# CAMPUS PHYSICAL DEVELOPMENT PLAN

## 2023 – 29 Capital Budget

UNIVERSITY OF WISCONSIN LA CROSSE UWL

University of Wisconsin – La Crosse
July 1, 2022

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# CHANCELLOR'S INTRODUCTION

On behalf of the University of Wisconsin-La Crosse, I am pleased to present to you the 2023-29 Physical Development Plan for the UWL campus. We are a vibrant learning community rich with multi-talented students, faculty, and staff. Our campus is situated between towering bluffs and the Mississippi River that provide an environment of exceptional natural beauty. The Campus Physical Development Plan was developed to provide a physical environment for our institution that supports the university's overall mission for instruction, research, and public service.

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

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

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

# EXECUTIVE SUMMARY

### Program Directions & Building Space

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

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

**Prairie Springs Science Center**

Currently, the highest priority for the university is the Completion of the Prairie Springs Science Center. The existing instructional science facility, Cowley Hall, was constructed in 1965 and the building has not changed significantly since then. The functional layout, size, and infrastructure of the building make it problematic for it to accommodate science instruction. This problem continues to be made worse by the increased demand for the science programs. Completion of the project was designed to 10% as part of the design of the Prairie Springs Science Center to ensure programmatic and architectural continuity between the phases. Campus has agreed to fund the design of the project in order to make the project “shovel-ready” for the 23-25 biennium.

**New Parking Ramp**
**(Image of existing Parking Ramp)**

Currently, the next highest priority for the university is to construct a new parking ramp to add drastically needed parking spaces to the campus inventory. This project would make up for a loss of spaces create by the construction of the New Fieldhouse and make up for the loss of street parking since the City of La Crosse implemented a paid parking perimeter two blocks around the UW-La Crosse campus. In addition, the project would build an addition to the Police Building, to provide an adequate command center and larger training and meeting space.

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

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

**Exterior Development**

The university continues to place a high priority on the creation of the Central Campus Mall, as described in the UWL Exterior Master Plan. The intent was to develop the southern half of the mall in conjunction with the new academic building project (Centennial Hall), and to develop the northern half of the mall as part of the Prairie Springs Science Center 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 follow the development of the Badger Street Mall that runs perpendicular to, and intersects, the central campus mall at the center of campus. The university will also continue to move forward with vacation of city-owned streets within the campus boundaries, as well as acquisition of the privately and city owned properties within the campus boundaries, as those properties become available.

**Master Plan Summary/Status**

Shown on the following page is a graphic from the 2018 UWL Master Plan Update representing the anticipated redevelopment of the campus over a 25-year timeframe.

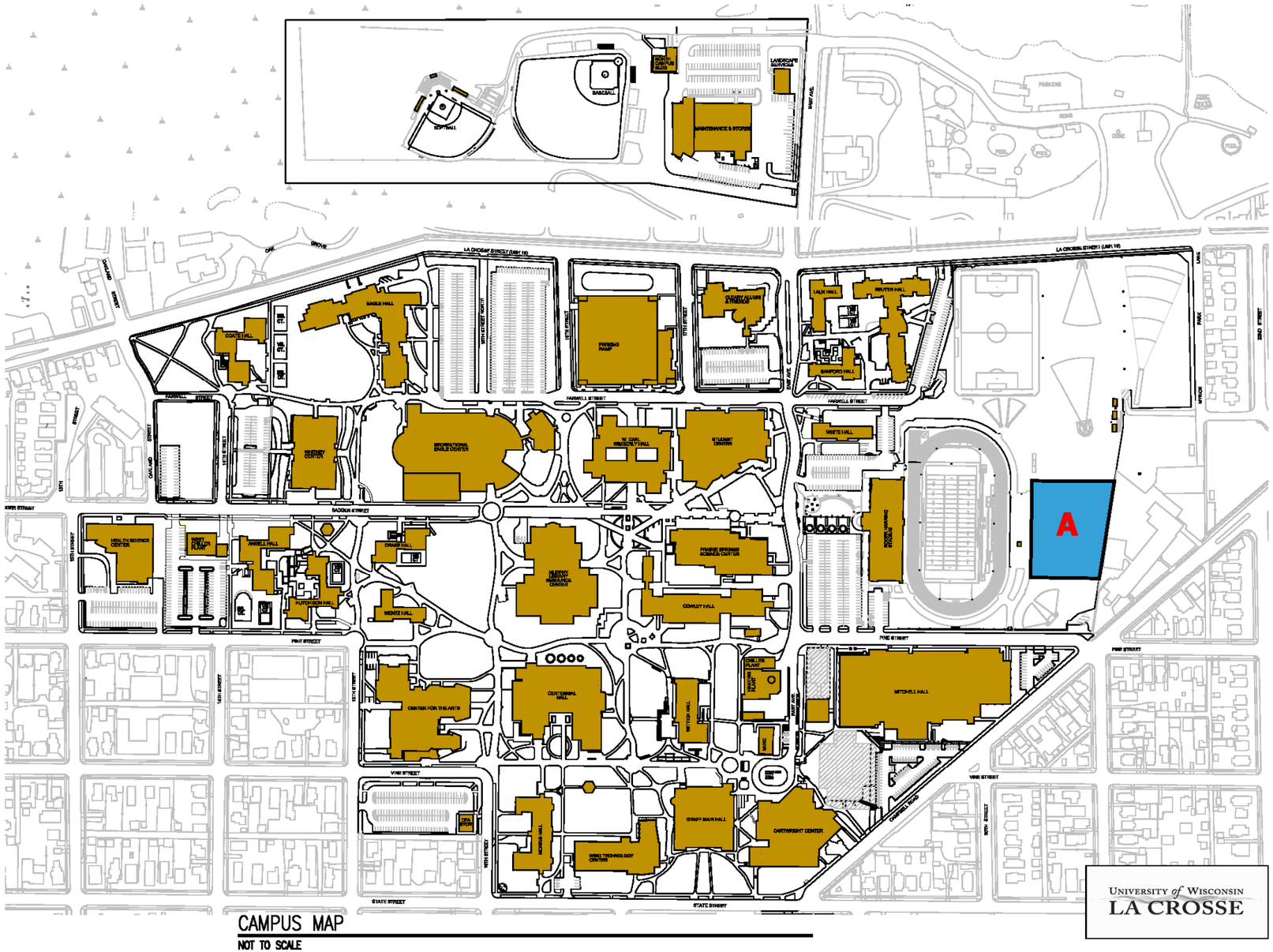
That redevelopment has occurred to date as follows:

- 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.
- A new classroom building, Centennial Hall, was completed in 2011.
- Additional residence hall beds were constructed on campus in the new Eagle Hall. This project was completed in 2011.

- Construction has been completed on a parking ramp and Police Services Building on the north edge of the main campus.
- Construction is complete on a new Student Union to replace the aging Cartwright Center.
- Construction is complete on the first phase of the Prairie Springs Science Center. The project is being implemented in two phases and it will replace of the existing science building (Cowley Hall). The existing building will be demolished at the start of the second phase of the project, and the remainder of the new facility will be constructed on the footprint of the existing building as part of completion of the project.
- Construction is complete on an addition to the Recreational Eagle Center (REC) (DFD #14I2B).
- Construction is complete on a renovation of Wittich Hall (DFD #14I2O). This project creates a new home for the College of Business Administration.
- Construction is nearly complete on the New Fieldhouse on the east edge of campus.
- Additional residence hall space is planned, along with renovations to the older residence halls.
- Renovations to Mitchell Hall, Graff Main Hall, Wimberly Hall and Center for the Arts will occur in future biennia.

# I. BACKGROUND

# A. EXISTING CONDITIONS MAP




A The New Fieldhouse and Soccer Support Facility will be completed in Fall 2022.

# B. MISSION STATEMENT

### University of Wisconsin La Crosse Mission Statement

Mission

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

Vision

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

Values

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

- The *mens corpusque* educational philosophy that recognizes each student as a whole person and aspires to enhance both mind and body through the noble search for knowledge, truth, and meaning central to a wide range of high-quality learning experiences and scholarly pursuits.
- Diversity, equity, and the inclusion and engagement of all people in a safe campus climate that embraces and respects the innumerable different perspectives found within an increasingly integrated and culturally diverse global community.
- A high quality of life and work balance, incorporating best practices for shared governance and the acquisition and efficient management of resources, equitable compensation, general wellness, and social, environmental, and economic sustainability.
- Civic engagement and a renewed commitment to the *Wisconsin Idea* , in which our socially responsible campus serves as a resource for our increasingly intertwined local, state, and global communities, collaborating and sharing resources and expertise to improve the human condition.

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

## CORE MISSION STATEMENT

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

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

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

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

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

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

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

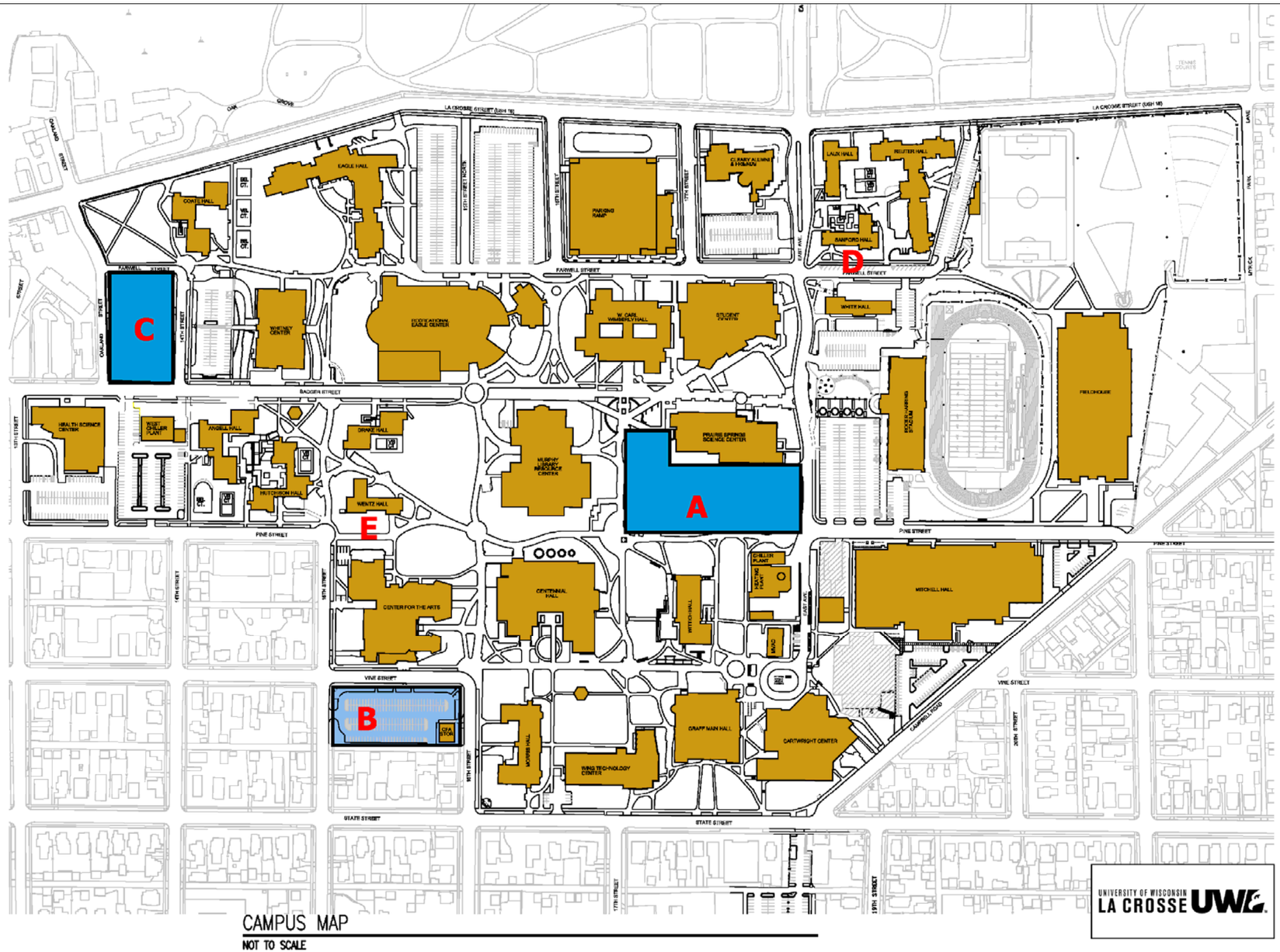
g. Participate in inter-institutional relationships to maximize educational opportunity for the people of the state effectively and efficiently through the sharing of resources.

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.

# II. IMPLEMENTATION PLAN

## A. NEAR TERM DEVELOPMENT PLAN




A
The university is proposing the Completion of the Prairie Springs Science Center, which with demolish existing Cowley Hall and build an addition to the Prairie Springs Science Center.

B
The university is proposing a New Parking Ramp near the Center for the Arts and an Addition to the Police Building.

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

D
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Sanford Hall.

E
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Wentz Hall.

# B. PRIORITIZED PROJECT REQUESTS

## GENERAL PURPOSE REVENUE (GPR) SUPPORTED REQUESTS

**2023 – 2025 BIENNIUM**

1. Project Title: **Completion of Prairie Springs Science Center – Design and Construction**

| Estimated Cost: | | |
|---|---|---|
| $ 122,649,350 | | General Fund Supported Borrowing |
| 0 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 2,000,000 | | Program Revenue - Cash |
| **$ 124,649,350** | | **Total** |

2. Project Title: **Chiller #2 Replacement and #6 Installation – Design and Construction**

| Estimated Cost: | | |
|---|---|---|
| $ 2,674,380 | | General Fund Supported Borrowing |
| 1,500,000 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 436,620 | | Program Revenue - Cash |
| **$ 4,611,000** | | **Total** |

3. Project Title: **Graff Main & Mitchell Hall Building Envelope Repair – Design and Construction**

| Estimated Cost: | | |
|---|---|---|
| $ 5,974,000 | | General Fund Supported Borrowing |
| 0 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 0 | | Program Revenue - Cash |
| **$ 5,974,000** | | **Total** |

4. Project Title: **Graff Main & Wing Technology Fire Alarm Replacement – Design and Construction**

| Estimated Cost: | | |
|---|---|---|
| $ 2,115,000 | | General Fund Supported Borrowing |
| 0 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 0 | | Program Revenue - Cash |
| **$ 2,115,000** | | **Total** |

## 2025 – 2027 BIENNIUM

5. Project Title: **Central Heat Plant Capacity Increase – Design and Construction**

| Estimated Cost: | | |
|---|---|---|
| $ 3,204,800 | | General Fund Supported Borrowing |
| 3,079,200 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 0 | | Program Revenue - Cash |
| **$ 6,284,000** | | **Total** |

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

| Estimated Cost: | | |
|---|---|---|
| $ 27,960,000 | | General Fund Supported Borrowing |
| 0 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 0 | | Program Revenue - Cash |
| **$ 27,960,000** | | **Total** |

## 2027 – 2029 BIENNIUM

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

| Estimated Cost: | | |
|---|---|---|
| $ 16,547,000 | | General Fund Supported Borrowing |
| 0 | | Program Revenue Supported Borrowing |
| 0 | | Building Trust Funds |
| 0 | | Gift/Grant Funds |
| 0 | | Program Revenue - Cash |
| **$ 16,547,000** | | **Total** |

## PROGRAM REVENUE (PR) AND GIFT/GRANT SUPPORTED REQUESTS

### 2023-25 BIENNIUM

1. Project Title: **Center for the Arts Parking Ramp/Police Building Addition – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 8,000,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 14,492,000 | Program Revenue - Cash |
| | **$** | **22,492,000** | **Total** |

2. Project Title: **Mitchell Fieldhouse Renovation – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 2,000,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 2,832,000 | Program Revenue - Cash |
| | **$** | **4,832,000** | **Total** |

3. Project Title: **Chiller #2 Replacement and #6 Installation – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 2,674,380 | General Fund Supported Borrowing |
| | | 1,500,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 436,620 | Program Revenue - Cash |
| | **$** | **4,611,000** | **Total** |

### 2025-27 BIENNIUM

4. Project Title: **Central Heat Plant Capacity Increase – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 3,204,800 | General Fund Supported Borrowing |
| | | 3,079,200 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 0 | Program Revenue - Cash |
| | **$** | **6,284,000** | **Total** |

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

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 49,560,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 0 | Program Revenue - Cash |
| | **$** | **49,560,000** | **Total** |

6. Project Title: **Angell/Hutchison Residence Hall Renovations – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 19,856,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 2,000,000 | Program Revenue - Cash |
| | **$** | **21,856,000** | **Total** |

## 2027-29 BIENNIUM

7. Project Title: **Whitney Center Renovation – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 39,344,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 4,000,000 | Program Revenue - Cash |
| | **$** | **43,344,000** | **Total** |

8. Project Title: **Coate/Drake Residence Hall Renovations – Design and Construction**

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 20,498,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 2,000,000 | Program Revenue - Cash |
| | **$** | **22,498,000** | **Total** |

## 2029-31 BIENNIUM

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

| | | | |
|---|---|---|---|
| Estimated Cost: | $ | 73,606,000 | Program Revenue Supported Borrowing |
| | | 0 | Gift/Grant Funds |
| | | 0 | Program Revenue - Cash |
| | **$** | **73,606,000** | **Total** |

# PROJECT PRIORITY and SEQUENCE CHART

### Completion of the Prairie Springs Science Center

The most critical space issue faced by the university continues to be the lack of instructional space for delivery of the curricula in the physical and life sciences. As such, the completion of the Prairie Springs Science Center is shown as UW-La Crosse's top priority for GPR funded facility projects for the second biennium in a row. The increased focus on STEM instruction along with the completion of the first phase of the Prairie Springs Science Center make this project paramount in strengthening the position of the University's largest college. It is one of several projects that will rely in some way on the availability of Cartwright Center to be used as surge space to facilitate a smoother and timelier project completion.

UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
*2021-23 through 2029-31*

UW- La Crosse

| | | | | DESIGN | | | CONSTRUCTION | | | FUNDING | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ID | TYPE | BIEN | PROJECT TITLE | START | END | DURATION | START | END | DURATION | GPR | PR | GIFT/GRANT | TOTAL |
| 1 | MP | 2325 | Prairie Springs Science Center Phase II | 07/01/21 | 06/30/23 | 729 | 07/01/23 | 06/30/25 | 730 | $ 122.649 | $ 2.000 | | $ 124.649 |
| 2 | MP | 2325 | Center for the Arts Parking Ramp/Police Building Addition | 07/01/21 | 06/30/23 | 729 | 07/01/23 | 06/30/25 | 730 | | $ 22.492 | | $ 22.492 |
| 9 | MFR | 2325 | Mitchell Fieldhouse Renovation | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | | $ 4.832 | | $ 4.832 |
| 10 | MP | 2325 | Chillers #2 Replacement and #6 Installation | 07/01/21 | 06/30/23 | 729 | 07/01/23 | 06/30/25 | 730 | $ 2.674 | $ 1.937 | | $ 4.611 |
| 11 | AA | 2325 | Steam/Condensate Line Replacement - MH 14 to 17 to 19 | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 0.784 | $ 0.754 | | $ 1.538 |
| 12 | MFR | 2325 | Graff Main & Mitchell Hall Building Envelope Repair | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 5.974 | | | $ 5.974 |
| 13 | MFR | 2325 | Graff Main & Wing Technology Fire Alarm Replacement | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 2.115 | | | $ 2.115 |
| 14 | IS | 2325 | Wing Technology Center 2nd Floor CS Lab | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 2.157 | | | $ 2.157 |
| 15 | IS | 2325 | Center for the Arts 116 Classroom Renovation | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 0.684 | | | $ 0.684 |
| 16 | AA | 2325 | Wimberly Hall Roof Replacement | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 1.752 | | | $ 1.752 |
| 17 | AA | 2325 | Murphy Library Heating Hot Water Upgrade | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | $ 0.791 | | | $ 0.791 |
| 18 | AA | 2325 | Graff Main Hall First Floor Restroom Renovation | 07/01/23 | 06/30/24 | 365 | 07/01/24 | 06/30/25 | 364 | | $ 0.538 | | $ 0.538 |
| 19 | MP | 2527 | Central Heat Plant Capacity Increase | 07/01/23 | 06/30/25 | 730 | 07/01/25 | 06/30/27 | 729 | $ 3.205 | $ 3.079 | | $ 6.284 |
| 20 | MP | 2527 | New Residence Hall | 07/01/23 | 06/30/25 | 730 | 07/01/25 | 06/30/27 | 729 | | $ 49.560 | | $ 49.560 |
| 21 | MP | 2527 | Mitchell Hall HVAC Upgrade | 07/01/23 | 06/30/25 | 730 | 07/01/25 | 06/30/27 | 729 | $ 27.960 | | | $ 27.960 |
| 22 | MP | 2527 | Angell/Hutchison Hall Renovation | 07/01/23 | 06/30/25 | 730 | 07/01/25 | 06/30/27 | 729 | | $ 21.856 | | $ 21.856 |
| 23 | IS | 2527 | Wimberly Hall Classroom Renovation | 07/01/25 | 06/30/26 | 364 | 07/01/26 | 06/30/27 | 364 | $ 3.627 | | | $ 3.627 |
| 24 | IS | 2527 | Centennial Hall Classroom Modifications | 07/01/25 | 06/30/26 | 364 | 07/01/26 | 06/30/27 | 364 | $ 2.668 | | | $ 2.668 |
| 25 | AA | 2527 | Mitchell Hall Restroom Renovation | 07/01/25 | 06/30/26 | 364 | 07/01/26 | 06/30/27 | 364 | $ 1.796 | | | $ 1.796 |
| 26 | AA | 2527 | Mitchell Hall Pool Facility Upgrade | 07/01/25 | 06/30/26 | 364 | 07/01/26 | 06/30/27 | 364 | $ 2.900 | | | $ 2.900 |
| 27 | MP | 2729 | Whitney Center Renovation | 07/01/25 | 06/30/27 | 729 | 07/01/27 | 06/30/29 | 730 | | $ 43.344 | | $ 43.344 |
| 28 | MP | 2729 | Coate/Drake Hall Renovation | 07/01/25 | 06/30/27 | 729 | 07/01/27 | 06/30/29 | 730 | | $ 22.488 | | $ 22.488 |
| 29 | MP | 2729 | Wimberly Hall HVAC Upgrade | 07/01/25 | 06/30/27 | 729 | 07/01/27 | 06/30/29 | 730 | $ 16.547 | | | $ 16.547 |
| 30 | MP | 2931 | Center for the Arts Performance Hall Addition | 07/01/27 | 06/30/29 | 730 | 07/01/29 | 06/30/31 | 729 | | $ 73.606 | | $ 73.606 |
| 31 | | | | | | | | | | | | | $ - |
| 32 | | | | | | | | | | | | | $ - |
| 46 | | | | | | | | | | | | | $ - |
| 49 | | | | | | | | | | | | | $ - |
| 50 | | | | | | | | | | | | | $ - |
| 51 | | | | | | | | | | | | | $ - |
| 54 | | | | | | | | | | | | | $ - |
| 55 | | | | | | | | | | | | | $ - |
| 56 | | | | | | | | | | | | | $ - |
| 57 | | | | | | | | | | | | | $ - |
| 58 | | | | | | | | | | | | | $ - |
| 59 | | | | | | | | | | | | | $ - |
| 60 | | | | | | | | | | | | | $ - |

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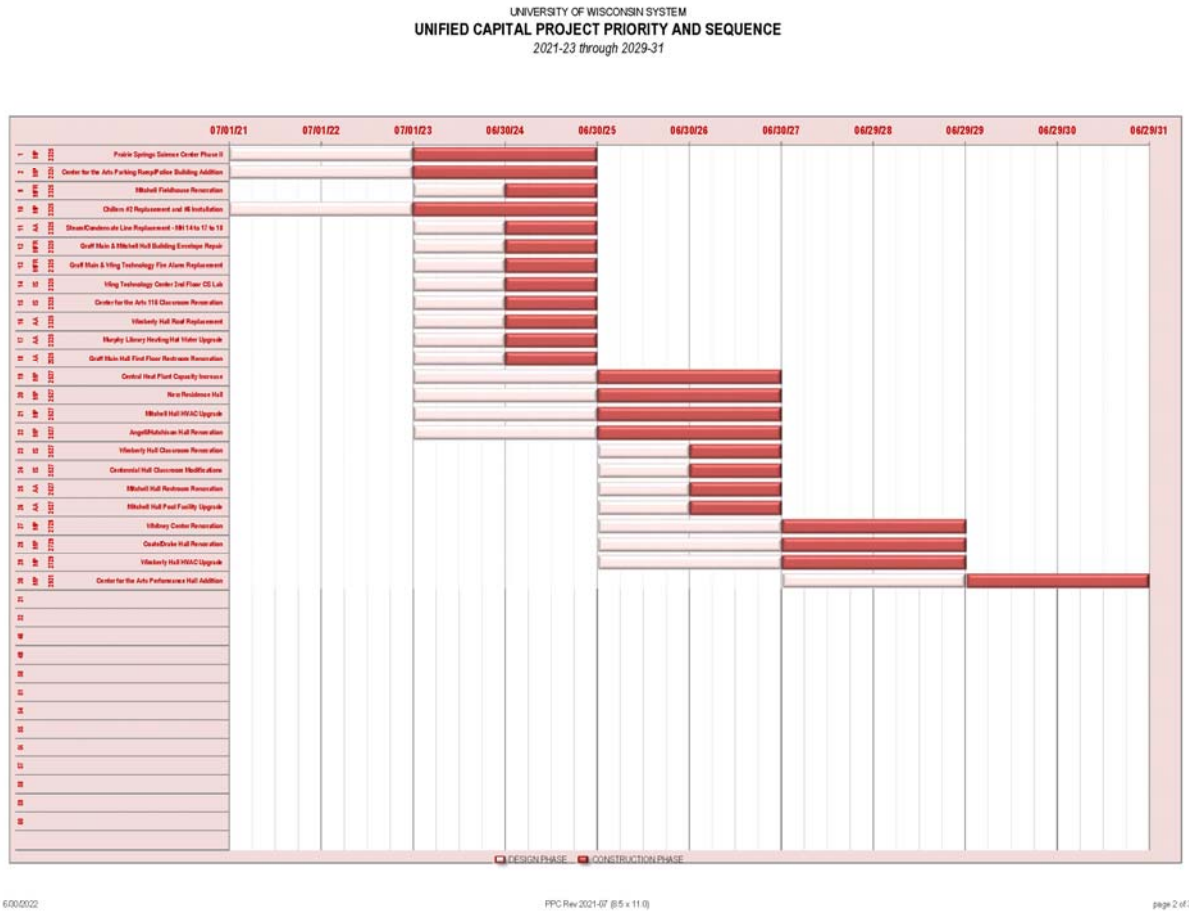
### Center for the Arts Parking Ramp / Police Building Addition

The second most important project to campus is construction of a second parking ramp, to be located on the current C-10 Parking Lot, adjacent to the Center for the Arts. Prior to the last Capital Planning Cycle, the City of La Crosse has implemented a pay-to-park system on the city streets within a two-block radius of UWL. This has sent the demand for campus parking through the roof. To respond to this demand, and with the limited free acreage left on campus, additional structured parking was the logical answer. Locating this ramp opposite of the existing ramp provides better distribution of parking and locates significant parking closer to the Center for the Arts, Centennial Hall and other academic and administrative buildings on the southern side of campus. Coupled with that project, as basically a parking infrastructure improvement, is an addition to the Police Services Building. With the ever increasing need to enhance safety and security on campus, and to correct some minor shortcomings in the original Police Services Building program, this project will add a large police training room, located directly adjacent to an incident command center that can be the headquarters of the response to any level or type of emergency on campus.

**Residence Hall Renovations**
There are a series of All Agency Projects and Major Projects that continue with the university's multi-biennial plan to renovate all the residence halls that were constructed in the 1960's. The intent will be to add fire suppression systems, replace the fire alarm system, upgrade the electrical and telecom services, revise the shower and toilet areas and add elevators to bring the buildings into compliance with ADA. These projects would be spread over several years, with the schedule time for each major renovation to be from December to August, completing one hall per year. This schedule provides a better project sequence and schedule than trying to complete the project just over the summer months, and with that, the result should lead to more competitive contractor bid numbers.




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

**Central Heat Plant Capacity Increase**
Following the completion of the Heat Plant Fuel Reliability Project, campus can take advantage of the former baghouse space that will be vacated to add to the capacity and redundancy of the UWL heat plant. The original boilers will remain the workhorses that they were designed to be, with this project adding a larger summer boiler that will carry the reduced load in the summer, add winter capacity, and be the eventual replacement to the two small, packaged boilers that were added several years ago as summer boilers. This project is necessary to provide sufficient and reliable steam supply to the campus.

UNIVERSITY OF WISCONSIN SYSTEM
UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
*2021-23 through 2029-31*

07/01/21 07/01/22 07/01/23 06/30/24 06/30/25 06/30/26 06/30/27 06/29/28 06/29/29 06/29/30 06/29/31

| | GPR | PR | GIFTS/GRANTS | TOTAL |
|---|---|---|---|---|
| **2123** | $ 4.438 | $ 17.310 | $ - | **$ 21.748** |
| **2325** | $ 139.580 | $ 32.553 | $ - | **$ 172.133** |
| **2527** | $ 42.156 | $ 74.495 | $ - | **$ 116.651** |
| **2729** | $ 16.547 | $ 65.842 | $ - | **$ 82.389** |
| **2931** | $ - | $ 73.606 | $ - | **$ 73.606** |
| **TOTAL** | **$ 202.721** | **$ 263.806** | **$ -** | **$ 466.527** |

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**Whitney Dining Renovations**
The university plans to completely renovate Whitney Center, which houses the main university foodservice dining function. The building was constructed in 1966, and apart from a cosmetic remodel of the dining room in the early 1990's, there has been little 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. It also increases the seating capacity of the facility from four hundred seats to 1,000 seats, to better align with the current enrollment of the university.

**Mitchell Hall HVAC Upgrade**
Most of the existing pieces of HVAC equipment in Mitchell Hall are original to the building construction in 1966. In addition, the building had little air conditioning when it was originally designed and so several DX and once-through domestic water type units have been installed throughout various areas of the building to cool the offices and classrooms. These units, along with the original building air handling equipment are all beginning to fail with increased frequency, leaving portions of the building without ventilation or air conditioning for extended periods of time. Also, the various large ceiling hung ventilation units in the fieldhouse have mostly either failed or have been shut down because they cannot be effectively controlled, and they cause more mechanical issues than they solve. The intent of this project is to replace all the individual cooling units that are continually failing and to upgrade all the air handling systems to accommodate the current use of the building. In addition, updating the Andover system will allow physical plant to much better control the heating and cooling, resulting in more efficient use of energy. Since the Fieldhouse and Soccer Support Facility project will extend new steam and chilled water utilities down the Pine Street corridor, this project will also be able to convert the cooling in the building to central chilled water for efficiency. This project is another example of a project that could benefit from the availability of Cartwright Center to be used as surge space to facilitate a smoother and timelier project completion, with less disturbance to faculty and staff.

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

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

**All Agency Projects**
There are a number of All Agency Projects included in this Capital Plan, focusing on building envelope repairs, roof replacements, fire alarm and emergency generator projects. There is a minor programmatic remodel of the existing fieldhouse, which can become the permanent home for both gymnastics and wrestling practice facilities, as well as creating a much needed, dedicated activity classroom space for the UWL Exercise and Sports Science Department.

**Instructional Space Projects**
The instructional space projects that are proposed respond to changes in technology needs, newly added programs in the computer and science area, and adjusting the size and configuration of the classroom stock to meet the changes in program and class sizes, along with changes in instruction and classroom pedagogy.

# III. FACILITIES PROFILES

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

Four hundred residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Building will eventually require renovation.

## Code and Health/Safety

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

## Architectural

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

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

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

| | |
|---|---|
| Building Name | ARCHEOLOGY CENTER |
| Building No. | 285-0E-0025 |
| Building Type | ACADEMIC, DRY LAB |
| Constructed | 1940 |
| Addition(s) | |

| | AG | UG |
|---|---|---|
| Floors | 1 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| C | FUNCTIONAL RATING | PHYSICAL RATING | iii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

There are some issues with water infiltration at the building permiter.

## 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

The caulk joints and seals on the windows are failing, allowing moisture infiltration.

## 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 |
| Constructed | 1958 |
| Addition(s) | 1964, 1983 |

| Floors | AG | UG |
|---|---|---|
| | 3 | 1 |

ASF 39,221 GSF 59,357 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 | iii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

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

## Future Building Plans

Cartwright will be used as temporary surge space for several upcoming major and all agency projects. Once those projects are complete, the intent is to raze Cartwright and turn the space into green space or additional parking.

## Code and Health/Safety

The building has one aging passenger elevator. 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 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 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 little emergency power available in the building and so it could not function during a power interruption.

## Communication

No immediate issues.

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

No immediate issues due to the temporary nature of the occupancies.

| | |
|---|---|
| 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 forty general access classrooms, two auditorium style classrooms, as well as various academic and student advising departments.

## Functionality Assessment

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

## Other Building Issues

None.

## Future Building Plans

None.

## Code and Health/Safety

None.

## Architectural

No issues.

## Mechanical

No issues.

## Electrical

No issues.

## Communication

No issues.

## Plumbing

No issues.

## Conveying

No issues.

## Equipment and Furnishings

No issues.

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 2 |

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

CENTRAL UTILITY CONNECTIONS

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


| B | FUNCTIONAL RATING | PHYSICAL RATING | iii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

The scope of original Center for the Arts building project was reduced due to budget issues just prior to construction of the building. As a result, at original occupancy, the building was undersized. Consequently, 46 years later, the programs suffer from a significant lack of space, including a severe lack of storage space in the building, which is especially problematic for the Theatre Arts department.

## Other Building Issues

No known major issues.

## Future Building Plans

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

## Code and Health/Safety

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

## Architectural

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

## Mechanical

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

## Electrical

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

## Communication

No known major issues.

## Plumbing

Acid waste lines in art labs require replacement. Pipes are approximately 50% full and experience back-ups. Sink and faucet fixtures in art labs require replacement. Water heater in building is original and is experiencing increased maintenance issues. Water service main experienced a leak and was subsequently patch. This will require a total replacement.

## Conveying

Due to use and age of elevator, it experiences frequent out of service times.

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

ASF GSF 8,585 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

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

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

The campus Child Care Center currently occupies the building.

## Functionality Assessment

The building functions well for its intended use.

## Other Building Issues

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

## Future Building Plans

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

## Code and Health/Safety

Campus plans to upgrade the playground surface to a modern, rubber surface in coming years.

## Architectural

There are no known major issues.

## Mechanical

There are no known major issues.

## Electrical

There are no known major issues.

## Communication

There are no known major issues.

## Plumbing

There are no known major issues.

## Conveying

NA

## Equipment and Furnishings

There are no known major issues.

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

| | AG | UG |
|---|---|---|
| Floors | 1 | 0 |

ASF GSF 20,122 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

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

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

The building and addition now currently house the UWL Foundation and the UWL Alumni Association.

## Functionality Assessment

The building functions well for its current occupants.

## Other Building Issues

No known major issues.

## Future Building Plans

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

## Code and Health/Safety

No known major issues.

## Architectural

No known major issues.

## Mechanical

No known major issues.

## Electrical

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

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

There are no conveying systems.

## Equipment and Furnishings

No known major issues.

| | |
|---|---|
| Building Name | CLEARY ALUMNI & FRIENDS CENTER ADDITION |
| Building No. | 285-0E-0084A |
| Building Type | ADMINSTRATION, ADMINISTRATIVE OFFICES |

| | | | AG | UG |
|---|---|---|---|---|
| Constructed / Addition(s) | 1996 | Floors | 1 | 0 |

ASF GSF 4,500 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

CW ☒ ELEC ☒ C. AIR ☐ WATER ☐

HPS ☐ FIBER ☒ N. GAS ☐ SEWER ☐

HISTORICAL

US ☐

WI ☐

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

The building and addition now currently house the UWL Foundation and the UWL Alumni Association.

## Functionality Assessment

The building functions well for its current occupants.

## Other Building Issues

No known major issues.

## Future Building Plans

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

## Code and Health/Safety

No known major issues.

## Architectural

No known major issues.

## Mechanical

No known major issues.

## Electrical

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

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

There are no conveying systems.

## Equipment and Furnishings

No known major issues.

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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 four hundred beds. It is currently a coed dormitory.

## Occupant(s) and Use(s)

Four hundred residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Building will eventually require renovation.

## Code and Health/Safety

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

## Architectural

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

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

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

| | |
|---|---|
| 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 | ☐ |

| F | FUNCTIONAL RATING | PHYSICAL RATING | vi |
|---|---|---|---|

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

## Background and History

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

## 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 was used to teach all basic and graduate programs in the physical sciences prior to the completion of Prairie Springs Science Center.

## 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 undergraduates, graduate students and faculty.

## Other Building Issues

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

## Future Building Plans

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

## Code and Health/Safety

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

## Architectural

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

## Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. A considerable 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

Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| | AG | UG |
|---|---|---|
| Floors | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| F | FUNCTIONAL RATING | PHYSICAL RATING | vi |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

Multiple departments in the physical and life sciences, along with labs and classrooms occupy the building. It is the building that was used to teach all basic and graduate programs in the physical sciences prior to the completion of Prairie Springs Science Center.

## 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 undergraduates, graduate students and faculty.

## Other Building Issues

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

## Future Building Plans

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

## Code and Health/Safety

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

## Architectural

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

## Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. A considerable 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

Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| F | FUNCTIONAL RATING | PHYSICAL RATING | vi |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

Multiple departments in the physical and life sciences, along with labs and classrooms occupy the building. It is the building that was used to teach all basic and graduate programs in the physical sciences prior to the completion of Prairie Springs Science Center.

## 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 undergraduates, graduate students and faculty.

## Other Building Issues

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

## Future Building Plans

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

## Code and Health/Safety

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

## Architectural

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

## Mechanical

Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. A considerable 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

Data cable is left hanging exposed, as there are no ceiling finishes in most rooms.

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

260 residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate 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 first-year style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

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

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

| | AG | UG |
|---|---|---|
| Floors | 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 four hundred beds from those buildings along with an additional one hundred 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)

Five hundred 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 soon.

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

## Mechanical

No known issues.

## Electrical

No known issues.

## Communication

No known issues.

## Plumbing

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

## Conveying

No known issues.

## Equipment and Furnishings

No known issues.

| | |
|---|---|
| Building Name | EQUIPMENT STORAGE BUILDING |
| Building No. | 285-0E-0030 |
| Building Type | SUPPORT SERVICES |
| Constructed Addition(s) | |

| | AG | UG |
|---|---|---|
| Floors | 1 | 0 |

ASF GSF 4,456 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

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

No known major issues

## Future Building Plans

No current plans for additions or remodeling

## Code and Health/Safety

No known major issues.

## Architectural

No known major issues

## Mechanical

No known major issues

## Electrical

No known major issues.

## Communication

No known major issues.

## Plumbing

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

HISTORICAL

| | |
|---|---|
| US | ☒ |
| WI | ☐ |

| C | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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 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

Building is listed on the State and National Register of Historic Places.

## Future Building Plans

No significant additions to the building are anticipated in the future. A major HVAC renovation was enumerated in the 19-21 biennium and is in design now.

## 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 substantial amounts outside air and moisture to penetrate the building. A 2011 study showed the building needs significant envelope repairs.

## Mechanical

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

## Electrical

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

## Communication

No known major issues.

## Plumbing

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

## Conveying

The building has an elevator which is dependable, 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 | HEATING PLANT |
| Building No. | 285-0E-0024 |
| Building Type | SUPPORT SERVICES |
| Constructed / Addition(s) | 1967 |

| | AG | UG |
|---|---|---|
| Floors | 3 | 1 |

ASF GSF 23,125 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CW | ☐ | ELEC | ☒ | C. AIR | ☐ | WATER | ☐ |
| 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

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

The building and additions function, 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.

## Other Building Issues

There have been recent projects to increase backup diesel fuel storage, replace the gas trains on the original boilers and replace the RO system.

## Future Building Plans

Campus will need to plan for a plant capacity increase in a future biennium.

## Code and Health/Safety

There are no known issues.

## Architectural

There are no known major issues.

## Mechanical

A recent small project to make some minor repairs to the chimney have discovered some more significant issues with the chimney, which will need attention soon.

## 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 undersized to serve its intended occupancy, the building functions.

## Other Building Issues

There are no known major issues.

## Future Building Plans

The oldest chillers on campus will need a planned replacement soon.

## Code and Health/Safety

There are no known major issues.

## Architectural

There are no known major issues.

## Mechanical

There are no known major issues.

## Electrical

There are no known major issues.

## Communication

There are no known major issues.

## Plumbing

There are no known major issues.

## Conveying

NA

## Equipment and Furnishings

NA

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

ASF GSF 983 GPR 100 % PR 0 %

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

There are no known major issues.

## Future Building Plans

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

## Code and Health/Safety

There are no known major issues.

## Architectural

There are no known major issues.

## Mechanical

There are no known major issues.

## Electrical

There are no known major issues.

## Communication

There are no known major issues.

## Plumbing

There are no known major issues.

## Conveying

NA

## Equipment and Furnishings

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

This addition 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 baghouse equipment has been removed.

## Functionality Assessment

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

## Other Building Issues

There are no known major issues.

## Future Building Plans

The baghouse has been removed from service as part of the Fuel Reliability Project. The plan is to investigate placing an additional/replacement boiler in the space in a future biennium.

## Code and Health/Safety

There are no known major issues.

## Architectural

There are no known major issues.

## Mechanical

There are no known major issues.

## Electrical

There are no known major issues.

## Communication

There are no known major issues.

## Plumbing

There are no known major issues.

## Conveying

NA

## Equipment and Furnishings

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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)

Four hundred residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Building will eventually require renovation.

## Code and Health/Safety

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

## Architectural

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

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 3.5 | 0.5 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| 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

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

## Occupant(s) and Use(s)

200 residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Campus will be studying the feasibility of an ADA elevator addition.

## Code and Health/Safety

Building is not ADA compliant.

## Architectural

Building is designed and functions as a basic 1960's first-year style residence hall. There have been upgrades to the restrooms, and an all-gender restroom/shower has been added on each level of the building.

## Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all the spaces.

## Electrical

Electrical capacity and distribution was added with the 2019 renovation.

## Communication

Telecom capacity and distribution was added with the 2019 renovation.

## Plumbing

The building plumbing system was replaced with the 2019 renovation.

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

No known immediate issues.

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

| | AG | UG |
|---|---|---|
| Floors | 1 | 0 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

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

## Occupant(s) and Use(s)

The building is occupied by all 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 storage addition has allowed UWL Facilities to renovate some of the interior spaces to add quality functional space in the building.

## Other Building Issues

No known major issues.

## Future Building Plans

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

## Code and Health/Safety

No known major issues.

## Architectural

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

## Mechanical

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

## Electrical

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

## Communication

No known major issues.

## Plumbing

The building does not have adequate female restroom fixtures.

## Conveying

NA

## Equipment and Furnishings

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

| | |
|---|---|
| Building Name | MAINTENANCE & STORES BUILDING HAZARDOUS WASTE ADDN |
| Building No. | 285-0E-0018A |
| Building Type | SUPPORT SERVICES |
| Constructed | 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.

## Other Building Issues

No known major issues.

## Future Building Plans

There are no 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 | MAINTENANCE & STORES BUILDING STORAGE ADDN |
| Building No. | 285-0E-0018B |
| Building Type | SUPPORT SERVICES |
| Constructed / Addition(s) | 2017 |

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

ASF 0 GSF 11,899 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 2017 to provide additional receiving and storage area, which freed up space in the original building for Facilities Planning & Management.

## Occupant(s) and Use(s)
The area is used for central receiving and campus stores, as well as longer term storage.

## Functionality Assessment
The space functions.

## Other Building Issues
No known issues.

## Future Building Plans
There are no plans for additions or renovations to this area.

## Code and Health/Safety
No known major issues.

## Architectural
No known issues.

## Mechanical
No known issues.

## Electrical
No known issues.

## Communication
No known issues.

## Plumbing
No known issues.

## Conveying
NA

## Equipment and Furnishings
NA.

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

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| C | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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 (ESS) 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.

## Other Building Issues

The swimming pool is aging and will need some significant investment soon to remain viable for ESS and athletics use.

## Future Building Plans

Construction of a New Fieldhouse would allow the Mitchell Fieldhouse to be renovated for Gymnastics, Wrestling, and ESS. Infrastructure upgrades are required throughout the building. There is also currently and Instructional Space Project in process, remodeling three separate areas of 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 second floor is not accessible.

## Architectural

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 hollow metal doors and frames are rusting to the point they are allowing air and moisture penetration into the building. The existing windows are single pane, not energy efficient and the moving mechanical parts no longer function on them. The finishes in the existing restrooms should be upgraded.

## Mechanical

The New Fieldhouse Project brought chilled water to the building, but did not create a functional building chilled water system. Multiple individual cooling systems serve various portions of the building. Some units need 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 is difficult to provide the power required for the kinesiology and biomechanics labs. The emergency generator is aging, and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

## Communication

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

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| | AG | UG |
|---|---|---|
| Floors | 2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| C | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

The building houses the main campus gymnasium, the fieldhouse, a competition swimming pool, weight and fitness room, multiple physical education teaching rooms, classrooms, human performance labs, and offices for academic programs in Exercise and Sport Science (ESS) 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.

## Other Building Issues

The swimming pool is aging and will need some significant investment soon to remain viable for ESS and athletics use.

## Future Building Plans

Construction of a New Fieldhouse would allow the Mitchell Fieldhouse to be renovated for Gymnastics, Wrestling, and ESS. Infrastructure upgrades are required throughout the building. There is also currently and Instructional Space Project in process, remodeling three separate areas of 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 second floor is not accessible.

## Architectural

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 hollow metal doors and frames are rusting to the point they are allowing air and moisture penetration into the building. The existing windows are single pane, not energy efficient and the moving mechanical parts no longer function on them. The finishes in the existing restrooms should be upgraded.

## Mechanical

The New Fieldhouse Project brought chilled water to the building, but did not create a functional building chilled water system. Multiple individual cooling systems serve various portions of the building. Some units need 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 is difficult to provide the power required for the kinesiology and biomechanics labs. The emergency generator is aging, and the emergency service is at its maximum capacity. Both should be replaced and upgraded.

## Communication

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

## Plumbing

The existing drain piping is beyond its useful life.

## Conveying

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

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 2 1/2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | iii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

Building is listed on the State Register of Historic Places.

## Future Building Plans

No significant changes to the building are anticipated soon.

## Code and Health/Safety

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

## Architectural

There are no all-gender restrooms for public use when there is a performance in the Frederick Theater.

## Mechanical

Most 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 is expected life and does not have any DDC controls. Occupant comfort complaints are frequent in this portion of the building, and it is difficult for UWL HVAC staff to finely control the climate in this area.

## Electrical

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

## Communication

No know major issues.

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

ASF 78,319 GSF 92,392 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

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

The facility functions well for its occupants.

## Other Building Issues

An exterior storm sewer issue caused major flooding incidents in the last couple of years, leading to an ongoing insurance claim issue. A project was recently completed to remedy the storm sewer issue.

## Future Building Plans

No significant changes to the building are anticipated soon.

## Code and Health/Safety

No known major issues.

## Architectural

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

## Mechanical

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

## Electrical

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

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

No known major issues.

## Equipment and Furnishings

No known major issues.

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

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

The facility functions well for its occupants.

## Other Building Issues

An exterior storm sewer issue caused major flooding incidents in the last couple of years, leading to an ongoing insurance claim issue. A project was recently completed to remedy the storm sewer issue.

## Future Building Plans

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

## Code and Health/Safety

No known major issues.

## Architectural

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

## Mechanical

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

## Electrical

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

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

No known major issues.

## Equipment and Furnishings

No known major issues.

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

US ☐
WI ☐

| D | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

The building currently contains some storage for athletic and student recreation programs that utilize the north campus fields. There is a small classroom or team meeting room that is rarely used. A small portion of the building is used as a migratory insect research space.

## Functionality Assessment

The building is underutilized.

## Other Building Issues

No known major issues.

## Future Building Plans

No known major issues.

## Code and Health/Safety

No known major issues.

## Architectural

No known major issues.

## Mechanical

No known major issues.

## Electrical

No known major issues.

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

NA

## Equipment and Furnishings

NA

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

| Floors | AG | UG |
|---|---|---|
| | 5 | 0 |

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

CENTRAL UTILITY CONNECTIONS

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

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

1,000 parking spaces.

## Functionality Assessment

Building functions well.

## Other Building Issues

There will need to be some minor surface maintenance in coming years due to road salt, etc.

## Future Building Plans

No known issues.

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

## Mechanical

No known issues.

## Electrical

No known issues.

## Communication

No known issues.

## Plumbing

No known issues.

## Conveying

No known issues.

## Equipment and Furnishings

No known issues.

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

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

CENTRAL UTILITY CONNECTIONS

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

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

Building functions well.

## Other Building Issues

There is a lack of storage space for necessary equipment. The multi-purpose meeting room is too small for the needs of the department and is not designed to be quickly converted to an incident command center.

## Future Building Plans

An addition is planned to the building to complete the missing needs

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

## Mechanical

No known issues.

## Electrical

No known issues.

## Communication

No known issues.

## Plumbing

No known issues.

## Conveying

No known issues.

## Equipment and Furnishings

No known issues.

| | |
|---|---|
| Building Name | PRAIRIE SPRINGS SCIENCE CENTER |
| Building No. | 285-0E-0007 |
| Building Type | ACADEMIC, WET AND DRY LAB |
| Constructed / Addition(s) | 2018 |

| Floors | AG | UG |
|---|---|---|
| | 5 | 1 |

ASF 107,274 GSF 201,452 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

Prairie Springs Science Center Phase I is the new science labs building that was completed in 2018 as the first phase of two to replace Cowley Hall.

## Occupant(s) and Use(s)

Multiple departments in the physical and life sciences have instructional and research labs in the building. It is the building that is used to teach all basic and graduate programs in the physical sciences.

## Functionality Assessment

Building functions well.

## Other Building Issues

No known issues

## Future Building Plans

An addition is planned to complete the replacement of the Cowley Science Facility

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

## Mechanical

No known issues.

## Electrical

No known issues.

## Communication

No known issues.

## Plumbing

No known issues.

## Conveying

No known issues.

## Equipment and Furnishings

No known issues.

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

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

The 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 childcare 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. Campus recently opened an E Sports lounge in the former strength center space. The offices of Recreational Sports are also located in the building.

## Functionality Assessment

The building functions well for its intended use.

## Other Building Issues

There are no known major issues.

## Future Building Plans

Construction on an addition to the facility was recently completed.

## Code and Health/Safety

There are no known major issues.

## Architectural

There are no known major issues. Some of the finishes are aging and due for replacement or refreshing.

## 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

There are no known major issues.

## Equipment and Furnishings

There are no known major issues.

| | |
|---|---|
| Building Name | RECREATIONAL EAGLE CENTER (REC) ADDITION |
| Building No. | 285-0E-0055B |
| Building Type | STUDENT RECREATION |
| Constructed / Addition(s) | 2018 |

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

ASF 34,448 GSF 38,457 GPR 0 % PR 100 %

CENTRAL UTILITY CONNECTIONS

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

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

## Background and History

This building consists of a 35,200 SF addition to the Recreational Eagle Center. This includes an enlarged strength training space, large multipurpose recreation room and other related support spaces including changing areas and toilet rooms. There is also a 5,200 SF basement under a portion of the addition to provide storage of recreation equipment and to allow mechanical access from the existing building to the addition.

## Occupant(s) and Use(s)

The building includes an enlarged strength training space, large multipurpose recreation room and other related support spaces including changing areas and toilet rooms.

## Functionality Assessment

The building functions well for its intended use.

## Other Building Issues

There are no known major issues.

## Future Building Plans

There are currently no plans for modifications or remodeling

## Code and Health/Safety

There are no known major issues.

## Architectural

There are no known major issues.

## Mechanical

There are no known major issues

## Electrical

There are no known major issues.

## Communication

There are no known major issues.

## Plumbing

There are no known major issues.

## Conveying

There are no known major issues

## Equipment and Furnishings

There are no known major issues

| | |
|---|---|
| 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 upper-class student residence hall.

## Other Building Issues

No known issues.

## Future Building Plans

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

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

.

## Mechanical

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

## Electrical

No known issues.

## Communication

No known issues.

## Plumbing

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

## Conveying

No known issues.

## Equipment and Furnishings

No known issues.

| | |
|---|---|
| Building Name | ROGER HARRING STADIUM AT VETERANS MEMORIAL SPORTS COMPLEX |
| Building No. | 285-0E-0033 |
| Building Type | INTERCOLLEGIATE ATHLETICS, STUDENT RECREATION |
| Constructed | 2008 |
| Addition(s) | |

| Floors | AG | UG |
|---|---|---|
| | 4 | 0 |

| ASF | GSF | GPR | | PR | |
|---|---|---|---|---|---|
| 12,000 | 32,000 | 15 | % | 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 with artificial turf and new student recreation fields. All exterior activity/competition areas are lighted.

## Occupant(s) and Use(s)

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

## Functionality Assessment

The facility is still relatively new and functions well.

## Other Building Issues

The facility sound system needs upgrading and modification to work with the newly constructed Fieldhouse.

## Future Building Plans

A new soccer/lacrosse accessory building is being constructed as part of the New Fieldhouse Project.

## Code and Health/Safety

No known issues.

## Architectural

No known issues.

## Mechanical

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

## Electrical

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

## Communication

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

## Plumbing

No known issues.

## Conveying

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

## Equipment and Furnishings

No known issues.

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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)

200 residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Building will eventually require renovation. Campus will be studying the feasibility of an ADA elevator addition.

## 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 first-year style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

The building does not have an elevator.

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| A | FUNCTIONAL RATING | PHYSICAL RATING | i |
|---|---|---|---|

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

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

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

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

## Other Building Issues
No known major issues

## Future Building Plans
No immediate change of plans

## Code and Health/Safety
No known major issues

## Architectural
No known major issues

## Mechanical
No known major issues

## Electrical
No known major issues

## Communication
No known major issues

## Plumbing
No known major issues

## Conveying
No known major issues

## Equipment and Furnishings
No known major issues

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

200 residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Building will eventually require renovation. Campus will be studying the feasibility of an ADA elevator addition.

## 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 first-year style residence hall. The bedrooms are small, the bathrooms and showers are small and not private or semi-private, and study spaces are small and inadequate in comparison to modern residence halls.

## Mechanical

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

## Electrical

Students are continually requesting access to more electrical service.

## Communication

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

## Plumbing

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

## Conveying

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

## Equipment and Furnishings

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

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 0 |

ASF GSF 6,543 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
This building was constructed to add cooling and circulating capacity to the Campus Chilled Water Loop.

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

## Functionality Assessment
The building functions.

## Other Building Issues
There are no known issues.

## Future Building Plans
There are plans to add a third 1,200-ton chiller in the open bay of the building.

## Code and Health/Safety
There are no known issues.

## Architectural
There are no known issues.

## Mechanical
There are no known issues.

## Electrical
There are no known issues.

## Communication
There are no known issues.

## Plumbing
There are no known issues.

## Conveying
NA

## Equipment and Furnishings
NA

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| 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

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

## Occupant(s) and Use(s)

200 residence hall beds

## Functionality Assessment

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

## Other Building Issues

No known immediate issues.

## Future Building Plans

Campus will be studying the feasibility of an ADA elevator addition.

## Code and Health/Safety

Building is not ADA compliant.

## Architectural

Building is designed and functions as a basic 1960's first-year style residence hall. There have been upgrades to the restrooms, and an all-gender restroom/shower has been added on each level of the building.

## Mechanical

No mechanical ventilation in resident rooms. Radiant heat zones are set up so they each contain portions of all four floors and zones are controlled on 4th floor. Consequently, the performance of the heating system varies widely from first to 4th floor and from end rooms to middle rooms. Building system needs to be converted to hot water system. Consideration may be given to cooling part or all the spaces.

## Electrical

Electrical capacity and distribution were added with the 2022 renovation.

## Communication

Telecom capacity and distribution was added with the 2022 renovation.

## Plumbing

The building plumbing system was replaced with the 2022 renovation.

## 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 as budget allows.

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

| | |
|---|---|
| US | ☐ |
| WI | ☐ |

| D | FUNCTIONAL RATING | PHYSICAL RATING | iv |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

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

## Other Building Issues

The windows are not energy efficient, the entrance doors leak, and daylight can be seen through the jambs.

## Future Building Plans

The UWL Master Plan calls for demolition of Cartwright Center, which would be the old option for a second foodservice operation during a major remodel of Whitney. If the remodel of Whitney does not occur prior to the demolition of Cartwright, it would be exceedingly difficult to maintain adequate foodservice operations.

## Code and Health/Safety

The restrooms are not fully ADA accessible and there is no public elevator to the lower level. The fire alarm system is out of date. There is no fire protection outside of protection at the cooking hoods.

## 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

The electrical systems are original and over capacity. Some three phase panels have no neutral wire. The generator is 40KW and does not have the capacity to support current operations.

## Communication

No known immediate issues.

## Plumbing

The storm water is handled by two lift stations that need frequent maintenance.

## Conveying

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

## Equipment and Furnishings

Much of the foodservice equipment is outdated and subject to frequent failures and repairs.

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

| Floors | AG | UG |
|---|---|---|
| | 4 | 1 |

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

CENTRAL UTILITY CONNECTIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| CW | ☒ | ELEC | ☒ | C. AIR | ☐ | WATER | ☐ | HISTORICAL | |
| 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

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 general access classrooms and some academic department offices. The fourth floor is occupied solely by academic offices. The Dean's office for the College of Social Sciences and Humanities, as well as the Departments of History, Sociology/Anthropology, English, Political Science, and Public Health & Community Health are housed in the building.

## 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.

## Other Building Issues

The building envelope will need repairs due to age and wear.

## Future Building Plans

Continual updating of the existing classrooms will occur as funds are available.

## Code and Health/Safety

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

## Architectural

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

## Mechanical

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

## Electrical

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

## Communication

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

## Plumbing

There are no known significant issues related to the plumbing system, but it is original to the building construction.

## Conveying

Elevators are aging, 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 |

| Floors | AG | UG |
|---|---|---|
| | 2 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

No known major issues.

## Other Building Issues

No known major issues.

## Future Building Plans

The space that formerly housed the campus television studio is currently vacant and awaiting renovation for Computer Science Engineering lab space.

## Code and Health/Safety

No known major issues.

## Architectural

Building finishes are beginning to show their age since the major renovation.

## Mechanical

No know major issues.

## Electrical

No known major issues.

## Communication

No known major issues.

## Plumbing

No known major issues.

## Conveying

No known major issues.

## Equipment and Furnishings

No known major issues.

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

| Floors | AG | UG |
|---|---|---|
| | 1 | 1 |

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

CENTRAL UTILITY CONNECTIONS

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

| B | FUNCTIONAL RATING | PHYSICAL RATING | ii |
|---|---|---|---|

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

## Background and History

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

## Occupant(s) and Use(s)

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

## Functionality Assessment

No known significant issues.

## Other Building Issues

No known significant issues.

## Future Building Plans

No planned changes.

## Code and Health/Safety

No known significant issues.

## Architectural

No known significant issues.

## Mechanical

No known significant issues.

## Electrical

No known significant issues.

## Communication

No known significant issues.

## Plumbing

No known significant issues.

## Conveying

No known significant issues.

## Equipment and Furnishings

No known significant issues.

| | |
|---|---|
| Building Name | WITTICH HALL |
| Building No. | 285-0E-0004 |
| Building Type | ACADEMIC, DRY LAB |
| Constructed | 1916 |
| Addition(s) | 1930 |

| Floors | AG | UG |
|---|---|---|
| | 3 | 1 |

ASF 28,857 GSF 51,811 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

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. The building was completely renovated in 2020 to create a new home for the College of Business Administration.

## Occupant(s) and Use(s)

The building is the home of the College of Business Administration and the Economics, Management, Finance, Marketing and Accountancy departments, along with the Small Business Development Center.

## Functionality Assessment

No known major issues.

## Other Building Issues

Building is listed on the State and National Register of Historic Places.

## Future Building Plans

The university just finished a complete renovation for this facility.

## Code and Health/Safety

No known major issues.

## Architectural

No known major issues.

## Mechanical

No known major issues.

## Electrical

No known major issues.

## Communication

No known major issues.

## Plumbing

No known key issues.

## Conveying

No known major issues.

## Equipment and Furnishings

No known major issues.

## B. SITE DEVELOPMENT PROFILE

Site Development Key

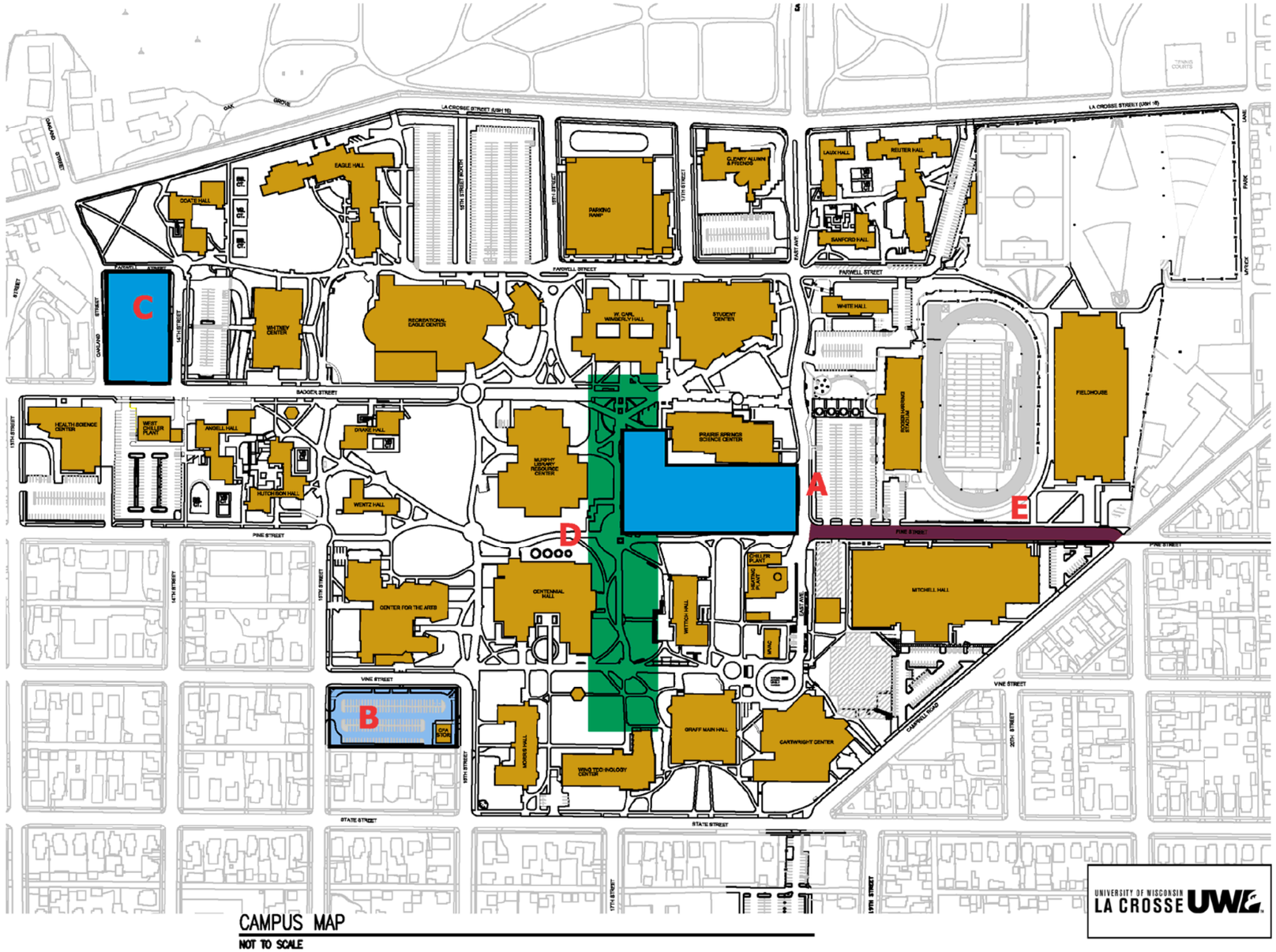
A –Completion of the Prairie Springs Science Center

B –Construct a New Parking Ramp and Addition to the Police Building

C– Construct New 300 bed Residence Hall

D – Develop Central Campus Mall

E – Complete vacation of city streets within Campus Boundary

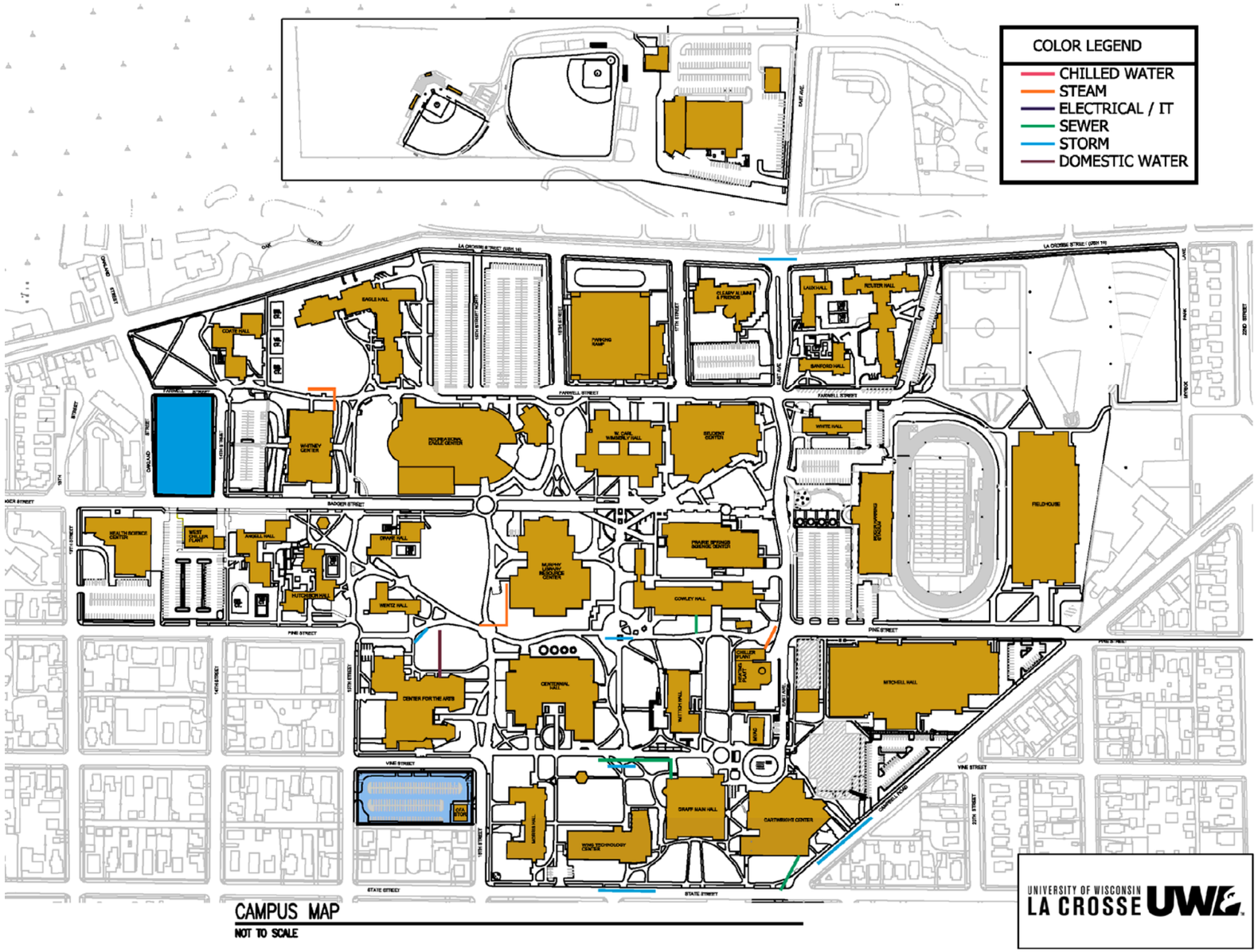



(North Campus Not Shown for Clarity)

## C. SITE UTILITY PROFILE

General

- Steam – There is need for a capacity increase to the main steam line as it leaves the plant to the north and east. There is a section of steam condensate line feeding Murphy Library that needs to be replaced. The steam manhole feeding Coate Hall, and Eagle Hall is fed by a steam main that passes through Whitney Center. This needs to be corrected prior to the major project in Whitney.
- Water – The water lateral to the Center for the Arts needs to be replaced.
- Sewer – There several locations that experience backing up the laterals serving the buildings shown.
- Storm – There are many small areas that experience minor flooding or ponding of water during heavy rain events.



# IV. SUPPLEMENTAL INFORMATION

## MID-TERM DEVELOPMENT PLAN

A
The university is proposing Phase II of the Prairie Springs Science Center, which with demolish existing Cowley Hall and build an addition to Phase I of the Prairie Springs Science Center.

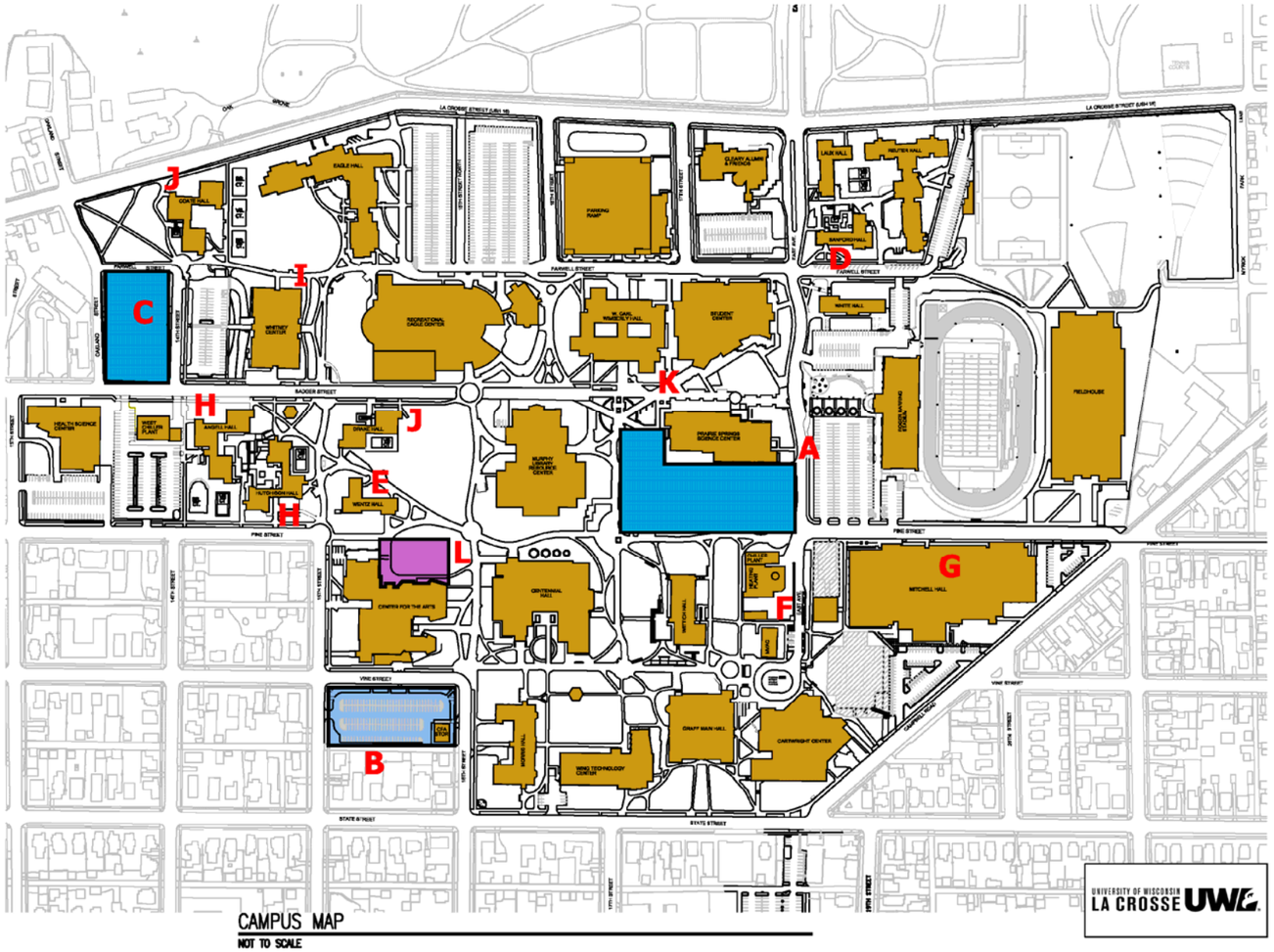
B
The university is proposing a New Parking Ramp near the Center for the Arts and an Addition to the Police Building.

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

D
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Sanford Hall.

E
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Wentz Hall.

F
The university is proposing a capacity increase to the central heating plant that will help provide steam service to the entire campus.




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

H
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Angell and Hutchison Halls.

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

J
The university plans to continue a multi-biennia program to completely renovate all the existing 50+ yr old residence halls. This project will renovate Coate and Drake Halls.

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

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

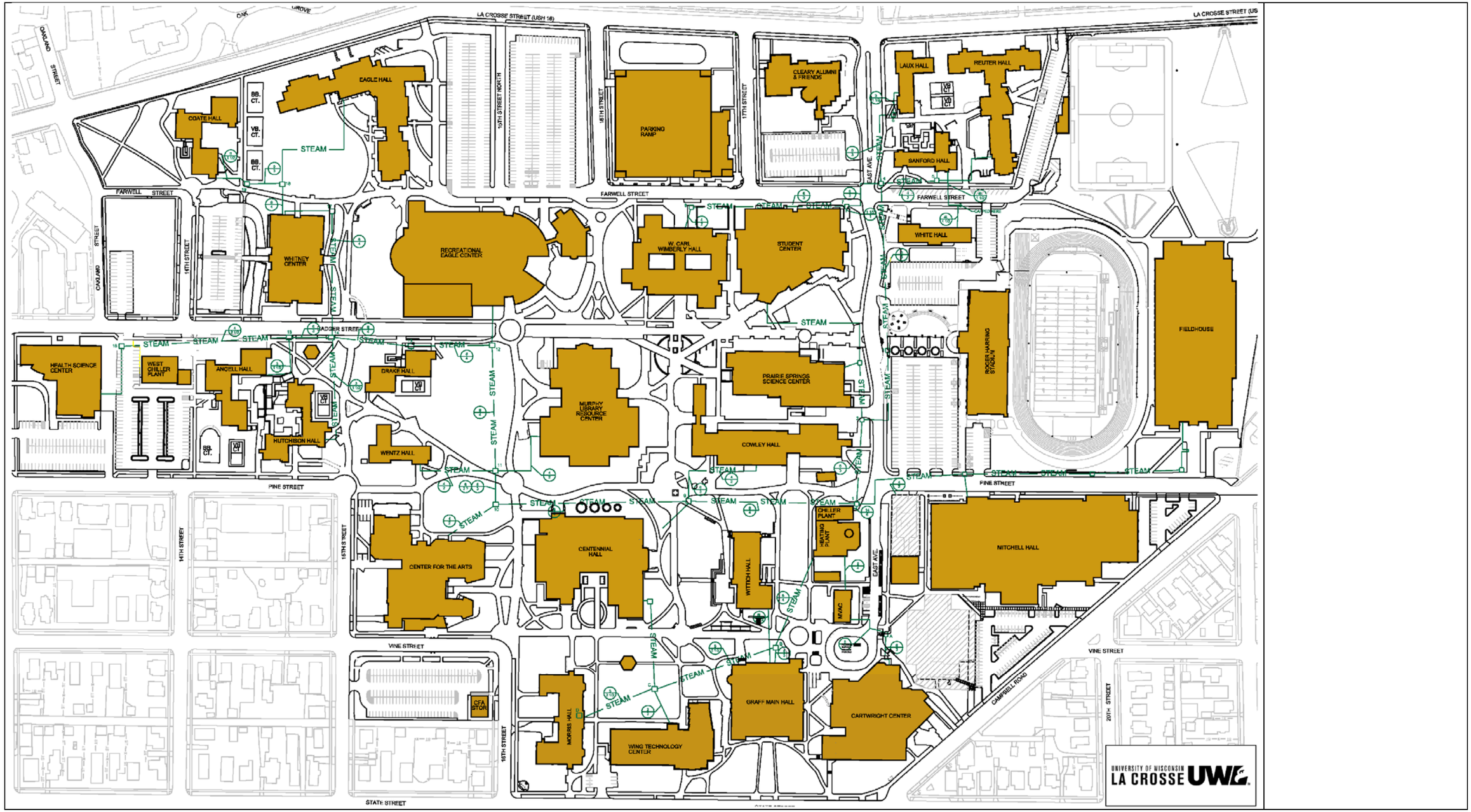
(North Campus Not Shown for Clarity)

## LONG-TERM DEVELOPMENT PLAN

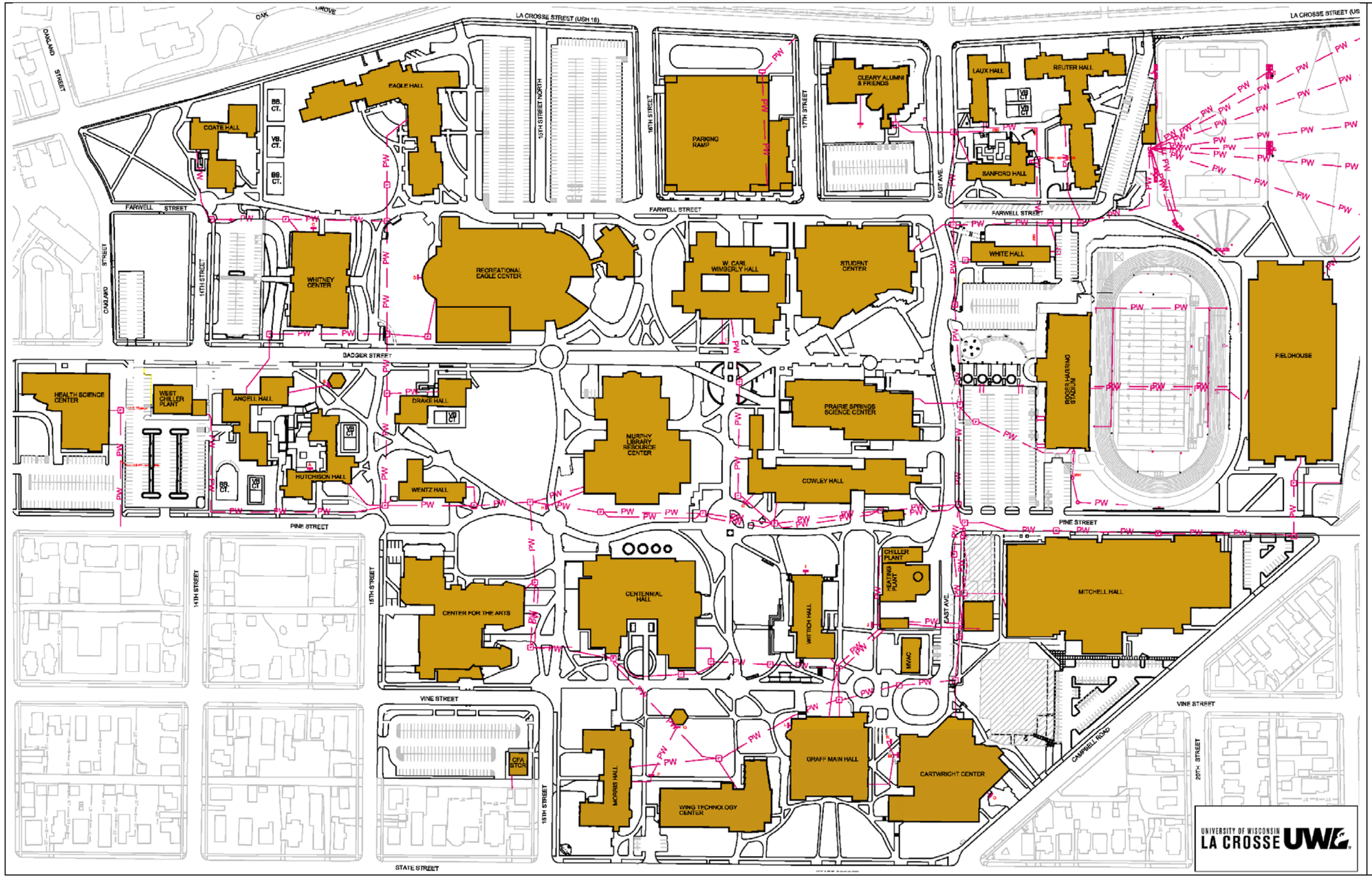
The illustration shown at left is the updated UWL Master Plan. The 2018 Campus Master Plan Update seeks to continue to build a modern UW-La Crosse campus that is an attractive learning environment for our students, faculty, staff, and host community. The master plan update will improve facilities through the construction of modern classrooms and state-of-the-art laboratories, within both modern buildings and adaptive reuse of historic structures. Residence halls will be renovated, and new athletic and recreation facilities will be constructed. The campus master plan update seeks to maintain the UWL campus as the pride of La Crosse and western Wisconsin.

## CHILLED WATER MAP

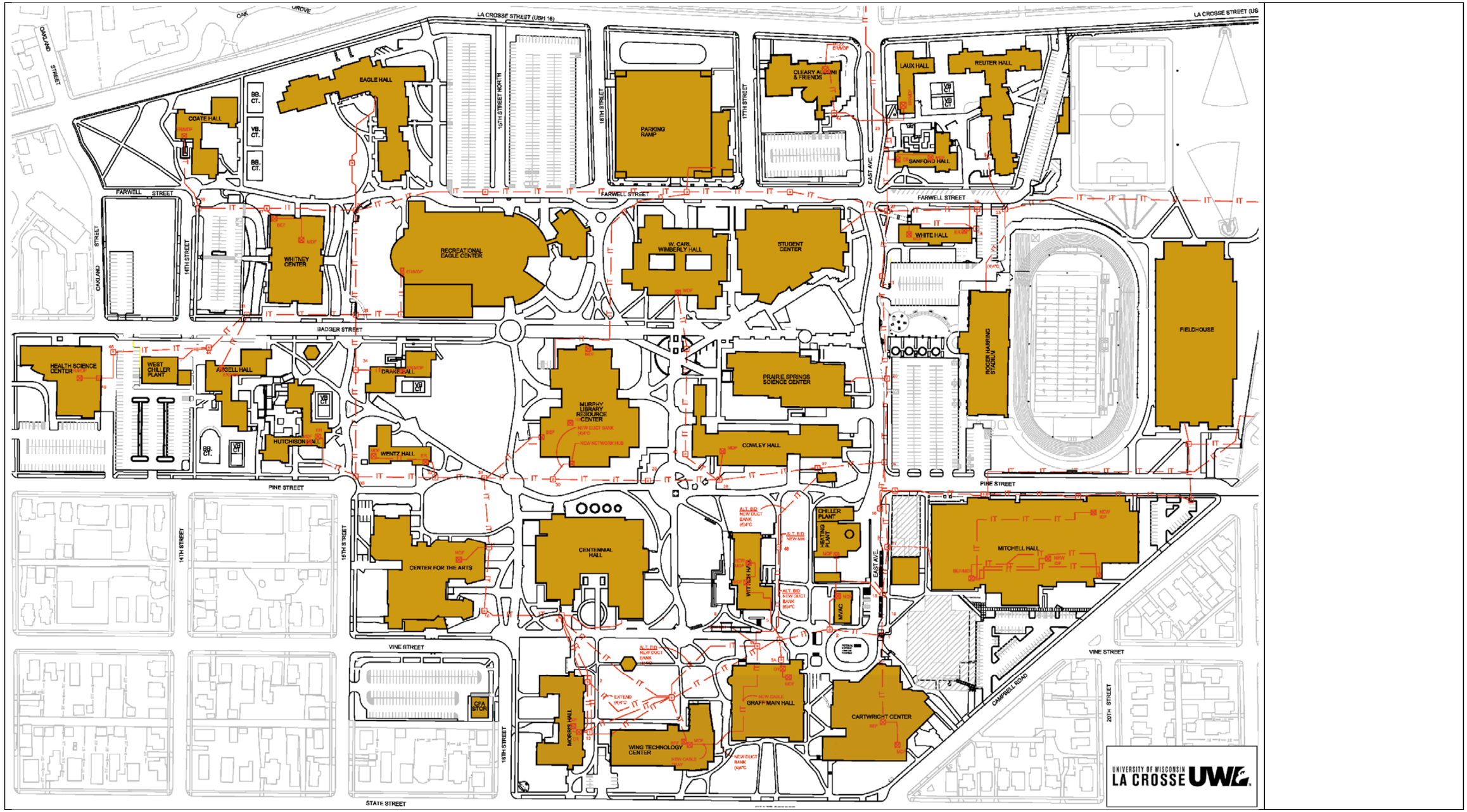
## STEAM MAP


LA CROSSE STREET (USH 16)
OAK GROVE
OAKLAND STREET
EAGLE HALL
COATE HALL
BB. CT.
VB. CT.
BB. CT.
STEAM
FARWELL STREET
15TH STREET NORTH
16TH STREET
PARKING RAMP
17TH STREET
CLEARY ALUMNI & FRIENDS
LAUX HALL
REUTER HALL
SANFORD HALL
EAST AVE.
WHITNEY CENTER
RECREATIONAL EAGLE CENTER
W. CARL WIMBERLY HALL
STUDENT CENTER
WHITE HALL
FIELDHOUSE
ROGER HARRING STADIUM
HEALTH SCIENCE CENTER
WEST CHILLER PLANT
ANGELL HALL
DRAKE HALL
JACKER STREET
MURPHY LIBRARY RESOURCE CENTER
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
HUTCHISON HALL
WENTZ HALL
PINE STREET
CHILLER PLANT
HEATING PLANT
MITCHELL HALL
CENTER FOR THE ARTS
CENTENNIAL HALL
WITTICH HALL
MYAC
VINE STREET
CAMPBELL ROAD
20TH STREET
14TH STREET
15TH STREET
16TH STREET
OFA STOR
MORRIS HALL
WING TECHNOLOGY CENTER
GRAFF MAIN HALL
CARTWRIGHT CENTER
STATE STREET
UNIVERSITY OF WISCONSIN LA CROSSE UWL

## ELECTRIC MAP



## SIGNAL MAP


LA CROSSE STREET (USH 16)
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OAKLAND STREET
EAGLE HALL
COATE HALL
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15TH STREET NORTH
16TH STREET
PARKING RAMP
17TH STREET
CLEARY ALUMNI & FRIENDS
EAST AVE.
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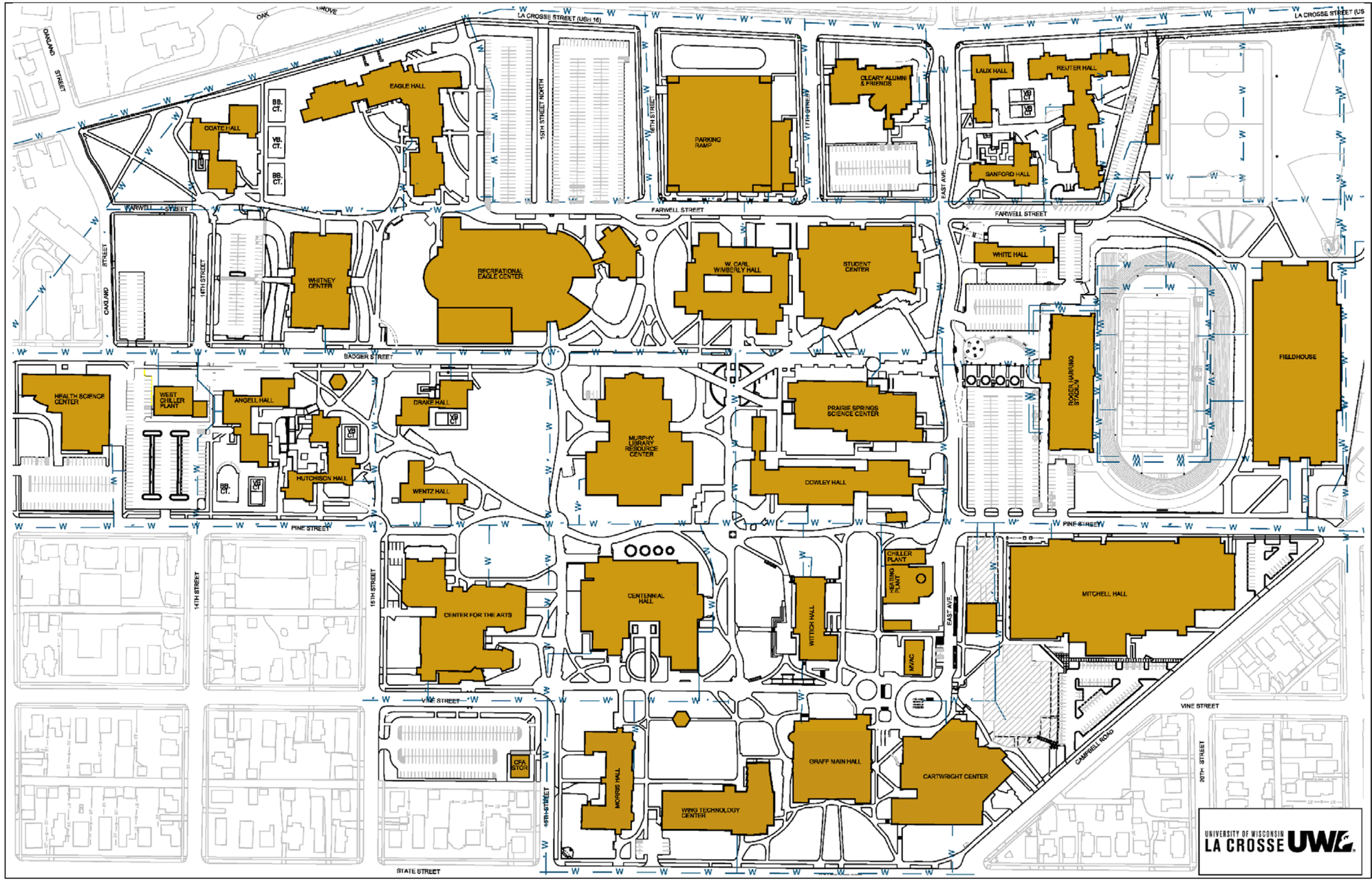
PRAIRIE SPRINGS SCIENCE CENTER
COWLEY HALL
PINE STREET
14TH STREET
15TH STREET
CENTER FOR THE ARTS
CENTENNIAL HALL
WITTICH HALL
CHILLER PLANT
HEATING PLANT
MVAC
MITCHELL HALL
VINE STREET
CAMPBELL ROAD
20TH STREET
GRAFF MAIN HALL
CARTWRIGHT CENTER
MORRIS HALL
WING TECHNOLOGY CENTER
STATE STREET
UNIVERSITY OF WISCONSIN LA CROSSE UWL

## WATER MAP


OAK GROVE
OAKLAND STREET
LA CROSSE STREET (USH 16)
EAGLE HALL
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VB CT
VB CT
SANFORD HALL
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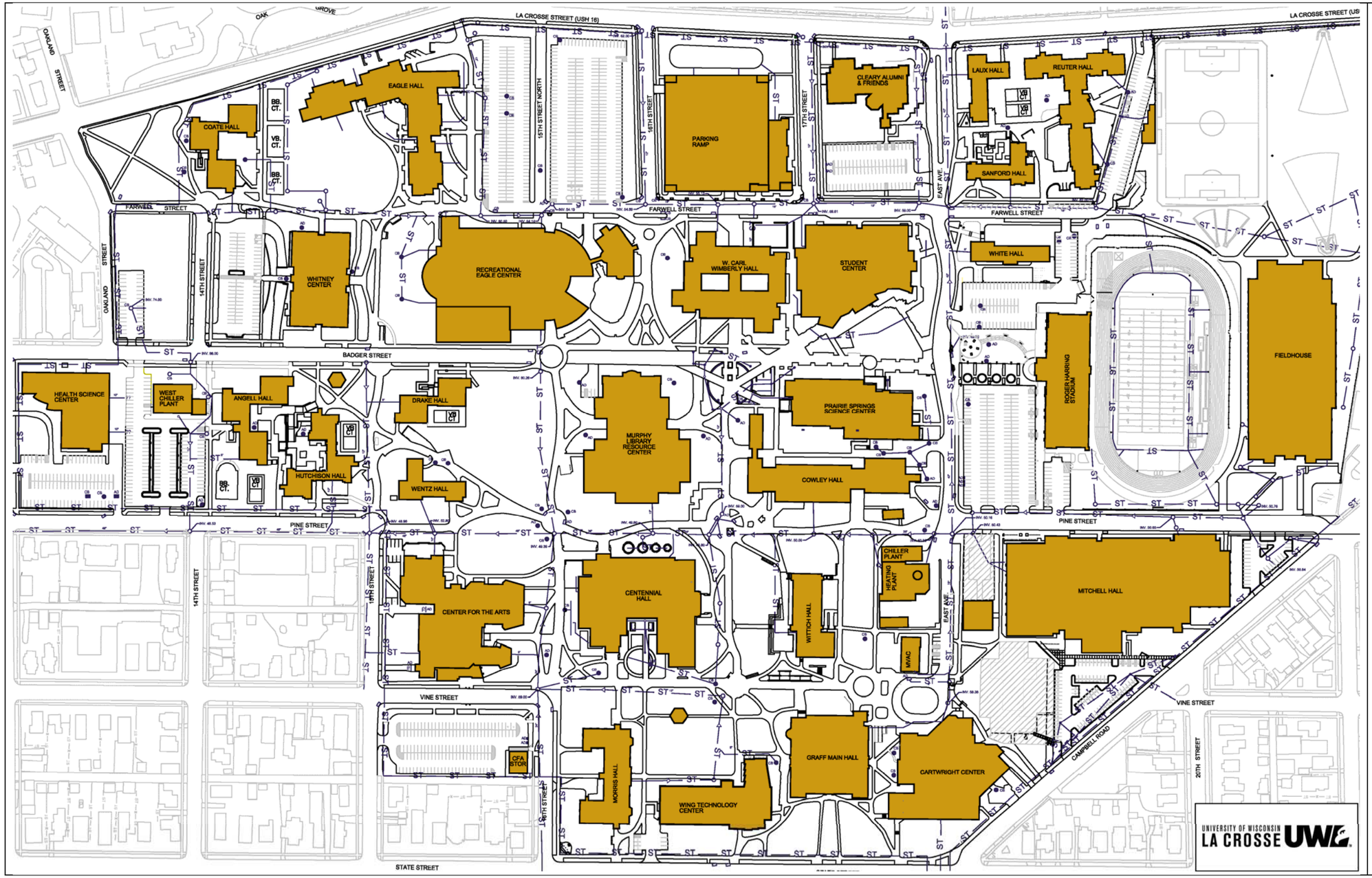
CAMPBELL ROAD
20TH STREET
16TH STREET
STATE STREET
UNIVERSITY OF WISCONSIN LA CROSSE UWL

## SANITARY MAP

## STORM MAP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CENTER FOR THE ARTS
CENTENNIAL HALL
WITTICH HALL
MVAC
VINE STREET
CAMPBELL ROAD
20TH STREET
CFA STOP
MORRIS HALL
GRAFF MAIN HALL
CARTWRIGHT CENTER
WING TECHNOLOGY CENTER
STATE STREET
UNIVERSITY OF WISCONSIN LA CROSSE UWL

## NATURAL GAS MAP