SCOPE OF SERVICES
Environmental Impact Assessment (EIA)
The University of Wisconsin System
June 2020

Project Title:
Chemistry Building
UW - Milwaukee
DFDM Project No. 18H3D

Project Background:
The Chemistry Building will replace the existing 1972 chemistry building. A thorough building condition analysis was completed to evaluate reuse of the existing building. The analysis determined the cost to renovate it is approximately seventy-five percent of the cost to construct new space. Intense renovation work is required to almost completely replace the building mechanical, electrical, and plumbing systems. The existing facility could not be occupied during that renovation, and there is no adequate surge facility available within a reasonable distance from campus and/or within a reasonable cost. A new building will ensure continuity of chemistry instruction and research, which is a core component for STEM higher education.

The existing Chemistry Building is a high-rise, 8-story facility with systems that are original to the facility and beyond useful life. It does not have a fire suppression system, nor proper fire compartmentalization control areas, such as pressurized stairwell towers and entry/egress vestibules. The building’s structural system is designed to support a live load of only 50 lbs. per square foot compared to the current building code requirement of 100 lbs. per square foot for this type of space. It is financially infeasible to augment the building’s structural system to accommodate the new code requirements, so the existing building cannot be comprehensively renovated to serve its original purpose.

In November 1999, the Board of Regents adopted revisions to the UW System WEPA Guidelines, *Implementation of the Wisconsin Environmental Policy Act within the UW System*. Construction of new buildings that may be interior to the campus and do not produce a significant environment impact are typically classified as Type II actions, requiring EIAs. Accordingly, the following information provides a description of the project proposal and outlines the necessary steps in preparing an EIA for the proposed construction of a Project name.

Project Description:
This project will develop an 89,300 ASF/159,220 GSF Chemistry Building, south of the existing Chemistry Building that it is replacing. It will provide instructional and research laboratories and associated support spaces, offices, and shared collaboration/informal learning space and general assignment classrooms. It will also extend and connect the required central campus utility services to the new building site. An underground corridor will connect it to the Kenwood Interdisciplinary Research Center (KIRC) for campus utilities and support services. The project will extend campus utilities to the site to support the building. Thermal and power services will be routed to the site in the space between EMS and the existing Chemistry Building. Steam and chilled water loop will be formed by tying into the existing pipes north of the existing Chemistry building, extending south to the open space north of the new Chemistry building and extend east to the existing pipes between KIRC and the Lubar Entrepreneurship Center and UWM Welcome Center.

The Chemistry & Biochemistry Department has a wide range of research typologies including analytical, biochemistry, inorganic, organic, and physical focuses. The new Chemistry Building
will be a 4-story academic facility with a basement and a mechanical penthouse. It will include instructional and research laboratories, classrooms, lecture halls, offices, collaboration spaces. The building will front the campus along E Kenwood Blvd. The blocking strategy is to break the scale down, making the building appear smaller. The building mass has two bars angling away from each other and large opaque masses on the ground floor. To minimize the impact of the scale of the building, the more massive block associated with the 2nd, 3rd, and 4th levels is lifted, creating a semi-transparent plinth that allows views from Kenwood Avenue to the outdoor spaces in the quad to the north of the building.

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<tr>
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<th>Assignable Square Feet</th>
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<td>Instructional Labs</td>
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<td>Research</td>
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<td>Office</td>
<td>7458</td>
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<td>Collaboration</td>
<td>5676</td>
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<td>Storage</td>
<td>1820</td>
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<tr>
<td>Classrooms</td>
<td>12,260</td>
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<tr>
<td>TOTAL ASF</td>
<td>89,312</td>
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<tr>
<td>TOTAL GSF</td>
<td>159,220</td>
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</table>

A campus map indicating project location is included as an attachment.

**Project Cost:**

$129,535,000  General Fund Supported Borrowing

**Timing:** The environmental consultant must be available to start work upon receipt of a contract and implement the EIA process in a timely manner so that the public comment period and meeting is complete by September 28, 2020, prior to approval of the Design Report and construction authorization by the Board of Regents and State Building Commission, which are targeted for December 2020.

**Project Schedule:**

- A/E Selection: Dec 2018
- Design Concept Report Submittal: Feb 2020
- Design Report Submittal: Oct 2020
- BOR/SBC Authority to Construct: Dec 2020
- Bid Date: Jul 2021
- Start Construction: Sep 2021
- Substantial Completion: Sep 2023
- Occupancy: Dec 2023

**EIA Services Required:** The consultant will lead the EIA process and provide the following:

1. Complete a thorough environmental analysis and data collection;
2. Develop a distribution list of legislators, state agencies, municipalities, neighborhood associations, nearby residents, interest groups, student groups, faculty and staff representatives, and individuals who should receive scoping and other WEPA documentation (Attachment B);
3. Do a relevant database search and complete the HIST-A form that should be submitted to the UW System Historic Preservation Officer or designee to review and determine whether a SHPO 44 40 form and Wisconsin Historical Society review will be necessary.;
4. Draft the Type II Environmental Impact Assessment (attachment D);
(5) Evaluate impacts—adverse and positive;
(6) Distribute the draft EIA in electronic format to the EIA Team (noted below) for input;
(7) Provide input to the EIA Team to determine whether the EIA is adequate or if impacts are significant enough to warrant an Environmental Impact Statement (EIS); if EIS is not required, then:
(8) Distribute draft EIA with a copy available at the local public library and university library and an electronic version on a website;
(9) Publish availability of draft EIA for public comment in local media, including state and local newspapers, student/faculty/staff newspaper(s), and electronic newsletters/messages, noting the required 15-day public review period;
(10) Publish a 15-day legal notice and hold a public meeting; (This can be done in conjunction with notice on availability of EIA.);
(11) Provide EIA Team a draft of the PowerPoint presentation for review and comment one week prior to the public meeting.
(12) Collect, evaluate, distribute, and respond to public comments with prior input from the EIA Team;
(10) With input from the EIA Team, determine if the public meeting/comment period produced significant impacts or controversial issues to warrant an EIS and, if not;
(11) Finalize EIA to include an Executive Summary, recommendation, comments, responses, affidavits/copies of published legal notice(s), required signatures, etc.; and
(12) Distribute 3 hard copies of the final EIA to UW System contact, DSF Project Manager, and Campus WEPA Coordinator) and distribute copies to other interested/involved parties.

The consultant is expected to keep all parties informed, take and distribute meeting minutes, and record public information meetings or hire a court reporter to record proceedings of public hearings (if any is held).

**Meetings & Schedule:** At the discretion of the consultant, a kickoff meeting can be arranged at or near the project site or via teleconference. A scoping letter which indicates a response deadline may be used to solicit input from potentially interested agencies, municipalities, neighborhood associations, nearby residents, students, faculty, staff and other individuals.

The EIA process should be accomplished in concert with the development of design documents for the project. The public meeting on the draft EIA should occur to enable completion of the EIA process prior to construction authorization by the Board of Regents and State Building Commission and the release of bid documents. The academic calendar should serve as a guide to encourage student participation.

As part of the EIA consultant’s proposal, a schedule should be provided which incorporates (at a minimum) the following major timeframes:

<table>
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<td>Scoping/Data Analysis/Evaluation Process</td>
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<td>Release Draft EIA</td>
<td>Month DD, YYYY</td>
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<td>Public Meeting on EAI, if needed</td>
<td>Month DD, YYYY</td>
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<tr>
<td>Closing Date for Public Comment Period</td>
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<tr>
<td>Recommendation/Distribute Final EIA</td>
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<tr>
<td>Record of Decision</td>
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EIS Team Contact Info

Ellen Rosner
UW System Administration
780 Regent Street,
Madison, WI  53715-2635
608-206-2668
erosner@uwsa.edu

David Hoffman
Project Manager
Wisconsin Department of Administration,
Division of Facilities Development
P.O. Box 7866
Madison, WI  53707
608-266-1531
David.Hoffman@Wisconsin.gov

Maura Donnelly
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Karen Wolfert
Senior Architect
Institution WEPA Coordinator
University of Wisconsin - Milwaukee
Enderis Hall 685
2400 E. Hartford Avenue
414-416-7993
wolfertk@uwm.edu

ATTACHMENTS
A - Campus Map
B - Type II EIA Distribution List Format
C - Type II EIA Form
# ATTACHMENT B

**WEPA Compliance Document Distribution List**  
Chemistry Building  
University of Wisconsin – Milwaukee  
DFD Project # 18H3D  

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<tr>
<td>Alex Roe</td>
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<td>780 Regent Street, Suite 239</td>
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| University of Wisconsin - Xxxxx |                                                   |                                |                |          |       |         |                       |         |      |     |     |
| Karen Wolfert        | UW- Milwaukee, Sr Architect, WEPA Coordinator     | 2400 E. Hartford Avenue #685   |                | Milwaukee| WI    | 53211   | wolfertk@uwm.edu       | M/E     | M/E | M/E | M/E |
| Name                 | TBD                                               | Address                        |                | City     | WI    | 00000   | email                 | E       | E   | E   | E   |

| Federal Government Agencies |                                           |                                |                |          |       |         |                       |         |      |     |     |

| State Government Agency Contacts |                                           |                                |                |          |       |         |                       |         |      |     |     |
| Name                              | Dept. of Administration, Div. of Facilities Development – Project Manager | 101 E. Wilson Street | PO Box 7866 | Madison | WI    | 00000   | email                 | M/E     | M/E | M/E | M/E |
| Wisconsin State Historical Society |                                             |                                |                |          |       |         |                       |         |      |     |     |
| Department of Natural Resources   |                                             |                                |                |          |       |         |                       |         |      |     |     |

| Xxxxxx County |                                           |                                |                |          |       |         |                       |         |      |     |     |

| City of Xxxxxxx |                                           |                                |                |          |       |         |                       |         |      |     |     |
## ATTACHMENT B

**WEPA Compliance Document Distribution List**

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**M** = Mailed a hard copy  
**E** = emailed an electronic copy of website notice  
**ND** = not distributed

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</table>
I. DESCRIPTION OF PROPOSED ACTION

A. Title of Proposal:

B. Location (include campus name):
   
   County:
   
   Political Town:

C. Project: Define Proposed Action
   
   1. Description (type of facility or action):
   
   2. Purpose and Need (brief statement of project objective, history & background):

D. Estimated Cost and Funding Source:

E. Time Schedule (include date of Design Report approval, bidding, start of construction, project completion):

II. EXISTING ENVIRONMENT

A. Physical (Topography - soils - air wetland types):

B. Biological:
   
   1. Flora
   2. Fauna

C. Social

D. Economic:

E. Other (include archaeological, historical, etc.)
III. PROPOSED ENVIRONMENTAL CHANGE

A. Manipulation of Terrestrial Resources (include quantities -- sq. ft., cu. yds., etc.):
B. Manipulation of Aquatic Resources (include quantities -- cfs, acre feet, MGD, etc.):
C. Structures:
D. Other:
E. Attach maps, plans, photographs and other descriptive material (8 1/2 x 11” maximum).

IV. PROBABLE ADVERSE AND BENEFICIAL IMPACTS (Include indirect and secondary impacts)

A. Physical Impacts:
B. Biological Impacts:
C. Socioeconomic Impacts:
   1. Social
   2. Economic
D. Other (Include archaeological, historical, etc.) (If none, so indicate):

V. PROBABLE ADVERSE IMPACTS THAT CANNOT BE AVOIDED

VI. RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

VII. IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES IF ACTION IS IMPLEMENTED

A. Energy:
B. Archaeological and historic features or sites:
C. Other:

VIII. ALTERNATIVES: (No Action-Enlarge-Reduce-Modify-Other Locations and/or Methods. Discuss and describe fully with particular attention to alternatives which might avoid some or all adverse environmental effects.)
A. 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)

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

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

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

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

F. 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?)

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

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

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

J. Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns? (Social-cultural impacts)

K. Other: