The College of Letters & Science currently occupies space in approximately 50 facilities across campus, and in some cases, remote field facilities located in the state of Wisconsin, but not part of main campus. Of the nearly 50 facilities, 27 were chosen to be reviewed as part of the facility conditions assessment phase of this study. The 27 facilities that were assessed were originally constructed over the last ±150 years, including the following chronological breakdown:

- **1851 – 1887**: Five facilities originally constructed within this time period
- **1905 – 1918**: Five facilities originally constructed within this time period
- **1952 – 1972**: Seventeen facilities originally constructed within this time period

The 17 facilities built between 1952–1972 are now presently approximately 50 years old, which puts them at or rapidly nearing the end of their useful life expectancy. This is likely the main driver for many of the *poor* and *unsatisfactory* physical conditions assessment ratings seen across the facility assessments. Additionally, research facilities in the natural and physical sciences division are housed in facilities originally constructed ±50 years ago, utilizing dated practices and approaches in the design of modern, flexible research practice.

Although many facilities have received periodic renovations, facility upgrades and improvements, and major building additions since their original construction date, the College is generally occupying buildings not originally constructed to support their current functions—modern research and teaching requirements. Many existing facilities, particularly those located within the Bascom Hill District, have historic implications that will impact future consideration for modifications and continued usage.

Physical Environment Analysis work was provided to assess and analyze the physical conditions of 27 existing facilities supporting College or Letters & Science occupancies. The outcomes of this analysis work are individual Facility Conditions Assessment reports that are published under separate cover, and included as Appendix 9.3 Facility Condition Analysis Detail. The information that follows is intended to summarize the process followed and the outcomes included in those reports. The individual reports provide more detailed information.
5.1 Facility Conditions Assessment

Facility Conditions Assessments (FCA) were performed to understand the relative usefulness and potential lifespan of each of the buildings reviewed. The findings and conclusions of the assessments were to provide detailed, useful information about each facility, which would allow the planning team to make informed decisions about the use/reuse of existing space, the extent of remodeling efforts that may be required to bring the building up to modern standards, and the types of program functions that the existing space can best accommodate.

FCA activities and outcomes were also designed to build consensus about the appropriateness of proposed replacement and/or renovation of spaces within the College of Letters & Science. One of the objectives of the master plan study in general, and the conditions assessment specifically, is to recognize any impact for deferred maintenance on the College of Letters & Science buildings included in this assessment. This objective was included in the analysis, and associated cost for system improvements was interpreted in the ratings.

Physical conditions assessments of 27 L&S existing campus facilities are provided with this study. This process started by compiling and analyzing existing drawings and documents for the facilities. Initial findings were developed by interviewing UW Physical Plant staff and by completion of general questionnaires by the facility managers. This data gathering and analysis set the stage for on-site walkthroughs and assessment visits where notes and photos were taken to document the process. These notes were translated and utilized in developing overall assessment rankings—Facility Quality Index (FQI) rankings. The FQI Rankings are a combined summary of three assessed areas: assessed facility condition, assessed facility value, and assessed facility functionality.
The average assessed FQI Rankings are prepared into a series of high and low ranges and compared against a threshold of 0.70 value, which when crossed, should trigger considerations of continued long-term investments into a facility or eventual replacement. In the case of the L&S portfolio of facilities, an assessed ranking that breaks the 0.70 barrier may result in varying outcomes. For cases with historic or institutional value (for example Science or Birge Halls), it means that continued usage will likely require increased investments in order to continue existing functional usage. Repair and maintenance projects may carry this premium and increased financial impact. For facilities with a lower assessed facility value (for example a facility like Brogden Psychology Building that does not carry the same implications of historic character as Science or Birge Halls), a facility that exceeds the 0.70 threshold should be strongly considered for future replacement.
5.1.1 Assessed Facility Condition

Each building’s physical condition was evaluated on a system-by-system basis, organized around the UniFormat system of categorizing building components. The general categories include Structure/Shell, Interiors, Engineering and Environmental Services, and Code/Life Safety. Interior spaces were evaluated on a “sample basis”; that is, specific rooms were selected to represent the variety of functions and conditions within each building. Each category was then graded using the format provided by UWSA, and is derived from Section 5.5.4 of the 2006 edition of the Postsecondary Education Facilities Inventory and Classification Manual (FICM)\textsuperscript{10}. The item was given a number based on its physical condition from one to seven, which represented the anticipated cost percentage of improvement to sustain the twenty-year planning period for the master plan:

- Items graded 1 or 2 are in generally good condition and can remain in use with some or no maintenance or renovation.
- Items graded 3 or 4 are in the fair or poor condition and can only remain in prolonged use or occupation with moderate to significant renovation.
- Items graded 5, 6, or 7 have reached, or are reaching, the end of their useful life. Remediation of items in this condition requires major renovation or repair to complete removal or current replacement.

Physical conditions were then summarized for the building as a whole as a Facility Condition Index (FCI). The FCI is defined as the ratio of building deferred conditions divided by the building replacement value. The intent is that the FCI is a numerical assessment of the condition of a facility and a tool that can be used to determine fiscally-related decisions regarding funding, major maintenance, and repair options.

---

Figure 5B: FCI Ranges—Facility Comparison
5.1.2 Assessed Facility Value

The assessed facility value is provided for facilities on a campus or institutional level, and includes a review of each facility’s institutional significance, historic character, level of assessed building code compliance, and the long-term viability for continuation of current use. Each of these sub-categories was reviewed for each facility with ratings assigned, resulting in a total range that is compiled into the assessed facility value. The higher the assessed facility value ranking, the more significant and impactful the facility is at an institutional level. For example, a facility like Science Hall carries a high ranking for assessed facility value due to its listing and classification as a nationally significant historic facility, as well as its presence on Bascom Hill and the UW-Madison campus.
Figure 5C: Contextual Ranges—Facility Comparison
5.1.3 Assessed Facility Functionality

Integrated with the facility condition and facility value assessments is an assessment of functionality for each building. The functional assessment emanates from a user perspective, and is aimed at understanding how well the space functions, i.e., its suitability for its current (or other) purpose, and similar factors. Integration of these elements provides a comprehensive evaluation of existing facilities as input for a capital projects plan.

The coding of space suitability, or its functional use, is intended to reflect a judgment about how well the design and conditions of a space support the function of the space and the College of Letters & Science department to which the space is assigned. The functionality assessment projects the capacity of the space, and any improvements necessary, to accommodate the assigned function over the twenty-year master plan horizon. Only permanent architectural features and fixed equipment have been considered in rating the space’s suitability; the configuration, age, condition, or amount of moveable furniture and equipment have not affected the rating.

The building evaluations have included several perspectives from the users and operators of the buildings. During the assessment walk-throughs, the department administrators and the building managers were consulted on issues of performance, maintenance, and functionality. Subsequently, all department chairs or representatives were interviewed with respect to their current and future programs to understand the limitations and constraints of the facilities in the development of their needs for educational and research capabilities. This information is captured in the notes for the assessments and the departmental meeting notes.
Figure 5D: Functionality Ranges—Facility Comparison
An overall Facility Quality Index (FQI) that addresses both physical conditions and functionality considerations was developed to rate each building as a whole. The FQI is expressed as the following ratio:

\[
FQI = \frac{\text{Cost to Correct Condition + Code Deficiencies + Functionality Improvements}}{\text{New Construction Costs}}
\]

<table>
<thead>
<tr>
<th>FQI Scale</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%–25%</td>
<td>Building doesn’t require major investment or lack the qualities needed to function well in its current use.</td>
</tr>
<tr>
<td>25%–50%</td>
<td>A combination of building conditions and changing functions require some ongoing investment.</td>
</tr>
<tr>
<td>50%–75%</td>
<td>A combination of building conditions and a lack of functional requirements are starting to make the building expensive to operate and more difficult to use. Major investments are required.</td>
</tr>
<tr>
<td>75% and above</td>
<td>Major investments are required to maintain the building and may still not address functional requirements. Building replacement may be a consideration.</td>
</tr>
</tbody>
</table>
5.1.4 On-Site Buildings

Facility Conditions Assessment Reports were prepared for 27 of the Letters & Science existing facilities. Summaries of the Facility Conditions Assessments for the following surveyed buildings (including UW Building Number) are included starting on page 5.14. A graphic diagram indicating the facilities included with this assessment is located in Section 1.4.1 PART ONE: Facility Conditions Assessment and Space Analysis. The list of assessed facilities includes:

- 0018 Helen C. White Hall
- 0035 Meiklejohn House
- 0046 William H. Sewell Social Sciences Building
- 0047 F. Daniels & J.H. Mathews Chemistry Building
- 0048 E.B. Van Vleck Hall
- 0051 South Hall
- 0052 North Hall
- 0053 Science Hall
- 0054 Birge Hall
- 0056 Mark H. Ingraham Hall
- 0057 Sterling Hall
- 0155 Computer Sciences
- 0156 Atmospheric Oceanic & Space Sciences Building
- 0401 Integrative Biology Research Building (formerly Zoology Research Building)
- 0402 Noland Integrative Biology Building (formerly Lowell E. Noland Zoology Building)
- 0453 School of Social Work Building
- 0470 W.J. Brogden Psychology Building
- 0482 Van Hise Hall
- 0483 Arthur D. Hasler Laboratory of Limnology
- 0485 Music Hall
- 0508 Scott H. Goodnight Hall
- 0512 Observatory Hill Office Building
- 0515A 432 East Campus Mall
- 0521 Lewis G. Weeks Hall for Geological Sciences
- 0527 Harlow Primate Laboratory
- 0544 Conrad A. Elvehjem Building
- 0545 Vilas Communication Hall
5.1.5 Other Considerations

- **Historic Significance:** Review, analysis, and assessment of all facilities is provided as it relates to historic significance and character. This analysis is included in the Historic Preservation Report that is included in each individual Facility Conditions Assessment Report (see Appendix 9.3 Facility Condition Analysis Detail).

- **Hazardous Materials:** Many of the assessed facilities are known to contain hazardous materials, including but not limited to asbestos containing materials (ACM). Ongoing repair and maintenance projects occur when funding is available to address the presence of these materials. Detailed reports of these materials have been provided by UW EH&S and are included in the individual Facility Conditions Assessment Reports (see Appendix 9.3 Facility Condition Analysis Detail).

- **Site Utilities and Site Conditions:** Aside from conditions immediately adjacent to, and directly connected to existing facilities (for example docks, and entry stairs), assessment and analysis of site conditions and site utilities are not included in the Physical Environment Analysis phase of this facilities master plan study.
5.1.6 Conclusions

Many of the existing facilities currently occupied by the College of Letters & Science are now facing near term needs of repair and/or maintenance in order to address poor/unsatisfactory physical conditions. Additionally, many of these same facilities would benefit from improvement projects that would help improve functional aspects of the facilities with continued current functional usage—See [Figure 5E: Facility Repair and Maintenance Priority Diagram].

Figure 5E: Facility Repair and Maintenance Priority Diagram
5.2 Facility Conditions Assessment Report Summaries

5.2.1 0018 Helen C. White Hall

The Helen C. White Hall has institutional value to the UW-Madison campus. It has architectural and contextual qualities that contribute to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility should reflect the implications of a long-term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the northern end of N. Park Street, west of the Memorial Union. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Department of Afro-American Studies
- College Library
- English as a Second Language
- Department of English
- iSchool (formerly SLIS–School of Library and Information Studies)
- Department of Philosophy
- Writing Center

Area distribution within Helen C. White Hall is shown in the following charts:

Figure 5F: Area Distribution—Helen C. White Hall
Facility Quality Index

The Facility Quality Index (FQI) for H.C. White Hall is expressed as a range, from 0.29 to 0.59. As an indication of future investments for maintaining the building as an instructional, office, limited research, and educational support facility, this range suggests significant, but not unreasonable, levels of incremental investments for the types of spaces and functions anticipated for this facility, relative to replacement cost.

Facility Conditions Assessment

The Facility Condition Index (FCI) for H.C. White Hall is expressed as a range of 0.15 to 0.29. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. Much of the main structural and exterior components are cast in place concrete that show signs of water damage, cracking, and deterioration. This includes the plaza/parking deck topping slabs. These conditions will require ongoing maintenance to ensure their continued performance and longevity. Interior materials and finishes are in fair condition, but show signs of wear to due heavy occupant traffic.

Adaptive Assessment

The Adaptive Assessment for H.C. White Hall is expressed as a range of 0.09 to 0.15. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is a lack of an automatic fire sprinkler system. The building exhibits features of modern architectural design that suggest some premiums for the maintenance and ongoing repair of the facility. The building is included in and considered a contributing structure to the Bascom Hill historic district. The overall building massing, form, and composition may limit or complicate access for repairs and maintenance due to the building height, varying plaza levels, and overhanging upper levels. These factors may increase ongoing and future maintenance and repair costs.

Functional Assessment

The Functional Assessment for H.C. White Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions currently accommodated in H.C. White Hall, primarily office space, meeting space, and classroom space, will require investments to both maintain and implement new technologies and improve instructional capabilities. The basic infrastructure, floor plate characteristics, and floor-to-floor clearances will generally support renovation projects in a reasonable manner.
5.2.2 0035 Meiklejohn House

The Meiklejohn House has little institutional value to the UW-Madison campus. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings. Alternatively, the site of the building does have an important strategic value to the future development of campus facilities and should be evaluated for replacement with a larger, contemporary facility in that location.

The building is located at the intersection of N. Charter and W. Johnson Streets. It houses classroom, office, conference, and support spaces for the following department:

- Integrated Liberal Studies Program (ILS)

Area distribution within the Meiklejohn House is shown in the following charts:

Figure 5H: Area Distribution—Meiklejohn House
Facility Quality Index
The Facility Quality Index (FQI) for the Meiklejohn House is expressed as a range of 0.50 to 0.79. As an indication of future investments for maintaining the building as primarily an administrative facility, this range suggests moderate to significant levels of incremental investments. The cultural value for maintaining the facility should be balanced relative to the cost of investment.

Facility Conditions Assessment
The Facility Condition Index (FCI) for the Meiklejohn House is expressed as a range of 0.24 to 0.38. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. This facility is a wood framed former residence that was constructed in 1914. As such, the condition of the facility is poor due to settling/sagging floors, evidence of water damage at the exterior enclosures, damaged wood windows, and plaster wall/ceiling finishes with major cracking. The exterior wood and shingle siding require ongoing painting, maintenance and repair. The majority of MEP systems are in poor to unsatisfactory condition and approaching the end of their useful life. The Integrated Liberal Studies Program, which occupies the building, was not interviewed as part of this process, however notes provided in a questionnaire indicated acoustic issues with sound transmission from adjacent street and bus traffic.

Adaptive Assessment
The Adaptive Assessment for the Meiklejohn House is expressed as a range of 0.11 to 0.16. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. This facility lacks an elevator and an automatic fire sprinkler system—the former limits the accessibility of the facility, while the latter current limits the ability to occupy the third floor. This facility is not currently included on the list of recognized historic buildings on campus, but is considered to be eligible for listing due to its historical significance as women’s cooperative housing. This facility sees limited occupant traffic, but the age and condition of the materials on the interior and exterior of the building will likely increase the long-term maintenance costs for the facility.

Functional Assessment
The Functional Assessment for the Meiklejohn House is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. As a former residence that has been adapted into the current use as office and office support space, the Meiklejohn House is limited in its functionality. The small overall footprint and structural configuration/capacities limit how the plan may be reconfigured to meet current needs.
5.2.3 0046 William H. Sewell Social Sciences Building

William H. Sewell Social Science Building has moderate institutional value to the UW-Madison campus. It is a Modern Era building of moderate distinction, and has some potential as part of a Modern Historic District. As a result, the overall assessment and recommendations for continued use of the facility should reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of N. Charter Street and Observatory Drive. It houses classrooms, research laboratories, offices, and support spaces for the following departments and programs:

- Anthropology, Department of
- Center on Wisconsin Strategy (COWS)
- Criminal Justice Certification Program
- Data & Information Services Center
- Demography and Ecology, Center for
- Economics, Department of
- Havens Center for the Study of Social Structure and Social Change
- Holtz Center for Science and Technology Studies
- Institute for Research on Poverty
- Journal on Human Resources
- Legal Studies Program
- Social Science Computing Cooperative
- Social Science Reference (Somers) Library
- Social Systems Research Institute
- Sociology, Department of

Area distribution within the William H. Sewell Social Sciences Building is shown in the following charts:
Facility Quality Index
The Facility Quality Index (FQI) for Sewell Social Science Building is expressed as a range of 0.31 to 0.60. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate level of incremental investments. The cultural value for maintaining the facility should be balanced relative to the cost of investment.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Sewell Social Science Building is expressed as a range of 0.17 to 0.30. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The building exterior is in need of some repair, primarily caulking and exterior masonry repair. Access to the exterior of the facility will likely be complicated by the height of the building as well as limitations created by the presence of the adjacent Muir Woods. The interior construction is in fair condition and sees heavy occupant use primarily in the portions of the building with large and medium sized class rooms. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for Sewell Social Science Building is expressed as a range of 0.09 to 0.15. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of an automatic fire sprinkler system. Additionally, all floors of the facility are not connected by elevator access, creating potential access issues. While the building exterior is constructed with contemporary materials that are less costly to replace/less intricate to install, there are some unique features—such as the aluminum sun shade on south façade.

Functional Assessment
The Functional Assessment for Sewell Social Science Building is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The building is used for research space (which occurs, in many cases, in the offices), office space and classroom space. The building and layouts are generally well-suited for this function. Based on interviews with the Departments of Anthropology, Economics, and Sociology, primary deficiencies in the building include a lack of social/informal interaction and collaboration areas, a lack of open study/dedicated undergraduate work areas, and how spatially disconnected some department faculty and grad students are—as they are spread over multiple floors. The ability to resolve these deficiencies should not be limited by the physical characteristics—the plan layouts, organization and configuration—of the facility.
5.2.4 0047 F. Daniels & J.H. Mathews Chemistry Building

This conditions assessment of the Chemistry Building is provided for the Daniels Wing portion of the building only. The Daniels Wing is a 9-story portion of the building located on the northeast side of the facility site. This wing of the facility has limited institutional value to the UW-Madison campus. Overall, this portion of the building was constructed for its current specialized use, but is in poor current condition, and is heavily used. The Campus and the Department of Chemistry have invested significant effort to date assessing the existing building and developing a Feasibility Study for the facility as a whole. Reports generated as an outcome of these efforts were reviewed as part of this study.

As a result of this study, the overall assessment and recommendations for continued use of the facility in its current physical condition reflect the implications of a shorter-term commitment to maintaining the facility for its current use, but must be considered in the context of a series of moves required to replace the existing buildings with contemporary facilities in the same location.

The building is located at the intersection of N. Mills and W. Johnson Streets. It houses classrooms, research laboratories, offices, and support spaces for the following departments and programs:

- Department of Chemistry
- Chemistry Learning Center
- Chemistry Library
- Theoretical Chemistry Institute
Area distribution within the F. Daniels and J.H. Mathews Chemistry Building is shown in the following charts:

**Space Use**

**Department Allocation**

Figure 5L: Area Distribution—F. Daniels & J.H. Mathews Chemistry Building

**Facility Quality Index**

The Facility Quality Index (FQI) for the Daniels Wing is expressed as a range of 0.58 to 1.00. As an indication of future investments for maintaining the building as primarily a chemistry research and teaching facility, this range suggests a significant level of incremental investments.

**Facility Conditions Assessment**

The Facility Condition Index (FCI) for the Daniels Wing is expressed as a range of 0.22 to 0.35. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior envelope of the Daniels Wing is in need of repair to address areas where water is entering the exterior enclosure systems (roof and exterior walls) and interior spaces. Multiple roof, wall coping, and site wall locations show signs of water infiltration and damage. The interior spaces of the Daniels Wing are in fair condition, but show signs of heavy usage, particularly in the instructional laboratory spaces. Per feedback from the facility
manager of the building, the passenger elevators in the Daniels Wing require frequent repair and see frequent periods of inoperability. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. It was noted by the users that HVAC systems in the building are unpredictable (supply and exhaust systems go down frequently), which causes interruptions to research. It should also be noted that the Daniels Wing HVAC systems and distribution are integrated with the Matthews Building, so consideration must be given to both when considering renovations. Electrical service to the facility is currently at capacity, limiting current/future growth capabilities—there is currently insufficient power and cooling capacity to keep the computer center core facility running on hot summer days.

**Adaptive Assessment**
The Adaptive Assessment for the Daniels Wing is expressed as a range of 0.11 to 0.15. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with the Daniels Wing of the Chemistry Building, the major deficiencies include a lack of a sprinkler system (a pending building addition planned for 2019 completion will add a sprinkler system to the first, second, and fourth floors of the Daniels Wing only), chemical quantities in excess of allowable quantities, and a lack of isolated control areas within the building. It should also be noted that the building is considered a high rise, and a multitude of issues/systems would need to upgraded or added to meet current code requirements, should significant renovations occur. This building is not currently included on the list of recognized historic campus buildings. Materials throughout the building are common and readily available in today’s market. Little additional care would be required in order to match existing construction. The sustained operation of the building is questionable as the current code deficiencies limit any growth potential, and due to the heavy use and strains put on the existing teaching laboratory spaces in the building.

**Functional Assessment**
The Functional Assessment for the Daniels Wing is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet its current functionality requires development/significant renovation. Per interviews with the Chemistry Department, a number of issues/deficiencies were identified relative to research, office, and educational space within the building. The relatively small footprint/tall tower configuration of the Daniels Wing is less than ideal for a chemistry facility, given requirements for control areas and allowable chemical quantities located on upper levels of a facility. The wing dimension/structural bay spacing are not efficient for laboratory layout. Narrow corridors share pedestrian circulation and service equipment, creating a potentially hazardous environment. Limitations to educational spaces were also identified by the Department; it was noted that the current conditions of the facility have limited what faculty can develop in terms of emerging ideas for curriculum. While limited capacity issues have driven an increased need for additional intro-section courses, they find that demand is still not being met.

Student project space/learning center was also noted as lacking.
5.2.5 0048 E. B. Van Vleck Hall

Van Vleck Hall has moderate institutional value to the UW-Madison campus. It has some period architectural value that contributes to the overall campus character and the evolution of the campus. As a result, the overall assessment and recommendations for continued use of the facility should reflect the implications of a long-term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the top of Bascom Hill between Sterling, Ingraham, Bascom and Birge Halls. It houses classrooms, research laboratories, offices, and support spaces for the following departments and programs:

- Department of Mathematics
- Mathematics (Kleene) Library

Area distribution within E.B. Van Vleck Hall is shown in the following charts:

---

Figure 5N: Area Distribution—E. B. Van Vleck Hall

Facility Quality Index
The Facility Quality Index (FQI) for Van Vleck Hall is expressed as a range from 0.43 to 0.73. As an indication of future investments for maintaining the building as an instructional, non-lab/technical research, and office facility, this range suggests careful consideration as the incremental investments could be substantial for the types of spaces and functions anticipated for this facility.
**Facility Conditions Assessment**

The Facility Condition Index (FCI) for Van Vleck Hall is expressed as a range from 0.24 to 0.38. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the exterior envelope is poor due to widespread water infiltration/damage at the façade, roof, and plaza level of the building. The interior condition of the facility shows widespread damage due to water infiltration, particularly at the south façade of the building. Access to the exterior of the facility will likely be complicated by the overall height of the building as well as limitations created by the presence of adjacent buildings and varying plaza levels. Much of the primary mechanical equipment is nearing the end of useful life. The need for replacements, in combination with the lack of contemporary fire protection systems, will present significant investment over the next life cycle of the building.

**Adaptive Assessment**

The Adaptive Assessment for Van Vleck Hall is expressed as a range of 0.14 to 0.20. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Code deficiencies with the greatest impact to the occupants of the facility are deficiencies related to high-rise building egress and the lack of an automatic fire sprinkler system. The historic quality of the building suggests a premium for maintenance and repairs. The building is an example of period modern architecture (1961) and is comprised of a modular gridded precast window/ exterior system. The life cycle implications for window and exterior repair present unique and complex maintenance issues. The overall construction materials of the facility are of a high standard, and historic impacts of their specific design and implementation will add significant costs associated with future maintenance and repair projects.

**Functional Assessment**

The Functional Assessment for Van Vleck Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in Van Vleck Hall related to office-based research will require some investments to both maintain and implement new technologies and utility upgrades. Lack of infrastructure, age of primary utility sources, and low floor-to-floor clearances for delivery of air systems could make renovation projects somewhat complex and costly. The building floor plate, materials, and spatial organization suggest that renovations may be constrained in many cases, and limited in outcome related to room size, configuration/ modularity, and future flexibility.
5.2.6 0051 South Hall

South Hall has significant institutional value to the UW-Madison campus. It has architectural, historic, and contextual qualities that contribute significantly to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long-term commitment to maintaining this facility in the portfolio of buildings.

The building and its site have an important strategic value to the formation of the Madison campus, and are recognized for the development of a sense of place associated with the establishment of the university, the evolution of the university, and the original quad.

The building is located on Bascom Hill adjacent to Birge Hall and the Law Building. It houses offices, conference spaces, and support spaces for the following departments and programs:

- College of Letters & Science—Administration
- Student Academic Affairs Associate Dean and staff

Area distribution within South Hall is shown in the following charts:

Figure 5P: Area Distribution—South Hall
Facility Quality Index
The Facility Quality Index (FQI) for South Hall is expressed as a range from 0.28 to 0.56. As an indication of future investments for maintaining the building as primarily an administrative facility, this range suggests moderate levels of incremental investments. While not insignificant, the cultural value for maintaining the facility is considered irreplaceable.

Facility Conditions Assessment
The Facility Condition Index (FCI) for South Hall is expressed as a range of 0.15 to 0.27. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior materials of the building are in satisfactory condition. Recent investments into repair of the stone masonry, metal roofing, and refurbished wood windows contribute to the relatively low FCI range for South Hall. The interior condition of South Hall is also in satisfactory condition due to recent investments in finish upgrades (paint, flooring, ceiling). The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for South Hall is expressed as a range of 0.08 to 0.14. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. The historic quality of the facility suggests a premium for the maintenance and repairs of the facility. The significance of the building individually and its inclusion in the historic district, ensure its continued presence. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and response to expectations for modern building standards. As an example, the building does not comply with current requirements for accessibility; an elevator is not installed in the building, the circulation systems are not continuous on the first floor, and rest room accessibility is an issue.

Functional Assessment
The Functional Assessment for South Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in South Hall related to the administrative office spaces will require moderate future investments to both maintain and implement certain technologies and capabilities related to these functions. However, lack of infrastructure, age of primary utility sources, and clearances for delivery of air systems will likely make each renovation project somewhat complex and potentially costly. The architectural character, materials, and spatial organization of the building suggest that renovations may be constrained in many cases, and limited in outcome related to room sizes and configurations.
5.2.7 0052 North Hall

North Hall has significant institutional value to the UW-Madison campus. It has architectural, historic, and contextual qualities that contribute significantly to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building and its site have an important strategic value to the formation of the Madison campus and are recognized for the development of a sense of place associated with the establishment of the university, the evolution of the institution, and the identity of the original quad. Furthermore, its significance is associated with the education of John Muir, the naturalist credited with the inspiration for the establishment of the national park system in the US. Due to these qualities, North Hall is listed as a National Historic Landmark.  

The building is located on Bascom Hill adjacent to the Education Building. It houses classrooms, conference spaces, offices, study rooms, and support spaces for the Department of Political Science.

Area distribution within North Hall is shown in the following charts:

Figure 5R: Area Distribution—North Hall

---

1National Historic Landmarks Program, <https://www.nps.gov/nhl/find/statelists/wi/WI.pdf>, May 18, 2018

Flad Architects • Affiliated Engineers, Inc. • Paulien & Associates • Charles Quaglia
Facility Quality Index

The Facility Quality Index (FQI) for North Hall is expressed as a range from 0.31 to 0.60. As an indication of future investments for maintaining the building as primarily an administrative facility, this range suggests moderate levels of incremental investments. While not insignificant, the cultural value for maintaining the facility is considered irreplaceable.

Facility Conditions Assessment

The Facility Condition Index (FCI) for North Hall is expressed as a range of 0.16 to 0.29. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior materials of the building are in satisfactory condition. Recent investments into repair of the stone masonry, metal roofing, and refurbished wood windows contribute to the relatively low FCI range for North Hall. The interior condition of North Hall is also in satisfactory condition due to recent investments in finish upgrades (paint, flooring, ceiling). The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment

The Adaptive Assessment for North Hall is expressed as a range of 0.10 to 0.16. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. The historic quality of the facility suggests a premium for the maintenance and repairs of the facility. The significance of the building individually and its inclusion in the historic district, ensure its continued presence. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and response to expectations for modern building standards. As an example, the building does not comply with current requirements for accessibility; an elevator is not installed in the building, the circulation systems are not continuous on the first floor, and rest room accessibility is an issue.

Functional Assessment

The Functional Assessment for North Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in North Hall related to the administrative office spaces will require moderate future investments to both maintain and implement certain technologies and capabilities related to these functions. However, lack of infrastructure, age of primary utility sources, and clearances for delivery of air systems will likely make each renovation project somewhat complex and potentially costly. The architectural character, materials, and spatial organization of the building suggest that renovations may be constrained in many cases, and limited in outcome related to room sizes and configurations.
5.2.8 0053 Science Hall

Science Hall has significant institutional value to the UW-Madison campus. It has architectural, historic and contextual qualities that contribute significantly to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long-term commitment to maintaining this facility in the portfolio of buildings.

The building and its site have an important strategic value to the formation of the Madison campus and are recognized for the development of a sense of place associated with the establishment of the university, the evolution of the institution, and the identity of the original quad. Furthermore, its significance is associated with being one of the earliest examples of construction in the US that utilized all masonry and metal materials. Due to these qualities, Science Hall is listed as a National Historic Landmark.

The building is located on Bascom Hill at the intersection of N. Park Street and Langdon Street. It houses classrooms, research laboratories, offices and support spaces for the following departments and programs:

- State Cartographer’s Office
- Nelson Institute for Environmental Studies
- Department of Geography
- Geography Library
- Land Tenure Center (LTC)
- Arthur H. Robinson Map Library

Area distribution within Science Hall is shown in the following charts:

![Area Distribution—Science Hall](image-url)

**Figure 5T:** Area Distribution—Science Hall
Facility Quality Index
The Facility Quality Index (FQI) for Science Hall is expressed as a range, from 0.66 to 1.11. As an indication of future investments for maintaining the building as a science research facility, this range suggests careful consideration as the incremental investments may approach eventual replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Science Hall is expressed as a range of 0.23 to 0.37. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. Although the physical state of the main structural components of Science Hall are in satisfactory condition, the exterior enclosures are in poor to unsatisfactory condition. This includes the exterior wood framed windows and exterior masonry wall materials, as well as the asphalt roof system that has reached the end of its effective life cycle. Investments are required in the short term to resolve these deficiencies. The interior materials and construction are in fair condition, especially considering the age of many of the components. The existing elevator is small and inadequate by current standards for a facility of this type. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for Science Hall is expressed as a range of 0.18 to 0.24. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. The main code deficiencies in the facility include the lack of an automatic sprinkler system, and the challenges with maintaining historic configurations of the interior of the building while meeting current accessibility and egress requirements. The historic quality of the facility suggests a premium for the maintenance and repairs of the facility. The significance of the building individually, its status as a National Historic Landmark, and its inclusion in the historic district ensure its continued presence. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and response to expectations for modern building standards.
Functional Assessment
The Functional Assessment for Science Hall is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions occurring in Science Hall related to research and instructional laboratory spaces will require significant investments to both maintain and implement new technologies and research capabilities. Lack of infrastructure, age of primary utility sources, and clearances for delivery of air/utility systems make each renovation project increasingly complex and costly. The architectural character, materials, and spatial organization of the building suggest that renovations may be constrained in many cases, and limited in outcome related to room size, configuration/modularity, and future flexibility.
5.2.1 0054 Birge Hall

Birge Hall has significant institutional value to the UW-Madison campus. It has architectural, historic, and contextual qualities that contribute significantly to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located on Bascom Hill adjacent to Sterling Hall, Van Vleck Hall, Bascom Hall and South Hall. It houses classrooms, research laboratories, offices, and support spaces for the following departments and programs:

- Department of Botany
- Botany Greenhouse/Gardens
- Center of Rapid Evolution (CORE)
- Wisconsin State Herbarium
- Department of Integrative Biology (formerly Zoology)

Area distribution within Birge Hall is shown in the following charts:

Figure 5V: Area Distribution—Birge Hall
Facility Quality Index
The Facility Quality Index (FQI) for Birge Hall is expressed as a range from 0.63 to 1.08. As an indication of future investments for maintaining the building as a science research facility, this range suggests careful consideration, as the incremental investments may approach eventual replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Birge Hall is expressed as a range of 0.23 to 0.37. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior materials and exterior envelope of Birge Hall are in poor to unsatisfactory physical condition. The exterior wood windows/window frames, exterior stone cladding, and stone parapet coping all require repair and/or refurbishment. Major portions of the roof have a life expectancy of 5–7 years and will require replacement in the near future. The interior finishes and construction of Birge Hall are in fair to poor physical condition. The facility has seen heavy use and occupant traffic throughout the interior. This results in finishes, interior construction and equipment that are worn and will require future investments for repair or replacement. The facility contains a single operational elevator used for passenger and service traffic. It is in fair working condition, but its location at the end of one wing, its relative small size, and the mixed passenger/service usage contribute to a poor elevator ranking. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. Limitations in HVAC systems contributes to relatively high costs for lab remodel and upgrade projects. In its present state, Birge Hall is unable to achieve AAALAC accreditation. The facility contains vivarium space, but major renovations and upgrades are required to meet accreditation requirements. An earlier study was previously published by Flad Architects in April, 2014.

Adaptive Assessment
The Adaptive Assessment for Birge Hall is expressed as a range of 0.15 to 0.21. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are the lack of an automatic fire sprinkler system throughout the building, deficiencies in minimum egress requirements from the fifth floor (1956 addition portion) due to vivarium access control, railings at the second level atrium space that do not meet Code
minimum guardrail heights, and the presence of hazardous materials (particularly sprayed on asbestos fire-proofing) throughout the building. Birge Hall is a contributing building within the Bascom Hill Historic District. The historic quality of Birge Hall suggests a premium required for the maintenance and repairs of the facility. The significance of the building individually, and its inclusion in the historic district ensure its continued presence.

Functional Assessment

The Functional Assessment for Birge Hall is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in Birge Hall related to research and teaching labs will require significant investments to both maintain and implement new technologies and research capabilities. The historic quality of the building, the age of the building, the lack of adequate infrastructure, the age of primary utility sources, and the building clearances for delivery of air systems make each renovation project increasingly complex, constrained and costly. These complexities, constraints and costs may limit outcomes related to room size, room configurations, flexibility and future viability for continued modern laboratory use. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related deficiencies and respond to expectations for modern building standards.
5.2.1 0056 Mark H. Ingraham Hall

Ingraham Hall has moderate institutional value to the UW-Madison campus. It is a Modern Era building of minimal distinction that is somewhat intact. As a result, the overall assessment and recommendations for continued use of the facility should reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of N. Charter Street and Observatory Drive. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Administrative Information Management Services
- African Studies Program
- American Indian Studies Program
- Asian American Studies Program
- Campus Director of Advising
- Center for European Studies
- Center for German and European Studies (DAAD)
- Chican@ and Latin@ Studies Program
- Cross-College Advising Services (CCAS)
- Center for East Asian Studies
- European Union Center of Excellence
- Exploration Center for Majors and Careers
- Global Cultures Certificate
- Global Studies Program
- International Studies Major
- First Year Interest Groups (FIGS)

Area distribution within Mark H. Ingraham Hall is shown in the following charts:

Figure 5X: Area Distribution—Mark H. Ingraham Hall
Facility Quality Index

The Facility Quality Index (FQI) for Ingraham Hall is expressed as a range of 0.28 to 0.57. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate level of incremental investments. The cultural value for maintaining the facility should be balanced relative to the cost of investment.

Facility Conditions Assessment

The Facility Condition Index (FCI) for Ingraham Hall is expressed as a range of 0.17 to 0.30. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior shell on the building is in fair to poor condition and is in need of some repair for window re-caulking and to address the plaza deck that shows signs of leaking. While the building is constructed with contemporary materials and is of minimal historic distinction, it will require less care to appropriately match original condition. The condition of the interior portions of the facility are in fair condition. The majority of these materials and finishes are durable and will require modest ongoing repair and maintenance. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment

The Adaptive Assessment for Ingraham Hall is expressed as a range of 0.06 to 0.12. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of an automatic fire sprinkler system. Ingraham Hall has a potential to be included as part of a Modern Historic District era building of minimal distinction. Although this facility sees high levels of occupant volume and foot traffic, the materials and finishes are durable and should see continued long-term viability. Materials required for repair and replacement are common and readily available, while access to the facility is not heavily impeded by adjacent conditions.

Functional Assessment

The Functional Assessment for Ingraham Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The building is used primarily for offices and classrooms, and is generally well-suited for this function. Based on interviews with the Asian American Studies, American Indian, and Chicano@ and Latin@ Studies Programs, one of the primary deficiencies in the building is a lack of collaboration/social space to hold student gatherings, luncheons,
recognition ceremonies, and/or ad-hoc workshops. An investment would be required into the existing building in order to incorporate these types of functions. Many of the Letters & Science faculty in the facility are affiliates and have an office with their tenure home department. It was noted that the quantity of offices in Ingraham for these programs is insufficient, and that, in some cases, the Ingraham offices are not as nice as other, home office locations. This may cause affiliates to limit time spent in Ingraham Hall. Therefore, investments in office space may be required to create more of an intellectual home/community for these programs.
5.2.2 0057 Sterling Hall

This conditions assessment of Sterling Hall is provided for select components only:

- Interior conditions assessment is provided for the Basement level only. An exterior conditions assessment is provided for the entirety of Sterling Hall.

- Conditions assessment of the HVAC equipment and distribution systems is provided for the entirety of Sterling Hall.

- An adaptive assessment (Code/Life Safety, Sustainability, and Historic) and a functional assessment are provided for the entirety of Sterling Hall.

Sterling Hall has moderate institutional value to the UW-Madison campus. It has some period architectural value that contributes to the overall campus character and the evolution of the campus. Sterling Hall also has historic significance and institutional value to the campus due to the bombing that occurred in 1970. As a result, the overall assessment and recommendations for continued use of the facility should reflect the implications of a long-term commitment to maintaining this facility in the portfolio of buildings.

The building is located on N. Charter Street between Chamberlin Hall and Van Vleck Hall. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Department of Astronomy
- Department of Comparative Literature and Folklore
- Astronomy Library (Woodman)
- Center for Research on Gender and Women
- Gender and Women’s Studies
- UW Survey Center
Area distribution within Sterling Hall is shown in the following charts:

**Figure 5Z: Area Distribution—Sterling Hall**

**Facility Quality Index**
The Facility Quality Index (FQI) for Sterling Hall Basement Level is expressed as a range from 0.49 to 0.80. As an indication of future investments for maintaining the building as a research facility, this range suggests careful consideration as the incremental investments could be substantial for the types of spaces and functions (research) anticipated for this facility.

**Facility Conditions Assessment**
The Facility Condition Index (FCI) for Sterling Hall is expressed as a range of 0.22 to 0.37. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior conditions of Sterling Hall are in satisfactory to poor condition. Many portions of the roofing have been recently replaced and have 15+ years of life expectancy remaining. The exterior wall enclosure is in fair condition, but shows evidence of water infiltration in locations. Water damage is also evident.
throughout the basement level due to leaks from the plaza level above. The interior condition of the basement level is fair to poor. Much of the space is underutilized, and many locations show damage to the materials and finishes from water infiltration at the plaza level above. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. The need for replacement equipment, especially if driven by basement remodels to increase research capabilities, could present significant investments over the next life cycle of the building.

**Adaptive Assessment**

The Adaptive Assessment for Sterling Hall is expressed as a range of 0.12 to 0.18. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with the Daniels Wing of the Chemistry Building, the major deficiencies include a lack of a sprinkler system, hazardous research materials currently stored in basement lab space, and inadequate exhaust/ventilation for the Physics Garage (room B101) space. The historic quality of the facility suggests a premium for the maintenance and repairs of the facility. The building is an example of the American Beaux Arts style architecture and was previously recognized as eligible to be placed on the National Register of Historic Buildings. In addition to the physical characteristics, Sterling Hall is historically significant from a social perspective due to a bombing at the building that occurred on August 24th, 1970.

**Functional Assessment**

The Functional Assessment for Sterling Hall is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The Basement Level of Sterling Hall appears to be extremely underutilized, with many research labs currently used for miscellaneous storage. The spaces in the basement are usable for laboratory/research functions, but the floor plan and spatial organization of the building suggest that renovations may be constrained in some cases related to room size, configuration/modularity, and future flexibility. The types of activities and functions anticipated in Sterling Hall related to research will require some investments to implement new technologies, electrical services, and MEP infrastructure. Low floor-to-floor clearances for delivery of air systems could make renovation projects somewhat complex and costly.
5.2.3 0155 Computer Sciences

The Computer Sciences Building has moderate institutional value to the UW-Madison campus. Overall, the facility is in fair physical condition, is heavily used, and was originally constructed for its current, somewhat specialized use. As technologies have advanced, enrollments have increased, and connections/relationships with other departments on campus have become more common. The Computer Sciences Building is not adequate to meet the current and future growth needs of the Computer Sciences Department. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of W. Dayton Street and N. Charter Street. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Computer Sciences Department
- Division of Information Technology (DoIT)
- DoIT Tech Store and Help Desk (Comp Sci)
- Telephone Repair Services

Area distribution within the Computer Sciences Building is shown in the following charts:

**Space Use**

**Department Allocation**

**Facility Quality Index**

The Facility Quality Index (FQI) for the Computer Sciences Building is expressed as a range of 0.43 to 0.70. As an indication of future investments for maintaining the building for its current functions, this range suggests a moderate level of incremental investments. While not insignificant, the specialized nature of this the facility suggests that continued investment is warranted.
Facility Conditions Assessment
The Facility Condition Index (FCI) for the Computer Sciences Building is expressed as a range of 0.20 to 0.33. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior shell of the building is in satisfactory to poor condition. While the roofing is in generally good condition, the exterior walls and site work show signs of water damage. It appears that water may be getting in the concrete parapet caps on the north lower wall and that brick is being damaged by freeze/thaw. The interior of the building is in fair physical condition. Investment is expected for the ongoing repair and maintenance that is expected to maintain this condition. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for the Computer Sciences Building is expressed as a range of 0.08 to 0.12. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of an automatic fire sprinkler system. In addition, there are minor conflicts with free access throughout the facility due to three major phases of construction with varied floor-to-floor heights. This building is not currently included on the list of recognized historic campus buildings. Materials throughout the building are common and readily available in today’s market. Little additional care would be required in order to match existing construction. The sustained operation of the building is questionable as the current building limits any growth potential—some faculty and staff are moving away from the building in order to find improved facilities and space in other buildings across campus.

Functional Assessment
The Functional Assessment for the Computer Sciences Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet its current functionality is conditional; the utility capacities and quantity of space in the existing facility are limited and will inhibit the ability of the department to achieve their growth goals/needs. Per interviews with the Computer Sciences Department, the facility lacks research and office space that is collaborative, highly flexible, and promotes interaction both within the department and with other departments as well. In terms of teaching space, many Computer Science classes are taught in other facilities due to the need for larger rooms with improved technology and capabilities. Classrooms in the building are not well set up for teaching— with computer stations typically facing the perimeter walls of rooms due to power/network connection locations, and are often without projectors/projection screens. The department noted the inability to expand educational offerings (i.e. robotics and human-computer interactions) due to lack of space and utility capabilities.
5.2.4 0156 Atmospheric Oceanic & Space Sciences Building

The Atmospheric, Oceanic, and Space Sciences (AOSS) Building has moderate institutional value to the UW-Madison campus. Overall, it is in fair condition, is heavily used, and was originally constructed for its current, somewhat specialized use. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of W. Dayton Street and N. Orchard Street. It houses teaching spaces, research spaces, offices spaces, and support spaces for the following departments and programs:

- Atmospheric and Oceanic Sciences
- Center for Climatic Research (CCR)
- Cooperative Institute for Meteorological Satellite Studies
- National Oceanic and Atmospheric Administration (NOAA)/National Environmental Satellite, Data and Information Service (NESDIS)
- Schwerdtfeger Library
- Space Science and Engineering Center

Area distribution within the Atmospheric Oceanic & Space Sciences Building is shown in the following charts:
Facility Quality Index
The Facility Quality Index (FQI) for the AOSS Building is expressed as a range of 0.38 to 0.66. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate level of incremental investments. While not insignificant, the specialized nature of this the facility suggests that continued investment is warranted.

Facility Conditions Assessment
The Facility Condition Index (FCI) for the AOSS Building is expressed as a range of 0.16 to 0.30. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. It was further noted that the facility is nearing or at capacity for power and chilled water supply, which limits expansion of computing equipment and research capabilities that are computer model driven. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. Per an interview with the Department of Atmospheric and Oceanic Sciences (AOS), it was noted that a lack of deionized water, gas lines, and proper ventilation limit research capabilities.

Adaptive Assessment
The Adaptive Assessment for the AOSS Building is expressed as a range of 0.07 to 0.11. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Primary code deficiencies include the lack of a sprinkler system, some corridor/egress issues, emergency generator that is not currently operational, and general accessibility/energy efficiency issues. It should also be noted that the building is considered a high rise, and a multitude of issues/systems would need to upgraded or added in order to meet current code requirements if significant renovations occur. The building lacks a full sprinkler system; it is served by a standpipe/50Hp fire pump system and is operational. Selected building areas are protected by dry chemical systems and are operational, but at the end of their useful life. This building is not currently included on the list of recognized historic campus buildings. Building materials are common and readily available in today’s market, and would require little additional care to match existing construction. The high-rise construction increases the difficulties and costs in maintaining and repairing upper portions of the building.

Figure 5AE: Facility Quality Index—AOSS Building
Functional Assessment
The Functional Assessment for the AOSS Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet its current functionality is conditional. Per an interview with the Department of AOS, it was noted that the tall, narrow building configuration makes it hard to interact across multiple floors and share ideas; with science becoming more interdisciplinary in nature, this is a deficiency that would be difficult to rectify without substantial investment in the facility. Other limitations on functionality noted include the MEP infrastructure/capacity issues noted above, lack of a “garage” area to work on field equipment, and limited space to pursue/accommodate partnerships with outside entities. The Department of AOS noted a lack of right-sized and type of classrooms within the AOSS Building. As a result, they often teach in other buildings, and are therefore limited in what they can bring for demonstration purposes. If more suitable classrooms were located in the building, they would bring more samples for demonstration (i.e. digital globe, cloud droplet, tornado demonstrations).
5.2.1 0401 Integrative Biology Research Building (formerly Zoology Research Building)

The Integrative Biology Research Building has little institutional value to the UW-Madison campus. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings. Alternatively, the site of the building does have strategic value to the future development of campus facilities and should be evaluated for replacement with a contemporary facility in that location.

The building is located at the intersection of N. Charter Street and W. Johnson Street. It houses research spaces, offices spaces, and support spaces for the Department of Integrative Biology (formerly Zoology).

Area distribution within the Integrative Research Building is shown in the following charts:

Figure 5AF: Area Distribution—Integrative Biology Research Building
Facility Quality Index
The Facility Quality Index (FQI) for the Integrative Biology Research Building is expressed as a range, from 0.57 to 1.02. As an indication of future investments for maintaining the building as research laboratories, vivarium, and office spaces, this range suggests careful consideration as the incremental investments may approach significant proportions of replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment
The Facility Condition Index (FCI) for the Integrative Biology Research Building is expressed as a range of 0.22 to 0.36. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The building exterior and exterior enclosures are in poor to unsatisfactory physical condition. Repair is required to address leaks at the window frames, and to address sealant repairs to the joints between brick and other adjacent exterior materials. The roof system is approaching the end of it’s useful life (±5 years remaining). The building interior materials and finishes are in fair to poor condition. The physical condition at the interior shows signs of heavy usage by building occupants in some areas. A single elevator with a small cab is in use in the building and operates at a slow speed. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. In its present state, this facility is unable to achieve AAALAC accreditation. The facility contains vivarium space, but major renovations and upgrades are required to meet accreditation requirements. An earlier study was previously published by Flad Architects in April, 2014.

Adaptive Assessment
The Adaptive Assessment for the Integrative Biology Research Building is expressed as a range of 0.10 to 0.16. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are the lack of an automatic fire sprinkler system, the presence of hazardous (asbestos containing) materials in the wall mounted HVAC units in each room, and door hardware non-compliance at egress stair doors. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related deficiencies and response to expectations for modern building standards. The Integrative Biology Research Building is a building with Level Three–Primary historic significance. This facility sees moderate levels of occupant
volume and foot traffic. The materials and finishes used in the facility are durable and would see continued long-term viability with proper maintenance. Materials required for repair and replacement are common and readily available, while access to the facility is not heavily impeded by adjacent conditions.

**Functional Assessment**

The Functional Assessment for the Integrative Biology Research Building is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The relatively small floor plates, on average approximately 5,000–6,000 ASF, are poorly sized to meet current research needs and space requirements for functions, adjacencies and efficiencies. Ideal floor plate sizes for a modern research lab facility would be approximately 20,000 ASF per floor. The structural bay character and floor loading capacities, interior construction materials and spatial organization of the building suggest that renovations may be constrained in many cases and limited in outcome related to room size, configuration, and future flexibility. The nature of research activities has evolved in the 50 years since original construction in terms of expectations for utility capabilities, spatial organization and circulation systems. The types of activities and functions accommodated in the Integrative Biology Research Building will require significant investments to both maintain and implement new technologies, and research functions. Lack of infrastructure, age of primary utility sources and clearances for delivery of air systems will likely make each renovation project increasingly complex and costly.
THIS PAGE INTENTIONALLY BLANK
5.2.1 0402 Noland Integrative Biology Building (formerly Lowell E. Noland Zoology Building)

The Noland Integrative Biology Building has little significant institutional value to the UW-Madison campus. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings. Alternatively, the site of the building does have strategic value to the future development of campus facilities and should be evaluated for replacement with a contemporary facility in that location.

The building is located on N. Mills Street between W. Johnson and W. Dayton Streets. It houses classrooms, research laboratories, and offices for the following departments and programs:

- BioCore Curriculum
- Department of Integrative Biology (formerly Zoology)
- Zoological Museum

Area distribution within the Noland Integrative Biology Building is shown in the following charts:

![Figure 5AH: Area Distribution—Noland Integrative Biology Building]
Facility Quality Index
The Facility Quality Index (FQI) for the Noland Integrative Biology Building is expressed as a range from 0.48 to 0.76. As an indication of future investments for maintaining the building as a classroom, teaching laboratory, research, and office facility, this range suggests careful consideration as the incremental investments may approach significant proportions of replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment
The Facility Condition Index for the Noland Integrative Biology Building is expressed as a range of 0.19 to 0.31. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The building exterior and exterior enclosures are in poor to unsatisfactory physical condition. Repair is required to address leaks at the window frames, and to address tuck point repairs to the brick masonry veneer. The roof system is approaching the end of its useful life (±5 years remaining). The building interior materials and finishes are in fair condition—investment into finish upgrades is evident, particularly in the BioCore spaces. Other areas of interior materials and finished show wear from heavy occupant travel and usage. A single elevator is in use in the building and operates at a slow speed. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for the Noland Integrative Biology Building is expressed as a range of 0.14 to 0.20. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are the lack of an automatic fire sprinkler system, the presence of hazardous (asbestos containing) materials in the wall mounted HVAC units in each room, and door hardware non-compliance at egress stair doors. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related deficiencies and response to expectations for modern building standards. The Noland Integrative Biology Building is a building with Level Four-Subordinate historic significance. A Level Four facility may be removed, altered, or replaced if there is a compelling reason for deconstruction or a higher need use for the property. This facility sees high levels of occupant volume and foot traffic. The materials and finishes used in the facility are durable and would see continued long-term viability with proper maintenance. Materials required for repair and replacement are common and readily available, while access to the facility is not heavily impeded by adjacent conditions.

Figure 5A1: Facility Quality Index—Noland Integrative Biology Building
Functional Assessment
The Functional Assessment for the Noland Integrative Biology Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The building’s structural capacity is not conducive to contemporary research functions and the difficulties associated with partition relocations and mechanical shafts makes the building somewhat inflexible. These conditions and the spatial organization of the building suggest that renovations may be constrained in many cases and limited in outcome related to room size, configuration, and future flexibility. The types of activities and functions accommodated in the building will require significant investments to both maintain and implement new technologies and research capabilities. Lack of infrastructure, age of primary utility sources (most at the end of useful life) and clearances for delivery of air systems will make each renovation project increasingly complex and costly.
5.2.1 0453 School of Social Work Building

The School of Social Work Building has some institutional value to the UW-Madison campus. It has architectural and contextual qualities that contribute to the overall campus character. However, its physical condition, limited flexibility for repurposing, and small footprint for assignable area suggest that continued use of the facility be balanced with the implications of alternative uses for the site in the development of the portfolio of buildings on the campus.

The building is located west of the Medical Sciences Center with access from University Avenue. It houses teaching spaces, research spaces, offices spaces, and support spaces for the following departments and programs:

- Social Work (Franks) Library
- School of Social Work

Area distribution within the School of Social Work Building is shown in the following charts:

Figure 5AJ: Area Distribution—School of Social Work Building

Facility Quality Index

The Facility Quality Index (FQI) for the School of Social Work Building is expressed as a range from 0.44 to 0.70. As an indication of future investments for maintaining the building as an office facility, this range suggests careful consideration as the incremental investments may approach proportionally replacement cost for the types of spaces and functions anticipated for this facility.
Facility Conditions Assessment
The Facility Condition Index (FCI) for the School of Social Work Building is expressed as a range of 0.23 to 0.35. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The characteristics of the physical conditions of the facility suggest a premium for the on-going maintenance and repairs of the facility. The exterior enclosures, particularly the brick/stone facades, require restoration. These enclosures show evidence of water infiltration and damage to the facility. The physical condition of the interior construction is fair and benefits from durable stone/masonry construction materials. These materials, however, increase the costs and difficulties of reconfiguration. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for the School of Social Work Building is expressed as a range of 0.06 to 0.10. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of an automatic fire sprinkler system. This building is not currently included on the list of recognized historic campus buildings. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and response to expectations for modern building standards, including requirements for accessibility.

The exterior masonry wall enclosure provides good thermal massing for good passive energy performance. The masonry materials may be costly to maintain or replace due to the vintage of the original materials.

Functional Assessment
The Functional Assessment for the School of Social Work Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in the building are inhibited/limited in some cases by the inflexibility of the construction materials, the relatively small structural bay sizes, and the limitations of floor plates and ASF for alternative space plans. The lack of infrastructure and clearances for delivery of MEP systems will make each renovation project increasingly complex and costly.
5.2.1 0470 W.J. Brogden Psychology Building

Brogden Psychology Building has little significant institutional value to the UW-Madison campus. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings. Alternatively, the site of the building does have an important strategic value to the future development of campus facilities and should be evaluated for replacement with a contemporary facility in that location.

The building is located at the intersection of W. Johnson Street and N. Charter Street. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Department of Psychology
- Psychology Clinic

Area distribution within the W. J. Brogden Psychology Building is shown in the following charts:

![Area Distribution—Brogden Psychology Building](image)

**Space Use**

- L.85 TOTAL ASF 52,950 SF
- Special Use 4,421 SF 8%
  - Clinic-1,085 SF
  - Clinic Service-331 SF
  - Animal Quarters-2,448 SF
- Study 296 SF 1%
- Office 14,692 SF 28%
  - Office-13,049 SF
  - Office Service-646 SF
  - Conference Room-697 SF
- General Use 1,380 SF 2%
  - Meeting Room-1,180 SF
- Classrooms 1,270 SF 2%
  - Classrooms-808 SF
  - Classroom Service-363 SF
- Laboratory Facilities 30,950 SF 59%
  - Class Lab-2,326 SF
  - Open Lab-2,613 SF
  - Open Lab-382 SF
  - Research Lab-20,583 SF
- Non L.85 11,331 SF 18%

**Department Allocation**

- BUILDING TOTAL ASF 64,281 SF
  - Psychology 52,950 SF 82%

**Facility Quality Index**

The Facility Quality Index (FQI) for Brogden Psychology Building is expressed as a range from 0.57 to 1.01. As an indication of future investments for maintaining the building as an instructional and research facility, this range suggests careful consideration as the investments may significantly approach eventual replacement cost for the types of spaces currently accommodated in the facility.
Facility Conditions Assessment
The Facility Condition Index (FCI) for Brogden Psychology Building is expressed as a range from 0.20 to 0.33. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. Many of the primary and distribution systems that were initially installed in the building are reaching end stages of life-cycle and will require re-investment. Lack of infrastructure, primary utility sources, and clearances for delivery of air systems make each renovation project more complex and costly. In its present state, this facility is unable to achieve AAALAC accreditation. The facility contains vivarium space, but major renovations and upgrades are required to meet accreditation requirements. An earlier study was previously published by Flad Architects in April, 2014.

Adaptive Assessment
The Adaptive Assessment for Brogden Psychology Building is expressed as a range from 0.12 to 0.18. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. The architectural character, materials, and specifically the spatial organization of the building, suggest that renovations may be constrained in many cases and limited in the value they provide as an outcome. Additionally, the extent of anticipated improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and expectations to approach modern building standards.

Functional Assessment
The Functional Assessment for Brogden Psychology Building is expressed as a range from 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The relevancy of research capabilities provided in the building has been superseded by contemporary research methods and technologies. The requirements to support new types of research are not easily accommodated in the building; very few wet labs, fume hoods, and flexible lab spaces. This is particularly acute with regard to the installation of modern imaging equipment, which as become fundamental to contemporary psychology research, and the limited availability of vivarium space to support animal studies. The building characteristics do not adequately support clinical functions, studies, and subject participation. Inadequacies include limited access/parking to the building, limited ability to segregate patient pathways, poor quality of spaces, and security issues. These factors move the functional evaluation to a higher range of cost implication (0.25 to 0.50).
5.2.1 0482 Van Hise Hall

Van Hise Hall has limited institutional value to the UW-Madison campus. It is an example of a Modern Era building that is highly intact and has potential as part of a Modern Historic District. However, the function of the facility to meet current requirements of the groups currently housed within the facility is limited. Alternatively, the site of the building does have an important strategic value to the future development of campus facilities and should be evaluated for replacement with a contemporary facility in that location. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings.

The building is located at the intersection of Linden Drive and N. Charter Street, and houses teaching spaces, research spaces, office spaces and support spaces for the following departments and programs:

- Administration-System
- African Cultural Studies
- Asian Languages and Cultures
- Board of Regents
- Department of French and Italian
- Department of German, Nordic, Slavic (GNS)
- Classical and Ancient Near Eastern Studies (CANES)
- Department of Linguistics
- Department of Spanish and Portuguese
- Language Institute
- Learning Support Services (LSS)
- President’s Office-System
- Regents Office-System
Area distribution within Van Hise Hall is shown in the following charts:

**Figure 5AN: Area Distribution—Van Hise Hall**

**Facility Quality Index**

The Facility Quality Index (FQI) for Van Hise Hall is expressed as a range of 0.46 to 0.75. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate to significant level of incremental investments. The cultural value for maintaining the facility should be weighed relative to the cost of investment.

**Facility Conditions Assessment**

The Facility Condition Index (FCI) for Van Hise Hall is expressed as a range of 0.18 to 0.31. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the exterior of the building is poor. The building exterior requires repair to address evidence of water infiltration at the enclosure and condensation damage at window heads. The life expectancy of the roof is approximately 5–7 years, indicating a requirement for short term investment for...
replacement. The physical condition of the interior construction is poor. There is evidence of moisture infiltration and condensation from the exterior that have caused damage to interior finishes. Access control to the lower floors of the tower create a barrier for free flowing access across the lower floors of the building. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for Van Hise Hall is expressed as a range of 0.13 to 0.19. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Primary code deficiencies include the lack of a sprinkler system noted above, egress issues related to the 19th floor and the parking deck, and accessibility issues. It should also be noted that the building is considered a high rise, and if significant renovations were to occur, they would trigger a multitude of issues/systems to be upgraded or added to meet current code requirements. Van Hise Hall is historically significant as a good example of a modern era designed building demonstrating modular design features, differentiated functional forms, and as a presence on the campus and Madison skyline. While the building is constructed with contemporary materials that are less costly to replace/less intricate to install, care is required to appropriately match original condition. Access to the exterior for repairs and maintenance will be complicated by the height of the high rise facility.

Functional Assessment
The Functional Assessment for Van Hise Hall is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet its current functional requirements is conditional. Per interviews with many of the departments housed within the facility, it was noted that the tall, narrow configuration of the tower limits functionality of groups that must be split across multiple floors. This creates inefficiencies in work flows and inhibits collaboration within groups and departments. It was also noted that the facility lacks common/interaction space that would facilitate interaction between faculty, staff, and students, a sense of community/sense of belonging between groups, and the opportunity to bring in outside visitors for events/presentations. Departments interviewed noted that classrooms generally lack technology and flexibility to accommodate a range of teaching methods. The facility lacks smaller common areas for small group tutoring/small group work between classes. The Learning Support Services group stated that teaching spaces that utilize video conferencing are exceeding the ability to outfit spaces with proper technologies and equipment to support needs.
THIS PAGE INTENTIONALLY BLANK
5.2.2 0483 Arthur D. Hasler Laboratory of Limnology

The Arthur D. Hasler Laboratory for Limnology has moderate to significant value to the UW-Madison campus. The building was constructed for and is operated for a highly specialized function, and is generally in fair physical condition. However, as limnology science needs have evolved over time, the facility has some current deficiencies in terms of functionality. As a result, the overall assessment and recommendations for continued use of the facility for its current function should reflect the implications of a long-term commitment to maintaining this facility in the portfolio of buildings and consider opportunities to enhance overall functionality.

The building is located on the Lake Mendota lake front with vehicular access from Observatory Drive. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Limnology and Marine Science Program
- Limnology Library

Area distribution within the Arthur D. Hasler Laboratory of Limnology is shown in the following charts:
Facility Quality Index
The Facility Quality Index (FQI) for Hasler is expressed as a range of 0.44 to 0.73. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate to significant level of incremental investments. While not insignificant, the specialized nature of this the facility suggests that continued investment is warranted.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Hasler is expressed as a range of 0.20 to 0.33. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The overall building envelope and interior physical conditions are in fair to poor condition. While the concrete structure is in generally good condition, the roof and some exterior upgrades are required. The facility is only accessible at the first floor (at grade), and does not include an operational passenger elevator. MEP systems are in poor condition and approaching the end of their useful life. It was also noted by the Department of Limnology that vehicle exhaust fumes from outside enter the building into offices.

Adaptive Assessment
The Adaptive Assessment for Hasler is expressed as a range of 0.09 to 0.15. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Aside from some minor instances of code deficiencies there are two major deficiencies: the lack of an automatic sprinkler system, and the lack of an operational elevator (an old, inoperable service elevator exists between the first floor and basement) to provide access to the entire building. The facility has historic significance in that it is a contemporary building that contributes to the Bascom Hill Historic District.

Functional Assessment
The Functional Assessment for Hasler is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The inability of this building to meet its current functionality suggests that development is required. Per interview with the Department of Limnology, it was noted that space limitations in the facility are severe to a point that people are turned away and/or driven to collaborations with others on campus in order to accommodate research space/specialized equipment space needs. Ideally, the department would like to be able to accommodate more cutting-edge bio-geochemistry, microscopy, sample preparation, and curation facilities, as well as clean room, and freezer and growth chamber space.
5.2.1 0485 Music Hall

Music Hall has significant institutional value to the UW-Madison campus. It has architectural, historic, and contextual qualities that contribute significantly to the overall campus character. Music Hall currently provides space for two separated functions—the performance (east) side of the building supports the School of Music Opera Program, while the office/educational (west) side of the building supports the Department of Planning and Landscape Architecture (DPLA). While the whole building carries historic significance and deficiencies to physical condition, the significance of the performance side (“On Wisconsin” was first performed in the space in 1909) of the building carries fewer options/greater impacts when considering repurpose or refurbishment. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long-term commitment to maintaining this facility in the portfolio of buildings. Due to the significant issues, these implications will carry significant investment.

The building is located on Bascom Hill with access from N. Park Street, and houses teaching spaces, performance and practice spaces, office spaces, and support spaces for the following departments and programs:

- Department of Planning and Landscape Architecture (formerly called URPL–Urban and Regional Planning)
- School of Music–Opera Program

Area distribution within Music Hall is shown in the following charts:

![Area Distribution—Music Hall](image-url)
Facility Quality Index
The Facility Quality Index (FQI) for Music Hall is expressed as a range from 0.70 to 0.98. As an indication of future investments for maintaining the building as an instructional and cultural facility, this range suggests careful consideration, as the incremental investments may approach significant proportions of replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Music Hall is expressed as a range of 0.39 to 0.51. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the exterior of Music Hall is poor to unsatisfactory. The exterior enclosures show evidence of damage and cracking, areas of previous improper stone repair (mortar used in lieu of stone), evidence of water infiltration and damage, poor window condition, and a roof system that is near or at the end of expected life cycle. A dedicated envelope study has been commissioned and is currently being developed under a separate contract from this master plan. The physical condition of the interior construction is poor. Interior finishes have seen heavy use and traffic, resulting in areas of cracked plaster and finishes. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for Music Hall is expressed as a range of 0.16 to 0.22. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Minor code deficiencies exist in the facility. The few major deficiencies are the lack of an automatic sprinkler system, deficiencies in egress at the theatre, and difficulties with emergency response access to the facility due to the address being tied to Bascom Hill. Continued improvements in the building will draw the building further forward in terms of the requirements for improving code-related issues and response to expectations for modern building standards, especially with regard to accessibility.

Music Hall is an essential component of the Bascom Hill District with a stone façade in a state of disrepair. Major investment is required to the façade that will be magnified by the ability to properly match the historic qualities of the stone material. The sustained longevity and use of Music Hall will rely on the ability to repair the exterior enclosure and to properly resolve concerns with its physical condition.
Functional Assessment
The Functional Assessment for Music Hall is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The types of activities and functions accommodated in Music Hall will require significant investments to both maintain and implement technologies and environmental conditions. The ability to adapt the use and function of the performance portion of the building will be limited without major investment and potential limits to outcome. Greater flexibility and opportunity exists for the office/educational portions of the facility. Lack of infrastructure, age of primary utility sources, and clearances for delivery of MEP systems make each renovation project increasingly complex and costly. Although needs will differ between upgrades to the performance space versus the office/educational spaces in Music Hall, a premium to do this work must be considered. The architectural character, materials, and spatial organization of the building suggest that renovations may be constrained in many cases, and limited in outcome.
5.2.1 0508 Scott H. Goodnight Hall

Goodnight Hall has limited to moderate value to the UW-Madison campus. The facility was originally constructed and operated as a residential dormitory facility. Generally, the facility is in good/fair physical condition and has been adapted into current use primarily as office and office support space with some teaching and clinical space. Feedback received in departmental interviews indicate that clinical offerings and research capabilities are limited in Goodnight Hall—some faculty have sought space in other facilities on campus to overcome the shortcomings of Goodnight Hall. The overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility for its current functions and suggest that alternative uses might better align with building capabilities.

The building is located on the Lake Mendota lakefront with access from Willow Drive, and houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Aquatic Sciences Center
- Department of Communication Sciences and Disorders (CSD)
- Sea Grant Institute
- Speech and Hearing Clinics
- Water Resources Institute
- Wisconsin’s Water Library

Area distribution within Scott H. Goodnight Hall is shown in the following charts:
Facility Quality Index

The Facility Quality Index (FQI) for Goodnight Hall is expressed as a range of 0.49 to 0.90. As an indication of future investments for maintaining the building for its current functions, this range suggests careful consideration as the incremental investments may approach eventual replacement cost for the types of spaces and functions anticipated for this facility.

Facility Conditions Assessment

The Facility Condition Index (FCI) for Goodnight Hall is expressed as a range of 0.18 to 0.30. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the overall exterior envelope, exterior, and interior construction components are in good/fair condition. Recent investments into repairing and maintaining these components is evident. Although the physical condition is good/fair, the construction is not necessarily fitting of the current functions of the building—exposed masonry interior walls, built ordinarily for dorm/residence rooms, have been repurposed into offices throughout the building. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. The building currently has no backup power generation; life safety egress and fire alarm systems/devices are powered by battery backup.

Adaptive Assessment

The Adaptive Assessment for Goodnight Hall is expressed as a range of 0.06 to 0.10. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. Primary code deficiencies include the lack of a sprinkler system as noted above, and limited accessibility provisions into and throughout the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of an automatic fire sprinkler system, an existing fire alarm system that requires an upgrade, and fire alarm control panels located on the fourth floor of the building in lieu of a ground floor location. The facility is used for clinic space and should be accessible; the Department of Communication Sciences and Disorders (CSD) noted that they have received criticisms from the accreditation organization as a result of accessibility conflicts. Goodnight Hall sees moderate levels of occupant volume and foot traffic. The exterior envelope may require investment and major impacts if a decision is made to increase its ability to perform thermally and reduce energy consumption. Exterior materials are common and readily available in today’s market and would require little additional care to match existing construction. The facility is not currently included on the list of recognized historic campus buildings, but is geographically located within.
Functional Assessment
The Functional Assessment for Goodnight Hall is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The building was originally designed and constructed as a dormitory/residence hall, and has been adapted into current use as office, teaching, and clinical space. Its functionality is therefore limited and would require development to better meet its current uses. While the configuration and infrastructure of the building may meet simple office needs, the Department of CSD noted that it does not accommodate wet lab/research space needs and also does not have access to animal housing and research space. As a result, many of their faculty have research space in other facilities, which fragments their department. Other deficiencies were noted relative to the clinical component of their work—the building is not fully accessible. The department indicated that the number of clinical exam rooms is limited and barely meets their current needs. This limits their ability to grow the clinical component of their work, which could be a source of revenue for the College.
5.2.2 0512 Observatory Hill Office Building

The Observatory Hill Office Building has some institutional value to the UW-Madison campus. The facility was originally constructed as a private residence in 1854, and housed the first three university presidents as well as the director of the adjacent Washburn Observatory. The facility has endured for ±100 years, and has been adapted into current use as office and office support space. As a result, the overall assessment and recommendations for continued use of the facility reflect the implications of a shorter-term commitment to maintaining the facility in the portfolio of buildings.

The building is located adjacent to the Washburn Observatory. It houses office and office support spaces for the Robert M. La Follette School of Public Affairs.

Area distribution within the Observatory Hill Office Building is shown in the following charts:

**Figure 5AV: Area Distribution—Observatory Hill Office Building**

**Facility Quality Index**

The Facility Quality Index (FQI) for the Observatory Hill Office Building is expressed as a range of 0.49 to 0.80. As an indication of future investments for maintaining the building as primarily an administrative facility, this range suggests moderate to significant levels of incremental investments. The cultural value for maintaining the facility should be balanced relative to the cost of investment.
Facility Conditions Assessment
The Facility Condition Index (FCI) for the Observatory Hill Office Building is expressed as a range of 0.24 to 0.39. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The overall exterior building envelope is in fair to poor condition. Exterior wood siding, trim, and exterior materials will require ongoing paint/maintenance to ensure proper performance. Exterior walls perform poorly and do not contain insulation, while the existing wood windows are in poor condition and require refurbishment or replacement. The physical condition of the interior construction is poor—interior finishes require an upgrade investment while evidence of major settling is seen with cracking walls/ceilings and sloping floors throughout the facility. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for the Observatory Hill Office Building is expressed as a range of 0.10 to 0.16. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the primary deficiencies include the lack of a sprinkler system, which currently limits occupancy of portions of the facility, the lack of an elevator/accessibility into and throughout the facility, and limited means of egress. The cost to remedy these deficiencies would incur significant invest and rework, which may impact the usability of the facility. The facility sees low levels of occupant volume and foot traffic. The facility is currently listed on the National Register of Historic Places. Any future work would have a premium associated with it in order to comply with this status as a listed facility.

Functional Assessment
The Functional Assessment for the Observatory Hill Office Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The building, as a former residence that was constructed in 1854, and has been adapted into current use as office and office support space, is limited in its functionality. The small overall footprint and structural configuration/capacities limit how the plan may be reconfigured to meet current or future needs. The La Follette School of Public Affairs, which occupies the building, indicated a lack of meeting space for public conferences/presentations/professional events, as well as a lack of office and office support space required to meet the projected growth of the program.
### 5.2.1 0515A 432 East Campus Mall

This facility condition assessment is provided for the HVAC distribution systems and equipment in the facility only.

432 East Campus Mall is the southern portion of a building commonly known as the University Club. The building, as a whole, has significant value to the UW-Madison campus. It has architectural, historic, and contextual qualities that contribute to the overall campus character and more specifically the Library Mall. As a result, the overall assessment of the facility, and any recommendations for continued use, must reflect the implications of a long-term commitment to maintaining this facility in the portfolio of buildings.

The building is located on the Library Mall adjacent to the President’s House and the Mosse Humanities Building. It houses teaching spaces, research spaces, office spaces, and support spaces for the following departments and programs:

- Center for the Humanities
- Max Kade Institute for German–American Studies
- Center for the Study of Upper Midwestern Cultures
- Institute for Research in the Humanities
- Visual Cultures Program
Facility Quality Index
The Facility Quality Index (FQI) for 432 East Campus Mall is expressed as a range, from 0.11 to 0.18 and accounts only for the HVAC components of the facility. As an indication of future investments for maintaining the HVAC systems and equipment in the building for its current functions, this range suggests a moderate level of incremental investments. The cultural value for maintaining the HVAC systems and equipment should be balanced relative to the cost of investment.

Facility Conditions Assessment
The Facility Condition Index (FCI) for the HVAC systems and equipment is expressed as a range of 0.07 to 0.12. This index takes into account the current physical condition of the components, consequences for deferred maintenance, and implications for replacement. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. One of the major areas of deficiency with the HVAC systems is the lack of an automatic fire sprinkler system.

Adaptive Assessment
The Adaptive Assessment for Music Hall is expressed as a range of 0.04 to 0.06, based primarily on the historic significance of the facility. This index takes into account future investments related to factors of historic character, and long-term sustainability of the facility. The building is a contributing building within the Bascom Hill Historic District, which may impact the considerations required for repair, maintenance, upgrade, and replacement of HVAC systems and equipment.

Functional Assessment
A functional assessment was not provided as a part of this study.
5.2.2 0521 Lewis G. Weeks Hall for Geological Sciences

The Lewis G. Weeks Hall for Geological Sciences Building has moderate institutional value to the UW-Madison campus. Overall, it is in fair condition, and is heavily used and constructed for its current, somewhat specialized use. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of W. Dayton Street and N. Charter Street. It houses teaching spaces, research spaces, exhibit spaces, office spaces, and support spaces for the following departments and programs:

- Geology and Geophysics Library
- Geology Museum
- Geophysical and Polar Research Center
- Department of Geoscience

Area distribution within the Lewis G. Weeks Hall for Geological Science is shown in the following charts:

Figure 5AY: Area Distribution—Weeks Hall
Facility Quality Index
The Facility Quality Index (FQI) for the Weeks Hall is expressed as a range of 0.24 to 0.52. As an indication of future investments for maintaining the building for its current functions, this range suggests moderate level of incremental investments. While not insignificant, the specialized nature of this the facility suggests that continued investment is warranted.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Weeks Hall is expressed as a range of 0.15 to 0.29. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the superstructure and foundations are good. The physical condition of the exterior enclosure and exterior materials is fair/poor. The exterior brick masonry currently requires tuck point repair and will require continued long term investment to maintain. The roof system will require re-investment within the next decade. The physical condition of the interior of the building is fair. Although the materials and finishes are in fair condition, the facility is dirty throughout from two primary sources: first is the high dust levels caused by the research, equipment, and materials used throughout the facility, and second is the high dirt/dust still in the facility as a result of the adjacent Charter Street Heating Plant that formerly utilized coal as a major fuel source. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment. Air/ventilation systems in the building are currently at their capacity. Remodel or renovation work might trigger upgrades/expansion of these systems.

Adaptive Assessment
The Adaptive Assessment for Weeks Hall is expressed as a range of 0.04 to 0.08. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiency is the lack of a full sprinkler system for the majority of the facility (the museum addition to Weeks Hall contains an automatic sprinkler system). Future remodels or changes in functionality would likely trigger installation of an automatic fire sprinkler system and an upgrade of the air/ventilation systems/equipment. The building sees high volumes of occupant volume and foot traffic. Although the exterior envelope and enclosure might require upgrades to improve thermal performance and lower energy consumption, materials are common and readily available in today’s market. Little additional care would be required to match existing construction. Weeks Hall is not currently included on the list of recognized historic campus buildings.
Functional Assessment
The Functional Assessment for Weeks Hall is expressed as a range of 0.05 to 0.15. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet its current functionality is satisfactory/conditional. Per interview with the Geoscience Department, one of the primary constraints noted relative to the functionality of the facility is that the configuration of the building limits interdisciplinary research efforts. While organized around their primary research clusters (Hydrogeology, Geochemistry, Geophysics, Paleoclimatology/Sedimentology, Structural Geology) when the facility was built, they are trying to move away from this model. They have seen an increasing demand for easily reconfigurable, potentially shared research space for like-minded students/faculty. The size and configuration of the floor plates limit opportunities to reconfigure research labs into larger more open, flexible laboratories without some significant investment. Departmental interviews identified needs for specialized equipment and storage for rock storage and mechanics, field equipment, and ice cores. Investments for this equipment is compounded by the investment required for specialized space for it to reside in. Departmental interviews also noted limitations in educational spaces within Weeks Hall—specifically that the teaching spaces generally have fixed furniture, which limits functionality. Furthermore, enrollments for upper division courses for majors were originally 20–25 student but have grown to 80 students. Preference would be for more classrooms with reconfigurable furniture that would allow for flexible group learning to meet capacities required. Teaching lab spaces were also noted to be space and equipment constrained thereby leading to increased numbers of lab sections as enrollments grow. The building is also lacking sufficient “maker” space.
5.2.1 0527 Harlow Primate Lab

The Harlow Primate Laboratory was originally constructed in 1950, with a major building addition constructed in 1957. Portions of the facility were originally designed for and currently continue to operate as an animal research facility. The building consists primarily of a concrete structural system with brick masonry exterior materials—brick masonry is painted at the 1950 portion of the building and integrally colored at the 1957 addition.

The building is located at the corner of N. Charter Street and Capitol Court. The building houses research, office, and support spaces for the Harlow Center for Biological Psychology.

Area distribution within the Harlow Primate Lab is shown in the following charts:

---

**Space Use**
- **Special Use**: 9,607 SF (45%)
- **Support**: 350 SF (2%)
- **Laboratory Facilities**: 8,202 SF (38%)
- **Animal Quarters**: 7,642 SF
- **Animal Quarters Service**: 3,965 SF

**Department Allocation**
- **Non L&S**: 1,583 SF (7%)
- **Psychology**: 361 SF (2%)
- **Office**: 2,376 SF
- **Office Service**: 425 SF

---

**Figure 5BA: Area Distribution—Harlow Primate Lab**

**Facility Quality Index**

The Facility Quality Index (FQI) for the Harlow Primate Laboratory is expressed as a range from 0.59 to 1.03. As an indication of future investments for maintaining the building as vivarium space, research laboratories, and office space, this range suggests careful consideration as the incremental investments may approach significant proportions of replacement cost for the type of spaces and functions anticipated for this facility.
Facility Conditions Assessment

The Facility Condition Index (FCI) for the Harlow Primate Laboratory is expressed as a range of 0.21 to 0.35. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the exterior is fair to unsatisfactory. The main contributing factors are many areas of rust to metal components (louvers, doors, door frames) on the exterior. The exterior masonry is in fair condition and will require ongoing investments for maintenance. The roof is in poor condition and scheduled for replacement by UW FP&M as soon as funding becomes available. The physical condition of the interior of the building is fair due to heavy use and frequent exposure to water from washdown activities related to animal research. In its present state, this facility is unable to achieve AAALAC accreditation. The facility was originally designed with vivarium space, but major renovations and upgrades are required to meet accreditation requirements. An earlier study was previously published by Flad Architects in April, 2014. The majority of MEP systems are in poor to unsatisfactory condition and approaching the end of their useful life. In particular, the building lacks an automatic sprinkler system. Incremental upgrades have been made to HVAC equipment, however complete systems and distribution are near end of life. An integrated HVAC system with positive/negative pressure is desired and not provided. There are currently major deficiencies in the facility pertaining to dirty/clean separations, particularly relative to both occupant and animal circulation.

Adaptive Assessment

The Adaptive Assessment for the Harlow Primate Laboratory is expressed as a range of 0.13 to 0.18. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are the lack of fire sprinkler, elevator deficiencies (no elevator access to third floor), third floor egress, lack of clear dirty/clean separations and major code violations relative to change of floor elevation into and out of most research spaces in the vivarium spaces. The premium associated with sustainability is rated high based primarily on the condition of the exterior envelope/materials and the investments required to maintain and improve continued operation. Exterior materials are common and readily available in today’s market, and would require little additional care to match existing conditions. Although the facility is not currently included on the list of recognized historic campus buildings, it may be eligible due to the significance of the research that has occurred within the facility.

<table>
<thead>
<tr>
<th>Facility Conditions Assessment</th>
<th>Adaptive Assessment</th>
<th>Functional Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core &amp; Shell</td>
<td>Interiors</td>
<td>MEP</td>
</tr>
<tr>
<td>4-8%</td>
<td>6-9%</td>
<td>11-18%</td>
</tr>
<tr>
<td>6-8%</td>
<td>6-8%</td>
<td>1-2%</td>
</tr>
<tr>
<td>Code/ Life Safety</td>
<td>Sustainability</td>
<td>Historic Impact</td>
</tr>
<tr>
<td>25-50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Functionality</td>
<td>FQI</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>59-1.03</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact</th>
<th>Functionality</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2%</td>
<td>25-50%</td>
</tr>
</tbody>
</table>

Figure 5BB: Facility Quality Index—Harlow Primate Lab
Functional Assessment

The Functional Assessment for the Harlow Primate Laboratory is expressed as a range of 0.25 to 0.50. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. In addition to the aforementioned functional limitations created by lack of clean/dirty separations, the departmental feedback indicated that research and operational capabilities are currently limited by the inability to perform human sample/data collection and the lack of larger seminar space. Additional limitations to functionality of the building are created by the small floor plate configuration of the building, low floor-to-floor heights that limit the ability to route utilities, and inflexibility of the interior masonry partition walls.

There is an existing metal shed structure located on the south side of the building that is used for storage. This building was not included as part of the assessment, but appears to be in poor condition and inefficiently utilized.
5.2.2 0544 Conrad A. Elvehjem Building

The Conrad A. Elvehjem Building has significant institutional value to the UW-Madison campus. It is a highly intact, good example of Brutalist Modern Era architecture contributing to the Bascom Hill Historic District and the overall campus character. The recent addition of the Chazen Museum to the “Art Center” reinforces its value. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located on University Avenue adjacent to the Mosse Humanities Building. The building houses teaching spaces, exhibit spaces, office spaces, and support spaces for the following departments and programs:

- Department of Art History
- Chazen Museum of Art
- Kohler Art Library

Area distribution within the Conrad A. Elvehjem Building is shown in the following charts:
Facility Quality Index
The Facility Quality Index (FQI) for the Elvehjem Building is expressed as a range of 0.58 to 0.86. As an indication of future investments for maintaining the building for its current functions, this range suggests a significant level of incremental investments. While not insignificant, the specialized nature and cultural value of this the facility suggests that continued investment is warranted.

Facility Conditions Assessment
The Facility Condition Index (FCI) for the Elvehjem Building is expressed as a range of 0.29 to 0.41. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The exterior skin of the building is in poor condition and in need of significant repair to address water in the exterior wall (lacking insulation and air barrier) that is causing damage to/spalling of stone cladding as well as frost/condensation issues on the inside of the building. Condensation/water issues at the skylights over the main atrium space. The interior materials and finishes are in fair to poor condition. Most finishes are kept in good condition as part of exhibit and gallery space. Evidence of water infiltration from atrium skylights, and the condensation on the interior north walls of the third floor were noted. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for the Elvehjem Building is expressed as a range of 0.14 to 0.20. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are code non-compliant placement of fire extinguishers in the exhibit/gallery spaces, accessibility and access control concerns at the elevators, and a dead-end corridor condition at a basement tunnel that connects to the Mosse Humanities Building. The building is a good example of Brutalist Modern Era architecture, and a premium should be added to the representative cost to repair/maintain the facility in a manner consistent with the original conditions. While constructed with contemporary materials, the materials are higher cost and process to repair/replace may be labor-intensive.

Functional Assessment
The Functional Assessment for the Elvehjem Building is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. The ability of this building to meet the current functionality is generally well-suited per interviews with the
Chazen Museum and the Department of Art History. Conceived originally as an “Art Center” that would house the museum, library, and faculty for Art History, the complex of buildings works well. There are some limitations of the function of the facility, for example the building has no loading dock. Large deliveries are received at the adjacent Chazen loading dock, but must be brought through art galleries to reach other areas. Also, wheelchairs need to be assisted by security to use elevator because only certain floors can be accessed, while others are controlled access. This arrangement causes problems for maintenance, much of which occurs in the penthouse. The penthouse is only accessible from the elevator, through a gallery, or by walking equipment up several levels of stairs. To rectify these sorts of access issues would require a relatively significant investment.
THIS PAGE INTENTIONALLY BLANK
5.2.3 0545 Vilas Communication Hall

Vilas Communication Hall has moderate institutional value to the UW-Madison campus. It is a highly intact, good example of Brutalist Modern Era architecture and contributes to the overall campus character. As a result, the overall assessment and recommendations for continued use of the facility must reflect the implications of the long term commitment to maintaining this facility in the portfolio of buildings.

The building is located at the intersection of University Avenue and N. Park Street. The building houses teaching spaces, research spaces, performance spaces, office spaces, and support spaces for the following departments and programs:

- Department of Communication Arts
- The Daily Cardinal
- Friends of WHA-TV, Inc.
- School of Journalism and Mass Communication
- Department of Theatre and Drama
- WHA-TV-UW-Ext
- WHA/WERN Radio-UW Ext
- Wisconsin Center for Film and Theater Research

Area distribution within Vilas Communication Hall is shown in the following charts:

Figure 5BE: Area Distribution—Vilas Communication Hall
Facility Quality Index
The Facility Quality Index (FQI) for Vilas Hall is expressed as a range of 0.50 to 0.80. As an indication of future investments for maintaining the building for its current functions, this range suggests a moderate to significant level of incremental investments. While not insignificant, the specialized nature of this the facility suggests that continued investment is warranted.

Facility Conditions Assessment
The Facility Condition Index (FCI) for Vilas Hall is expressed as a range of 0.19 to 0.33. This index takes into account the current physical condition of the building, consequences for deferred maintenance, and implications for building systems replacement. The physical condition of the exterior construction is poor to unsatisfactory. Given the building massing, there is a significant amount of exterior skin on the building. Much of the skin is in poor condition and in need of repair to address moisture infiltration and water damage, particularly adjacent to soffits and window openings. The roof currently requires replacement while portions of the plaza deck levels show evidence of moisture infiltration and damage. The physical condition of the interior construction is fair/poor. Many of the finishes and interior materials show signs of damage from heavy occupant volume and traffic—portions of the building see heavy usage. The primary utility equipment and distribution systems in the facility are reaching end stages of life cycle and will require re-investment.

Adaptive Assessment
The Adaptive Assessment for Vilas Hall is expressed as a range of 0.16 to 0.22. This index takes into account future investments related to factors of code deficiencies, historic character, and long-term sustainability of the facility. While there are minor code deficiencies with this facility, the major deficiencies are the lack of an automatic fire sprinkler system, a requirement to replace the fire alarm system to ensure coverage/audibility to all spaces, exhaust/ventilation deficiencies in the set-building shops, and minor egress concerns around the theatre. The building sees high levels of occupant volume and foot traffic. Exterior materials are common and readily available on today’s market, although replacing pre-cast concrete panels may require custom materials to match existing construction. Access to the exterior envelope and materials may be difficult and potentially costly for maintenance and repair due to the complexity of building form/massing, grade/stair changes between plaza levels, the high-rise height of the facility. The building is a good example of Brutalist Modern Era architecture, and a premium will be added to the cost of repairs to remain consistent with original construction.
Functional Assessment
The Functional Assessment for Vilas Hall is expressed as a range of 0.15 to 0.25. This index evaluates the current functions in the building and anticipated costs to support future capabilities for these functions in this structure. While the overall footprint of the building is large, the overall building massing/spatial organization and difference in floor plan on a floor-by-floor basis suggests that renovations may be constrained/costlier to achieve intended outcomes. For example, portions of the floor plates are stepped, cantilevered, and/or cut-out from floor to floor and are not interconnected vertically, creating a separation of spaces and functionality and making access and wayfinding challenging. The ability of this building to meet its current functionality is generally well-suited from an office function standpoint; interviews with the School of Journalism and Mass Communications and the Department of Communication Arts suggest that somewhat modest investments could improve functionality of office spaces to incorporate more collaboration/interaction space. While there have been some upgrades to research labs, sound stage, and video production suite in recent years, access to the spaces is not clear and causes confusion for participants accessing the space. Additional investment to research and educational spaces may be required.