CAMPUS PHYSICAL DEVELOPMENT PLAN

2019 – 25 Capital Budget

UNIVERSITY of WISCONSIN
LA CROSSE

University of Wisconsin – La Crosse
May 25, 2018

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CHANCELLOR'S INTRODUCTION

On behalf of the University of Wisconsin-La Crosse, I am pleased to present to you the 2019-21 Physical Development Plan for the UWL campus. We are a vibrant learning community rich with multi-talented students, faculty, and staff. Our campus is situated between towering bluffs and the Mississippi River that provide an environment of exceptional natural beauty. The Campus Physical Development Plan was developed to provide a physical environment for our institution that supports the university's overall mission for instruction, research, and public service.

UWL continues to experience an unprecedented demand for access to the university by our public and currently receives nearly four applications for every place in the freshman class. Since its inception, the university's Growth, Quality and Access program has enhanced the quality of UWL's academic experience through the hiring of 170 new faculty and 36 new staff members. UWL has also been able to provide a higher level of access to the university for Wisconsin residents because of the Growth, Quality and Access program, and our number of undergraduates has grown steadily since the program was initiated.

The Campus Master Plan defines the university's physical image in the future. It is a comprehensive and dynamic plan that provides a framework necessary to guide campus development and support changes for the physical environment of our campus community. The Campus Master Plan creates the foundation of continuity in physical planning by creating a vision that all the physical components of a campus will pursue. The Campus Physical Development Plan structures the implementation of the Master Plan. It allows our campus to improve aesthetics, address space needs, plan for facility upgrades and improve our outdoor spaces.

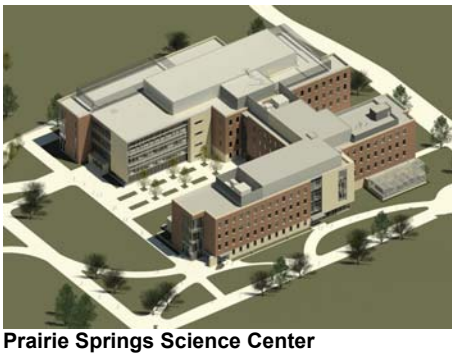
The UW-La Crosse campus has always provided an attractive learning environment for our students, faculty, and staff. The Campus Physical Development Plan serves to reaffirm the long-term capital program goals of the university. I am very excited about the changes that the UWL campus community will experience over the next six years and the opportunities that such prominent capital projects as the Second Phase of the Prairie Springs Science Center, the New Fieldhouse & Soccer Support Facility, and the planning for other capital building projects. Beyond supporting the mission and physical development of the university, these projects are essential to furthering the quality of education at UW-La Crosse.

EXECUTIVE SUMMARY

Program Directions & Building Space

UW-La Crosse continues to be a destination school with a high demand for entry. Significant growth continues to occur in the fields of the Physical and Life Sciences (Biology, Chemistry, Mathematics, Microbiology and Physics) and Allied Health (Medical Technology, Occupational Therapy and Physicians Assistant). Academic programs in Business Administration, Computer Science, Geography/Earth Science, Physical Therapy, Exercise and Sport Science, and Teacher Education, and the demand for access to those programs, have also continued to grow steadily throughout the last decade. In addition, most of the majors within the College of Liberal Studies have also seen large percentage increases in enrollment in recent years.

To meet the need for expanded access, the university implemented its Growth, Quality and Access Plan ten years ago. In addition to increasing enrollment, the success of this plan has resulted in an increase of 170 faculty, and 36 staff over that ten-year period. While Growth, Quality and Access has provided increased access to the university, it has also exacerbated the already existing problem of program growth that has occurred over the last twenty years at UWL not being met with corresponding growth in academic building space. As academic programs have grown, they have become increasingly compressed by existing building space constraints. Some relief has come in the form of capturing former storage, utility, student study or administrative work rooms and converting them to offices or program use areas. However, the spaces available for this have been exhausted, and the conversion of this space has caused other difficulties in delivering the programs. At the same time, these areas that have been converted are not typically well suited for their new use.



Prairie Springs Science Center (Phase 1 & Proposed Phase 2)

Currently, the highest priority for the university is to construct the second phase of Prairie Springs Science Center. The existing instructional science facility, Cowley Hall, was constructed in 1965 and the building has not changed significantly since then. The functional layout, size, and infrastructure of the building make it problematic for it to accommodate science instruction. And, this problem continues to be made worse by the increased demand for the science programs. The second phase of the project was designed to 10% as part of the design of phase 1 to ensure programmatic and architectural continuity between the phases.

Proposed New Fieldhouse

Currently, the next highest priority for the university is to construct a new facility that is adequate to accommodate instruction in the Exercise and Sports Sciences, as well as to provide additional fieldhouse space for Athletics and Student Recreation. The existing instructional science facility, Mitchell Hall, was constructed in 1965 and the building has not changed significantly since then. The new fieldhouse would allow the existing fieldhouse to be repurposed for Exercise & Sport Science instruction, Gymnastics, and Wrestling.

Additional Program Revenue funded projects include an additional residence hall. In addition, building renovations are scheduled for the oldest (40+ year old) residence halls, and if the demand for housing continues to rise, it is likely that there will be a need to construct additional beds spaces.

Also included in the capital plan are additions and/or renovations to Mitchell Hall and Center for the Arts that are critical to provide the needed academic and office space for the programs housed within these buildings. Additions to these buildings are appropriate because of the need for specialized spaces that must be located near or adjacent to the existing programs. Significant renovations to the buildings are needed, as well, due to the age and condition of the existing facilities.

Exterior Development

The university continues to place a high priority on the creation of the Central Campus Mall, as described in the UWL Exterior Master Plan. The intent was to develop the southern half of the mall in conjunction with the new academic building project (Centennial Hall), and to develop the northern half of the mall as part of the Cowley Hall addition project. Although the southern half of the mall was not developed as part of the Centennial Hall project, it remains a high priority for the campus and development of the northern portion of the mall is still anticipated to occur as part of the new science facility site work. Completion of the central mall will be followed by the development of the Badger Street Mall that runs perpendicular to, and intersects, the central campus mall at the center of campus. The university will also continue to move forward with vacation of city-owned streets within the campus boundaries, as well as acquisition of the privately and city owned properties within the campus boundaries, as those properties become available.

Master Plan Summary/Status

Shown on the following page is a graphic from the 2005 UWL Master Plan representing the anticipated redevelopment of the campus over a 25 year timeframe.

That redevelopment has occurred to date as follows:

- An existing 50+ year old residence hall (Reuter Hall) was demolished in 2005 and a new suite style residence hall (also Reuter Hall) was completed in 2006. This is represented on the upper right corner of the plan as “New Residence Hall”.

- The existing stadium and sports complex was reconstructed as Roger Harring Stadium at Veterans Memorial Sports Complex in 2009. That project is represented as “New Stadium” and the various “Fields” on the right hand side of the plan.

- A new classroom building, Centennial Hall, was completed in 2011. It is represented as “Future Academic Building” on the lower left-central portion of the plan.

- Additional residence hall beds were constructed on campus in the new Eagle Hall. This project was completed in 2011 and it was sited on Coate Field on the upper left portion of the plan. While this building is not specifically shown on the plan, it is represented by the "Future Residence Hall" additions shown on Coate and Drake Halls.

- Construction has been completed on a parking ramp and Police Services Building. This project is located on an existing surface parking lot as delineated by the red dashed line at the upper center portion of the plan.

- Construction is complete on a new student center that is shown on the plan as "Future Student Center". The new building is located on an existing surface parking lot at the center of campus as shown on the Master Plan.

- Construction is nearly complete on the first phase of a new science facility. The project will be implemented in two phases and it will be located on an existing surface parking lot on the site of the existing science building (Cowley Hall) at the center portion of the plan. The existing building (shown in dark blue) will be demolished at the completion of the first phase of the project, and the remainder of the new facility will be constructed on the footprint of the existing building as part of phase II of the project. Phase 1 of this project (DFD #13B3H) was enumerated in the 2013-15 biennium.

- Construction is nearly complete on an addition to the Recreational Eagle Center (REC) (DFD #14I2B).

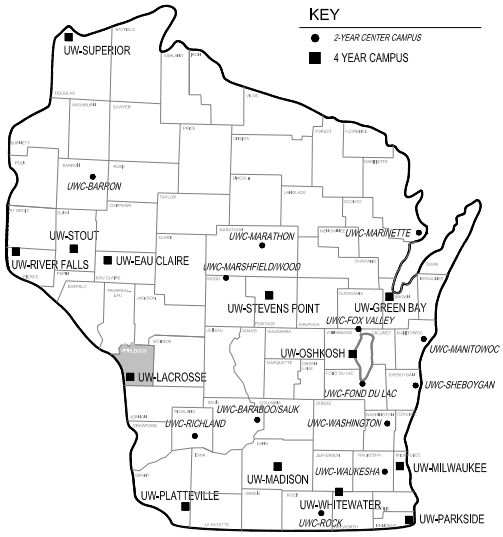
- Construction is about to begin on a renovation of Wittich Hall (DFD #14I2O).

- Additional residence hall space is also planned.

- Additions and/or renovations to Mitchell Hall and Center for the Arts will occur in future biennia. The plan shows additions to those buildings, although the final size and locations of those additions may vary from the plan.

I. BACKGROUND

A. INSTITUTION PROFILE



Recently completed Centennial Hall

Academic Profile		Physical Profile		Student Profile	
100	Undergraduate Programs	110	Acres (Main Campus)	10,008	Full Time Equivalent (FTE)
23	Graduate Programs	18	Acres (Non-Contiguous)	10,534	Headcount
2	Doctoral Programs	35	Buildings (Total)	2,058	Non-Residents
4	Certificate Programs	3,134,043	Gross Square Feet (Total)	8,449	Residents (Total)
2,098	Graduates (Annual Average)	2,823	Parking Spaces (Total)	3,337	Residents (On Campus)

BACKGROUND AND HISTORY

The University of Wisconsin – La Crosse was founded in 1909 as the La Crosse State Normal School. It opened in September of that year with 19 faculty members and 176 students. The physical plant consisted of a single building, Main Hall (pictured below) situated on the equivalent of two city blocks. This building is currently known as Graff Main Hall.

Main Hall shown immediately after its construction in 1909

Graff Main Hall shown in 2010

The school was authorized to offer two-year programs preparing students for the teaching profession, and in 1914 the specialty of physical education was assigned to La Crosse. In subsequent years, the

curricula expanded to include three and four-year programs, and in 1926 the institution was authorized to award baccalaureate degrees in teaching. In 1927 the name was changed to State Teachers College, La Crosse.

In 1951, when the nine Wisconsin State Teachers Colleges were authorized to establish baccalaureate degree programs in the liberal arts, this institution was renamed Wisconsin State College, La Crosse. A division of letters and science was formed, and in 1956 the college began offering programs in disciplines leading to the Bachelor of Science and Bachelor of Arts degrees. Numerous programs in the liberal arts and professional fields have been added since then. The college was authorized to establish graduate programs in the Master of Science in Teaching (M.S.T.) and the Master of Arts in Teaching (M.A.T.) in 1956, and in 1960 the college added M.S.T. and M.A.T. degree programs in language-literature, science-mathematics, history-social science and elementary education. Then, in 1964, the college was designated a university in the Wisconsin State University System and was renamed Wisconsin State University-La Crosse. As part of the new designation, the Colleges of Education, Health-Recreation-Physical Education, and Letters and Sciences were formed. Subsequent to that, several Master of Science and Master of Science in Education programs were developed, and in 1971 the School of Business Administration was created.

The university acquired its current name, the University of Wisconsin-La Crosse (UWL) in 1972 when the University of Wisconsin and the Wisconsin State University Systems merged into the present University of Wisconsin System under the direction of the Board of Regents. Subsequent to the merger, the Master of Education-Professional Development and the Master of Business Administration degree programs were established and the existing M.S.T. and M.A.T. degree programs were eliminated. Beginning in the 1990's and continuing in to this decade, several new graduate programs have been developed, including a Master of Science in Physical Therapy, Software Engineering, School Psychology, Physician Assistant Studies, Occupational Therapy, and most recently, Doctor of Physical Therapy. Also beginning in the 1990's and continuing into this decade, several new undergraduate degrees were initiated, including majors in Radiation Therapy, German Studies, International Business, Information Systems, Athletic Training and Biochemistry. These new degrees, along with new certificate programs, have professional applications, reflect the national trends in higher education, and meet national and regional workforce needs.

Throughout this 105-year history of program growth, the physical plant at the university has grown from a single normal school building (Main Hall), to a vibrant 118 acre campus with 35 buildings, including academic buildings, residence halls, student centers, outdoor athletic/recreation venues, a central heating and cooling plant, and various other support facilities.

CHARACTER

The single most identifying character of the University of Wisconsin-La Crosse is the quality of the student body. As programs changed in the 1990's and demand for entry to UWL rapidly increased, the incoming freshmen classes began to distinguish themselves with higher than national and state average ACT scores. Since 1994 the average ACT score for incoming freshmen has been second only in the system to those of students entering UW-Madison. Those average ACT scores have continued to climb with the average ACT Composite of the 2017 freshmen class being 25. Average

rank in their high school class has also continued to rise, as well. In 2017, the average median high school rank of the incoming freshmen being in the 81st percentile.

Complementing the statistics regarding the entering freshmen classes is the data indicating retention and graduation rates for those classes. Freshmen to sophomore retention rates have steadily risen from 76% in 1994 to 86% in 2017. Equally impressive are UWL's graduation rates. Beginning with the incoming class in 1992, UWL's six-year graduation rate increased from 46% to 71% in 2017. Because of that increase, UWL was one of twelve campuses nationwide invited to participate in a Graduation Rate Outcome Study directed by the American Association of Schools and Colleges. Moreover, by 2012, those graduation rates had climbed to 74%.

As quality of the student body has grown, so has demand for entry to the university. UWL has become a school of choice for many exceptionally talented students, and the university is currently implementing its Growth, Quality and Access plan that is successfully providing additional access to more students who desire to attend UWL.

The physical character of the campus has evolved over the last century, with a variety of buildings that reflect the architectural influence of their time. The general architectural expression has been set by three major periods with distinctive character traits. The early period of the original La Crosse Normal School and the later La Crosse State Teachers College reflect a style that harkens back to a Collegiate Gothic, or Neo-Classicism. The second influential period was a twenty-three-year segment of time from 1951 to 1974 during which twenty new buildings with a very Modernist influence were built. Finally, the period of construction, from 1995 to 2005, is characterized by buildings that combine the historical and modernist styles in a Post-Modern approach.

Existing divergent architectural styles

The overall result has been campus with a collage of somewhat disparate architectural styles that reflect the varying periods of development, but lack a cohesive campus identity. During the development of the UWL Campus Master Plan in 2005, the campus community expressed a marked preference for future buildings on campus to have architectural styles reflecting more of the Collegiate

Gothic influence, similar to Graff Main Hall, Wittich Hall and Morris Hall. As such, the Master Plan includes architectural design guidelines that have influenced the design of recent projects (see below). While these guidelines are not totally prescriptive, they will continue to influence context of all future building projects. Examples of projects completed under these guidelines are shown below.

Reuter Hall – Completed 2006

Veterans Memorial Sports Field Complex Completed 2009

Centennial Hall - Completed 2011

Eagle Hall – Completed 2011

The exterior of the campus is influenced by the high value that students, faculty and staff at UWL put on green space. Although UWL is a compact campus that does not have an overabundance of green space, the areas that do exist, have been designed and maintained for maximum value and impact. The campus values trees and their function not only as pleasant aesthetic additions to the campus, but also as functional amenities that provide shade for buildings, gathering areas and walks. The campus has used various funding strategies from the creation of a campus beautification fund managed through the foundation, to the use of grant funds, to subsidize the continual planting of both native and non-native species of trees.

Site developments associated with capital projects are also designed and constructed to maximize the number and variety of tree species added to enhance the existing campus park-like setting.

MAIN CAMPUS PROPERTY

The main campus is located in a residential area in the east central part of the City of La Crosse. A significant portion of the campus actually occupies the site of what was once a residential neighborhood and the area of the main campus occupied by the stadium and the outdoor athletic and recreation fields was formerly the county fairgrounds. The campus is physically constrained on the north by a large cemetery, marshland (La Crosse River floodplains), and Myrick Park, which is a city park that includes a newly constructed Eco-Center, picnic area with shelters, a wading pool and tennis courts. Along the south edge of campus expansion is limited by commercial establishments and religious facilities, as well as private residences. To the east, there are privately owned, single family residences with a small portion of those being student rentals. On the west, expansion is constrained by multi-story apartment buildings owned and operated by the City of La Crosse Housing Authority as well as privately owned residences, large student rental multiplexes and former single family residences that have been converted to rental units. Campus expansion within the last three decades has occurred through the acquisition of many privately owned residences. These properties are now the sites of academic and auxiliary buildings, parking lots and some green space.

Because the campus is located in a residential area, the building sites have been developed within a grid of former city streets. The conversion of the properties from a residential setting to a university campus diminished the need for the matrix-like grid of streets that once existed through the campus. As such, while some of those streets are still accommodating vehicular traffic into, and through campus, most have been vacated or closed to vehicular traffic by the city of La Crosse at the request of the university. These corridors have become pedestrian and bicycle malls that also accommodate access to the various buildings on campus for service, delivery, mass transit and emergency vehicles. These areas also allow for appropriate setbacks and green space between the buildings that is very important on a compact and densely developed site such as the one occupied by the UW – La Crosse. However, due to capital budget limitations and emphasis on higher priority facilities needs, the physical transformation of vacated streets into pedestrian malls has not yet been completely accomplished.

The thirty-five (35) major buildings that are located on campus have an approximate total area of 3,134,043 gross square feet. Twenty (21) of these buildings are supported with General Purpose Revenue (GPR) funds and are used for instruction, instructional support, facilities support, central utilities and administrative purposes. The remaining fourteen (14) buildings are Program Revenue (PR) fund supported. Ten (10) of these PR supported facilities are residence halls, three (3) are student service and activities centers and the remaining building is Roger Harring Stadium at Veterans Memorial Fields Sports Complex. The buildings range in age from over 100 years old (Graff Main Hall) to less than 1 year old (Student Union). The vast majority of GPR supported academic building space on campus was constructed prior to 1975, and most of the residence hall facilities were constructed prior to 1966.

Of the thirty-four buildings on campus, three have historical designations. Main Hall (1909), La Crosse State Normal School, was listed in the National Register of Historic Places by the Secretary of the Interior on March 14, 1985. It also has been recognized by the city of La Crosse Historical Site Commission as a building of "special historical, architectural, cultural and aesthetic interest or value." Metal plaques have been installed at the northeast entrance to the building to acknowledge these designations.

Graff Main Hall

Wittich Hall (1916), the Physical Education Building of the La Crosse State Normal School, was listed in the National Register of Historic Places on April 11, 1985. A metal plaque has been installed at the southeast entrance to the building to acknowledge this designation. And, finally, Morris Hall (1939), the Training School of La Crosse State Teachers College, was listed in the National and State Register of Historic Places on July 15, 1999.

Wittich Hall

Morris Hall

NON-CONTIGUOUS PROPERTY

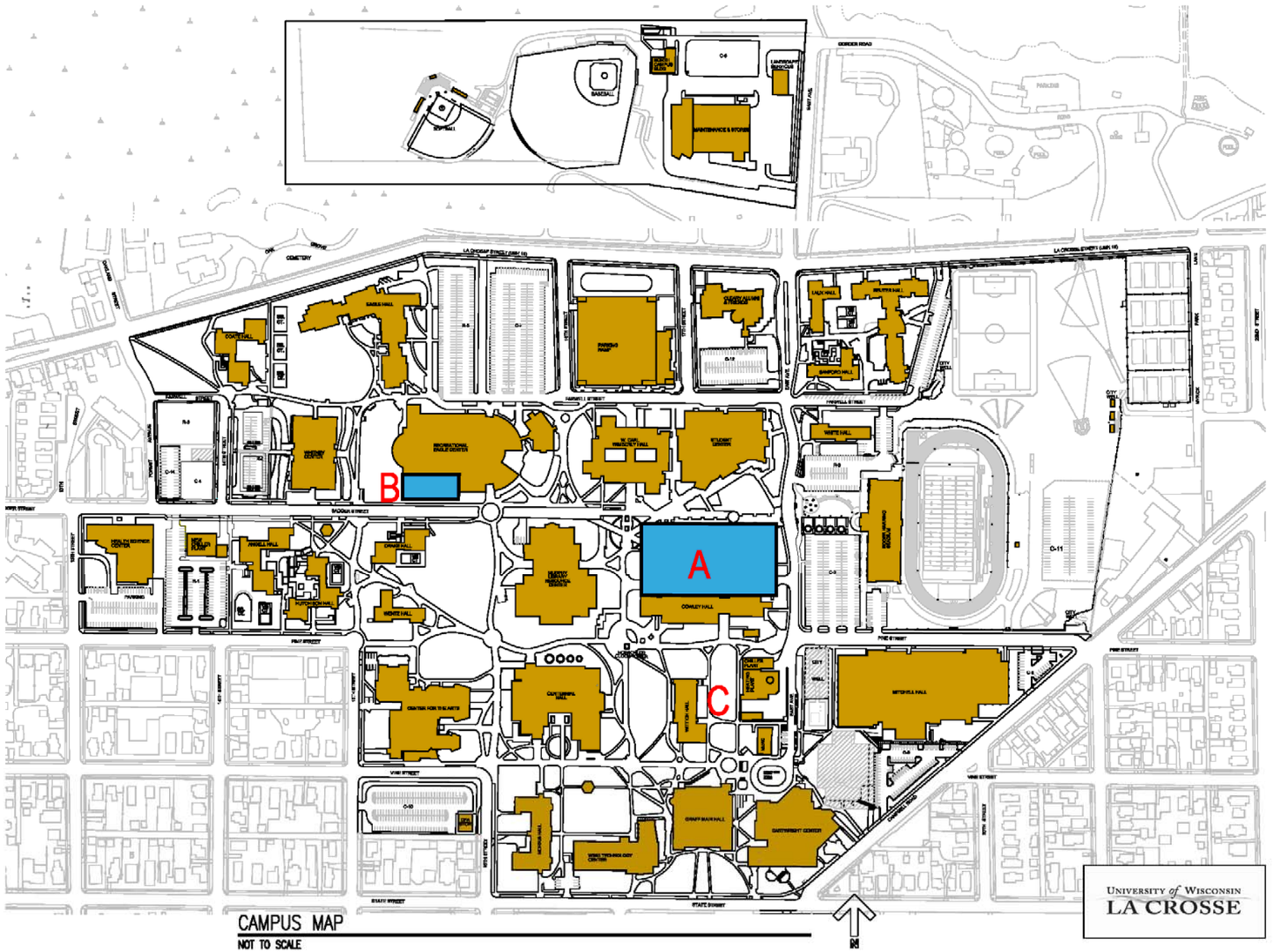
North Campus (18 Acres)

The north campus is approximately 0.5 miles north of the main campus and is bounded on its west and north by marshland, on its east by Myrick Park and the City of La Crosse Water Department buildings, and on its south by the cemetery that also forms the north boundary of the main campus. Three university buildings (Maintenance & Stores, Equipment Storage, and Field Equipment Building) are located there, and they are constructed on a fill area in the La Crosse River bottoms/floodplains. The north campus also includes four physical education/intramural fields, and the university's intercollegiate baseball and softball venues.

Madison Street Residences (0.5 Acres)

UWL owns two residential properties located on Madison Street, in the City of La Crosse, approximately 0.8 miles from the main campus. These residences were originally constructed in the 1930's by the U.S. Corps of Engineers to serve as residences for the local lockmasters at the area lock and dams on the Mississippi River. UWL acquired these properties several years ago at minimal cost, based on a use agreement with the Corps that regulated the type of use of the properties. That use agreement has since expired, and the campus vacated the properties, which had been used as housing for visiting foreign scholars, instructors and students.

B. EXISTING CONDITIONS MAP



A Phase 1 of the New Science Building will be completed in Summer 2018.

B A 40,400 SF Addition to the Recreational Eagle Center will be completed in Summer 2018.

C A total building renovation of Wittich Hall will start construction in 2018.

C. MISSION STATEMENT

University of Wisconsin La Crosse Mission Statement

Mission

The University of Wisconsin-La Crosse provides a challenging, dynamic, and diverse learning environment in which the entire university community is fully engaged in supporting student success. Grounded in the liberal arts, UWL fosters curiosity and life-long learning through collaboration, innovation, and the discovery and dissemination of new knowledge. Acknowledging and respecting the contributions of all, UWL is a regional academic and cultural center that prepares students to take their place in a constantly changing world community. The university offers undergraduate programs and degrees in the arts and humanities, health and sciences, education, and business administration. The university offers graduate programs related to areas of emphasis and strength within the institution, including business administration, education, health, the sciences, and the social sciences.

Vision

The University of Wisconsin-La Crosse aims to foster within each student the curiosity, creativity, and tenacity necessary to solve the regional, national, and international challenges of the 21 st century. The university's official motto *mens corpusque* ("mind and body") will continue to guide our direction as a student-centered university committed to a quality education for the whole person. As such, it will continue to provide opportunities both inside and outside the classroom for the development of sound mental, emotional, and ethical skills, as well as general well-being. Our students, faculty, and staff will experience the world through constantly evolving technologies and cultures. Thus, the skills of effective communication, critical thought, leadership, and an appreciation for diversity must be the hallmarks of a UWL education.

Values

Fassett Cotton, our institution's first leader, serving from 1909-1924, conceived the original University of Wisconsin-La Crosse educational philosophy of the total development of the individual. Later, history professor and Dean of the College of Arts, Letters, and Sciences, William M. Laux (1922-1967), suggested the symbols of our official university seal along with the accompanying Latin phrase, *mens corpusque* ("mind and body"), to exemplify our collective commitment to a high quality education for the whole person. The University of Wisconsin-La Crosse values**:**

- The *mens corpusque* educational philosophy that recognizes each student as a whole person and aspires to enhance both mind and body through the noble search for knowledge, truth, and meaning central to a wide range of high quality learning experiences and scholarly pursuits.

- Diversity, equity, and the inclusion and engagement of all people in a safe campus climate that embraces and respects the innumerable different perspectives found within an increasingly integrated and culturally diverse global community.
- A high quality of life and work balance, incorporating best practices for shared governance and the acquisition and efficient management of resources, equitable compensation, general wellness, and social, environmental, and economic sustainability.
- Civic engagement and a renewed commitment to the *Wisconsin Idea* , in which our socially responsible campus serves as a resource for our increasingly intertwined local, state, and global communities, collaborating and sharing resources and expertise to improve the human condition.

The University of Wisconsin-La Crosse shares in the mission of the University of Wisconsin System which is to develop human resources; to discover and disseminate knowledge; to extend knowledge and its application beyond the boundaries of its campuses; and to serve and stimulate society by developing in students heightened intellectual, cultural and humane sensitivities, scientific, professional and technological expertise and a sense of purpose. Inherent in this broad mission are methods of instruction, research, extended training and public service designed to educate people and improve the human condition. Basic to every purpose of the system is the search for truth.

CORE MISSION STATEMENT

As institutions in the University Cluster of the University of Wisconsin System, the University of Wisconsin-Eau Claire, the University of Wisconsin-Green Bay, the University of Wisconsin-La Crosse, the University of Wisconsin-Oshkosh, the University of Wisconsin-Parkside, the University of Wisconsin-Platteville, the University of Wisconsin-River Falls, the University of Wisconsin-Stevens Point, the University of Wisconsin-Stout, the University of Wisconsin-Superior and the University of Wisconsin-Whitewater share the following core mission. Within the approved differentiation stated in their select missions, each university in the cluster shall:

a. Offer associate and baccalaureate degree level and selected graduate programs within the context of its approved mission statement.

b. Offer an environment that emphasizes teaching excellence and meets the educational and personal needs of students through effective teaching, academic advising, counseling, and through university-sponsored cultural, recreational and extra-curricular programs.

c. Offer a core of liberal studies that supports university degrees in the arts, letters and sciences, as well as specialized professional/technical degrees at the associate and baccalaureate level.

d. Offer a program of pre-professional curricular offerings consistent with the university's mission.

e. Expect scholarly activity, including research, scholarship and creative endeavor that supports its programs at the associate and baccalaureate degree level, its selected graduate programs and its approved mission statement.

f. Promote the integration of the extension function, assist the University of Wisconsin-Extension in meeting its responsibility for statewide coordination, and encourage faculty and staff participation in outreach activity.

g. Participate in inter-institutional relationships in order to maximize educational opportunity for the people of the state effectively and efficiently through the sharing of resources.

h. Serve the needs of women, minority, disadvantaged, disabled and non-traditional students and seek racial and ethnic diversification of the student body and the professional faculty and staff.

i. Support activities designed to promote the economic development of the state.

D. STRATEGIC GOALS

The University of Wisconsin-La Crosse aims to foster within each student the curiosity, creativity, and tenacity necessary to solve the regional, national, and international challenges of the 21st century.

In order to continue the ascent to excellence well into the future, the university community completed a strategic planning process in 2017 to develop a strategic plan to provide guidance for the coming years. Four major areas of focus emerged from that process, and goals associated with them, are listed below.

Vision

Achieving Excellence Through Equity and Diversity

Goals

- UWL will achieve demographic equity in access and retention for students, staff, faculty, and administrators.
- The university will provide fully inclusive educational experiences for all students.
- UWL's Equity & Diversity efforts will be highly visible and coordinated across campus.

Vision

Increased Community Engagement

Goals

- Initiate strategies that create and promote increased opportunities for students' community engagement that are academically grounded.
- Measure, assess and create accountability structure for community engagement across UWL.
- Market mutually beneficial relationships between UWL and private/public organizations in the greater La Crosse community, state, region, and globally. In particular, focus on the importance of public/community engagement in advancing UWL's mission centered on the value of a Liberal Arts education.
- Secure funding to support continued community engagement.

Vision

Investing in Our People

Goals

- Prioritize employee compensation.
- Promote an environment of employee inclusion, ownership, and engagement.
- Create clear and consistent assessment and accountability policies for all employees.

Vision

Transformational Education

Goals

- Increase the percentage of students who have engaged in at least one high impact practice by graduation.
- Expand international/global learning opportunities for all students.
- Enhance graduate education.
- Increase opportunities for, and awareness of, experiential learning.
- Increase opportunities for cross-disciplinary teaching and learning.
- Evaluate and revise the General Education program.

E. PROGRAM TRENDS

CURRENT ACADEMIC PROGRAMS

General Education

- A core curriculum that encourages students to discover connections between disciplines and to cultivate knowledge skills for independent learning and thinking.

College of Business Administration

- Professionally accredited by The Association to Advance Collegiate Schools of Business (AACSB)
- Offers undergraduate degree programs in Accountancy, Economics, Finance, Health Information Management and Technology, Information Systems, International Business, Management and Marketing, as well as a graduate degree in Business Administration.

School of Education

- Consists of a collection of NCACS approved Teacher Education Programs housed in a variety of departments and colleges.
- Offer bachelors and masters degrees in education and credit and non-credit continuing education for professional educators.

College of Liberal Studies

- School of Arts and Communication.
- Offers 56 undergraduate and 5 graduate degree programs in the humanities, social sciences, arts and communication, and interdisciplinary programs.
- Departments include Art, Communication Studies, Music and Theatre Arts.

College of Science and Health

- Offers undergraduate and graduate degree programs in the natural and physical sciences, health sciences, human performance, computer science, mathematics, exercise and sport science and recreation management.
- Through the Wisconsin Physical Therapy Consortium, the College also offers a Doctor of Physical Therapy degree.
- The College is strongly committed to undergraduate, graduate and faculty research.

Actual Trends:

Throughout the 1990's a transformation began to occur in that admission to UWL became much more competitive, and the university could no longer accept all of its applicants. In addition, as entrance standards were tightened, this seemed to create an even higher demand for access to the university. At the same time, because funding levels per student did not match the increase in students wanting access to UWL, the university began implementation of an enrollment management plan in 2002 that was intended to actually reduce enrollment on the campus. However, this five-year plan was abandoned after two years, and in 2005, the number of students attending UWL again began to grow.

Along with enrollment, demand for entry to the university has also continued to grow. As a result, admissions standards have increased, and UWL has now become a preferred destination for many students. This reputation for excellence has continued to fuel demand for access and program growth. The physical and life sciences is one of those areas of rapidly increasing program growth. The high level of interest in majors within the physical and life sciences, along with increasing interest in careers in allied health has caused a significant demand for not only majors in Physician Assistant, Physical Therapy, Occupational Therapy and Radiation Therapy, but also in the basic sciences of biology, microbiology, chemistry, physics, mathematics and statistics.

Cowley Hall

High demand for programs such as Athletic Training, Fitness, Clinical Exercise Physiology and Human Performance also adds to the numbers of students needing access to courses in the physical and life sciences. The number of students seeking majors in Biology and Microbiology is also growing as students use these undergraduate programs as a base to continue on in graduate studies in the sciences, allied health fields, or research. The volume of faculty, undergraduate and graduate research that occurs as part of the science curriculum also continues to increase significantly, and accommodating that

research in the existing facilities is especially problematic in that Cowley Hall was not designed and constructed with the space to support such activities.

Center For the Arts

Interest in the social sciences, humanities, communication studies and the arts has risen dramatically in recent years as students are recognizing the impact of global political, social and cultural events on everyday life. Many of the majors in the College of Liberal Studies, such as Communication Studies, have seen significant increases in enrollment over the last several years, and the college also continues to provide over seventy percent of the General Education courses taken by all students as part of the liberal arts focus of the university. A strong demand for the Teacher Education Program also results in need for coursework in the social sciences as well as the physical and life sciences.

Student demand also remains high for the degree programs within the College of Business Administration. This includes demand for majors in Information Systems and the nationally recognized Accountancy program. In addition, the College of Business Administration supports the economic development of the region with several programs coordinated through the Small Business Development Center. At the same time, the university is also committed to expanding the global, multicultural and multiethnic learning experience of the students, and this is consistent with a growth in demand for access to the International Education Program as well as the International Business major with the College of Business Administration. Wittich Hall renovation will provide a single location for the College of Business Administration and help meet the Universities strategic goals in this area.

While the programs mentioned above are serving a rapidly increasing volume of students, it's important to note that the recent changes in demand are not the only driver of needed revisions/additions to the campus physical facilities. Demand for access to the academic programs at UWL has actually been increasing for decades. Overall enrollment has increased over 22% in the last 25 years. However, there has not been a corresponding growth or renovation of physical facilities to accommodate this demand. Prior to the recent completion of Centennial Hall, the last significant amount of academic building space that was added to campus was Wimberly Hall (formerly North Hall), a classroom and office building that was constructed in 1974. The campus science building, Cowley Hall, was constructed in 1965 with additions in 1972.


Wimberly Hall

While Prairie Springs Science Center Phase 1 addressed the primary needs of the sciences for instructional laboratories and research space, Phase 2 is essential to support growing science program needs for classrooms, active learning spaces, faculty offices, and departmental support spaces. UWL has experienced significant growth in undergraduate enrollment with approximately 1,000 additional students since 2008 and hired 170 new faculty and 36 staff during this time through the university's Growth Quality and Access program. The majority of this growth has been in Science and Health programs. If this trend continues, the importance of providing quality learning and research space will only grow in importance.

The entire infrastructure of the existing Cowley Hall is obsolete and beyond expected useful and service life. Essentially, the mechanical, electrical, and plumbing systems are the same as originally constructed over forty-five years ago. The existing building is not ADA compliant or able to meet today's NFPA standards. Existing Cowley Hall does not contain a fire suppression system. The floor, wall and ceiling finishes are mostly original construction and need to be replaced. The exterior windows and curtain wall systems of existing Cowley Hall are original and in an advanced state of disrepair. In addition, there are locations of significant movement of the masonry wall sections, especially at the corners of the building.

The Center for the Arts was constructed in 1974, and Mitchell Hall, the building that houses the Human Performance and Sports Science programs was constructed in 1965, with a fieldhouse facility being added in 1972. These buildings house the majority of the academic programs on campus, and they exist essentially in the same form as they did when they were first constructed decades ago. In other words, although the academic programs of today barely resemble what they were forty years ago (if they even existed forty years ago), they must be shaped, not by the academic goal of the program, but by the antiquated, obsolete and deficient facilities within which they are being taught. Not only is the development of new programs being stifled by the lack of adequate facilities, existing programs are prohibited from growing curriculum because the buildings cannot accommodate the growth.

F. PLANNING ISSUES AND THEMES

GENERAL PURPOSE REVENUE (GPR) SUPPORTED FACILITIES & FUNCTIONS

Priority **Issue Description**

1. Lack of Teaching Space For Instruction in the Physical and Life Sciences
   - Lack of facilities making it difficult for students to complete their degree in timely manner.
   - Existing physical and life sciences teaching spaces on par with the new lab spaces are in immediate need of significant infrastructure updates.
   - Need additional and upgraded spaces for: teaching, student and faculty research, offices, specialized science instruction support spaces (Phase II).

2. Shortage of Space for Instruction in Human Performance, Health Education and Sports & Recreation Management Programs
   - Need additional and upgraded lab space for biomechanics, kinesiology, sport science, human performance and athletic training.
   - Existing teaching & lab spaces in need of infrastructure renewal.
   - Swimming pool, strength & conditioning area, field house all need additional space and upgraded infrastructure.

3. Shortage of Space for Instruction in the Humanities
   - Need additional and upgraded space for blacksmithing lab, raising studio/lab, art metals, metal casting and enameling, sculpture, painting, printmaking and drawing.
   - Music program needs new and additional space for teaching, practice, rehearsal and performance activities, specifically a large music performance venue.
   - Theater Arts needs space to accommodate costume shop, scenery design and construction and space to store props, scene materials, etc.

4. Lack of Departmental Office, Work and Conference Space for Academic Programs and Student Support and Administrative Functions
   - All departments (academic and non-academic) are suffering from a severe lack of office and work space. The programs have grown significantly over the last 30 years, but there has been no corresponding growth in building space on campus.

5. Accessibility of Physical Facilities
   - The 2nd floor and lower levels of Mitchell Hall are not handicap accessible.
   - The 3rd floor of Wittich Hall is not handicap accessible.
   - Most of the buildings on campus do not have ADA compliant signage.

PROGRAM REVENUE (PR) SUPPORTED FACILITIES & FUNCTIONS

Priority **Issue Description**

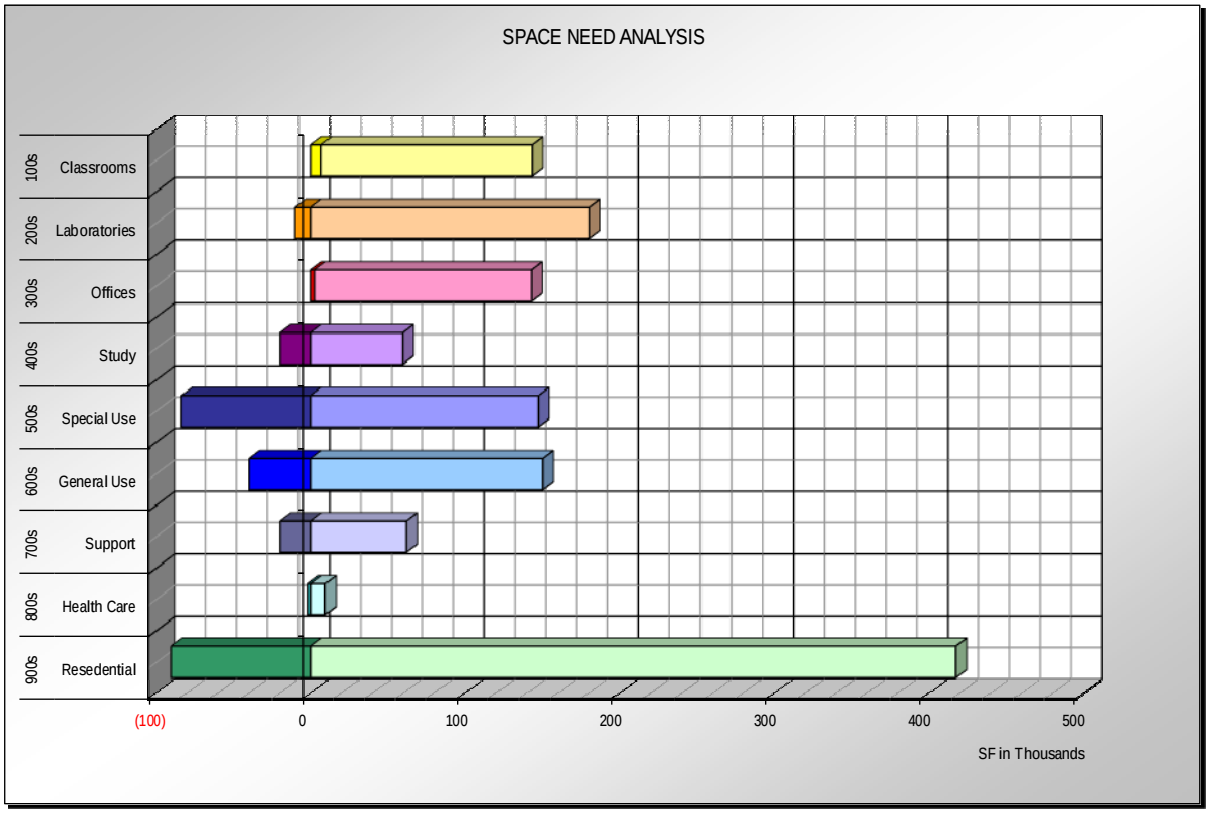
1. Existing Fieldhouse and similar spaces are too small and inadequate.
    - There is a deficiency of approximately 84,000 SF of Athletic and Recreation Space on Campus, according to NIRSA Standards.
    - Schedule restraints of existing fieldhouse do not allow enough use for Exercise & Sports Science teaching & lab uses.
    - The existing fieldhouse is too small to accommodate an NCAA indoor track meet.
    - Additional fieldhouse space would allow the existing fieldhouse to be renovated for use by Exercise & Sports Science, Gymnastics and Wrestling.

2. Existing residence halls are in need of complete renovation.
    - With the exception of the two new halls (Reuter & Eagle), all of the existing residence halls were constructed over 45 years ago.
    - The buildings do not have fire suppression systems.
    - The shared restrooms on the floors are essentially the same format and finish as they have been since construction. Students are demanding more privacy and many of the restrooms are not ADA compliant.
    - The buildings' heating infrastructures are original to the buildings' construction. It is radiant steam heat with little or no control. Consequently, it is very inefficient, especially when and it causes conditions in the building that are very uncomfortable for the building occupants. Consequently, building occupants frequently open their windows when the building heat is on, wasting significant amounts of energy.
    - Most of the finishes in the buildings are original to construction and need replacement.
    - There are ACM floor and ceiling finishes in the building that are becoming increasingly friable, increasing the likelihood that building occupants will eventually be exposed to these materials if they are not removed from the building.
    - Most of the buildings are not ADA compliant.

G. SPACE NEEDS SUMMARY

While all of the building space shortages on the UWL campus can, in some respects, be considered and addressed as isolated issues, they are actually all symptoms of the overall single problem of the demand for instructional and support and space being considerably larger than the supply of that space. The academic, student advising, administrative and support programs have grown significantly in the last three decades, but until the new UWL classroom building (Centennial Hall) was constructed in 2011, there had been no corresponding growth of the physical space needed to accommodate these programs. Creative reallocations and very efficient use of existing space has mitigated some of the deficiencies. However, the shortages are significant enough that only the construction of additional building space on campus will alleviate the severe facility issues that are adversely affecting the ability of the university to deliver quality instruction to the student body. As planning began for the new Science Building and the Wiitich Hall Renovation, the need to revisit classroom and laboratory space needs, as well as investigating office and support space needs resulted in engaging consultants in a space study (DFD #13G2Z) that will detail the needs of space on campus. The results of the study will be incorporated into current and future project planning exercises.

The table below highlights the space categories that are currently suffering deficiencies.



The list of space needs is long, but the most critical ones that the campus is addressing, and planning to address, in the near and mid term timeframes are as follows:

- Lack of quantity and quality of instructional space for the physical and life sciences
- Lack of quantity and quality of instructional and laboratory space for the academic programs in the fields of human performance and for instruction in the humanities and fine arts
- Lack of athletic and recreation space
- Lack of performance and display space
- Lack of work and storage space for all academic and student advising departments
- Lack of residence hall beds to accommodate recently increased demand due to recent increase in enrollment at UWL

In addition, while there is an immediate need for additional building space at UWL, the existing facilities are in need of significant capital renewal as well. The vast majority of building area on campus was constructed prior to 1975, and there has not been significant capital reinvested in most of these facilities since then. As a result, the infrastructures, including interior finishes and in many cases furnishings, are original to most of the buildings on campus. In addition, many of the building systems are well beyond their expected lives. Consequently, significant capital renewal will be required in coming biennia simply to maintain the current level of use of the facilities.

100 CLASSROOM FACILITIES

The importance of quality general assignment instructional space cannot be overstated. Having a sufficient number of general use/lecture classrooms is a vital element for the delivery of an educational program. Not only is the number of classrooms important, but also the quality of those rooms. The locations, size, dimensions (appropriate aspect ratios), the ability to accommodate instructional technology, the ability to accommodate flexible seating arrangements, the ability to maintain the proper climate in the room, and the availability of space to meet both the existing, and future, demand volume are critical.

Centennial Hall, UWL's new classroom building, was completed and occupied in 2011. Prior to the implementation of this project, the lack of the appropriate quantity and quality of general assignment classrooms was considered one of the most critical space issues on campus. The intent of the Centennial Hall project was to solve this issue, and so the building was designed to include forty-six (42) general assignment classrooms. The number and size of those new classrooms was determined based on a classroom utilization and physical condition study of *all* of the existing classrooms on campus. One of the guiding assumptions of that study was that the existing stock of classrooms on campus, most of which exist in Wimberly Hall, would be right sized after the new rooms in Centennial Hall were constructed – i.e. the existing rooms in Wimberly Hall would be reconfigured with the appropriate seating capacity (fewer seats) and these rooms would then satisfy the need for the smaller classrooms that are in constant demand by the academic programs. In addition, some of the Type 'B' classrooms in the existing buildings were to then come offline and be remodeled to accommodate some the overwhelming demand for faculty office space on campus.

Since opening in fall semester of 2011, utilization of the classrooms in the new building has far exceeded expectations. The majority of the rooms are scheduled in excess of thirty-six (36) hours per week, and they are functioning very well as general assignment rooms. Consequently, the use of the new building has allowed the university to follow through with its plan to "right-size" the existing classrooms in Wimberly Hall and to perform minor renovations with Classroom Modernization funds to convert some of the Type 'B' rooms to Type 'A' classrooms where there is space available to do so.

New classroom in recently completed Centennial Hall.

Two former Type 'B' classrooms converted to single Type 'A' classroom in Wimberly Hall.

200 LABORATORY FACILITIES

The growing demand for majors in the STEM programs, along with popularity and increased student desires for access to the allied health programs at UWL, has resulted in greatly increased demand for basic courses in the physical and life sciences. In addition, other programs on campus also require instruction in the sciences. Consequently, the large demand for courses in the basic sciences translates to a greatly increased pressure on the existing laboratory facilities. This intense use of the facilities, coupled with the fact that most of the university's laboratories were constructed over forty years ago, is making it increasingly problematic to deliver quality programs.

Prairie Springs Science Center Phase 1 is the first phase of the eventual replacement of Cowley Hall. The 189,490 GSF building is sited on the existing surface parking lot north of Cowley Hall. This new facility houses 36 instructional labs, 22 research labs and associated support spaces. This state of the art facility will be transformational in the delivery of high impact science programming that will be the cornerstone of the next generation of science education at UWL.

This new facility will support science education, undergraduate research and faculty research in a collaborative and team centered environment. The overall and continued success of this facility is reliant upon Phase 2 moving forward to complete the overall scope of the project to replace Cowley Hall. While Phase 1 consisted of mainly "wet" labs, there are numerous "dry" or computational labs, classrooms, offices, support space and a few specialized lab spaces that will be added with the successful completion of Phase 2.

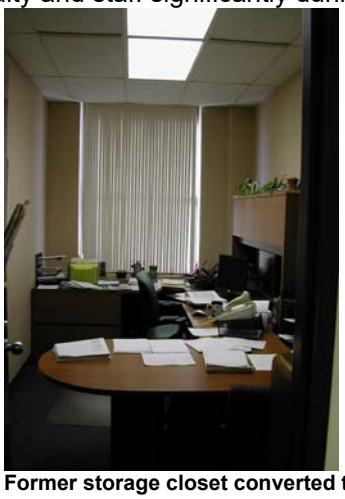
300 OFFICE FACILITIES

The shortage of space for general office, office support and conference and meeting facilities is not a condition that is unique to the University of Wisconsin – La Crosse. Most large organizations, especially those that are growing, suffer from lack of areas for these functions. This is probably in part because institutions are usually quicker to construct space that is directly related to their missions that, in the case of the university, are those areas that allow the direct delivery of instruction. While some of the campus office space deficiencies were mitigated with the construction of Centennial Hall, the primary intent of that building project was to provide adequate classroom facilities on campus, so the significant majority of the space in that building was designed as classroom space in lieu of office suites.

In addition, not only have additional office, conference and support areas not been developed, some have actually been reallocated and renovated to accommodate instructional needs. The result is that while academic programs and staff, and the corresponding need for office and meeting areas, have grown, the space available for these functions has remained constant or has actually been somewhat reduced. Consequently, inappropriate spaces, such as storage closets, janitor's closets and even toilet rooms continue to be captured and converted to offices.

All of the academic, administrative and student support programs currently residing in Graff Main Hall, Center for the Arts, Wimberly Hall, Mitchell Hall, Cowley Hall are suffering from a lack of this type of space. Simply stated, there are more faculty members and staff on campus than there are offices and support space to house them; and there is more demand for conference/meeting space than there are

rooms available. This lack of office and support space has become even more problematic with the implementation of the university's Growth, Quality and Access Plan that has increased the number of faculty and staff significantly during the last biennium.



Former storage closet converted to office

There is a discrepancy in the amount of office square footage in comparison to the number of office spaces. This is primarily caused by utilizing spaces that were not constructed to be offices; therefore, they are not configured in the correct proportion of square footage.

Obviously, newly constructed office space is configured in the proper allocation of space per office, but we cannot correct all of the existing office space issues. For that reason, there will continue to be need for office spaces that will not necessarily be supported by a campus-wide analysis of office space.

400 STUDY FACILITIES

All of the academic buildings on the UWL campus were originally designed and constructed with dedicated student study space in them. However, because the university has been suffering from such a significant shortage of classroom and other instructional support space, most of these areas have be converted to classrooms, computer labs, etc. Consequently, there are very few student study areas left in the academic buildings. If students desire to sit down and study, work on class assignments, read, etc., they must leave most academic buildings between classes and find space in the student union (which is also suffers from a lack of this type of space), library, student dining facility, or return to their residence. This is often impractical if a student has only an hour between classes. As such, the university intends to include programmed student study space into all new facilities that are developed on campus in the future. In addition, the university will take advantage of all opportunities to convert space back to student study areas in the existing academic buildings.

500 SPECIAL USE FACILITIES

The main gymnasium in Mitchell Hall that is used for academic programs, as well as intercollegiate athletics and programmed student recreation, was constructed as part of the original building project in 1965. As such, the infrastructure of the gymnasium is aging and various components that have not been replaced yet are beyond their expected life. The bleachers and moveable partitions have been replaced in recent years through All Agency projects. However, the wood floor, wall and ceiling finishes, ventilation and heating systems are all at a point where replacement will be necessary. In addition, the space does not have adequate storage, ticketing and concessions areas. The intent is to correct these functional deficiencies as part of a project in Mitchell Hall.

The field house in Mitchell Hall is original to the construction of that addition to the building in 1972. No significant capital has been invested in that facility since then. The space is used very heavily by academic programs, athletics, community partnership programs, and programmed student recreation. The new Fieldhouse and Soccer Support Facility Project will replace the existing fieldhouse, freeing up space in Mitchell to create dedicated spaces for Gymnastics, Wrestling, and a Specialty Active Lab Space for Exercise and Sports Science.

The swimming pool in Mitchell Hall is also original to the construction of the building in 1965. Academic programs, intercollegiate athletics and multiple community partnership programs use it extensively. There are multiple infrastructure and functional deficiencies associated with the pool space. Again, the intent was to correct these deficiencies as part of a larger, enumerated project. However, as that project continues to get pushed further out in the future, it will become necessary to address these issues prior to that time.

600 GENERAL USE FACILITIES

The campus does not have an adequately sized or equipped musical performance venue. The space designated for this in the Center for the Arts is too small, does not have the correct acoustical amenities, and does not have the required support spaces. There are no restrooms or dressing rooms for the performers, the space is not ADA compliant, the stage is too small for the various UWL groups that need to practice and perform, and the seating area does accommodate enough guests.

700 SUPPORT FACILITIES

The building that houses the UWL Facilities Management offices, shops, storage, etc., was constructed in 1972. The responsibilities and the volume of building space that those groups must maintain have grown significantly since then. However, the amount of building area available to support those functions has not changed. As a result, the Facilities Management department suffers from significant shortages in office, shop, conference, plans room, energy management system and other support space.

The student health center is located in the Health Science Center (a facility managed by a consortium of local healthcare and higher education providers) which is a relatively new and well equipped facility. The clinic has adequate space, and no significant capital is anticipated to be required in the near future.

800 HEALTH CARE FACILITIES

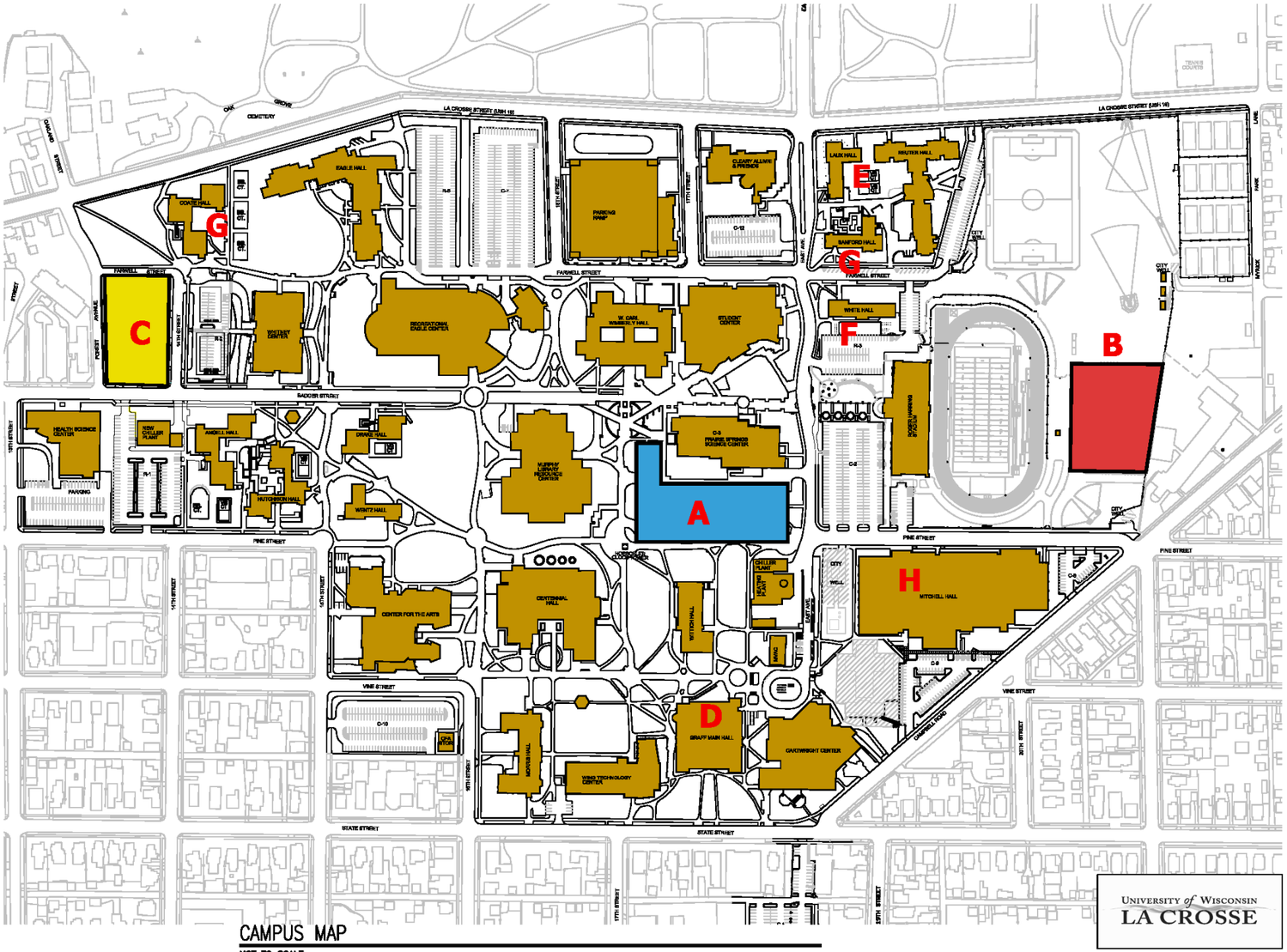
The student health center is located in the Health Science Center (a facility managed by a consortium of local healthcare and higher education providers) which is a relatively new and well equipped facility. The clinic has adequate space, and no significant capital is anticipated to be required in the near future.

900 RESIDENTIAL FACILITIES

With the exception of the new residence halls, Reuter Hall and Eagle Hall, all of the residence hall facilities on campus were constructed prior to 1967. They were designed and constructed as simple buildings with few amenities. The resident rooms do not have mechanical ventilation systems, the buildings do not have fire suppression systems, and most of the common programming areas are in the lower levels of the facilities. They are all configured as freshmen type dormitories with double and triple rooms with gang showers and toilet facilities on each floor that afford little privacy for students.
As such, the university has developed a long-term capital renewal plan for all of the existing residence hall facilities. In addition, due to enrollment being increased by over 1,000 students, there is increased demand for residence hall beds. Despite additional beds being constructed on campus in recent years, UWL commenced the fall semester with approximately 600 students in overflow beds. This demand for access to residence hall space has continued at this level since Eagle Hall (500 bed residence hall) opened in Fall 2011. As such, the university may pursue the construction of an additional residence hall in a future biennium after tracking the demand to confirm that it will stay at the current level.

II. IMPLEMENTATION PLAN

A. NEAR TERM DEVELOPMENT PLAN



A
The university is proposing Phase 2 of the new science building project, which with demolish existing Cowley Hall and build an addition to the Prairie Springs Science Center.

B
The university is proposing a New Fieldhouse and Soccer Support Facility to support Athletics, Exercise & Sports Science, and Student Recreation.

C
The university is proposing design and construction of a 300 bed semi-suite style residence hall.

D
The university is proposing a comprehensive mechanical system upgrade to Graff Main Hall, the main campus administrative building.

E
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Laux Hall.

F
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate White Hall.

G
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Sanford and Coate Halls.

H
The university is proposing a comprehensive mechanical system upgrade to Mitchell Hall, the main campus administrative athletics building

B. PRIORITIZED PROJECT REQUESTS

GENERAL PURPOSE REVENUE (GPR) SUPPORTED REQUESTS

2019 – 2021 BIENNIUM

1. Project Title: **New Cowley Science Building Phase 2 – Design and Construction**

Estimated Cost:		
$ 65,800,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 65,800,000		**Total**

2. Project Title: **Graff Main Hall HVAC Upgrade – Design and Construction**

Estimated Cost:		
$ 11,400,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 11,400,000		**Total**

3. Project Title: **Mitchell Hall HVAC Upgrade – Design and Construction**

Estimated Cost:		
$ 7,300,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 7,300,000		**Total**

2021 – 2023 BIENNIUM

4. Project Title: **Wimberly Hall HVAC Upgrade – Design and Construction**

Estimated Cost:		
$ 5,600,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 5,600,000		**Total**

2023 – 2025 BIENNIUM

5. Project Title:

Estimated Cost:		
$ 0		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 0		**Total**

PROGRAM REVENUE (PR) AND GIFT/GRANT SUPPORTED REQUESTS

2019-21 BIENNIUM

1. Project Title: **New Fieldhouse & Soccer Support Facility – Design and Construction**

Estimated Cost:	$	21,750,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		21,950,000	Program Revenue - Cash
	$	**43,700,000**	**Total**

2. Project Title: **New Residence Hall – Design and Construction**

Estimated Cost:	$	37,292,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		0	Program Revenue - Cash
	$	**37,292,000**	**Total**

3. Project Title: **Sanford/Coate Hall Renovations – Design and Construction**

Estimated Cost:	$	11,400,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		2,000,000	Program Revenue - Cash
	$	**13,400,000**	**Total**

2021-23 BIENNIUM

4. Project Title: **Angell/Hutchison Renovations – Design and Construction**

Estimated Cost:	$	15,725,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		2,000,000	Program Revenue - Cash
	$	**17,725,000**	**Total**

5. Project Title: **Whitney Dining Renovations – Design and Construction**

Estimated Cost:	$	15,947,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		4,000,000	Program Revenue - Cash
	$	**19,947,000**	**Total**

2023-25 BIENNIUM

6. Project Title: **Drake/Wentz Hall Renovations – Design and Construction**

Estimated Cost:	$	12,000,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		2,000,000	Program Revenue - Cash
	$	**14,000,000**	**Total**

7. Project Title: **CFA Performance Hall – Design and Construction**

Estimated Cost:	$	42,000,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		0	Program Revenue - Cash
	$	**42,000,000**	**Total**

C. PROJECT SEQUENCE CHART

Shown below is a graphical representation of the chronology of major projects planned for the UW-La Crosse campus for the next three biennia.

UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
2017-19 through 2025-27

UW- La Crosse

NO.	TYPE	BIEN	PROJECT TITLE	DESIGN START	DESIGN END	DESIGN DURATION	CONSTRUCTION START	CONSTRUCTION END	CONSTRUCTION DURATION	FUNDING GPR	FUNDING PR	FUNDING GIFT/GRANT	TOTAL
1	MP	1921	New Science Building Phase 2	07/01/17	06/30/19	729	07/01/19	06/30/21	730	$ 65.800			$ 65.800
2	MP	1921	New Fieldhouse & Soccer Support Facility	07/01/17	06/30/19	729	07/01/19	06/30/21	730		$ 40.000		$ 40.000
3	MP	1921	New Residence Hall	07/01/17	06/30/19	729	07/01/19	06/30/21	730		$ 37.292		$ 37.292
4	MP	1719	Graff Main Hall HVAC Upgrade	07/01/15	06/30/17	730	07/01/17	06/30/19	729	$ 11.400			$ 11.400
5	AA	1719	Mitchell Hall West Roof Replacement	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 0.732			$ 0.732
6	AA	1719	Mitchell Hall East Roof Replacement	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 1.200			$ 1.200
7	AA	1719	Laux Residence Hall Renovation	07/01/17	06/30/18	364	07/01/18	06/30/19	364		$ 2.978		$ 2.978
8	AA	1719	Coate/Hutchison Fire Alarm Replacement	07/01/17	06/30/18	364	07/01/18	06/30/19	364		$ 0.584		$ 0.584
9	AA	1719	Toland/Frederick Theater Rigging	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 0.703			$ 0.703
10	AA	1719	Stadium Track Resurfacing	07/01/17	06/30/18	364	07/01/18	06/30/19	364		$ 1.060		$ 1.060
11	AA	1517	C-5 Parking Lot Reconstruction	07/01/15	06/30/16	365	07/01/16	06/30/17	364		$ 0.560		$ 0.560
12	IS	1719	Mitchell Human Performance Lab Renovation	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 1.830			$ 1.830
13	IS	1719	Mitchell Wrestling ESS Lab Renovation	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 1.300			$ 1.300
14	AA	1719	Wing Roof Replacement	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 0.377			$ 0.377
15	AA	1719	Murphy Heating Hot Water Upgrade	07/01/17	06/30/18	364	07/01/18	06/30/19	364	$ 0.340			$ 0.340
16	AA	1719	White Residence Hall Renovation	07/01/17	06/30/18	364	07/01/18	06/30/19	364		$ 2.993		$ 2.993
17	AA	1921	Graff Main Hall Building Envelope Repair	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 1.350			$ 1.350
18	IS	1921	Centennial Hall Classroom Modifications	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 1.510			$ 1.510
19	IS	1921	Mitchell Athletic Training Lab Renovation	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 1.700			$ 1.700
20	IS	1921	Mitchell Strength Performance Lab Renovation	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 1.720			$ 1.720
21	MP	1921	Sanford/Coate Residence Hall Renovations	07/01/17	06/30/19	729	07/01/19	06/30/21	730		$ 17.000		$ 17.000
22	AA	1921	Multi Building EM Generator Replacement	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 0.925			$ 0.925
23	AA	1921	CFA Stair Railing Replacement	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 0.550			$ 0.550
24	AA	1921	GPR Building Steam Meters (Cwly, Mtch, Mor, Wing)	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 0.850			$ 0.850
25	AA	1921	Mitchell Hall Pool Facility Upgrade	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 1.470			$ 1.470
26	AA	1921	Mitchell Restroom Renovation	07/01/19	06/30/20	365	07/01/20	06/30/21	364	$ 0.940			$ 0.940
27	MP	1921	Mitchell Hall HVAC Upgrade	07/01/17	06/30/19	729	07/01/19	06/30/21	730	$ 7.330			$ 7.330
28	IS	2123	Wimberly Hall Lab/Classroom Project	07/01/21	06/30/22	364	07/01/22	06/30/23	364	$ 1.950			$ 1.950
29	IS	2325	Mitchell Fieldhouse ESS Lab Renovation	07/01/23	06/30/24	365	07/01/24	06/30/25	364	$ 2.500			$ 2.500
30	AA	2123	Graff Main Hall Fire Alarm Replacement	07/01/21	06/30/22	364	07/01/22	06/30/23	364	$ 0.673			$ 0.673
31	AA	2123	Wing Fire Alarm Replacement	07/01/21	06/30/22	364	07/01/22	06/30/23	364	$ 0.497			$ 0.497
32	AA	2123	Mitchell Fieldhouse Renovation	07/01/21	06/30/22	364	07/01/22	06/30/23	364		$ 3.100		$ 3.100
33	AA	2123	Wimberly Roof Replacement	07/01/21	06/30/22	364	07/01/22	06/30/23	364	$ 1.570			$ 1.570
34	MP	2123	Angell/Hutchison Residence Hall Renovations	07/01/19	06/30/21	730	07/01/21	06/30/23	729		$ 17.725		$ 17.725
35	AA	2123	Badger Street Mall Phase 2	07/01/21	06/30/22	364	07/01/22	06/30/23	364		$ 1.658		$ 1.658
36	AA	2123	Mitchell Hall Building Envelope Repair	07/01/21	06/30/22	364	07/01/22	06/30/23	364	$ 0.590			$ 0.590
37	MP	2123	Whitney Center Renovation	07/01/19	06/30/21	730	07/01/21	06/30/23	729		$ 19.947		$ 19.947
38	MP	2123	Wimberly Hall HVAC Upgrade	07/01/19	06/30/21	730	07/01/21	06/30/23	729	$ 5.600			$ 5.600
39	MP	2325	Wentz/Drake Residence Hall Renovations	07/01/21	06/30/23	729	07/01/23	06/30/25	730		$ 14.000		$ 14.000
40	AA	2325	Cartwright Demolition/Site Restoration	07/01/23	06/30/24	365	07/01/24	06/30/25	364		$ 2.500		$ 2.500

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UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
2017-19 through 2025-27

UW- La Crosse

NO.	TYPE	BIEN	PROJECT TITLE	DESIGN START	DESIGN END	DESIGN DURATION	CONSTRUCTION START	CONSTRUCTION END	CONSTRUCTION DURATION	FUNDING GPR	FUNDING PR	FUNDING GIFT/GRANT	TOTAL
41	MP	2325	CFA Performance Hall	07/01/21	06/30/23	729	07/01/23	06/30/25	730	$ 42.000			$ 42.000
42													$ -
43													$ -
44													$ -
45													$ -
46													$ -
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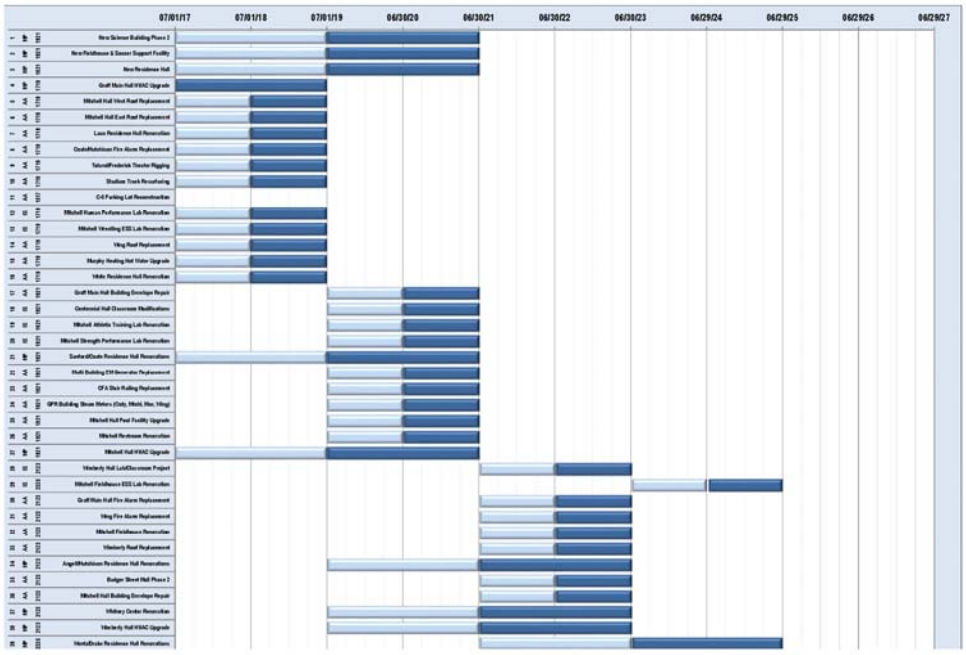
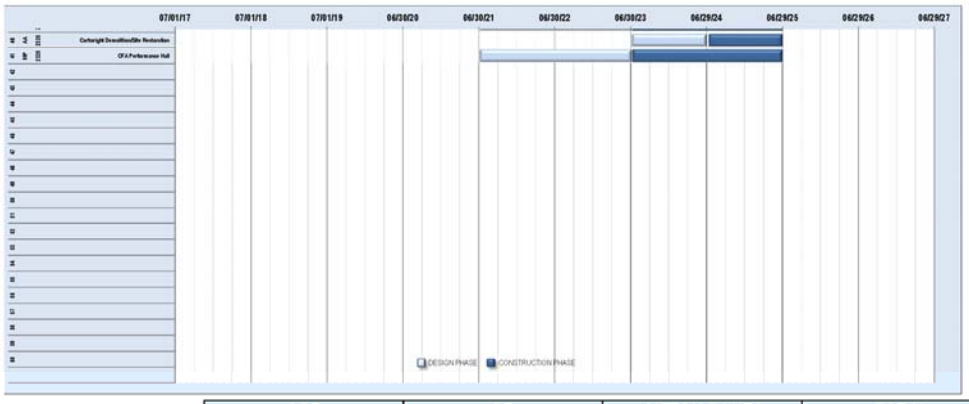
12/15/2017 PPC Rev 2017-07 page 2 of 4

UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
2017-19 through 2025-27



UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
2017-19 through 2025-27



	GPR	PR	GIFTS/GRANTS	TOTAL
2015-17	$ -	$ 0.560	$ -	**$ 0.560**
2017-19	$ 17.882	$ 7.615	$ -	**$ 25.497**
2019-21	$ 84.145	$ 94.292	$ -	**$ 178.437**
2021-23	$ 10.880	$ 42.430	$ -	**$ 53.310**
2023-25	$ 44.500	$ 16.500	$ -	**$ 61.000**
TOTAL	**$ 157.407**	**$ 161.397**	**$ -**	**$ 318.804**

New Science Facility Phase 2
The most critical space issue faced by the university is the lack of instructional space for delivery of the curricula in the physical and life sciences. As such, the Second Phase of the New Science Facility project is shown as UW-L's top priority for GPR funded facility projects. The increased focus on STEM instruction along with the impending completion of Phase 1 of the New Science Facility make this project paramount in strengthening the position of the University's largest college. It is one of several projects that is relying on the availability of Cartwright Center to be used as surge space to facilitate a smoother and timely project completion.

New Fieldhouse and Soccer Support Facility
This project constructs a 117,790 ASF/123,000 GSF fieldhouse, including a 200-meter National Collegiate Athletic Association (NCAA) competition indoor track with a multi-sport surface infield and seating space for a minimum of 1,500 spectators. The second level will have a 10,300 GSF walking/jogging track. The fieldhouse will include a 26,000 GSF tennis court area with four indoor NCAA competition courts. The south end of the fieldhouse will have 10,400 GSF of service space including men's and women's team locker rooms and showers, a team meeting room, two multipurpose rooms, a training room, one office suite, and equipment storage for athletics, exercise and sports science, and recreation. Mechanicals will be located in a 4,000 GSF basement area. This project also includes construction of a 2,500 GSF soccer support facility including a press box, a concessions area, restrooms, equipment storage space, and a first aid/training room.

The new fieldhouse will be located east of the Roger Harring Stadium and requires the relocation of the soccer fields. A utility corridor will be constructed along Pine Street to serve the new fieldhouse, the future renovation of Mitchell Hall, and a possible campus expansion to the east. Utilities for the new fieldhouse will be provided from the central heating plant, chiller plant, and the campus electrical substation. This plan is based on a comprehensive utilities study and the required utility extension(s), upgrade(s), and building service(s) modifications will be completed in this project. An all sport surface suitable for track meet field events, baseball and softball practice, intramural activities, and club sporting activities such as soccer, volleyball, basketball, floor hockey, rugby, and lacrosse will be provided in the track infield. The north end of the facility will have four NCAA competition tennis courts and be used for a variety of recreational activities.

Along with the need for additional student recreation space and access to a competition level NCAA indoor track facility, this project is key to opening up space in the existing Mitchell Hall fieldhouse that will provide a permanent home for gymnastics practice, wrestling practice, and much needed dedicated lab space for Exercise and Sports Science and Health Education Health Promotions. These moves would need to be completed before the eventual demolition of Cartwright Center.

New Residence Hall
This project will construct a four-story, 300 +/- bed, semi-suite style residence hall of approximately 76,000/112,000 ASF/GSF. It will provide living units with double occupancy bedrooms and shared bathrooms. The building will provide common spaces on each floor for lounges, kitchens and study rooms, individual rooms for resident assistants, and telecom/data rooms. Other spaces that may be located on the first or lower levels include a hall director's apartment and office, a laundry room, a front desk and mail room, a building wide kitchen, a multipurpose/TV room, collaborative learning rooms, a seminar room, custodial space, vending area and various storage areas as space permits.

The original intent of a series of Residence Hall projects detailed in the Residence Hall Facility Assessment was to complete the additional new residence hall first, followed by initiation of a series of eight low-rise residence hall renovations. Inability to move this project forward has prompted the university to flip the script and start design of the first low rise residence hall renovation. These renovations, along with the completion of this new residence hall would eliminate the need for planned tripling of rooms and use of studies as overflow housing. This is important to attracting and maintaining student enrollment.

Graff Main Hall HVAC Upgrade
The majority of the existing pieces of HVAC equipment in Graff Main Hall are over 40 years old. The system does not have reheat coils, which makes it harder to provide users with desirable levels of temperature control and ventilation. In addition, updating the Andover system will allow physical plant to much better control the heating and cooling, resulting in more efficient use of energy. The intent of this project is to replace all of the outdated, worn out, and under-performing equipment with a new variable air volume system with reheat and VAV terminal units. Existing ductwork and equipment that is functionally adequate will be cleaned, repaired, and put back into service.

This project is another one of several projects that is relying on the availability of Cartwright Center to be used as surge space to facilitate a smoother and timely project completion. In this case, this could result in significant budget savings by shortening the duration of construction activity.

Sanford/Coate Hall Renovations
The university will be embarking on a multi-biennial plan to renovate all of the residence halls that were constructed in the 1960's. The intent will be to completely replace the infrastructure of the buildings, add fire suppression systems, revise the shower and toilet areas and bring the buildings into compliance with ADA. Two halls will be individually remodeled via All Agency Project. The remainder, including this project would be a major project spread over two years of schedule time from December to August, completing one hall per year. This schedule provides a better project sequence and schedule, and with that, hopefully more competitive contract bid numbers.

Mitchell Hall HVAC Upgrade
The majority of the existing pieces of HVAC equipment in Mitchell Hall are original to the building construction in 1966. In addition, the building had very little air conditioning when it was originally designed and so several DX and once-through domestic water type units have been installed throughout various areas of the building to cool the offices and classrooms. These units, along with the original building air handling equipment are all beginning to fail with increased frequency, leaving portions of the building without ventilation or air conditioning for extended periods. In addition, the various large ceiling hung ventilation units in the fieldhouse have mostly either failed or have been shut down because they cannot be effectively controlled and they cause more mechanical issues than they solve. The intent of this project is to replace all of the individual cooling units that are continually failing and to upgrade all of the air handling systems to accommodate the current use of the building. In addition, updating the Andover system will allow physical plant to much better control the heating and cooling, resulting in more efficient use of energy.

This project could also benefit from the availability of Cartwright Center to be used as surge space to facilitate a smoother and timely project completion.

Angell/Hutchison Hall Renovations
This project continues with the university's multi-biennial plan to renovate all of the residence halls that were constructed in the 1960's. The intent will be to completely replace the infrastructure of the buildings, add fire suppression systems, revise the shower and toilet areas and bring the buildings into compliance with ADA. This project would be a major project spread over two years of schedule time from December to August, completing one hall per year. This schedule provides a better project sequence and schedule, and with that, hopefully more competitive contract bid numbers.

Whitney Dining Renovations
Now that the new student center is completed, but before Cartwright Center is demolished, the university plans to completely renovate Whitney Center, which houses the main university foodservice/dining function. The building was constructed in 1966, and with the exception of a cosmetic remodel of the dining room in the early 1990's, there has been no significant reinvestment of capital since then. The intent of the project will be to completely replace the infrastructure of the building, add fire suppression and bring the building into ADA compliance.

This project is the last project chronologically that would benefit from the availability of Cartwright Center to be used as surge space to facilitate a smoother and timely project completion. In this case, re-activating the foodservice area in Cartwright would provide additional meal service capacity during a major project at Whitney Center.

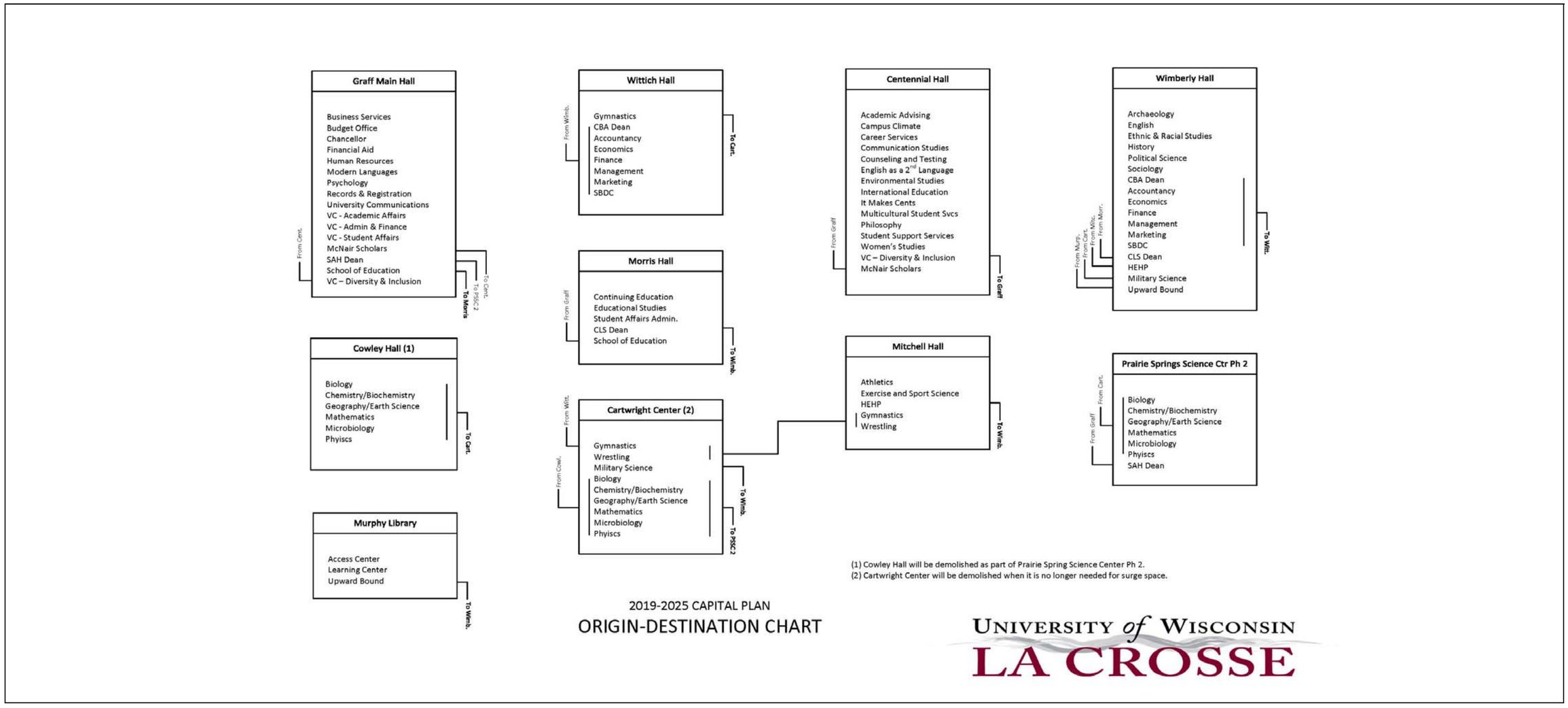
Wimberly Hall HVAC Upgrade
The majority of the existing pieces of HVAC equipment in Wimberly Hall are original to the building construction in 1974. The system is constant volume, which is less energy efficient than a modern variable air volume system. The intent of this project is to replace all of the outdated, worn out, and under-performing equipment with a new variable air volume system with reheat and VAV terminal units. Existing ductwork and equipment that is functionally adequate will be cleaned, repaired, and put back into service. Constant volume systems are also harder to provide users with desirable levels of temperature control and ventilation. In addition, updating the Andover system will allow physical plant to much better control the heating and cooling, resulting in more efficient use of energy.

Wentz/Drake Hall Renovations
This project would be the final stage of the university's multi-biennial plan to renovate all of the residence halls that were constructed in the 1960's. The intent will be to completely replace the infrastructure of the buildings, add fire suppression systems, revise the shower and toilet areas and bring the buildings into compliance with ADA. This project would be a major project spread over two years of schedule time from December to August, completing one hall per year. This schedule provides a better project sequence and schedule, and with that, hopefully more competitive contract bid numbers.

CFA Performance Hall
The three current performance venues in the Center for the Arts are aging, are not completely ADA compliant, and are not of sufficient size to support College of Liberal Studies programs and performances. For example, the entire band and choir cannot perform in the current theater, as the stage size is too small. This need was detailed in the space planning study performed by Paulien and Associates for campus in 2015 (13G2Z). Their study determined that campus is currently deficient in assembly & exhibit space by 56,363SF. This project will provide a new 1,000 seat performance venue and support spaces. The Concert Hall is programmed as a three-level design scheme that provides seating for 500 on the main floor, 300 on the first balcony and 200 at the second balcony. This breakdown of seating capacities will provide more opportunity for various sized performances. The platform is sized to accommodate 120 seated performers while a choral balcony located directly behind the platform will provide the opportunity for combined choral and orchestra performances. Control rooms and backstage circulation is also included in the Concert Hall function.

D. ORIGIN-DESTINATION CHART

Much of the movement starts centers around the use of Cartwright Center as surge space for projects that include the Wittich Hall Renovation (under construction), Prairie Springs Science Center Phase 2 and the construction of the New Fieldhouse. Use of Cartwright will continue for several other smaller projects until its eventual demolition.



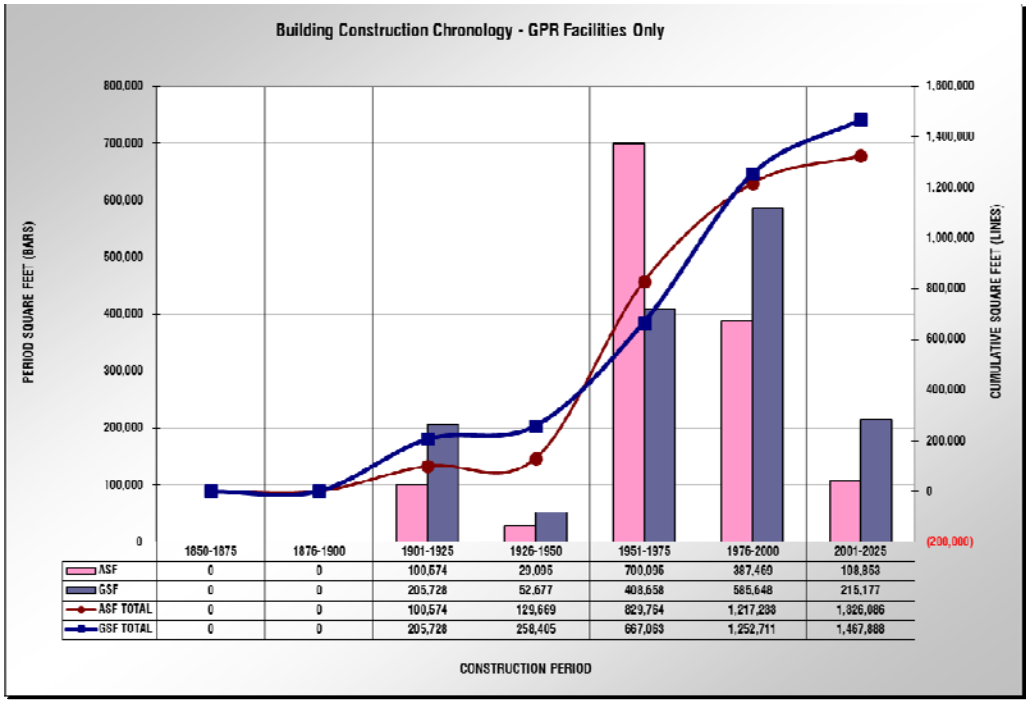
Much of the movement starts Wittich Hall, which is under construction to become the new home of the College of Business Administration. In order to start the Wittich Project, Gymnastics needed to be relocated to Cartwright Center. The movements continue with Prairie Springs Science Center Phase 2, which requires Cowley Hall to be vacated prior to starting demolition and new construction. Once the New Fieldhouse is constructed, permanent homes for gymnastics and wrestling will be created in the old fieldhouse, along with a space for Exercise and Sports Science. Cartwright will continue to function as surge space for several other smaller projects that would benefit from the availability of surge space, until a time when it becomes cost prohibitive to keep Cartwright standing. At that point, Cartwright will be demolished and the site will be restored for green space or other potential future use.

III. FACILITIES PROFILES

FACILITIES SUMMARY

BUILDING SUMMARY

The Building Construction Chronology graph shown below illustrates the fact that the majority of the buildings on the UWL campus are in excess of thirty-five years old, with most of them actually being constructed prior to 1974. Of the buildings on campus that have not been constructed within the last six years, only Graff Main Hall, Wing Technology Center, Murphy Library and Morris Hall have had significant renovations. Of those facilities, the most recent significant renovations occurred in Morris Hall in 1995 and in Graff Main Hall in 1980. Consequently, even the renovated areas in Graff Main Hall have not been updated for over thirty years.



	1850-1875	1876-1900	1901-1925	1926-1950	1951-1975	1976-2000	2001-2025
ASF	0	0	100,574	29,095	700,036	387,469	108,353
GSF	0	0	205,728	52,677	408,658	585,648	215,177
ASF TOTAL	0	0	100,574	129,669	829,754	1,217,238	1,325,986
GSF TOTAL	0	0	205,728	258,405	667,063	1,252,711	1,467,888

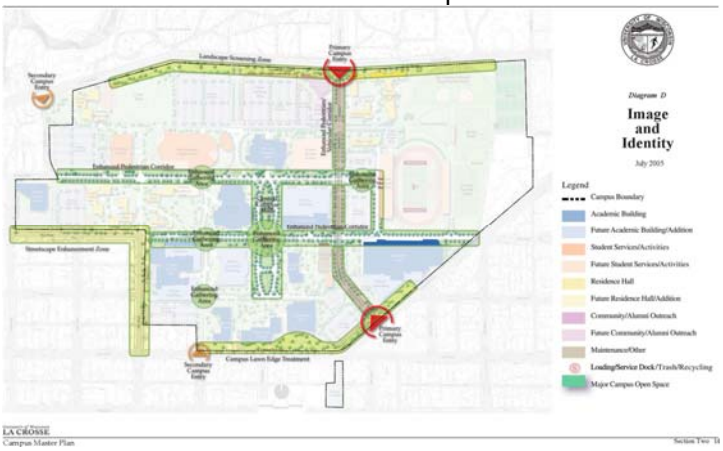
Even though operational maintenance budgets are inadequate, the buildings on the UWL campus have, nonetheless, been well maintained through routine physical plant operations. However, the majority of the buildings' systems, finishes, and in many cases, even the furnishings, are still original to the construction of most of the facilities. It is important to note that more than 60% of building systems and components typically have life expectancies of less than thirty years. In fact, it is expected that many of these systems and components would be replaced two and three times within a thirty year period. This issue is becoming increasingly critical as the majority of the facilities on the UWL campus approach forty years in age and most of the systems, components, etc. in them have not been replaced or upgraded. Even with preventative maintenance programs and routine repairs, it will become necessary to upgrade and/or replace the various systems and components of these buildings, including the finishes and furnishings.

Because the ages of the infrastructures and finishes of most of the campus buildings are thirty-five years and older, current, as well as future non-enumerated projects will continue to focus on activities such as roof replacement or repair, replacement or upgrade of fire alarm systems, upgrades of elevators, upgrade or replacement of HVAC systems (including expansion of the campus energy management system), replacement of plumbing systems, and replacement of floor, wall and ceiling finishes, and obsolete lighting fixtures.

Most of these types of issues will be addressed through implementation of Small or All Agency Projects. However, the condition of some campus buildings are such that it is very difficult to effectively correct the significant facility issues in them through Small or All Agency projects.

SITE DEVELOPMENT SUMMARY

As indicated previously in this document, most of the main campus is located on the site of what was once a residential neighborhood. The conversion of the property from a residential setting to a university campus diminished the need for the matrix-like grid of city streets that once existed throughout the campus. While some of those streets are still accommodating vehicular traffic into and through campus, most have been vacated or closed to public vehicular traffic.



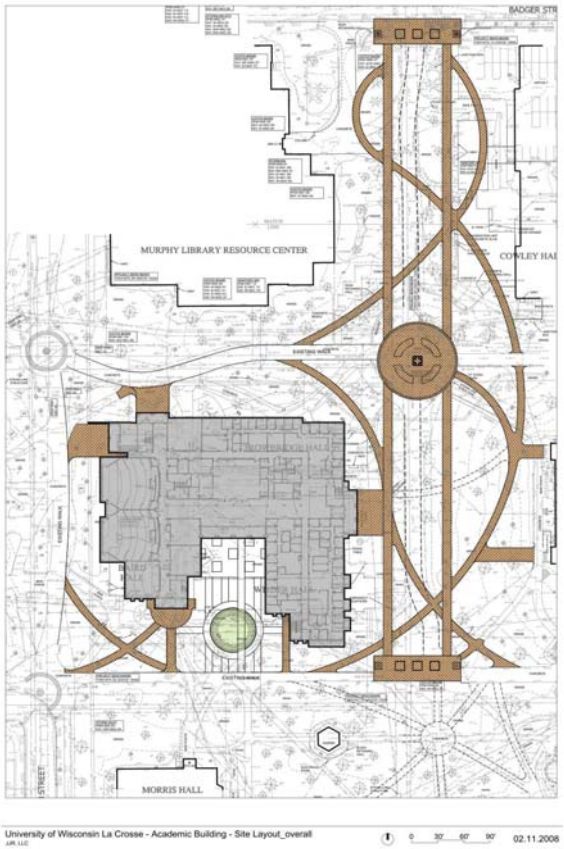
These corridors have become pedestrian and bicycle malls that also accommodate access to the various campus buildings by service, delivery, mass transit and emergency vehicles. These areas also serve as appropriate setback and green space between the buildings. This is especially important on a compact and densely developed site such as the one occupied by UW-La Crosse.

However, due to capital budget limitations and emphasis on higher priority facility construction required to meet the academic program needs, the physical transformation of vacated streets into pedestrian malls/walkways/fire lanes has not been accomplished. Consequently, highly visible, unattractive, and somewhat nonfunctional corridors still exist on campus.

The university desires to develop these corridors into attractive, functional pedestrian transportation and gathering spaces similar to the pedestrian mall created at the new Veterans Memorial Sports Complex.

New pedestrian mall and gathering area outside the new Veterans Memorial Sports Fields Complex

The first site related priority is to develop the Central Campus Mall as shown in the 2005 UWL Exterior Master Plan. This area is located in the geographic and academic center of campus, and the intent is develop it into a main pedestrian walkway, as well as a main gathering place for students, faculty, staff and visitors. The area will be primarily green space, traversed by a system of curving pedestrian walks designed to provide the most efficient routes between the various academic buildings that surround the mall site. The university intended to develop the south half of the mall as part of the site design for the new Centennial Hall and to develop the north half of the mall as part of the site design for the Cowley Hall project. Development of the main campus mall will then be followed up in the future with development of the Badger Street corridor, a former city street that is now a main east-west pedestrian route. However, the south half of the mall was not developed as part of the Centennial Hall project, so the university will need to consider alternate funding for its development. The eastern block of Badger Street will be developed as a mall as part of the Prairie Springs Science Center Phase 1. The campus would like to carry this project forward in future years and establish the Badger Street Mall concept west to Whitney Center.



Also related to the existing grid of vehicular transportation routes on campus is the issue of ownership of these routes. Most of the former city streets on campus have been vacated, including portions of Farwell Street and 16th and 17th Streets that were vacated in 2011 in preparation for the new Parking Ramp/Police Building project. But there are still portions of city-owned streets that are located entirely within the campus boundaries that the university plans to request to have vacated in the near term development plan. Those are shown on the Site Development Plan at the end of this document section.

In addition, there is currently one privately owned parcel of land remaining within the approved campus boundary, along with the City of La Crosse owned Municipal Swimming Pool that is located between Mitchell Hall and Cartwright Center, and the La Crosse School District owned Emerson School site at the east edge of campus. The location of these properties, along with the current Campus Boundary, and the locations of all UWL buildings are shown on the Site Development Profile plan in Section III of this document. It is the publicly stated intent of UWL to acquire the privately owned properties and the city owned pool parcel that are currently located within the Campus Boundary as they become available. Efforts to acquire the Emerson School property would occur only if the school district decides that it is appropriate to divest itself of that property. These parcels are also shown on the Site Development Plan.

As UWL is a compact campus located within a residential setting in the heart of La Crosse, it is difficult to provide enough parking stalls to completely satisfy the demand for parking on campus, and some faculty, staff and student parking does spill into the neighborhoods surrounding the campus. Consequently, the university has completed construction of an elevated parking structure along the north edge of campus.

SITE UTILITY SUMMARY

The utilities serving UW-La Crosse facilities consist of water and sewer (sanitary and storm) mains owned by the City of La Crosse, gas lines owned by Xcel Energy, and high-pressure steam and condensate lines, chilled water supply and return lines, primary electrical distribution system, and

IT/Telecommunication system, owned by the university. The university also owns the laterals that connect UWL buildings to the city owned water and sewer mains.

Domestic water for campus use is provided by the city of La Crosse at an average temperature of 55° F. The water is supplied to the buildings via underground pipes that are cast iron or galvanized, dependent on the age of the building serviced. Either single or compound metering devices are installed in each building according to demand. Presently, there are no known problems with the underground distribution system. However, it has become common for buildings in La Crosse with galvanized supply piping of the same vintage as those that supply UWL buildings to require replacement of the piping that brings water into the building. Galvanized piping can deteriorate from the inside out, and while visual inspection of the exterior of the piping that enters the building may yield no warning of potential failure, the piping can actually be severely deteriorated on the inside. As such, some of the galvanized supply systems into UWL buildings may require replacement sometime within the near future.

The sanitary sewer system on campus consists of university owned concrete and clay pipes running out from the buildings to a system of city owned underground concrete and clay pipes that are located in easements in the former street right-of-ways on campus. Most buildings have duplex pumping stations to push sewage to the city distribution system but some buildings rely on gravity flow. Aside from routinely treating the clay pipes from various campus buildings with a copper sulfate solution to control a tree root problem, there have been no other apparent underground problems in the past. However, the campus is beginning to experience problems in the sanitary laterals out of the buildings with increasing frequency. Main sanitary drainpipes out of Cartwright Center, Whitney Center and Graff Main Hall have backed up in recent years, causing the plumbing systems in these buildings to experience unscheduled shutdowns, sometimes lasting for days before the problem can be identified and addressed. An All Agency plumbing replacement project will address these issues in Cartwright and Whitney Centers.

The storm sewer system consists of a concrete pipe gravity flow system, except for Whitney Center where two pumped returns are used. The storm sewers were separated from the sanitary sewers in 1966. Building roof drains; gutters, downspouts, and the swimming pool back flush waters are all routed to the storm drains. Additionally, the campus has coordinated with the City of La Crosse Water Department to connect campus-wide clear water discharges to the storm sewer system to eliminate unnecessary sanitary sewer charges.

An exterior storm water containment basin with storm drain flow restriction was constructed along with the Recreation Eagle Center. Likewise, the construction of the parking lots on the north side of the Recreation Eagle Center included storm drain flow restriction. The flow restriction is intended to reduce the amount of storm water entering the system at any one time to minimize backup of the storm sewer system. The City of La Crosse Engineering Department imposed these requirements.

While there are no known problems with the physical condition of the storm sewer piping on campus, there are some issues with capacity. The storm sewer system in the city of La Crosse cannot always adequately handle the loads it experiences during heavy rainfalls and during the spring thaw if it occurs under certain conditions. The main system is in roughly the same configuration as it was fifty years ago, prior to much of the development within the city. The amount of green space in the city of La Crosse has decreased and the amount of hard surfaces has increased, which has resulted in more runoff flowing directly into the storm sewer system. Consequently, the system cannot always accommodate the large flows caused by heavy rains, and areas within the city, including some portions of campus, experience back up from the sewers under certain conditions. Because of this, and due to pursuit of LEED Certification or equivalent design for new facilities, biofiltration basins were designed and constructed as part of the site development for all new facilities beginning with Centennial Hall. The roof storm water and clear condensate water from the building systems are routed to the biolfiltraion basins that are located around the perimeter of the new facilities. With the exception of very large rain events, the basins, which have been in place for little over a year, seem to be handling the storm water very well. The campus intends to develop additional such installations with future building projects as site constraints allow.



Various biofiltration basins at Centennial and Eagle Halls

Campus steam is supplied by a central plant that produces steam with two 60,000 PPH coal fired boilers plus two 15,000 PPH natural gas fired boilers that have recently been installed. The high-pressure steam is distributed throughout campus via underground pipes that are located in concrete ducts (Permaduct or Z-Crete). Approximately, 19,100 linear feet of steam and condensate lines serve twenty-seven buildings on the main campus. Within the buildings, the steam pressure is reduced from 100 to 15 PSIG. Steam is used for area heating, food processing, humidification, sterilization/autoclaves, domestic hot water, and, in limited applications, cooling.

At the same time, several other repair projects are also being completed on components of the existing infrastructure within the Heating Plant. These include projects to tune the burners on the two existing boilers so that they can burn both coal and natural gas efficiently, repair the fuel oil side of the existing boiler burners to ensure that they can use fuel oil as an alternate energy source in the event that supplies of coal or natural gas are temporarily interrupted, repair of various portions of the coal storage and feeding apparatus, and repairs of sections of leaking pipes in the boiler feed water system and repairs to the bag house system. The original large boilers will need to be replaced eventually.

The lack of sufficient back up fuel storage is a newly discovered issue that will need to be addressed in the near future. As the State transitions away from use of coal as a fuel source, additional work may be needed to keep the steam plant viable in the longer term.

The campus chilled water plant, and distribution system, was constructed in 1997. The project included construction of 2,800 GSF building to house water chillers, pumps, cooling towers and auxiliary equipment needed to produce and distribute chilled water to seven buildings (Cowley Hall, Murphy Library, Center for the Arts, Recreation Eagle Center, Whitney Center, North Hall and Morris Hall). Approximately, 7,036 linear feet of 18" diameter chilled water supply and return line piping was direct buried without insulation. Subsequent to that, an additional seven buildings were connected to the system as well. Because of anticipated additional demand based on projections from building projects that were being planned at that time, a third chiller and cooling tower was added to the central plant in 2007. Since then, development of major projects as shown in the Campus Master Plan and Physical Development Plans have resulted in chilled water demand projections that exceed the central plant's ability to satisfy those demands. Consequently, a satellite chiller plant was constructed to provide additional 2,400 tons of capacity to the central chilled water distribution system.

The campus primary electrical distribution system consists of approximately 11,000 linear feet of university owned cable that is fed by Xcel Energy at 4160/2300 volts. The university recently purchased the Xcel Energy substation located west of Mitchell Hall and has upgraded the transformers and major switching equipment.

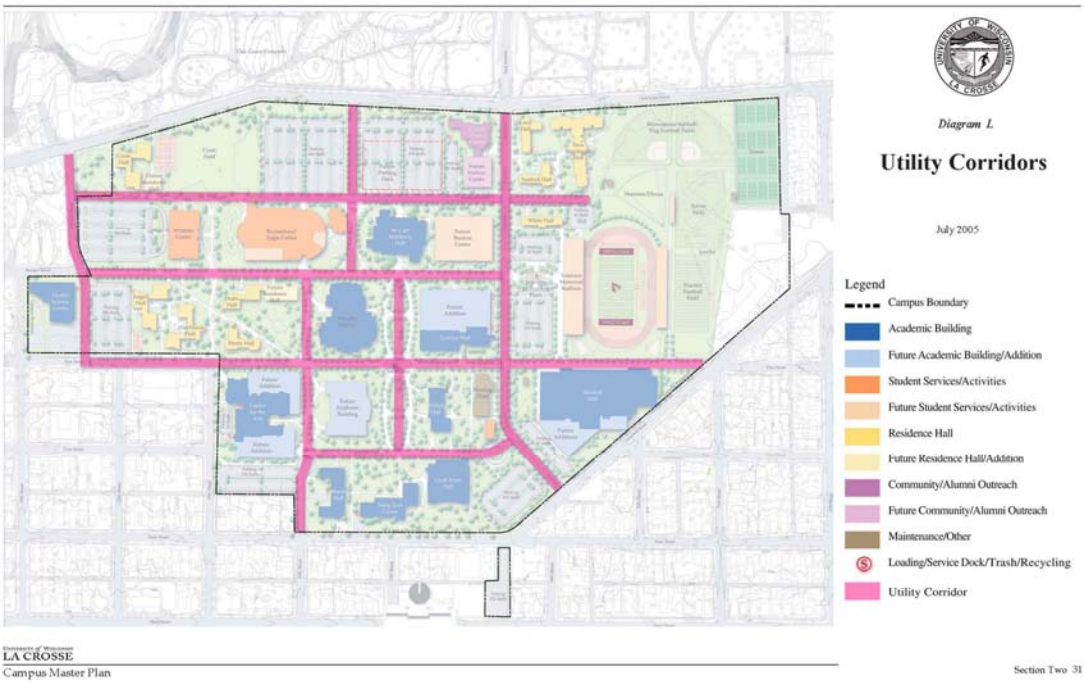
The following table summarizes utility capacities and maximum loads for the past calendar year (January through December 2017).

Utility Parameter	Steam		Chilled Water		Electrical	
Maximum Demand	75,000	PPH	unknown	Tons	6,160	KW
Total Capacity	145,000	PPH	5,100	Tons	15.0	MVA

Notes:

1. Firm Capacity is the maximum steam output with the largest boiler out of service.
2. Maximum Demand for Electrical Utility is based on monthly utility bills.

Chilled water fields only apply to central and district systems. Individual building chillers are not included in these values.



The **telecommunications/IT distribution system** was recently upgraded to enhance fiber connectivity to the main hubs in Wing Technology and Murphy Library. This project created a preferable "loop" topography versus the former "star" topography. This provides for true redundancy in the telecom feeds to each building.

This new fiber loop has allowed campus to begin to network fire alarm systems over fiber, along with providing a more robust communication loop for the campus building automation system (BAS). Likely most valuable to the student population, this has increased the availability of network and allowed for the CATV system to be upgraded to RF over glass (fiber optics), which has provided a significant upgrade in signal strength and clarity.

Building Name	ANGELL HALL
Building No.	285-0E-0070
Building Type	HOUSING, DORMITORY
Constructed	1966
Addition(s)	

Floors	AG	UG
	4	1

ASF 48,878 GSF 76,527 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Angell Hall was named after Rena M. Angell, a longtime faculty member from 1912 to 1951. It was constructed in 1966 to accommodate approximately 400 residence hall beds.

Occupant(s) and Use(s)

400 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a “case by case” basis.

Architectural

Building is designed and functions as a basic 1960’s freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. The inability to control the climate in the corner rooms in the “cube” halls is especially problematic. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access to the internet, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	ARCHEOLOGY CENTER
Building No.	285-0E-0025
Building Type	ACADEMIC, DRY LAB

		AG	UG
Constructed	1940		
Addition(s)		Floors	1	1

ASF 5,611 GSF 9,920 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The building was originally constructed in 1940 as the campus central heating plant. It was then renovated for use as the campus childcare center after a new, larger central heating plant was constructed in the late 1960's. The building was renovated again in 1999 to accommodate occupancy by the Mississippi Valley Archeology Center.

Occupant(s) and Use(s)

The facility houses the Mississippi Valley Archeology Center, a nonprofit program housed at UWL whose mission is to provide education about the science of archeology and the ancient cultures of the upper Mississippi River Valley and to conduct research and exploration of archeological sites and to preserve artifacts of ancient cultures from this region.

Functionality Assessment

The facility is undersized for the growing program. It does not have the adequate space or facilities for the wet lab functions that are associated with archeological exploration and preservation of artifacts. Nor does the building have the necessary vehicular access and materials storage area.

Other Building Issues

Future Building Plans

Although there are no immediate plans for renovation or removal of the building, the Campus Master Plan endorses relocation of the MVAC to another location on campus.

Code and Health/Safety

No known major issues.

Architectural

No known major issues.

Mechanical

No known major issues.

Electrical

No known major issues.

Communication

No known major issues.

Plumbing

Building water heater is experiencing frequent maintenance issues. Will require replacement.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	CARTWRIGHT CENTER
Building No.	285-0E-0041
Building Type	STUDENT CENTER, MULTI-PURPOSE

		AG	UG
Constructed	1958		
Addition(s)	1964, 1983	Floors 3	1

ASF 39,221 GSF 59,357 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS								HISTORICAL	
CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The building opened as the Student Center in 1959 and was renamed after Edith Cartwright, a longtime dean of women, in 1968. It received additions in 1964 and 1983.

Occupant(s) and Use(s)

The building serves as a temporary home for Wrestling, Gymnastics, Military Science and several Science and Health Offices.

Functionality Assessment

The building and its additions consist of multiple levels of space that do not function well. Way finding is difficult in the building and the upper floor levels in one of the additions do not match the floor elevations of the rest of the building.

Other Building Issues

The building is located at the far southeast corner of the campus, away from most non-academic student activity. While this location used to be the front of campus, it is now at the far back end of campus. In addition, although there are multiple public events held in the building throughout the year, there is no parking adjacent to the building and there is not adequate vehicular access to the building.

Future Building Plans

The campus recently completed construction of a New Student Union. Cartwright will be used as temporary surge space for several upcoming major and all agency projects. Once those projects are complete, the intent is to raze Cartwright and turn the space into green space or additional parking.

Code and Health/Safety

The building has one aging passenger elevator that is not large enough to comply with current ADA requirements. There is ACM flooring, spray-on ceiling acoustical treatment and pipe insulation in the building, and due to the age of these materials, it takes very little disturbance of them to cause the material to become friable.

Architectural

The building and its two additions consist of multiple levels that do not match on many floors. A series of stairs and ramps provide access between the levels, however, this makes ADA accessibility difficult to achieve. The finishes are mostly original to the building, and as such, are dated and worn out.

Mechanical

The building mechanical systems have very basic pneumatic controls. Consequently, the systems can be turned on and off manually, but cannot be controlled or adjusted through the campus EMS system.

Electrical

There is very little emergency power available in the building and so it could not function during a power interruption.

Communication

No immediate issues.

Plumbing

Most of the existing supply and drain piping is beyond its useful life.

Conveying

The building has one freight elevator that is original to construction of the facility. It is beginning to experience increasing downtime due to maintenance.

Equipment and Furnishings

No immediate issues.

Building Name	CENTENNIAL HALL
Building No.	285-0E-0005
Building Type	ACADEMIC, CLASSROOM
Constructed	2011
Addition(s)	

Floors	AG	UG
	4	.5

ASF 114,000 GSF 189.580 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Centennial Hall was constructed in 2011 as a new campus classroom building

Occupant(s) and Use(s)

The building contains 40 general access classrooms, 2 auditorium style classrooms, as well as various academic and student advising departments.

Functionality Assessment

The building is newly designed and constructed. It functions well and is very heavily utilized. As with all university facilities, there is not enough storage space.

Other Building Issues

None.

Future Building Plans

None.

Code and Health/Safety

None.

Architectural

No issues.

Mechanical

No issues.

Electrical

No issues.

Communication

No issues.

Plumbing

No issues.

Conveying

No issues.

Equipment and Furnishings

No issues.

Building Name	CENTER FOR THE ARTS
Building No.	285-0E-0019
Building Type	ACADEMIC, WET & DRY LAB
Constructed	1974
Addition(s)	

Floors	AG	UG
	4	2

ASF 69,354 GSF 117,947 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Center For the Arts was constructed in 1974 as the campus fine arts building. It still serves as the main educational and public performance facility for the arts. It has not received any significant reinvestment in capital in its lifetime.

Occupant(s) and Use(s)

CFA houses the departments of Art, Theatre, Music and Communication Studies. It also has classrooms, practice and rehearsal rooms, metal, ceramic, sculpture and printmaking labs, an art gallery, a recital hall, a theater, dressing rooms, costume shop and space for set construction.

Functionality Assessment

The scope of original Center For the Arts building project was reduced due to budget issues just prior to construction of the building. As a result, at original occupancy, the building was undersized. Consequently, 33 years later, the programs suffer from a significant lack of space, including a severe lack of storage space in the building, which is especially problematic for the Theatre Arts department.

Other Building Issues

No known major issues.

Future Building Plans

Addition of a large performance venue has been identified as a future need, and Campus has engaged a study to identify scope and budget of such a project for inclusion in a future biennium.

Code and Health/Safety

The building is not fully ADA compliant. In addition, the metal sculpture and ceramic lab areas are not compliant with current fire codes. The stairwell handrails are not compliant with current code and could pose potential fall hazards.

Architectural

The interior finishes in the building are original to the construction of the facility. They are well beyond there expected life, and require replacement. The sections of casework in the various art labs are in an advanced state of deterioration and need replacement.

Mechanical

Air handler (100% outside air) serving multiple areas needs complete overhaul. Exhaust for metal sculpture lab is not adequate and this results in excessively high temperatures in offices above this space.

Electrical

The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

No known major issues.

Plumbing

Acid waste lines in art labs require replacement. Pipes are approximately 50% full and experience back-ups. Sink and faucet fixtures in art labs require replacement. Water heater in building is original and is experiencing increased maintenance issues.

Conveying

Due to use and age of elevator, it experiences frequent out of service times. Elevator service company has recommended complete overhaul of elevator.

Equipment and Furnishings

Most equipment and furnishings are original to construction of the building. As such, they are worn out and beyond their expected life.

Building Name	CHILD CARE CENTER
Building No.	285-0E-0055A
Building Type	SUPPORT SERVICES
Constructed	1996
Addition(s)	

	AG	UG
Floors	1	0

ASF GSF 8,585 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Child Care Center was constructed as part of the Recreation Eagle Center project. It replaced the child care space that was in the former campus heating plant.

Occupant(s) and Use(s)

The building is currently occupied by the campus Child Care Center.

Functionality Assessment

The building functions well for its intended use.

Other Building Issues

There is a lack of exterior storage for toys and equipment.

Future Building Plans

There are no plans for additions or renovations to the building in the near future.

Code and Health/Safety

There are no known major issues.

Architectural

There are no known major issues.

Mechanical

There are no known major issues.

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

There are no known major issues.

Building Name	CLEARY ALUMNI & FRIENDS CENTER
Building No.	285-0E-0084
Building Type	ADMINSTRATION, ADMINISTRATIVE OFFICES
Constructed	1995
Addition(s)	1996

	AG	UG
Floors	1	0

ASF GSF 20,122 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US ☐
WI ☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Cleary Center was constructed by the UWL Foundation in 1995. Upon completion of the project, the facility, and the property it is on, was gifted to the university by the Foundation. It is named after the Russell and Gail Cleary family who were significant donors to the project, as well as for scholarships and other facilities on campus. Immediately after completion of the original portion of the building, an addition was constructed that houses a large gathering space with an associated kitchen and storage.

Occupant(s) and Use(s)

The building, and it's addition now currently house the UWL Foundation and the UWL Alumni Association.

Functionality Assessment

The building functions well for its current occupants.

Other Building Issues

Building and window sealant joints are failing and leaking.

Future Building Plans

There are no plans for major renovations or additions to the building in the near future.

Code and Health/Safety

No known major issues.

Architectural

No known major issues.

Mechanical

No known major issues.

Electrical

The lighting dimming system is failing. The building does not have an emergency generator and relies on a battery inverter system for emergency power. This system is very expensive to maintain.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

There are no conveying systems.

Equipment and Furnishings

No known major issues.

Building Name	CLEARY ALUMNI & FRIENDS CENTER ADDITION
Building No.	285-0E-0084A
Building Type	ADMINSTRATION, ADMINISTRATIVE OFFICES
Constructed / Addition(s)	1996

	AG	UG
Floors	1	0

ASF GSF 4,500 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL US ☐ WI ☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Cleary Center was constructed by the UWL Foundation in 1995. Upon completion of the project, the facility, and the property it is on, was gifted to the university by the Foundation. It is named after the Russell and Gail Cleary family who were significant donors to the project, as well as for scholarships and other facilities on campus. Immediately after completion of the original portion of the building, an addition was constructed that houses a large gathering space with an associated kitchen and storage.

Occupant(s) and Use(s)

The building, and it's addition now currently house the UWL Foundation and the UWL Alumni Association.

Functionality Assessment

The building functions well for its current occupants.

Other Building Issues

Building and window sealant joints are failing and leaking.

Future Building Plans

There are no plans for major renovations or additions to the building in the near future.

Code and Health/Safety

No known major issues.

Architectural

No known major issues.

Mechanical

No known major issues.

Electrical

The lighting dimming system is failing. The building does not have an emergency generator and relies on a battery inverter system for emergency power. This system is very expensive to maintain.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

There are no conveying systems.

Equipment and Furnishings

No known major issues.

Building Name	COATE HALL
Building No.	285-0E-0071
Building Type	HOUSING, DORMITORY
Constructed	1966
Addition(s)	

Floors	AG	UG
	4	1

ASF 48,344 GSF 76,527 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Coate Hall was named for David O. Coate, one of the original faculty members, and first head of the English Department. It was constructed as a men's dormitory with approximately 400 beds. It is currently a coed dormitory.

Occupant(s) and Use(s)

400 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a "case by case" basis.

Architectural

Building is designed and functions as a basic 1960's freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. The inability to control the climate in the corner rooms in the "cube" halls is especially problematic. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access to the internet, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	COWLEY HALL
Building No.	285-0E-0009
Building Type	ACADEMIC, WET & DRY LAB
Constructed	1965
Addition(s)	1969, 1970

	AG	UG
Floors	4	1

ASF 110,284 GSF 68,378 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US ☐
WI ☐

F	FUNCTIONAL RATING	PHYSICAL RATING	vi

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Cowley Hall was built in 1965 as the campus science building. The building was named after Milford Cowley, a long time chairperson of the chemistry department. It received office and lab/classroom additions in 1969 and 1970. No significant capital has been invested in the facility since then. It still serves as the campus science building

Occupant(s) and Use(s)

Multiple departments in the physical and life sciences, along with labs and classrooms occupy the building. It is the building that is used to teach all basic and graduate programs in the physical sciences.

Functionality Assessment

The building was designed to teach basic sciences in the 1960's. It does not serve the needs of today's science programs. The building was not designed to accommodate any research, which is now a requirement for undergrads, graduate students and faculty.

Other Building Issues

With the pending completion of the Prairie Springs Science Center, faculty and staff will now use offices and classrooms in one building and then have to go to the adjacent building for lab or research work.

Future Building Plans

Phase II of the Prairie Springs Science Center Project will demolish Cowley Hall and build an addition to Phase 1 that will include offices, support spaces, classrooms and specialty instructional spaces.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold. The fire shutters separating the hallways from the stairwells are nonfunctioning.

Architectural

The windows are original to the building. They are single pane; they leak excessively, and are not energy efficient. The roof and curtain wall system at the green house portion of the building leak continuously. Water is penetrating the building on the south wall and is evident on the wall of large lecture halls. The exterior slate panels on the north side of the building are and deteriorated.

Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. Significant number of systems beyond useful life. Controls need updating.

Electrical

Emergency power is minimal in the building. Additional risers and panels are needed to serve the floors. All interior lighting is old and inefficient.

Communication

Clock system is consistently out of service. Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

Plumbing

Both the normal sanitary waste and the acid waste systems need replacement. Lines consistently clog. Supply system suffers continual leaks in risers.

Conveying

Elevators were refurbished but both are slow, and neither are ADA compliant.

Equipment and Furnishings

Most casework, furnishings, and other equipment are original to the building and are in need of replacement as they are completely worn out. Some new furnishings and casework have been purchased through Lab and Classroom Mod program.

Building Name	COWLEY HALL ADDITION
Building No.	285-0E-0009A
Building Type	ACADEMIC, OFFICE
Constructed	1969
Addition(s)	

Floors	AG	UG
	4	1

ASF 7,050 GSF 15,395 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

F	FUNCTIONAL RATING	PHYSICAL RATING	vi

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Cowley Hall was built in 1965 as the campus science building. The building was named after Milford Cowley, a long time chairperson of the chemistry department. It received office and lab/classroom additions in 1969 and 1970. No significant capital has been invested in the facility since then. It still serves as the campus science building

Occupant(s) and Use(s)

Multiple departments in the physical and life sciences, along with labs and classrooms occupy the building. It is the building that is used to teach all basic and graduate programs in the physical sciences.

Functionality Assessment

The building was designed to teach basic sciences in the 1960's. It does not serve the needs of today's science programs. The building was not designed to accommodate any research, which is now a requirement for undergrads, graduate students and faculty.

Other Building Issues

With the pending completion of the Prairie Springs Science Center, faculty and staff will now use offices and classrooms in one building and then have to go to the adjacent building for lab or research work.

Future Building Plans

Phase II of the Prairie Springs Science Center Project will demolish Cowley Hall and build an addition to Phase 1 that will include offices, support spaces, classrooms and specialty instructional spaces.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold. The fire shutters separating the hallways from the stairwells are nonfunctioning.

Architectural

The windows are original to the building. They are single pane; they leak excessively, and are not energy efficient. The roof and curtain wall system at the green house portion of the building leak continuously. Water is penetrating the building on the south wall and is evident on the wall of large lecture halls. The exterior slate panels on the north side of the building are and deteriorated.

Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. Significant number of systems beyond useful life. Controls need updating.

Electrical

Emergency power is minimal in the building. Additional risers and panels are needed to serve the floors. All interior lighting is old and inefficient.

Communication

Clock system is consistently out of service. Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

Plumbing

Both the normal sanitary waste and the acid waste systems need replacement. Lines consistently clog. Supply system suffers continual leaks in risers.

Conveying

Elevators were refurbished but both are slow, and neither are ADA compliant.

Equipment and Furnishings

Most casework, furnishings, and other equipment are original to the building and are in need of replacement as they are completely worn out. Some new furnishings and casework have been purchased through Lab and Classroom Mod program.

Building Name	COWLEY HALL ADDITION
Building No.	285-0E-0009B
Building Type	ACADEMIC, WET & DRY LAB
Constructed	1970
Addition(s)	

Floors	AG	UG
	4	1

ASF 30,014 GSF 51,300 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

F	FUNCTIONAL RATING	PHYSICAL RATING	vi

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Cowley Hall was built in 1965 as the campus science building. The building was named after Milford Cowley, a long time chairperson of the chemistry department. It received office and lab/classroom additions in 1969 and 1970. No significant capital has been invested in the facility since then. It still serves as the campus science building

Occupant(s) and Use(s)

Multiple departments in the physical and life sciences, along with labs and classrooms occupy the building. It is the building that is used to teach all basic and graduate programs in the physical sciences.

Functionality Assessment

The building was designed to teach basic sciences in the 1960's. It does not serve the needs of today's science programs. The building was not designed to accommodate any research, which is now a requirement for undergrads, graduate students and faculty.

Other Building Issues

With the pending completion of the Prairie Springs Science Center, faculty and staff will now use offices and classrooms in one building and then have to go to the adjacent building for lab or research work.

Future Building Plans

Phase II of the Prairie Springs Science Center Project will demolish Cowley Hall and build an addition to Phase 1 that will include offices, support spaces, classrooms and specialty instructional spaces.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold. The fire shutters separating the hallways from the stairwells are nonfunctioning.

Architectural

The windows are original to the building. They are single pane; they leak excessively, and are not energy efficient. The roof and curtain wall system at the green house portion of the building leak continuously. Water is penetrating the building on the south wall and is evident on the wall of large lecture halls. The exterior slate panels on the north side of the building are and deteriorated.

Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. Significant number of systems beyond useful life. Controls need updating.

Electrical

Emergency power is minimal in the building. Additional risers and panels are needed to serve the floors. All interior lighting is old and inefficient.

Communication

Clock system is consistently out of service. Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

Plumbing

Both the normal sanitary waste and the acid waste systems need replacement. Lines consistently clog. Supply system suffers continual leaks in risers.

Conveying

Elevators were refurbished but both are slow, and neither are ADA compliant.

Equipment and Furnishings

Most casework, furnishings, and other equipment are original to the building and are in need of replacement as they are completely worn out. Some new furnishings and casework have been purchased through Lab and Classroom Mod program.

Building Name	DRAKE HALL
Building No.	285-0E-0072
Building Type	HOUSING, DORMITORY
Constructed	1966
Addition(s)	

Floors	AG	UG
	4	1

ASF 31,205 GSF 50,158 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW ☐ ELEC ☒ C. AIR ☐ WATER ☐

HPS ☒ FIBER ☒ N. GAS ☐ SEWER ☐

HISTORICAL

US ☐

WI ☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Drake Hall was named for Alice Drake, a longtime faculty member from 1931 to 1962 who began teaching in the English department, and then held the positions of chairperson of the rural education division and director of elementary education. It was originally designed to accommodate 240 male or female students. It is currently a coed dormitory.

Occupant(s) and Use(s)

260 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

The lower level building suffered extensive physical damage, and the remainder of the building experienced extensive smoke contmination due to a fire in spring of 2012. The basement was reconstructed and all IT/Telecom and portions of the HVAC system were completely replaced, and the entire building was deep cleaned by a professional disaster recovery firm.

Future Building Plans

Building will eventually require complete renovation. An All Agency Project in 13-15 will replace the steam water heater with new, compliant, more efficient system.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a "case by case" basis.

Architectural

Building is designed and functions as a basic 1960's freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. The inability to control the climate in the corner rooms in the "cube" halls is especially problematic. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access to the internet, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	EAGLE HALL
Building No.	285-0E-0060
Building Type	HOUSING, DORMITORY
Constructed	2011
Addition(s)	

Floors	AG	UG
	5	1

ASF 145,000 GSF 228,120 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Eagle Hall is a new residence hall that was constructed to replace the beds lost with the demolition of Baird and Trowbridge Halls. The facility replaced the 400 beds from those buildings along with an additional 100 beds. A new office suite for the Office of Residence Life was also created by this project to replace the space lost when Wilder Hall was demolished.

Occupant(s) and Use(s)

500 residence hall beds in suite style housing and the Office of Residence Life.

Functionality Assessment

Building functions well.

Other Building Issues

None

Future Building Plans

There are no plans for additions or renovations to the building in the foreseeable future.

Code and Health/Safety

No known issues.

Architectural

No known issues.

Mechanical

No known issues.

Electrical

No known issues.

Communication

No known issues.

Plumbing

No known issues. There are repeated issues with failing fiberglass shower pans.

Conveying

No known issues.

Equipment and Furnishings

No known issues.

Building Name	EQUIPMENT STORAGE BUILDING
Building No.	285-0E-0030
Building Type	SUPPORT SERVICES

Constructed Addition(s)		Floors	AG	UG
			1	0

ASF | GSF 4,456 | GPR 100 % | PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☐	C. AIR	☐	WATER	☐	US	☐
HPS	☐	FIBER	☐	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

D	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This is a pre-engineered metal building that was constructed to house equipment, shops (including vehicle maintenance shop), and materials storage primarily for the Grounds Services group under the Physical Plant.

Occupant(s) and Use(s)

Grounds Services is still the primary occupant/user of the facility.

Functionality Assessment

The building functions adequately, but operations housed in the facility have completely outgrown the space. The amount of areas maintained by, and duties expected of the Grounds Services (GS) group has increased dramatically since the construction of this building, and so the amount of equipment owned by GS has also increased. Also, a significant amount of this equipment was once stored under the old stadium structure on campus, but the new stadium structure cannot accommodate as much equipment storage.

Other Building Issues

Future Building Plans

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section above.

Mechanical

No known major issues

Electrical

No known major issues.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	GRAFF MAIN HALL
Building No.	285-0E-0001
Building Type	ACADEMIC
Constructed	1909
Addition(s)	

Floors	AG	UG
	4	1

ASF 70,722 GSF 153,917 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☒
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Graff Main Hall was constructed in 1909 as the La Crosse Normal School and it was the original building on campus. In1997the building was renamed in honor of Maurice O. Graff, a longtime vice chancellor at the university. It received a major remodel project in 1979 but no significant capital has been reinvested into the building since then.

Occupant(s) and Use(s)

The building houses the university administrative offices, several student services and advising departments, some academic departments and classrooms.

Functionality Assessment

The building was completely remodeled in 1979 and has had no significant changes since then and the spaces occupied by some of the larger departments in the building do not function well. Staffing and services provided by these departments have changed considerably since the late 1970's but the physical space occupied by these departments has not been revised. The building is not completely ADA compliant, and this has caused some programs to change the location of their delivery within the building in the past.

Other Building Issues

NA

Future Building Plans

No significant additions to the building are anticipated in the future. However, a complete renovation of the facility may be required in future biennia to correct functional and infrastructure deficiencies.

Code and Health/Safety

The building is not fully ADA compliant. The building does have an elevator, but it is not large enough to be compliant.

Architectural

The interior finishes in the building were mostly installed during the 1979 renovation, and so most are beyond their expected life. The windows that were installed in 1979 are also worn and require frequent repairs and they allow large amounts outside air and moisture to penetrate the building. A 2011 study showed the building needs significant envelope repairs.

Mechanical

The only heat in the building is floor mounted steam fed radiant heat at the perimeter of the building. There is no reheat available in the interior of the building, so during the cooling season it is extremely difficult to keep the occupants in the interior of the building comfortable. Also, the condensate return lines in the west side of the building are undersized which results in constant failure of steam traps and severe pounding within the return lines that is so loud it completely interrupts work in the offices and classrooms on that side of the building. In addition, the controls are all old pneumatic which provide little fine tuning or real-time control over the multiple systems in the building.

Electrical

As requirements for power utilized by growing departments in the building increases, overload related circuit interruption is occurring with increasing frequency. The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

No known major issues.

Plumbing

There have been frequent problems of obstructions within the sanitary lateral out of the building in recent years. The building water heater is beyond life expectancy and experiences frequent maintenance issues.

Conveying

The building has an elevator which is fairly reliable, but it is too small to be considered ADA compliant.

Equipment and Furnishings

As with all university buildings, the equipment and furnishings are replaced with operational funds when available. However, as budgets are tight, the building contains a large amount of equipment and furnishings that are well beyond their expected life.

Building Name	HEALTH SCIENCE CENTER
Building No.	285-0E-0058
Building Type	ACADEMIC, WET & DRY LAB
Constructed / Addition(s)	1999

Floors	AG	UG
	5	1

ASF | GSF 150,500 | GPR 100 % | PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☐	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Health Science Center (HSC) was constructed in 1999 by a consortium that consisted of UWL, Western Technical College, Gundersen Lutheran Healthcare, Franciscan Skemp Healthcare and Viterbo University. The purpose of the facility was to accommodate the education of allied health care providers, in part to help alleviate a shortage of such providers in rural areas. While the State of Wisconsin still holds the debt for the facility, the Consortium actually manages the building, pays the debt service, and will own the building upon completion of those payments.

Occupant(s) and Use(s)

The building houses instructional spaces (labs & classrooms) and office for faculty in the UWL Health Professions, including a large anatomy lab, and the department of Recreation Management and Therapeutic Recreation. The UWL Microbiology Dept also has research space in the building and the UWL Student Health Center resides in the HSC as well.

Functionality Assessment

As the building is fairly new, it still functions well for the occupancies it accommodates.

Other Building Issues

The roof will need to be replaced in the next few years.

Future Building Plans

It is anticipated that the building will function much like it currently does for the near future.

Code and Health/Safety

The fire alarm system is out of date and is starting to experience regular outages.

Architectural

No known major issues.

Mechanical

When the building was constructed, the Energy Recovery Units were installed with their own controls that do not communicate with UWL EMS. Consequently, it is difficult to control the correct function of the units, especially in the season transition times.

Electrical

No known major issues.

Communication

The original clock system installed in the building has never worked properly.

Plumbing

No known major issues.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	HEATING PLANT
Building No.	285-0E-0024
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	1967

	AG	UG
Floors	3	1

ASF GSF 23,125 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Heating Plant building was constructed in 1967 along with a campus distribution piping system designed to feed steam to the main campus buildings. Although when it was constructed it was located on the northern edge of campus, it is now located in the heart of the main campus. It replaced an existing heating plant that at that time was then renovated to become the childcare center. An addition to the building was constructed in 1997 to house the newly established campus chilled water plant. Another addition was completed in 2005 to house a third chiller and additional cooling towers. Another addition was constructed in 2006 to accommodate a pollution filtration system (baghouse) for the coal fired boilers in the heating plant. In 2012, the smaller third boiler was replaced with two packaged unit boilers for use as summer or trim boilers.

Occupant(s) and Use(s)

The main building is still occupied by three coal and natural gas fired boilers used for the generation of campus steam. The additions for the chiller plant and baghouse also still serve those same occupancies.

Functionality Assessment

The building and additions function adequately, although the location of the plant itself is undesirable. The plant is located right in the heart of the campus and its appearance and function are not consistent with the green spaces, pedestrian malls and academic buildings that surround it. In addition, the frequent coal deliveries result in very large trucks having to navigate through the middle of campus on narrow roads that are populated with large numbers of pedestrians and bicycles.

Other Building Issues

There is not sufficient fuel storage for long-term gas outages.

Future Building Plans

There are no immediate plans for renovations or additions to the building, but the original Detroit Stoker boilers will need to be replaced in the coming years.

Code and Health/Safety

There are no known issues.

Architectural

See Functionality Assessment section above.

Mechanical

There are no known major issues.

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	HEATING PLANT ADDITION – CHILLER PLANT
Building No.	285-0E-0024B
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	1997

Floors	AG	UG
	1	0

ASF GSF 2,748 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This building was constructed as an addition to the Heating Plant building to accommodate the original campus chilled water plant. The cooling towers associated with the chillers were placed on the roof of the heating plant portion of the building.

Occupant(s) and Use(s)

The building was designed to house two 1200 ton chillers and that is still the occupancy of the building.

Functionality Assessment

Although somewhat undersized to serve its intended occupancy, the building functions adequately.

Other Building Issues

Future Building Plans

There are no immediate plans for renovations or additions to the building.

Code and Health/Safety

There are no known issues.

Architectural

See Functionality Assessment section above.

Mechanical

There are no known major issues.

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	HEATING PLANT ADDITION – CHILLER PLANT
Building No.	285-0E-0024C
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	2006

Floors	AG	UG
	1	0

ASF GSF 983 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This building was constructed as an addition to the existing chiller plant building to accommodate the addition of a third chiller. The cooling towers associated with the chillers were placed on the roof of the heating plant portion of the building.

Occupant(s) and Use(s)

The building was designed to house one additional 1200 ton chiller and that is still the occupancy of the building.

Functionality Assessment

Although somewhat undersized to serve its intended occupancy, the building functions adequately.

Other Building Issues

Future Building Plans

There are no immediate plans for renovations or additions to the building.

Code and Health/Safety

There are no known issues.

Architectural

See Functionality Assessment section above.

Mechanical

There are no known major issues.

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	HEATING PLANT ADDITION - BAGHOUSE
Building No.	285-0E-0024D
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	2006

Floors	AG	UG
	2	0

ASF | GSF 4,136 | GPR 100 % | PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This addition to the heating plant was constructed in 2006 to accommodate a bag filter pollution control system (baghouse) that was added to the boiler exhaust flue system.

Occupant(s) and Use(s)

The addition still houses the baghouse.

Functionality Assessment

The addition size and configuration was dictated by existing site and building constraints, but it functions adequately.

Other Building Issues

Future Building Plans

There are no immediate plans for renovations or additions to the building.

Code and Health/Safety

There are no known issues.

Architectural

See Functionality Assessment section above.

Mechanical

There are no known major issues.

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	HUTCHISON HALL
Building No.	285-0E-0073
Building Type	HOUSING, DORMITORY
Constructed	1967
Addition(s)	

Floors	AG	UG
	4	1

ASF 47,004 GSF 72,869 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Hutchison Hall was named for Bessie Bell Hutchison who taught in the English Department from 1909 to 1935. It was constructed as a women's dormitory with approximately 365 beds. It is currently a coed dormitory.

Occupant(s) and Use(s)

400 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a "case by case" basis.

Architectural

Building is designed and functions as a basic 1960's freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. The inability to control the climate in the corner rooms in the "cube" halls is especially problematic. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access to the internet, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	LAUX HALL
Building No.	285-0E-0069
Building Type	HOUSING, DORMITORY
Constructed	1964
Addition(s)	

Floors	AG	UG
	3.5	0.5

ASF 29,618 GSF 44,238 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS HISTORICAL

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Laux Hall was constructed in 1964 to accommodate approximately 200 beds. It still serves that purpose.

Occupant(s) and Use(s)

216 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a “case by case” basis.

Architectural

Building is designed and functions as a basic 1960’s freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access to the internet, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	MAINTENANCE & STORES BUILDING
Building No.	285-0E-0018
Building Type	SUPPORT SERVICES
Constructed	1972
Addition(s)	1993

Floors	AG	UG
	1	0

ASF 22,250 GSF 27,813 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☐	C. AIR	☐	WATER	☐	US	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

D	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Maintenance & Stores building was constructed in 1972 to house the UWL Physical Plant operations and the university's receiving and materials handling area. A small addition to the building was constructed in 1993 to accommodate a hazardous materials storage area. The building is located on the north campus. The university recently completed a storage addition to the existing building.

Occupant(s) and Use(s)

The building is occupied by all of the Physical Plant operations areas, shops and offices. It is also the receiving and distribution center for bulk materials being delivered to the university.

Functionality Assessment

The operations in the building have completely outgrown the space in the building. The layout of the Physical Plant offices, shops and break room do not function well, and additional space is needed. There is not enough storage for materials or physical plant equipment, and as a result, material and equipment that should not be exposed to the elements must be kept outside.

Other Building Issues

Future Building Plans

The university recently completed a storage addition to the existing building.

Code and Health/Safety

No known major issues.

Architectural

The building hollow metal doors are also rusted and deteriorated to the point they are allowing air and moisture penetration to the building.

Mechanical

The building's HVAC system is not connected to the campus steam and chilled water loop due the building's distance from the main campus. All HVAC equipment is original to the construction of the building, and is starting to experience increased maintenance issues. It is anticipated the replacement of components of the HVAC system will be warranted in coming biennia. The casing on the back-up boiler is cracked, making operation dangerous.

Electrical

The university recently completed a storage addition to the existing building, which included an emergency generator.

Communication

No known major issues.

Plumbing

The building does not have adequate female restroom fixtures.

Conveying

NA

Equipment and Furnishings

The university continues to replace equipment necessary to the operations of the physical plant out of operational funds as they are available.

Building Name	MAINTENANCE & STORES BUILDING HAZARDOUS WASTE ADDN
Building No.	285-0E-0018A
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	1993

Floors	AG	UG
	1	0

ASF 880 GSF 1,026 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☐	C. AIR	☐	WATER	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This addition to the Maintenance & Stores building was constructed in 1993 to provide a code compliant area where hazardous waste generated on campus could safely be inventoried, properly tracked and recorded, and temporarily stored until it is appropriately removed from campus.

Occupant(s) and Use(s)

The area is still used for hazardous material storage, and minor renovations to the area were preformed in 2006 to create a small explosion-proof area within the facility.

Functionality Assessment

The space functions adequately.

Other Building Issues

Future Building Plans

There are no future plans for additions or renovations to this area.

Code and Health/Safety

No known major issues.

Architectural

No known issues.

Mechanical

No known issues.

Electrical

No known issues.

Communication

No known issues.

Plumbing

No known issues.

Conveying

NA

Equipment and Furnishings

NA.

Building Name	MITCHELL HALL
Building No.	285-0E-0010
Building Type	ACADEMIC, MULTI-USE
Constructed	1965
Addition(s)	1972

Floors	AG	UG
	2	1

ASF 79,565 GSF 132,071 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Mitchell Hall, which was named for Rexford Mitchell, a longtime president of the school, was constructed in 1965 to serve the College of Health, Physical Education and Recreation. A fieldhouse addition was constructed in 1972. The building has not received a significant reinvestment in capital since the addition. It still serves the physical education, recreation and human performance programs, but they are now under the College of Science and Health.

Occupant(s) and Use(s)

The building houses the main campus gymnasium, the fieldhouse, a competition swimming pool, weight and fitness room, multiple physical education teaching rooms, classrooms, human performance labs, and offices for academic programs in Exercise and Sport Science and Health Education and Health Promotion, as well as offices for intercollegiate athletics.

Functionality Assessment

The programs located in Mitchell Hall have outgrown their space. The building configuration is poor and outdated and it does not function well. The offices are very small and cannot accommodate more than one person at a time.

Other Building Issues

The main sections of the building roof are leaking, holding water in the insulation and need to be replaced.

Future Building Plans

Construction of a New Fieldhouse would allow the Mitchell Fieldhouse to be renovated for Gymnastics, Wrestling, and ESS. Infrastructure upgrades are required throughout the building.

Code and Health/Safety

The building contains asbestos flooring and pipe insulation. The ACM floor tiles are beginning to curl and break, thus increasing the risk of exposing friable ACM. There are also areas of mold on the existing pipe insulation. The existing elevator is not ADA compliant, and the original portion of the building does not have an elevator, so the 2nd floor is not accessible.

Architectural

Roof leaks are a continual problem, despite several recent repair attempts. The floor and wall finishes are well beyond their expected life. The gymnasium wood floor has many areas of repair and some planks are loose. The fieldhouse floor is completely gone in some locations and is beginning to deteriorate along entire track. The hollow metal doors and frames are rusting to the point they are allowing air and moisture penetration into the building. The existing windows are single pane, not energy efficient and the moving mechanical parts no longer function on them. The finishes in the existing restrooms should be upgraded.

Mechanical

The building is not connected to the central campus chilled water system. Multiple individual cooling systems serve various portions of the building. Some units are in need of replacement. Some areas of building do not have cooling. Damper motors & control valves need to be replaced and upgraded to electric operation. Air handling system for pool area needs complete revision/overhaul, including reinstatement of heat recovery system that is currently offline.

Electrical

It's difficult to provide the power required for the kinesiology and biomechanics labs. The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

Data cable is typically exposed due to lack of ceiling finishes in many areas.

Plumbing

The existing drain piping is beyond its useful life. The restrooms do not meet current code fixture count.

Conveying

The existing elevator is not ADA compliant, and the original portion of the building does not have an elevator

Equipment and Furnishings

Much of the equipment and furnishings are well beyond expected life. Departments replace equipment and furnishings as budget carry over funds become available.

Building Name	MITCHELL HALL ADDITION
Building No.	285-0E-0010A
Building Type	ACADEMIC, MULTI-USE
Constructed	1972
Addition(s)	

	AG	UG
Floors	2	1

ASF 65,304 GSF 80,769 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Mitchell Hall, which was named for Rexford Mitchell, a longtime president of the school, was constructed in 1965 to serve the College of Health, Physical Education and Recreation. A fieldhouse addition was constructed in 1972. The building has not received a significant reinvestment in capital since the addition. It still serves the physical education, recreation and human performance programs, but they are now under the College of Science and Health.

Occupant(s) and Use(s)

The building houses the main campus gymnasium, the fieldhouse, a competition swimming pool, weight and fitness room, multiple physical education teaching rooms, classrooms, human performance labs, and offices for academic programs in Exercise and Sport Science and Health Education and Health Promotion, as well as offices for intercollegiate athletics.

Functionality Assessment

The programs located in Mitchell Hall have outgrown their space. The building configuration is poor and outdated and it does not function well. The offices are very small and cannot accommodate more than one person at a time.

Other Building Issues

The main sections of the building roof are leaking, holding water in the insulation and need to be replaced.

Future Building Plans

Construction of a New Fieldhouse would allow the Mitchell Fieldhouse to be renovated for Gymnastics, Wrestling, and ESS. Infrastructure upgrades are required throughout the building.

Code and Health/Safety

The building contains asbestos flooring and pipe insulation. The ACM floor tiles are beginning to curl and break, thus increasing the risk of exposing friable ACM. There are also areas of mold on the existing pipe insulation. The existing elevator is not ADA compliant, and the original portion of the building does not have an elevator, so the 2nd floor is not accessible.

Architectural

Roof leaks are a continual problem, despite several recent repair attempts. The floor and wall finishes are well beyond their expected life. The gymnasium wood floor has many areas of repair and some planks are loose. The fieldhouse floor is completely gone in some locations and is beginning to deteriorate along entire track. The hollow metal doors and frames are rusting to the point they are allowing air and moisture penetration into the building. The existing windows are single pane, not energy efficient and the moving mechanical parts no longer function on them.

Mechanical

The building is not connected to the central campus chilled water system. Multiple individual cooling systems serve various portions of the building. Some units are in need of replacement. Some areas of building do not have cooling. Damper motors & control valves need to be replaced and upgraded to electric operation. Air handling system for pool area needs complete revision/overhaul, including reinstatement of heat recovery system that is currently offline.

Electrical

It's difficult to provide the power required for the kinesiology and biomechanics labs. The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

Data cable is typically exposed due to lack of ceiling finishes in many areas.

Plumbing

The existing drain piping is beyond its useful life.

Conveying

The existing elevator is not ADA compliant, and the original portion of the building does not have an elevator

Equipment and Furnishings

Much of the equipment and furnishings are well beyond expected life. Departments replace equipment and furnishings as budget carry over funds become available.

Building Name	MORRIS HALL
Building No.	285-0E-0003
Building Type	ACADEMIC, DRY LAB
Constructed	1939
Addition(s)	

Floors	AG	UG
	2 1/2	1

ASF 27,842 GSF 52,677 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	US	☒
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☒

B	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Morris Hall, was originally called the Campus School and it was constructed to house the campus laboratory elementary school and adjunct offices. The laboratory schools were phased out by Regent policy in the early 1970's and the UWL Campus School held its last classes in 1973. It was then named after Thomas Morris, a state senator who was instrumental in the establishment of the original La Crosse Normal School (now UWL). The building underwent a major remodeling in 1995.

Occupant(s) and Use(s)

The building houses offices and classrooms associated with the teacher education programs along with the Dean of the College of Liberal Studies offices. Frederick Theatre, the campus black box theater, operated by the Theatre Arts Dept is also located in Morris Hall.

Functionality Assessment

The Frederick Theater lacks queuing and gathering space for guests to wait and socialize prior to entry into the theater. The university is currently studying possible ways to remove walls and open space up adjacent to the theater entrance.

Other Building Issues

No know major issues.

Future Building Plans

No significant changes to the building are anticipated in the near future.

Code and Health/Safety

The building is not fully ADA compliant, including the existing rescue assistance areas at the stairwells.

Architectural

No know major issues.

Mechanical

The majority of the building is served by two main air handlers that provide adequate HVAC services. A large suite of offices in the north end of the building are served by an independent AHU system that is beyond it's expected life and does not have any DDC controls. Occupant comfort complaints are frequent in this portion of the building and it is difficult for UWL HVAC staff to finely control the climate in this area.

Electrical

The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

No know major issues.

Plumbing

Building water heater is beyond life expectancy and is experiencing maintenance down time with increasing frequency.

Conveying

No known major issues with condition of elevator, but it is in an inconvenient location for access by members of the public who are utilizing the facility.

Equipment and Furnishings

Much of the equipment and furnishings are well beyond expected life. Departments replace equipment and furnishings as budget carry over funds become available.

Building Name	MURPHY LIBRARY
Building No.	285-0E-0003
Building Type	ACADEMIC, DRY LAB
Constructed	1969
Addition(s)	1985

	AG	UG
Floors	2	1

ASF 78,319 GSF 92,392 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Murphy Library opened in 1969 as the main campus library. It was named for Eugene Murphy, a La Crosse businessman who served on the Board of Regents from 1951 until 1972. It received an addition and major remodeling in 1995.

Occupant(s) and Use(s)

The building functions as the main campus library housing all paper and electronic collections, government depository, government map library, and all other collections and services associated with a full service university library. The facility contains the offices of the Library Administration, small and large study rooms, quiet and collaborative study areas, and a campus coffee shop. There are also general access computing labs located in the building.

Functionality Assessment

The facility functions well for its occupants.

Other Building Issues

No known major issues.

Future Building Plans

No significant changes to the building are anticipated in the near future.

Code and Health/Safety

No known major issues.

Architectural

Building finishes are aging and in need of upgrade or replacement.

Mechanical

The majority of the building is served by three main air handlers that are original to the 1969 construction of the building. As such, valves, dampers, actuators, etc. are beginning to wear out and unscheduled maintenance on the systems is occurring with greater frequency. There is an ongoing issue with the heating hot water circulation in the building. In addition, some controls in the system are still original pneumatics that do not communicate with the campus EMS.

Electrical

The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	MURPHY LIBRARY ADDITION
Building No.	285-0E-0003A
Building Type	ACADEMIC, DRY LAB
Constructed / Addition(s)	1985

Floors	AG	UG
	2	1

ASF 59,033 GSF 80,769 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Murphy Library opened in 1969 as the main campus library. It was named for Eugene Murphy, a La Crosse businessman who served on the Board of Regents from 1951 until 1972. It received an addition and major remodeling in 1995.

Occupant(s) and Use(s)

The building functions as the main campus library housing all paper and electronic collections, government depository, government map library, and all other collections and services associated with a full service university library. The facility contains the offices of the Library Administration, small and large study rooms, quiet and collaborative study areas, and a campus coffee shop. There are also general access computing labs located in the building.

Functionality Assessment

The facility functions well for its occupants.

Other Building Issues

No known major issues.

Future Building Plans

No significant changes to the building are anticipated in the near future.

Code and Health/Safety

No known major issues.

Architectural

Building finishes are aging and in need of upgrade or replacement.

Mechanical

The majority of the building is served by three main air handlers that are original to the 1969 construction of the building. As such, valves, dampers, actuators, etc. are beginning to wear out and unscheduled maintenance on the systems is occurring with greater frequency. There is an ongoing issue with the heating hot water circulation in the building. In addition, some controls in the system are still original pneumatics that do not communicate with the campus EMS.

Electrical

The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	NORTH CAMPUS BUILDING
Building No.	285-0E-0028
Building Type	ACADEMIC, CLASSROOM
Constructed / Addition(s)	1985

Floors	AG	UG
	1	0

ASF 2,299 GSF 3,691 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☐	C. AIR	☐	WATER	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The North Campus Building was constructed in 1985 to provide a classroom and equipment storage that was adjacent to and easily accessible from the north athletic, student recreation fields. The intent was to provide classroom space for programs in Exercise and Sports Science who used the north campus fields for instruction. The space was also intended to be used for seasonal storage for academic programs, student recreation programs and athletics.

Occupant(s) and Use(s)

The building currently contains some storage for athletic and student recreation programs that utilize the north campus fields. The classroom is no longer scheduled for classes, and is being used as temporary offices for Facilities.

Functionality Assessment

The building has not been utilized well. The classroom is not used as often as originally anticipated when the building was constructed, and the storage areas are not accessed often.

Other Building Issues

Future Building Plans

The university is currently studying alternative occupancies for the building to increase its utilization. The university may renovate the building to alleviate office space shortages in the Maintenance & Stores Building that is located adjacent to this building.

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section above.

Mechanical

No known major issues.

Electrical

No known major issues.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	UWL PARKING RAMP
Building No.	285-0E-0096
Building Type	PARKING
Constructed	2013
Addition(s)	2015

Floors	AG	UG
	5	0

ASF 190,481 GSF 197,238 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History
The UWL Parking Ramp is a new parking ramp that was completed in 2013 to replace the parking lost with recent or upcoming projects. An additional two levels of parking were added in 2015.

Occupant(s) and Use(s)
1,000 parking spaces.

Functionality Assessment
Building functions well.

Other Building Issues
None

Future Building Plans
None

Code and Health/Safety
No known issues.

Architectural
No known issues.

Mechanical
No known issues.

Electrical
No known issues.

Communication
No known issues.

Plumbing
No known issues.

Conveying
No known issues.

Equipment and Furnishings
No known issues.

Building Name	POLICE SERVICES
Building No.	285-0E-0095
Building Type	ADMINISTRATIVE OFFICE
Constructed	2013
Addition(s)	

Floors	AG	UG
	1	0

ASF 5,341 GSF 8,781 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The UWL Police Services Building is a new headquarters building that was completed in 2013 to replace the parking office to make way for the student center.

Occupant(s) and Use(s)

The Police Services Building is the headquarters of the Campus Police Department and Parking Services.

Functionality Assessment

Building functions well.

Other Building Issues

None

Future Building Plans

None

Code and Health/Safety

No known issues.

Architectural

No known issues.

Mechanical

No known issues.

Electrical

No known issues.

Communication

No known issues.

Plumbing

No known issues.

Conveying

No known issues.

Equipment and Furnishings

No known issues.

Building Name	RECREATIONAL EAGLE CENTER (REC)
Building No.	285-0E-0055
Building Type	STUDENT RECREATION
Constructed	1996
Addition(s)	

Floors	AG	UG
	2	1

ASF 77,459 GSF 100,153 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The Recreational Eagle Center (REC), constructed in 1996, was the first indoor student recreation facility on campus. Construction of the facility was funded by segregated fees that the students voted to impose on themselves, and the facility was named, also by student vote. The campus Childcare Center was also constructed as part of this project and the child care building is physically connected to the REC.

Occupant(s) and Use(s)

The building contains facilities for student recreation such as basketball & volleyball courts, a jogging track, climbing wall, dance/aerobics room, racquetball courts, strength and conditioning center and outdoor equipment rental center. The offices of Recreational Sports are also located in the building.

Functionality Assessment

The building functions well for its intended use, but demand for access to the facility by the students has surpassed the ability of the building to accommodate it. With growing enrollment, and a very physically active student body, the facility does not have enough space to meet the heavy demand for access to the programs in the facility.

Other Building Issues

The roof on the main portion of the building will need to be replaced in the near future.

Future Building Plans

Construction on an addition to the facility is currently underway.

Code and Health/Safety

The fire alarm panel has experienced multiple malfunctions since it was originally installed during construction of the building. The panel is being replaced as part of the building addition.

Architectural

See Functionality Assessment section above.

Mechanical

There are no known major issues

Electrical

There are no known major issues.

Communication

There are no known major issues.

Plumbing

There are no known major issues.

Conveying

NA

Equipment and Furnishings

NA

Building Name	REUTER HALL
Building No.	285-0E-0063
Building Type	HOUSING, DORMITORY
Constructed	2006
Addition(s)	

Floors	AG	UG
	5	1

ASF 100,910 GSF 165,421 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The new Reuter Hall replaced the existing Reuter Hall in 2006. The building was named after Hans C. Reuter who taught a wide variety of physical education courses at the university from 1920 until his retirement in 1956. The building was designed and constructed to house 380 students in an apartment style residence hall.

Occupant(s) and Use(s)

380 residence hall beds in apartment style housing.

Functionality Assessment

Building functions well as an upperclassman residence hall.

Other Building Issues

No known issues.

Future Building Plans

There are no plans for additions or renovations to the building in the near future.

Code and Health/Safety

No known issues.

Architectural

No known issues.

Mechanical

It has been difficult to maintain resident comfort in some rooms that have multiple exterior wall exposures. UWL facilities staff continues to work with the control systems to mitigate the issues as much as possible.

Electrical

No known issues.

Communication

No known issues.

Plumbing

It has been reported by the residents that it takes a long time to get hot water to some resident rooms, particularly on upper floors. UWL facilities staff continues to work with the hot water recirculating system to mitigate the issues as much as possible.

Conveying

No known issues.

Equipment and Furnishings

No known issues.

Building Name	ROGER HARRING STADIUM AT VETERANS MEMORIAL SPORTS COMPLEX
Building No.	285-0E-0033
Building Type	INTERCOLLEGIATE ATHLETICS, STUDENT RECREATION

		AG	UG
Constructed	2008		
Addition(s)		Floors 4	0

ASF 12,000 GSF 32,000 GPR 15 % PR 85 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Roger Harring Stadium is part of the overall Veterans Memorial Sports Fields Complex that was completed in 2009. The facility replaces the old Veterans Memorial Stadium that was constructed in the 1920's. The new facility includes the new stadium structure, new competition running track, new artificial football field, new Women's Intercollegiate Soccer venue with artificial turf and new student recreation fields. All exterior activity/competition areas are lighted.

Occupant(s) and Use(s)

The new stadium structure provides 6,200 spectator seats, ADA accessible toilet facilities, permanent concessions facilities, a home team room, a visitors' team room, coaches and press boxes, corporate sponsored spectator boxes, storage under the stadium seating, and new Veterans Hall of Honor at the entrance to the stadium. The facility is used for intercollegiate athletic practice and competition, student recreation, local high school competition, the WIAA State Track Meet, academic programs within the College of Science and Health, and other various public events.

Functionality Assessment

The facility is new and functions well.

Other Building Issues

No known issues.

Future Building Plans

There are plans to replace the football turf in Summer '18 and there are plans to re-surface the running track in Summer '19. There are also plans to build a new soccer accessory building as part of the New Fieldhouse Project.

Code and Health/Safety

No known issues.

Architectural

No known issues.

Mechanical

The temperature is hard to maintain in the athletic training room on hot days.

Electrical

There are GFCI trip issues with the in-ground electrical on the track area.

Communication

There are connectivity issues with the in-ground fiber optic connections on the track area.

Plumbing

No known issues.

Conveying

The hydraulic elevator is slow for a building of this height, and experiences frequent issues.

Equipment and Furnishings

No known issues.

Building Name	SANFORD HALL
Building No.	285-0E-0075
Building Type	HOUSING, DORMITORY
Constructed	1967
Addition(s)	

Floors	AG	UG
	4	1

ASF 29,756 GSF 45,095 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Sanford Hall, named for Albert Hart Sanford who headed the department of history and social science for 28 years, was constructed in 1967 to accommodate approximately 200 beds as a men's dormitory. It is currently a coed dormitory.

Occupant(s) and Use(s)

220 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a "case by case" basis.

Architectural

Building is designed and functions as a basic 1960's freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	STUDENT UNION
Building No.	285-0E-0042
Building Type	STUDENT CENTER, MULTI-PURPOSE
Constructed / Addition(s)	2016

Floors	AG	UG
	4	1

ASF 117,579 GSF 207,213 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History
The building opened as the Student Union in 2016.

Occupant(s) and Use(s)
The building serves its original purpose of being the only student center on campus. It houses the offices of various student governance bodies and organizations, the offices of Student Centers, multiple meeting rooms, ala carte style dining service, theater, entertainment café, the campus book store and text book rental.

Functionality Assessment
The building is newly designed and constructed. It functions well and is very heavily utilized.

Other Building Issues
No immediate issues

Future Building Plans
No immediate change of plans

Code and Health/Safety
No immediate issues

Architectural
No immediate issues

Mechanical
No immediate issues

Electrical
No immediate issues

Communication
No immediate issues

Plumbing
No immediate issues

Conveying
No immediate issues

Equipment and Furnishings
No immediate issues.

Building Name	WENTZ HALL
Building No.	285-0E-0069
Building Type	HOUSING, DORMITORY
Constructed	1964
Addition(s)	

Floors	AG	UG
	4	1

ASF 29,618 GSF 44,238 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Wentz Hall was constructed in 1964 to accommodate approximately 200 beds. It still serves that purpose.

Occupant(s) and Use(s)

216 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated ton a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a "case by case" basis.

Architectural

Building is designed and functions as a basic 1960's freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. The inability to control the climate in the corner rooms in the "cube" halls is especially problematic. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The elevator is in satisfactory condition, but is not ADA compliant to current standards.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	WEST CHILLER PLANT
Building No.	285-0E-0022
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	2016

	AG	UG
Floors	1	0

ASF GSF 6,543 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☐	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

A	FUNCTIONAL RATING	PHYSICAL RATING	i

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History
This building was constructed to add cooling and circulating capacity to the Campus Chilled Water Loop.

Occupant(s) and Use(s)
The building was designed to house two chillers and a future third chiller, and that is still the occupancy of the building.

Functionality Assessment
The building functions adequately.

Other Building Issues

Future Building Plans
There are no immediate plans for renovations or additions to the building.

Code and Health/Safety
There are no known issues.

Architectural
There are no known issues.

Mechanical
There are no known issues.

Electrical
There are no known issues.

Communication
There are no known issues.

Plumbing
There are no known issues.

Conveying
NA

Equipment and Furnishings
NA

Building Name	WHITE HALL
Building No.	285-0E-0066
Building Type	HOUSING, DORMITORY
Constructed	1962
Addition(s)	

Floors	AG	UG
	4	1

ASF 27,070 GSF 39,330 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

								HISTORICAL	
CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

White Hall was constructed in 1962 to accommodate approximately 200 beds. It still serves that purpose.

Occupant(s) and Use(s)

200 residence hall beds

Functionality Assessment

Building functions as a freshmen style residence hall, but the condition and relative function in comparison to the newer halls on Campus have deteriorated to a level that is inappropriate because it will cause harm to the quality and effectiveness of the Residence Life program and may impact enrollment growth.

Other Building Issues

Future Building Plans

Building will eventually require renovation.

Code and Health/Safety

Building is not ADA compliant. Building is not equipped with fire suppression system. Building contains large amount of ACM flooring. As the tiles and mastic deteriorate, tiles break and flooring material can become friable. Replacement currently occurs on a “case by case” basis.

Architectural

Building is designed and functions as a basic 1960’s freshman style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all of the spaces. In addition, the manual dampers on the exhaust grilles are no longer operable resulting and the exhaust in the stacked shower rooms cannot be balanced.

Electrical

Students are continually requesting access to more electrical service.

Communication

Students are continually requesting more wireless access, but the building IT infrastructure is unable to support it.

Plumbing

The building plumbing system (both supply and sanitary waste) is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The building does not have an elevator.

Equipment and Furnishings

Building equipment is original to construction. Furnishings are continually being replaced by Resident Life.

Building Name	WHITNEY CENTER
Building No.	285-0E-0051
Building Type	STUDENT CENTER, MULTIPURPOSE
Constructed / Addition(s)	1966

Floors	AG	UG
	1	1

ASF 44,530 GSF 64,312 GPR 14 % PR 86 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iv

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Whitney Center was named after Clayton Whitney, a teacher of geography, vice president, and three-time acting president of the school. The building opened in 1967 as the campus dining facility, a function that it still serves.

Occupant(s) and Use(s)

Whitney Center is still the main kitchen and dining facility for the campus. It also houses another grille type dining room, a convenience store, and the La Crosse studio of Wisconsin Public Radio is located in the lower level of the building.

Functionality Assessment

The facility functions satisfactorily as the main dining service, but it is too small for the number of students it serves. The building was originally designed to accommodate a dining service to accommodate 2,800 students, but there are over 3,200 students currently housed in UWL residence halls. .

Other Building Issues

None.

Future Building Plans

The UWL Master Plan calls for replacement/relocation of Cartwright Center, which is the campus student center that contains the secondary dining facility. When this occurs, the campus will evaluate the feasibility of providing all of the campus dining service out of the new student center, thus freeing the space in Whitney Center up for other occupancies.

Code and Health/Safety

There is no public elevator to the lower level. This has created difficulties for a disabled staff member who works in the lower level of the building.

Architectural

The existing wood shakes on the mansard roofs are beginning to fail and are needing replacement with increased frequency.

Mechanical

The building has multiple air handlers and they are all original to the building construction in 1967. The units are experiencing increased maintenance issues, especially with dampers and freeze stats. Rehabilitation and/or replacement of the units and other components of the system will be required in coming years.

Electrical

No known immediate issues.

Communication

No known immediate issues.

Plumbing

No known issues.

Conveying

The building contains service elevators that are both original to the 1967 construction of the building. Both elevators are experiencing increasing amounts of downtime, and will need to be rehabilitated in the coming years. There is no public elevator to the lower level.

Equipment and Furnishings

No known immediate issues.

Building Name	WIMBERLY HALL
Building No.	285-0E-0020
Building Type	ACADEMIC
Constructed	1974
Addition(s)	

Floors	AG	UG
	4	1

ASF 75,310 GSF 138,643 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	iii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Wimberly Hall was constructed in 1974. It was originally known as North Hall, but was renamed for W.Carl Wimberly, a longtime Vice Chancellor in 2001. It was designed to serve as the main classroom building on campus, as well as a building to house multiple academic departments. The building still serves that same purpose. No significant capital, other than routine upkeep, has been reinvested into the building since its construction.

Occupant(s) and Use(s)

The first three floors of the building are mainly general access classrooms and some academic department offices. The fourth floor is occupied solely by academic offices. All of the departments within the College of Business Administration, as well as the Departments of History, Sociology/Anthropology, English, Social Work, Political Science and Computer Science are housed in the building. The Small Business Development Center is also located in this facility.

Functionality Assessment

Many of the classrooms have aspect ratios greater than 1:1.5, and the infrastructure of the rooms does not accommodate the installation and utilization of educational technology. The office spaces are small and do not function well. The Dean of the College of Business office is housed in two converted classrooms. It is too small and does not function well.

Other Building Issues

No known major issues.

Future Building Plans

Continual updating of the existing Type 'A' classrooms will occur as funds are available. Upon the completion of the Wittich Hall Renovation, the College of Business will vacate space in Wimberly. Campus will need to engage in planning for backfill of the vacated spaces.

Code and Health/Safety

The building is not fully ADA compliant. The spray-on ceiling treatment in all of the classrooms contains asbestos. As a result, it is extremely difficult to install technology in the rooms as the ceiling material becomes disturbed during installation of power or IT cable, resulting in friable ACM being exposed.

Architectural

The finishes in the public spaces, offices, and many of the classrooms are well beyond their expected life and need replacement. Because the spray on ceiling finish contains asbestos, it is difficult to run IT and telecommunications cabling, install overhead projects, change out light fixtures, etc. .

Mechanical

Building has single air handler with two supply fans, but with no return fans. As a result, it is extremely difficult to maintain static pressure in building, which results in low air flow and subsequently, multiple building occupant complaints. Insulation in ductwork is breaking down and beginning to travel through ductwork to grilles.

Electrical

The emergency generator is aging and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

Communication

IT cabling is typically exposed due to lack of ceiling finishes in classrooms.

Plumbing

There are no known significant issues related to the plumbing system.

Conveying

Elevators are small and slow.

Equipment and Furnishings

Most of the equipment and furnishings are original to the construction of the building and so they are well beyond their expected life.

Building Name	WING TECHNOLOGY CENTER
Building No.	285-0E-0002
Building Type	ACADEMIC, DRY LAB
Constructed	1956
Addition(s)	1999

	AG	UG
Floors	2	1

ASF 39,534 GSF 61,160 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

The building was originally constructed in 1956 as the campus library. It was named after Florence Wing who was the first La Crosse Normal School librarian. It was renovated after Murphy Library opened in 1969 to become the Wing Communication Center. It housed the Mass Communications Dept, the campus audiovisual center, the computer center, and until 1974, the History Dept. The building was then completely gutted and renovated for its current occupancy in 1999, and it was renamed the Wing Technology Center.

Occupant(s) and Use(s)

The building is now occupied by UWL Educational Technology, Computer Science, the campus Information Technology Dept, photography studios, the campus data center, and several computer classrooms and distance education and videoconferencing rooms.

Functionality Assessment

No know major issues.

Other Building Issues

The building roof is leaking and holding water in the layers of insulation and needs to be replaced.

Future Building Plans

No current planned changes.

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section.

Mechanical

No know major issues.

Electrical

No known major issues.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	WING TECHNOLOGY CENTER ADDITION
Building No.	285-0E-0002A
Building Type	ACADEMIC, DRY LAB
Constructed / Addition(s)	1999

Floors	AG	UG
	1	1

ASF 15,000 GSF 18,674 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☒	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

B	FUNCTIONAL RATING	PHYSICAL RATING	ii

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

This addition was added to the building when it was completely renovated in 1999. The data center was reconstructed in 2018, including a separate emergency generator and dedicated cooling system.

Occupant(s) and Use(s)

The addition included an elevator, offices, general computing labs and distance education rooms. The occupancy is the same as the main building which includes UWL Educational Technology, Computer Science, and the campus Information Technology Dept.

Functionality Assessment

The building addition functions well for its occupancy.

Other Building Issues

The building roof is leaking and holding water in the layers of insulation and needs to be replaced.

Future Building Plans

No planned changes.

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section.

Mechanical

The building addition has no known major issues.

Electrical

No known major issues.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

No known major issues.

Equipment and Furnishings

No known major issues.

Building Name	WITTICH HALL
Building No.	285-0E-0004
Building Type	ACADEMIC, DRY LAB

			AG	UG
Constructed	1916	Floors	3	1
Addition(s)	1930			

ASF 29,752 GSF 51,811 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	HISTORICAL US	☒
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	V

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition

Background and History

Wittich Hall was constructed in 1916 as the original physical education building on campus, and in 1954 it was named after Walter J. Wittich, a longtime faculty member. It received an addition in the early 1930's to accommodate women's pool and a women's gymnasium. There was a partial renovation to the building in the early 1970's and the pool in the original portion of the building was removed and replaced with an office suite. Other than that project, no significant capital has been reinvested in the facility for many decades.

Occupant(s) and Use(s)

The gymnasium spaces are currently vacant after moving Women's Gymnastics to Cartwright Center.

Functionality Assessment

Spaces are not sized appropriately and the entire building does not function well due to critical infrastructure deficiencies.

Other Building Issues

Building is listed on National Register of Historic Places.

Future Building Plans

The university is in planning for a complete renovation for this facility.

Code and Health/Safety

The building is not ADA compliant. The pipe coverings contain friable asbestos and mold. The wall finishes contain lead and are flaking off. The building does not meet current HVAC requirements and the HVAC systems do not have proper filtration.

Architectural

All finishes are completely worn out, well beyond their life expectancy and very difficult to maintain. The windows leak and are in an advanced state of deterioration. The roof leaks and the old skylights allow water and air penetration in to the building.

Mechanical

The primary HVAC system consists of cast iron/concrete air chamber air handling systems with wood mixing chambers that are original to the 1916 construction of the building. There is no filtration on the system and so pollutants and contaminants collect in the air distribution chambers. There is limited, if any, control over HVAC systems in the building. Ventilation of the building is negligible, which is especially problematic in the pool area. Ductwork is completely full of chalk dust from gymnastics activity as system is not designed to filter it out. The building does not have access to campus central chilled water. Multiple window cooling units are use, but they are not adequate to cool the spaces.

Electrical

IT cable is typically run exposed due to lack of ceiling finishes. Additional electrical service to the building is needed.

Communication

No known major issues.

Plumbing

Entire plumbing system needs replacement. Supply system continuously experiences leaks, and waste system experiences frequent back-ups.

Conveying

There is no elevator service to 3rd floor of building.

Equipment and Furnishings

Most equipment and furnishings are in excess of 35 years old and both functionally and aesthetically are well beyond their expected life.

IV. SUPPLEMENTAL INFORMATION

B. SITE DEVELOPMENT PROFILE

Site Development Key

A –Acquire all property within Campus Boundary

B –Construct New 300 bed Residence Hall

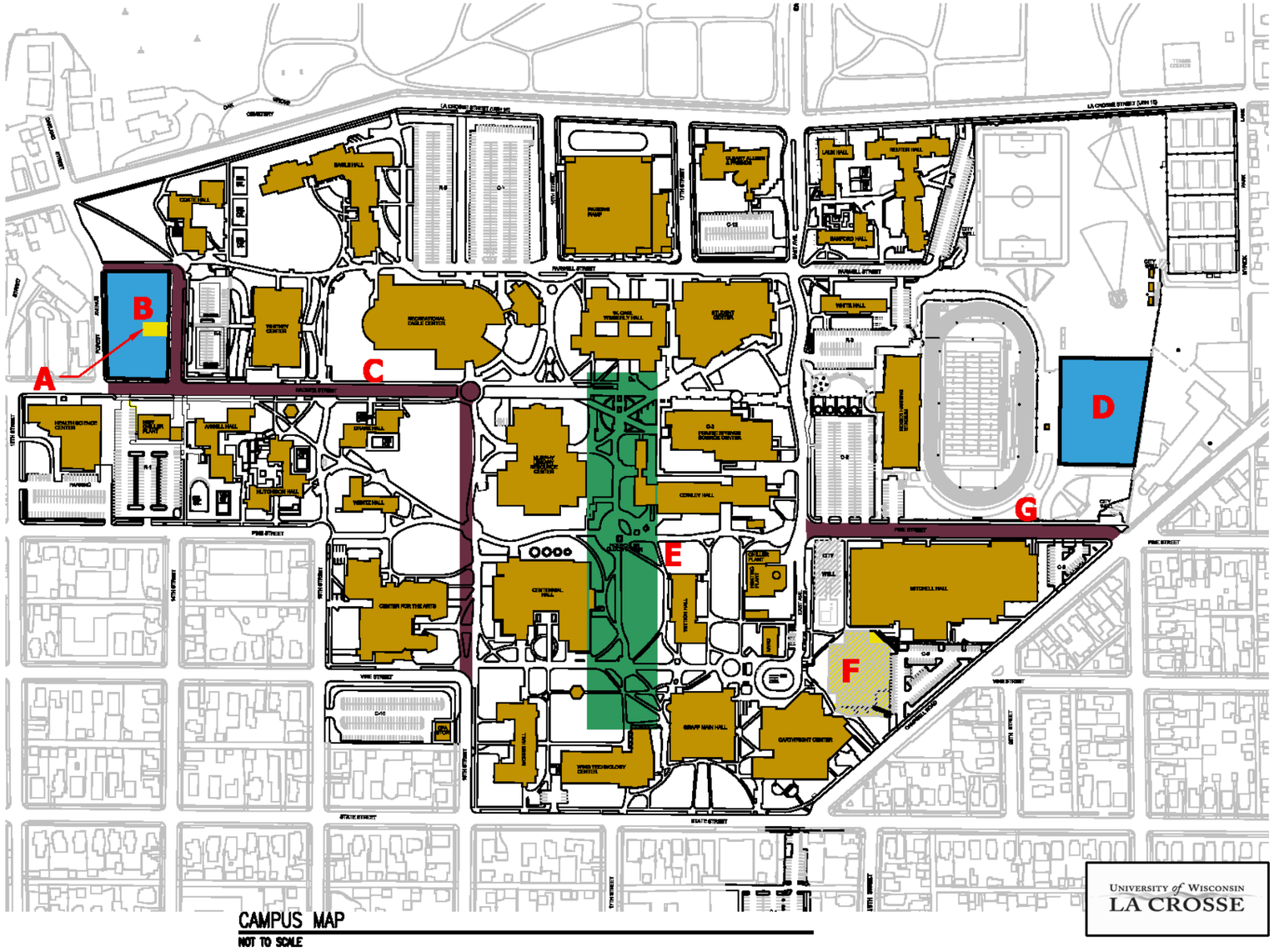
C– Complete vacation of city streets within Campus Boundary

D – Construct Additional Recreation and Sports Facilities

E – Develop Central Campus Mall

F – Acquire all property within Campus Boundary

G – Complete vacation of city streets within Campus Boundary

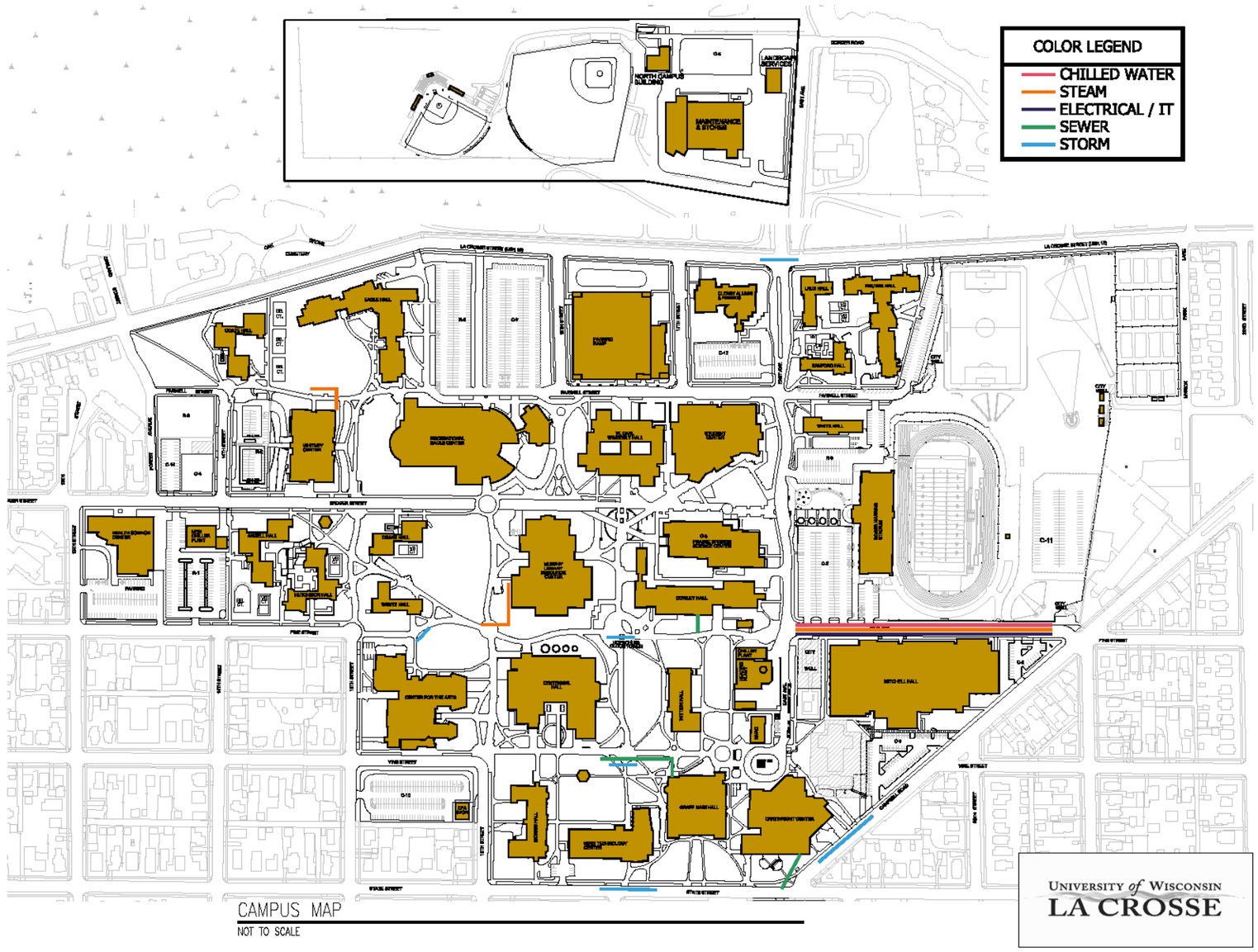


(North Campus Not Shown for Clarity)

C. SITE UTILITY PROFILE

General

- Chilled Water – There are needs for chilled water extensions from the location of the existing plant to the site of the New Fieldhouse and Mitchell Hall.
- Steam – There is need for a steam extension and new distribution manhole at the site of the New Fieldhouse and Mitchell Hall. There is a section of steam condensate line feeding Murphy Library that needs to be replaced. The steam manhole feeding Coate Hall and Eagle Hall is fed by a steam main that passes through Whitney Center. This needs to be corrected prior to the major project in Whitney.
- Electrical – There is need for extension of the Campus electrical loop up Pine St to serve the New Fieldhouse.
- Signal/IT - There is need for extension of the Campus signal loop up Pine St to serve the New Fieldhouse.
- Sewer – There several locations that experience backing up the laterals serving the buildings shown.
- Storm – There are many small areas that experience minor flooding or ponding of water during heavy rain events.



CAMPUS MAP
NOT TO SCALE

MID-TERM DEVELOPMENT PLAN

A
The university is proposing Phase 2 of the new science building project, which with demolish existing Cowley Hall and build an addition to the Prairie Springs Science Center.

B
The university is proposing a New Fieldhouse and Soccer Support Facility to support Athletics, Exercise & Sports Science, and Student Recreation.

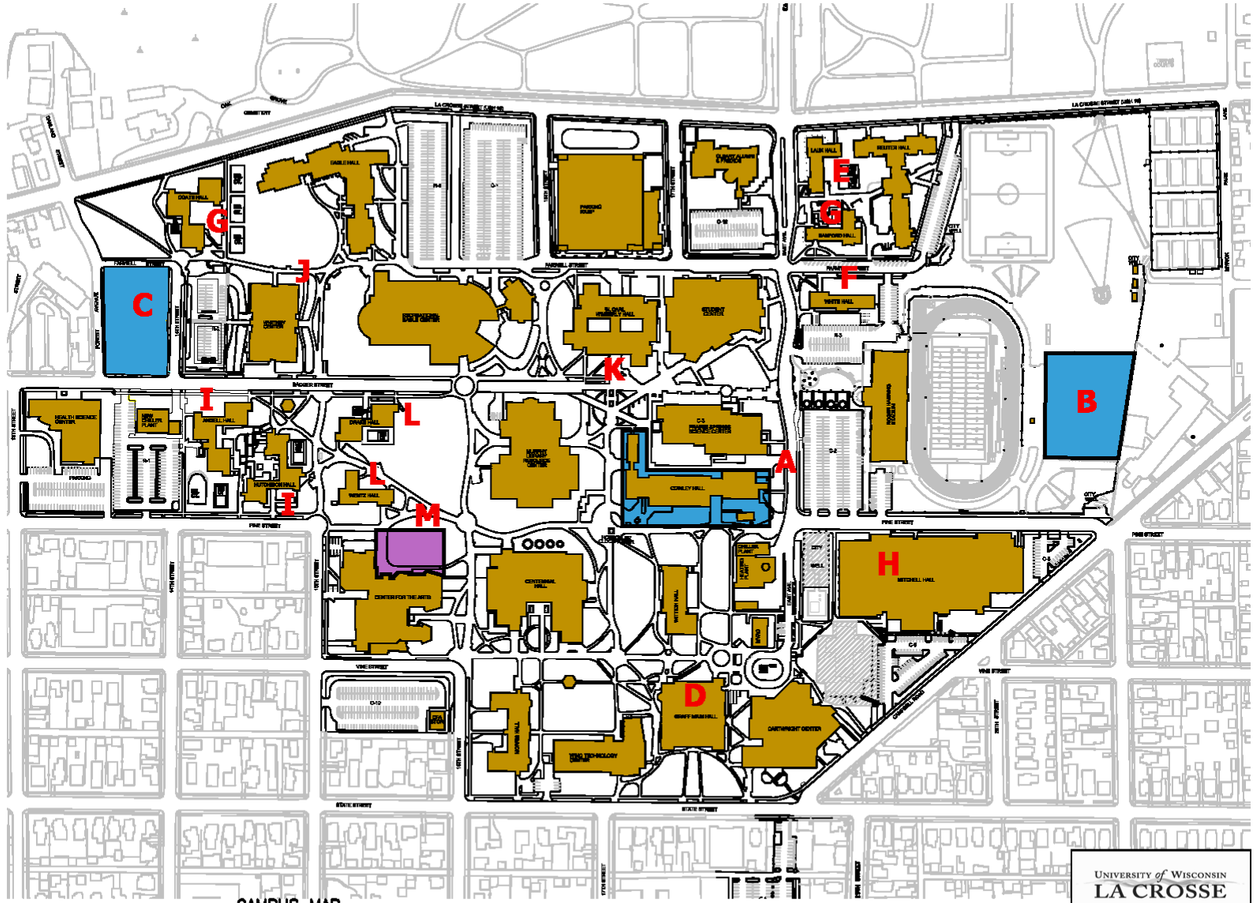
C
The university is proposing design and construction of a 300 bed semi-suite style residence hall.

D
The university is proposing a comprehensive mechanical system upgrade to Graff Main Hall, the main campus administrative building.

E
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Laux Hall.

F
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate White Hall.

G
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Sanford and Coate Halls.



H
The university is proposing a comprehensive mechanical system upgrade to Mitchell Hall, the main campus administrative athletics building.

I
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Angell and Hutchison Halls.

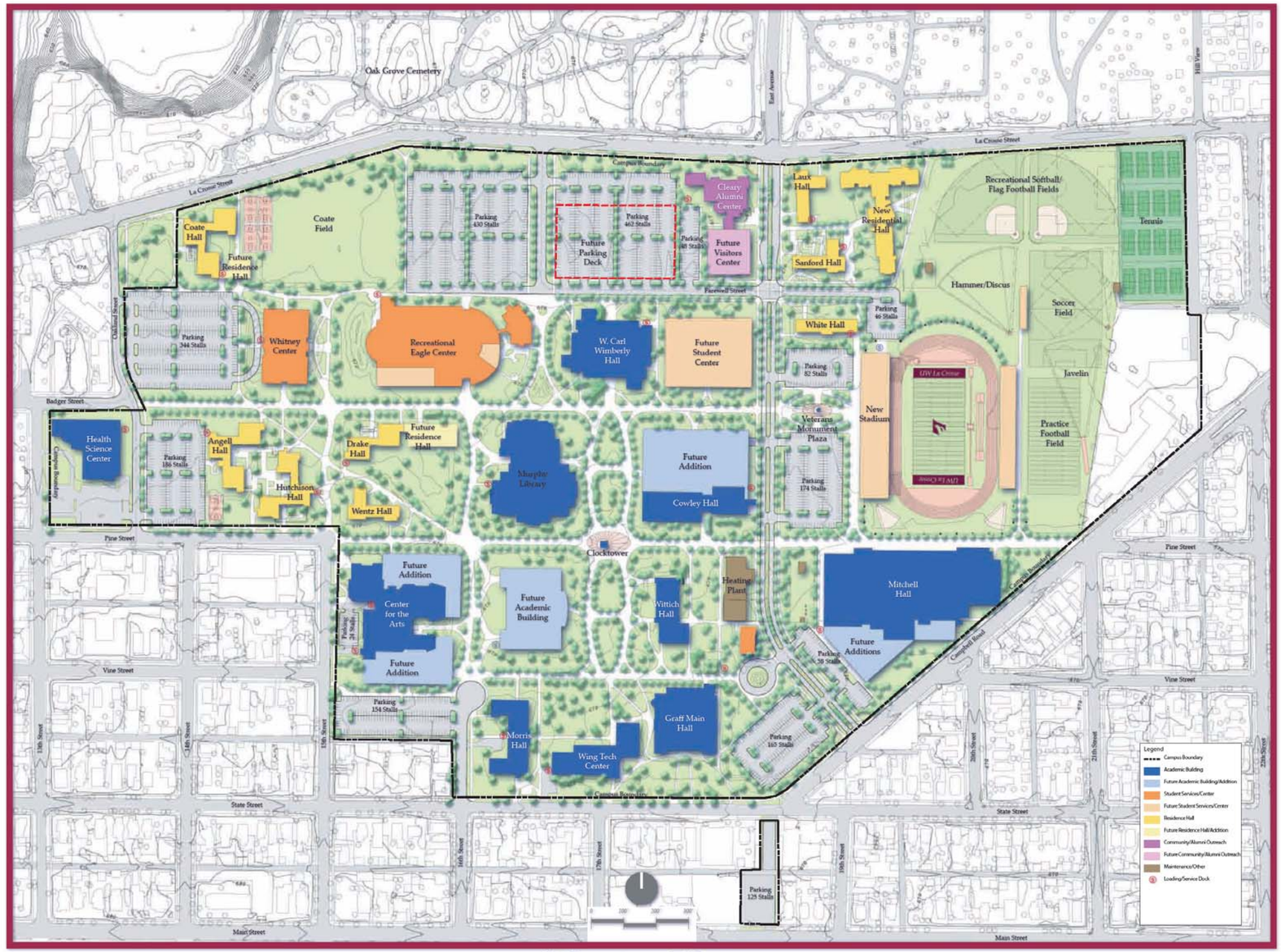
J
Whitney Hall, the main food service building on campus, will require major renovation and possible expansion in order to continue to accommodate the campus board food plan.

K
The university is proposing a comprehensive mechanical system upgrade to Wimberly Hall, one of the main campus academic buildings.

L
The university plans to begin a multi-biennia program to completely renovate all of the existing 45+ yr old residence halls. This project will renovate Drake and Wentz Halls.

M
The university is proposing a New Performance Hall addition to the Center for the Arts.

LONG-TERM DEVELOPMENT PLAN



Master Plan

University of Wisconsin - La Crosse

(North Campus Not Shown for Clarity)

The illustration shown at left is the UWL Master Plan. It was developed through a public and collaborative process that spanned over a period of approximately 1 ½ years, and was finalized in 2005. It has served as a roadmap for development of major projects on campus that have occurred since its completion. These projects include Reuter Hall, Veterans Memorial Sports Fields Complex, Centennial Hall, the new Parking Ramp and Police Services Building, the new West Chiller Plant, and the New Student Union.

While Eagle Hall, the new UW-L residence hall constructed in 2010-11 is not shown on this plan, the need for additional residence hall beds on campus is represented on the plan by additional building spaces shown at Coate and Drake Halls. During pre-planning for the new 500 bed facility, it was determined to be uneconomical to try to add this number of beds to the existing 1960's vintage buildings. As such, it was decided to construct a new, free standing facility along the north edge of Coate Field. Although this structure was not anticipated on this document, the intent of the Master Plan was followed in development of this project in that the building was designed and sited to preserve as large of a footprint of contiguous green space as possible on the Coate Field site.

This plan will also be used as a guideline for development of the new science facility and student union projects which are currently being studied. Both facilities will be sited in the locations shown on this plan.

The Master Plan shows all anticipated building and site development projects for the next several biennia. UWL is currently engaged with a consultant to update the Campus Master Plan that will serve as a guideline for all future physical development on the University of Wisconsin-La Crosse campus.

CHILLED WATER MAP

STEAM MAP


LA CROSSE STREET (USH 16)
OAKLAND STREET
EAGLE HALL
COATE HALL
PARKING RAMP
CLEARY ALUMNI & FRIENDS
LAUX HALL
REUTER HALL
SANFORD HALL
FARWELL STREET
EAST AVE.
WHITE HALL
FOREST AVENUE
14TH STREET
WHITNEY CENTER
RECREATIONAL EAGLE CENTER
W. CARL WIMBERLY HALL
STUDENT CENTER
ROGER HARRING STADIUM
BADGER STREET
HEALTH SCIENCE CENTER
NEW CHILLER PLANT
ANGELL HALL
DRAKE HALL
MURPHY LIBRARY RESOURCE CENTER
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
HUTCHISON HALL
WENTZ HALL
PINE STREET
15TH STREET
CENTER FOR THE ARTS
CENTENNIAL HALL
WITTICH HALL
CHILLER PLANT
HEATING PLANT
HVAC
MITCHELL HALL
VINE STREET
CAMPBELL ROAD
20TH STREET
MORRIS HALL
WING TECHNOLOGY CENTER
GRAFF MAIN HALL
CARTWRIGHT CENTER
CFA STOR
16TH STREET
STATE STREET
STEAM
UNIVERSITY of WISCONSIN LA CROSSE

ELECTRIC MAP

WATER MAP


OAKLAND STREET
OAK GROVE
LA CROSSE STREET (USH 16)
EAGLE HALL
COATE HALL
BB. CT.
BB. CT.
BB. CT.
PARKING RAMP
16TH STREET
17TH STREET
CLEARY ALUMNI & FRIENDS
LAUX HALL
REUTER HALL
SANFORD HALL
EAST AVE.
FARWELL STREET
FOREST AVENUE
14TH STREET
WHITNEY CENTER
RECREATIONAL EAGLE CENTER
W. CARL WIMBERLY HALL
STUDENT CENTER
WHITE HALL
BADGER STREET
HEALTH SCIENCE CENTER
NEW CHILLER PLANT
ANGELL HALL
DRAKE HALL
VB CT
ROGER HARRING STADIUM
MURPHY LIBRARY RESOURCE CENTER
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
HUTCHISON HALL
WENTZ HALL
PINE STREET
CHILLER PLANT
HEATING PLANT
MITCHELL HALL
CENTER FOR THE ARTS
CENTENNIAL HALL
MITTICH HALL
MVAC
VINE STREET
CAMPBELL ROAD
20TH STREET
CPA STORAGE
MORRIS HALL
GRAFF MAIN HALL
CARTWRIGHT CENTER
WING TECHNOLOGY CENTER
STATE STREET
UNIVERSITY of WISCONSIN
LA CROSSE

WATER MAP


OAKLAND STREET
OAK GROVE
LA CROSSE STREET (USH 16)
EAGLE HALL
COATE HALL
BB. CT.
BB. CT.
BB. CT.
PARKING RAMP
16TH STREET
17TH STREET
CLEARY ALUMNI & FRIENDS
LAUX HALL
REUTER HALL
SANFORD HALL
EAST AVE.
FARWELL STREET
FOREST AVENUE
14TH STREET
WHITNEY CENTER
RECREATIONAL EAGLE CENTER
W. CARL WIMBERLY HALL
STUDENT CENTER
WHITE HALL
BADGER STREET
HEALTH SCIENCE CENTER
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ANGELL HALL
DRAKE HALL
VB CT
ROGER HARRING STADIUM
MURPHY LIBRARY RESOURCE CENTER
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
HUTCHISON HALL
WENTZ HALL
PINE STREET
CHILLER PLANT
HEATING PLANT
MITCHELL HALL
CENTER FOR THE ARTS
CENTENNIAL HALL
MITTICH HALL
MVAC
VINE STREET
CAMPBELL ROAD
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CARTWRIGHT CENTER
WING TECHNOLOGY CENTER
STATE STREET
UNIVERSITY of WISCONSIN
LA CROSSE

SANITARY MAP

STORM MAP


LA CROSSE STREET (USH 16)
OAKLAND STREET
OAK GROVE
EAGLE HALL
COATE HALL
PARKING RAMP
CLEARY ALUMNI & FRIENDS
LAUX HALL
REUTER HALL
SANFORD HALL
16TH STREET
17TH STREET
EAST AVE.
FARWELL STREET
FOREST AVENUE
14TH STREET
WHITNEY CENTER
RECREATIONAL EAGLE CENTER
W. CARL WIMBERLY HALL
STUDENT CENTER
WHITE HALL
BADGER STREET
HEALTH SCIENCE CENTER
NEW CHILLER PLANT
ANGELL HALL
DRAKE HALL
HUTCHISON HALL
WENTZ HALL
MURPHY LIBRARY RESOURCE CENTER
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
ROGER HANNING STADIUM
PINE STREET
CHILLER PLANT
HEATING PLANT
MITCHELL HALL
CENTER FOR THE ARTS
CENTENNIAL HALL
WITTICH HALL
HVAC
VINE STREET
CFA STORE
MORRIS HALL
WING TECHNOLOGY CENTER
GRAFF MAIN HALL
CARTWRIGHT CENTER
CAMPBELL ROAD
20TH STREET
STATE STREET
UNIVERSITY of WISCONSIN LA CROSSE

NATURAL GAS MAP