CAMPUS PHYSICAL DEVELOPMENT PLAN

2013 – 15 Capital Budget

University of Wisconsin – La Crosse
July, 2012

TABLE OF CONTENTS

CHANCELLOR'S INTRODUCTION

On behalf of the University of Wisconsin-La Crosse, I am pleased to present to you the 2012 Physical Development Plan for the UW-L 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 which provide an environment of exceptional natural beauty. The Campus Physical Development Plan was developed to provide a physical environment for our institution which supports the university's overall mission for instruction, research, and public service.

UW-L 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. Over the past four years, the university's Growth, Quality and Access program has enhanced the quality of UW-L's academic experience through the hiring of 135 new faculty and 35 new staff members. UW-L 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 by over 600 students 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 UW-L campus community will experience over the next six years and the opportunities that such prominent capital projects as the Cowley Hall Science Building, the Wittich Hall renovation and the planning for other capital building projects will bring to the UW-L campus. 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 has become 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 four years ago. The success of this plan has resulted in an increase of enrollment of approximately 600 students over that four 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 UW-L 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.

The first two critical space shortages that were addressed with additional building space as part of the university's long range development plan were the lack of adequate general access classrooms and a lack of quantity and quality of residence hall facilities. Centennial Hall, a new classroom building, was completed in 2011. It contains 46 general access classrooms that are very heavily utilized. Some departmental office suites were included in the building, but the primary intent of the project was to provide instructional space, and so the majority of the building is occupied by classrooms. Two new residence halls, Reuter Hall and Eagle Hall, were completed in 2006 and 2011 respectively. Construction of these facilities have provided the campus with a net gain of 250 beds and also allowed the university to offer residence hall accommodations in a modern format that students have indicated they prefer.

Centennial Hall

Cowley Hall

Currently, the highest priority for the university is to construct a new facility that is adequate to accommodate instruction in the Physical and Life Sciences. 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. With the assistance of UWSA and DFD, the university is has completed a Pre-Design Study for a new

science facility that can be viewed in its entirety at http://www.uwlax.edu/sciencefacility/.

Existing conditions in Cowley Hall

Wittich Hall, the original physical education building on campus (constructed in 1916), requires extensive renovation/remodeling to bring the building envelope, interior space and infrastructure up to current standards and code requirements. The facility currently provides a small amount of temporary office space for various programs, a large warm water therapy pool that is used for Adaptive Physical Education classes, and practice gymnasium space for the UW-L Women's Gymnastics team. Extensive capital investment in the near future will be required to allow continued occupancy of the facility. This has become even more evident by the occurrence of an electrical fire in June 2012 that required the activities in the building to be relocated for approximately two months so repairs and cleaning could occur.

Wittich Hall

The university will also be moving forward with the design and construction of a new student center concurrent with the science facility project. The existing student union building consists of an original building constructed in 1958, and two additions that were constructed in 1964 and 1985. The layout of the building makes it extremely difficult for the programs to function correctly in it. The infrastructure of the building is completely beyond its useful and expected life and although this facility is one of the most publicly accessed buildings on campus, ADA accessibility into, and through the building is very limited due to elevation changes throughout the structure the lack of a compliant elevator. In addition, the existing building is located on the far southeast corner of campus where parking is not available adjacent to the building, vehicular access is difficult and confusing, and it is on the opposite end of campus from the residence halls. The 2005 UW-L Campus Master Plan recommended replacing the building with a new facility located adjacent to the main entrance, or "front door" of campus, which will also put it directly across the street from the Veterans Memorial Sports Complex constructed in 2009, and also adjacent to the new UW-L parking ramp that will be completed in 2013. As such, it is the intent of this project to replace the existing non-functional building with a new student union facility located closer to the residence halls and adjacent to the main entrance into campus. A student referendum was held in April 2012 in which the student body heavily participated, and overwhelmingly endorsed the construction of a new facility.

Additional Program Revenue funded projects that are anticipated as part of the six-year capital plan are an addition to the existing Recreational Eagle Center (REC) and the possible installation of artificial turf on the student recreation fields at the Veterans Memorial Sports Complex. The REC simply has more demand for use than the size of the current facility can accommodate, and since the recreation fields

were dedicated to programmed student recreation as part of the reconstruction of the complex in 2009 they have been utilized so heavily that it is difficult to maintain them in a functional condition. Both of these problems will only get worse as enrollment at UW-L increases. In addition, complete building renovations are scheduled for the oldest (40+ year old) residence halls, and it may even be necessary to construct additional beds if the enrollment trends continue.

Also included in the capital plan are additions and 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 which 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.

Finally, due to the growth in square footage of buildings being served by the campus central chilled water plant, the capacity of the plant will soon be surpassed by demand for chilled water. Consequently, the university is currently planning the construction of a satellite chiller plant to add capacity to the central system.

Exterior Development

Over the last decade, the number of students bringing cars to campus has continued to increase. This has put an ever growing pressure on the existing pool of off street-parking stalls. As a result, the number of cars parked in the surrounding neighborhoods has increased to the extent that it has caused tension between the City of La Crosse, UW-L and its neighbors. In addition, Because there are currently no opportunities for the university to acquire additional large parcels of property, the new science facility and student center will both be constructed on sites that are currently occupied by surface parking lots. (see Master Plan Graphic on following pages) This will cause a further shortage of off-street parking stalls, so the university has commenced construction of a parking ramp in combination with a new Police Services building, as the UW-L Police Department and Parking Utility are currently housed in a 60 year old residence that is located in the surface parking lot that will be the site of the new student center.

Finally, the university continues to place a high priority on the creation of the Central Campus Mall, as described in the UW-L 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 which 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 UW-L 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 commenced on a parking ramp and Police Services Buildilng. 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.

- Pre-design has been completed for a new student center that will be located as shown on the plan as “Future Student Center”. The new building will be located on an existing surface parking lot at the center of campus as shown on the Master Plan. This project will be enumerated in the 2013-15 biennium.

- Pre-design has been completed for 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.

- Additions and 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.

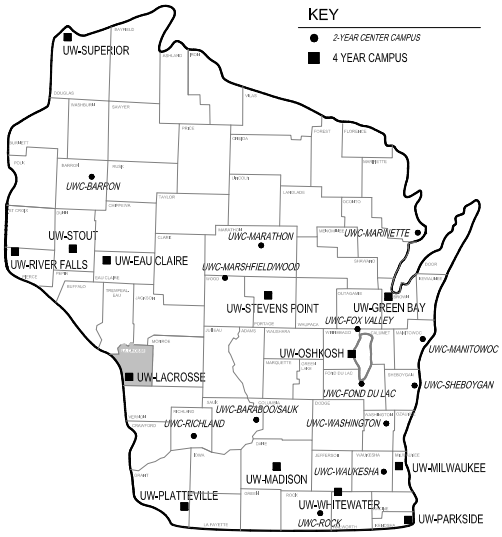
- An addition to the Recreational Eagle Center is also planned, and that addition also may vary in size and location from what is shown on the plan.

Master Plan

University of Wisconsin - La Crosse

I. BACKGROUND

A. INSTITUTION PROFILE



Recently completed Centennial Hall

Academic Profile		Physical Profile		Student Profile	
88	Majors and Degrees	110	Acres (Main Campus)	9,355	Full Time Equivalent (FTE)
56	Minor Programs	18	Acres (Non-Contiguous)	9,948	Headcount
57	Concentration Areas	34	Buildings (Total)	1,922	Non-Residents
3	Certificate Programs	2,726,126	Gross Square Feet (Total)	8,026	Residents (Total)
2,149	Graduates (Annual Average)	2,283	Parking Spaces (Total)	3,300	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 (UW-L) 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 103-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 34 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 UW-L 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 2011 freshmen class being 25. Average rank in their high school class has also continued to rise, as well. In 1990, the average UW-L

freshmen came from the top 30% of their class. In 2011, 70% of the incoming freshmen were in the top 25% of their graduating high school class with the average median high school rank of the incoming freshmen being in the 81st %ile.

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 85% in 2011. Equally impressive are UW-L's graduation rates. Beginning with the incoming class in 1992, UW-L's six-year graduation rate increased from 46.1% to 58.4% in 2002. Because of that increase, UW-L 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 2011, those graduation rates had climbed to 70%.

As quality of the student body has grown, so has demand for entry to the university. In 1996, the university received 4,580 applications. By 2010, that number had grown to 6,743 applications and is expected to be even higher in 2013. UW-L 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 UW-L.

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 UW-L 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

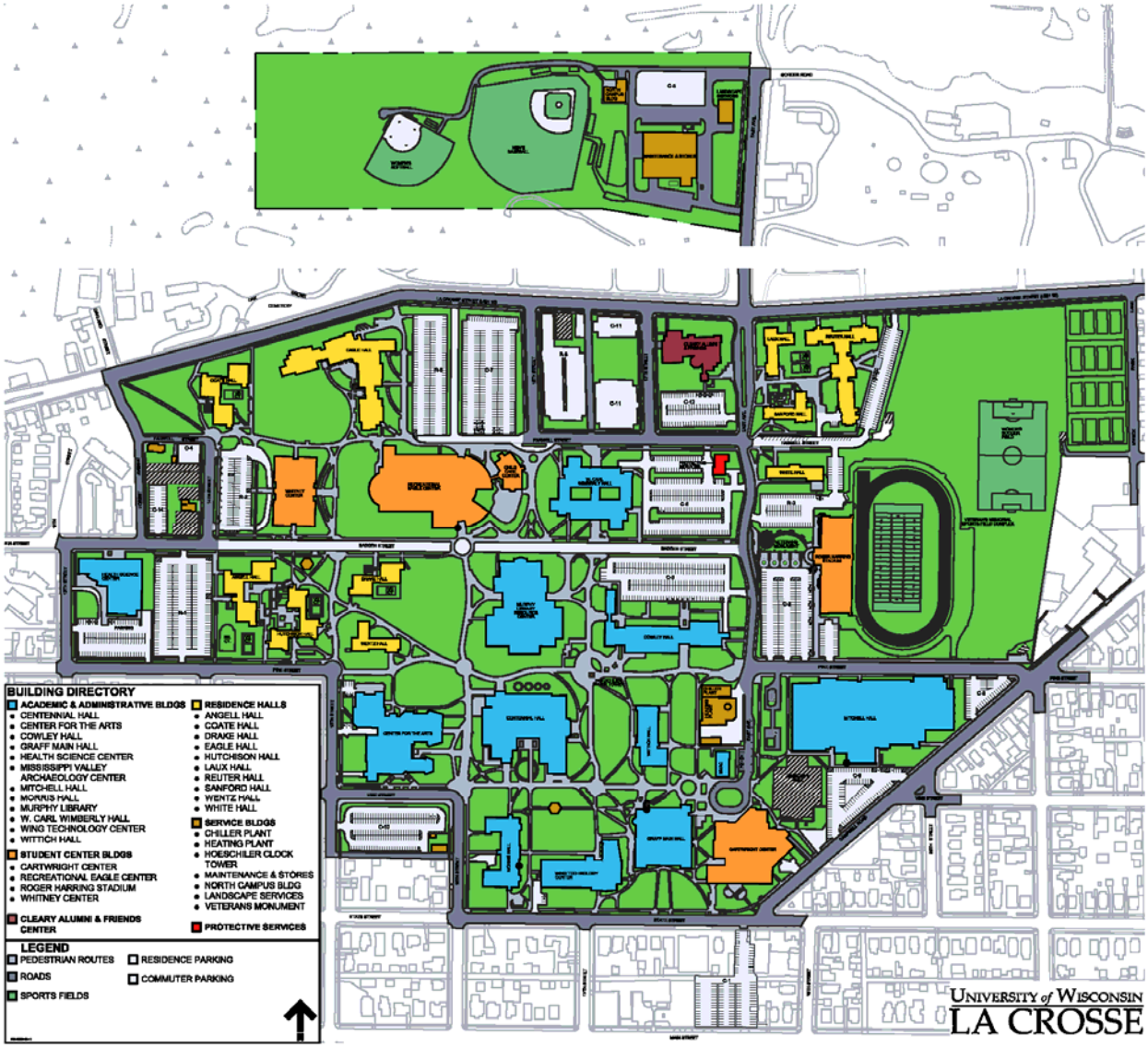
The exterior of the campus is influenced by the high value that students, faculty and staff at UW-L put on green space. Although UW-L is a compact campus that does not have an overabundance of green space, the areas that do exist, have been designed and maintained for maximum value and impact. The campus 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 which 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-four (34) major buildings that are located on campus have an approximate total area of 2,726,000 gross square feet. Twenty (20) 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 (Centennial Hall and Eagle Hall). 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

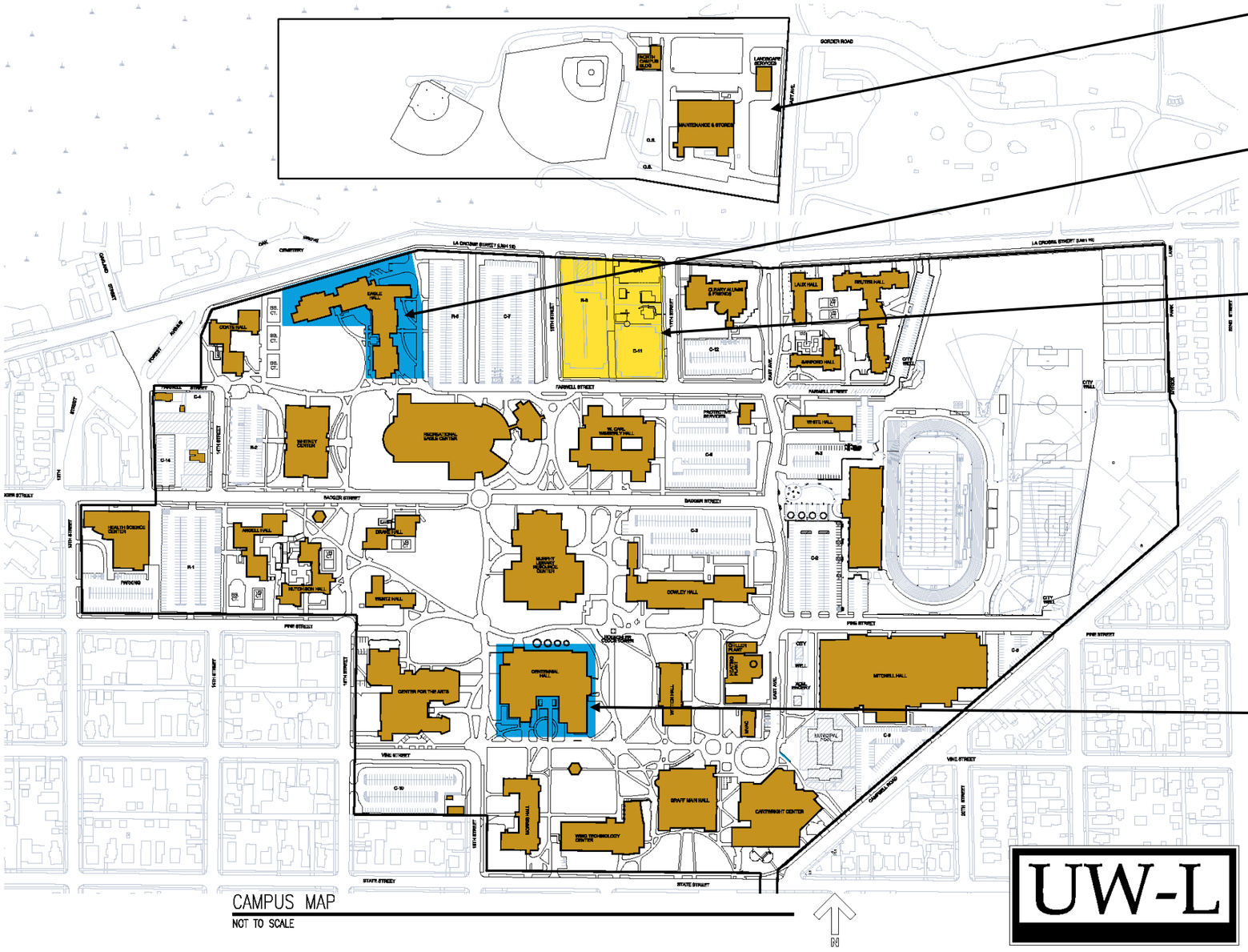
North Campus (18 Acres)

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)

UW-L 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. UW-L 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 currently uses the properties as housing for visiting foreign scholars, instructors and students.

B. EXISTING CONDITIONS MAP



North Campus – This portion of campus is located approximately two blocks north of La Crosse Street (USH 16)

Eagle Hall, a new 500-bed residence hall was constructed in 2010-2011 and occupied in fall semester 2011.

A 600-stall parking ramp and new Police Services Building will begin construction on this site in July 2012.

Centennial Hall, an new academic building, was completed in July 2011. The new facility, which contains 46 new classrooms and offices and resource areas for various academic and student advising departments, was occupied in fall semester 2011.

C. MISSION STATEMENT

University of Wisconsin System Mission Statement

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.

SELECT MISSION STATEMENT

The University of Wisconsin-La Crosse provides a challenging, dynamic, and diverse learning environment in which the entire university community fully engaged in supporting student success. Grounded in the liberal arts, UW-L fosters curiosity and life-long learning through collaboration, innovation, and the discovery and dissemination of new knowledge. Acknowledging and respecting the contributions of all, UW-L is a regional academic and cultural center that prepares students to take their place in a constantly changing world community.

D. STRATEGIC GOALS

UW-La Crosse is recognized for its high quality academic programs and its focus on student learning. It is an institution that has experienced significant growth in the quality of the student body over the past decade, in its physical facilities and in its support of students both in and out of the classroom.

In order to continue the ascent to excellence well into the future, the university community completed a visioning process in 2003 to develop a strategic plan to provide guidance for the coming years. Seven major areas of focus emerged from that process. Those areas of focus, and goals associated with them, are listed below.

Academics

Vision

Academic programs at UW-L deliver high-quality, well-rounded education in intellectually stimulating environments that foster and produce: critical thinkers, lifelong learners, skilled and collaborative practitioners, and global citizens who use knowledge and technology with wisdom and ethics. The academic programs are multidisciplinary, culturally relevant, and flexible in their design in order to be accessible and responsive to a diverse community of learners.

Goals

- Deliver a broad-based rigorous General Education program.
- Create a culture where there are high expectations for students and faculty in the area of academics, scholarship and creative activity, and service.
- Promote undergraduate and graduate academic programs that deliver a complete, well-rounded education.
- Create a culture of teaching, scholarship and creative activity, and service conducive to excellence and quality.

Student Development

Vision

As a student-centered campus, UW-L will enhance student development by providing services and programs that address the needs of all students. By supporting the personal, physical, spiritual, emotional, intellectual, vocational/professional, social, cultural, and global development of students, UW-L will nurture a community of active citizens and involved life-long learners.

Goals

- Expand and enhance advising and mentoring programs.
- Enrich learning opportunities both in and out of the classroom.
- Promote inclusive student involvement, leadership, service, and activism across the university and community.
- Foster programs and services that continue to optimize student health and quality of life issues.

Diversity

Vision

UW-L is committed to ensuring an intellectually challenging and welcoming learning environment for all members of the campus community. Students, administrators, faculty, staff and community members learn and work in a physically and psychologically safe environment where they are valued for their similarities and their differences. Differences have been recognized as valued resources for the academic, cultural, and personal development that has occurred in our country and our world; therefore, they are viewed as essential to an intellectually stimulating environment. An atmosphere that fosters the exploration and growth. Because diversity is an integral part of UW-L, students graduate with a commitment to being culturally knowledgeable world citizens.

Goals

- Build a campus culture that fosters recruitment and retention of a diverse administration, faculty, staff and students.
- Infuse diversity throughout the curriculum.
- Develop a structure for faculty and staff that includes and values diversity.
- Centralize and coordinate diversity resources and programs to optimize impact and efficiency.
- Foster the mutual expansion of diversity through reciprocal relationships between the campus and the community.

Community

Vision

We envision a community-friendly campus and a campus-friendly community that are interconnected; these communities collaborate to share resources and expertise; achieve mutual goals by building relationships with stakeholders; and embrace diversity and creativity in people, ideas, and opportunities.

Goals

- Develop, nurture and sustain an inclusive community where all voices are heard and valued.
- Explore work/life issues that strengthen the broader campus community. (Such as partner benefits, child care, elderly care, health and wellness education.)
- Provide regular community building and recognition events on campus.
- Develop and maintain positive university and community relations.

Globalization

Vision

UW-L desires to increase international participation for all students, faculty and staff in order to help them develop as global citizens. We will continue and expand our commitment to excellence in international programs.

Goals

- Enrich international experiences.
- Develop on-going campus programs to promote cultural competence.
- Promote greater globalization of curriculum.
- Develop opportunities for global interaction.

Quality of Life

Vision

We envision the university as a great place to live, learn, work, and play. UW-L is committed to providing an environment that is healthy, secure, and intellectually and culturally stimulating. The freedom to explore and express new ideas without repercussions is particularly crucial to our quality of life. UW-L is committed to nurturing an atmosphere of tolerance, fairness, and trust. The obligations and responsibilities of work and personal life are recognized as changeable over time and circumstances. Accommodating demands of work and personal life are important to overall life satisfaction. Strong efforts will be made to arrive at workable balances. Healthy lifestyles are promoted and supported by our programs and facilities. Programs to nourish the mind, body, and soul are valued and advanced. Accessible physical facilities and grounds will be clean, well maintained, comfortable, and indicate a sense of pride.

Goals

- Promote and support arts and humanities events and programs.
- Enhance programs for advising and counseling.
- Promote programs dealing with substance abuse and overall health and wellness.
- Create an environment that fosters balance between professional and personal life and supports healthy lifestyles.
- Integrate more art and people friendly areas into the landscape and physical surroundings.
- Enhance orientation and support programs for new staff, faculty, and students.

Resources

Vision

UW-L strives to build upon its resources. University resources (people, time, facilities, and monies) will be directed to the highest priorities in pursuit of the greatest quality and value and in accordance with the overall strategic plan. We will continue to explore new and innovative methods to better utilize existing resources and we will aggressively seek new funding sources.

Goals

1. Develop methods to ensure that allocations are linked to the strategic plan and enrollment management – 21 and are regularly assessed.
2. Explore alternative methods, mixes, and combinations to use existing resources.
3. Garner/obtain resources for increased funding.

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, 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.

College of Liberal Studies - continued

- 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 UW-L 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 UW-L, 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 UW-L 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 UW-L 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.

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 UW-L 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, the campus arts building, 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.


Wimberly Hall

F. PLANNING ISSUES AND THEMES

GENERAL PURPOSE REVENUE (GPR) SUPPORTED FACILITIES & FUNCTIONS

Priority **Issue Description**

1. Lack of Laboratory Teaching Space For Instruction in the Physical and Life Sciences
    - Extreme shortage of laboratory space for instruction in the physical and life sciences (chemistry, biology, microbiology, physics, geography, mathematics).
    - Lack of facilities making it difficult for students to complete their degree in timely manner.
    - Existing physical and life sciences teaching spaces & labs 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.

2. Infrastructure, Functional and Aesthetic Deficiencies in Wittich Hall
    - Building envelope, mechanical system, electrical system, plumbing system are in immediate need of complete reconstruction/replacement.
    - Building is not ADA compliant.
    - Spaces do not function well as currently configured.
    - Need to establish alternative location for Womens' Gymnastics practice activities

3. Capacity of Campus Central Chilled Water Plant
    - Additional building space added by major projects in future biennia will increase demand for chilled water beyond the central plant production capacity.
    - There is no space available to add on to existing building that houses existing chiller plant.
    - Residence halls that will be added to central chilled water distribution in future projects are located on the opposite end of campus from the existing plant. i.e. there will be long distribution distances from the existing plant to these residence halls.

4. Capacity of Campus Fiber Optic Backbone
    - Recent building projects have revealed that the existing buried campus fiber optic backbone is inadequate to serve campus facilities.
    - Additional strands of single mode fiber required for most campus buildings.
    - Need additional home runs to secondary campus data center to ensure redundancy of network.
    - Existing buried conduit system is full. There is no available space for fiber to be extended to new facilities.
    - Campus fire alarm reporting system needs to be moved off of old, existing copper phone lines, and transferred over to the fiber optic system.
    - Existing telephone system is still served by obsolete copper infrastructure.

5. 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.

6. 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, print making and drawing.
    - Music program needs new and additional space for teaching, practice, rehearsal and performance activities.
    - Theater Arts needs space to accommodate costume shop, scenery design and construction and space to store props, scene materials, etc.

7. 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.

8. Accessibility of Physical Facilities
    - The primary entrances that the general public uses to access the performance venues in the Center For the Arts are not accessible. In addition, the building does not have an adequate elevator.
    - 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.

9. Shortage of Space for Physical Plant Support Services
    - Need larger plans and specifications room.
    - Need larger paint, maintenance, electrical, plumbing and mechanical shops.
    - Need a dedicated room for campus energy management system.
    - Need additional office space.

10. Lack of Storage Space on Campus
    - All programs (academic and non-academic) are suffering from a severe shortage of storage space.

PROGRAM REVENUE (PR) SUPPORTED FACILITIES & FUNCTIONS

Priority **Issue Description**

1. Existing Student Center (Cartwright Center) not functional.
    - Shortage of dedicated Student Organization space.
    - Lack of formal gathering/reception space.
    - Inadequate office space for Student Centers administrative staff.
    - Lack of appropriate performance or conference space.
    - Existing building is not ADA compliant.
    - Lack of retail and storage space at bookstore.
    - Building is located in the far back corner of campus.
    - Vehicular access to the building is difficult.
    - Dining and support facilities are too small and do not function well.
    - Existing building infrastructure is completely beyond expected life and requires full replacement.
    - Building architecture/layout makes way finding very difficult.

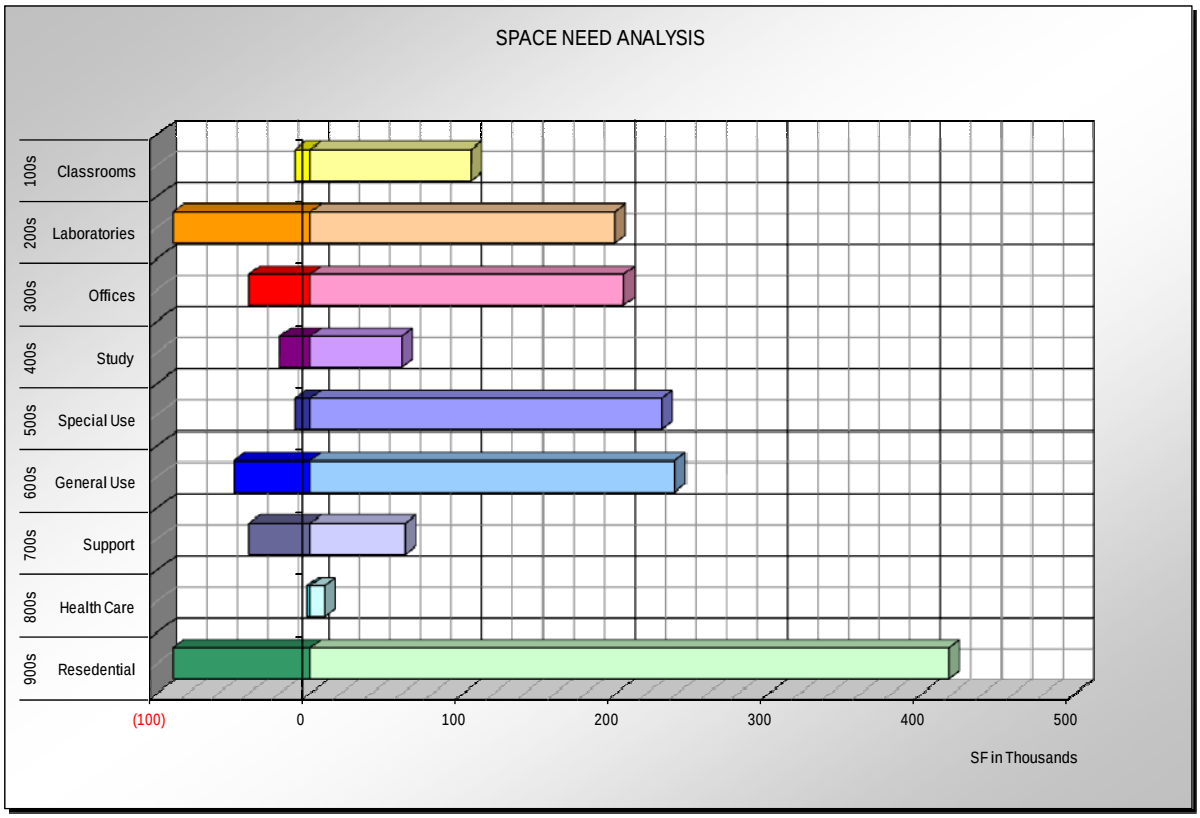
2. Need additional indoor and outdoor student recreation space
    - Demand for access to programmed recreation activities continues to grow.
    - As enrollment is increasing, students often do not have opportunity to use REC due to overcrowding.
    - Dedicated outdoor student recreation fields at the Veterans Memorial Sports Complex experience heavy utilization which makes it very difficult to maintain the turf. Added nighttime activities that have been made possible by the addition of the lights at the complex has made the problem worse. Some activities are now being cancelled due to condition of natural turf fields.

3. 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 UW-L 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 UW-L 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.

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 and laboratory 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 functional student union space
- Lack of office and specialized teaching spaces for the College of Business Administration
- Lack of office, 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 UW-L

Also, while there is an immediate need for additional building space at UW-L, 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, UW-L'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 to be 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 (46) 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 UW-L, has resulted in greatly increased demand for basic courses in the physical and life sciences. In addition, instruction in the sciences is also required by other programs on campus. 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.

An increased emphasis on undergraduate and faculty research has put additional strains on the laboratory facilities as well. These spaces, and the aged infrastructure that supports them, are not equipped, or in an adequate condition to accommodate the level or intensity of use that is required of them. The condition and availability of instructional laboratory, research, and office space in Cowley Hall, the campus science building, has deteriorated to the extent that it's having an adverse effect on the university's ability to attract and retain quality instructors.

Photos on this page show various existing lab spaces in Cowley Hall

Cowley Hall was constructed in 1965 when there were far fewer science programs, and those programs demanded much less from the facility. The building has never had a major renovation, and it can no longer accommodate the quantity and intensity of the instruction and research that must occur in the building. All of the programs in the physical and life sciences are experiencing severe space shortages. In addition, the quantity and condition of the instructional labs are inadequate to serve the number of students that are demanding access to the programs. Along with the space deficiencies and the poor condition of individual labs, the overall infrastructure of the building itself is completely beyond its useful and expected life.

The laboratory spaces are also inadequate in The kinesiology and human performance teaching areas in Mitchell Hall and in the art labs and the theatre arts areas in the Center For the Arts. All of these spaces were constructed over thirty years ago. Not only are the infrastructures in these spaces in need of replacement, the labs are too small and not designed to accommodate the volume, and the type of instructional activities that need to occur in them.

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 due to the fact that institutions are usually quicker to construct space that is directly related to their missions which, 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, Wilder Hall, Mitchell Hall, Cowley Hall, and to some extent Wittich Hall and the Maintenance & Stores Building, 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.

(At Left - Former storage closet converted to office)

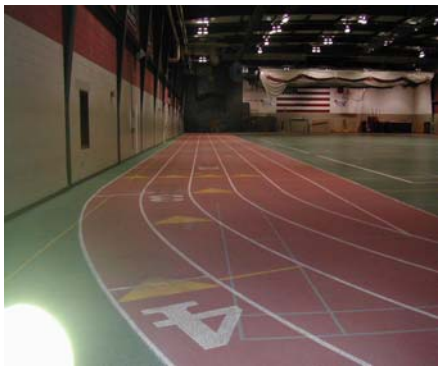
400 STUDY FACILITIES

All of the academic buildings on the UW-L 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

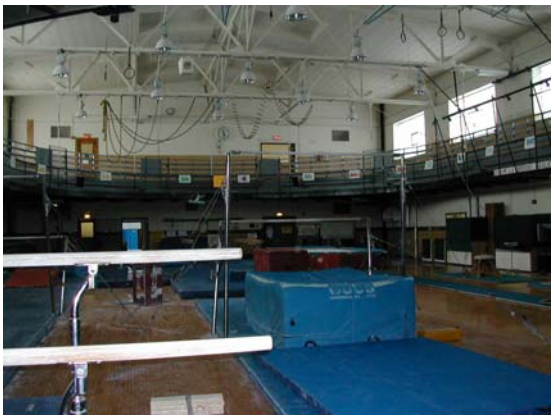
The main gymnasium in Mitchell Hall that is used for academic programs, as well as intercollegiate athletics and programmed student recreation, was constructed as part of the original building project in 1965. As such, the infrastructure of the gymnasium is aging and various components that haven't been 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 an enumerated 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. Significant reinvestment into this space will be required in future biennia for replacement of the floor surface, replacement of the safety cages and replacement of the lighting system. Although the intent of the campus was to include the upgrades to this space in an enumerated project in Mitchell Hall, it will probably be necessary to move forward with these infrastructure upgrades prior to that project.



The swimming pool in Mitchell Hall is also original to the construction of the building in 1965. It is used by academic programs, intercollegiate athletics and multiple community partnership programs. 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. But as that project continues to get pushed further out in the future, it will become necessary to address these issues prior to that time.

The gymnasiums, therapy pool, and associated locker rooms in Wittich Hall are all in immediate need of complete renewal. These spaces were originally constructed many decades ago, and have had few aesthetic upgrades, and virtually no infrastructure upgrades since then.



600 GENERAL USE FACILITIES

Cartwright Student Center was originally constructed in 1958 with additions in 1964 and 1984. The layout of the original building and two additions is not efficient. There are multiple, compartmentalized segments of the building that make circulation and way finding difficult. The spaces are not highly functional, and most of the building systems are beyond their expected life. In addition, the facility is not in a location that allows it to serve the campus well. The Campus Master Plan calls for the facility, and the functions it accommodates, to be relocated closer to the front door of campus.

Student participation in recreational sports activities is very high at UW-L. As such, demand for access to the facilities in the Recreational Eagle Center (REC) continues to grow. Participation in both programmed activities as well as individual use of the REC has outgrown the facility's ability to accommodate the volume of use desired. Increased enrollment has put even a bigger strain on both the facilities at the REC and the outdoor student recreation fields located at the Veterans Memorial Sports Field Complex.

Those fields were equipped with exterior lighting as part of the construction of that complex in 2006, and that has provided additional hours of use for programmed activities. However, the fields are natural turf, and now the extended play on them is causing the condition of those fields to deteriorate to the extent that it is very difficult to maintain them in a condition acceptable for use. In order to accommodate the demand for recreation facilities, an addition is planned for the REC, and artificial turf may be installed on the exterior playing fields as a joint venture with UW-L athletics.

The main 400 seat auditorium in Graff Main Hall, Room 260, was renovated in the late 1970's, but no significant capital has been invested in the facility since then. The space is in need of infrastructure renewal, including new wall, floor and ceiling finishes, replacement of fixed seating, replacement of presentation technology and acoustical treatments, and upgrade of the HVAC system that serves the room. Among the many purposes the room serves, it acts as the largest classroom on campus. As such, it would have been difficult to take offline for any extended period of time to implement the needed improvements. However, with the completion of Centennial Hall which has two large auditoriums that will function as classrooms, it will be possible to temporarily close Room 260 for renovations. As such, a project is being implemented to upgrade Room 260.

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 UW-L groups that need to practice and perform, and the seating area does accommodate enough guests.

700 SUPPORT FACILITIES

The building that houses the UW-L 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.

With the completion of the new student union and the new science facility, demand for campus chilled water will become larger than the production capacity of the existing campus central chilled water plant. And, the existing chilled water plant building is too small to accommodate additional chillers and cooling towers. Given that there is not adequate site adjacent to the existing plant to accommodate an addition to the building, a planning exercise for developing a satellite chiller plant will need to be commenced in the 2013-2015 biennium.

Finally, because of the severe lack of space for all programs across campus, ancillary space such as areas originally designed as storage in the buildings has, over time, been converted to office, classroom and computer lab space. Consequently, there are very few areas left for storage. This is a campus-wide problem, and it often results in items being kept in corridors, mechanical rooms, and conference rooms. Larger items used in the theater arts are even being stored outside of the building. This is not only unsightly to the neighbors of the university; it leaves the items unprotected from vandalism, theft and the affects of the weather. While it is difficult to advance the construction of new space solely for the purpose of storage, the issue is significant enough that it is beginning to adversely affect the university's ability to deliver the academic programs.

(At Right – Lack of storage for Theatre Arts results in items used for productions overflowing outside of the bldg)

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.

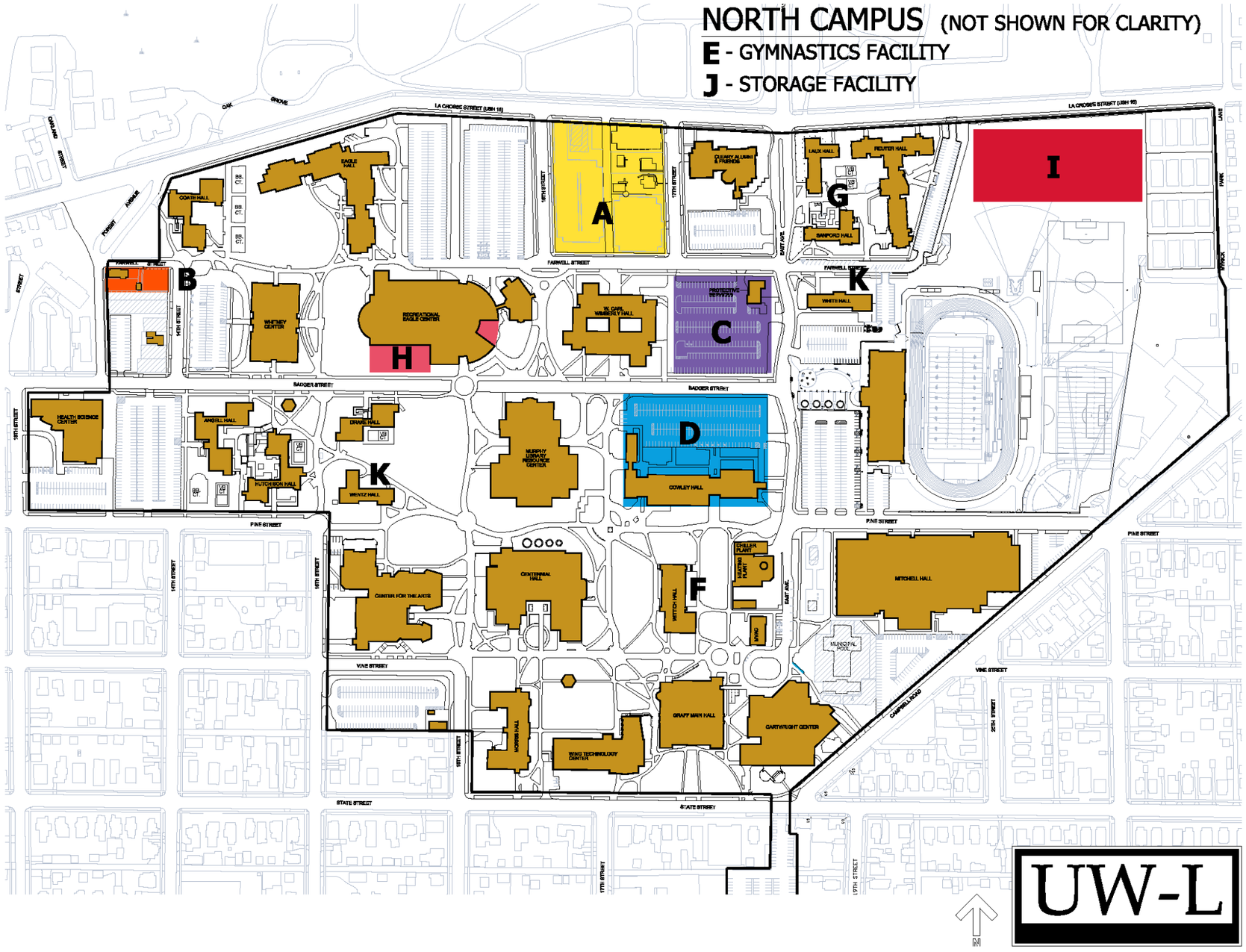
900 RESIDENTIAL FACILITIES

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 600 students, there is increased demand for residence hall beds. Despite additional beds being constructed on campus in recent years, UW-L will commence the 2012 fall semester with approximately 300 students in overflow beds, and it is anticipated that demand for access to residence hall space will continue to remain at this level. 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
Construction of a 600-stall parking ramp and new Police Services Building will commence in summer 2012.

B
The design and construction of a satellite chilled water plant is planned for the 2013-2015 biennium. The plant will provided added chilled water capacity to the central system to accommodate additional building area being added by the various projects.

C
Design and construction of a new student union building is planned for the 2013-2015. A pre-planning study for this facility was completed in spring 2012.

D
Design and construction of a new science building is planned for the 2013-2015 and 2015-2017 biennia. A pre-planning study for this facility was completed in 2011.

E
Prior to renovating Wittich Hall (See F below), a pre-engineered structure to accommodate UW-L Women's Gymnastics practice activities will be constructed on the north campus.

F
The university is proposing a Facilities Stewardship Project to completely renovate Wittich Hall to accommodate the College of Business Administration.

G & K
The university plans to begin a mulit-biennia program to completely renovate all of the existing 45+ yr old residence halls. Laux & Sanford Halls will be first, followed by Wentz and White Halls.

H&I
In order to meet growing demand for programmed student recreation activities by a growing student population, the university is studying the feasibility of constructing additions to the REC and to adding artificial turf to exterior student recreation fields.

J
The university is proposing to construct a storage facility at the north campus.

B. PRIORITIZED PROJECT REQUESTS

GENERAL PURPOSE REVENUE (GPR) SUPPORTED REQUESTS

2013 – 2015 BIENNIUM

1. Project Title: **New Science Facility Phase I & II – Design and Construction**

Estimated Cost:		
$ 136,000,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 136,000,000		**Total**

2. Project Title: **New Chiller Plant – Design and Construction**

Estimated Cost:		
$ 4,800,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 4,800,000		**Total**

2015 – 2017 BIENNIUM

3. Project Title: **Wittich Hall Renovation – Design and Construction**

Estimated Cost:		
$ 24,000,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
0		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 24,000,000		**Total**

2017 – 2019 BIENNIUM

4. 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**

2019 – 2021 BIENNIUM

5. Project Title: **Mitchell Hall Addition & Renovation – Design and Construction**

Estimated Cost:	$	30,000,000	General Fund Supported Borrowing
		0	Program Revenue Supported Borrowing
		0	Building Trust Funds
		0	Gift/Grant Funds
		0	Program Revenue - Cash
	$	**30,000,000**	**Total**

2021 – 2023 BIENNIUM

6. Project Title: **Center For the Arts – Design and Construction**

Estimated Cost:	$	32,000,000	General Fund Supported Borrowing
		0	Program Revenue Supported Borrowing
		0	Building Trust Funds
		0	Gift/Grant Funds
		0	Program Revenue - Cash
	$	**32,000,000**	**Total**

2023 – 2025 BIENNIUM

7. 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

2013-15 BIENNIUM

1. Project Title: **New Student Union – Design and Construction**

   Action Requested: Design and Construction

   Estimated Cost:

$	55,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**55,000,000**	**Total**

2. Project Title: **New Chiller Plant – Design and Construction**

   Action Requested: Design and Construction

   Estimated Cost:

$	4,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**4,000,000**	**Total**

3. Project Title: **Gymnastics Practice Facility & Storage Building – Design and Construction**

   Action Requested: Design and Construction

   Estimated Cost:

$	4,500,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**4,500,000**	**Total**

2015-17 BIENNIUM

4. Project Title: **Laux/Sanford Renovations – Design and Construction**

   Action Requested: Design and Construction

   Estimated Cost:

$	14,100,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**14,100,000**	**Total**

5. Project Title: **Addition to REC – Design and Construction**

   Action Requested: Design and Construction

   Estimated Cost:

$	12,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**12,000,000**	**Total**

6. Project Title: **Artificial Turf – Design and Construction**

Action Requested: Design and Construction

Estimated Cost:

$	2,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**2,000,000**	**Total**

2017-19 BIENNIUM

7. Project Title: **Wentz/White Renovations – Design & Construction**

Action Requested:

Estimated Cost:

$	14,400,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**14,400,000**	**Total**

2019-21 BIENNIUM

8. Project Title: **Coate/Drake Renovations – Design & Construction**

Action Requested:

Estimated Cost:

$	16,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**16,000,000**	**Total**

9. Project Title: **Whitney Center Renovations – Design & Construction**

Action Requested:

Estimated Cost:

$	12,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**12,000,000**	**Total**

2021-23 BIENNIUM

10. Project Title: **Angell/Hutchinson Renovations – Design & Construction**

Action Requested:

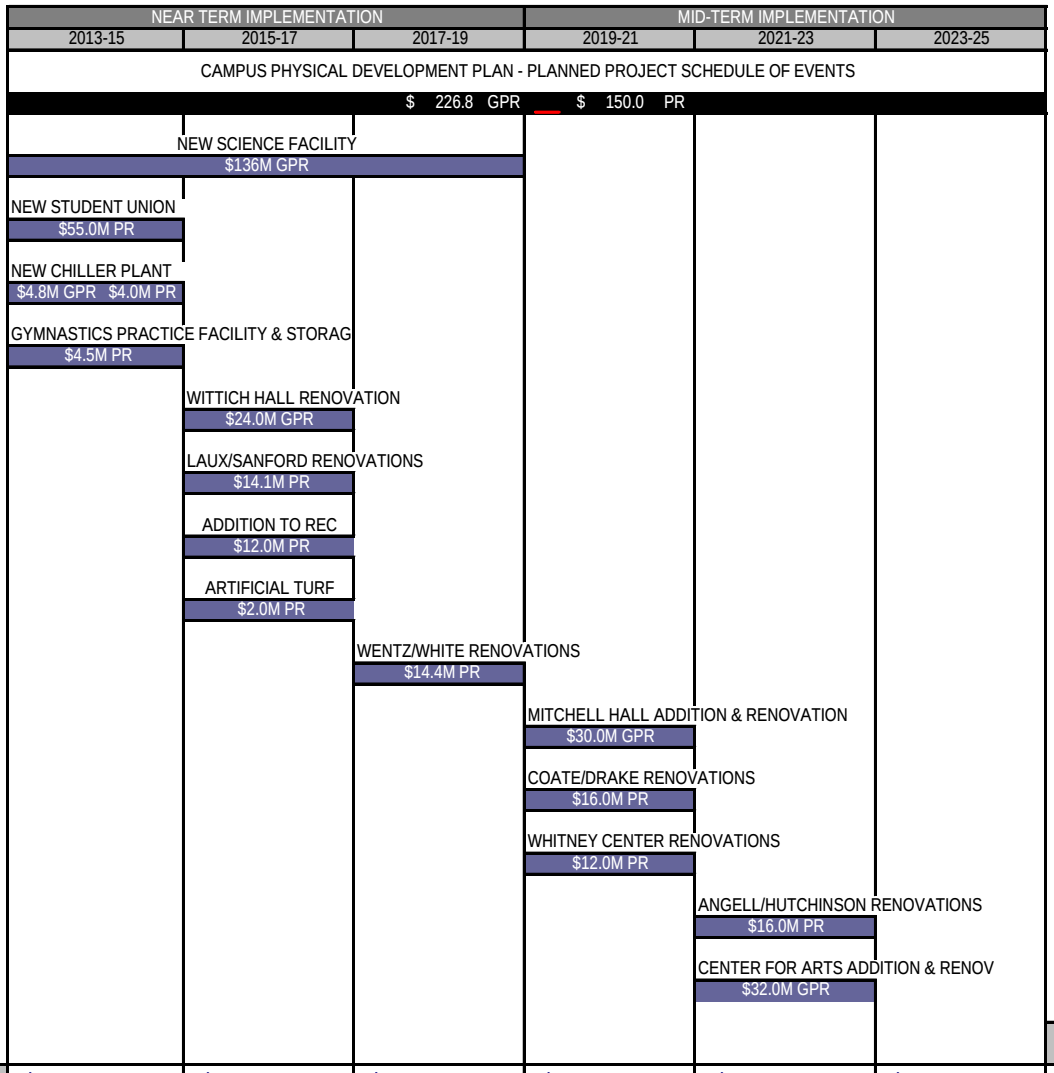
Estimated Cost:

$	16,000,000	Program Revenue Supported Borrowing
	0	Gift/Grant Funds
	0	Program Revenue - Cash
$	**16,000,000**	**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 six biennia.

UNIVERSITY OF WISCONSIN - University of Wisconsin - La Crosse
CAMPUS PHYSICAL DEVELOPMENT PLAN
PROJECT SEQUENCE CHART: 2013 - 2025



	2013-15	2015-17	2017-19	2019-21	2021-23	2023-25	TOTAL	
GPR	$ 140.8	$ 24.0	$ -	$ 30.0	$ 32.0	$ -	$ 226.8	M
PR	$ 63.5	$ 28.1	$ 14.4	$ 28.0	$ 16.0	$ -	$ 150.0	M
GIFT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	M
GRNT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	M
							$ 376.8	M

KEY

- DURATION OF CAMPUS PHYSICAL DEVELOPMENT PLAN
- DURATION OF PROJECT
- DURATION OF PROJECT CONSTRUCTION
- DURATION OF PROJECT PLANNING

New Science Facility
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 first GPR funded project shown in the chronology of major projects on campus is the construction of a new science facility.

Deficiency in the quantity and quality of laboratory, instruction and office space (Cowley Hall was constructed in 1965, with few renovations occurring since then) has become a significant roadblock in the delivery of science programs. This is especially problematic in that the demand for access to the science programs has increased rapidly in recent years, and is expected to continue to climb. Not only are the existing facilities preventing programs from growing and expanding science curricula, their inadequacy in size and quality do not allow them to accommodate the existing program demand. Consequently, the New Science Facility project is shown as UW-L's top priority for GPR funded facility projects.

New Student Center
Cartwright Center, the existing student union facility consists of a 59,000 gsf original building constructed in 1958, and two additions totaling 80,000 gsf that were constructed in 1964 and 1985. Although this facility is one of the most publicly accessed buildings on campus, the location of the building makes it difficult to find and access, and the architecture of the building makes way finding extremely difficult. The spaces currently used for the campus bookstore and textbook rental and the kitchen and dining facility are undersized and do not function well. The floor elevations do not match up to the elevations of the entrances at grade and this makes accessibility very difficult. The Student Centers office area is too small and does not accommodate the staff well. The large meeting/performance venue is outdated, not sized correctly, and does not have the appropriate infrastructure to support the activities these spaces need to accommodate.

In addition, the infrastructure of the facility is original to the construction of the building and additions, and it is not adequate to provide the necessary environment for the activities that occur in the building. The HVAC systems are well beyond their useful life and they have minimal controls. Also, although the building must accommodate multiple public performances and events throughout the year, it is not ADA compliant. Accessibility into, and through the building is very limited due to elevation changes around the building and the lack of a compliant elevator. Finally, the finishes in the building are original to the construction and are well beyond their life.

The intent of the project is to construct a new student union that will provide student gathering and social areas, study areas, offices for student organizations, offices for Student Centers administration, general use meeting rooms, performance venues, large meeting rooms, food service kitchens and dining areas, various retail spaces, textbook rental area, and all other occupancies determined during programming. The new facility will be located in the north central portion of campus, adjacent to the main public entrance to campus and adjacent to the new parking ramp as endorsed by the 2005 UW-L Master Plan.

New Satellite Chiller Plant
Due to the growth in square footage of buildings being served by the campus central chilled water plant, including the anticipated connection of existing residence halls to the system, the capacity of the plant will soon be surpassed by demand for chilled water. Consequently, the university is currently planning the construction of a satellite chiller plant to add capacity to the central system. As there is not adequate site to add on to the existing plant, the new chillers will be housed in a new satellite plant located at the northwest corner of campus. This location accommodates connection of the new plant to existing 18" distribution pipes and is adjacent to buildings that will constitute a significant portion of the future loads.

Women's Gymnastics Practice Facility and Storage Building
Because the building is in such an advanced state of deterioration, a complete renovation of Wittich Hall is planned for the 2015-17 biennium (see project summary below). However, since the gymnasiums in the building are currently used by the UW-L Women's Gymnastics Team for their practice activities, an alternate facility to accommodate these activities must be developed prior to commencement of the Wittich Hall Renovation project. Since the gymnastics practice activities require a very basic large high

volume space, the design solution will most likely consist of a new pre-engineered metal building structure located on the north campus.

The university is also struggling to meet storage needs for the various programs on campus, as most of the storage areas in existing buildings have been converted to occupied program spaces, and additional storage space has not been included in recent building projects due to the cost of including such space in new institutional buildings. At the same time, the university desires to consolidate it's mail, stores, surplus and materials handling areas to take advantage of operational efficiencies that could be gained by the consolidation of these services. The design solution for this issue could also be an economical pre-engineered metal building located on the north campus.

Consequently, in order benefit from the economy of designing and building two similar structures on essentially the same site, the university plans to construct these two pre-engineered metal building structures as part of a single project.

Wittich Hall Renovation
Wittich Hall was constructed in 1916 as the original physical education building on campus, and it received an addition in the early 1930's. There was a partial renovation completed in the early 1970's, but that is the only significant capital that has been reinvested in the facility since its original construction.

The building, which is listed on the Federal Register of Historic Places, is in a state of advanced deterioration. The mechanical ventilation systems are served by essentially the same infrastructure as originally constructed in the building. All components of the building infrastructure are well beyond their expected life, the building contains hazardous building materials, and the facility is not ADA compliant. Finally, all of the finishes in the building are well beyond their useful life and are in need of replacement.

The building has been identified as the future home of the UW-L College of Business Administration. As such, it is the intent of the project to completely renovate the facility to accommodate the needs of the college. This will include complete replacement of all components of infrastructure in the building, and connection of the HVAC systems to the campus central chilled water system. The project will also include installation of additional floor structures within existing high volume spaces in the existing building to accommodate the space requirements of the College of Business Administration.

Addition to REC and Installation of Artificial Turf
Demand for access to the Recreational Eagle Center (REC) has continued to grow since it opened in 1996. High percentages of students at UW-L have traditionally participated in both programmed and non-programmed athletic activities. Consequently, demand for access to recreational gymnasium and fitness areas has always been high, and continues to grow as the student population grows. Utilization of the REC has increased to the extent that there isn't enough space in the facility to meet current demand. In addition, since the north recreation fields at the stadium complex were dedicated to programmed student recreation as part of the reconstruction of the complex in 2009, they have been utilized so heavily that it is difficult to maintain them in a functional condition. In order solve these issues, the university plans to construct an addition to the REC and to install artificial turf playing fields at the Veterans Memorial Sports Complex.

Laux/Sanford/Wentz/White 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.

Whitney Center Renovations
After the new student center is constructed, 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.

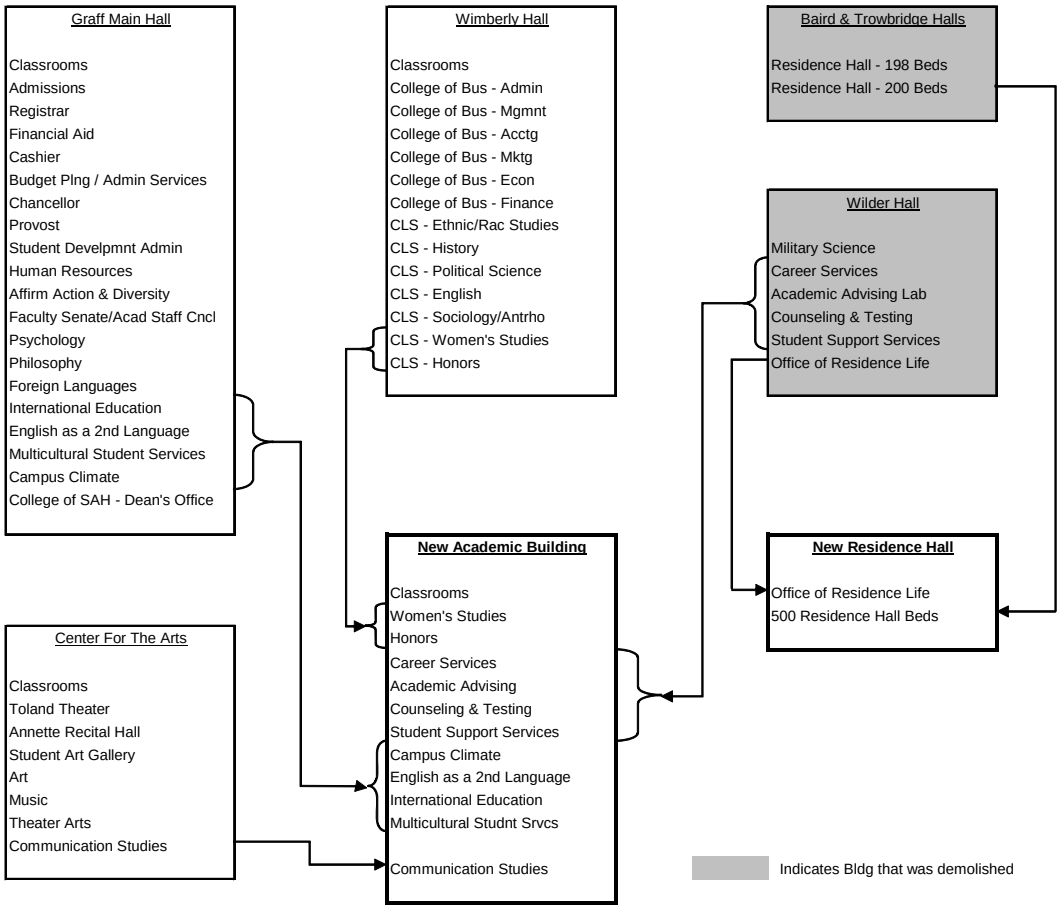
Additions and Renovation to Mitchell Hall
The academic programs in the fields of human performance, health education, sports medicine, and sports and recreation management have grown significantly since Mitchell Hall was constructed in 1965. Teaching methods and the amount of equipment and technology have also evolved considerably since then. In addition, the existing facility is in excess of 45 years old and it is in need of updated infrastructure. Consequently, in order to satisfy the need for additional and different types of teaching environments, it will be necessary to add building space to Mitchell Hall. Corresponding renovations within the existing building will also be necessary to preserve and enhance the existing functional adjacencies. Unencumbered exterior space is available on the east and south sides of Mitchell Hall to accommodate an addition to the building.

Additions and Renovation to the Center For the Arts
All of the painting, ceramics and metals art labs are undersized for the volume of students they are currently accommodating and the infrastructure in all of these labs is in need of replacement/update. The theatre arts teaching labs are undersized and some are being taught in spaces that were not originally designed for this activity. The storage space available for costumes and props used in the academic programs is grossly inadequate. The recital hall is too small to meet program needs and the building does not have an adequate general performance venue to accommodate student productions. In addition, there is not enough office space to accommodate all of the faculty in the programs, and as a result, faculty are sharing offices and former storage rooms, janitor closets, etc., have been converted to office use. The facility was constructed in 1974 with a reduced project scope due to budget concerns at the time of construction. As such, the programs have suffered from space deficiencies since the building was initially occupied. Consequently, in order to solve the severe space shortages, an addition to the building is required. Also, since no significant capital has been reinvested back into the building since its construction, associated renovations within the building are also needed to bring the building finishes, infrastructure, etc. up to current codes and standards.

D. ORIGIN-DESTINATION CHART

Construction of a new academic building (referenced in the chart below) commenced on the UW-La Crosse campus in late summer of 2009. The main goal of that project is to create the quantity and quality of general access classroom space needed on campus. However, it will also help solve some of the critical space deficiencies currently suffered by various academic and student advising programs on campus.

As shown below, various space starved units from Graff Main Hall, Wimberly Hall, Center For the Arts, and Wilder Hall will be relocated into the new academic building in summer of 2011. The departmental space vacated in Graff Main, Wimberly and Center For the Arts, along with substandard classrooms in those buildings, will then be used to allow a small amount of decompression of the remaining occupancies in those buildings. The vacated space will be converted to much needed offices, specialty instructional space, student study areas, and conference and work space. Most of the student study, conference, and miscellaneous work space in these buildings have been converted to makeshift office and substandard general classrooms space. After the new academic building is occupied, these spaces can begin to be converted back to their original use and purpose.



Wilder Hall was demolished as part of the new academic building project, so it was necessary for the university to temporarily relocate the occupants of that building. Those temporary relocations which will be in place until the new academic building is completed, are not shown on the chart.

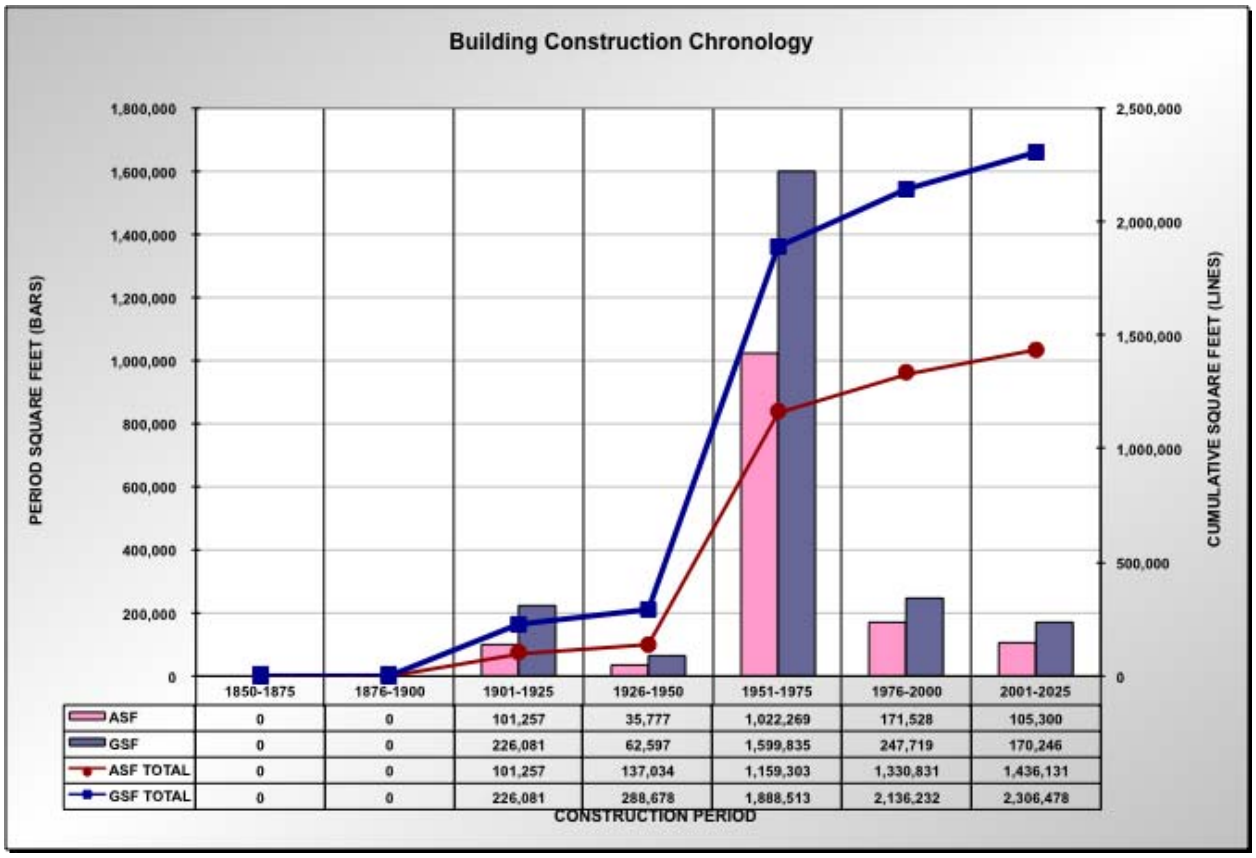
The new academic building project also resulted in the removal of Baird and Trowbridge Halls, two existing aged residence hall structures. The university has accommodated the majority of those lost beds on a temporary basis through increasing the capacity in its existing halls as well as leasing private facilities for some of the specialty residential occupancies. However, the university is also currently constructing a new 500-bed residence hall, and so the long term relocation of those beds will be back into that new facility as shown in the Origin/ Destination Chart. The Office of Residence Life, which was located in Wilder Hall, will also have a permanent office suite constructed as part of the new residence hall project. These offices were temporarily relocated to space with Whitney Center (student center) for the duration of the construction of the new residence hall.

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 UW-L 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 haven't been constructed within the last six years, only Graff Main Hall, Wing Technology Center, Murphy Library and Morris Hall have had significant renovations. And 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 haven't been updated for over thirty years.



	1850-1875	1876-1900	1901-1925	1926-1950	1951-1975	1976-2000	2001-2025
ASF	0	0	101,257	35,777	1,022,269	171,528	105,300
GSF	0	0	226,081	62,597	1,599,835	247,719	170,246
ASF TOTAL	0	0	101,257	137,034	1,159,303	1,330,831	1,436,131
GSF TOTAL	0	0	226,081	288,678	1,888,513	2,136,232	2,306,478

Even though operational maintenance budgets are inadequate, the buildings on the UW-L campus have, none the less, 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 UW-L 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. An example of this at UW-L is the need for capital renewal of Wittich Hall, the original campus physical education building. The facility was constructed in 1916 and an addition was put on in 1931. Other than some remodeling that occurred in 1971, there has been no significant capital reinvested into the building. The HVAC systems, interior finishes, and functional layout of the building exist largely as they did when the building was constructed. But, because of the complex nature of trying to apply project funding categories that are currently available to incrementally update the building, it has been problematic to scope and implement the much needed capital renewal of the facility. However, the new Facilities Stewardship Project program developed by UW System Administration will allow the campus to submit a request for a fully integrated project that will address all of the infrastructure and functional deficiencies of the building. While no new space is planned for the building, the new stewardship project concept will allow the university to implement a full renovation of the entire facility and its infrastructure. Without this type of project, the building will eventually need to taken offline due to its advanced state of deterioration.

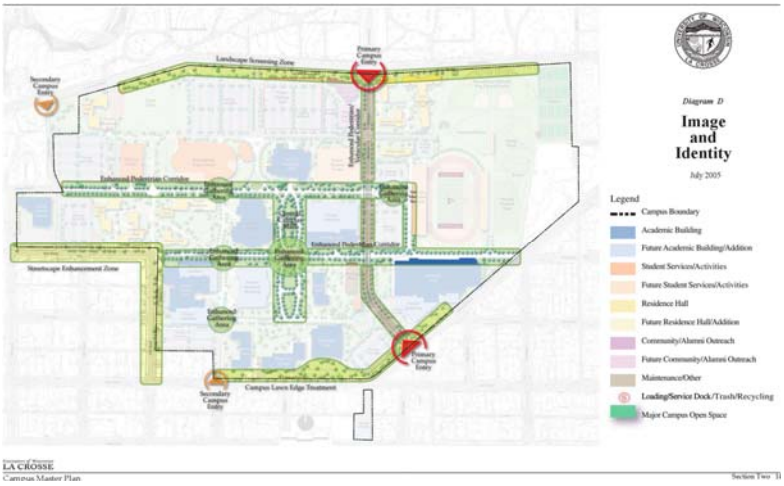
Cowley Hall, the university's academic science building, is another facility in need of extensive capital renewal. It was constructed in 1965 and has had no major renovation since then. As demand for access to coursework in the physical and life sciences, as well as faculty and student research, has continued to increase dramatically in recent years, the building's aged infrastructure and lack of space have become a barrier to the university's ability to deliver this instruction. But, unlike Wittich Hall, a significant amount of additional building space is required to accommodate the demand for access to the academic programs in the physical and life sciences. As such, the university, with the assistance of UW System Administration and the Division of State Facilities, recently completed a pre-planning study to determine the building program needs for a new academic science facility. The final report produced as a result of this study recommends the implementation of a two phase project that will completely replace Cowley Hall with a totally new facility. The ultimate goal of the project will be to provide the appropriate quantity and quality of space needed to deliver the academic programs in the physical and life sciences.

Wittich Hall

Cowley Hall

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.



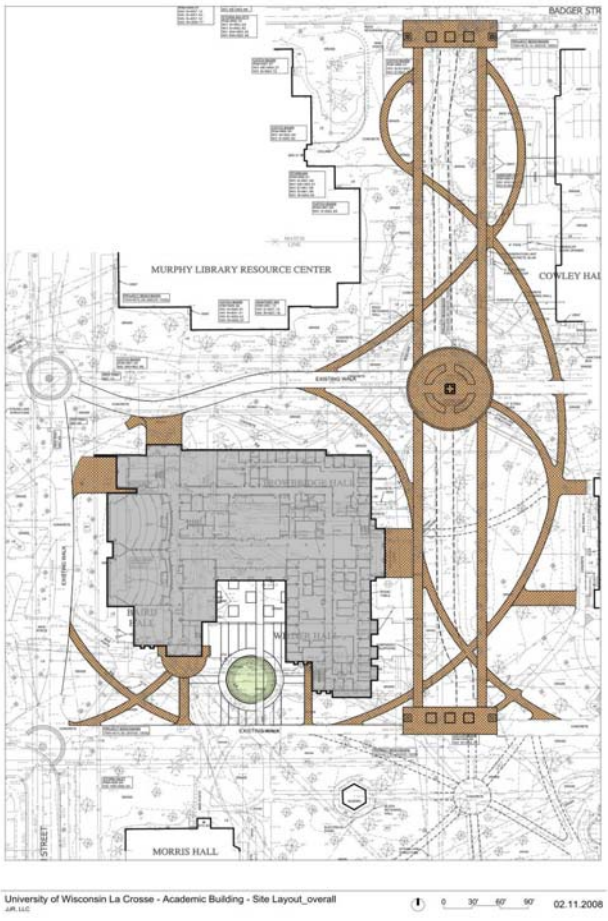
These corridors have become pedestrian and bicycle malls that also accommodate access to the various campus buildings by service, delivery, mass transit and emergency vehicles. These areas also serve as appropriate setback and green space between the buildings. This is especially important on a compact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



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 are currently three (3) privately-owned parcels of land remaining within the approved campus boundary, along with the City of La Crosse owned Municipal Swimming Pool which 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 UW-L 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 design of, and will begin construction of an elevated parking structure along the north edge of campus. The area reserved by the 2005 UW-L Exterior Master Plan for this structure is the current site of a recycled asphalt surface parking lot. The lot, in its current form, is not aesthetically pleasing, nor is it fully functional.

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 UW-L 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 UW-L 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, it is possible that some of the galvanized supply systems into UW-L 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 drain pipes 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 university intends to access Small Project funds to obtain the assistance of a local plumbing firm with a track-type self propelled camera to perform a more detailed evaluation of the sanitary laterals out of Graff Main Hall, as well as other buildings on campus. Based on those findings, the university will develop a project request in a future biennium to proactively address any issues discovered in the investigation.

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, and 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 also 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 for Centennial and Eagle Halls, biofiltration basins were designed and constructed as part of the site development for both of those buildings. The roof storm water and clear condensate water from the building systems are routed to these 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 a 25,000 PPH natural gas fired boiler that has recently been replaced (see paragraph below). The high pressure steam is distributed throughout campus via underground pipes which 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.

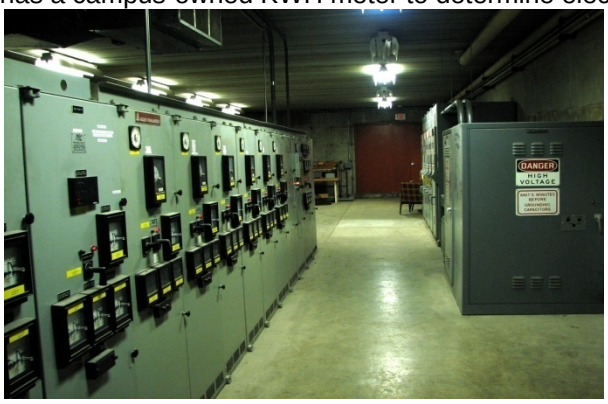
A project to replace the “summer” or “low demand” boiler (Boiler #3) in the UW-L Heating Plant is currently in progress. The existing #3 Boiler was a 25,000 PPH that utilized natural gas as its primary fuel and fuel oil as a back-up fuel. It was 47 years old and was very inefficient. The existing Boiler #3 was typically used to generate steam during periods of lower demand, such as in the summer months, as it was much more economical and environmentally friendly to do this in lieu of utilizing the larger boilers during these low demand periods. The project that is currently being implemented replaces this single boiler with a pair of high efficiency 15,000 PPH boilers that, similar to the older boiler, use natural gas as their primary fuel source with fuel oil as a back up. The new pair of boilers, with a total capacity of 30,000 PPH will now serve as the primary boilers for most of the year. During those times of the year when steam demand is at its peak, the existing 60,000 PPH boilers will be loaded as necessary to efficiently accommodate loads higher than can be satisfied with the new Boilers #3 & #4.

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 feedwater system and repairs to the baghouse system.

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 is currently being planned to provide additional capacity to the central chilled water distribution system. It will most likely be located somewhere in the northwest quadrant of the campus where there is an existing 18" chilled water main available for introducing the chilled water from the satellite plant into the distribution system. The project is slated for the 2013-2015 biennium.

The campus **primary electrical distribution system** consists of approximately 11,000 linear feet of university owned cable which is fed by Xcel Energy at 4160/2300 volts. The Xcel Energy substation is located west of Mitchell Hall and it is connected to an electrical vault adjacent to the Heating Plant by means of high voltage switchgear. Two KWH demand meter serve the entire campus except for the remotely located meters for each of the three buildings on the north campus. The electrical vault originally had six (6) primary circuits with an additional two (2) added in 1997. These eight (8) primary circuits serve the buildings via underground ducts encased in concrete. Each circuit and each building has a campus-owned KWH meter to determine electrical consumption.



A Primary Electric System Replacement project was completed in 1997 and it provided a new 5kV primary electric distribution system with all primary 5kV cable, oil switches, air tap boxes and non-load break switches being replaced. The system was constructed such that the distribution network is looped to the extent practical; i.e. each building has a primary electrical feeder along with a back-up electrical feeder to which the electrical service could be switched in the event that the primary feeder is out of service.

With the addition of the third chiller and cooling tower, a new residence hall (Reuter Hall) in 2006, the new Veterans Memorial Sport Complex in 2009, a new academic building (Centennial Hall) and a new residence hall (Eagle Hall) in 2011, and plans for a new student union and science building along with future additions to other existing academic buildings, it became apparent that the demand for electrical

power from Xcel Energy was going to surpass the capacity that Xcel Energy would be able to supply with the existing. Consequently, an All Agency Project to upgrade the electrical service to the campus was completed in 2010. This project provided a second 4160 service to campus that feeds only the central chilled water plant, with the original service providing power for all other campus loads.

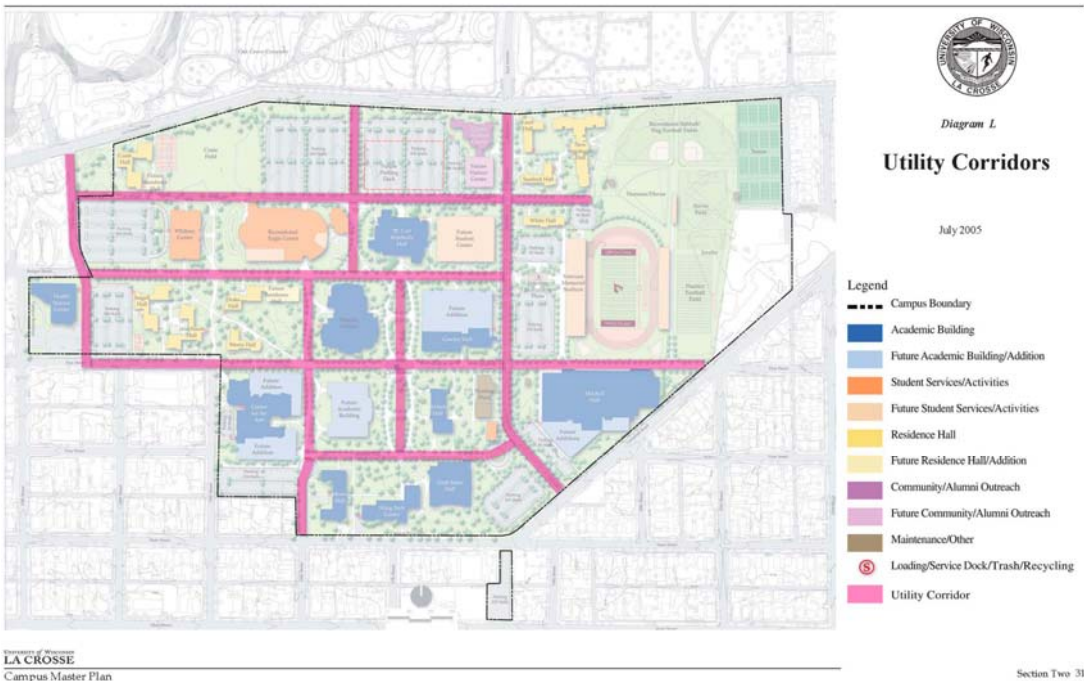
The following table summarizes utility capacities and maximum loads for the past calendar year (January through December 2009).

Utility Parameter	Steam		Chilled Water		Electrical	
Maximum Demand	55,000	PPH	unknown	Tons	6,160	KW
Total Capacity	145,000	PPH	3,700	Tons	7,500	KVA

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 upgraded in 1989 to enhance telephone services to all buildings and provide a central campus data distribution-cabling plant. Century Telephone of Wisconsin, Inc. provided digital Centrex service to the University of Wisconsin – La Crosse as well as Western Wisconsin Technical College, City of La Crosse, County of La Crosse, La Crosse Public Schools, and other La Crosse area state government agencies. The basic telephone service is adequate in that the Nortel DMS-100 Centrex provides reliable digital services and the university does not have the responsibilities of owning and maintaining a switch. In addition to Centrex Service, all end user devices were converted from hard-wired to modular. A campus-wide universal cabling system, including new fiber optic and copper backbone facilities, was also installed at UW-La Crosse.

All UW-La Crosse buildings have been rewired with two 4-pair unshielded copper cables to each designated station location (approximately 1,800) in offices, laboratories and classrooms. The cables consist of one 4-pair category 3 for voice and one 4-pair category 5 or higher for data. The wall jacks are

dual RJ-45 with a non-keyed jack for voice termination and the other jack for data, all within the same faceplate.

The student rooms in all residence halls that were existing at the time have been completely re-wired with two 4-pair Level 5 or 5e cables for voice/data access. Also, there is a computer laboratory in each of the residence halls. Each laboratory has been wired for eight data locations each using one 4-pair category 5e cable to each location.

Intra-building wiring consists of 110 type riser terminals; vertical and horizontal copper riser cables from each subcloset or closet to the Main Distribution Frame (MDF) equal 50% of the total voice and data pairs terminated in each subcloset or closet. There is 24 strand fiber optic cable installed at every riser location in the administrative and classroom buildings. Of the residential buildings, only Reuter Hall (constructed in 2006) and Eagle Hall (constructed in 2011) have fiber risers.

The inter-building campus distribution system consists of a fiber optic backbone for data and future video and voice, and a copper distribution network for present voice use. The copper distribution network serves all buildings from Main Hall. All cables have dedicated counts; closures are Siemens; connectors are AMP Mini connectors; and wire is 26 gauge. The fiber network consists of 62.5/100-Micron Loose Tube, Multi-Mode, dual window (850, 1300 nanometer) 12-strand fiber cable. All fiber is dedicated from the Wing Technology Center in a star configuration with 288 strands or twenty-four 12-strand cables terminating in Wing Technology Center. Connectors are ST-Type as manufactured by AT&T and all pigtails and other cable connections are fusion spliced.

In the fall of 2003 additional fiber optic cable was installed. Either twenty-four strands of a single mode fiber and twenty-four strands of multimode fiber or twelve strands of single mode and twelve strands of multimode fiber was installed to each building. This fiber is dedicated from Murphy Library in a star configuration with additional strands (72 single mode and 36 strands multimode) between Murphy Library and Wing Technology Center.

As demand for the quantity and type of IT services has grown exponentially since the IT infrastructure project was completed in 2003, the delivery of such IT services is beginning to be limited and hindered by the constraints of the existing buried infrastructure. The campus is currently conducting an internal inventory of the number and type of fiber optic cables that are run to each building on campus. Based on the preliminary results of that survey, it is likely that the university will bring forward an all agency project to upgrade the buried IT infrastructure on campus in the next biennium.

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

	AG	UG
Floors	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 ☐

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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require complete 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.

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. 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 requesting access to HD TV cable service, but the campus IT infrastructure is unable to support it.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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
Constructed	1940
Addition(s)	

Floors	AG	UG
	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	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 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 UW-L 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

See Functionality Assessment section.

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	Floors	3	1
Addition(s)	1964, 1983			

ASF 39,221 GSF 59,357 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	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 still 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, a secondary dining service, the campus book store and text book rental and a grille type restaurant.

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 is currently working with UWSA and DSF on a planning effort for a new facility. The intent is to construct a new student center closer to parking and closer to the 'front door' of campus.

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

There has been a project designed to replace the sanitary waste system, as well as some of the domestic water supply system in the building. However, as the university is currently studying the feasibility of replacing the building, that project has been deferred.

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, and it will eventually need to be replaced.

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 46 general access 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	☐

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 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 print-making 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

Exterior stairs and retaining walls on south side of building are failing.

Future Building Plans

Additions to the north and south sides of the building, as well as limited renovations in the facility are planned.

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 chimney serving the kilns has been inspected and determined to be unsafe to exhaust the carbon monoxide. The enclosures around the kilns are not constructed of noncombustible materials.

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

Reheat system for building is on only two zones. Radiant heat system in approx 65% of the building has very few zones with little capacity of adjustment to individual conditions within those zones. As result, the building generates significant volume of hot/cold calls to physical plant. 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

Main lighting systems in the recital hall are beyond expected life and are experiencing frequent problems. The systems will have to be replaced in the near future to avoid an unscheduled failure, which would result in shutdown of the performance venues.

Communication

Clock system frequently out of service.

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

The building, which has public performance events, does not have a passenger elevator. The freight elevator is used as a passenger elevator for those with health or mobility issues. It is not in a functional location to serve the public venues. Also, 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	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 UW-L 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. It originally housed the UW-L Foundation, University Publications, University Advancement and the UW-L Alumni Association.

Occupant(s) and Use(s)

The building, and it's addition now currently house the UW-L Foundation, the UW-L Alumni Association and the UW-L Admissions office.

Functionality Assessment

As the building is relatively new, it functions well for its current occupants.

Other Building Issues

Future Building Plans

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

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section.

Mechanical

The building received new boilers in 2007 and the campus chilled water distribution system was connected to the building's HVAC system in 2008. As such, there are 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	CLEARY ALUMNI & FRIENDS CENTER ADDITION
Building No.	285-0E-0084A
Building Type	ADMINSTRATION, ADMINISTRATIVE OFFICES
Constructed / Addition(s)	1996

Floors	AG	UG
	1	0

ASF GSF 4,500 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

Immediately after the original portion of the building was completed in 1995, the UW-L Foundation funded the construction of an addition to house a large formal gathering area with an associated kitchen and four sleeping rooms.

Occupant(s) and Use(s)

The large gathering area continues to serve the same function for which it was constructed, but the sleeping rooms were remodeled to accommodate the relocation of the UW-L Admissions Office to the building.

Functionality Assessment

As the building is relatively new, it functions well for its current occupants.

Other Building Issues

Future Building Plans

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

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section.

Mechanical

The building received new boilers in 2007 and the campus chilled water distribution system was connected to the building's HVAC system in 2008. As such, there are 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	CHILD CARE CENTER
Building No.	285-0E-0055A
Building Type	SUPPORT SERVICES
Constructed / Addition(s)	1996

Floors	AG	UG
	1	0

ASF GSF 8,585 GPR 100 % PR 0 %

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

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

Future Building Plans

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

Code and Health/Safety

There are no known issues.

Architectural

The facility has experienced sporadic roof leaks during the spring melt-off. UW-L facilities staff are currently trying to determine the origin of the leaks.

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	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	☐
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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require complete 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.

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. 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

There are no known issues.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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

Floors	AG	UG
	4	1

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

CENTRAL UTILITY CONNECTIONS

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

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, grad students and faculty.

Other Building Issues

The campus Master Plan has identified the space north of the building for a major addition. The Master Plan also calls for the removal of the east office wing and creation of the north end of the central campus mall in its place.

Future Building Plans

A new facility to accommodate science instructional and research spaces (teaching & research labs) is planned for construction in 13-15. A phase II project consisting of new offices and classrooms is planned for a subsequent biennium.

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.

Architectural

The windows are original to the 1965 construction of 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 stained and deteriorated.

Mechanical

Significant numbers of air handling units in building require revisions/upgrade to provide appropriate service for changing types of activity in various portions of the building. 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 and communications 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 two biennia ago, 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 / Addition(s)	1969

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	☐

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

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

This addition to the building is a mirror to the original faculty office wing of the building. It is a four-story, double loaded corridor lined with rows of small faculty offices. The offices are small, and do not accommodate computers, printers, etc., that faculty now have in their offices. The spaces are also too cramped to even accommodate a student visitor.

Other Building Issues

The campus Master Plan has identified the space north of the building for a major addition. The Master Plan also calls for the removal of this east office wing and creation of the north end of the central campus mall in its place.

Future Building Plans

A new facility to accommodate science instructional and research spaces (teaching & research labs) is planned for construction in 13-15. A phase II project consisting of new offices and classrooms is planned for a subsequent biennium.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The ACM floor tile is cupping in several locations and the corners of the tiles are breaking off, resulting in exposure of friable asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold.

Architectural

The windows are original to the 1969 construction of the building. They are single pane, leak excessively and are not energy efficient. There are grading issues associated with the north end of the building that cause water to penetrate the building at the north entrance. The storefront window/entry system leaks and allows water penetration into the building.

Mechanical

The HVAC system in this office wing is original to the building. It is difficult to control and the physical plant is constantly responding to hot and cold calls.

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

None.

Conveying

The existing hydraulic elevator is slow, and it is too small to be ADA compliant.

Equipment and Furnishings

All of the office furnishings are well beyond their expected life.

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	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

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

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 and this addition in 1970 essentially added more of the same type of lab and classroom space. 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, grad students and faculty.

Other Building Issues

The campus Master Plan has identified the space north of the building for a major addition. The Master Plan also calls for the removal of the east office wing and creation of the north end of the central campus mall in its place.

Future Building Plans

A new facility to accommodate science instructional and research spaces (teaching & research labs) is planned for construction in 13-15. A phase II project consisting of new offices and classrooms is planned for a subsequent biennium.

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.

Architectural

The windows are original to the 1970 construction of the building. They are single pane, they leak excessively and are not energy efficient.

Mechanical

Significant numbers of air handling units in building require revisions/upgrade to provide appropriate service for changing types of activity in various portions of the building. 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

Elevator was refurbished two biennia ago, but both is slow and too small to be 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

								HISTORICAL	
CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	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

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 satisfactorily as a freshmen style residence hall.

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.

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.

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. 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

There are no known issues.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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-00XX
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

None

Electrical

No known issues.

Communication

No known issues.

Plumbing

No known issues.

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	☐	HISTORICAL	
HPS	☐	FIBER	☐	N. GAS	☐	SEWER	☐	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

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

Occupant(s) and Use(s)

Landscape Services is still the primary occupant/user of the facility, although there is some storage of building maintenance items in the building as there is a shortage of this type of space in the Maint & Stores building.

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 Landscape Services (LS) group has increased dramatically since the construction of this building, and so the amount of equipment owned by LS 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

The university is currently studying the feasibility of an addition to this facility, or a combined new building to house the campus materials receiving/handling operations along with additional equipment storage space.

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	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☒
								WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	ii

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

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. Also, the building contains the university's largest auditorium and the finishes and seating in that space are well beyond their life expectancy.

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.

Communication

Clock system frequently out of service.

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	1999
Addition(s)	

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 UW-L, 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 UW-L Health Professions, including a large anatomy lab, and the department of Recreation Management and Therapeutic Recreation. The UW-L Microbiology Dept also has research space in the building and the UW-L 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

NA

Future Building Plans

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

Code and Health/Safety

There are no known issues.

Architectural

The building has had some exterior envelope deficiencies that have resulted in water penetrating the building. Consequently, the Consortium has funded, and will continue to fund Small Projects to correct these issues. The need for these repairs is supported by a building envelope study that was completed with the assistance of DSF.

Mechanical

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

Electrical

There are no known issues.

Communication

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

Plumbing

There are no known issues.

Conveying

There are no known issues.

Equipment and Furnishings

There are no known issues.

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

Floors	AG	UG
	3	1

ASF GSF 23,125 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	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. And, another addition was constructed in 2006 to accommodate a pollution filtration system (baghouse) for the coal fired boilers in the heating plant.

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

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-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 - 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	☐	US	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	WI	☐

HISTORICAL

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

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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require complete 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.

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. 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 additional electrical service.

Communication

There are no known issues.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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)	

	AG	UG
Floors	3.5	0.5

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

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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require a complete renovation.

Code and Health/Safety

Building is not equipped with an automatic 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 was designed as, and currently functions as very basic 1960's style freshman residence hall.

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.

Electrical

Electrical service is currently adequate. Fire alarm system is new.

Communication

There are no known issues.

Plumbing

No known major problems. Building system is constructed of galvanized piping, so leak problems could occur in the future.

Conveying

The elevator is in satisfactory condition.

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

			AG	UG
Constructed	1972	Floors	1	0
Addition(s)	1993			

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 UW-L 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.

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 is currently studying the possibility of an addition to the existing building, or the construction of an independent materials handling/storage facility adjacent to the Maintenance & Stores Building.

Code and Health/Safety

No known major issues.

Architectural

The building windows are original to the construction of the building in 1972. They are single pane, allow thermal penetration, and no longer function well due to maintenance issues. They will require replacement in the coming biennia. 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

There are no known issues with building's electrical infrastructure. However, the building does not have an emergency generator, and given that the physical plant operations are critical to maintain during any type of significant event that interrupts the operations of the university, the campus anticipates forwarding a Small Project Request in the next biennium to install a generator.

Communication

No known major issues.

Plumbing

No known major issues.

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	1993
Addition(s)	

	AG	UG
Floors	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

			AG	UG
Constructed	1965	Floors	2	1
Addition(s)	1972			

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

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

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 campus Master Plan identifies space on the south, west and east sides of the building for major additions.

Future Building Plans

One or more large additions are needed to this facility and approximately 50% of the existing facility will need major renovations. 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, 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. Lighting systems in gymnasium and fieldhouse are original to the building and are not energy efficient, and they are beginning to experience increasing downtime for unplanned repairs.

Communication

Clock system often down. Data cable is typically exposed due to lack of ceiling finishes in many areas.

Plumbing

Existing galvanized supply system experiences frequent leaks requiring unscheduled building shutdown of system. Pipes are buried in masonry walls making diagnosis and access very difficult and costly. Pool water controls equipment well beyond expected life and does not work well.

Conveying

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)	

Floors	AG	UG
	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	iii

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

Background and History

When Mitchell Hall was originally constructed in 1965 it was also designed to have a fieldhouse as part of the facility. However, prior to the project being bid, the fieldhouse was removed from the construction documents. An addition to Mitchell hall to add the fieldhouse was then constructed in 1972.

Occupant(s) and Use(s)

The addition consisted of a fieldhouse, offices, locker facilities and specialized human performance labs & classrooms. The facilities are still being used by the health and human performance academic programs.

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 and there is no elevator access to the second floor offices in this building addition.

Other Building Issues

The campus Master Plan identifies space on the south, west and east sides of the building for major additions.

Future Building Plans

One or more large additions are needed to this facility and approximately 50% of the existing facility will need major renovations. 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.

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. Lighting systems in gymnasium and fieldhouse are original to the building and are not energy efficient.

Communication

Clock system often down. Data cable is typically exposed due to lack of ceiling finishes in many areas.

Plumbing

Existing galvanized supply system experiences frequent leaks requiring unscheduled building shutdown of system. Pipes are buried in masonry walls making diagnosis and access very difficult and costly.

Conveying

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

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

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 UW-L 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 UW-L). 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. In addition, the UW-L Counseling & Testing Dept is also temporarily occupying space in this building pending completion of Centennial Hall, the new campus academic building.

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

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

The condition of the building envelope has allowed water to penetrate the building. A Small Project has been approved to repair exterior brick wall and foundation joints and sealants as recommended by a building envelope study that was completed with the assistance of the DSF.

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 UW-L HVAC staff to finely control the climate in this area.

Electrical

No known major issues.

Communication

Clock system often down.

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

Floors	AG	UG
	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	☐

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

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. In addition, UW-L Student Support Services is temporarily occupying space in Murphy Library pending completion of Centennial Hall, the new campus academic building.

Functionality Assessment

The facility functions well for its occupants.

Other Building 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

The condition of the building envelope has allowed water to penetrate the building. A Small Project has been approved to repair exterior brick wall and foundation joints and sealants as recommended by a building envelope study that was completed with the assistance of the DSF.

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. In addition, some controls in the system are still original pneumatics that do not communicate with the campus EMS.

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	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 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 addition was constructed in 1995 when the original building underwent a renovation.

Occupant(s) and Use(s)

The building and the addition still functions as the main campus library. The addition includes general access computing labs, offices, student study areas, and large spaces for specialized collections.

Functionality Assessment

The facility functions well for its occupants.

Other Building 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

The condition of the building envelope has allowed water to penetrate the building. A Small Project has been approved to repair exterior brick wall and foundation joints and sealants as recommended by a building envelope study that was completed with the assistance of the DSF.

Mechanical

The majority of the buildings, including portions of this addition, are 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. In addition, some controls in the system are still original pneumatics that do not communicate with the campus EMS.

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	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 intend 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.

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. The building serves as a concessions area and public restroom access for intercollegiate men's baseball and women's softball games.

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 which 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	POLICE SERVICES BUILDING
Building No.	285-0E-0026
Building Type	SUPPORT SERVICES
Constructed	1955
Addition(s)	

	AG	UG
Floors	1	1

ASF 3,400 GSF 4,101 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

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

This building was originally a single store, ranch style private residence. It was purchased by the university in 1977 to house the Parking Utility and what was known then as "Protective Services".

Occupant(s) and Use(s)

Since the purchase of the building, "Protective Services" has become the UW-L Police Dept, which also includes the Parking Utility. The department is still housed in this building and this also includes the university telephone switchboard and emergency dispatch center.

Functionality Assessment

The building is too small for the Police Department and Parking Utility. The department is significantly larger than it was when the former residence was originally purchased and the infrastructure required for a modern police department does not exist in this building.

Other Building Issues

Future Building Plans

The university is currently studying the feasibility of building a new Police Department building attached to a proposed parking ramp on campus.

Code and Health/Safety

The building is not ADA compliant.

Architectural

The exterior doors and windows are original to the former residence and need to be replaced. The layout of the building does not work well for the current size of the Police Department. Squad rooms and offices are housed in former bedrooms in the residential structure and there is no circulation space between the various rooms. See Functionality Assessment section above.

Mechanical

No known major issues.

Electrical

The building does not have an emergency generator, which is critical for a facility that houses the university's emergency services and switchboard.

Communication

No known major issues.

Plumbing

No known major issues.

Conveying

NA

Equipment and Furnishings

NA

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	
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐	US	☐
								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

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

Future Building Plans

The university plans to advance a project to construct an addition to the building in the 15-17 biennium.

Code and Health/Safety

The fire alarm panel has experienced multiple malfunctions since it was originally installed during construction of the building. The panel was considered obsolete soon after the building was constructed and as such, procurement of replacement parts and repair of the panel are difficult. Replacement of the panel is planned as an All Agency project.

Architectural

See Functionality Assessment section above.

Mechanical

Excessive humidity accumulation in the strength center is a continual problem. A study of the problem by a consulting engineer is in progress.

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

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

It has been difficult to maintain resident comfort in some rooms that have multiple exterior wall exposures. UW-L 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

No known issues.

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
Constructed	2008
Addition(s)	

Floors	AG	UG
	4	0

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

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

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 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

Future Building Plans

There are no plans for future additions or renovations.

Code and Health/Safety

No issues.

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	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

								HISTORICAL	
CW	☐	ELEC	☒	C. AIR	☐	WATER	☐	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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require complete 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 style freshman residence hall.

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.

Electrical

Students continually request access to more electrical service.

Communication

There are no known issues.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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	WENTZ HALL
Building No.	285-0E-0069
Building Type	HOUSING, DORMITORY
Constructed	1964
Addition(s)	

	AG	UG
Floors	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

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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require a complete renovation.

Code and Health/Safety

Building is not equipped with an automatic 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 was designed as, and currently functions as very basic 1960's style freshman residence hall.

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.

Electrical

Students are continually requesting access to more electrical service.

Communication

There are no known issues.

Plumbing

The tube bundles in the water heater have multiple leaks and need replacement. In addition, 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.

Equipment and Furnishings

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

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

	AG	UG
Floors	4	1

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

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

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 satisfactorily as a freshmen style residence hall.

Other Building Issues

Future Building Plans

Building will eventually require complete 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.

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.

Electrical

Students are continually requesting access to more electrical service.

Communication

There are no known issues.

Plumbing

No known major problems. Building system 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	☐

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

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 UW-L residence halls. Because it is the building that houses the main food service kitchen, it receives multiple deliveries a week of supplies and material from semi-trucks. However, the building site and loading dock do not accommodate the required turning radiuses of such vehicles, and vehicular access to the site is very difficult.

Other Building Issues

None.

Future Building Plans

The UW-L 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 ADA compliant path 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.

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

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

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

None.

Future Building Plans

A renovation of existing substandard classrooms to convert them to departmental space will occur upon completion of the new academic building. Continual updating of the existing Type 'A' classrooms will occur as funds are available.

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. The interior stair railings do not meet current codes and have large gaps in them that could allow a child to fall through.

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. The building does not have a recognizable entrance, which is especially problematic for the Small Business Development Center. The condition of the exterior building envelope is resulting in water and insect penetration into the building. The campus is developing an All Agency project request to address deteriorated joints and sealants on the building per a recommendation from a building envelope study that was completed with the assistance of the DSF.

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

Clock system frequently inoperable.

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	☐
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 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 UW-L 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

The campus data center is too small and does not have dependable HVAC infrastructure. Other than that, the building functions well for its occupancy.

Other Building Issues

Future Building Plans

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

Code and Health/Safety

No known major issues.

Architectural

See Functionality Assessment section.

Mechanical

The two cooling units that were installed to serve the campus data center when the building was remodeled in 1998 have never worked properly. The units cannot seem to provide adequate cooling, and they are very undependable. The units, and the associated condensers and pumps on the roof of the building go offline frequently. When this happens, the temperature in the data center rises very quickly to a level that requires the servers to be shutdown to avoid damage to them. This is extremely disruptive to the campus. Consequently, the university will be submitting a project request to replace the cooling units in the data center.

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	☐

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 was added to the building when it was completely renovated in 1999.

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 UW-L Educational Technology, Computer Science, and the campus Information Technology Dept.

Functionality Assessment

The building addition functions well for its occupancy.

Other Building Issues

Future Building Plans

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

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
Constructed	1916
Addition(s)	1930

	AG	UG
Floors	3	1

ASF 29,752 GSF 51,811 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	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 used as practice space for Women's Gymnastics and the remaining pool has been converted for use as a large, warm water therapy pool. The pool is used for Adaptive PE classes and it is also used for various publicly accessed programs administered by the department of Therapeutic Recreation. The offices in the building are used as transition space for faculty when permanent office locations are not yet available.

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 plans 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

Clock system is frequently inoperable.

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.

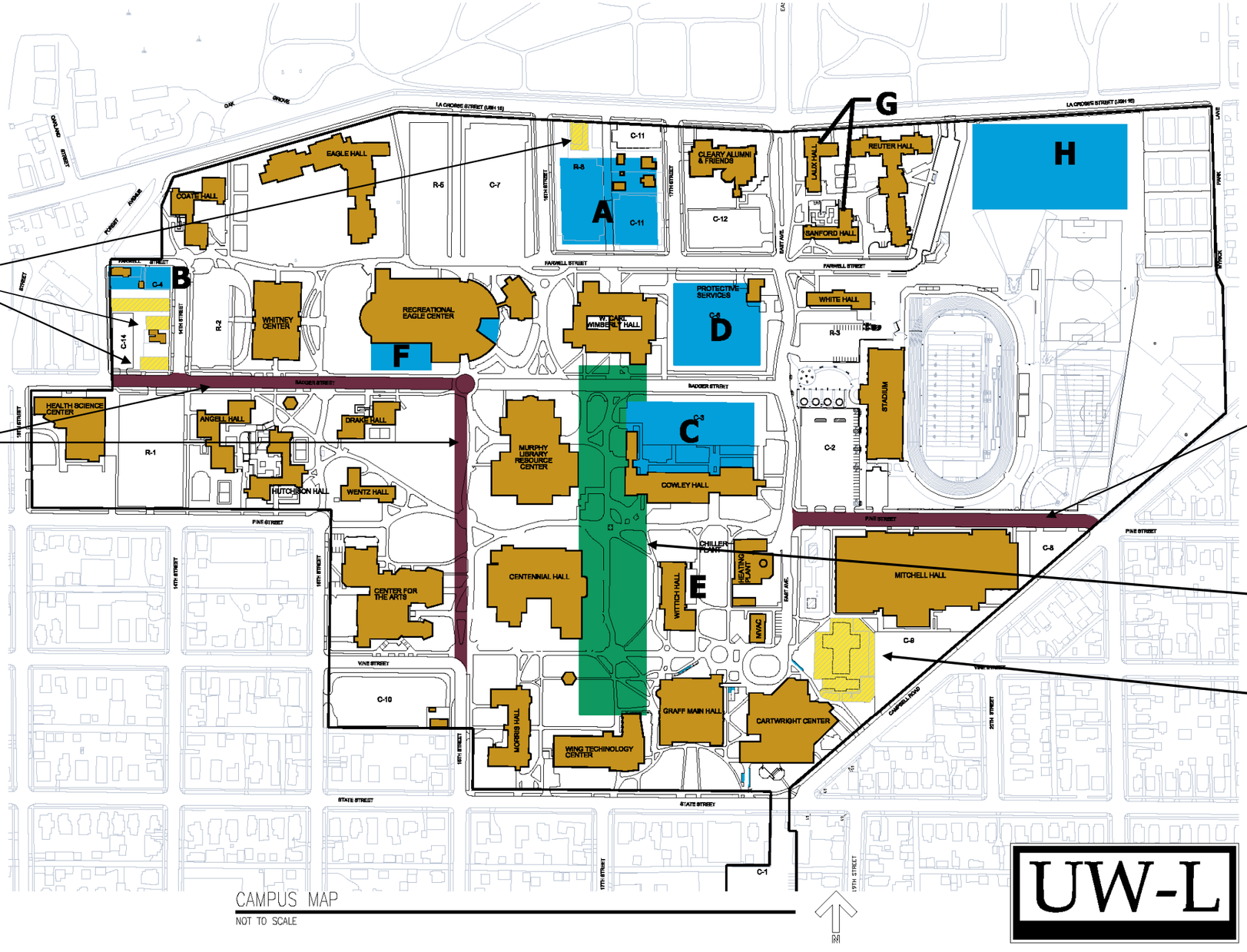
Equipment and Furnishings

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

B. SITE DEVELOPMENT PROFILE

Acquire all property within campus boundaries.

Complete vacation of city streets that currently existing within campus boundaries.



Complete vacation of city streets that currently existing within campus boundaries.

Develop Central Campus Mall

Acquire all property within campus boundary.

(North Campus Not Shown for Clarity)

Building Development Key

A –Parking Ramp/Police Srvc Bldg

B –Satellite Chiller Plant

C– Science Facility

D – Student Union

E – Renovate Wittich Hall

F – Additions to REC

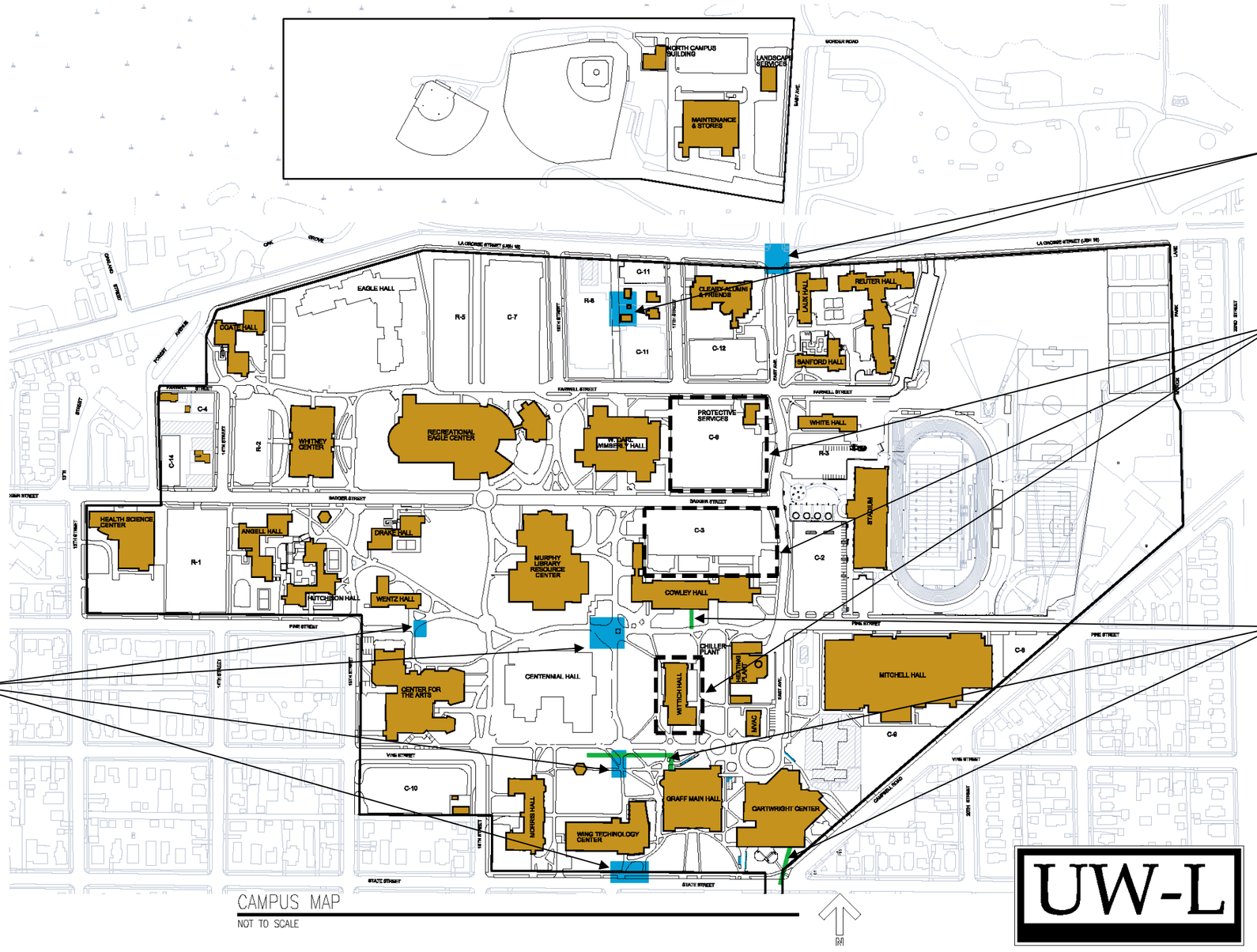
G – Renovate Residence Halls

H – Install Artificial Turf

C. SITE UTILITY PROFILE

General

- The system of buried electrical lines serving the campus site pedestrian lighting is 30 years old and is direct buried without conduits. Deterioration of the lines is causing outages with increased frequency. The campus will be replacing approximately 2/3 of the campus site lighting fixtures with new LED fixtures and replacing all electrical feeds to those fixtures in Summer 2012. The campus intends to replace the remaining fixtures and buried power supply lines in 13-15 biennium.
- The buried campus IT infrastructure is inadequate to provide the required IT/Communications services to the campus buildings. The university plans to implement a study in the 2013-15 biennium to develop scope and budget for an upgrade to the infrastructure.



Areas that experience minor flooding or ponding of water during heavy rain events.

Areas that experience minor flooding or ponding of water during heavy rain events. (Flooding area in Lot C-11 will be corrected with construction of new Parking Ramp)

Campus utilities (steam, chilled water, electricity, IT) will need to be fed to new building projects. Will require construction of satellite chiller plant at northwest corner of campus.

Sanitary laterals from buildings that experience frequent back-up.

MID-TERM DEVELOPMENT PLAN

A
Construction of a 600-stall parking ramp and new Police Services Building will commence in summer 2012.

B
The design and construction of a satellite chilled water plant is planned for the 2013-2015 biennium. The plant will provided added chilled water capacity to the central system to accommodate additional building area being added by the various projects.

C
Design and construction of a new student union building is planned for the 2013-2015. A pre-planning study for this facility was completed in spring 2012.

D
Design and construction of a new science building is planned for the 2013-2015 and 2015-2017 biennia. A pre-planning study for this facility was completed in 2011.

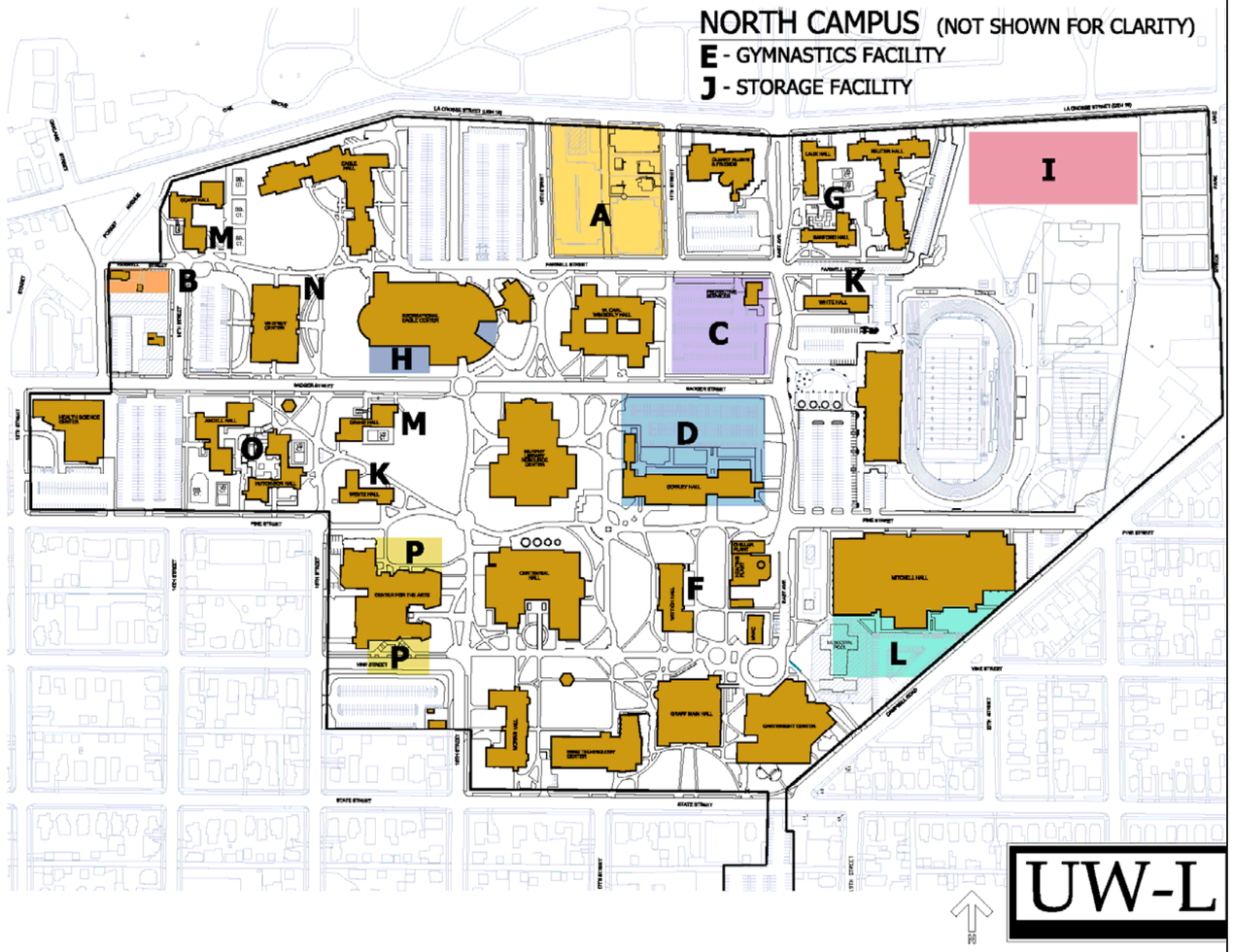
E
Prior to renovating Wittich Hall (See F below), a pre-engineered structure to accommodate UW-L Women's Gymnastics practice activities will be constructed on the north campus.

F
The university is proposing a Facilities Stewardship Project to completely renovate Wittich Hall to accommodate the College of Business Administration.

G & K
The university plans to begin a mulit-biennia program to completely renovate all of the existing 45+ yr old residence halls. Laux & Sanford Halls will be first, followed by Wentz and White Halls.

H&I
In order to meet growing demand for programmed student recreation activities by a growing student population, the university is studying the feasibility of constructing additions to the REC and to adding artificial turf to exterior student recreation fields.

J
The university is proposing to construct a storage facility at the north campus.



L
An addition and renovations to Mitchell Hall is required to satisfy the need for additional office, instructional and laboratory space for the human performance academic programs

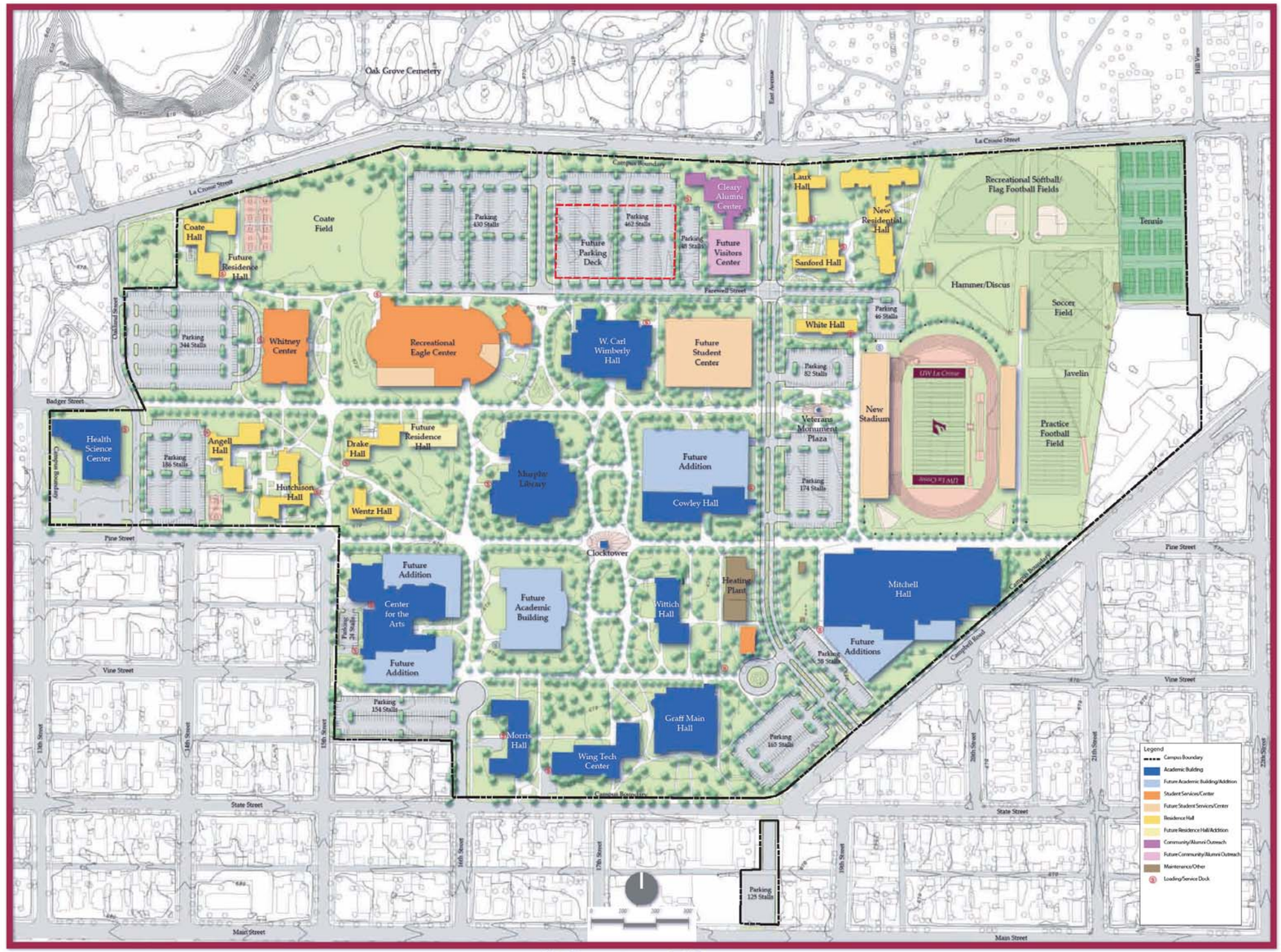
M
Continuing the plan to renovate/upgrade all of the existing 45+ yr old residence halls, Coate and Drake Halls will be remodeled in the 2019-2021 biennium.

N
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.

O
Continuing the plan to renovate/upgrade all of the existing 45+ yr old residence halls, Angell and Hutchison Halls will be remodeled in the 2021-2023 biennium.

P
An addition(s) and renovations to the Center For the Arts is required to satisfy the need for additional office, instructional, laboratory and performance space for the academic programs in the fine arts.

LONG-TERM DEVELOPMENT PLAN



Master Plan

University of Wisconsin - La Crosse

The illustration shown at left is the UW-L 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, and the new Parking Ramp and Police Services Building which will commence construction in summer 2012.

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. It will serve as a guideline for all future physical development on the University of Wisconsin-La Crosse campus.

(North Campus Not Shown for Clarity)