated by the Wisconsin legislature, but by the end of the capital budget process, the project funds were reduced from the $63,693,000 GFSB requested by the Board of Regents to $46,800,000 GFSB in the final capital budget, a 26.5% reduction, due to availability of overall state bonding.

Following consultations with architectural and engineering experts, Wisconsin's Department of Facilities Development & Management (DFDM) determined that the current project will not support repairs needed to occupy Building A of NWQ and renovation alternative (noted below) was removed from consideration leaving a 'no action/defer project request' as the current condition.

Building A is not currently in use except for the central corridor of the first floor and a convenience store. If the project is deferred, Building A will remain mostly unoccupied, and its condition will continue to deteriorate, and costs for maintaining and operating the building will continue to escalate. Similarly, without the much-needed renovations to the buildings B-D, the remainder of the complex will fail to meet modern building codes and accessibility requirements, become continually more dilapidated, and potentially dangerous, which further hinders its intended reuse.

Renovation of Building A

In general, it is desirable to re-use existing buildings to the maximum extent possible. However, there are factors that impede this option. The University of Wisconsin-Milwaukee, University of Wisconsin System, and Wisconsin Department of Administration-Department of Facilities Development and Management evaluated and considered the following:

- Functional Obsolescence: Building A's overall configuration and layout/floor plans are outdated and would not satisfy today's programmatic and operational needs for most non-hospital uses, including educational use. Building A's configuration will require much more extensive, and thus expensive, remodeling to be usable for academic purposes.

- Technical Obsolescence: Building A's mechanical, electrical, plumbing, and elevator systems are either no longer operational, unreliable, or unsafe. The exterior envelope, windows, roofing, and other materials are deteriorating and require significant repair or replacement.

- Renovation Feasibility: The projected expense of saving and renovating a building in poor physical condition is often cost-prohibitive, especially in cases where the building is being converted from its original use to something much different, and where there is an extended

period between occupancy/use and renovation. Reconstruction, modernization, and expansion are a losing investment proposition, especially for conservative use of tax resource funding. Demolition and new construction can be more cost-effective than saving a dysfunctional building. The prior owner of the complex, Columbia-St. Mary's Hospital had determined that the buildings in NWQ were no longer feasible for its purposes even with renovation, years before actually relocating in 2010. It appears that major maintenance was significantly reduced in the decade or more preceding their relocation and sale of the complex to UWM.

- Renovation Prospects: In connection with this project, DFDM assessed the condition of buildings A-D to determine a feasible renovation scope for the complex. It found that due to the deterioration of building A, it's not feasible to renovate. Given that recent assessment, the chances of securing state funding at any time in the future to renovate Building A are low.

Mothball Building A

Mothballing the building, and then safely retaining it without occupancy for an extended length of time, requires a costly investment to address code requirements and keep the building safe during the period it is not occupied and used. A mothballed building requires code improvements to building systems to address hazards and safety for firefighting, including a new fire rated separation from the rest of the complex. However, these code improvements are not as extensive as those required to occupy the building. The estimated cost of mothballing Building A is approximately $3,000,000. In addition, it may be a decade or more before funds would become available for renovation, and the building must be minimally maintained during the interim. That minimal utility, maintenance, and security cost are estimated at not less than $232,000 annually, subject to unexpected repair needs and casualty losses. The building will continue to deteriorate, resulting in an additional cost for repairs. Unoccupied buildings are particularly vulnerable to damage during extreme weather, which UWM has experienced in Building A on multiple occasions over the last five years. Mothballing also does not improve the external appearance of a vacant building. Building A would be an ongoing eyesore for the campus community and neighborhood, as well as a potential constant safety hazard.

Additionally, mothballed buildings continue to deteriorate due to weather-related failures. Oftentimes first to go is the roof; this failure can result in structural, plumbing, and heating failures. Extremes in temperatures can result in warning system failures, setting off alarms that are costly for the Milwaukee fire department. Safety issues must be addressed, resulting in expensive ongoing costs for a building that is not financially feasible to renovate. These costs will be a drain on the budget, requiring funds to be redirected from other needs.

A mothballed building is also an eyesore and detrimental to the UWM community and visitors. The building is at the intersection of one of the busiest and most visible parts of our campus. A deteriorating building does not welcome new students to campus. Prospective and current students and families are commonly frustrated with buildings/rooms that are not in use due to deterioration or safety concerns.

Building A Demolition

Building projects at UW-Milwaukee are funded by the State of Wisconsin funds. The State of Wisconsin completes a rigorous feasibility evaluation for all projects before they are funded. The assessment found that it is not feasible to renovate Building A.

Demolition of Building A would include abatement and complete removal of the structure, basement, exterior envelope, architectural, plumbing, HVAC, and electrical systems. Campus utilities - steam and

chilled water located at the basement level - would be protected and remain in place in a tunnel below grade. Emergency power and campus fiber/phone will be replaced in another part of the complex prior to demolition. The exterior wall that is shared with the adjacent building would be rebuilt with a new outer wall providing the enclosure and a new entrance to the Northwest Quadrant complex. The site would be backfilled and finally graded. The site work would include lawn and landscaping, removal of old driveway areas, and reconfiguration of walkways. The total cost of this demolition project is estimated at $6,000,000, with building demolition and abatement costs comprising approximately $3,100,000 of the total.

If Building A were demolished, it would provide additional green space on UWM's campus for an outdoor gathering, as well as a more welcome "front door" to the remainder of the facility. Eventually, should funding become available, the open space could provide one of the very few opportunities on UWM's main campus to build a new, modern academic building.

Based on both capital investment and long-term operations and maintenance cost considerations, beneficial impacts, and long-term redevelopment possibilities, demolition of Building A and renovation of the other noted buildings was the selected alternative by the project team.

IX. Evaluation

A. Significant Effects to the Environment

As a result of this action, is it likely that other events or actions will happen, which may significantly affect the environment? If so, list and discuss. (Secondary effects)

No, demolition of the existing building will not change the nature of or the participation at UW-Milwaukee. No significant environmental impacts were identified.

B. New Environmental Effects

Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist? (New environmental effect)

No new biological or economic environment would exist, but the proposed addition of green space will create a new physical and social environment. The actions of the proposed project will alter the environment as described below:

- Physical – Building A will be demolished, and open green space will take its place.
- Biological – This project may impact mature trees and landscaping, but all shall be the addition of turf, and several medium to large trees in the proposed green space will offset these impacts.
- Social – The addition of green space will provide beneficial impacts to the campus's social environment. Conceptually, this area was designed to link the NWQ building to the campus and may become a new social gathering area for outdoor events and recreation.
- Economic – Economic impacts of the project are anticipated to primarily be short-term from employment and retention of design, architectural, and construction project team members. In addition, there will be a positive impact on the local and regional retail community resulting from the purchase of food, lodging, fuel, equipment, and supplies during the demolition and construction phases. Student tuition will not be directly impacted as a result of this project. Additionally, the demolition will reduce annual operations and maintenance costs by $232,000, which can be redirected to actively used facilities.

C. Geographically Scarce Resources

Are the existing environmental features that would be affected by the proposed action, scarce, either locally or statewide? If so, list and describe. (Geographically scarce)

No. The environmental features that exist at the project site are not geographically uncommon. Neither threatened, nor endangered species are not anticipated to be impacted. This area's intended use is consistent with the surrounding UWM campus.

D. Precedent-Setting from Action

Does the action and its effects require a decision, which would result in influencing future decisions? Describe. Is the decision precedent-setting?

No. The decision to demolish Building A and renovate buildings B-D does not restrict future decisions or development on the campus and is not precedent-setting in terms of new or expanded campus policy. The addition of much needed green space in place of Building A will alleviate congestion and could provide future opportunities to construct new academic buildings if funds become available.

E. Highly Controversial Issues

Discuss and describe concerns which indicate a serious controversy? (Highly controversial)

Concerns indicative of serious controversy were not identified during the course of this EIA. Scoping letters were distributed to potentially interested individuals and agencies.

F. Consistency with Long-Term Plans and Policies

Does the action conflict with official agency plans or with any local, state, or national policy, if so, how? (Is the action inconsistent with long-range plans or policies?)

These actions do not appear to conflict with official agency plans or any local, state, or national policy. These projects are consistent with the UW-Milwaukee Campus Master Plan and will support future anticipated needs.

G. Cumulative Impacts

While the action itself may be limited in scope, would repeated actions of this type result in major or significant impacts to the environment? (Cumulative impacts)

Cumulative effects from this project, specifically demolition of Building A is not yet known. The action will open up the site as green space for the foreseeable future, but this site will be reevaluated during future Campus Master Planning to understand the potential best use of this site. Despite these future unforeseen redevelopment activities, this project action is not anticipated to result in significant cumulative impacts on the environment. Any planned activities of this type will carefully consider potential effects on the environment.

H. Historical, Scientific, or Archaeological Site

Will the action modify or destroy any historical, scientific, or archaeological site?

While the project will remove a building that is eligible for the historic registry, it is not currently on the registrar or in the historic district. However, the project stakeholder team is working to navigate the approval of the building demolition in regard to its age with the Wisconsin Historical Society and has submitted a justification that is pending review. The building demolition or project renovation does not otherwise modify or destroy a scientific or archaeological site.

I. Future Impacts

Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)

The demolition of Building A is irreversible, and the proposed renovations in other NWQ buildings would take considerable effort to undo or demolish. However, these activities will not extensively limit what can be constructed on the site in the future. Alternatively, the demolition of Building A could provide one of the very few opportunities on UWM's main campus to build a new, modern academic building

J. Ethnic or Cultural Impacts

Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns?

This project will not impact, either directly or indirectly, ethnic or cultural groups. However, the replacement of Building A with open green space that is designed to link the NWQ to the UWM campus may alter social patterns. Similarly, the conversion of the former hospital to academic areas in buildings B-D will increase the functionality and occupation of the NWQ. This increased occupation will likely result in an increase in pedestrian traffic through the proposed green space that will take the place of Building A, which was designed as a connective outdoor area.

K. Other

Other environmental impacts or controversial issues have not been identified in connection with the proposed action.

X. List of Agencies, Groups, and Individuals Contacted Regarding this Project

Below is the list of individuals or agencies contacted during the preparation of this EIA. A complete list of those involved in the scoping and Final EIA process can be found on the distribution list in Appendix A. A Draft EIA Report will be provided to every individual/agency on the distribution list, either in hardcopy or via electronic notification.

University of Wisconsin System

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Project Designer

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A copy of the Draft EIA report is available at the following libraries:

Local Libraries

University of Wisconsin – Milwaukee Libraries
2311 E. Hartford Avenue
Milwaukee, WI 53201

Milwaukee Public Library

814 W. Wisconsin Ave
Milwaukee, WI 53233

Websites

The Draft EIA will be available for viewing online at:

http://www.ayresprojectinfo.com

Recommendation

The UW-Milwaukee Environmental Affairs Coordinator will review the Draft EIA and comments received during the Draft EIA public comment period to determine if a recommendation is needed to elevate this project to a Type I level as an Environmental Impact Statement (EIS).

XI. References

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Wisconsin Department of Natural Resources Surface Water Data Viewer Website. http://dnrmaps.wi.gov/sl/?Viewer=SWDV

Wisconsin Department of Natural Resources – Solid and Hazardous Waste Information Management System online database. http://dnr.wi.gov/sotw/Welcome.do

Appendix A

Scoping Letter, Responses, and Distribution List

Scoping

Environmental Impact Assessment (EIA) Document and Notification Distribution List

NW Quadrant Renovation Building A Demolition

University of Wisconsin - Milwaukee

DSDM Project #17B10-02

M - mailed a hard copy; **E** - emailed an electronic copy or website notice; **ND** - not distributed

								Document Distribution		
Contact Name	**Organization**	**Address Line 1**	**Address Line 2**	**City**	**State**	**Zip**	**Email Address**	**Scoping**	**DEIA**	**FEIA**
University of Wisconsin System										
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UW-Milwaukee										
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Robin Van Harpen	UWM Vice Chancellor Finance & Administrative Affairs			Milwaukee	WI		rvanharp@uwm.edu	E		
Johannes Britz	UWM Provost			Milwaukee	WI		britz@uwm.edu	E		
Thomas Luljak	UWM Vice Chancellor University Relations			Milwaukee	WI		tluljak@uwm.edu	E		
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Karen Wolfert	UWM Senior Facilities Architect	NWQ Steering Committee		Milwaukee	WI		wolfertk@usm.edu	E		
Geoff Hurtado	UWM Campus Planning-Director	NWQ Steering Committee		Milwaukee	WI		ghurtado@uwm.edu	E		
Kristene Surerus	Special Assistant to the Provost for Space Planning	NWQ Steering Committee		Milwaukee	WI		surerus@uwm.edu	E		
Kelly Haag	Chief Student Affairs Officer	NWQ Steering Committee		Milwaukee	WI		kajohnso@uwm.edu	E		
Conner Mathias	Student Association President						cmathias@uwm.edu	E		
	The UWM Post						news@uwmpost.com	E		
State of Wisconsin Division of State Facilities										
David Hoffman	Division of State Facilities Project Manager	101 E Wilson Street, 7th Floor	P.O. Box 7866	Madison	WI	53707	david.hoffman@wisconsin.gov	E		
Federal Government Agencies										
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City of Milwaukee										
Nik Kovac	District 3 Alder						nkovac@milwaukee.gov	E		
Tony Schwegel	City of Milwaukee Fire Department	814 N. Broadway, Room 105		Milwaukee	WI	53233	aschwe@milwaukee.gov	E		
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	Milwaukee Planning Division	2nd Floor, 809 N. Broadway		Milwaukee	WI	53202	planadmin@milwaukee.gov	E		
State/County Elected Officials										
Office of the Governor		115 East State Street		Madison	WI	53702	govgeneral@wisconsin.gov	M		
Representative Jonathan Brostoff	State Assembly Representative District 19						rep.Brostoff@legis.wisconsin.gov	E		
Senator Chris Larson	State Senator District 7						sen.larson@legis.wisconsin.gov	E		
Chris Abele	Milwaukee County Executive	Milwaukee County Courthouse	901 N. 9th Street, Rm 306	Milwaukee	WI	53233	countyexec@milwaukeecounty.com	E		
Sheldon Wasserman	Milwaukee County Supervisor District 3						Sheldon.wasserman@milwaukeecounty.com	E		
Mayor Tom Barrett	Mayor City of Milwaukee	200 E. Wells Street	City Hall Rm. 201	Milwaukee	WI	53202	mayor@milwaukee.gov	E		
Design Architect(s)/Engineer(s)										
Koby Scheel	Kahler Slater Architects	111 W. Wisconsin Ave		Milwaukee	WI	53203	kscheel@kahlerslater.com	E		

Neighborhood Associations/Private Parties										
Jim Sayers	Mariners Neighborhood Association						jwsayers@att.net	E		
Fred Stoltz	Mariners Neighborhood Association						stoltzfj@ameritech.net	E		
Greg James	Murray Hill Neighborhood Association						gregbjames@icloud.com	E		
Tory Kress	Murray Hill Neighborhood Association						tory.kress@gmail.com	E		
Rebecca North	Cambridge Woods Neighborhood Association						rebecca.north@att.net	E		
Bruce Thompson	Historic Water Tower Neighborhood Association						brtkom@ameritech.net	E		
Barb Cooley	Eastside Milwaukee Community Council						bcoole@earthlink.net	E		
Allison Rozek	Shorewood Village - Village Manager						presidentrozek@villageofshorewood.org	E		
Local Libraries										
Reference	UW-Milwaukee Libraries	2311 E. Hartford Avenue	P.O. Box 604	Milwaukee	WI	53201				
Reference	Milwaukee Central Library	814 W. Wisconsin Ave		Milwaukee	WI	53233				
State Historical Society										
Carlen Hatala	Senior Planner, Historic Preservation, City of Milwaukee	841 N. Broadway, Room B-1		Milwaukee	Wi	53202	carlen.hatala@milwaukee.gov			

AYRES

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

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

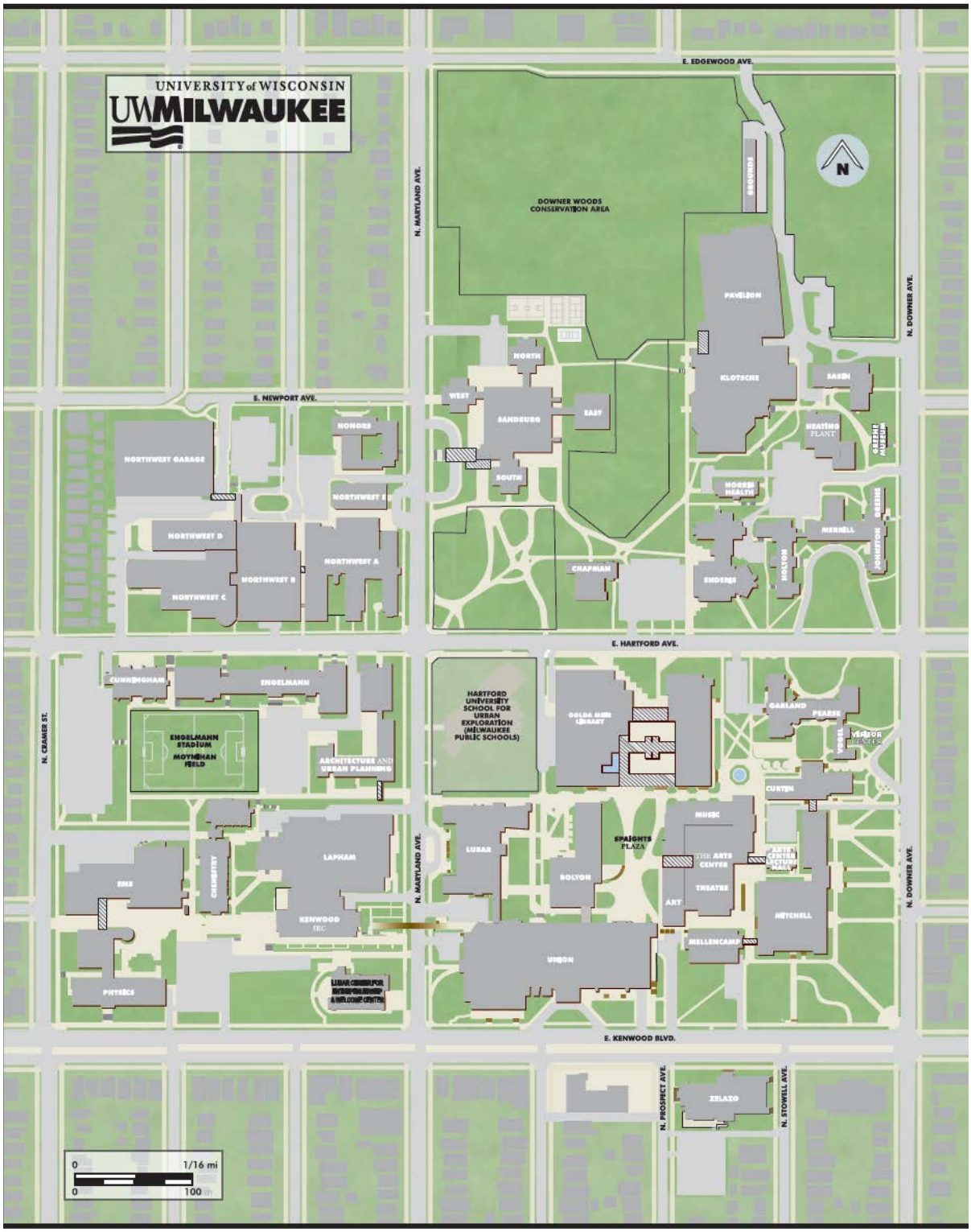

Figure 1 (above): Kenwood Campus with Northwest Quadrant

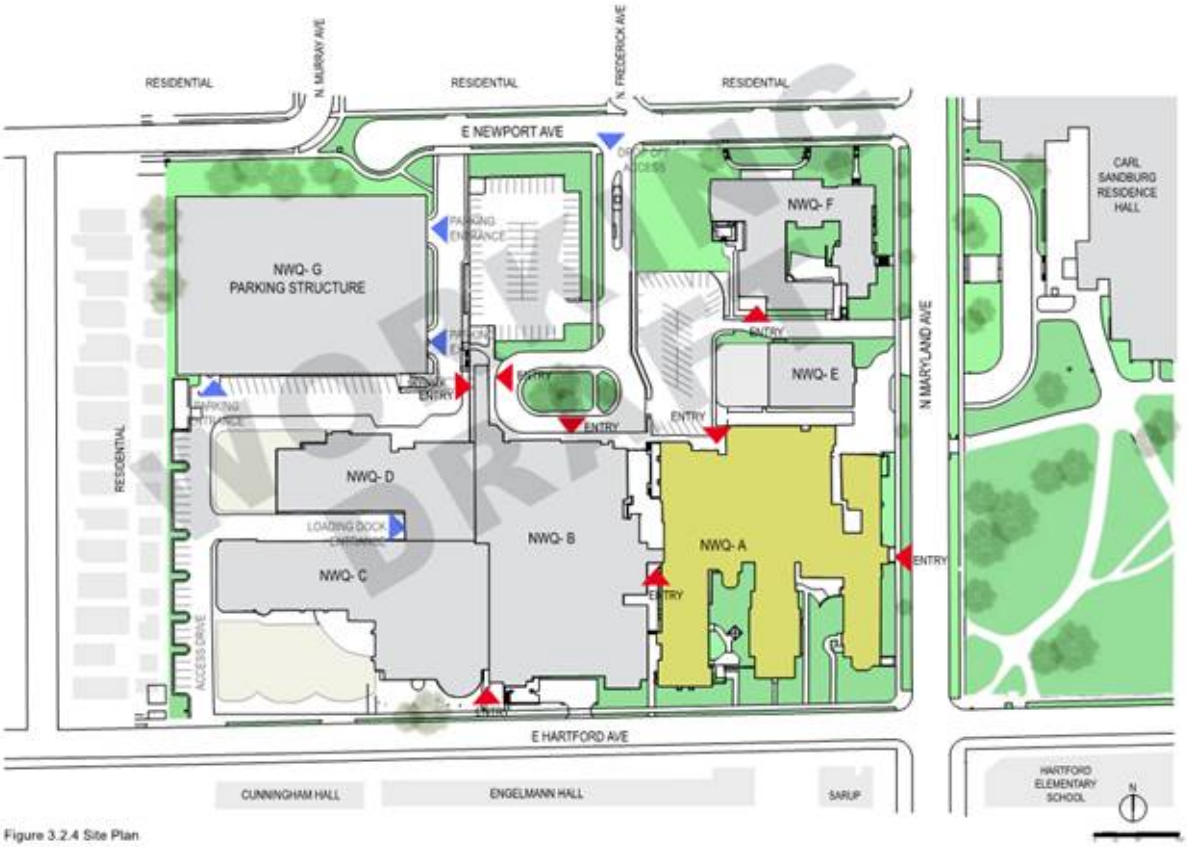

Figure 2: Project Location within the Northwest Quadrant

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

Appendix B

Draft EIA Public Notice, Meeting Slides, Minutes

COMMENT FORM

Draft Environmental Impact Assessment
NW Quadrant Renovation, Building A Demolition
University of Wisconsin – Milwaukee
Milwaukee, Wisconsin
DFD Project # 17B 10-02

I have the following comments regarding this project and items to be considered as part of the public review period:

[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 January 7th, 2020, to:

Ben Peotter, PE
Ayres Associates
5201 E. Terrace Drive, Suite 200
Madison, WI 53718
PeotterB@AyresAssociates.com

LEGAL NOTICE

Availability of Draft Environmental Impact Assessment: Notice of Public Meeting
Northwest Quadrant Building A Demolition
DFDM Project # 17B10-02
University of Wisconsin – Milwaukee

A public meeting to present the Draft Environmental Impact Assessment (DEIA) for the proposed University of Wisconsin - Milwaukee (UW-Milwaukee) Northwest Quadrant (NWQ) Building A Demolition project will be held at 6:00 p.m. on Tuesday, January 7th, 2019, in Lubar Hall N140, located at 3202 North Maryland Avenue, Milwaukee, WI. A description of the project and potential environmental impacts will be presented, and all persons will be afforded a reasonable opportunity to identify both orally and in writing any support, issues, or concerns they believe should be addressed during the EIA process for this proposed project. The EIA will be prepared in accordance with the Wisconsin Environmental Policy Act (WEPA), Wisconsin Statutes 1.11, and UWSA guidelines (Board of Regents' Resolution 2508, November 6, 1981). 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 this EIA.

This demolition project is one in a series of projects to renovate the NWQ, formerly known as the St. Mary's Hospital – Columbia campus. The NWQ renovation project includes Buildings B, C & D, and 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.

This notice is for the demolition of NWQ Building A. Building A was built from 1919 – 1965 and is the oldest building of the four initially intended for renovation. It is a 219,000 gross square feet (GSF) five-story masonry building with a lower level and a concrete superstructure. Building A was not cost feasible to renovate for code and functional requirements and was studied extensively prior to reaching the decision of demolition. 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. The total project cost, including demolition and restoration of the project site with green space, is estimated at $6,000,000 and will be funded using General Fund Supported Borrowing and Cash. Demolition costs comprise approximately $3,100,000 of the total project budget.

The purpose of the Draft EIA is to identify the potential impacts of the Building A Demolition project on the physical, biological, social, and economic environments. The Draft EIA describing these potential impacts is being made available to the public and to appropriate federal, state, and local agencies for a 15-day minimum review period, which begins December 18th, 2019, and concludes January 7th, 2020. Copies of the document will be available for review at the UW-Milwaukee Golda Meir Library and Milwaukee Central Library, or on the following project website:

http://www.ayresprojectinfo.com

If you are interested in this project or have any information relevant to it, we welcome your comments, suggestions, or other input. For consideration in the Final EIA, please submit your comments at the meeting or in writing by January 7th, 2020. Comments in writing can be sent to:

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

PeotterB@AyresAssociates.com

Comment forms are available via the project website.

Appendix C
Site Maps and Additional Site Information

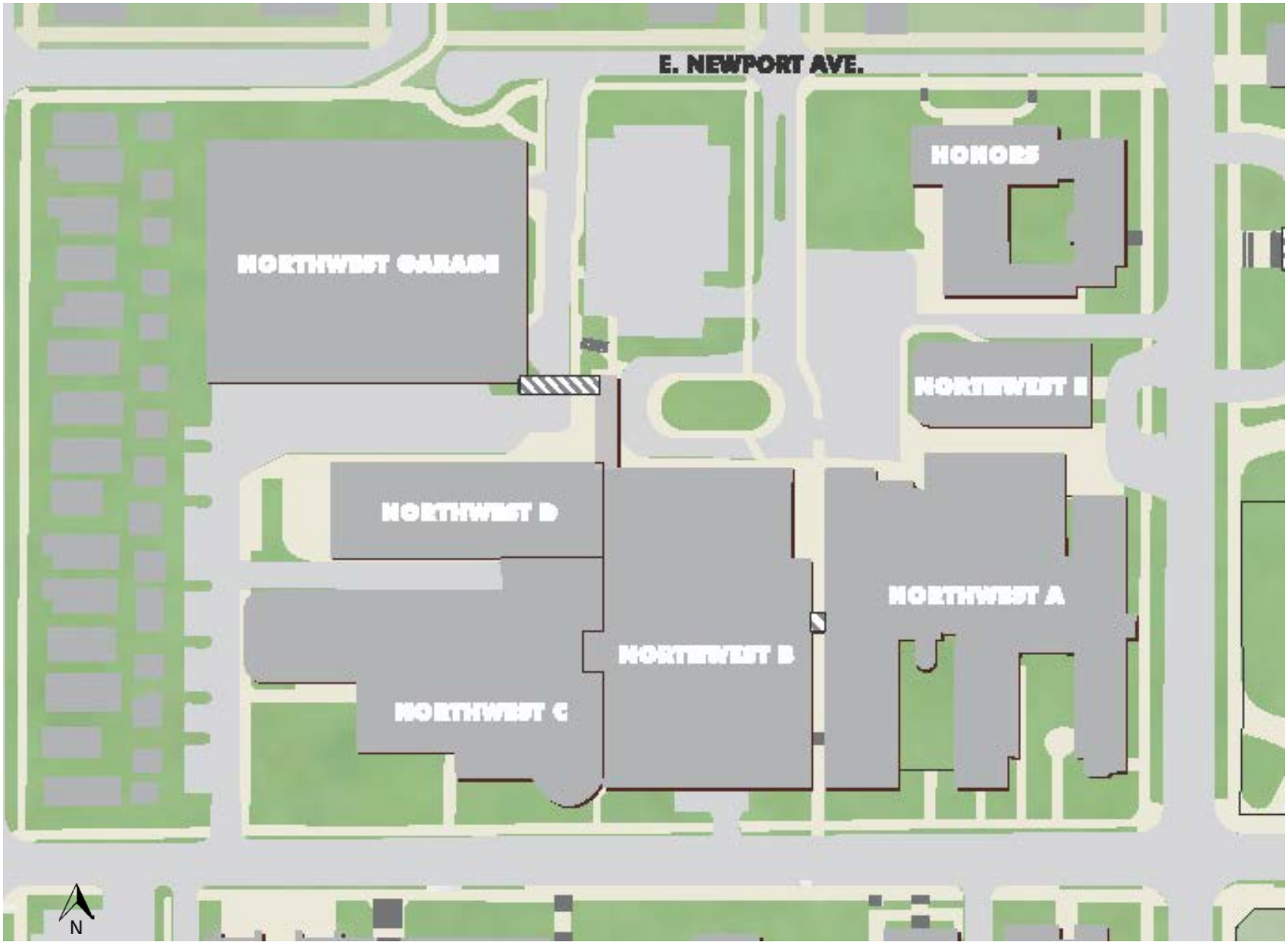

Figure 1 **Project Site**	**Environmental Impact Assessment** **University of Wisconsin – Milwaukee** **Northwest Quadrant Building A Demolition** **DFD Project # 17B10-02**	AYRES ASSOCIATES

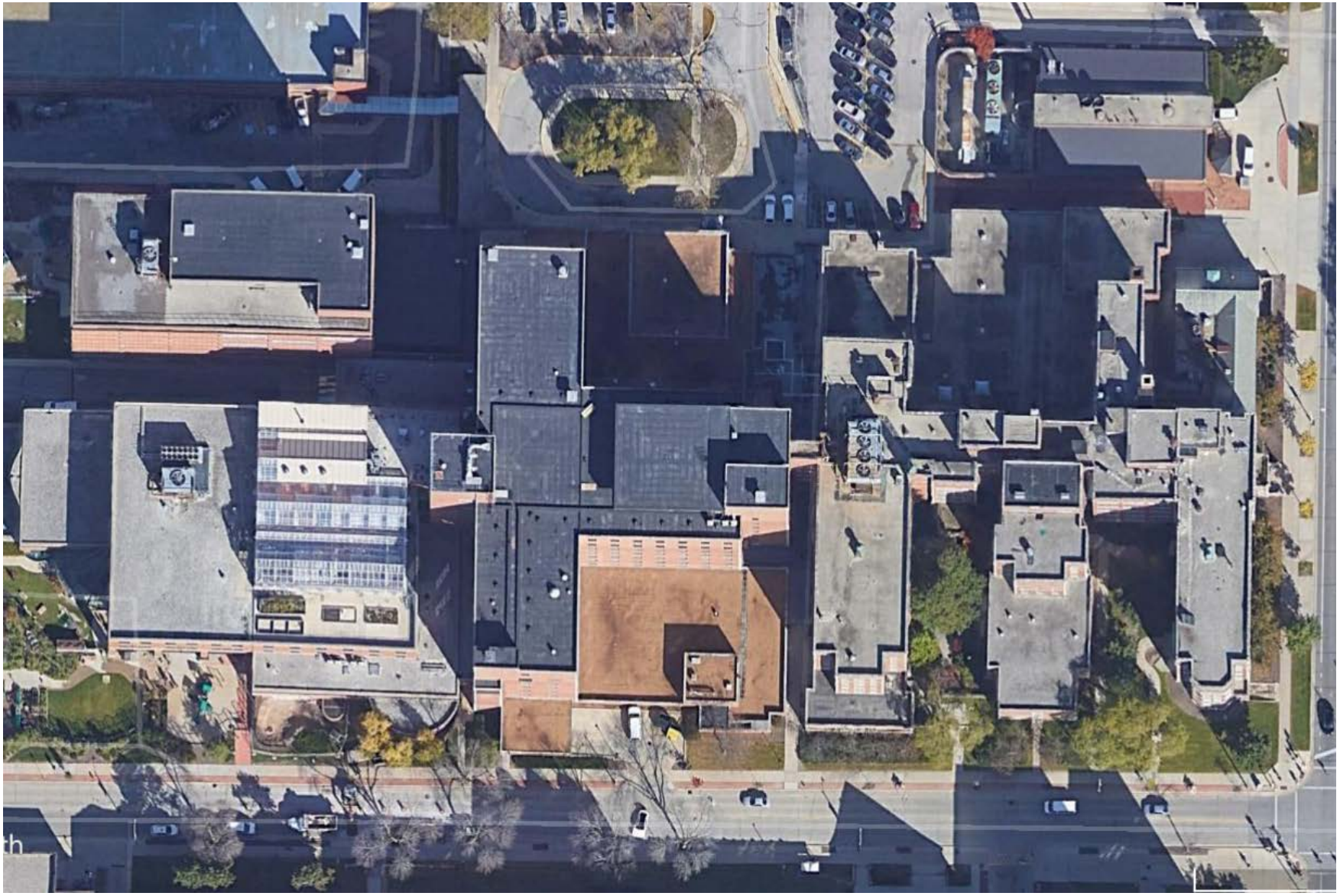

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Figure 2 **Aerial Map**	**Environmental Impact Assessment** **University of Wisconsin – Milwaukee** **Northwest Quadrant Building A Demolition** **DFD Project # 17B10-02**	AYRES ASSOCIATES

Site Elevations

Figure 3 **Site Elevations**	**Environmental Impact Assessment** **University of Wisconsin – Milwaukee** **Northwest Quadrant Building A Demolition** **DFD Project # 17B10-02**	AYRES ASSOCIATES

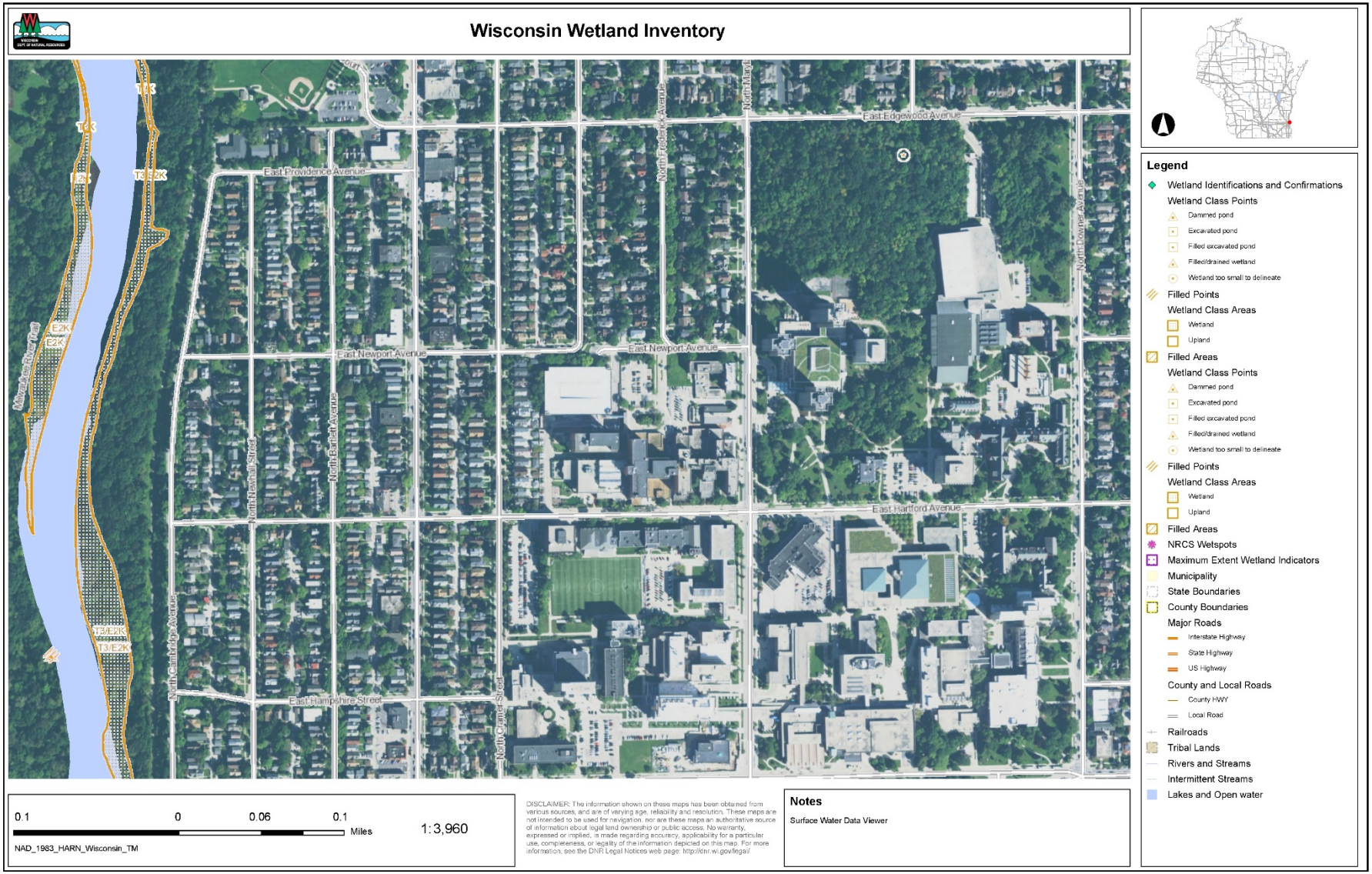


Figure 4

Wetland Inventory Map

Environmental Impact Assessment
University of Wisconsin – Milwaukee
Northwest Quadrant Building A Demolition
DFD Project # 17B10-02

AYRES ASSOCIATES

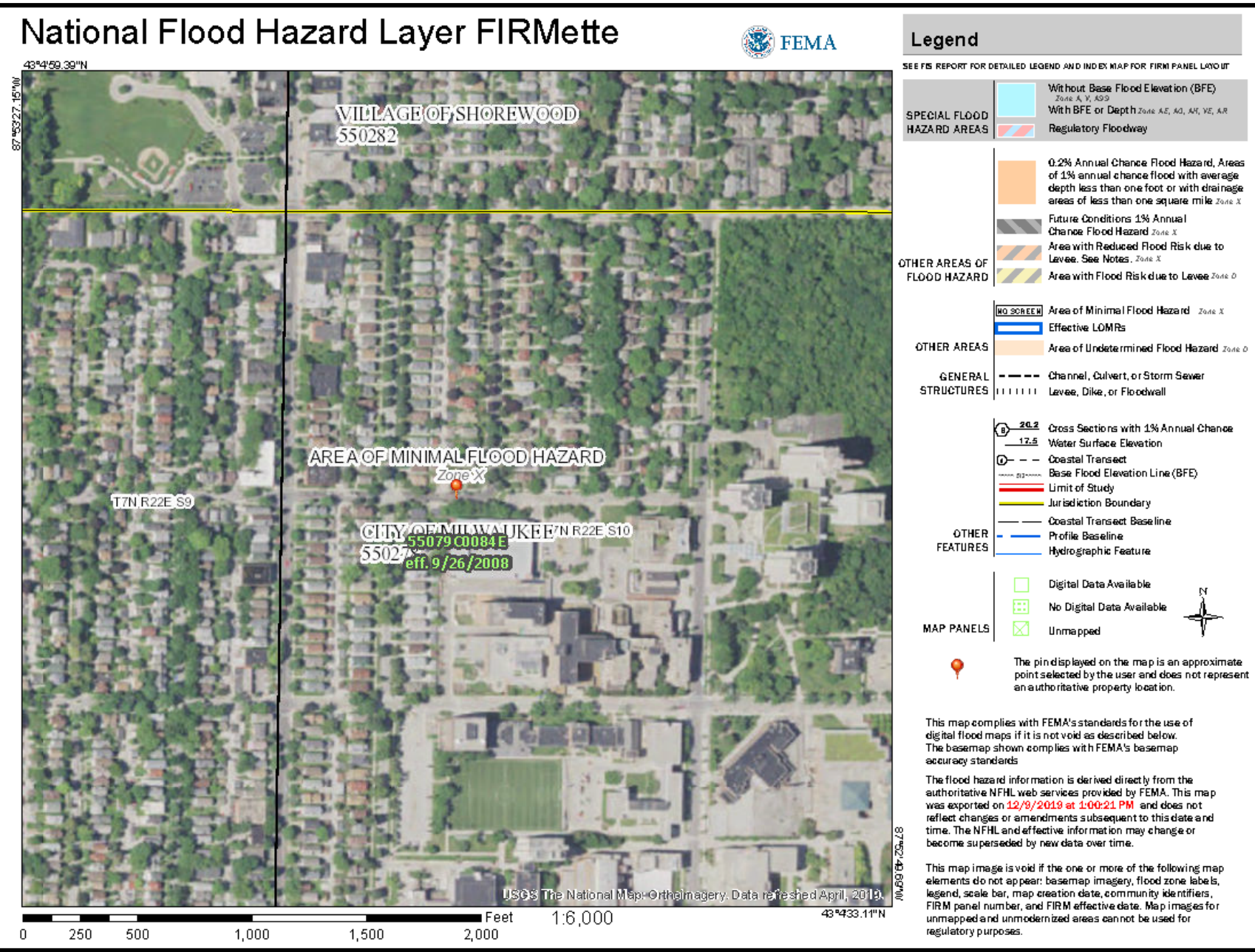


Figure 5
FEMA Flood Zone Map

Environmental Impact Assessment
University of Wisconsin – Milwaukee
Northwest Quadrant Building A Demolition
DFD Project # 17B10-02

AYRES ASSOCIATES

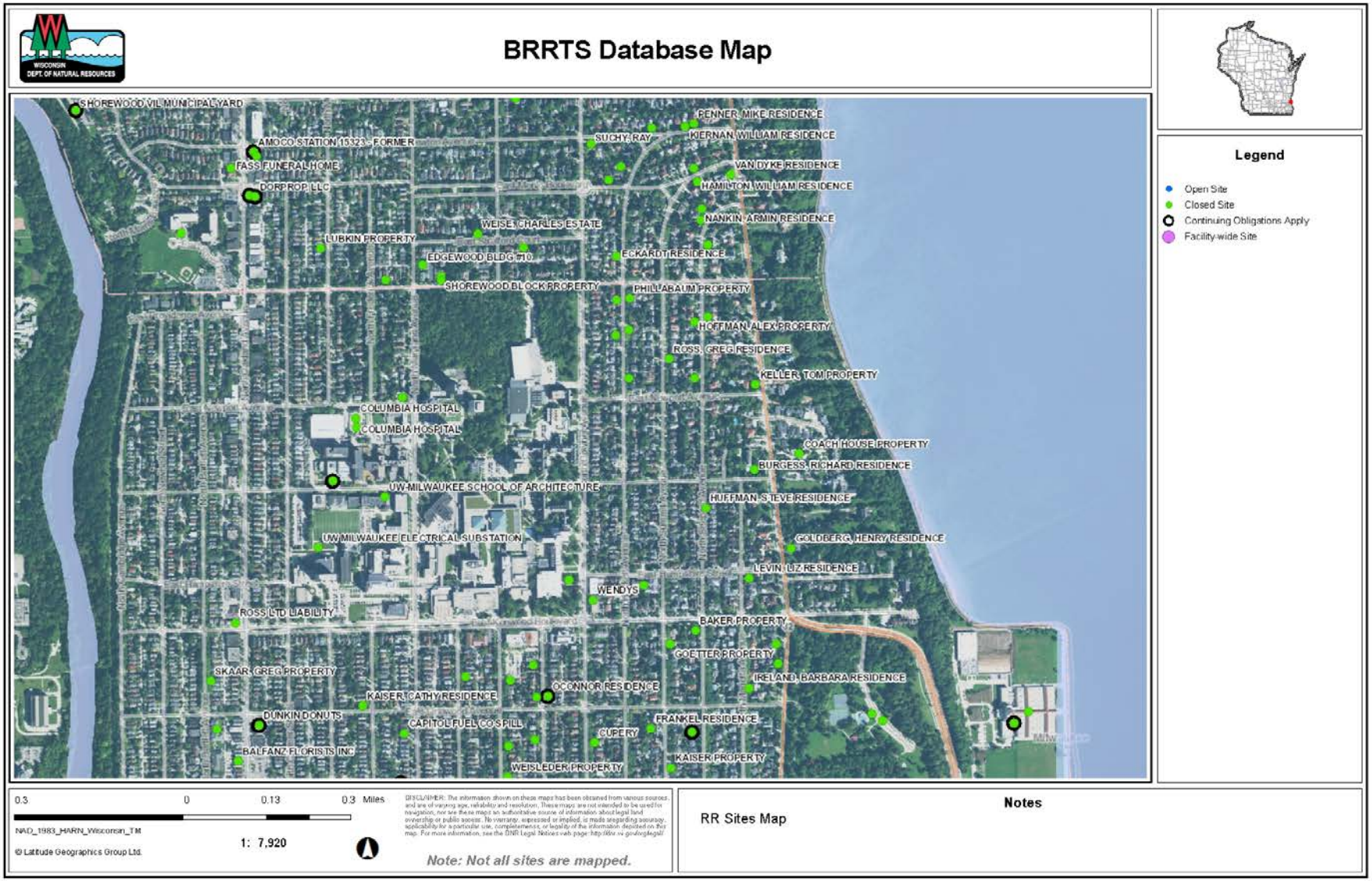


Figure 5 **Environmental Database Map**	**Environmental Impact Assessment** **University of Wisconsin – Milwaukee** **Northwest Quadrant Building A Demolition** **DFD Project # 17B10-02**	AYRES ASSOCIATES

Appendix D

Site Photographs

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 1: *View of eastern side of Building A.*

Photo 2: *View of north side of the Northwest Quadrant buildings.*

Photo 3: *North entrance to Building A.*

Photo 4: *North side of Building A, between Building E.*

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 5: *Northeast corner of Building A.*

Photo 6: *Southeast corner of Building A.*

Photo 7: *South side of building A.*

Photo 8: *Courtyard on the south side of Building A.*

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 9: *South Entrance to Northwest Quadrant between Building A and Building B.*

Photo 10: *Ground level in Building A.*

Photo 11: *Utility tunnel between Building A and Building B.*

Photo 12: Corridor on *ground level in Building A.*

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 13: *Kitchen on ground level in Building A.*

Photo 14: *Laboratory space on top floor of Building A.*

Photo 15: *Corridor on top floor of Building A.*

Photo 16: *Former open air patient area in Building A.*

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 17: *Stairway in Building A.*

Photo 18: *Patient rooms in Northwest Quadrant.*

Photo 19: *Deteriorated wall and ceiling in Northwest Quadrant.*

Photo 20: *Deteriorated walls and window.*

Site Photographs
University of Wisconsin-Milwaukee
Northwest Quadrant Building A Demolition
Environmental Impact Assessment

Photo 21: *Corridor in Northwest Quadrant.*

Photo 22: *Former cafeteria on first floor.*

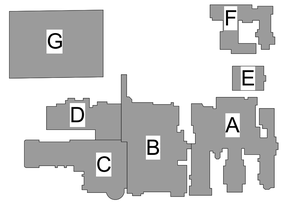
Photo 23: *Water damaged ceiling on first floor.*

Photo 24: *Corridor between Building A and Building B.*

Appendix E

Future Site Demolition and Restoration Plans

1 SITE PLAN
1" = 30'-0"



NWQ CAMPUS KEY PLAN NORTH

PROJECT SCOPE

1. THIS PROJECT IS PRIMARILY AN EXTERIOR RECLADDING AND REPAIR PROJECT. IT INCLUDES FOUR BUILDINGS OF THE SEVEN BUILDING NORTHWEST QUADRANT CAMPUS (REFERRED TO AS NWQ).
2. BUILDING A WILL RECEIVE NO NEW EXTERIOR OR INTERIOR WORK. THE BUILDING WILL REMAIN IN ITS EXISTING CONDITION. IT WILL BE ADDRESSED IN PHASE 2 OF THE PROJECT.
3. BUILDING B WILL RECEIVE TUCKPOINTING AT THE EXTERIOR BRICK , NEW ROOFING AT SEVERAL AREAS, AND NEW EXTERIOR PAINTING AT MANY OF THE EXISTING WINDOWS AND DOORS.
4. BUILDING C WILL RECEIVE TUCKPOINTING AT THE EXTERIOR BRICK, AND NEW ROOFING AT SEVERAL AREAS.
5. BUILDING D WILL RECEIVE A COMPLETE RECLADDING / REMOVAL AND REPLACEMENT OF THE EXTERIOR BRICK AND METAL PANEL SKIN. MOST OF THE EXISTING EXTERIOR WINDOWS WILL BE REPLACED WITH NEW WINDOWS. NEW ROOFING WILL BE INSTALLED AT SEVERAL AREAS.
6. THE ONLY INTERIOR REMODELING INCLUDED IN THE PROJECT IS AT THE NEW EMERGENCY ELECTRICAL ROOM. tHIS IS AN UNOCCIPED SPACES AND DOES NOT CHANGE THE EXITING OR SANITARY FACILITIES AT THE EXISTING BUILDING.
7. BETWEEN BUILDING D AND BUILDING G (EXISTING PARKING GARAGE), A NEW EMERGENCY GENERATOR WILL BE INSTALLED OUTSIDE TO FEED INTO THE NEW EMERGENCY ELECTRICAL ROOM IN BUILDING D.

CODE ANALYSIS SUMMARY - PHASE 1

1. APPLICABLE BUILDING CODES
   WISCONSIN COMMERCIAL BUILDING CODE SPS 360 TO 366
   2015 INTERNATIONAL BUILDING CODE (IBC)
   ICC/ANSI A117.1-2003 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
   U.S. DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

2. OCCUPANCY GROUPS
   B - EXISTING I-2 HOSPITAL IS BEING CONVERTED TO A B - BUSINESS OCCUPANCY - UNIVERSITY USE
   I-4 - EXISTING CHILD DEVELOPMENT CENTER AT GROUND AND FIRST FLOOR LEVELS OF BUILDING C AND BUILDING D.

3. GENERAL BUILDING AREA, HEIGHT & STORIES
   ENTIRE BLDG. FOOT PRINT AREA OF BUILDING A, B, C, AND D:

BUILDING A:	212,233 SF
BUILDING B:	280,717 SF
BUILDING C:	138,509 SF
BUILDING D:	149,547 SF
TOTAL	781,006 SF

   NOTES:
   1. BUILDING A IS UNOCCUPIED AND NO NEW WORK IS INCLUDED IN THIS PHASE 1 PROJECT.
   2. THE PHASE 1 PROJECT IS MAINLY AN EXTERIOR RECLADDING AND REPAIR PROJECT, WITH MINIMAL WORK AT THE INTERIOR.
   3. ONE INTERIOR AREA AT BUILDING D (GROUND FLOOR LEVEL) WILL INCLUDE INTERIOR REMODELING TO PROVIDE A NEW EMERGENCY ELECTRICAL TOTAL AREA OF THIS SPACE : 1,180 SF

GRADE PLANE ELEVATION:	EL. 87'-10 1/2"
-HEIGHT:	OVER 75'
-STORIES:	TALLEST BUILDING IS 9 STORIES
	BUILDING A: 5 STORIES
	BUILDING B: 8 STORIES
	BUILDING C: 4 STORIES
	BUILDING D: 9 STORIES

   NOTE: BUILDINGS A, B, C, AND D ARE PHYSICALLY CONNECTED WITH PUBLIC CORRIDORS AT SEVERAL FLOOR LEVELS. SINCE AT LEAST ONE OF THE CONNECTED BUILDINGS IS CONSIDERED A HIGH RISE, ALL 4 BUILDINGS ARE CONSIDERED A HIGH RISE BUILDING.

4. CLASS OF CONSTRUCTION
   IBC = TYPE IA

SOIL SITE CLASS:	D
SEISMIC DESIGN CATEGORY:	A

   FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

COLUMNS AND BEAMS:	3 HR.
EXTERIOR BEARING WALLS:	3 HR.
INTERIOR BEARING WALLS:	3 HR.
EXTERIOR NON-BEARING WALLS:	0 HR.
INTERIOR NON-BEARING WALLS:	0 HR.
FLOOR CONSTRUCTION:	2 HR.
ROOF CONSTRUCTION::	1 1/2 HR.

   -FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

<5':	1 HR.
>5' & <10':	1 HR.
>10' & <30':	1 HR.
>30'	0 HR.

5. FIRE PROTECTION
   AUTOMATIC SPRINKLER SYSTEM PER IBC 903.3.1.1 AND NFPA 13
   (EXEMPT LOCATIONS: TRANSFORMER AND ELECTRICAL ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY WALLS AND FLOOR/CEILING OR ROOF CEILING ASSEMBLIES WITH A FIRE-RESISTANCE RATING OF 2 HOURS)
   FIRE ALARM SYSTEM
   AUTOMATIC FIRE DETECTION SYSTEM

6. EXIT EGRESS
   EXISTING BUILDINGS ARE MOSTLY UNOCCUPIED.
   THIS PROJECT DOES NOT INCLUDE INTERIOR REMODELING OF ANY EXISTING OCCUPIED SPACES.
   THIS PROJECT INCLUDES ONE NEW EMERGENCY ELECTRICAL ROOM WHICH IS ACCESSED FROM A MAJOR CIRCULATION CORRIDOR LEADING DIRECTLY TO GRADE WITHIN 82' TRAVEL DISTANCE. THE CORRIDOR ALSO CONNECTS TO ALTERNATE EXITWAYS IN THE SEVERAL DIRECTIONS.

7. SANITARY FACILITIES
   EXISTING SANITARY FACILITIES ARE AVAIALBLE FOR USE. NO NEW FACILITIES ARE REQUIRED AS PART OF THIS PROJECT.

HAZARDOUS MATERIALS ABATEMENT NOTES

1. THE STATE, UNDER SEPARATE CONTRACT, WILL REMOVE HARD PACKED PIPE FITTINGS, SHEET VINYL FLOORING AND MASTIC, AND 12" FLOOR TILE AND MASTIC THAT WILL BE DISTURBED BY THE CONTRACTOR'S WORK. MARK EXTENT OF THESE MATERIALS TO BE REMOVED AND COORDINATE WORK WITH STATE'S ABATEMENT CONTRACTOR. ABATEMENT CONTRACTOR WILL REQUIRE SOLE OCCUPANCY OF THE WORK SPACE DURING ASBESTOS ABATEMENT WORK.

2. EXISTING WINDOW GLAZING COMPOUND, CAULKING AND SEALANTS ARE ASSUMED TO CONTAIN ASBESTOS. CONTRACTOR REMOVING EXISTING CAULKING, SEALANTS AND/OR WINDOWS SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER DEPARTMENT OF HEALTH SERVICES 159 CERTIFICATION AND TRAINING REQUIREMENTS FOR ASBESTOS ACTIVITIES. WORKERS REMOVING THE EXISTING CAULKING, SEALANT AND/OR WINDOWS ON THIS PROJECT SHALL BE ASBESTOS CERTIFIED BY WISCONSIN DHS. SEE SPECIFICATION, GENERAL REQUIREMENTS #5 HAZARDOUS SUBSTANCES FOR ADDITIONAL INFORMATION.

3. EXISTING PAINT IN BUILDINGS B AND D (PRE-1978 PORTIONS) ARE ASSUMED TO CONTAIN LEAD ABOVE .5% BY WEIGHT. CONTRACTOR'S WORK THAT REPLACES WINDOWS, DISTURBS MORE THAN SIX SQUARE FEET OF PAINT ON THE INTERIOR, OR 20 SQUARE FEET OF PAINT ON THE EXTERIOR SHALL BE IN ACCORDANCE WITH WAC, DHS 163-CERTIFICATION FOR THE IDENTIFICATION, REMOVAL, AND REDUCTION OF LEAD BASED PAINT HAZARDS.

Kahler Slater
111 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53203
Tel. 414-272-2000
Fax 414-272-2001
KS PROJECT #217075.00

State of Wisconsin
Department of Administration
Division of Facilities Development

UNIVERSITY OF WISCONSIN – MILWAUKEE
2025 E NEWPORT, MILWAUKEE, WI 53211

MULTIPLE BUILDING RENOVATION
NORTHWEST QUADRANT

UNIVERSITY OF WISCONSIN – MILWAUKEE
MILWAUKEE, WISCONSIN

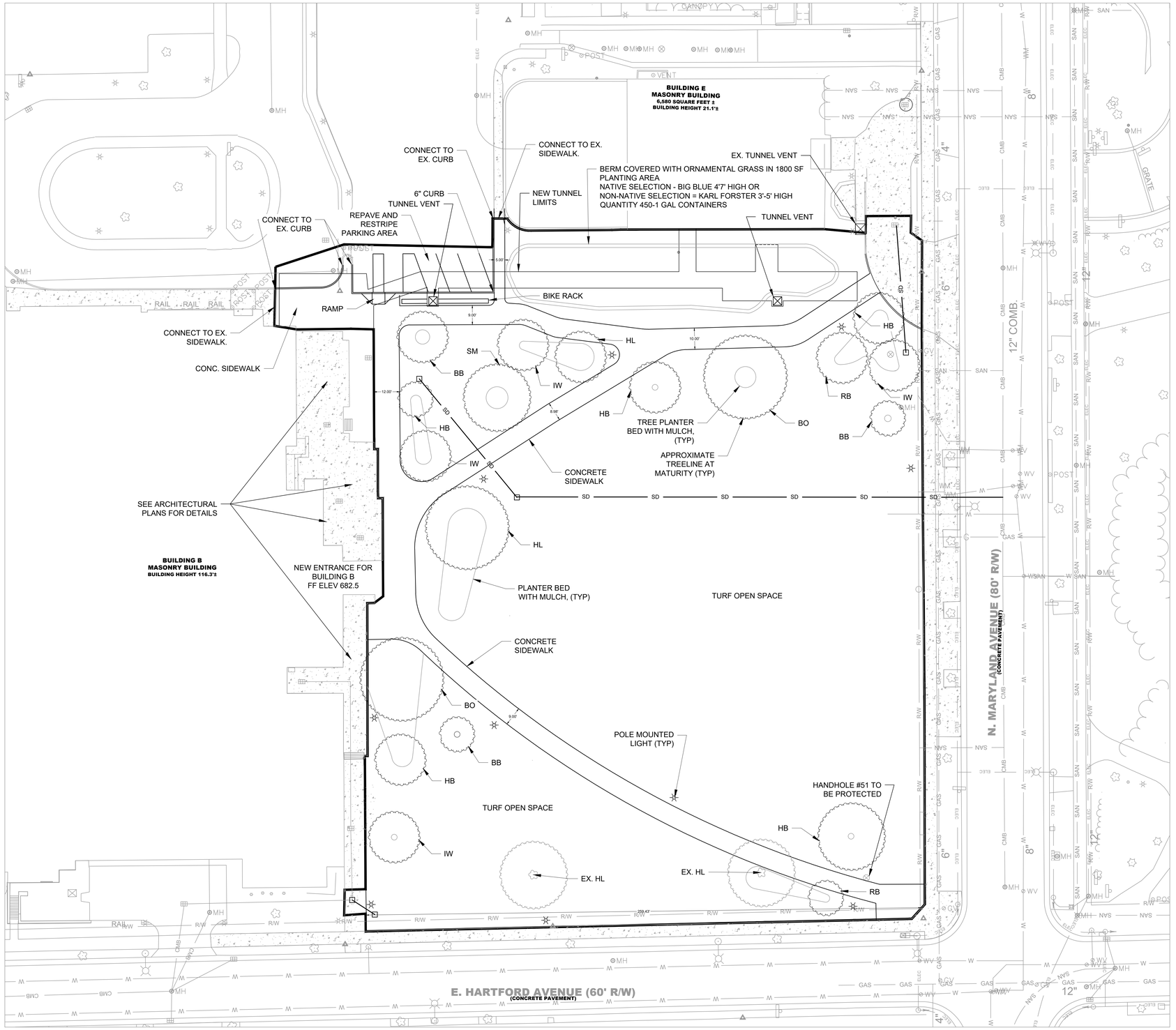
Sheet Title
SITE PLAN

Revisions:

No.	Date	Description

Graphic Scale 15' 30'
DFD Number 17B10–01
Set Type CD
Date Issued 4/19/2019
Sheet Number G1-00

4/17/2019 4:28:43 PM C:\Users\ABERRY\Documents\217075.00-MWQ-D_R17_Randy Marmann.rvt



LEGEND

- EXISTING STORM INLET
- EXISTING WATER VALVE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING LIGHT POLE
- W — EXISTING WATER PIPE
- SS — EXISTING SANITARY SEWER PIPE
- SD — EXISTING STORM DRAINAGE PIPE
- CMB — EXISTING COMBINED STORM AND SANITARY PIPE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- FO — EXISTING FIBER OPTIC LINE
- GAS — EXISTING GAS LINE
- TEL — EXISTING TELEPHONE LINE
- R/W — RIGHT-OF-WAY LINE
- SHRUB LINE
- CONSTRUCTION LIMITS
- EXISTING BRICK
- EXISTING CONCRETE
- BUILDING TO BE DEMOLISHED

TREE LEGEND

ABBREVIATION	TREE NAME	SIZE
HL	HONEY LOCUST	MED-LARGE
BO	BUR OAK	LARGE
HB	HACK BERRY	MED-LARGE
SM	SUGAR MAPLE	MED-LARGE
RB	RED BUD	SMALL-MED
BB	BLUE BEACH	MED
IW	IRON WOOD	MED

PLAN NORTH

1 SITE RESTORATION PLAN
SCALE: 1" = 20'-0"

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

Kahler Slater
111 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53203
Tel. 414-272-2000
Fax 414-272-2001
KS PROJECT #217075.00

Consultant:
OTIE
An Onesta ESC Group Company
www.otie.com Job Number 2018161
Office 414-257-4200 Fax 414-257-2492
1033 N. Mayfair Road, Suite 200,
Milwaukee, Wisconsin 53226

State of Wisconsin
Department of Administration
Division of Facilities Development

UNIVERSITY OF WISCONSIN – MILWAUKEE
2025 E NEWPORT, MILWAUKEE, WI 53211

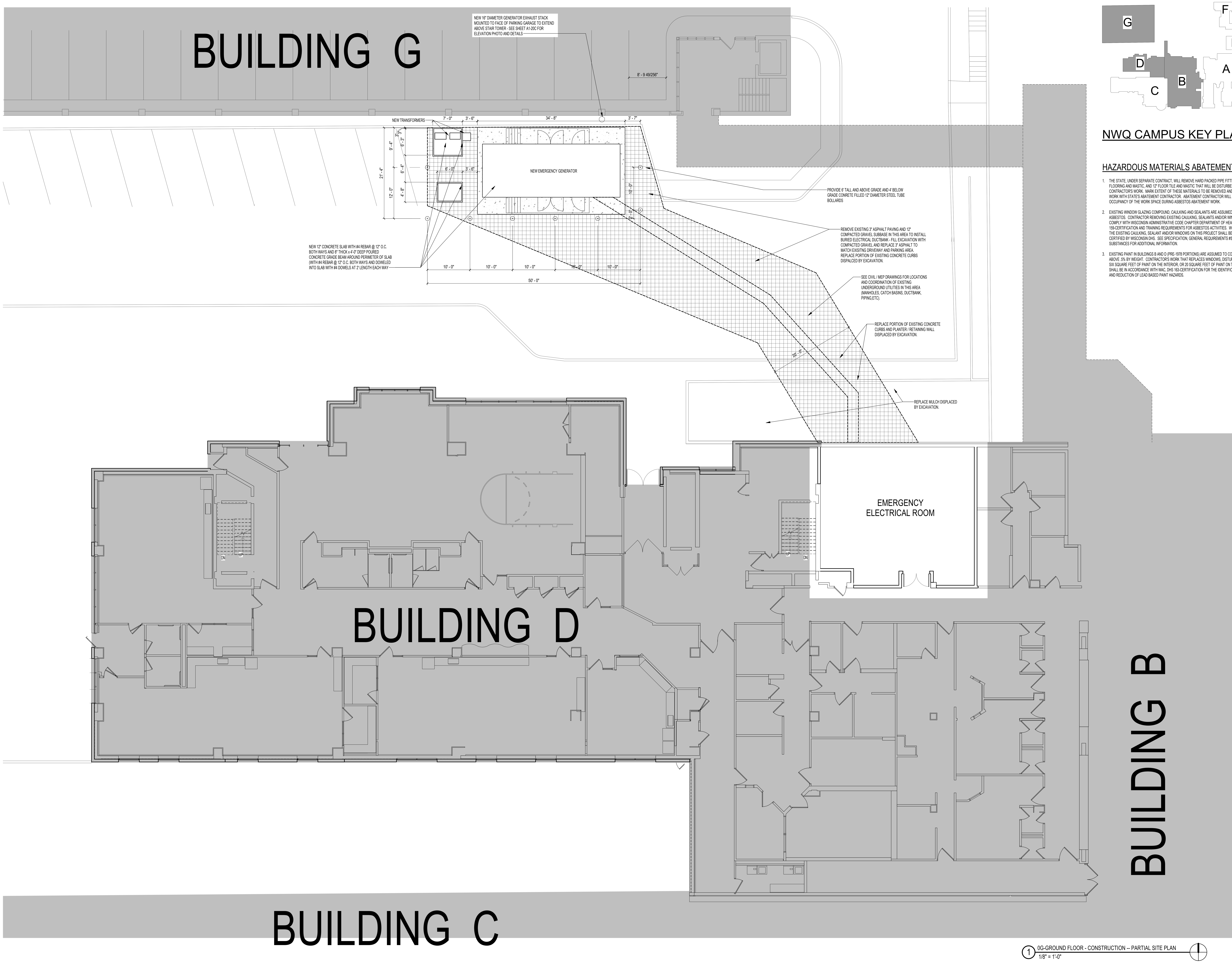
BUILDING A BUILDING DEMOLITION
UW-MILWAUKEE
Milwaukee, Wisconsin

Sheet Title: SITE RESTORATION PLAN

Revisions:

No.	Date:	Description:

Graphic Scale	0' 5' 10' 20' 30'
DFD Number	17B10-2
Set Type	
Date Issued	10/31/2019
Sheet Number	C-A02



BUILDING G
NEW 16" DIAMETER GENERATOR EXHAUST STACK MOUNTED TO FACE OF PARKING GARAGE TO EXTEND ABOVE STAIR TOWER - SEE SHEET A1-20C FOR ELEVATION PHOTO AND DETAILS
NEW TRANSFORMERS
NEW EMERGENCY GENERATOR
NEW 12" CONCRETE SLAB WITH #4 REBAR @ 12" O.C. BOTH WAYS AND 8" THICK x 4'-0" DEEP POURED CONCRETE GRADE BEAM AROUND PERIMETER OF SLAB (WITH #4 REBAR @ 12" O.C. BOTH WAYS AND DOWELED INTO SLAB WITH #4 DOWELS AT 2' LENGTH EACH WAY
PROVIDE 6' TALL AND ABOVE GRADE AND 4' BELOW GRADE CONRETE FILLED 12" DIAMETER STEEL TUBE BOLLARDS
REMOVE EXISTING 3" ASPHALT PAVING AND 12" COMPACTED GRAVEL SUBBASE IN THIS AREA TO INSTALL BURIED ELECTRICAL DUCTBANK - FILL EXCAVATION WITH COMPACTED GRAVEL AND REPLACE 3" ASPHALT TO MATCH EXISITNG DRIVEWAY AND PARKING AREA. REPLACE PORTION OF EXISTING CONCRETE CURBS DISPALCED BY EXCAVATION.
SEE CIVIL / MEP DRAWINGS FOR LOCATIONS AND COORDINATION OF EXISTING UNDERGROUND UTILITIES IN THIS AREA (MANHOLES, CATCH BASINS, DUCTBANK, PIPING,ETC).
REPLACE PORTION OF EXISTING CONCRETE CURBS AND PLANTER / RETAINING WALL DISPLACED BY EXCAVATION.
REPLACE MULCH DISPLACED BY EXCAVATION.
7' - 0"
3' - 6"
34' - 8"
3' - 7"
6' - 0"
3' - 6"
21' - 4"
9' - 4"
12' - 0"
6' - 3"
6' - 4"
4' - 8"
10' - 0"
10' - 0"
10' - 0"
10' - 0"
10' - 0"
50' - 0"
20' - 0"
EMERGENCY ELECTRICAL ROOM
BUILDING D
BUILDING B
BUILDING C

1 0G-GROUND FLOOR - CONSTRUCTION -- PARTIAL SITE PLAN
1/8" = 1'-0"

NWQ CAMPUS KEY PLAN

NORTH

HAZARDOUS MATERIALS ABATEMENT NOTES

1. THE STATE, UNDER SEPARATE CONTRACT, WILL REMOVE HARD PACKED PIPE FITTINGS, SHEET VINYL FLOORING AND MASTIC, AND 12" FLOOR TILE AND MASTIC THAT WILL BE DISTURBED BY THE CONTRACTOR'S WORK. MARK EXTENT OF THESE MATERIALS TO BE REMOVED AND COORDINATE WORK WITH STATE'S ABATEMENT CONTRACTOR. ABATEMENT CONTRACTOR WILL REQUIRE SOLE OCCUPANCY OF THE WORK SPACE DURING ASBESTOS ABATEMENT WORK.
2. EXISTING WINDOW GLAZING COMPOUND, CAULKING AND SEALANTS ARE ASSUMED TO CONTAIN ASBESTOS. CONTRACTOR REMOVING EXISTING CAULKING, SEALANTS AND/OR WINDOWS SHALL COMPLY WITH WISCONSIN ADMINISTRATIVE CODE CHAPTER DEPARTMENT OF HEALTH SERVICES 159-CERTIFICATION AND TRAINING REQUIREMENTS FOR ASBESTOS ACTIVITIES. WORKERS REMOVING THE EXISTING CAULKING, SEALANT AND/OR WINDOWS ON THIS PROJECT SHALL BE ASBESTOS CERTIFIED BY WISCONSIN DHS. SEE SPECIFICATION, GENERAL REQUIREMENTS #5 HAZARDOUS SUBSTANCES FOR ADDITIONAL INFORMATION.
3. EXISTING PAINT IN BUILDINGS B AND D (PRE-1978 PORTIONS) ARE ASSUMED TO CONTAIN LEAD ABOVE .5% BY WEIGHT. CONTRACTOR'S WORK THAT REPLACES WINDOWS, DISTURBS MORE THAN SIX SQUARE FEET OF PAINT ON THE INTERIOR, OR 20 SQUARE FEET OF PAINT ON THE EXTERIOR SHALL BE IN ACCORDANCE WITH WAC, DHS 163-CERTIFICATION FOR THE IDENTIFICATION, REMOVAL, AND REDUCTION OF LEAD BASED PAINT HAZARDS.

KahlerSlater
111 WEST WISCONSIN AVENUE
MILWAUKEE, WI 53203
Tel. 414-272-2000
Fax 414-272-2001
KS PROJECT #217075.00

State of Wisconsin
Department of Administration
Division of Facilities Development

UNIVERSITY OF WISCONSIN – MILWAUKEE
2025 E NEWPORT, MILWAUKEE, WI 53211

MULTIPLE BUILDING RENOVATION NORTHWEST QUADRANT

UNIVERSITY OF WISCONSIN – MILWAUKEE
MILWAUKEE, WISCONSIN

Sheet Title
BUILDING D & B - PARTIAL SITE PLAN

Revisions:

No.	Date	Description
1	3/14/19	ADDENDUM 1

Graphic Scale	4' 8'
DFD Number	17B10-01
Set Type	CD
Date Issued	4/19/2019
Sheet Number	A1-20B

4/17/2019 4:25:29 PM C:\Users\4081RM\Documents\217075.00-NWQ-D_R17_Randy.Morrison.rvt

Appendix F

Endangered Resources Review Request

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Scott Walker, Governor
Cathy Stepp, Secretary
Telephone 608-266-2621
FAX 608-267-3579
TTY Access via relay - 711

March 16, 2012

Susan Mockert
Cornerstone Environmental Group
8413 Excelsior Drive
Suite 160
Madison WI 53705

SUBJECT: Endangered Resources Review (ERR Log # 12-089)
Proposed NW Quadrant Children's Center Relocation Project, Milwaukee County, WI

Dear Ms. Mockert:

The Bureau of Endangered Resources has reviewed the proposed project described in the Endangered Resources (ER) Review Request received March 12, 2012. The ER Review for this proposed project is attached. Please keep in mind that the ER Review does not exempt the project from the requirements of state and federal endangered species laws. Rather, it is to be used as additional information to ensure that the project complies with both state and federal endangered species regulations. Additional consultation with the Department of Natural Resources (DNR) and/or US Fish and Wildlife Service may be necessary if follow-up actions are indicated.
The ER Review itself is divided into four sections: A) Location and brief description of the proposed project, B) Endangered resources recorded from within the project area and/or surrounding area, C) Follow-up actions, including those that need to be taken to comply with state and federal endangered species laws, D) Next steps, and E) Information about endangered resource protection.
This ER Review may contain Natural Heritage Inventory data, including specific locations of endangered resources, which are considered sensitive and are not subject to Wisconsin's Open Records Law. As a result, please remember that the information contained in this ER Review may be shared only with individuals who need this information in order to carry out specific roles in the planning and implementation of the proposed project. Specific locations of endangered resources may not be released or reproduced in any publicly disseminated documents. To improve coordination regarding endangered resources issues for the proposed project, a copy of this ER Review will also be provided to individuals and DNR staff who may be involved in permitting, licensing, or approval of the proposed project.
The attached ER Review is for informational purposes and only addresses endangered resources issues. This ER Review does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Please contact me at (608)264-6057 or via email at lori.steckervetz@wisconsin.gov if you have any questions about this ER Review.

Sincerely,

Lori Steckervetz
Endangered Resources Program

Cc: Kathi Kramasz, Water Management Specialist
Susan Eichelkraut, Storm Water Specialist

dvgn_12-089

Appendix G

Environmental Database Search Data

BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

02-41-000948 COLUMBIA HOSPITAL

CLOSED ERP

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
COLUMBIA ST MARYS COLUMBIA CAMPUS				MILWAUKEE	SOUTHEAST
Address				Municipality	
2025 E NEWPORT AVE				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
NW 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.0789496	-87.8844653	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
				5	241024190

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			1993-06-09	2007-12-11	2007-12-11

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1993-06-09	1	Notification of Hazardous Substance Discharge	
1993-07-01	37	Site Investigation Report (SIR) Received (non-fee)	
1993-11-11	2	Responsible Party (RP) letter sent	
2007-04-11	200	Push Action Taken	
2007-12-04	183	No Further Action per NR 708.09 Request (fee)	REC'D CK# 0956493 $250.00 JH
2007-12-11	83	No Further Action Required per NR 708.09	
2007-12-11	11	Activity Closed	

Substances

Substance	Type	Est Amt Released	Units
Petroleum - Unknown Type	Petroleum		

Who

Role	Name/Address

For Additional Information, Please Contact

JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information. Please see the disclaimers page for more information. We welcome your Feedback.

BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

CONTINUING OBLIGATIONS APPLY

Due to remaining contamination, continuing obligations apply to one or more properties. For information specific to the continuing obligations review the documentation below. Prior to constructing or reconstructing a water supply well, you need to contact DNR for approval of well construction specifications.

02-41-561013 UWM CHILDRENS CENTER DETENTION POND

CLOSED ERP

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
COLUMBIA ST MARYS COLUMBIA CAMPUS				MILWAUKEE	SOUTHEAST
Address				Municipality	
2025 E NEWPORT AVE				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
SW 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.0778096	-87.8851986	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
2015 E NEWPORT AVE				11	241024190

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			2013-09-24	2017-06-12	2017-10-03

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	Yes

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
2013-09-24	1	Notification of Hazardous Substance Discharge	
Linked to Code 1:		20130924_01_Notification.pdf Click to Download or Open	
2013-09-25	2	Responsible Party (RP) letter sent	
Linked to Code 2:		20130925_02_RP_Ltr.pdf Click to Download or Open	
2014-08-01	195	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 1/1/2014 - 6/30/2014
Click 195 Action Name above to view NR700.11 report			
2015-11-06	99	Miscellaneous	REC'D ADD'L ENVIRONMENTAL ASSESSMENT
Linked to Code 99:		20151106_99_Additional_ESA.pdf Click to Download or Open	
2016-10-18	779	Case Closure Review Fee Received	REC'D CK#4604 $1050.00
2016-10-18	710	Database Fee Paid for Soil Continuing Obligation(s)	REC'D CK#4604 $300.00

2016-10-27	198	Request for Additional Information (Fee-Based or Closure)	REQ'D ADD'L INFO
2016-10-27	79	Case Closure Review Request Received	AUTO-ENTERED
2017-01-13	195	Semi-Annual/PECFA Cost Reporting (NR700) Requirement Met	Period: 7/1/2016 - 12/31/2016
Click 195 Action Name above to view NR700.11 report			
2017-02-01	199	Additional Information Received (Fee-Based or Closure)	
2017-02-27	198	Request for Additional Information (Fee-Based or Closure)	REQUEST REVISIONS TO CLOSURE DOCUMENTS
2017-06-12	224	Continuing Obligation - Structural Impediment to Cleanup	
2017-06-12	56	Continuing Obligation(s) Applied	
Linked to Code 56:		20170612_56_CO_Packet.pdf Click to Download or Open	
2017-06-12	199	Additional Information Received (Fee-Based or Closure)	
2017-06-12	11	Activity Closed	
2017-06-12	232	Continuing Obligation - Residual Soil Contamination	

Substances

Substance	Type	Est Amt Released	Units
Diesel Fuel	Petroleum		
Polynuclear Aromatic Hydrocarbons ( )	Petroleum		
Lead (Pb)	Metals		
Fuel Oil	Petroleum		

Who

Role	Name/Address
Responsible Party	UW - MILWAUKEES CHILDRENS CENTER 2025 E NEWPORT AVE MILWAUKEE, WI 53211

For Additional Information, Please Contact

JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

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BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

03-41-003064 UW-MILWAUKEE SCHOOL OF ARCHITECTURE

CLOSED LUST

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
UW MILWAUKEE SCHOOL OF ARCHITECTURE				MILWAUKEE	SOUTHEAST
Address				Municipality	
2033 E HARTFORD AVE				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
SW 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.0774452	-87.8836857	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
				UNKNOWN	241598940

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	53211-3154-33		1993-02-01	1998-01-26	2013-07-02

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1993-02-01	1	Notification of Hazardous Substance Discharge	
1993-02-16	2	Responsible Party (RP) letter sent	
1996-06-12	76	Activity Transferred to DSPS (formerly Commerce)	
1998-01-26	11	Activity Closed	*** NR726 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

PECFA Claims Paid or Pending Payment

Payments made from the Petroleum Environmental Cleanup Fund Award

PECFA Site Name:	UW Milwaukee School Of Architecture		
Maximum Reimbursement:	$190,000	Total Amount Paid:	$.00

Occ No	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A	1			$.00	$.00	$.00

Substances

Substance	Type	Est Amt Released	Units
Petroleum - Unknown Type (FUEL OIL)	Petroleum		

Who

Role	Name/Address
Responsible Party	STATE OF WISCONSIN 101 E WILSON ST MADISON, WI 53707

For Additional Information, Please Contact
JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

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BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

03-41-004098 UW MILWAUKEE ELECTRICAL SUBSTATION

CLOSED LUST

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
UW MILWAUKEE				MILWAUKEE	SOUTHEAST
Address				Municipality	
3210 N CRAMER ST				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
SW 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.0763827	-87.8856708	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
				UNKNOWN	241714880

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR			1994-03-18	1995-09-07	1995-09-07

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1994-03-18	1	Notification of Hazardous Substance Discharge	
1994-04-06	2	Responsible Party (RP) letter sent	RP LETTER
1995-08-09	41	Remedial Action Report Received	RA REPORT RECV'D
1995-09-07	99	Miscellaneous	SITE CLOSED
1995-09-07	11	Activity Closed	

Who

Role	Name/Address
Responsible Party	U W MILWAUKEE-DEPT OF ENVIR HEALTH & SAFETY MILWAUKEE, WI 53201

For Additional Information, Please Contact

JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

Release 2.8.6 | 10/16/2019 | Release Notes

BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

03-41-004250 COLUMBIA HOSPITAL

CLOSED LUST

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
COLUMBIA ST MARYS COLUMBIA CAMPUS				MILWAUKEE	SOUTHEAST
Address				Municipality	
2025 E NEWPORT AVE				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
NW 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.079147	-87.8844854	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
				UNKNOWN	241024190

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	53211-2990-25		1994-05-31	1997-02-11	2013-07-02

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1994-05-31	1	Notification of Hazardous Substance Discharge	
1994-06-01	2	Responsible Party (RP) letter sent	RP LETTER
1996-06-06	76	Activity Transferred to DSPS (formerly Commerce)	
1997-02-11	83	No Further Action Required per NR 708.09	*** NR708 from Commerce Data Interchange ***
1997-02-11	11	Activity Closed	*** NR708 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

PECFA Claims Paid or Pending Payment

Payments made from the Petroleum Environmental Cleanup Fund Award

PECFA Site Name:						
Maximum Reimbursement:				Total Amount Paid:		
Occ No	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A	1			$.00	$.00	$.00

Substances

Substance	Type		Units

		Est Amt Released	
Petroleum - Unknown Type (FUEL OIL)	Petroleum		

Who

Role	Name/Address
Responsible Party	COLUMBIA HOSPITAL 2025 E NEWPORT AVE MILWAUKEE, WI 53211

For Additional Information, Please Contact

JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

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BRRTS on the Web

Click the Location Name or FID below to view Location Details page for this Activity. Other Activities, if present, may be accessed from Location Details.

< Basic Search

03-41-231024 UW MILWAUKEE - MITCHELL HALL

CLOSED LUST

Location Name (Click Location Name or FID to View Location Details)				County	WDNR Region
UW MILWAUKEE MITCHELL HALL				MILWAUKEE	SOUTHEAST
Address				Municipality	
3203 N DOWNER AVE				MILWAUKEE	
PLSS Description	Latitude	Longitude	Google Maps	RR Sites Map	
SE 1/4 of the SW 1/4 of Sec 10, T07N, R22E	43.0755574	-87.8783327	CLICK TO VIEW	CLICK TO VIEW	
Additional Location Description				Size (Acres)	Facility ID
				UNKNOWN	241013520

Jurisdiction	PECFA No.	EPA Cerclis ID	Start Date	End Date	Last Action
DNR RR	53211-3188-03		1999-08-31	2001-11-27	2013-07-02

Characteristics

PECFA Tracked?	EPA NPL Site?	Eligible for PECFA Funds?	Above Ground Storage Tank?	Drycleaner?	Co-Contamination?	WI DOT Site?	COs Apply?
No	No	No	No	No	No	No	No

Actions

Place Cursor Over Action Code to View Description

Date	Code	Name	Comment
1999-08-31	1	Notification of Hazardous Substance Discharge	
1999-10-04	2	Responsible Party (RP) letter sent	
2001-08-16	37	Site Investigation Report (SIR) Received (non-fee)	*** SITE INVESTIGATION DETERMINED BY DSPS TO BE COMPLETE - FROM DSPS DATA INTERCHANGE ***
2001-08-20	179	Case Closure Review Request Received (non-fee)	
2001-08-24	99	Miscellaneous	FEE LETTER SENT REQUESTING $750.00
2001-09-26	76	Activity Transferred to DSPS (formerly Commerce)	PER CONSULTANT REQUEST
2001-11-27	11	Activity Closed	*** NR726 Closure from Commerce Data Interchange ***
2013-07-02	89	DSPS (formerly Commerce) Transferred Back to DNR	PECFA PROGRAM TRANSFER 2013-2015 STATE BUDGET

PECFA Claims Paid or Pending Payment

Payments made from the Petroleum Environmental Cleanup Fund Award

PECFA Site Name:	UW Milwaukee Mitchell Hall				
Maximum Reimbursement:	$500,000			Total Amount Paid:	

Occ No	Claim No	Audit Date	Paid Date	Amt Submitted	Amt Ineligible	Amt Paid
A	1			$.00		$.00

Substances			
Substance	**Type**	**Est Amt Released**	**Units**
Petroleum - Unknown Type	Petroleum		

Who	
Role	**Name/Address**
Responsible Party	UWM MILWAUKEE LAPHAM HALL MILWAUKEE, WI 53201

For Additional Information, Please Contact
JENNIFER DORMAN 414-263-8683 jennifer.dorman@wisconsin.gov

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From: Thompson, Michael C - DNR [mailto:MichaelC.Thompson@Wisconsin.gov]
Sent: Monday, April 16, 2012 5:16 PM
To: Peotter, Ben
Cc: Hnat, John J - DNR; Davis, Mark R - DNR; Lambert, Jamie D - DNR; Betzold, Kristina A - DNR
Subject: DNR Scoping Comments for NW Quadrant Children's Center Relocation, University of Wisconsin - Milwaukee, DSF Projects #11C2L

Ben,

Thank you for the opportunity to provide scoping comments for the NW Quadrant Children's Center Relocation, University of Wisconsin - Milwaukee, Environmental Impact Assessment.

The Children's Center Relocation project is the first in a series of activities to renovate the Northwest Quadrant, formerly known as the Columbia-St. Mary's Hospital - Columbia campus, generally bounded by Newport Ave., N. Maryland Ave., E. Hartford Ave., and N. Cramer St., Milwaukee (maps attached). The project includes demolition, limited site work, mechanical infrastructure work, renovation of Building 1932 (Areas C & D) and redevelopment of an outdoor activity space to accommodate relocation of the Children's Center from the Kunkle Building, 2114 E. Kenwood Blvd., Milwaukee. Construction is expected to begin in August 2012 and be completed in August 2013.

The project will not impact waterways, wetlands, threatened or endangered species, and will avoid the Downer Woods. The Department offers the following additional comments:

- Cursory database review, http://dnrmaps.wi.gov/imf/imf.jsp?site=brrts2, indicates hazardous substance releases have been reported in the area. The Department's Remediation and Redevelopment program has a wide range of financial and liability tools available to assist local governments, community leaders, businesses, lenders, private individuals, and others to clean up and redevelop brownfields in Wisconsin. Contact John Hnat, Department Hydrogeologist, (414) 263-8644, John.Hnat@wisconsin.gov, for information.

- A *Notification of Demolition and/or Renovation and Application for Permit Exemption (NR 406, 410, and 447 Wis. Adm. Code), http://dnr.wi.gov/air/compenf/asbestos/*, is required ten days prior to asbestos abatement and demolition work. Contact Mark Davis, Department Asbestos Specialist, (608) 266-3658, mark.davis@wisconsin.gov, for information.

- Land disturbance of greater than one acre may require a Department *Construction Site Erosion Control and Storm Water Management*, *NR 216, Wis. Adm. Code*, permit http://dnr.wi.gov/runoff/stormwater.htm. General permits are available. The project is within the Milwaukee Metropolitan Sewerage District's combined sewer service area. Contact Ms. Jamie Lambert, Department Wastewater Specialist, (414) 263-8485, jamie.lambert@wisconsin.gov, for information.

Thanks again for the opportunity to comment. Please contact me by phone (414) 303-3408 or email michaelc.thompson@wisconsin.gov if I can provide further assistance. I would be glad to meet or speak with you.

Mike

Michael C. Thompson
Team Supervisor
Environmental Analysis & Review Program - Northeast and Southeast Regions
Wisconsin Department of Natural Resources
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Website: dnr.wi.gov
Find us on Facebook: www.facebook.com/WIDNR

Appendix H
Historical and Archaeological Research

PROPERTY RECORD

3321 N MARYLAND AVE

Architecture and History Inventory

NAMES

Historic Name: **Columbia Hospital**
Other Name: **UW-Milwaukee, Columbia Hospital**
Contributing:
Reference Number: **106495**

PROPERTY LOCATION

Location (Address): **3321 N MARYLAND AVE**
County: **Milwaukee**
City: **Milwaukee**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1919**
Additions: **1923 1930**
Survey Date: **20042011**
Historic Use: **hospital**
Architectural Style: **Georgian Revival**
Structural System:
Wall Material: **Brick**
Architect: **Schmidt, Garden & Martin - 1919Eschweiler & Eschweiler - later additions**
Other Buildings On Site:
Demolished?: **No**
Demolished Date:

DESIGNATIONS

NOTES

Additional Information: Schmidt, Garden & Martin of Chicago designed original 1919 building.

Later additions built in 1923, 1931, 1941, 1951, 1965, 1969 and 1978. Local architects Eschweiler & Eschweiler designed 1931, 1941, 1951 and 1965 wings.

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:

Columbia Hospital was founded in 1909 on an idea of emphasizing scientific research to treat disease by providing superior laboratory facilities for medical staff. Originally established in former Knowlton Hospital and Training School in downtown Milwaukee before moving to current site. Columbia doctors developed the "Milwaukee Brace" to treat scoliosis of the spine.

Previously surveyed in 1975 with map code 34. Map name was 3rd Aldermanic District.

Note: Although it is stated above that the firm of Schmidt, Garden and Martin of Chicago designed the original portion of this building in 1919, Passante states that the records of the very prominent Milwaukee firm of Brust & Phillip show that this firm actually designed the original portion of this building and also the Columbia School of Nursing Building next door (AHI# 119875). This discrepancy is still unresolved.
Bibliographic References: Building permits. "Columbia Perspective," published on 50th anniversary of Columbia Hospital. Passante, Anna M. A God-Given Talent: Peter J. Brust, Architect, His Work and Legacy, 1906-2006. Milwaukee: ElexDay Publications, 2006, pp. 177-178. Davis, Richard S. 50 Years Of Architecture (Eschweiler). Milwaukee: 1943, p. n.p.

RECORD LOCATION

Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Have Questions?

If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

joe.derose@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".

UNIVERSITY OF WISCONSIN SYSTEM

Capital Planning & Budget
Maura Donnelly
Agency Historic Preservation Officer

780 Regent Street + Madison, WI 53715-2635
(608) 263-5742 CELL (608) 712-6244

Email : mdonnelly@uwsa.edu

December 2, 2019

Tyler Barrett Howe
Division of Historic Preservation - Compliance
Wisconsin Historical Society
816 State Street
Madison, WI 53706-1482

Via: e-mail and hand delivery

Ref: UW-Milwaukee
Northwest Quadrant Renovation Project (Formally Columbia Hospital)
Request for Demolition - Building A
3321 North Maryland Ave
WHS Reference #106495
DFDM Project # 17B10

Dear Mr. Howe:

The WHS requests additional background information per your letter dated October 2, 2019. Below I pasted parts of your letter and incorporated responses from both myself, the campus and the A/E team.

I have also included an Executive Summary developed by the A/E team outlining in further detail, the reuse constraints faced by state and campus.

- Why can't this building be utilized by the University of Wisconsin-Milwaukee?
  Response: The configuration of the building is not suitable for instruction or research space. Adaptive reuse requires changing the structure, walls, floors, exterior and all building systems with a cost that is typically twice the cost of building new.

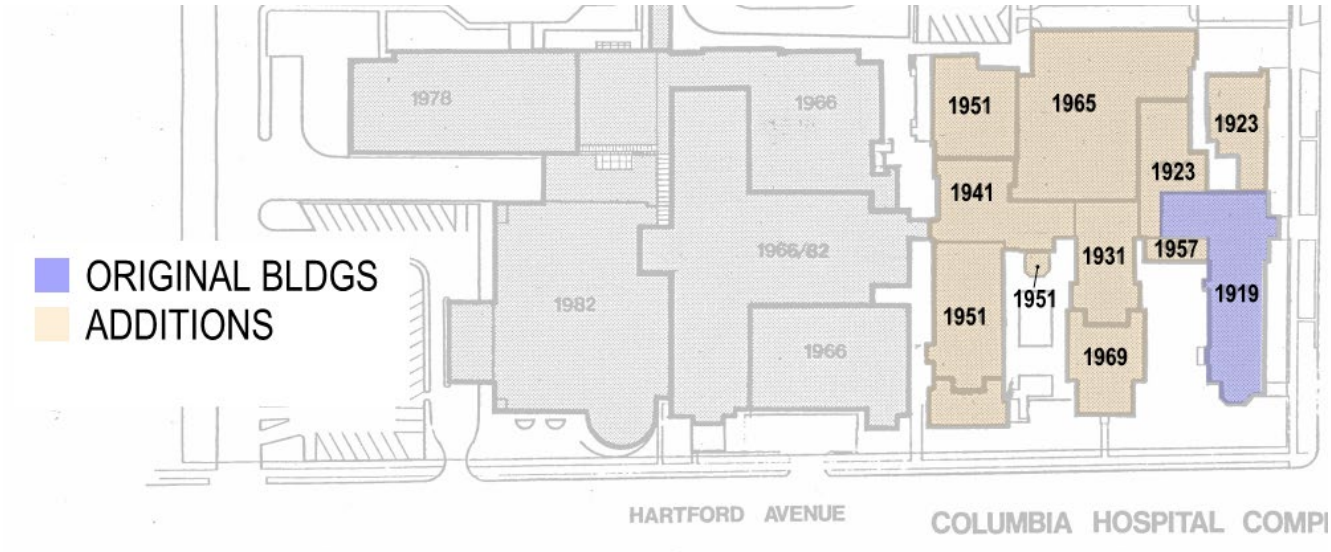
- What are the current needs of UW Milwaukee, and why can't this building be modified to accommodate those needs?
  Response: UWM needs space for STEM instruction and research. The floor to floor heights, floor load capacity and hospital bedroom configuration of the building are not suitable for this use. Adaptive reuse would have to change all of this, making it cost prohibitive. UWM studied reuse for student housing prior to purchasing the building. This included working with neighborhood groups. Due to neighborhood objections, the outcome was an agreement that this building will not be used for student housing. Student housing that was needed at that time was provided at other locations.

- What are the plans for the site, will something be constructed on the demolished building site? If yes, why can't this proposed use be accommodated in the historic building instead of new construction?
  Response: ***The property was purchased in 2010 as the only opportunity to significantly expand the physical boundary of the campus. Unfortunately, it isn't feasible to renovate the building for our needs. The site will initially be converted to much needed green space. Future long-range planning will revisit space needs, buildings and land.***

- Can a more aggressive demolition of interior spaces be necessary to accommodate a new use?
  Response: ***A/E Team - In the original 1919 construction, it appears that the interior clay tile partitions serve as lateral bracing for the building. As mentioned above, floor loading capacities in many areas were not designed to support the proposed uses. Even if interior partitions could be aggressively removed and existing floor systems reinforced for contemporary program, the existing tight column spacing is not feasible to accommodate the university's assembly, classroom or lab space needs. For overall existing conditions, please reference the attached evaluation completed in 2019-Facility Condition Assessment Executive Summary prepared by Kahler Slater Architects.***

- Please demonstrate all possible uses including such uses which may violate the standards but retain some of the building's interior and exterior integrity.
  Response: Not sure if we understand what is meant by this statement.

- The claim that majority of the integrity of the building is gone due to multiple modifications is not an accurate statement. The WI State Historic Preservation Office (SHPO) estimates that about 70% of the building integrity remains, including the main character defining features such as the exterior form, the original historic windows, and the corridors with terrazzo flooring throughout the rooms.
  Response: The original building has undergone multiple additions as shown in the graphic below, affecting both exterior form and interior circulation/use.



In the photograph below of the south façade of the 1919 structure, replacement windows are noticeably present. "R" denoted replacement window, "W" denotes wood window assumed to be original.

Scanned copies of all existing documentation are available for reference. Documented renovations of the 1919 building, are recorded in the following sets:

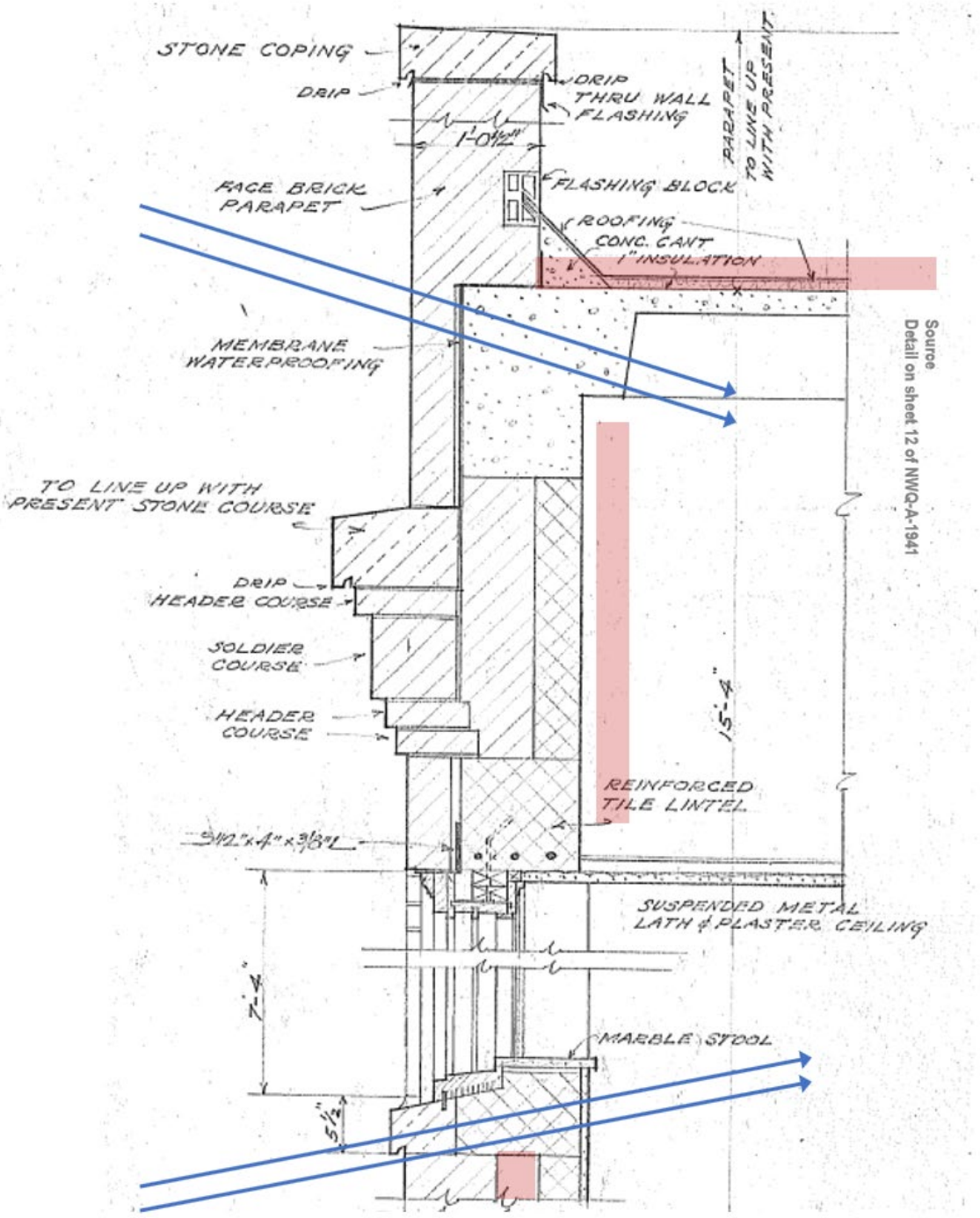
- ***NWQ-A 1919 Remodel***
- ***NWQ-A-1919 east entry remodel***
- ***NWQ-A 1966 67 Updates***
- ***NWQ-A 1980 Smoke Control***

- Secondary spaces have been modified but still retain much of the historic fabric.
- **Response: We disagree, as there here very little of the original fabric intact. It appears that most of the original terrazzo floors are intact. The layout of the main circulation corridors appears to be original, however there was an added chair railings and moldings. The entire upper two floors were converted to a hospital laboratory and operating theatre, including cutting windows out, expanding into the surrounding brick and adding glass block.**

- Another statement not accurate is the building is not efficient and would return on investment being nearly a century.
  Response: We are not sure who made this statement.

- The building is efficient with its thermal massing and does not require significant energy upgrades except full replacement of the MEP systems which would be part of any new construction anyway.
  Response/Rebuttal: The building would require significant energy upgrades to be brought closer to current energy code. Any deficiencies remaining may be permissible in terms of existing construction but would contribute to greater overall life-cycle costs for the university at a time when efficiency and building performance regulations are increasing. Please review the snipped detail below for an example existing condition (taken from sheet 12 of "NWQ-A 1941 Addition – Arch"), blue denoting likely thermal transfer areas and red indicating typical insulation retrofit

opportunities. Though an upgrade exercise is possible, such as that completed at UW Oshkosh – Clow Hall (p 25 of the study), the outcome of that endeavor will realize a space that is less responsive to university needs than new construction.



In terms of infrastructure upgrades, the building is in great need of replacement across the board as represented in the diagram below from the 2019 assessment. Given university needs, stairs and structural systems should also be shifted into major renovation or replacement categories.

NWQ- A

Facilities Conditions Assessment	No Action	Minor Renovation	Major Renovation	Replace	Comments
Roof					replace all main roof to provide proper drainage, insulation value
Enclosure					window replacement, brick tuck pointing
Stairs					new railings to meet code
Interior partitions					asbestos abatement in gyp and plaster
Interior finishes					asbestos abatement, flooring and ceiling replacement
Structural systems					survey to better access longevity
mechanical systems					replace 27 air handling units
electrical					replace all electrical systems
plumbing					piping, fixtures to be added, replace ped code
fire protection					fire pump,sprinkler piping, standpipes to be added

Table 3.4.1.2: NWQ -A Facility assessment summary

- The claim was made that the building contains multiple hazardous materials, a report should be provided that documents the extent of the hazardous materials. Things like asbestos abatement are commonplace in most rehabilitation and are not grounds for demolition.
  Response: The 2011 Wisconsin Asbestos and Lead Management System (WALMS) report identifies about 1700 locations for remediation when renovated or demolished. The current estimate for removal is $900,000. This is because most of the asbestos is located within the walls in the form of pipe wrap on the steam radiant heating pipes. Any upgrade to the existing building will necessitate the removal of all of these pipes and replacement with hot water heat or fan coils. If you would like to see the actual report, I can download the report.

- Has it been demonstrated there is not use and no need, or requirement, to offer the building for sale by, or to, any other state agency?
  Response: Locating a different state agency on the land locked UWM campus will limit long range plans for UWM and is not desirable. This location is in the heart of the UWM campus with zoning and parking constraints for any use other than campus use.

- Has the building been offered for sale to a private entity?
  Response: The former owner had an open offer for sale in 2009. A developer looked at one of the buildings, NWQF, but didn't pursue it for redevelopment. Only UWM was interested. It is not desirable nor beneficial for UW-Milwaukee / UW Board of Regents to have a private entity within the campus boundary.

Please let me know the next steps in our pursuit to a resolution. I look forward to further discussions.

The first public meeting for the EIA meeting is January 5, 2019. The request for demolition plans to be taking to the Board of Regents and State Building Commission in February 2020.

Sincerely,

Maura A. Donnelly
Senior Architect & Planner
UW System Preservation Officer

cc:	Mark Buechel	WHS
	Karen Wolfert	UW-Milwaukee
	David Hoffman	DFDM
	Koby Scheel	Kahler Slater
	Charlie Quagliana	Charlie Quagliana Preservation Architecture