CAMPUS PHYSICAL DEVELOPMENT PLAN

2009 – 11 Capital Budget

University of Wisconsin – La Crosse
July, 2008

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CHANCELLOR'S INTRODUCTION

On behalf of the University of Wisconsin-La Crosse, I am pleased to present to you the 2008 Physical Development Plan for the UW-L campus. We are a vibrant learning community rich with multi-talented students, faculty, and staff. Our campus is situated between towering bluffs and the Mississippi River which provide an environment of exceptional natural beauty. The Campus Physical Development Plan was developed to provide a physical environment for our institution which supports the University's overall mission for instruction, research, and public service.

UW-L continues to experience unprecedented demand for access to the University by our public and currently receives nearly four applications for every place in the freshmen class. As a result the University has established the Growth, Quality, and Access Plan that will increase our undergraduate enrollment by 500 students over the next five years. In addition, the Growth, Quality, and Access Plan will also allow our institution to hire at least 75 additional faculty and 20 staff members so that we can continue to enhance the quality of the academic experience that we provide to students attending UW-La Crosse.

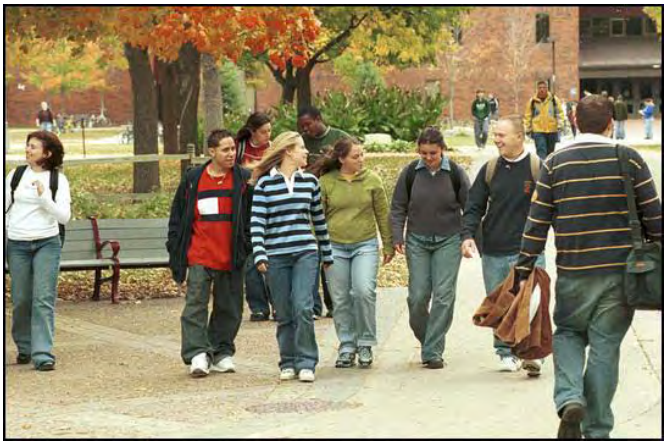
The Campus Master Plan defines the University's physical image in the future. It is a comprehensive and dynamic plan that provides a framework necessary to guide campus development and support changes for the physical environment of our campus community. The Campus Master Plan creates the foundation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

The UW-La Crosse campus has always provided an attractive learning environment for our students, faculty, and staff. The Campus Physical Development Plan serves to reaffirm the long-term capital program goals of the University. I am very excited about the changes that the UW-L campus community will experience over the next six years and the opportunities that such prominent capital projects as the New Academic Building, New Residence Halls, and planning for the Cowley Hall Science Building will bring to the UW-L campus. Beyond supporting the mission and physical development of the University, these projects are essential to furthering the quality of education at UW-La Crosse.

EXECUTIVE SUMMARY

Program Directions & Building Space

Academic programs and the demand for those programs, in Business Administration, Computer Science, Geography/Earth Science, Physical Therapy, Exercise and Sport Science, and Teacher Education have grown steadily throughout the last decade. In addition, most of the majors within the College of Liberal Studies have also seen large percentage increases in enrollment in recent years, and significant growth is rapidly occurring in the fields of the Physical and Life Sciences (Biology, Chemistry, Mathematics, Microbiology and Physics) and other Allied Health fields (Medical Technology, Occupational Therapy and Physicians Assistant).

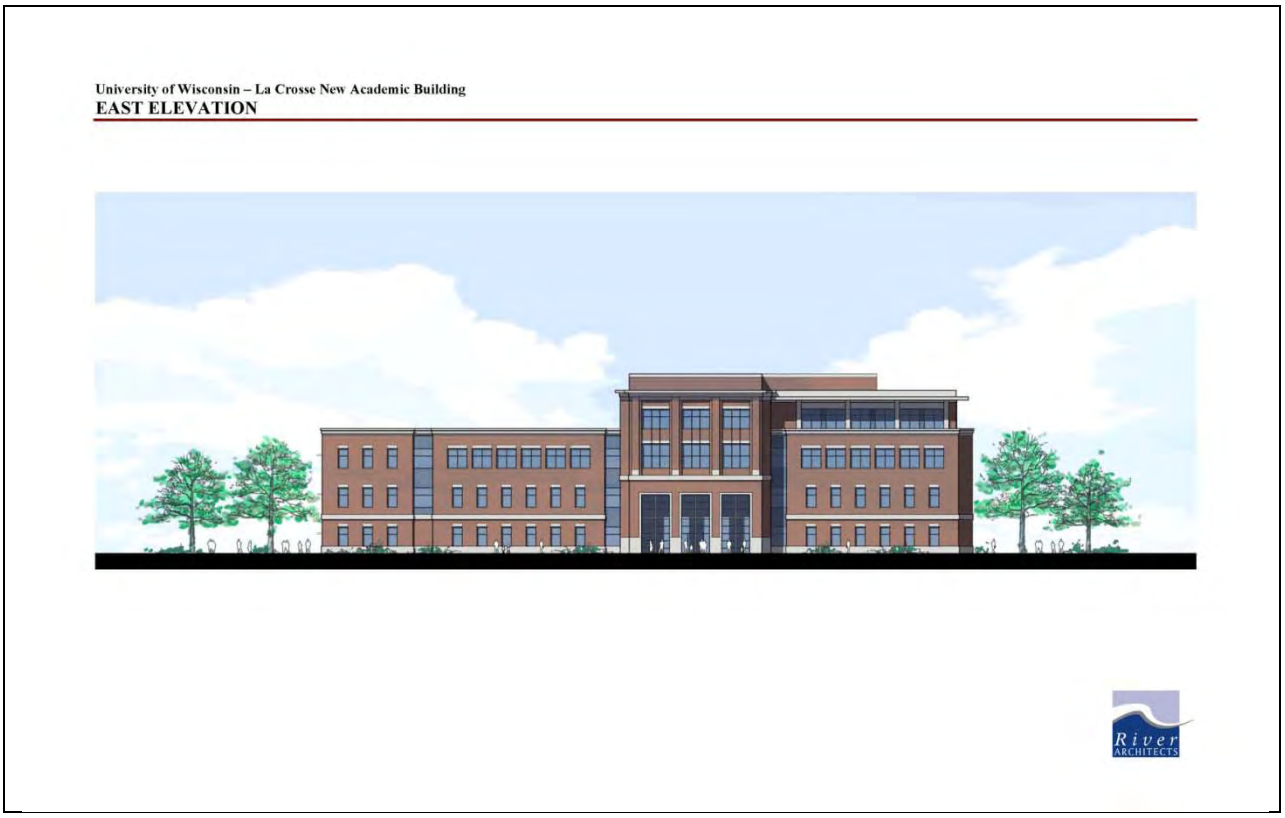


UW-La Crosse has become a destination school with a high demand for entry, resulting in an ever increasing need to expand access to the university. While enrollment has been incrementally growing over the last few years, the university is in the initial stages of implementing its Growth, Quality and Access Plan, which will provide a further increase in enrollment of 500 students over the next five years. This is exacerbating the already existing problem of program growth that has occurred over the last twenty years at UW-L that has not been 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. Also, these areas that have been converted are not typically well suited for their new use. Along with that, approximately 40% of the existing general access classrooms on campus are considered to be substandard due to a combination of high aspect ratios, poor sight lines, barriers to installing classroom technology, inappropriate fixed seating or their general physical condition, including lack of ventilation.

In order to begin to solve these space issues, the university will commence construction of a new academic building in 2009 (completion in 2011) to provide general assignment classrooms to replace a portion of the existing deficient classrooms that are located throughout campus. Various academic and student advising departments that do not currently have enough space to meet their program needs will also relocate into the new building. As these departments and activities move to the new building, the areas in the existing buildings (Graff Main Hall, Wimberly Hall, and The Center for the Arts) that they vacate will be acquired by the remaining occupants in those facilities in an attempt to mitigate some of the space constraints under which they are currently operating.

As part of the new academic building project, two existing obsolete residence hall structures, Baird and Trowbridge Halls, will be demolished. When another residence hall, Reuter Hall, was replaced in 2006, it was designed with an additional 180 beds in anticipation of the removal of Baird and Trowbridge Halls. Also, at that time, UW-L was in the beginning of an enrollment management plan that was designed to reduce enrollment on campus. As such, additional UW-L owned residence halls were not planned. However, the enrollment management plan has since been abandoned, and the number of students on campus actually began to grow in 2005. In addition, the recently implemented Growth, Quality and

Access plan will result in further enrollment increases. Consequently, the university, at the request of the student body, is intending to move forward with construction of new residence hall space on campus.



After the new Academic Building is completed, an addition to Cowley Hall will be constructed to meet the curriculum needs of the science programs housed in that building. New labs, research and instructional spaces will be located in the new addition, and obsolete lab and teaching spaces in the existing building will be renovated to accommodate the need for additional office, meeting, conference, low intensity research and other ancillary spaces. Additions to Mitchell Hall and Center for the Arts are also required to provide the needed academic and office space for the programs housed within these buildings. Additions to these buildings are appropriate because of the need for specialized spaces which must be located near or adjacent to the existing programs.

Wittich Hall, which houses the offices, classrooms and laboratories for the Recreation Management and Therapeutic Recreation Department, requires extensive renovation/remodeling to bring both the building envelope and interior space up to current standards and code requirements. The directions of the programs currently housed in Wittich Hall will be evaluated prior to major programmatic renovation of the building.

Exterior Development

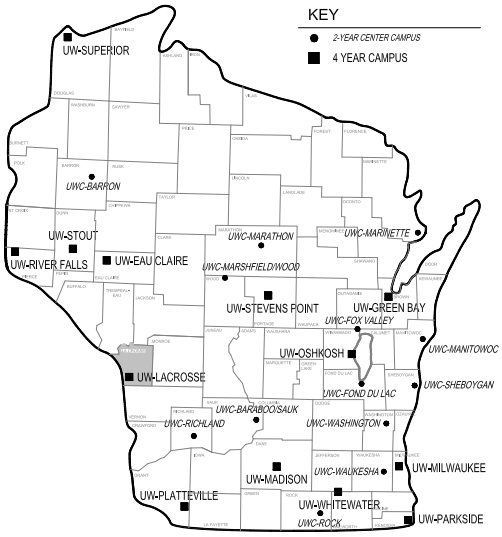
Over the last decade, the number of students bringing cars to campus has continued to increase. This has put an ever growing pressure on the existing pool of off street-parking stalls. As a result, the number of cars parked in the surrounding neighborhoods has increased to the extent that it has caused tension between the City of La Crosse, UW-L and its neighbors.

Because of issues related to campus and neighborhood parking, the university continually meets with various city officials and city sponsored neighborhood organizations to try to identify and mitigate the parking problems in the adjacent neighborhoods. While efforts in recent years have included both an incremental increase in the number of off-street, surface parking stalls, along with a focus on solutions that actually reduce the need for parking spaces, the demand for access to off-street parking still continues to grow. Consequently, the university is currently studying the feasibility of constructing an elevated parking structure in a location reserved for it by the 2005 UW-L Exterior Master Plan.

Finally, the university continues to place a high priority on the creation of the Central Campus Mall, as described in the previously referenced UW-L Exterior Master Plan. The intent is to develop the southern half of the mall in conjunction with the new academic building project, and to develop the northern half of the mall as part of the Cowley Hall addition project. The development of the central mall will be followed by the development of the Badger Street Mall which runs perpendicular to, and intersects, the central campus mall at the center of campus. The university will also continue to move forward with vacation of city-owned streets within the campus boundaries, as well as acquisition of the privately and city owned properties within the campus boundaries, as those properties become available.

I. BACKGROUND

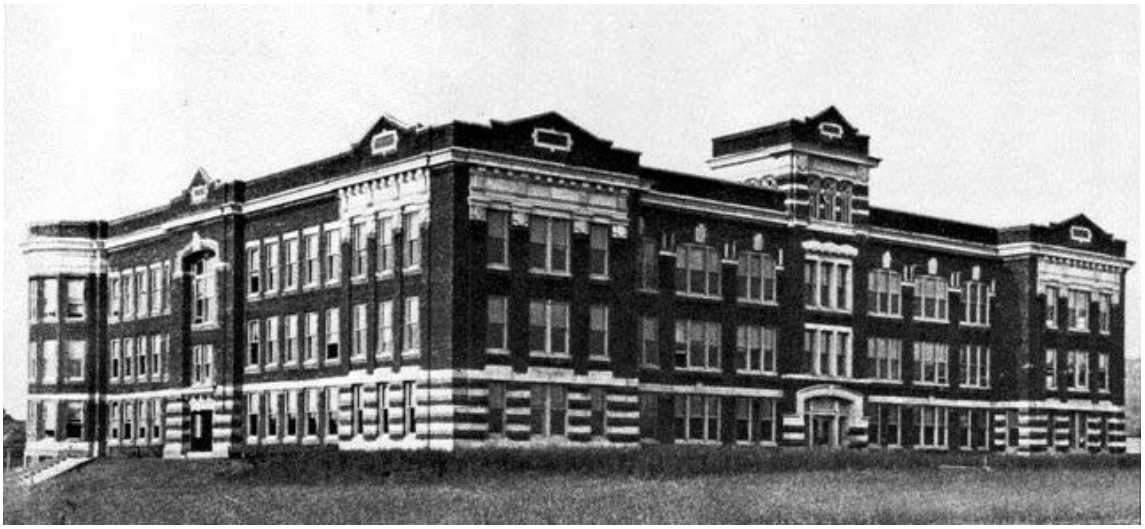
A. INSTITUTION PROFILE



Academic Profile		Physical Profile		Student Profile	
87	Majors and Degrees	110	Acres (Main Campus)	9,190	Full Time Equivalent (FTE)
56	Minor Programs	18	Acres (Non-Contiguous)	9,975	Headcount
57	Concentration Areas	34	Buildings (Total)	1,775	Non-Residents
3	Certificate Programs	2,338,000	Gross Square Feet (Total)	8,200	Residents (Total)
2,120	Graduates (Annual Average)	2,460	Parking Spaces (Total)	3,250	Residents (On Campus)

BACKGROUND AND HISTORY

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



The school was authorized to offer two-year programs preparing students for the teaching profession, and in 1914 the specialty of physical education was assigned to La Crosse. In subsequent years, the curricula expanded to include three and four-year programs, and in 1926 the institution was authorized to award baccalaureate degrees in teaching. In 1927 the name was changed to State Teachers College, La Crosse.

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

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

Throughout this 99-year history of program growth, the physical plant at the university has grown from a single normal school building (Main Hall), to a vibrant 118 acre campus with 34 buildings, including academic buildings, residence halls, student centers, outdoor athletic/recreation venues, a central heating and cooling plant, and various other support facilities.

CHARACTER

The single most identifying character of the University of Wisconsin-La Crosse is the quality of the student body. As programs changed in the 1990's and demand for entry to UW-L rapidly increased, the incoming freshmen classes began to distinguish themselves with higher than national and state average ACT scores. Since 1994 the average ACT score for incoming freshmen has been second only in the system to those of students entering UW-Madison. Those average ACT scores have continued to climb with the average ACT Composite of the 2007 freshmen class being 25. Average

rank in their high school class has also continued to rise. In 1990, the average UW-L freshmen came from the top 30% of their class. In 2007, 83% of the incoming freshmen were in the top 25% of their graduating high school class with the average median high school rank of the incoming freshmen being in the 84%ile.

Complementing the statistics regarding the entering freshmen classes is the data indicating retention and graduation rates for those classes. Freshmen to sophomore retention rates have steadily risen from 76% in 1994 to 87% in 2007. Again, within the UW System, UW-L's retention rate is second only to UW Madison. Equally impressive are UW-L's graduation rates. Beginning with the incoming class in 1992, UW-L's six-year graduation rate increased from 46.1% to 58.4% in 2002. Because of that increase, UW-L was one of twelve campuses nationwide invited to participate in a Graduation Rate Outcome Study directed by the American Association of Schools and Colleges. Moreover, by 2007, those graduation rates had climbed to 67%.

As quality of the student body has grown, so has demand for entry to the university. In 1996, the university received 4,580 applications. By 2007, that number had grown to 6,780 applications and is expected to be even higher by 2008. UW-L has become a school of choice for many exceptionally talented students, and the university is currently in the initial stages of implementing a Growth, Quality and Access plan that will provide additional access to more students who desire to attend UW-L.

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

The overall result is a campus with a collage of somewhat disparate architectural styles that reflect the varying periods of development, but lack a cohesive campus identity. During the development of the UW-L Campus Master Plan in 2005, the campus community expressed a marked preference for future buildings on campus to have architectural styles reflecting more of the Collegiate Gothic influence, similar to Graff Main Hall, Wittich Hall and Morris Hall. As such, the Master Plan includes architectural design guidelines that will move future designs in that direction. However, these guidelines are not totally prescriptive and they still leave some latitude for interpretation by future designers.



Existing divergent architectural styles

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

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

MAIN CAMPUS PROPERTY

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

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

The thirty-four (34) major buildings that are located on campus have an approximate total area of 2,338,000 gross square feet. Nineteen (19) of these buildings are supported with General Purpose Revenue (GPR) funds and are used for instruction, instructional support, facilities support, central utilities and administrative purposes. The remaining fifteen (15) buildings are Program Revenue (PR) fund supported. Eleven of these PR supported facilities are residence halls, three (3) are student service and activities centers and the remaining building is Roger Harring Stadium at Veterans Memorial Fields. The buildings range in age from 99 years old (Graff Main Hall) to 2 years old (Reuter Hall – Residence Hall). Other than a small amount of space that was added to the Wing Technology Center as part of a renovation of that facility that occurred in 2001, and an addition to Murphy Library that was completed in 1995, all of the GPR supported academic building space on campus was constructed prior to 1975.

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

Graff Main Hall

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

Wittich Hall

Morris Hall

NON-CONTIGUOUS PROPERTY

North Campus (18 Acres)

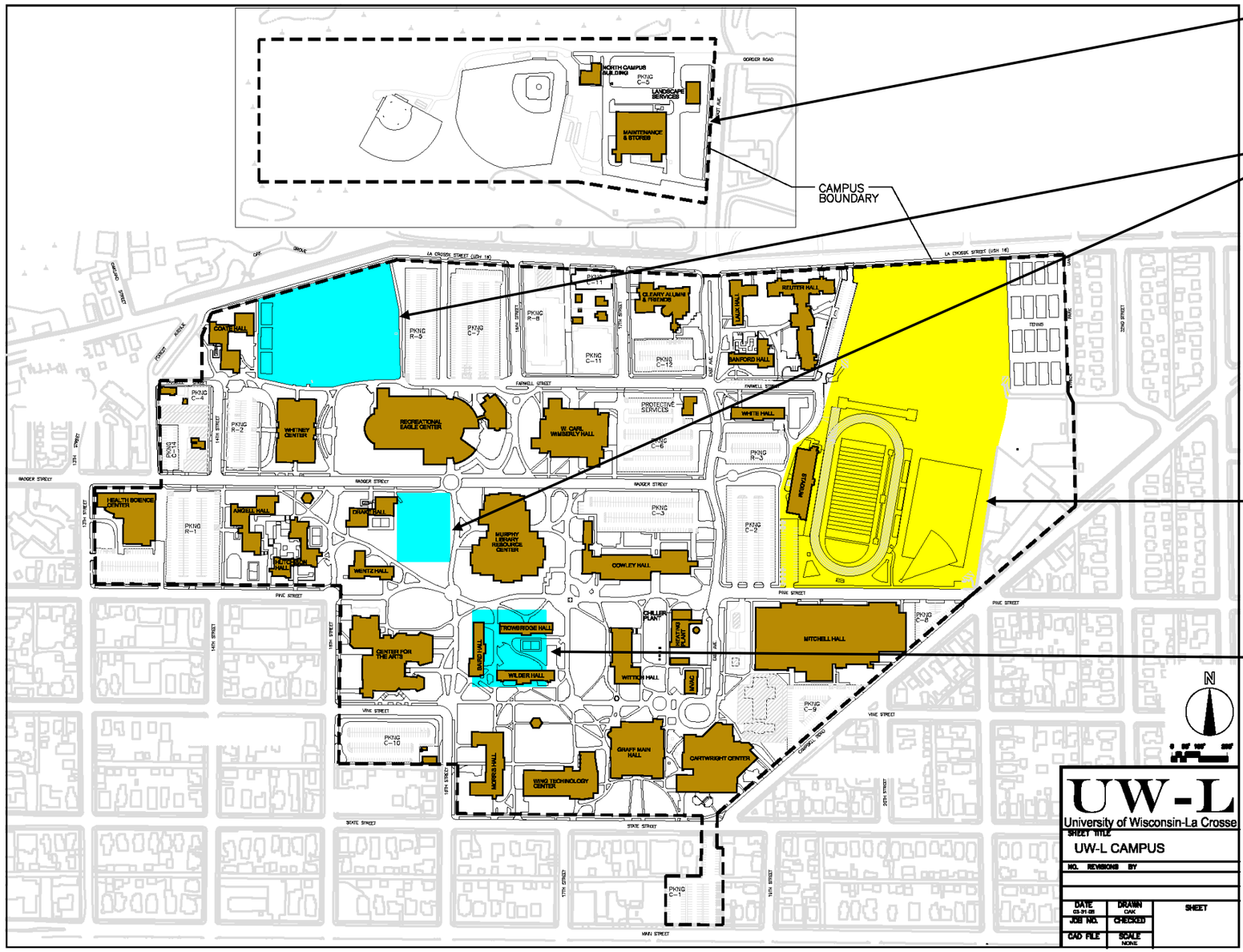
The north campus is approximately 0.5 miles north of the main campus and is bounded on its west and north by marshland, on its east by Myrick Park and the City of La Crosse Water Department buildings, and on its south by the cemetery that also forms the north boundary of the main campus. Three university buildings (Maintenance & Stores, Equipment Storage, and Field Equipment Building) are located there, and they are constructed on a fill area in the La Crosse

River bottoms/floodplains. The north campus also includes four physical education/intramural fields, and the university's intercollegiate baseball and softball venues.

Madison Street Residences (0.5 Acres)

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

B. EXISTING CONDITIONS MAP



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

In the 07-09 biennium, the university will be engaging in planning of two new residence hall facilities. As part of the planning process, various sites will be studied to determine the most appropriate locations for the new buildings.

Construction will begin in summer 2008 of a new Athletic/Student Recreation Complex that will include a new stadium, artificial field surface, competition running track, competition soccer field and student recreation fields.

Construction will begin in 2009 on a new academic building that will be located at the center of campus. This project will also include the demolition of Baird, Trowbridge and Wilder Halls.

C. MISSION STATEMENT

University of Wisconsin System Mission Statement

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

CORE MISSION STATEMENT

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

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

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

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

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

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

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

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

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

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

SELECT MISSION STATEMENT

In addition to the system and core missions, the University of Wisconsin-La Crosse has the following select mission:

The primary purpose of the University of Wisconsin-La Crosse is to provide education leading to baccalaureate and selected graduate degrees supplemented by appropriate research and public service activities as further detailed in the following set of goals:

a. The University shall emphasize excellence in educational programs and teaching.

b. The University shall provide a broad base of liberal education as a foundation for the intellectual, cultural and professional development of the students.

c. The University shall offer undergraduate programs and degrees in the arts, letters and sciences; health and human services; education; health, physical education and recreation; and business administration.

d. The University shall offer graduate programs and degrees related to areas of emphasis and strength within the institution.

e. The University expects scholarly activity, including research, scholarship and creative endeavor, that supports its programs at the baccalaureate degree level, its selected graduate programs and its special mission.

f. The University shall support studies related to the environment, culture, heritage, institutions and economy of La Crosse and the surrounding Upper Mississippi Valley region.

g. The University shall serve as an academic and cultural center, providing service and professional expertise, and meeting the broader educational needs of the region.

D. STRATEGIC GOALS

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

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

Academics

Vision

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

Goals

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

Student Development

Vision

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

Goals

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

Diversity

Vision

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

Goals

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

Community

Vision

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

Goals

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

Globalization

Vision

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

Goals

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

Quality of Life

Vision

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

Goals

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

Resources

Vision

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

Goals

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

E. PROGRAM TRENDS

CURRENT PROGRAMS

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

College of Liberal Studies
- Consists of the School of Education and the School of Arts and Communication.

College of Liberal Studies - continued
- Offers 56 undergraduate and 5 graduate degree programs in the humanities, social sciences, arts and communication, education and interdisciplinary programs.

College of Science and Health
- Offers undergraduate degree programs in the natural and physical sciences, health sciences, computer science, mathematics, exercise and sport science and recreation management.

College of Science and Health - continued
- Offers graduate degree programs in the natural and physical sciences, health sciences and human performance.
- Through the Wisconsin Physical Therapy Consortium, the College also offers a Doctor of Physical Therapy degree.
- The College is strongly committed to undergraduate, graduate and faculty research.

Actual Trends:

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

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

Cowley Hall

High demand for programs such as Athletic Training, Fitness, Clinical Exercise Physiology and Human Performance also adds to the numbers of students needing access to courses in the physical and life sciences. The number of students seeking majors in Biology and Microbiology is also growing as students use these undergraduate programs as a base to continue on in graduate studies in the sciences, allied health fields, or research. The volume of faculty, undergraduate and graduate research that occurs as part of the science curriculum also continues to increase significantly, and accommodating that research in the existing facilities is especially problematic as Cowley Hall was not designed and constructed with the space to support such activities.

Interest in the social sciences, humanities, communication studies and the arts has risen dramatically in recent years as students are recognizing the impact of global political, social and cultural events on

Center For the Arts

everyday life. Many of the majors in the College of Liberal Studies have significant increases in enrollment over the last several years, and the college also continues to provide over seventy percent of the General Education courses taken by all students as part of the liberal arts focus of the university. A strong demand for the Teacher Education Program also results in need for coursework in the social sciences as well as the physical and life sciences.

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

While the programs mentioned above are serving a rapidly increasing volume of students, it's important to note that recent changes in demand are not the only driver of needed revisions/additions to the campus physical facilities. Demand for access to the academic programs at UW-L has actually been increasing for decades. Overall enrollment has increased over 20% in the last 25 years. However, there has not been a corresponding growth or renovation of physical facilities to accommodate this demand. The last significant amount of academic building space that was added to campus was Wimberly Hall (formerly North Hall), a classroom and office building that was constructed in 1974. The campus science building, Cowley Hall, was constructed in 1965 with additions in 1972, the campus arts building, Center For the Arts was constructed in 1974, and Mitchell Hall, the building that houses the Human Performance and Sports Science programs was constructed in 1965, with a fieldhouse facility being added in 1972. These buildings house the majority of the academic programs on campus, and they exist essentially in the same form as they did when they were first constructed decades ago. In other words, although the academic programs of today barely resemble what they were forty years ago (if they even existed forty years ago), they must be shaped, not by the academic goal of the program, but by the antiquated, obsolete and deficient facility within which they are being taught. Not only is the development of new programs being stifled by the lack of adequate facilities, existing programs are prohibited from growing curriculum because the existing buildings can not accommodate the growth.


Wimberly Hall

F. PLANNING ISSUES AND THEMES

GENERAL PURPOSE REVENUE (GPR) SUPPORTED FACILITIES & FUNCTIONS

Priority **Issue Description**

1. Lack of adequate General Access Classrooms (Will be solved with the construction of the New Academic Building.
    - Need more, larger general access classrooms.
    - Need classrooms that can accommodate flexible seating arrangements.
    - Approximately 40% of classrooms have aspect ratios greater than 1.5.
    - Most of the classrooms on campus are in excess of 35 yrs old and are in need of infrastructure upgrades.

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

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

4. Shortage of Space for Instruction in the Arts
    - Need additional and upgraded space for blacksmithing lab, raising studio/lab, art metals, metal casting and enameling, sculpture, painting, print making and drawing.
    - Music program needs new and additional space for teaching, practice, rehearsal and performance activities.
    - Theater Arts needs space to accommodate costume shop, scenery design and construction and space to store props, scene materials, etc.
5. Lack of Departmental Office, Work and Conference Space for Academic Programs and Student Support and Administrative Functions
    - All departments (academic and non-academic) are suffering from a severe lack of office and work space. The programs have grown significantly over the last 30 years, but there has been no corresponding growth in building space on campus.

6. Infrastructure, Functional and Aesthetic Deficiencies in Wittich Hall
    - Building envelope, mechanical system, electrical system, plumbing system are in immediate need of completer reconstruction.
    - Building is not ADA compliant.
    - Spaces do not function well as currently configured.
7. Accessibility of Physical Facilities

- The primary entrances that the general public uses to access the performance venues in the Center For the Arts are not accessible. In addition, the building does not have an adequate elevator.
- The 2nd floor and lower levels of Mitchell Hall are not handicap accessible.
- The 3rd floor of Wittich Hall is not handicap accessible.
- Most of the buildings on campus do not have ADA compliant signage.

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

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

PROGRAM REVENUE (PR) SUPPORTED FACILITIES AND FUNCTIONS

Priority **Issue Description**

1. Shortage of programmable outdoor recreation space.
   - Student recreation programs continue to grow and demand outweighs access to exterior space.
   - There is currently no lighted outdoor recreation space.
   - There is currently no outdoor space specifically dedicated to programmed student recreation.

2. Shortage of spectator seating in outdoor athletic facilities. (Solved by the construction of the new Stadium & Fields project.)
   - Existing stadium does not have adequate capacity to accommodate all spectators at athletic events, nor can it accommodate the demand during the state high school track meet.

3. Need additional residence hall beds on campus.
   - Campus will lose 400 residence hall beds when Baird and Trowbridge Halls are demolished as part of the new academic building project.
   - Additional growth in enrollment will require additional res hall beds.

4. Need space for Residence Life offices.
   - The Office of Residence Life is currently housed in Wilder Hall which will be demolished as part of the new academic building project.

5. Obsolete space within the student center (Cartwright Center) is underutilized.
   - The bowling alleys have been removed and space is not currently being occupied.

6. Lack of student study space at the student center.
   - Neither of the two student center buildings on campus have any dedicated student lounge/study space.

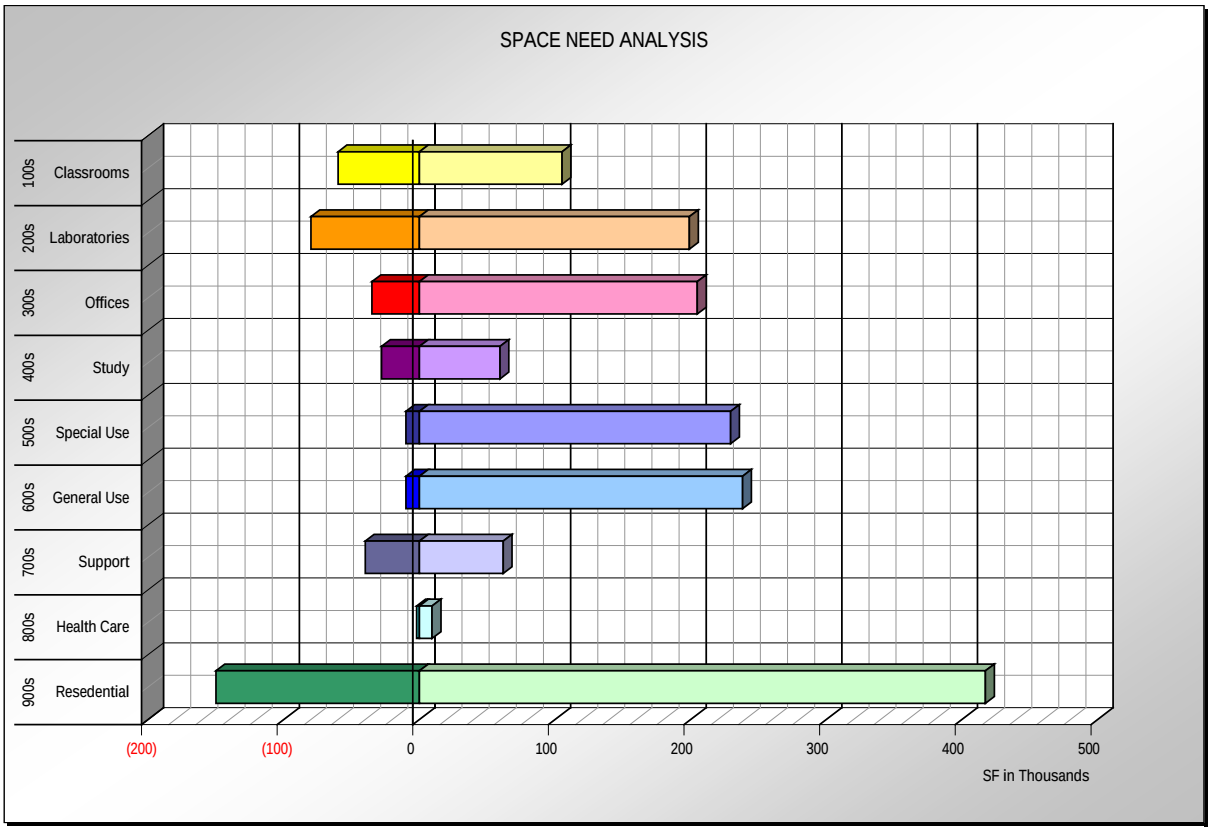
7. Lack of appropriate space for formal gatherings and receptions at the student center.

8. Shortage of dedicated space for various student groups in the student center.
9. Lack of appropriate space for performance or conference events.
10. Inadequate office/work space for student center staff.
11. Lack of food service on outer edges of campus.
12. Lack of retail and storage space at campus bookstore.
13. Need additional indoor student recreation space.

G. SPACE NEEDS SUMMARY

While all of the building space shortages on the UW-L campus can, in some respects, be considered and addressed as isolated issues, they are actually all symptoms of the overall single problem of the demand for instructional and support space being considerably larger than the supply of that space. The academic, student advising, administrative and support programs have grown significantly in the last three decades, but there has been no corresponding growth of the physical space needed to accommodate these programs. Creative reallocations and very efficient use of existing space has mitigated some of the deficiencies. However, the shortages have become so acute, that only the construction of additional building space on campus will alleviate the severe facility issues that are now beginning to adversely affect the ability of the university to deliver quality instruction to the student body.

The table below illustrates the magnitude of space deficiencies currently being suffered by the campus.



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

- Lack of adequate general access classroom space (Will be solved with the New Academic Building)
- Lack of quantity and quality of instructional and laboratory space for the physical and life sciences
- Lack of instructional and laboratory space for programs in the arts and human performance
- Lack of office and work space for academic and student advising departments
- Need for additional residence hall beds on campus
- Lack of parking facilities on campus

Also, while there is an immediate need for additional building space at UW-L, the existing facilities are also in need of capital renewal. The vast majority of building area on campus was constructed prior to

1975, and there has not been significant capital reinvested in most of these facilities since then. As a result, the infrastructures, including interior finishes, are original to most of the buildings on campus. Many of the building systems are well beyond their expected lives. Consequently, significant capital renewal will be required in coming biennia simply to maintain the current level of use of the facilities.

100 CLASSROOM FACILITIES

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

Many of the general assignment classrooms on the UW-L campus are too small for the size of class sections and the type of instructional activities that they need to support. The dimensions of many of the existing rooms hinder the ability of faculty and instructional staff to provide effective teaching. Approximately 40% of the existing rooms have poor aspect ratios (i.e. that are greater than 1.5) and the overall size and sight line conditions of these rooms prohibit the effective use of educational technology. Also, most of the existing classrooms are located in buildings that were constructed over thirty years ago. No aesthetic updates (ceiling, wall and floor finish replacements), and no infrastructure upgrades (mechanical ventilation, lighting upgrades, etc.) have occurred in most of these areas. Consequently, out of the ninety existing general assignment classrooms on campus, thirty-eight are considered substandard (Type B) Rooms.

Since the lack of adequate general assignment instructional space has a direct adverse impact on the university's ability to fulfill its core mission, it is considered to be one of the most critical space issues on campus.

200 LABORATORY FACILITIES

The popularity and increased demand for access to the allied health programs at UW-L has resulted in greatly increased demand for basic courses in the physical and life sciences. In addition, instruction in the sciences is also required by other programs on campus. Consequently, the large demand for courses in the basic sciences translates to a greatly increased pressure on the existing laboratory facilities. This intense use of the facilities, coupled with the fact that most of the university's laboratories were constructed over forty years

ago, is making it increasingly problematic to deliver quality programs.

In addition, an increased emphasis on undergraduate and faculty research has put additional strains on the laboratory facilities. These spaces, and the aged infrastructure that supports them, are not equipped, or in an adequate condition to accommodate the level or intensity of use that is required of them.

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

300 OFFICE FACILITIES

The shortage of space for general office, office support and conference and meeting facilities is not a condition that is unique to the University of Wisconsin – La Crosse. Most large organizations, especially those that are growing, suffer from lack of areas for these functions. This is probably in part due to the fact that institutions are usually quicker to construct space that is directly related to their missions which, in the case of the university, are those areas that allow the direct delivery of instruction. However, at the UW-L there has not been a growth in building space corresponding to the growth in the academic programs.

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

(Left - Former storage closet converted to office)

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

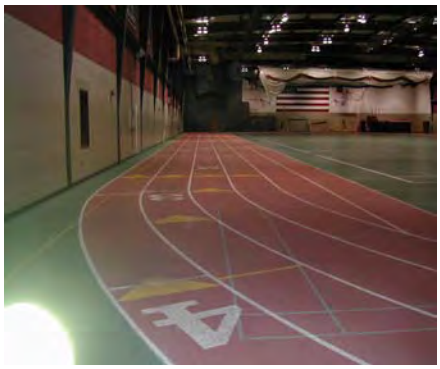
400 STUDY FACILITIES

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

500 SPECIAL USE FACILITIES

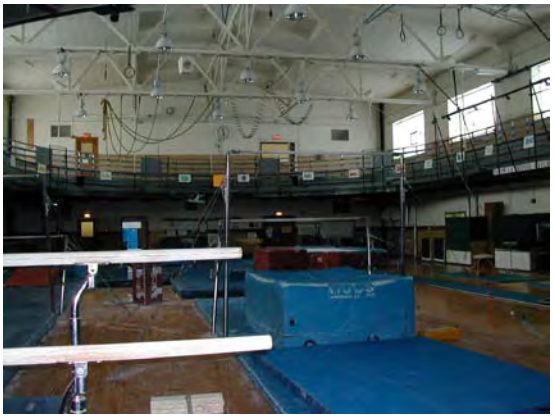
The main gymnasium in Mitchell Hall that is used for both academic programs as well as intercollegiate athletics and programmed student recreation, was constructed as part of the original building project in 1965. As such, the infrastructure of the gymnasium is aging and various components that haven't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

The field house in Mitchell Hall is original to the construction of that addition to the building in 1972. No significant capital has been invested in that facility since then. The space is used very heavily by academic programs, athletics, community partnership programs, and programmed student recreation. Significant reinvestment into this space will be required in future biennia for replacement of the floor surface, replacement of the safety cages and replacement of the lighting system. Although the intent of the campus was to include the upgrades to this space in an enumerated project in Mitchell Hall, it will probably be necessary to move forward with these infrastructure upgrades prior to that project.



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

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



600 GENERAL USE FACILITIES

Cartwright Student Center was originally constructed in 1958 with additions in 1964 and 1984. The layout of the original building and two additions is not efficient. There are multiple, compartmentalized segments of the building that make circulation and way finding difficult. The spaces are not highly functional, and most of the building systems are beyond their expected life. In addition, the facility is not in a location that allows it to serve the campus well. The Campus Master Plan calls for the facility, and the functions it accommodates, to be relocated closer to the front door of campus. However, since the construction of a new student center will not occur for several biennia, individual infrastructure projects for the existing building will be moved forward after being thoroughly vetted on campus to ensure that they are necessary to maintain the building for the next few biennia.

The main 400 seat auditorium in Graff Main Hall, Room 260, was renovated in the late 1970's, but no significant capital has been invested in the facility since then. The space is in need of infrastructure renewal, including new wall, floor and ceiling finishes, replacement of fixed seating, replacement of presentation technology and acoustical treatments, and upgrade of the HVAC system that serves the room. Among the many purposes the room serves, it acts as the largest classroom on campus. As such, it would be difficult to take offline for any extended period of time to implement the needed improvements. However, when the new UW-L academic building is completed in 2011, it will have two large auditoriums that will function as classrooms. At that time, a project will be developed to upgrade Room 260.

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

700 SUPPORT FACILITIES

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

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

800 HEALTH CARE FACILITIES

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

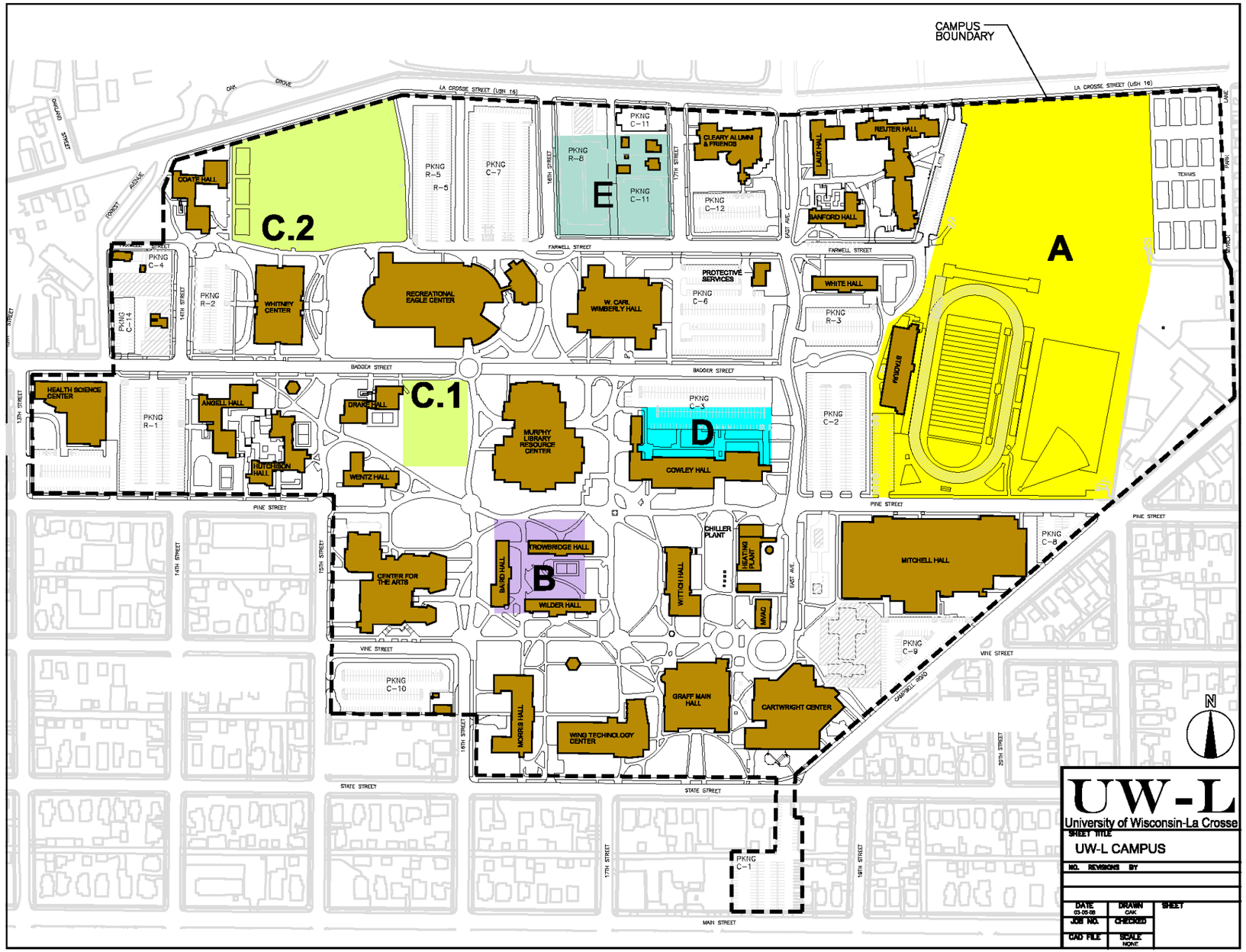
900 RESIDENTIAL FACILITIES

With the exception of the new Reuter Hall, all of the residence hall facilities on campus were constructed prior to 1967. They were designed and constructed as simple buildings with few amenities. The resident rooms do not have mechanical ventilation systems, the buildings are not sprinkled, and most of the common programming areas are in the lower levels of the facilities. They are all configured as freshmen type dormitories with double and triple rooms with gang showers and toilet facilities on each floor. In addition, the deck to deck heights and column spacing in the structures make it very difficult to remodel the facilities and install the HVAC and fire suppression systems needed to achieve code compliance of any major renovations.

Two of these buildings will be demolished as part of the new academic building project, and that will result in a loss of 400 residence hall beds. Although the new Reuter was constructed in 2006 with 180 more beds than the original Reuter Hall, enrollments have grown since then, and UW-L's recently initiated Growth, Quality and Access plan will cause admissions to continue to increase over the next several years. Consequently, the university is planning to construct approximately 500 new residence hall beds on campus. Concurrent with construction of the new beds, the university will also be implementing a planning process to develop a long-term capital renewal plan for the existing residence hall facilities.

II. IMPLEMENTATION PLAN

A. NEAR TERM DEVELOPMENT PLAN



A
Construction of a new stadium and fields project will commence in 2008 and will be completed in 2009. This project was enumerated in the 07-09 biennium

B
Construction of a new academic building will commence in 2009 and be completed in 2011. This project was enumerated in the 07-09 biennium.

C.1 & C.2
Construct new residence hall facilities to accommodate approximately 500 beds. This project will replace the 400 beds lost when Baird and Trowbridge Halls are demolished as part of the new academic building project. Although two potential sites for the new residence halls are highlighted on this graphic, the final location of the new facilities will be determined during the planning phase of the project.

D
Construct new addition to Cowley Hall to provide new learning spaces for the physical and life sciences. The project will also include a complete remodel of the existing building, as well as demolition of the office wing on west side of the building.

E
The university is currently studying the feasibility of constructing a parking ramp on campus. If it is determined that a parking structure is needed to support demand for on-campus parking, it's anticipated that construction would commence in 2013.

(North Campus Not Shown for Clarity)

B. PRIORITIZED PROJECT REQUESTS

GENERAL PURPOSE REVENUE (GPR) SUPPORTED REQUESTS

2009 – 2011 BIENNIUM

1. Project Title: **Cowley Hall Addition and Renovation – Planning**

Estimated Cost:		
$ 0		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
3,000,000		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 3,000,000		**Total**

2011 – 2013 BIENNIUM

2. Project Title: **Cowley Hall Addition and Renovation –Design & Construction**

Estimated Cost:		
$ 59,300,000		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
700,000		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 60,000,000		**Total**

2013 – 2015 BIENNIUM

3. Project Title: **Mitchell Hall Addition and Renovation - Planning**

Estimated Cost:		
$ 0		General Fund Supported Borrowing
0		Program Revenue Supported Borrowing
1,500,000		Building Trust Funds
0		Gift/Grant Funds
0		Program Revenue - Cash
$ 1,500,000		**Total**

PROGRAM REVENUE (PR) AND GIFT/GRANT SUPPORTED REQUESTS

2009-11 BIENNIUM

1. Project Title: **New Residence Hall - Construction**

   Action Requested: Design and Construction

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

2. Project Title: **Parking Ramp – Planning, Design and Construction**

   Action Requested: Design and Construction

Estimated Cost:			
	$	9,000,000	Program Revenue Supported Borrowing
		0	Gift/Grant Funds
		0	Program Revenue - Cash
	$	**9,000,000**	**Total**

2011-13 BIENNIUM

1. Project Title: **NONE**

   Action Requested:

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

2013-15 BIENNIUM

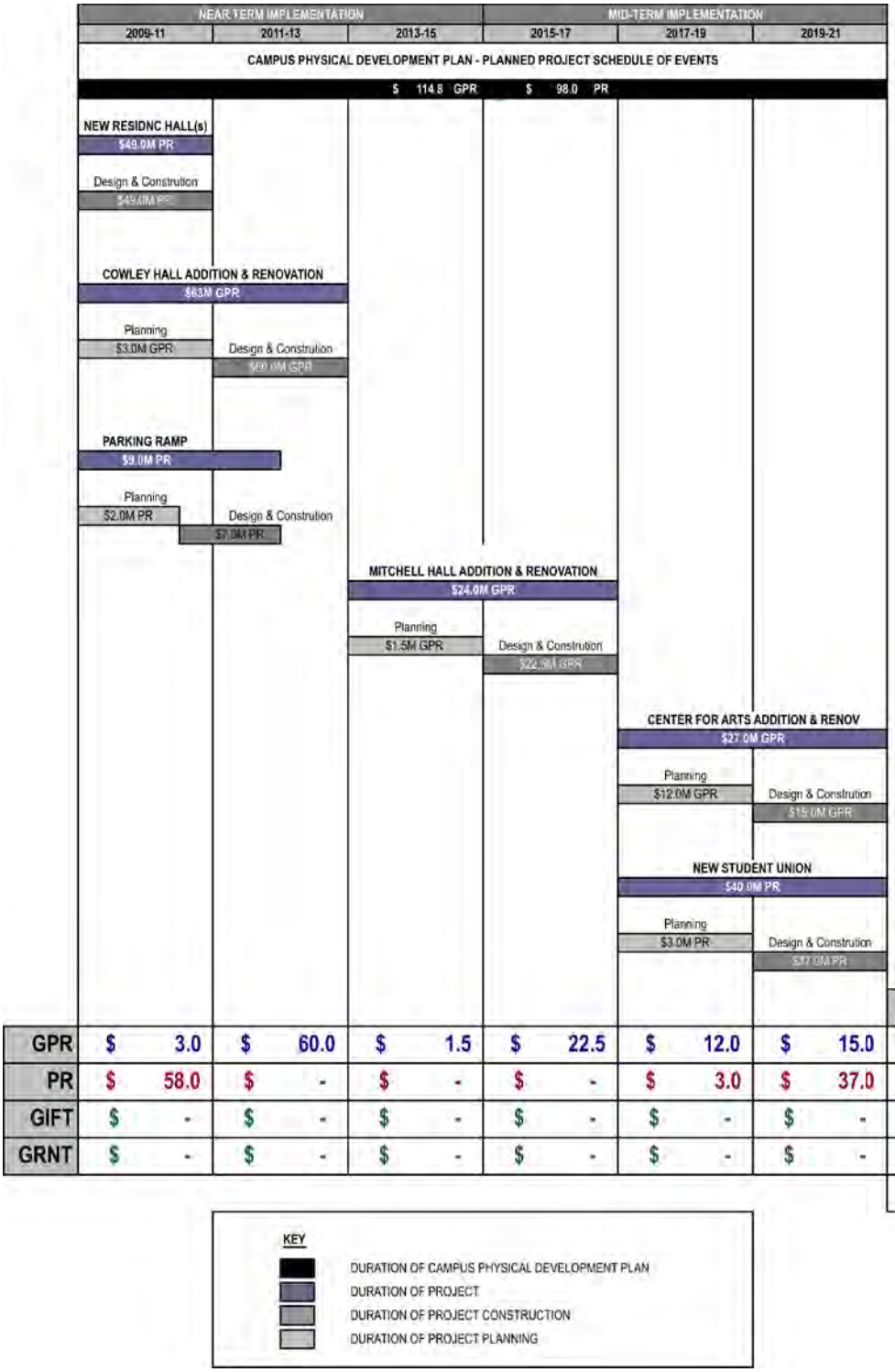
1. Project Title: **NONE**

   Action Requested:

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

C. PROJECT SEQUENCE CHART

Shown below is a graphical representation of the chronology of major projects planned for the UW-La Crosse campus for the next six biennia. Not shown are the construction of the new 180,000 GSF academic building and construction of the new stadium and fields complex. These projects are not represented on the graph, as they were enumerated in the 2007-09 biennium.



	2009-11	2011-13	2013-15	2015-17	2017-19	2019-21	TOTAL	
GPR	$ 3.0	$ 60.0	$ 1.5	$ 22.5	$ 12.0	$ 15.0	$ 114.0	M
PR	$ 58.0	$ -	$ -	$ -	$ 3.0	$ 37.0	$ 98.0	M
GIFT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	M
GRNT	$ -	$ -	$ -	$ -	$ -	$ -	$ -	M
							$ 212.0	M

While the academic building and stadium projects are not included in the chart, as explained below, they do influence the progression of the projects shown on the chart.

Residence Halls
Three aged and obsolete structures will be demolished as part of the academic building project. Two of those facilities, Baird Hall and Trowbridge Hall, are existing residence halls that house an approximate total of 400 beds. While the recently completed Reuter Hall (residence hall constructed on campus in 2006) contains approximately 180 more beds than the original Reuter Hall that was demolished as part of that project, that still leaves a minimal net loss of 220 beds when Baird and Trowbridge are taken offline. In addition, enrollment has been growing at UW-L since 2005, and it will grow at an even greater pace in the near future with the implementation of the recently approved Growth, Quality and Access Plan. Consequently, based on demand for residence hall beds on campus, the university needs to construct facilities to accommodate approximately 500 beds. Planning for these facilities is moving forward in the 07-09 biennium in order to expedite the construction of the new beds as a minimum of 250 new beds are needed on campus as soon as possible. Also, because the campus is geographically compact and does not have an abundance of available green space, the 500 beds will most likely be constructed in two facilities in lieu of one large one.

Cowley Hall
Completion of the new academic building will solve the university's most critical space issue of a lack of adequate general access classroom space. This will then allow the campus to focus its capital planning efforts on the equally critical issue of a lack of teaching and laboratory space for instruction in the physical and life sciences. As such, the next GPR funded project shown in the chronology of major projects on campus is the addition and renovations to Cowley Hall, the campus science building. Lack of space, along with inadequate quality of space (Cowley Hall was constructed in 1965, with few renovations occurring since then), has become a significant roadblock in the delivery of science programs. This is especially problematic in that the demand for access to the science programs has increased rapidly in recent years, and is expected to continue to climb. Not only are the existing facilities preventing programs from growing and expanding science curricula, their inadequacy in size and quality do not allow them to accommodate the program demand, and as a result, students are being required to attend the university longer to obtain access to the classes they need for their fields of study. Consequently, the Cowley Hall project is shown as UW-L's top priority for GPR funded facility projects. In addition, the programs housed in Mitchell Hall and the Center For The Arts also suffer from severe space shortages, and the infrastructure in those buildings are forty-five and thirty-five years old respectively. While the need for projects in those facilities is based on issues identified several years ago, it's unlikely that approval would be obtained for major projects in those buildings until after the new academic building and the Cowley Hall project are completed or underway. As such, it is imperative that the chronology of projects on the UW-L campus proceed as shown in the preceding chart.

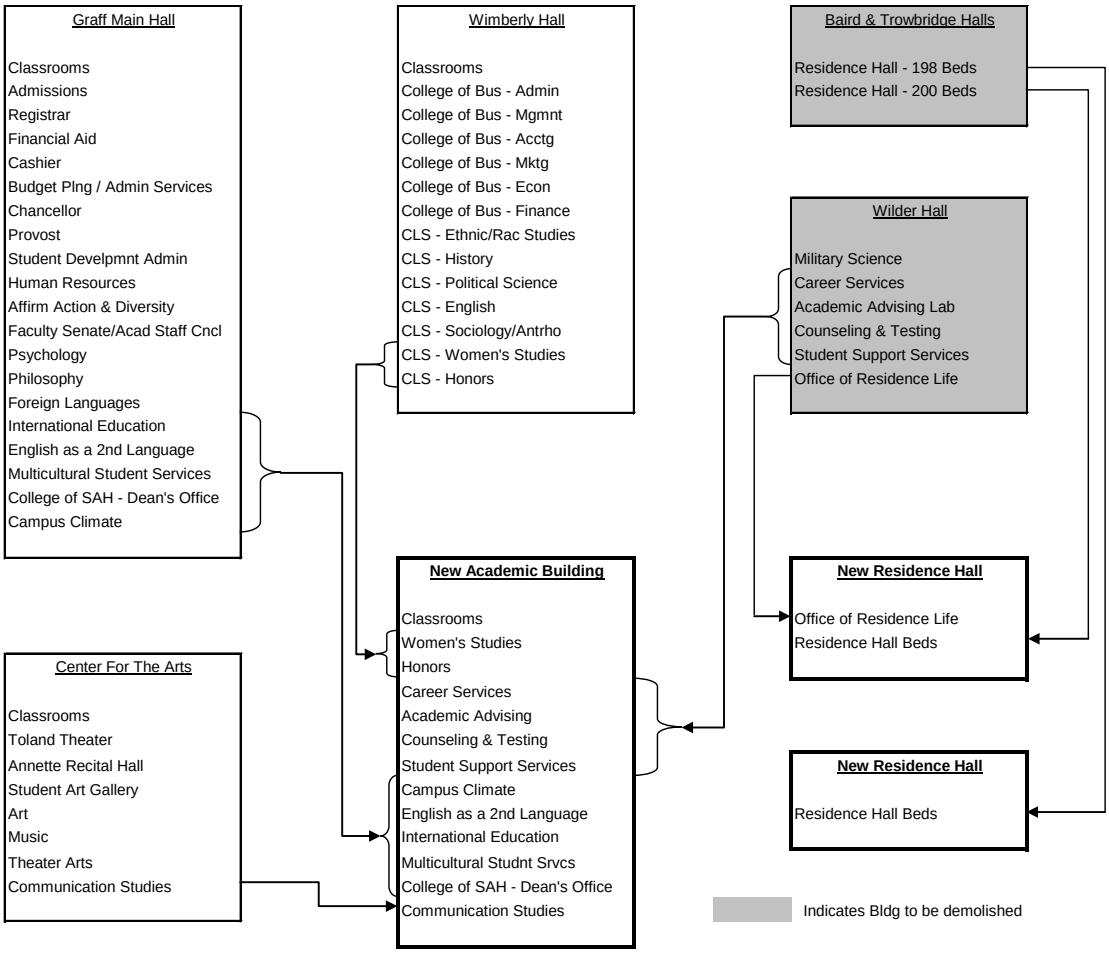
Parking Structure
Construction of the new stadium and fields complex will add to an already unsatisfied demand for parking facilities on campus. Having a new venue for sports and other UW-L and community events will increase the need for access to adjacent parking. This, coupled with growing enrollments and additional residence hall beds, will only put further pressure on the existing number of parking stalls currently accommodated on campus. As referenced earlier, UW-La Crosse does not have a significant amount of available green space. Because of this, the university will most likely be forced to accommodate new parking stalls in a parking structure. The UW-L Master Plan has reserved an existing underdeveloped surface parking lot located along La Crosse Street (State Hwy 16) as the site for a parking structure.

Finally, the creation of new residence halls and the completion of a new athletic/recreation complex that will bring more public visits to campus, along with growing enrollments, will further increase the need to regenerate the student center facility. Also, the new high density parking facility, and the new residence halls will most likely be located on the north side of the campus, and so this further reinforces the conclusion of the 2005 UW-L Master Plan that the new student center building needs to be constructed in the north quadrant of the campus, closer to the front door of the university.

D. ORIGIN-DESTINATION CHART

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

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



Since Wilder Hall will be taken offline prior to the construction of the new academic building, the university will be required to temporarily relocate the occupants of that building for a period of approximately two years. Those temporary relocations are not shown on the chart.

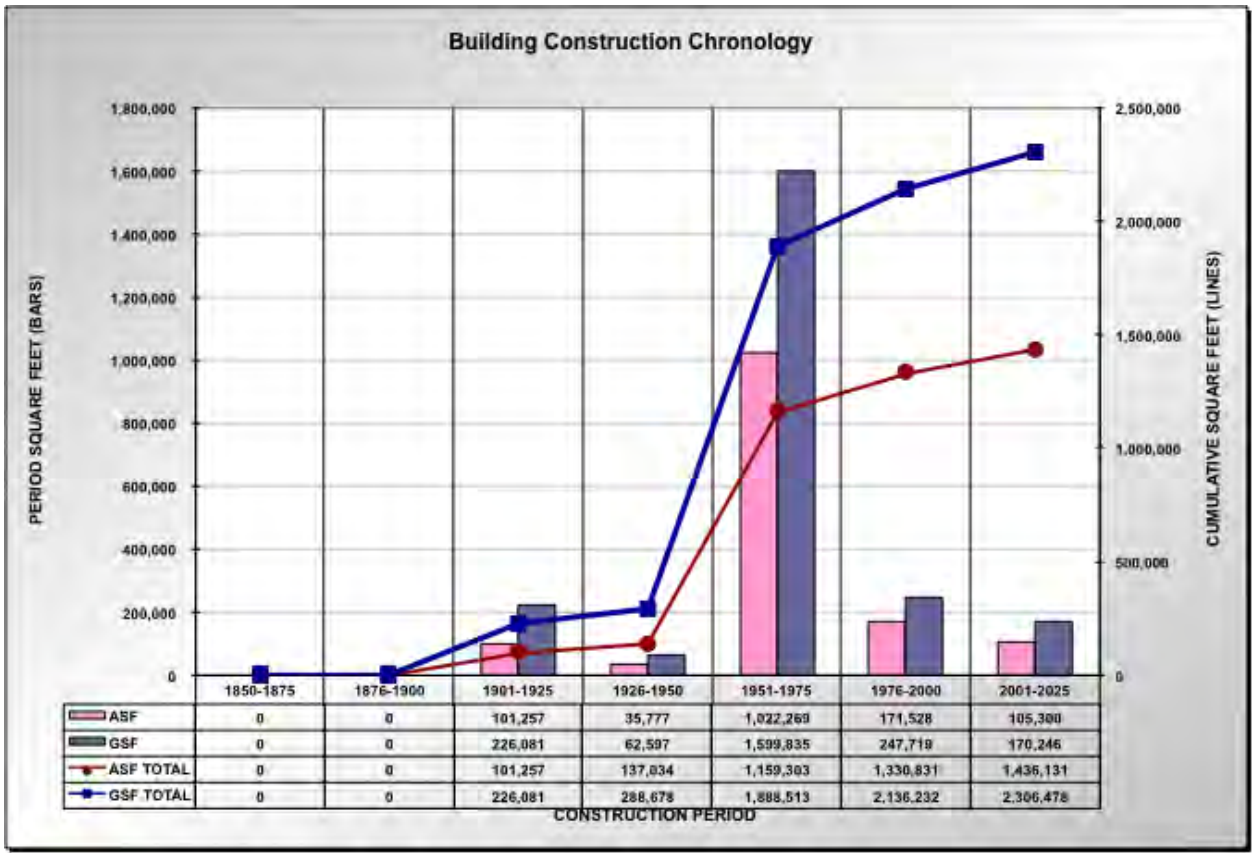
The new academic building project also includes the removal of Baird and Trowbridge Halls, two existing aged residence hall structures. The university will be leasing residential facilities adjacent to campus on a temporary basis to accommodate the net number of beds lost on campus from the demolition of Baird and Trowbridge Halls. However, the university is also pursuing the more permanent solution of reconstructing those beds in new facilities on campus, and so the long term relocation of those beds will be back into new residence hall facilities as shown in the Origin/ Destination Chart. The Office of Residence Life, which is currently located in Wilder Hall, will have a permanent office suite constructed as part of the new residence hall project. A temporary location for these offices will also be required as Wilder Hall will be taken offline prior to completion of the new residence hall facilities.

III. FACILITIES PROFILES

FACILITIES SUMMARY

BUILDING SUMMARY

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



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

Even though operational maintenance budgets are inadequate, the buildings on the UW-L campus have, none the less, been well maintained through routine physical plant operations. However, the majority of the buildings' systems, finishes, and in many cases, even the furnishings, are still original to the construction of most of the facilities. It is important to note that more than 60% of building systems and components typically have life expectancies of less than thirty years. In fact, it is expected that many of these systems and components would be replaced two and three times within a thirty year period. This issue is becoming increasingly critical as the majority of the facilities on the UW-L campus approach forty years in age, and most of the systems, components, etc. in them have not been replaced or upgraded. Even with preventative maintenance programs and routine repairs, it will become necessary to upgrade and/or replace the various systems and components of these buildings, including the finishes and furnishings.

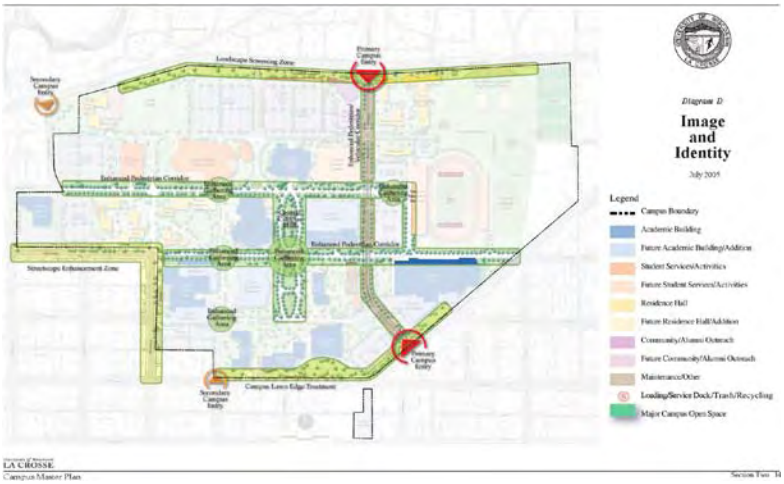
Because the ages of the infrastructures and finishes of most of the campus buildings are thirty-five years and older, current, as well as future projects will continue to focus on activities such as roof replacement or repair, replacement of fire alarm systems, upgrades of elevators, upgrade or replacement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

Most of these issues will be addressed through implementation of Small or All Agency Projects. However, some will occur as part of Major Projects. An example of this is the project to construct an addition and provide complete renovation to Cowley Hall, the campus science building. Cowley Hall was constructed in 1965 and has had no major renovation since then. As demand for access to coursework in the physical and life sciences, as well as faculty and student research, has increased dramatically in recent years, the building's aged infrastructure has become a barrier to the university's ability to deliver this instruction. The intent of the Cowley Hall project will be to provide the new space needed for the programs in the physical and life sciences, as well as replace the infrastructure in the existing building so it can also be used effectively by those programs.

Another building needing particular attention is Wittich Hall, the original physical education building on campus. It was constructed in 1916 and an addition was built on to it in 1930. It underwent a partial renovation in the early 1970's, but no other significant capital has been invested in the building since then. As a result, the condition of the facility has deteriorated significantly in the last two decades. Additional space is not currently planned for the facility, but the entire infrastructure of the building is in need of replacement. Because the project planned for the building is almost entirely related to infrastructure renewal, it is unclear yet whether this project will be enumerated, or if it will be funded through All Agency funds.

SITE DEVELOPMENT SUMMARY

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

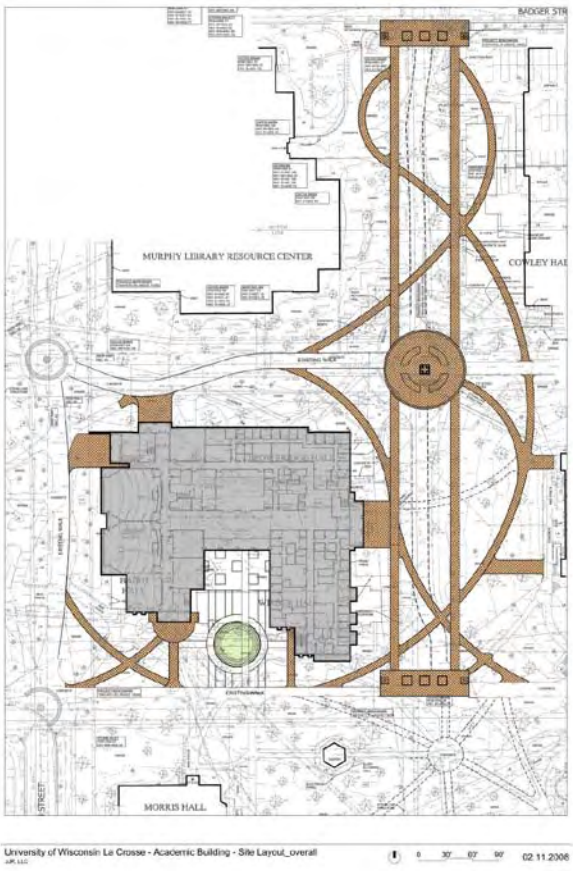


These corridors have become pedestrian and bicycle malls that also accommodate access to the various campus buildings by service, delivery, mass transit and emergency vehicles. These areas also serve as appropriate setback and green space between the buildings. This is especially important on a compact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

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

The university desires to develop these corridors into attractive, functional pedestrian transportation and gathering spaces.

The first priority is to develop the Central Campus Mall as shown in the 2005 UW-L Exterior Master Plan. This area is located in the geographic and academic center of campus, and the intent is develop it into a main pedestrian walkway, as well as a main gathering place for students, faculty, staff and visitors. The area will be primarily green space, traversed by a system of curving pedestrian walks designed to provide the most efficient routes between the various academic buildings that surround the mall site. The intent is to develop the south half of the mall as part of the site design for the new academic building and to develop the north half of the mall as part of the site design for the Cowley Hall project. Development of the main campus mall will then be followed up in the future with development of the Badger Street corridor, a former city street that is now a main east-west pedestrian route.



Also related to the existing grid of vehicular transportation routes on campus is the issue of ownership of these routes. Most of the former city streets on campus have been vacated, but there are portions of four city-owned streets that are located entirely within the campus boundaries that the university plans to request to have vacated in the near term development plan. Those are shown on the Site Development Plan at the end of this document section.

In addition, there are currently five (5) privately-owned parcels of land remaining within the approved campus boundary, along with the City of La Crosse owned Municipal Swimming Pool which is located between Mitchell Hall and Cartwright Center, and the La Crosse School District owned Emerson School site at the east edge of campus. The location of these properties, along with the current Campus Boundary and the locations of all UWL buildings are shown on the Site Development Profile plan in Section III of this document. It is the publicly stated intent of UWL to acquire the privately owned properties and the city owned pool parcel that are currently located within the Campus Boundary as they become available. Efforts to acquire the Emerson School property would occur only if the school district decides that it is appropriate to divest itself of that property. These parcels are also shown on the Site Development Plan.

As UW-L is a compact campus located within a residential setting in the heart of La Crosse, it is difficult to provide enough parking stalls to completely satisfy the demand for parking on campus, and some faculty, staff and student parking does spill into the neighborhoods surrounding the campus. Consequently, the university will be embarking on a process to plan the potential construction of an elevated parking structure along the north edge of campus. The area reserved by the 2005 UW-L Exterior Master Plan for

this structure is the current site of a recycled asphalt surface parking lot. The lot, in its current form, is not aesthetically pleasing, nor is it fully functional. Two residential properties that were recently purchased by the university are also located on this site. They will be demolished as part of the parking structure project.

SITE UTILITY SUMMARY

The utilities serving UW-La Crosse facilities consist of water and sewer (sanitary and storm) mains owned by the City of La Crosse, gas lines owned by Xcel Energy, and high-pressure steam and condensate lines, chilled water supply and return lines, primary electrical distribution system, and telecommunication system, owned by the university. The university also owns the laterals that connect UW-L buildings to the city owned water and sewer mains.

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

The **sanitary sewer system** on campus consists of university owned concrete and clay pipes running out from the buildings to a system of city owned underground concrete and clay pipes that are located in easements in the former street right-of-ways on campus. Most buildings have duplex pumping stations to push sewage to the city distribution system but some buildings rely on gravity flow. Aside from routinely treating the clay pipes from various campus buildings with a copper sulfate solution to control a tree root problem, there have been no other apparent underground problems in the past. However, the campus is beginning to experience problems in the sanitary laterals out of the buildings with increasing frequency. Main sanitary drain pipes out of Cartwright Center, Whitney Center and Graff Main Hall have backed up in recent years, causing the plumbing systems in these buildings to experience unscheduled shutdowns, sometimes lasting for days before the problem can be identified and addressed. An All Agency plumbing replacement project will address these issues in Cartwright and Whitney Centers. The university intends to access Small Project funds to obtain the assistance of a local plumbing firm with a track-type self propelled camera to perform a more detailed evaluation of the sanitary laterals out of Graff Main Hall, as well as other buildings on campus. Based on those findings, the university will develop a project request in a future biennium to proactively address any issues discovered in the investigation.

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

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

While there are no known problems with the physical condition of the storm sewer piping on campus, there are significant issues with capacity. The storm sewer system in the city of La Crosse is undersized

to handle the current loads on it during heavy rainfalls, and also during the spring thaw if it occurs under certain conditions. The main system is in roughly the same configuration as it was fifty years ago prior to much of the development within the city. The amount of green space in the city of La Crosse has decreased and the amount of hard surfaces has increased, which has resulted in more runoff flowing directly into the storm sewer system. Consequently, the system cannot accommodate the large flows caused by heavy rains, and areas within the city, including some portions of campus, experience significant back-up from the sewers under certain conditions.

The following table summarizes utility capacities and maximum loads for the past calendar year (January through December 2007).

Utility Parameter	Steam		Chilled Water		Electrical	
Maximum Demand	62,100	PPH	unknown	Tons	5,712	KW
Total Capacity	145,000	PPH	3,700	Tons	7,500	KVA

Notes:

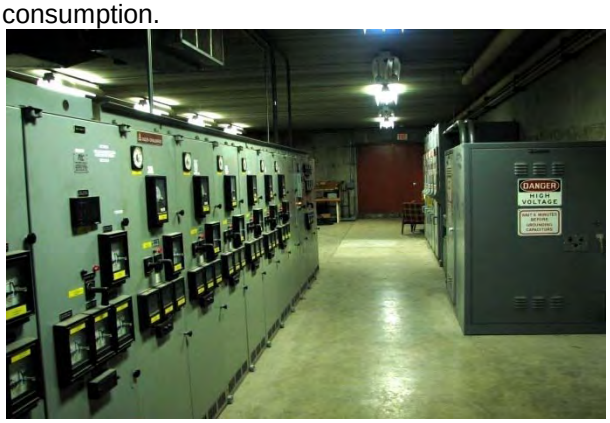
1. Firm Capacity is the maximum steam output with the largest boiler out of service.
2. Maximum Demand for Electrical Utility is based on monthly utility bills.
3. Chilled water fields only apply to central and district systems. Individual building chillers are not included in these values.

Campus steam is supplied by a central heating plant which produces and distributes high pressure steam through underground lines which are located in concrete ducts (Permaduct or Z-Crete). Approximately, 19,100 linear feet of steam and condensate lines serve twenty-six buildings on the main campus. Within the buildings, the steam pressure is reduced from 100 to 15 PSIG. Steam is used for area heating, food processing, humidification, sterilization/autoclaves, domestic hot water, and, in limited applications, cooling.

In recent years, leaks have developed in the direct buried steam supply and condensate lines at various locations around campus. Visual inspection during repair of these portions of the lines has indicated that significant deterioration of the conduit system has occurred in some locations. It is suspected that the deterioration is attributable to the fact that these particular segments of direct buried lines are under vacated city streets and have been subjected corrosion caused by de-icers that were applied at the surface of the ground and which then leached down to the steam pipes. There are several segments of direct buried steam and condensate lines that are located such that they have probably been exposed to the same type of de-icers. Some of the more significant lengths of these lines are a segment between Morris and Baird Halls; and a segment between Trowbridge and Wilder Halls. A project was requested in the 2003-05 biennium to replace these segments of buried piping. However, these all lie in areas that will be disturbed by construction of the new academic building. Until the academic building project is complete, the known steam line maintenance will be deferred to avoid potential site routing conflicts and funding the same work more than once.

The campus **chilled water** plant, and distribution system, was constructed in 1997. The project included a building 2,800 GSF addition to the Heating Plant to house water chillers, pumps, cooling towers and auxiliary equipment needed to produce and distribute chilled water to seven buildings (Cowley Hall, Murphy Library, Center for the Arts, Recreation Eagle Center, Whitney Center, North Hall and Morris Hall). Approximately, 7,036 linear feet of 18" diameter chilled water supply and return line piping was direct buried without insulation. Since then, an additional seven buildings have been connected to the system and are receiving chilled water from the central plant. Because of this added demand, as well as future projected loads, a building addition with a third chiller and cooling tower was added to the central plant in 2007.

The campus **primary electrical distribution system** consists of approximately 10,690 linear feet of university owned cable which is fed by Xcel Energy at 4160/2300 volts. The Xcel Energy substation is located west of Mitchell Hall and it is connected to an electrical vault adjacent to the Heating Plant by means of high voltage switchgear. Capacitor banks provide power factor correction. One KWH demand meter serves the entire campus except for the remotely located meters for each of the three buildings on the north campus. The electrical vault originally had six (6) primary circuits with an additional two (2) added in 1997. These eight (8) primary circuits serve the buildings via underground ducts encased in concrete. Each circuit and each building has a campus-owned KWH meter to determine electrical consumption.



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

With the addition of the third chiller and cooling tower, the new residence hall (Reuter Hall), the proposed new academic building and future additions to existing academic buildings, the demand for electrical power from Xcel Energy will eventually exceed the amount that the current infrastructure can supply. Consequently, an All Agency Project to upgrade the electrical service to the campus has been approved by the SBC and is currently under design. Construction of this project may begin in late summer of 2008.

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

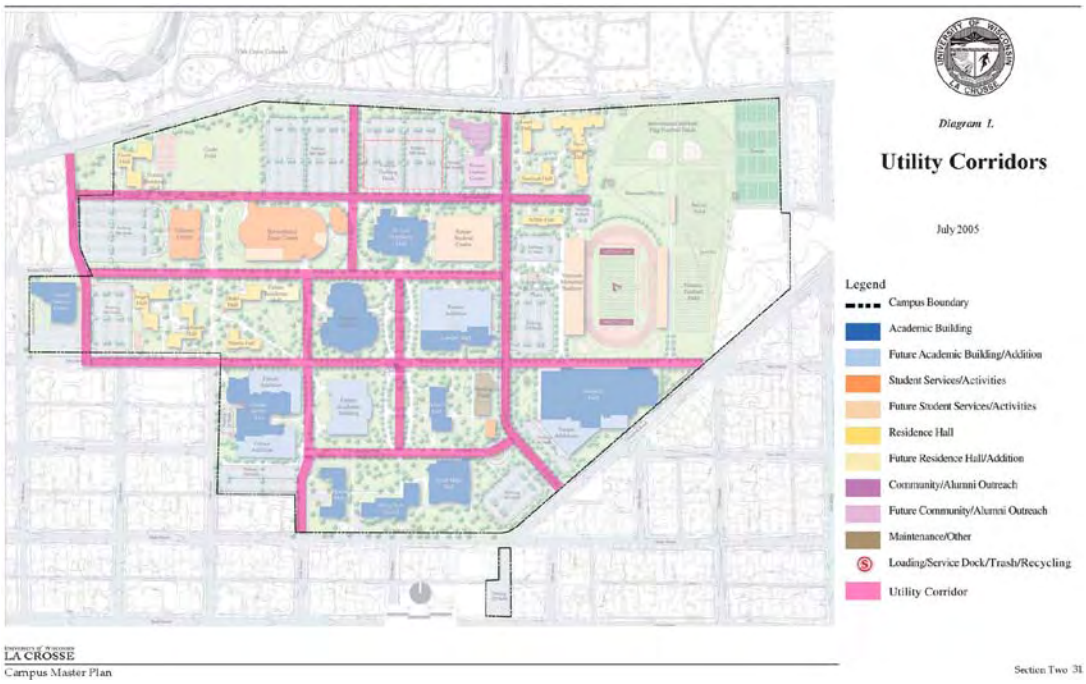
All UW-La Crosse buildings, except for Wilder Hall (administrative and student advising building), have been rewired with two 4-pair unshielded copper cables to each designated station location (approximately 1,800) in offices, laboratories and classrooms. The cables consist of one 4-pair category 3 for voice and one 4-pair category 5 or higher for data. The wall jacks are dual RJ-45 with a non-keyed jack for voice termination and the other jack for data, all within the same faceplate. Wilder Hall has category 3 voice and data cable.

The student rooms in all eleven (11) residence halls have been completely re-wired with two 4-pair Level 5 or 5e cables for voice/data access. Also, there is a computer laboratory in each of the eleven (11) residence halls. Each laboratory has been wired for eight data locations each using one 4-pair category 5e cable to each location. A wireless data hub is currently under trial at one residence hall.

Intra-building wiring consists of 110 type riser terminals; vertical and horizontal copper riser cables from each subcloset or closet to the Main Distribution Frame (MDF) equal 50% of the total voice and data pairs terminated in each subcloset or closet. There is 24 strand fiber optic cable installed at every riser location in the administrative and classroom buildings. There are no fiber risers in the eleven residence halls.

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

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



Building Name	Cartwright Center
Building No.	285-0E-0041
Building Type	STUDENT CENTER, MULTI-PURPOSE
Constructed	1958
Addition(s)	1964, 1983

	AG	UG
Floors	3	1

ASF 39,221 GSF 59,357 GPR 0 % PR 1000 %

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

US ☐
WI ☐

D	FUNCTIONAL RATING	PHYSICAL RATING	iii

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

Background and History

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

Occupant(s) and Use(s)

The building still serves its original purpose of being the only student center on campus. It houses the offices of various student governance bodies and organizations, the offices of Student Centers, multiple meeting rooms, a secondary dining service, the campus book store and text book rental and a grille type restaurant.

Functionality Assessment

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

Other Building Issues

The building is located at the far southeast corner of the campus, away from most non-academic student activity. While this location used to be the front of campus, the way the campus has developed in the last 20 years, it is now at the far back end of campus. In addition, it is difficult to park anywhere near the building.

Future Building Plans

The UW-L Masterplan calls for this building to be removed and recreated on the north side of campus, closer to the "front door" of campus.

Code and Health/Safety

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

Architectural

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

Mechanical

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

Electrical

No immediate issues.

Communication

No immediate issues.

Plumbing

There has been a project designed to replace the sanitary waste system, as well as some of the domestic water supply system in the building. However, as the university is currently studying the feasibility of replacing the building within the next decade, it is yet undecided whether or not that project will move forward.

Conveying

The building has one freight elevator that is original to construction of the facility. It is beginning to experience increasing downtime due to maintenance, and it will eventually need to be replaced.

Equipment and Furnishings

No immediate issues.

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

Floors	AG	UG
	4	2

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

CENTRAL UTILITY CONNECTIONS

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

C	FUNCTIONAL RATING	PHYSICAL RATING	iii

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

Background and History

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

Occupant(s) and Use(s)

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

Functionality Assessment

The scope of Center For the Arts project was reduced due to budget issues just prior to construction of the building. As a result, the day the building opened it was undersized. Consequently, 33 years later, the programs suffer from a severe lack of space. This includes the fact that there is no storage space in the building, which is especially problematic for the Theatre Arts department.

Other Building Issues

The campus Master Plan has reserved space on the north and south sides of the building for future additions to the facility.

Future Building Plans

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

Code and Health/Safety

The building is not fully ADA compliant. In addition, the metal sculpture and ceramic lab areas are not compliant with current fire codes. The chimney serving the kilns has been inspected and determined to be unsafe to exhaust the carbon monoxide. Fuseable links on some fire doors are no longer operable and compliant. The enclosures around the kilns are not constructed of noncombustible materials. Exterior kiln courtyard does not have compliant egress.

Architectural

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

Mechanical

Reheat system for building is on only two zones. Radiation system needs to be zoned by use or at least by floors. Activity varies widely in areas and consequently so does the HVAC needs. Air handler (100% outside air) serving multiple areas needs complete overhaul. Exhaust for metal sculpture lab is not adequate and this results in excessively high temperatures in offices above this space.

Electrical

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

Communication

Clock system frequently out of service.

Plumbing

Acid waste lines in art labs require replacement. Pipes are approximately 50% full and experience back-ups. Sink and faucet fixtures in art labs require replacement.

Conveying

The building, which has public performance events, does not have a passenger elevator. The freight elevator is used as a passenger elevator for those with health or mobility issues. It is not in a functional location to serve the public venues. Also, due to use and age of elevator, it experiences frequent out of service times. Elevator service company has recommended complete overhaul of elevator.

Equipment and Furnishings

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

Building Name	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	☐
HPS	☒	FIBER	☒	N. GAS	☐	SEWER	☐

HISTORICAL

US	☐
WI	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	V

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

Background and History

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

Occupant(s) and Use(s)

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

Functionality Assessment

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

Other Building Issues

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

Future Building Plans

A large addition to accommodate new instructional and research spaces (labs and classrooms) will be added on the north side of the building. The original portion of the building will then be remodeled for office and low intensity research space. The existing office wing will then be removed.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold.

Architectural

The windows are original to the 1965 construction of the building. They are single pane, they leak excessively, and are not energy efficient. The roof and curtain wall system at the green house portion of the building leak consistently. Water is penetrating the building on the south wall and is evident on the wall of large lecture halls. The exterior slate panels on the north side of the building are stained and deteriorated.

Mechanical

Significant numbers of air handling units in building require revisions/upgrade to provide appropriate service for changing types of activity in various portions of the building. Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. Significant number of systems beyond useful life. Controls need updating.

Electrical

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

Communication

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

Plumbing

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

Conveying

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

Equipment and Furnishings

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

Building Name	COWLEY HALL ADDITION
Building No.	285-0E-0009A
Building Type	ACADEMIC, OFFICE

		AG	UG
Constructed	1969		
Addition(s)		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	☐

D	FUNCTIONAL RATING	PHYSICAL RATING	V

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

Background and History

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

Occupant(s) and Use(s)

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

Functionality Assessment

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

Other Building Issues

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

Future Building Plans

A large addition to accommodate new instructional and research spaces (labs and classrooms) will be added on the north side of the building. The original portion of the building will then be remodeled for office and low intensity research space. The existing office wing will then be removed.

Code and Health/Safety

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

Architectural

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

Mechanical

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

Electrical

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

Communication

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

Plumbing

None.

Conveying

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

Equipment and Furnishings

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

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

	AG	UG
Floors	4	1

ASF 30,014 GSF 51,300 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	V

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

Background and History

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

Occupant(s) and Use(s)

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

Functionality Assessment

The building was designed to teach basic sciences in the 1960's and this addition in 1970 essentially added more of the same type of lab and classroom space. It does not serve the needs of today's science programs. The building was not designed to accommodate any research, which is now a requirement for undergrads, grad students and faculty.

Other Building Issues

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

Future Building Plans

A large addition to accommodate new instructional and research spaces (labs and classrooms) will be added on the north side of the building. This addition will then be remodeled for office and low intensity research space. The existing office wing will then be removed.

Code and Health/Safety

The existing finishes in the building contain lead paint and asbestos. The building is not ADA compliant. The existing pipe coverings contain asbestos and mold.

Architectural

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

Mechanical

Significant numbers of air handling units in building require revisions/upgrade to provide appropriate service for changing types of activity in various portions of the building. Mechanical systems are supporting activities that they were not designed to support. Condensing units that provide AC for specialized areas are not energy efficient. Building contains multiple individual cooling systems to serve unique needs that have evolved since installation of units. Significant number of systems beyond useful life. Controls need updating.

Electrical

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

Communication

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

Plumbing

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

Conveying

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

Equipment and Furnishings

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

Building Name	MITCHELL HALL
Building No.	285-0E-0010
Building Type	ACADEMIC, MULTI-USE

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

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

C	FUNCTIONAL RATING	PHYSICAL RATING	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 physical education, health education, recreation and various human performance studies, as well as intercollegiate athletics.

Functionality Assessment

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

Other Building Issues

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

Future Building Plans

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

Code and Health/Safety

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

Architectural

Roof leaks are a continual problem, despite several recent repair attempts. The floor and wall finishes are well beyond their expected life.

Mechanical

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

Electrical

It's difficult to provide the power required for the kinesiology and biomechanics labs. Lighting systems in gymnasium and fieldhouse are original to the building and are not energy efficient.

Communication

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

Plumbing

Existing galvanized supply system experiences frequent leaks requiring unscheduled building shutdown of system. Pipes are buried in masonry walls making diagnosis and access very difficult and costly. Existing water heating system is well beyond expected life and is not operating at needed capacity. Full failure is anticipated.

Conveying

Equipment and Furnishings

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

Building Name	Whitney Center
Building No.	285-0E-0051
Building Type	STUDENT CENTER, MULTIPURPOSE

		AG	UG
Constructed	1966		
Addition(s)		Floors	1	1

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

US	☐
WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	ii

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 a convenience store, and the La Crosse studio of Wisconsin Public Radio is located in the lower level of the building.

Functionality Assessment

The facility functions satisfactorily as the main dining service, but it is too small for the number of students it serves. The building was originally designed to accommodate a dining service to accommodate 2,800 students, but there are over 3,100 students currently housed in UW-L residence halls. Because it is the building houses the main food service kitchen, it receives multiple deliveries a week of supplies and material from semi-trucks. However, the building site and loading dock do not accommodate the required turning radiuses of such vehicles, and vehicular access to the site is very difficult.

Other Building Issues

None.

Future Building Plans

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

Code and Health/Safety

No Known immediate issues.

Architectural

No known immediate issues.

Mechanical

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

Electrical

No known immediate issues.

Communication

No known immediate issues.

Plumbing

The sanitary waste system in the lower level of the building is scheduled to be replaced in 2009.

Conveying

The building contains two elevators that are both original to the 1967 construction of the building. Both elevators are experiencing increasing amounts of downtime, and will need to be rehabilitated in the coming years.

Equipment and Furnishings

No known immediate issues.

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

	AG	UG
Floors	4	1

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

US	☐
WI	☐

C	FUNCTIONAL RATING	PHYSICAL RATING	iii

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

Background and History

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

Occupant(s) and Use(s)

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

Functionality Assessment

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

Other Building Issues

None.

Future Building Plans

A renovation of existing substandard classrooms to convert them to departmental space will occur upon completion of the new academic building. A new space for the Dean of the College of Business within the building is currently being designed by campus.

Code and Health/Safety

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

Architectural

The finishes in the public spaces, offices, and many of the classrooms are well beyond their expected life and need replacement. Continually roof leaks are a problem. Because the spray on ceiling finish contains asbestos, it is difficult to run IT and telecommunications cabling, install overhead projects, change out light fixtures, etc. The building does not have a recognizable entrance, which is especially problematic for the Small Business Development Center.

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.

Electrical

Clock system frequently inoperable.

Communication

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

Plumbing

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

Conveying

Elevators are small and slow.

Equipment and Furnishings

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

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

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

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

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

US	☒
WI	☐

F	FUNCTIONAL RATING	PHYSICAL RATING	V

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

Background and History

Wittich Hall was constructed in 1916 as the original physical education building on campus, and in 1954 it is named after Walter J. Wittich, a longtime faculty member. It received an addition in the early 1930's that housed a large warm water therapy pool and additional gymnasium. There was a partial renovation to the building in the early 1970's, but other than that, no significant capital has been reinvested in the facility for many decades.

Occupant(s) and Use(s)

The Department of Recreational Therapy is housed in this building. That program occupies the office spaces in the building and also uses the large therapy pool and locker rooms for teaching labs in partnership with various local agencies. The UW-L gymnastics team utilizes the two gymnasiums.

Functionality Assessment

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

Other Building Issues

Building is listed on National Register of Historic Places.

Future Building Plans

The university plans a complete renovation for this facility.

Code and Health/Safety

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

Architectural

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

Mechanical

Cast iron/concrete air chamber air handling systems with wood mixing chambers are original to the 1916 construction of the building. Limited, if any, control over most of the building. Ventilation of the building is negligible, which is especially problematic in the pool area. Ductwork is completely full of chalk dust from gymnastics activity as system is not designed to filter it out. The building does not have access to campus central chilled water. Multiple window cooling units are use, but they are not adequate to cool the spaces.

Electrical

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

Communication

Clock system is frequently inoperable.

Plumbing

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

Conveying

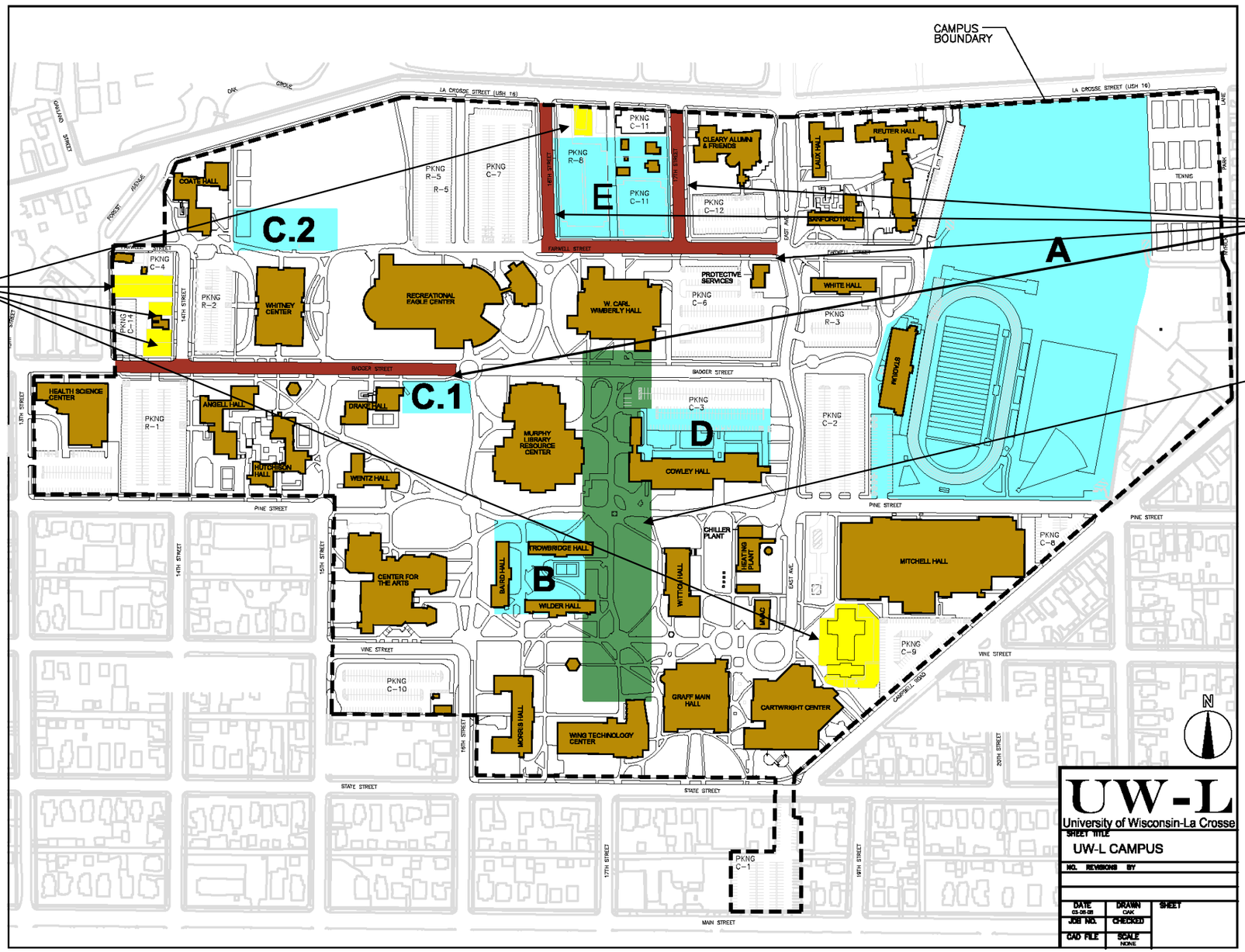
There is no elevator service to 3rd floor of building.

Equipment and Furnishings

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

B. SITE DEVELOPMENT PROFILE

- Acquire all property within campus boundaries.



- Complete vacation of city streets that currently existing within campus boundaries.
- Develop Central Campus Mall

Building Development Key

A – New Stadium & Fields

B – New Academic Building

C.1/C.2– New Residence Hall

D – Addition To Cowley Hall

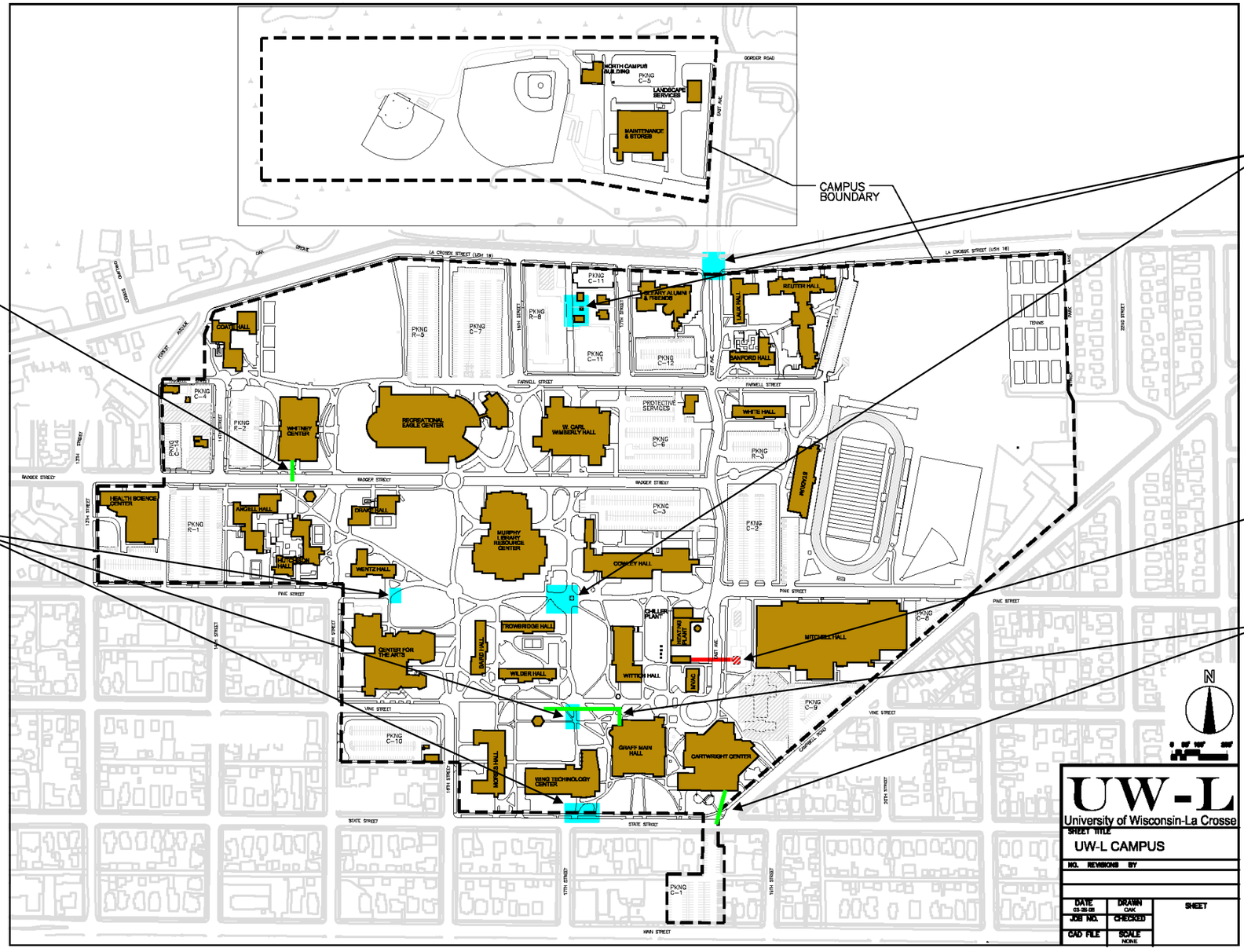
E – New Parking Ramp

(North Campus Not Shown for Clarity)

C. SITE UTILITY PROFILE

Sanitary laterals from buildings that experience frequent back-up.

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



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

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

A project enumerated in the 2005-07 capital budget is currently in design to upgrade campus electrical service from Xcel Energy substation to UW-L campus electrical vault.

Sanitary laterals from buildings that experience frequent back-up.

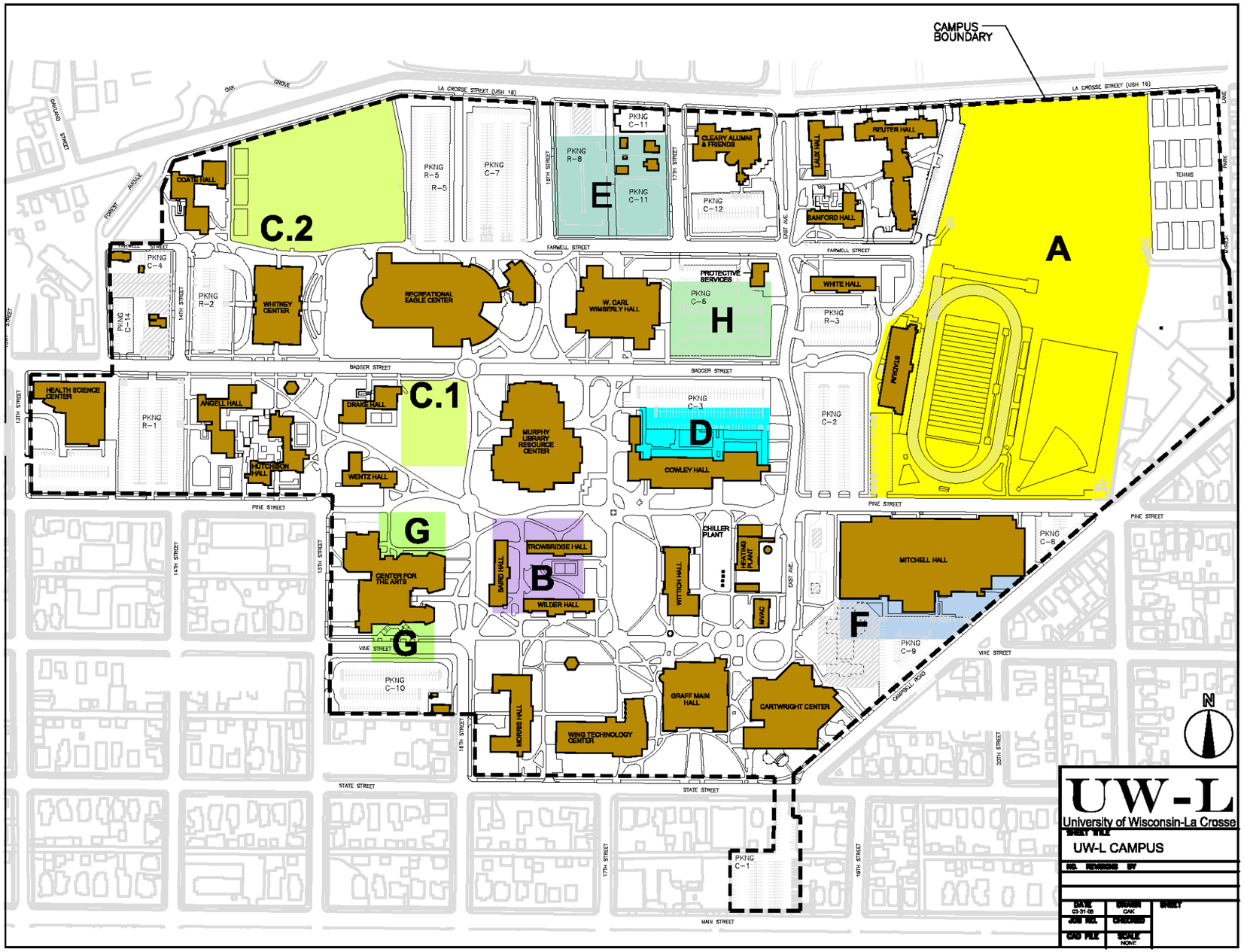
MID-TERM DEVELOPMENT PLAN

A
Construction of a new stadium and fields project will commence in 2008 and will be completed in 2009. This project was enumerated in the 07-09 biennium

B
Construction of a new academic building will commence in 2009 and be completed in 2011. This project was enumerated in the 07-09 biennium.

C.1 & C.2
Construct new residence hall facilities to accommodate approximately 500 beds. This project will replace the 400 beds lost when Baird and Trowbridge Halls are demolished as part of the new academic building project. Although two potential sites for the new residence halls are highlighted on this graphic, the final location of the new facilities will be determined during the planning phase of the project.

D
Construct new addition to Cowley Hall to provide new learning spaces for the physical and life sciences. The project will also include a complete remodel of the existing building, as well as demolition of the office wing on west side of the building.



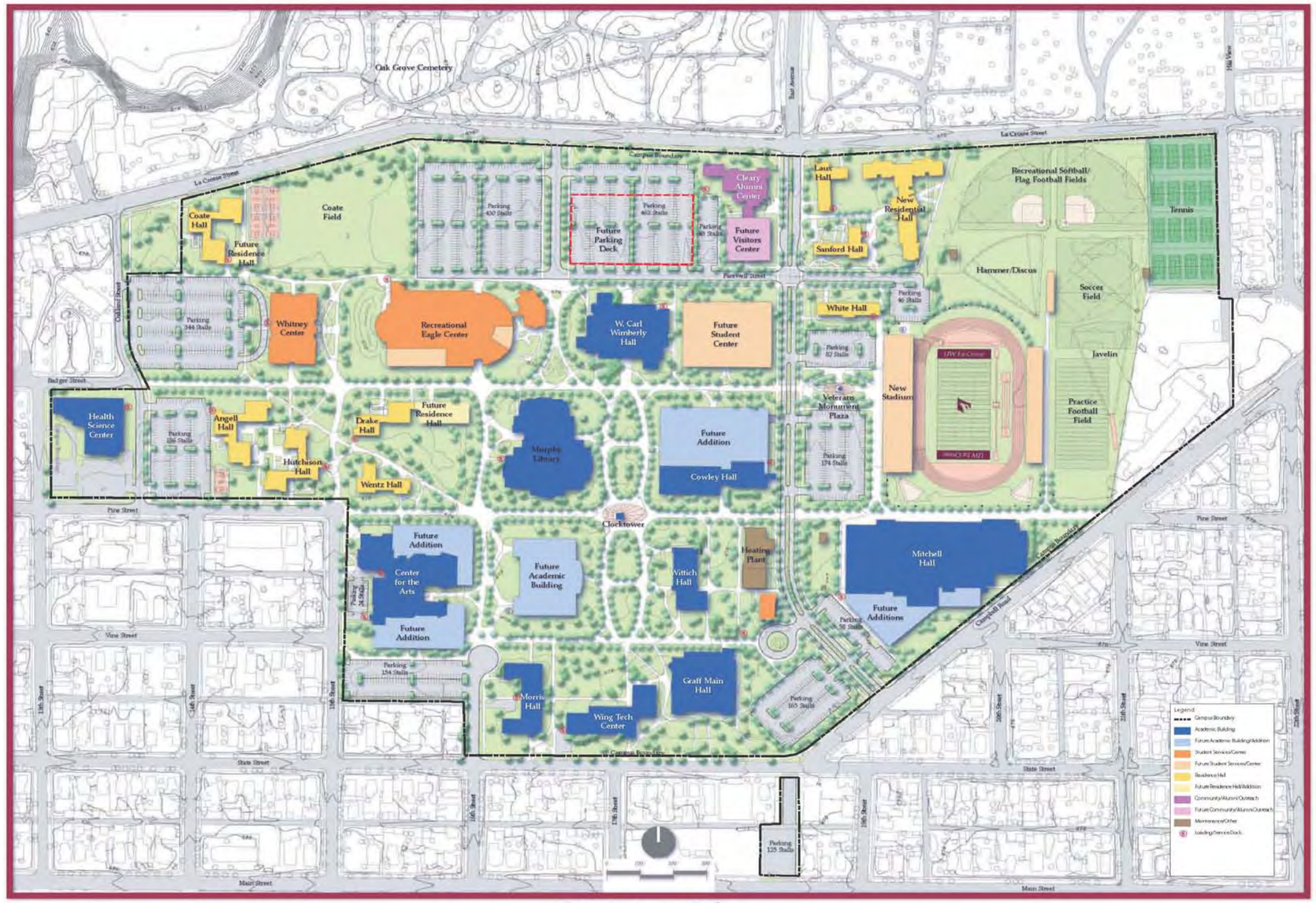
E
The university is currently studying the feasibility of constructing a parking ramp on campus. If it is determined that a parking structure is needed to support demand for on-campus parking, it's anticipated that construction would commence in 2013.

F
Construct addition to Mitchell Hall. Project will also include extensive renovation to existing facility.

G
Construct addition to Center For the Arts. Project will also include extensive renovation to existing facility.

(North Campus Not Shown for Clarity)

LONG-TERM DEVELOPMENT PLAN



Master Plan
University of Wisconsin - La Crosse

This is the 20-yr UW-L Master Plan developed in 2005. It will serve as a guideline for all future physical development on the University of Wisconsin-La Crosse campus.

It shows all anticipated building and site development projects for the next several biennia.

(North Campus Not Shown for Clarity)