

UNIVERSITY OF WISCONSIN-STOUT

CAMPUS PHYSICAL DEVELOPMENT PLAN
And
MAINTENANCE PLAN

2005 – 2011

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Prepared by

University of Wisconsin-Stout
University of Wisconsin System Administration
Division of Capital Planning and Budget

• FOREWORD

The quality of education received by students depends on a careful integration of curriculum, faculty, and facilities. Facilities are vitally important to the learning process and the recruitment of students and faculty. A core of excellence exists only if facilities are adequate for effective program delivery. Long range physical planning demonstrates a commitment to providing a core of excellence. The ongoing planning process is a tool to identify appropriate facilities in response to the dynamics of higher education. Each university has a Campus Development Plan defining overall land use patterns and serves to illustrate the cohesive, aesthetic, and compatible meeting of program requirements within the surrounding community.

A complete Campus Physical Development Plan is conceptually a statement of the campus long-range goals and the six-year building program to work toward achieving long-range goals. A long-range plan is required for each institution by Sections 16. 84(6) and 13. 48(6) of the Wisconsin Statutes. It is a general description of the institution, program offerings, the physical plant, and the configuration of the physical plant required to meet program needs. The intent is to insure physical development that is responsive to program plans.

The campus and System Administration maintain the material presented in this plan jointly. This plan is intended to serve only as the basis for planning decisions concerning the UW System's building program. The planning issues and proposed projects do not represent the UW System's final recommendations, the Regents approved recommendations, or the total University request. The UW Board of Regents and State Building Commission make final decisions on project requests each biennium.

A campus plan is a process and a product. It provides for the orderly and logical growth of an institution by organizing resources in terms of priorities. A campus plan is never final because growth and change never cease. Because there are limits to the certainty with which the nature of changing activities can be predicted and their physical requirements identified, good master planning stresses a process for evaluating change and guiding physical development.

The UW-Stout fall campus FTE enrollment target is expected to be 6,991 for the year 2004. This development plan identifies the physical facilities needed to accommodate this enrollment level and anticipated program offerings.

UW-STOUT
UW-STOUT CAMPUS PHYSICAL DEVELOPMENT PLAN
Table of Contents

	Page
• FOREWORD	I
• CAMPUS PHYSICAL DEVELOPMENT PLAN -EXECUTIVE SUMMARY	1
• CAMPUS DEVELOPMENT PLAN MAP	4
• CAMPUS PHYSICAL DEVELOPMENT PLAN	5
• ENROLLMENT CHARTS	6
• MISSION STATEMENTS	7
• PROGRAM DIRECTIONS	9
• PHYSICAL FACILITIES	11
LAND HOLDINGS AND BOUNDARIES	11
o BUILDING SPACE.....	15
SPACE MANAGEMENT ISSUES, ALTERNATIVES, SOLUTIONS:.....	18
<i>ISSUE 1: CLASSROOM SIZE, QUALITY, AND ADEQUACY</i>	18
<i>ISSUE 2: SCIENCE AND MATHEMATICS ACADEMIC NEEDS</i>	19
<i>ISSUE 3: SPACE FOR SPEECH AND THEATER INSTRUCTION AND PERFORMANCE</i>	20
<i>ISSUE 4: CHANGING PROGRAMS - INTERGENERATIONAL PROGRAMS AND SERVICES</i>	21
<i>ISSUE 5: CHANGING NEEDS IN STUDENT SUPPORT AREAS</i>	22
<i>ISSUE 6: GROWING AND CHANGING PROGRAMS IN COMMUNICATIONS, EDUCATION AND TRAINING (CET)</i>	23
<i>ISSUE 7: ABILITY OF AGING RESIDENCE HALLS TO REMAIN COMPETITIVE</i>	23
<i>ISSUE 8: INFRASTRUCTURE CONCERNS RELATED TO OLDER BUILDINGS</i>	24
<i>ISSUE 9: THE RIGHT SPACE: CONSOLIDATION OF SIMILAR FUNCTIONS AND AVAILABLILTY TO THE PUBLIC</i>	25
<i>ISSUE 10: APPROPRIATE FACILITIES FOR STUDENT HEALTH SERVICES</i> ,.....	25
<i>ISSUE 11: STUDENT ACCESS/SAFETY AND BUILDING SECURITY</i>	26
<i>ISSUE 12: SAFETY AND MAINTENANCE – MCCALMONT HALL AND SPORTS AND FITNESS CENTER</i>	26
<i>ISSUE 13: CONFERENCE CENTER</i>	27
<i>ISSUE 14: TELECOMMUNICATIONS CLOSETS AND WIRING NEEDS</i>	27
o SCHEDULE OF EVENTS	28
o EXTERIOR SPACE	29
o TRANSPORTATION AND CIRCULATION	29
o UTILITIES AND SERVICES.....	33
o MAINTENANCE PLAN	35
<i>MAINTENANCE CONDITION SUMMARY</i>	35
<i>MAINTENANCE PLANNING ISSUES AND THEMES</i>	40
<i>ALL AGENCY PROJECT LIST 2005-2007</i>	53
• APPENDIX	57
APPENDIX A: PRINCIPLES FOR PHYSICAL PLANNING.....	57
APPENDIX B: CAMPUS SPACE MANAGEMENT POLICIES AND PROCEDURES.....	58
APPENDIX C: NORTH CAMPUS MASTER PLAN	59

• **CAMPUS PHYSICAL DEVELOPMENT PLAN -EXECUTIVE SUMMARY**

The University of Wisconsin-Stout's Campus Development Plan is the result of a continuous planning process. The end product is a comprehensive and integrated facilities six-year plan that is responsive to the university's mission of teaching, research and public service. Periodically an intensive, focused inventory of issues is conducted as the campus looks to the future. UW-Stout engaged in a comprehensive planning effort in preparation for 2001-2007. That plan has been updated every two years to guide the capital directions for UW-Stout. Planned enrollments of 6991 for 2004 are based on the university's mission, regional situation and educational objectives; this approximate level of enrollment is anticipated to continue for many years.

PROGRAM DIRECTIONS

UW-Stout's academic and support programs continue to address economic, technical, and societal demands of a global society. Graduates, who can solve problems, think critically and creatively, work cooperatively, and who have the knowledge and skills to translate ideas into action are hallmarks of Stout's programs. The programs seek to integrate technology, business and service concepts, and to provide academic knowledge and skills, reinforced by real-world experience. In its tradition of innovation and as leaders in the use of technology, UW-Stout introduced a comprehensive laptop computer program for students in the fall of 2002. In the fall of 2003, the campus issued laptop computers to all freshman and sophomores. By the fall of 2005, all undergraduate students will be part of the laptop initiative. Stout's E-Scholar program provides exceptional training and support for this use of technology as a tool for teaching and learning.

All indicators suggest that demand for UW-Stout's select mission programs will remain strong throughout the coming decade and that the applied nature of the programs address societal needs. New programs in Applied Science, Mental Health Counseling, Technical Communication and Industrial Management fill a special niche of employers in this region. Many of these and other degree programs at UW-Stout increasingly contain a distance education component or collaboration with two- and/or four-year institutions. Stout currently offers an increasing array of off-campus courses and degree completion programs, including classes in Hospitality and Tourism and Technology Management. Entitlement to plan a M. S. in Manufacturing Engineering has been requested.

The limited numbers of degree programs offered at UW-Stout and the large enrollments in its laboratory-intensive programs make each academic building take on special significance for delivering instruction. UW-Stout's special mission programs are inherently laboratory intensive, with one-half of all instruction occurring in the university's 200-plus laboratories. The rapid change in technologies taught in these laboratories requires labs to be updated more frequently than conventional learning environments. Although the campus has invested in technology for general classrooms, the inventory of general classrooms is not sufficient to provide the larger classroom sizes and configuration needed for modern learning environments.

IMPLICATIONS FOR PHYSICAL PLANNING

To provide facilities responsive to the university's program directions and to create and maintain an environment conducive to teaching and learning, the Campus Development Plan focuses on the following physical plant improvements in the next decade.

Landholdings and Boundaries: UW-Stout's location in downtown Menomonie results in little open space for parking, outdoor recreation, green space, or future building needs. Plans for development of the North Campus to replace aged and outdated student housing will have a considerable impact on the need for expanded boundaries and additional land. Most of the acceptable properties for parking within the campus boundaries have been acquired or are moving toward acquisition. Because of a loss of parking to recent and future projects, the campus has reviewed the boundaries with a view to replacing and improving parking, improving the identity and image of the campus, and planning for future needs. The current land acquisition plan reflects only those properties currently within the campus boundaries. It will be revised when new boundaries are reviewed and approved.

Building Space: Space in UW-Stout's buildings is a university-wide resource that is reallocated as the needs arise. Goals of the university's space management program are to provide space that is responsive to program needs and to use existing space as effectively as possible. The space management program identifies the characteristics of and needs for instructional and support programs and defines the quantity and quality of space required. A concept-centered approach to space use consolidates similar functions and activities in contiguous areas to allow shared use. This reduces the need to duplicate facilities, equipment and personnel and allows new functions to be absorbed into existing space. With the current space and facility limitations it is becoming more difficult to offer dynamic programs responsive to current needs and expectations.

New and growing programs and new technologies require different types of spaces, especially for science and technology-related course delivery and research. Requirements for general classrooms have also changed with new technologies. In many cases classroom space is outdated and overcrowded. New learning methods and media requirements have added to the demand for larger, better-equipped classrooms and research space. Recent classroom analyses demonstrate serious concerns with the current classroom inventory. In addition, several of UW-Stout's academic buildings are at an age where there are serious concerns about infrastructure.

Major capital projects with high priority in the Six-Year Building Program are targeted to meet curricular needs of undergraduate math and science classes through the upgrade or replacement of science laboratories and research space, the functional integration of mathematics and science, and the pressing need for modern, right-sized and appropriately equipped classrooms.

Many of the programs in the Home Economics building have changed significantly since the building was occupied in 1973. Considerable remodeling is needed to accommodate these program changes and the infrastructure upgrades needed due to the age of the building and new codes. The unique array of programs offered by the College of Human Development and increasing demands for services throughout a person's lifespan provide an opportunity to provide careers and services through a newly developed lifespan center. This lifespan program must be integrated programmatically and functionally in one facility to be successful. At the same time the Child and Family Study Center building is no longer suitable for the Early Childhood Education program and laboratories. These labs will be an integral part of the lifespan center. With some remodeling the aging Home Economics Building could be a renowned center of excellence. To accomplish this, the campus will identify space for the Apparel Manufacturing and Design, and Retail Merchandise and Management programs. As the laptop initiative is deployed, general access computing labs may free up some space to support research and some of the programs that are not relevant to the Lifespan Center.

The Harvey Hall Auditorium and Theater has seriously deteriorated over the years. The Harvey Hall Theatre is the only theatre on campus. To respond to infrastructure deficiencies and student and employer concerns about Stout graduates' understanding of the arts, Harvey Hall Theater will require significant repair and renovation. Renovation will make this space usable again for theater classes and performance. The current infrastructure of the theater, including seating, lighting and media support is very poor. The aged Harvey Hall classrooms also need renovation and infrastructure upgrades to make the building safe and functional. Plans to upgrade infrastructure should be coordinated with the need to realign space for programs and instruction. When the mathematics department, now located in Harvey Hall, is integrated with the sciences, there will be an opportunity to functionally align programs within Harvey Hall.

Another area with growing demand, Communication, Education and Training (CET), including Graphic Communications Management, clearly has requirements beyond the capacity of the Communications Technology building and needs room to expand. The campus has invested in some remodeling of the Communication Technologies building to meet the immediate needs for instruction, but additional work is needed to the infrastructure and additional classrooms are needed. Some departments on campus occupy space with dissimilar operations and should be moved as progress is made in addressing space needs. Other departments, like Stout Solutions, should be readily available to the public, but are located in the interior of academic buildings. Crowding and accessibility continue to be issues for the Foundation and Alumni Services, housed in the historic Louis Smith Tainter House.

Many student support areas, located in the center of campus, are overcrowded and have been for years. Student support serves a critical role in recruiting and retaining students. Prospective students and their parents currently have great difficulty locating essential services in Bowman Hall. To provide adequate services to all prospective and current students, sufficient space must be given to these operations. Once outdated classrooms in Bowman Hall are replaced, this outdated classroom space could easily provide some of the critically needed space for student support. Classrooms designed for new learning models are needed in this area of campus to provide the appropriate facilities for modern instruction.

The North Campus Master Plan, developed to address the deteriorating conditions of some of the student housing has been updated (see Appendix C), the revised plan and schedule includes the replacement of Jeter, Tainter, and Callahan (JTC) and Hovlid Halls with new student housing. While there are several other space-related needs that emerged in the planning process, the funding needed to address all of the necessary projects will have to be addressed. The state's draw on program revenue funds has slowed some of the plans for much needed construction related to the aging residence halls on North Campus. Although the campus has provided some much needed renovation to the Student Health Center, this building is still in need of major renovation and it is questionable whether this is a reasonable investment for this type of residential building.

On the main campus, plans for additional conference and meeting space requiring the remodeling parts of the Merle Price Commons have been postponed due to budget issues due to the state's cash draw. The campus intends to develop a comprehensive plan for the University Center buildings (Memorial Student Center and Price Commons) and support operations including dining services. Residence Halls on the main campus are being upgraded through smaller projects that address the needs of those buildings.

Infrastructure issues, especially those related to the safety and security of the key system, continue to be a major concern to the campus. In addition keeping up with maintenance of plumbing, electrical, and roofing systems continues to be a challenge.

Exterior Space: UW-Stout is located in a relatively small physical area in the center of the City of Menomonie. The new Recreation Complex addresses some of the student need for recreational space, but there continues to be a shortage on the North Campus. The North Campus Master Plan includes recreation space for students living in that area of the campus, but additional space is needed for both recreation and parking. Sufficient parking and land for parking development continue to be significant issues for the campus. This plan seeks to address some of those problems.

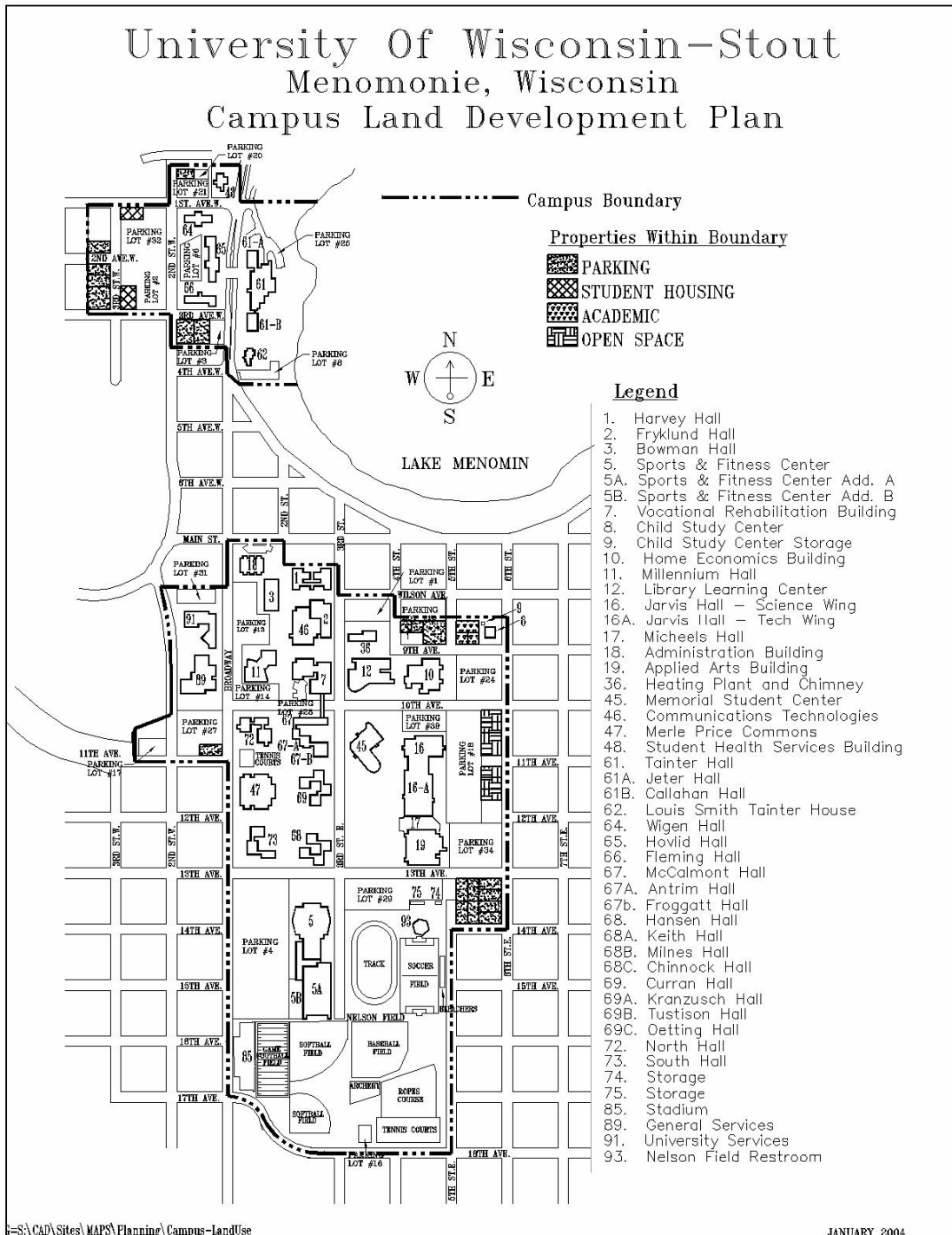
Transportation and Circulation: The campus continues to develop pedestrian and bicycle paths to improve access to the campus. Part of Third Street adjacent to the Recreation Complex has been vacated and developed for pedestrians. The remaining area directly adjacent to the Sports and Fitness Center, (formerly Physical Education building), is closed and requires future development for pedestrians and bicycle traffic. Through regular communication and exchanges of mutual benefit, the university has a healthy working relationship with the City of Menomonie and community neighborhoods adjacent to the campus. Several proposed real estate agreements and a grant proposal submitted by the City for Stewardship funds to complete the development of the aforementioned Third Street area will continue to strengthen that relationship.

UW-Stout's Parking Inventory lists parking stalls by type and location. The Parking Acquisition and Development Plan prioritizes land acquisition and lot development needed to meet parking needs in specific areas. Parking plans to address the deficits on the north campus through a variety of solutions including a proposed long-term lease, land acquisition, and future lot development. Many of the residence hall and commuter parking needs on the main campus have been met through re-design and development of existing lots, however, demand for additional resident student parking beyond the current capacity continues to increase.

Utilities and Services: Utilities to the campus have been upgraded in recent years and are in reasonably good condition. The campus has been working on a central chiller project, which was not approved. The need for a central chiller continues and the campus is concerned with the failure of individual systems. Most electrical systems are adequate, and a project for the primary electrical service within Harvey Hall to eliminate that deficiency is in planning. There is a need for secondary electrical service upgrades within Harvey Hall. Water and Sewer is adequate. Repair of walks, curbs and gutters is ongoing. Fiber and wireless technology serve the entire campus for telecommunications.

Accessibility: A university committee advises the campus on accessibility in its facilities. Planners and Physical Plant staff continue to work closely with this committee to meet the needs of the campus. Restrooms in many of the buildings do not adequately meet the needs of students with disabilities and at least one classroom is not accessible without assistance.

- **Campus Development Plan Map**



University of Wisconsin-Stout

CAMPUS PHYSICAL DEVELOPMENT PLAN

ENROLLMENTS AND POPULATIONS

UW-Stout enrollment planning is based on assumptions and principles established by the Board of Regents. The FTE student target for 2004, based on current resources, is 6,991 and will continue at that level into the future. This number will maintain quality while addressing the increase in demand for a highly skilled workforce. Planned enrollments are based on UW-Stout's distinctive mission, regional situation and educational objectives.

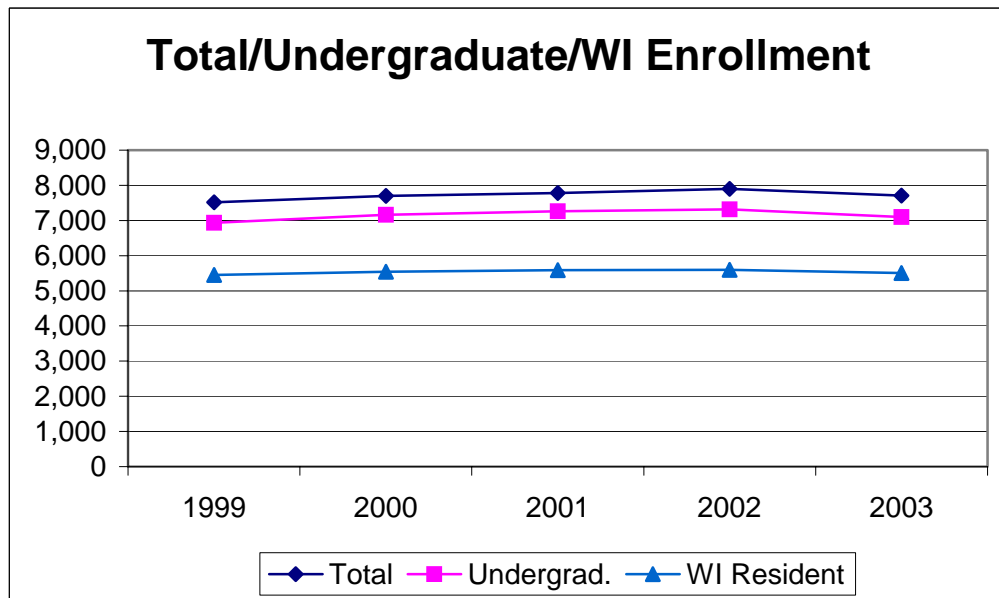
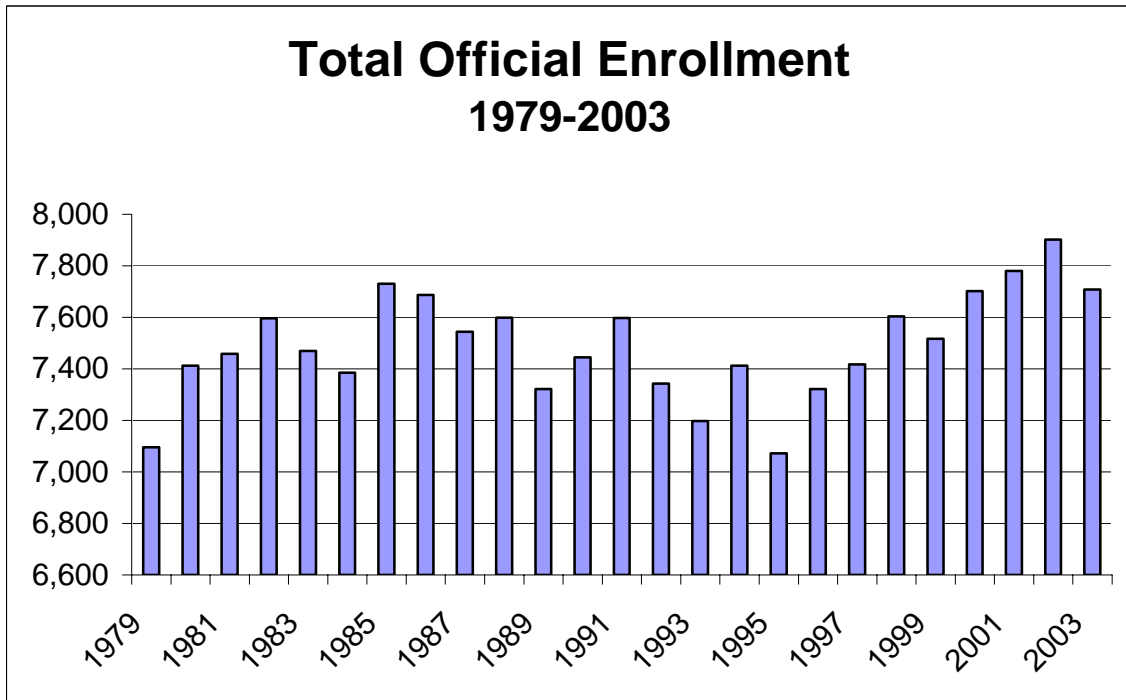
Characteristics: More than 90% of UW-Stout's undergraduate students are enrolled full-time. This means that Stout's facilities are heavily used. Stout enrolls many transfer students, coming mainly from the state's vocational/technical colleges and other four-year colleges in the state.

Nearly 38% of Stout's undergraduates live in the university's on-campus residence halls. About 72% of the total enrollments are Wisconsin residents, while 26% are from Minnesota. The gender balance of the student body overall is almost equal. Undergraduate students account for about 92% of headcount enrollment. Graduate enrollment is about 8%.

In addition to its on-campus students, UW-Stout is serving growing numbers of distance education students who receive instruction through various types of telecommunications delivery. Also, many individuals come to the campus for university-sponsored conferences and extension activities throughout the year. On-campus functions typically last for periods ranging from one day to a week.

254 faculty, 324 academic staff, 44 limited (administrative) appointments, and 537 classified, project and limited term positions serve UW-Stout students and programs.

- Enrollment Charts



- **MISSION STATEMENTS**

The University of Wisconsin System Mission

Each institution of the University of Wisconsin System shares in the mission of the System.

The mission of this 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 value and purpose. Inherent in this mission are methods of instruction, research, extended education, and public service designed to educate people and improve the human condition. Basic to every purpose of the system is the search for truth.

The Core Mission of the University Cluster

As institutions in the University Cluster of the University of Wisconsin System, the University of Wisconsin-Eau Claire, the University of Wisconsin-LaCrosse, 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 extracurricular 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 of the University of Wisconsin-Stout

In addition to the UW System and core missions, the University of Wisconsin-Stout has the following select mission:

University of Wisconsin-Stout, as a special mission institution, serves a unique role in the University of Wisconsin System. UW-Stout is characterized by a distinctive array of programs leading to professional careers focused on the needs of society. These programs are presented through an approach to learning which involves combining theory, practice and experimentation. Extending this special mission into the future requires that instruction, research and public service programs be adapted and modified as the needs of society change.

- (a) The university offers undergraduate and graduate programs leading to professional careers in industry, commerce, education and human services through the study of technology, applied mathematics and science, art, business, industrial management, human behavior, family and consumer sciences, and manufacturing-related engineering and technologies.
- (b) The university integrates the humanities; arts; and natural, physical and social sciences into its undergraduate programs. Experiences in these areas provide a foundation for the major field of study, promote continuing personal and professional growth, and prepare the student to deal constructively with issues and opportunities of the future. The university places special emphasis upon student development.
- (c) The university's programs center on human development and interpersonal relationships, efficient and effective practices in industry, commerce, education and human services and the relationships of individuals to their environment and to society.
- (d) The university develops new educational strategies, provides opportunities to learn through involvement and experimentation, and creates a climate of inquiry. The university experiments with new instructional methods in the interest of improving the learning process.
- (e) The university expects scholarly activity including research, scholarship, development and creative endeavor that supports its programs at the baccalaureate level, its select graduate programs and its select mission.
- (f) The university, through outreach and public service, addresses the needs of society and contributes to the welfare of the state and to its economic and technological development and cooperates with University of Wisconsin-Extension.
- (g) The university cooperates with the other University of Wisconsin institutions; the Wisconsin Technical College System, and other state and national agencies; and participates in statewide, national, and international programs.

- **PROGRAM DIRECTIONS**

Primary Programs

Academic programs within the university's select mission drive UW-Stout's campus development plan. Enrollments in degree programs with applied orientations in early childhood education, business, technology, applied art and other areas continue to dominate. Demand for programs and courses in the sciences, construction, psychology, and technology education continue to grow. Two new programs as of 2001, applied science and technical communication, are growing and will help meet the needs of the new Wisconsin economy.

The 27 baccalaureate degree programs, 15 master's degree, and two education specialist degree programs offered at UW-Stout address critical societal needs and require students to apply technical knowledge to solve practical problems. All programs have great breadth to ensure comprehensive knowledge of a given field. Within each program, most students also select at least one concentration in a specific dimension of the field. Thus they achieve great depth within their professional/technical area. All undergraduate degrees also have a strong general education component in which science courses play a major role.

Although the number of degree programs offered at UW-Stout is limited, many of its 27 undergraduate programs are very large in size, with several enrolling more than 600 students. Most programs are very laboratory intensive and emphasize a "hands-on, minds-on" approach to learning. The test of understanding in UW-Stout's degree programs lies in the ability to apply concepts to different situations. Students learn that each concept area involves complex interactive systems that require problems to be dealt with simultaneously at many different levels, rather than in single, isolated ways. Working on a concept such as design, manufacturing, or prototype development from the perspectives of several disciplines promotes multidimensional understanding that goes beyond a specific class, department or discipline.

Projected demand for UW-Stout's programs remains high throughout the coming decade. Drawing power of the program array stems from responsiveness to a changing economy and from UW-Stout's approach to learning—an approach combining theory, practice and experimentation. Stout's new programs, a bachelor degree in Applied Science, the M. S. in Mental Health Counseling, and bachelor degrees in Technical Communication and Industrial Management, each fill a special niche identified as needed by employers in the region. The educational specialist degree (Ed. S) in school psychology meets criteria for certification as a school psychologist by the Wisconsin Department of Public Instruction. Bachelor degrees in Telecommunications Systems, Graphic Communications Management, Service Management and a master's degree in Applied Psychology are recent programs that have been enthusiastically received. Enrollment in the Graphic Communication Management degree continues to be strong. Many of UW-Stout's degree programs contain a distance education component or collaboration strategies with two-and/or four-year institutions. UW-Stout leads the comprehensive campuses in the number of distance learning courses offered.

Continuing UW-Stout's tradition of innovation and use of cutting edge technology, the campus implemented wireless technology in classrooms and began providing all incoming freshman with a laptop computer in the fall of 2002. By the fall of 2005, all UW-Stout undergraduate students will be part of the laptop initiative. Stout's E-Scholar program provides exceptional training and support for this use of technology as a tool for learning.

Anticipated Program Changes

An M. S. in Manufacturing Engineering is in Phase II development and all teacher education programs are undergoing major revisions to be more responsive to educational needs. Several other changes in degrees are being discussed. All planned and proposed programs are highly consistent with the university's specialized mission and the State of Wisconsin's strategy to help educate, attract and retain a skilled workforce and rebalance the state job mix towards higher wage jobs.

Extension and Public Service

UW-Stout's programs play an important role in meeting the retraining, re-certification, skill, and knowledge needs of the adult work force. Stout Solutions combines Extension and public service tasks formerly within the Office of Continuing Education, Research Promotion Services and Learning Technology Services. Their mission is to connect external publics to our faculty, our faculty to external publics, and to develop extramural projects and customized learning and research solutions. Stout Solutions staff support off-campus credit and noncredit programs and also assist faculty in each of the three Colleges with on-campus technology integration and departmental outreach activities. Stout Solutions has expanded UW-Stout's distance education capacity to provide interactive video and computer-mediated outreach and enhanced the faculty's ability to deliver customized programs of retraining and skill improvement to workers at distant sites. Through Stout Solutions, the campus has centralized all the development, delivery, research and contracting functions needed to provide electronically delivered instructional alternatives and to leverage faculty knowledge as the campus seeks to reach non-traditional audiences. The campus is working to bring some of these functions closer together to make the operations more accessible to the public and to operate more efficiently.

Research Services Research at UW-Stout continues to be an important priority for students and faculty. Because UW-Stout's mission approaches learning through a combination of theory, practice and experimentation, research conducted at UW-Stout is usually of an applied nature. It is this applied quality that drives the need for space that is sufficient to conduct "hands-on, minds-on" research to solve problems. Traditionally, the program areas of technology, early childhood education, rehabilitation, applied mathematics and computer science, and art and design have been the users of Research/Nonclass Laboratory space. Some newer emerging areas of research are communication technologies, the applied sciences, graphic design and technical communications. Some of this research can be conducted in the existing laboratories while others will require secured designated space for research.

New developments include expansion of the Stout Technology Transfer Institute incubator program to provide an advanced level of assistance to emerging business entities. This initiative is supported by federal and state sources of funding. The Stout Vocational Rehabilitation Institute continues to have an increased demand for services related to assistive technologies, the development of special adaptive devices that provide for increased independence and workforce development for individuals with disabilities. UW-Stout's campus-wide initiative to include research experiences for undergraduates within their respective program areas has heightened an awareness of future potential research laboratory needs and how workforce development can be partially addressed through research as part of the educational enterprise at UW-Stout.

Support Programs

To better provide services that ensure student development, retention and success in the college experience, many of the campus student support functions have been consolidated in one building, Bowman Hall. Services include admissions, financial aid, academic advisement, career exploration, tutoring and study skills development, individual and career counseling, as well as a full complement of student services, including services for culturally diverse populations, support for students with disabilities, and counseling. With the current facility layout, visitors find it difficult to locate the services they need; and crowding has become excessive due to the demands for services from diverse populations, creating a critical need for additional, well-designed space. Space needs in student services are especially stressed as Stout continues to serve a growing number of students with disabilities.

A master plan for the North Campus (Appendix C) has been developed to address the problems of aging residence halls and an outdated dining facility. The master plan includes some new and some renovated student housing, dining services, parking, and recreation space on North Campus. The master plan has been updated and phasing schedules have been revised because of the state's draw on program revenue budgets and student needs. The need to address the overwhelming infrastructure problems and meet the needs and expectations of today's students and parents remains.

- **PHYSICAL FACILITIES**

LAND HOLDINGS AND BOUNDARIES

Background

In land area, UW-Stout is one of the smallest campuses in the UW System. The campus is divided into two parts, separated by Menomonie's downtown business district. UW-Stout's approximately 110-acre campus is located in the heart of the City of Menomonie, a community of about 14,000 residents, located approximately 70 miles east of Minneapolis/St. Paul. The Main Campus is a mixture of academic, student support and residence halls. The North Campus is located five blocks north of the main campus and consists of a site containing four residence halls, a dining service, the Student Health Center and parking for resident students.

As a result of UW-Stout's downtown location and small land area, there is little open space available for development of parking, recreation, and general green space for aesthetics. The acquisition of additional property for these purposes is a slow and costly process. As the university modifies its boundaries the campus continuously engages in efforts to work with the community and minimize conflicts through communication and careful planning.

Property Ownership and Campus Boundaries

Menomonie's downtown business district forms the north boundary of the Main Campus, while State Highway 25 forms the west boundary, south of Eleventh Avenue. North of Eleventh Avenue, the western boundary extends to Second Street West. Sixth Street is the east campus boundary between Ninth and Fourteenth Avenues. Four heavily used streets that intersect the campus are State Highway 25, which is also Broadway Street (Menomonie's main north-south thoroughfare); Third Street East, cutting through the Main Campus from north to south; and Tenth and Thirteenth Avenues crossing campus from east to west.

Campus boundaries were last adjusted in October 1998 with the addition of six parcels of land on the north campus. Many of the desirable properties in the boundary have been acquired and will be used for development as part of the North Campus Master Plan. Additional property is needed to replace parking that will be lost to student resident housing construction scheduled for construction in 2004-2005. The campus is looking at the possibility of expanding the boundary west to an area that could benefit from development.

Opportunities for boundary adjustments and real estate acquisitions are rare and the campus tries to take advantage of when they occur. Additional land is needed to serve the space needs of the campus and to meet future parking, recreation, identity and safety needs of UW-Stout's Campus Development Plan. Directions in which expansion could occur are limited due to such factors as proximity to major highways, the downtown business district, and terrain. Several areas may have potential for future boundary expansion.

Land Acquisition Plan

Acquisition of land for the North Campus Master Plan, parking, outdoor recreation, and space needs is a continuing goal for UW-Stout. Most of the current priorities for acquisition of parcels within the existing campus boundaries have been achieved. New proposed boundaries reflect the locations for the most critical needs that exist on both the north campus and main campus. Once boundaries are approved, properties are purchased as owners offer them for sale if the purchase price is within the state formula. In recent years, landowners have been seeking more than the formula allows and the campus has not been able to acquire some very desirable properties. Acquisition of properties for purchase or lease in areas directly contiguous or close to the campus is especially important for parking and property that brings the North and Main campuses closer together is desirable. Properties on the west side of Sixth Street East would make an ideal border/buffer to the campus and would help identify the campus within the community. Thus far the campus has not been able to purchase these properties due to funding limitations.

Land Use

Parcels identified in UW-Stout's six-year property acquisition plan include student housing, outdoor recreation, parking, and open space. Occasional unanticipated opportunities present themselves and the campus examines them as they arise to determine if they could address some of the space shortages on campus.

Outdoor Recreation. Because UW-Stout is crowded into a relatively small physical area in the center of the City of Menomonie, green space for students' outdoor recreation activities is at a premium. Adequate and suitable outdoor space is needed to allow safe participation in summer and winter recreational activities for all residence hall students. Greater numbers of both male and female students are participating in increasingly diverse types of recreational activities. With the implementation of the North Campus Master Plan, additional outdoor space will be available in the long range to serve students living in campus residence halls in that area. On the main campus, development of the Recreation Complex, including outdoor recreation fields for soccer, the ropes course and football field is completed. All of these fields are very heavily used by students and for special camps and conferences.

Parking. Many of UW-Stout's proposed property acquisitions are needed to replace off-street parking for resident students. Land currently used for parking is the site for new resident student housing scheduled for construction in 2004-2005. Through the development of several lots on the Main Campus, the university is able to provide adequate parking for commuters and visitors to the campus. However, demand for resident student parking continues to grow and the University and the City continue to dialogue about potential solutions to the parking problems in the downtown/University areas. UW-Stout's Parking Inventory shows the number and type of its existing parking spaces.

Non-Contiguous Properties

UW-Stout does not own any non-contiguous properties. The university is discussing with the City of Menomonie the possible leasing of space near the North Campus Resident Halls. The proposed property is not contiguous.

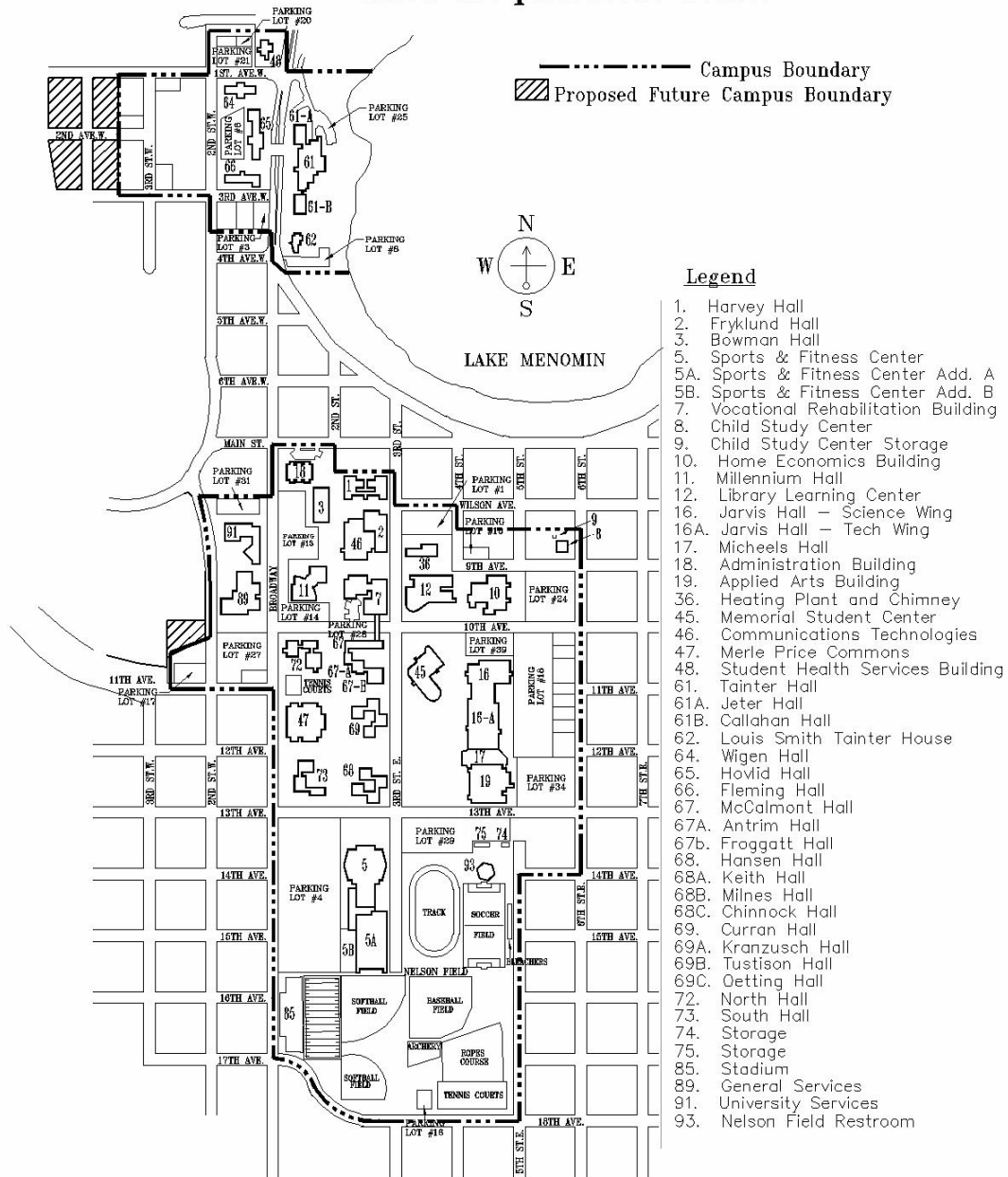
Properties within UW-Stout Campus Boundary

Property	Area	Proposed Use	Equalized Value
102 Third Street West	6,857	Student Housing	87,690
121 Third Street West	8,712	Parking	89,814
220 Third Street West	8,712	Student Housing	102,915
203 Third Street West	8,712	Parking	82,497
209 Third Street West	8,712	Parking	86,746
221 Third Street West	17,424	Parking	122,270
108 Third Avenue West	21,780	Parking	Exempt
120 Third Avenue West	13,068	Parking	182,225
812 Fourth Street East	5,940	Parking	58,656
814 Fourth Street East	4,356	Parking	150,241
513 Ninth Avenue	3,961	Academic	80,608
816 Fifth Street East	8,712	Academic	224,005
820 Fifth Street East	4,752	Academic	105,865
112 Second Street West	7,801	Parking	96,659
1021 South Broadway	8,712	Parking	216,806
1003 Sixth Street East	8,712	Open Space	104,921
1009 Sixth Street East	8,712	Open Space	130,886
1015 Sixth Street East	8,712	Open Space	95,125
1103 Sixth Street East	8,712	Open Space	83,323
1109 Sixth Street East	8,712	Open Space	67,154
1115 Sixth Street East	8,712	Open Space	67,272
1303 Sixth Street East	8,712	Parking	97,722
1315 Sixth Street East	8,712	Parking	82,851
1321 Sixth Street East	8,712	Parking	82,733
502 13 th Avenue	8,712	Parking	93,473
508 13 th Avenue	8,712	Parking	176,206
518 13 th Avenue	8,712	Parking	82,733
505 14 th Avenue	17,424	Parking	286,911
420 Wilson Avenue	17,424	Parking	Exempt

Updated 1/8/02 (No change 2/2/04)

Land Acquisition and Use Plan

University Of Wisconsin-Stout Menomonie, Wisconsin Land Acquisition Plan



- Legend**
1. Harvey Hall
 2. Fryklund Hall
 3. Bowman Hall
 5. Sports & Fitness Center
 - 5A. Sports & Fitness Center Add. A
 - 5B. Sports & Fitness Center Add. B
 7. Vocational Rehabilitation Building
 8. Child Study Center
 9. Child Study Center Storage
 10. Home Economics Building
 11. Millennium Hall
 12. Library Learning Center
 16. Jarvis Hall – Science Wing
 - 16A. Jarvis Hall – Tech Wing
 17. Micheels Hall
 18. Administration Building
 19. Applied Arts Building
 36. Heating Plant and Chimney
 45. Memorial Student Center
 46. Communications Technologies
 47. Merle Price Commons
 48. Student Health Services Building
 61. Tainter Hall
 - 61A. Jeter Hall
 - 61B. Callahan Hall
 62. Louis Smith Tainter House
 64. Wigen Hall
 65. Hovlid Hall
 66. Fleming Hall
 67. McCalmont Hall
 - 67A. Antrim Hall
 - 67b. Froggatt Hall
 68. Hansen Hall
 - 68A. Keith Hall
 - 68B. Milnes Hall
 - 68C. Chinnock Hall
 69. Curran Hall
 - 69A. Kranzusch Hall
 - 69B. Tustison Hall
 - 69C. Otting Hall
 72. North Hall
 73. South Hall
 74. Storage
 75. Storage
 85. Stadium
 89. General Services
 91. University Services
 93. Nelson Field Restroom

DWG=S:\CAD\Sites\MAPS\Planning\Campus-LandAcq

JANUARY 2004

○ BUILDING SPACE

Building Conditions

While progress has been made in renovating classrooms, there continues to be a major backlog of outdated classrooms needing renovation and upgrading, or in many cases replacement. This is a very pressing space problem for the campus. Maintenance of and safety in the outdated science labs is a major concern.

Recent reviews of GPR building conditions show deficiencies in a number of buildings on campus. Jarvis Hall Science Wing, first occupied in 1970, has never been updated and does not have adequate infrastructure to support modern science laboratories, classrooms, and research. Harvey Hall Theater, Stout's only theater space and its support spaces, are completely outdated and unfit for use, as it currently exists. The Home Economics building has some very poor spaces, ventilation problems and some underutilized space because of the poor condition. The Communication Technologies Building, remodeled from the old student center, has significant structural impediments and infrastructure deficiencies. The numerous mechanical and electrical systems supporting these buildings are inadequate for both current and future programs within this facility.

Jeter, Tainter and Callahan (JTC) residence halls on north campus have serious infrastructure problems that cannot be resolved through renovation. The Student Health Center, a 50's vintage clinic building of residential construction, needs significant repair and renovation, including window and siding replacement, electrical system replacement and major general upgrade of the facility to make the space suitable as a health facility. Because of the condition of this building, the North Campus Master Plan includes the razing of this building. The campus will investigate possibilities for replacing the Student Health Center as part of the North Campus Master Plan. Although residence halls on the main campus are aging, the Housing department is updating these halls on an ongoing basis.

The Child Study Center Lab is of the same vintage and type of construction as the health center and also needs major repairs and renovations. This building does not meet current codes for this type of facility. Serious safety and infrastructure concerns exist in both of these structures. Plans for a lifespan center within the Home Economics building incorporate the Child Study Center Lab within that facility.

Major infrastructure problems have been identified in several other buildings, including, Harvey Hall and the Administration building. HVAC and air quality continue to be a major concern in all of these facilities. Harvey Hall is in need of new HVAC and secondary electrical systems. McCalmont Hall's lower floors, providing client housing, are in need of renovation. These clients provide applied experiences for students in the Vocational Rehabilitation programs.

Building Space Priorities

High priority major capital projects in the Six-Year Building Program seek to meet curricular and programmatic needs as economically and effectively as possible through building remodeling and/or replacement. Science, math and classroom space supporting important curricular and instructional developments are the highest priority for the campus. Space priorities in the Campus Space Plan support programs that aid development of the New Wisconsin Economy. Project solutions in the Campus Space Plan address issues of outdated facilities, space shortages, ventilation and HVAC needs, safety and ADA compliance issues, and infrastructure repair.

Historic Buildings

The campus meets all statutory requirements for its three historic buildings, of which two are on the main campus, and one is on the North Campus. UW-Stout seeks to manage and preserve the integrity of these significant historic building. Two buildings on the Main campus, Bowman Hall (1897) and Harvey Hall (1916), date from the early years of the Stout Institute. Both are listed as historic properties within the Menomonie Historic District, which is listed on the National Register of Historic Places. Harvey Hall is the primary classroom building for this historic area of campus and houses the only campus theater. Some of the classrooms in Harvey Hall could be adequate with some upgrading in the future. The theater is very deteriorated and requires major renovation.

Bowman Hall is occupied primarily by student support services and has one floor of mostly outdated classrooms. The view and approach to Bowman Hall have been affected by the demolition of the old Communications Center and planned landscaping and signage have not alleviated the visual eyesore that was revealed. The campus would like to take advantage of this campus landmark's identity with "Stout" and develop the south end of the building as the primary entrance. The east and west interior entrances of the building have been modified in ways that are confusing and unattractive. It would be helpful to restore this part of the building closer to its historical look and to improve the functionality. Front-end enrollment services would move to this primary entrance to help prospective students and parents.

The Louis Smith Tainter House, located on North Campus, is UW-Stout's third historic property. It is listed on the National Register of Historic Places. Built in 1890, it houses the offices of the Stout University Foundation and Alumni Services. Services in this building are crowded and not accessible on two floors.

Safety and Security

Safety and security are factors that contribute to the problems in the Jarvis Hall Science Wing. Utilities to the labs are in need of continual maintenance.

For security; an automatic alarm system is needed to connect the fire alarms of every campus building to UW-Stout's Security & Police Operations office where officers are on duty 24-hours a day. This electronic monitoring system could also monitor the exterior doors of 21 major buildings to control entry by unauthorized persons after closing hours. Installation of this system could be justified through savings on labor and prevention of theft, vandalism, and fire damage. Major projects now routinely include installation of security card systems to control building and room access to authorized persons.

Due to a breach of security in the campus key system a new system is replacing the outdated system in use as of this writing.

Students have identified several areas as being deficient in lighting. The campus is hoping to address one of these on Third Street East through an enhancement grant the city is seeking.

University of Wisconsin-Stout

Space Use Plan

Executive Summary

UW-Stout's space use plan is developed through an iterative process and dialogue between students, faculty, staff, deans, and administrators. Through this process the campus identifies major issues confronting the university that will ultimately require facility-related actions. In 1999 there was an intensified effort to involve the campus in carefully identifying the most critical campus issues. The campus reviewed this information in 2001 and again in 2003 and affirmed the major issues and priorities. Through analysis of the issues and discussions with UW System and the Division of Facilities Development, solutions were identified for the most pressing problems and the impacts of each solution explored. The identified best solution to each issue is the basis for recommended capital budget action. Whenever possible, the campus has addressed issues with operating budget.

As part of the process, all space requests and needs were reviewed, evaluated and consolidated into a single, comprehensive space plan for the campus. Because classroom issues were so prevalent throughout the campus, additional comprehensive analysis of general classroom space and usage in 2003-2004 confirmed the increasing needs.

UW-Stout continues to do all that it can to redistribute space in its existing buildings to respond to changing enrollments, major new initiatives and curricular needs. The university remains committed to a concept-centered approach to facility planning that seeks to group similar units and functions based on requirements they have in common. The university's seeks to avoid duplication of space and equipment by clustering activities associated with a concept, such as manufacturing; design and prototype development; service industries; client services; and telecommunications support and training.

All space planning focuses on an all-university perspective rather than from that of individual units. Space in UW-Stout's buildings is a university-wide resource and is reallocated as needs arise. The goal is to provide space that is responsive to program needs and to use existing space as effectively as possible. However, because of changes in technology, learning methods, research, and programs, space requirements and uses change, sometimes making existing spaces inadequate to meet the programmatic needs of the university.

Space Management Issues, Alternatives, Solutions:

UW-Stout's six-year building space plan derives from primary issues affecting the academic and operational needs of the campus. The issues include:

ISSUE 1: CLASSROOM SIZE, QUALITY, AND ADEQUACY

Identification of the Issue

Quality learning environments with classrooms of appropriate size, physical attributes, and equipment are necessary for advanced learning and enhanced instruction. Numerous outdated classrooms should be replaced with appropriate sized rooms, more modern technology, better lighting and acoustics, and placed in locations to serve growing programs. Mechanical issues in Jarvis Hall Science Wing have rendered some of the rooms unusable and broken seating in some of the tiered classrooms cannot be replaced because the tiers are too narrow and the older seating is no longer available. Students with disabilities are not adequately integrated into classroom settings.

Description of the Issue

The current inventory of classrooms is inadequate for today's programs, class sizes and teaching methods. Modern classrooms need good lighting, aspect ratios, acoustics, room darkening capability, and appropriate seating. Today's classrooms must be technology-enhanced classrooms to provide for the mix of new technology programs, conventional computing, interactive video, interactive access to the World Wide Web, and access to shared repositories of video, audio and data files. Air handling, temperature and humidity control systems must be capable of handling added equipment. Mid-sized classrooms require flexible seating to accommodate small-group interaction and team-oriented approaches to learning. In addition, larger sized classrooms and lecture hall spaces are needed as the campus works toward efficiency in its delivery of instruction. UW-Stout lacks suitable large, group lecture facilities.

Recommended Solutions

Replace outdated classroom stock with new right-sized and equipped classroom space. This could be done in a two-step process. The needs of the south end of campus should be addressed, as Step One, along with the science and mathematics needs (Issue 2). The south end of the campus has the greatest need for larger classrooms. Some additional classroom stock is also needed on the north academic campus in the area of Bowman, Fryklund and Harvey Halls. A classroom component should be included in any future projects on the north end of the main campus. Some of the need on the north campus can also be addressed through the System-wide Instructional Technology Classroom Improvement project to upgrade classrooms in Harvey Hall. Replacing some of the classroom stock will help to relieve compression throughout the campus and remedy the backlog of classroom facility needs. A major replacement of classrooms will provide the equipment, lighting, seating and other improvements needed to provide an enhanced learning environment for on-campus students.

Alternative Solution

Continue to upgrade old classrooms. This is not a viable solution for many of the classrooms because it does not address the problems of right-sized and equipped classrooms in the right locations. Upgrading old classrooms does not address the lack of adequate classroom space. Many current classrooms are filled beyond their capacity. In addition the demand for the better media equipped classrooms is extremely high. Many of the existing classrooms cannot be adequately upgraded for what is needed.

ISSUE 2: SCIENCE AND MATHEMATICS ACADEMIC NEEDS

Identification of the Issue

Teaching/learning methods, research and equipment used in modern science programs and laboratories are placing new demands on the utilities, design, fixed equipment, and environmental control systems of the university's chemistry, physics and biology teaching labs. Collaborative efforts between science, mathematics, and engineering departments require a close working proximity. Mathematics, Statistics and Computer Science, were moved away from the sciences because of critical space shortages. The programs have suffered as a result of this change. There is a clear need for more improved functionality in instruction and through collaborative work between the sciences, mathematics and computer sciences and additional modern facilities to support academics in these areas. New and existing programs will require major changes in laboratories to support science and math. Laboratories designed in the 1960's do not support the needs of students with disabilities.

Description of the Issue

Jarvis Hall Science Wing, constructed in 1970, is the university's only science facility. It houses all of the biology, chemistry, physics and safety laboratories and department offices. Because of growth in math and sciences and the resulting space constraints, the mathematics department was moved to Harvey Hall in the 1980's. Thirty years of intensive use of the Science Wing as well as changes in teaching methods and equipment used in science today shape the need for a major renewal of its laboratories and classroom spaces. Utilities to the labs are failing and inadequate for current instructional methods. Additional space is needed to accommodate 24 students in labs with technology and to bring mathematics, computer science and statistics in close proximity to the sciences.

The labs require installation of individualized ventilation systems appropriate to specific activities and materials used in biology, chemistry, physics or safety training. Air from these labs is currently distributed throughout the entire building by its re-circulating air system. Humidity and temperature controls are needed for sensitive electronic equipment that did not exist when the building was constructed. As equipment becomes more complex and sophisticated, labs must be more flexible to enable them to meet change.

For student safety, eye wash stations/showers, ground fault interrupters in wet labs, and provisions for secure storage of acids and temporary storage of hazardous materials are needed. An electrical system upgrade with higher voltages and multi-phase current is needed to meet demands of the type and quantity of equipment used in the building's labs and classrooms. Instructional labs require adaptations to allow students with disabilities access to work stations and demonstration areas need to be designed so that students are able to view the demonstrations. The current laboratories are not designed for the extensive use of computers within the science laboratories. The sciences rely on computer-based simulations and use of network data for research and scholarship, areas that continue to grow. More efficient layouts of labs, offices and provisions for research and study spaces are needed.

Recommended Solution

Address the deficiencies of the Jarvis Science Wing and the classroom deficiencies (Issue 1) in a single major project that provides additional space with appropriate HVAC, improved acoustical performance and lighting in the rooms, and ADA access to science, math, and classroom facilities. Provide opportunities for more integrated approaches to teaching, more flexibility for student and faculty research, and improved instruction. This project requires major renovation of Jarvis Science Wing and additional space to accommodate the needs of the sciences, mathematics, statistics and computer science, and general classrooms on south campus. Major renovation should include the building's HVAC and electrical systems and upgrade the biology, chemistry, physics and safety labs, classrooms and offices throughout the building.

Alternative Solution

One solution is to build a new facility for Science and Mathematics and then convert Jarvis Hall into a classroom facility. To address the Jarvis Hall deficiencies in separate All-Agency projects within the chemistry, biology and physics departments would be piecemeal and inadequate for what is needed.

ISSUE 3: SPACE FOR SPEECH AND THEATER INSTRUCTION AND PERFORMANCE

Identification of the Issue

The aged Harvey Hall Theatre is not able to support instructional needs for speech and theater and is not usable for performances. There are numerous safety concerns and major issues with the functionality of the theatre as it is. The theatre and support areas are in need of general repair and renovation. This renovation should include reworking the HVAC system and ductwork, installation of a new larger electrical service and new stage and house lighting, removal of the thrust proscenium, restoration of the orchestra pit, and installation of appropriate seating. Severe problems with the auditorium aisles and seating, stage rigging, curtains, and tracks should be corrected. The shop, control rooms and dressing rooms are in need of repairs including electrical upgrades, standard furnishings, and toilet facilities. Public areas do not have adequate support for handicapped individuals attending the theatre, including an entrance, restroom, ticket booth and theater seating.

Description of the Issue

Harvey Hall, a four-story building constructed in 1916, is UW-Stout's largest academic building and houses the university's only auditorium and theater stage. While some accessibility issues have recently been addressed, the overall problems of safety associated with an awkward stepped-seating arrangement, infrastructure deficiencies and overall general repair have not been addressed.

A professional theater design and consulting firm evaluated the condition and use of the Harvey Hall auditorium and theater in 1994. Their findings conclude that the theater should be updated or replaced. Their report found that ladders and stairs to the gridirons and catwalks above the stage lack guards and railings, and the areas high above the stage floor have no cage to prevent falls. In the balcony, the extremely steep rise; the lack of handrails; the irregularity of stair tread width and risers; and the dark, patterned carpet compromise safety. Inoperable vents would prevent smoke from escaping in the event of a fire. The stage curtains and drops are overdue for treatment to ensure flame resistance. The circuitry and controls of the existing emergency lighting system are not suitable and may not comply with codes. The orchestra pit, covered a number of years ago, should be restored and the stage returned to its original proportions. New lighting, walkway and sound systems are needed to make this a viable instructional and performance theater. Additional work is needed in the support areas around the theater and public areas, including restrooms for theater users. Men and women's restrooms do not adequately meet the needs of persons with disabilities; the drinking fountain and the ticket booth are too high to accommodate persons in wheelchairs. The deficiencies and shortcomings of the auditorium increasingly limit its usability for all-university events such as speaker series, speech and communications class activities, and student performances or productions.

Recommended Solutions

As soon as possible, a project should be launched to renovate this theater to make it a viable facility for instruction and university use. The comprehensive report prepared by the evaluation specialists can serve as a valuable starting point in such a project. This is an issue that will not disappear; decline of the theater has already gone beyond a point where the theater can provide any reasonable service to the campus.

Alternative Solutions

- (1) Build a new theater and convert the existing space to another use. Because of the nature of UW-Stout's programming and history of providing art experiences, it is not possible to seek large donations from outside the campus. The existing theater space would continue to require major renovation and upgrade to be useful for other purposes.
- (2) Look to other space on campus. There is no other space on campus to provide for the needs of instruction and performance at UW-Stout. The renovation of Harvey Hall Theater as a multi-use facility for theater, communication, speech and performance is essential to student and employer expressed need for a basic appreciation of the arts for all students to be prepared for the diverse world in which graduates will have careers.

ISSUE 4: CHANGING PROGRAMS - INTERGENERATIONAL PROGRAMS AND SERVICES

Identification of the Issue

There have been significant changes in the programs in the College of Human Development and School of Education, both with needs within the Home Economics building. A unified space is needed to serve pre-clinical and practicum needs of students in Early Childhood Education, Human Development and Family Studies, Family Consumer Educational Sciences, Special Education, Counseling, and Psychology. These spaces are needed to provide student teacher training in birth to grade three programming, inter-generational programming, family education and support, and after school programming. The campus plan is to reduce maintenance, provide a healthy environment, and improve functionality and utilization of space in the building.

Description of the Issue

The reorganized College of Human Development and School of Education have programs ideally suited to develop an integrated lifespan center that would offer students the opportunity to combine theoretical knowledge with applied practice. The pieces that will make up the lifespan center are dispersed throughout the campus at this time. These pieces should be brought together to allow students to study and observe human development throughout the entire lifespan, from the early childhood years through the years of older adulthood. Spaces are needed for laboratories to demonstrate the integration of family, work and community throughout the human life cycle. Declining programs in other areas and realignment of programs make this space reassignment possible. Because of changes to programs, there are a number of underutilized spaces in this facility.

Given the current demographics of the State and the need to support children, families, and elderly populations, it is an opportune time to develop a center to support lifespan studies. Lifespan Human Development includes the study of how and why people change, and how and why they remain the same, as they move through the life cycle. A center would allow students to practice, observe and enhance their academic program with a variety of opportunities to work with children, families, and adults as they develop through their lives. The lifespan center would bring the infant, toddler and preschool components together with curriculum development and gerontology services and research. The nutrition component of the center will provide services to individuals in the areas of nutrition assessment and nutrition counseling. The center will also include a laboratory for play therapy, an applied research laboratory operated by the Department of Psychology and staffed by graduate students. An assistive technology and assessment center will also provide a unique array of services for the elderly and youth. Space must be identified for two programs that have no relationship to the functions in the Home Economics building, Apparel, Design and Development and Retail Merchandising and Management.

Recommended Solution

Replace some of the outdated classrooms (Issue 1) in Home Economics in a new facility addition with the Science Wing project. Remodel the Home Economics building to upgrade the HVAC (Issue 8) and accommodate the lifespan center, including the laboratories now operated in the outdated Child Study Center (Issue 8). Move Apparel, Design and Development to space in Fryklund Hall or Micheels Hall.

Alternative Solution

Retain and upgrade some of the classrooms in the Home Economics Building and put on an addition to provide for lifespan programming.

ISSUE 5: CHANGING NEEDS IN STUDENT SUPPORT AREAS

Identification of the Issue

Today's students require increased support in the areas of recruitment, disability services, and multicultural support. It is important that student support services be integrated in one facility because of the close working relationships required in offering these services. Current services, housed in Bowman Hall, are very overcrowded and inadequate. If some of the outdated classroom space (Issue 1) in Bowman Hall is replaced and converted to student support, Bowman Hall has sufficient space to support these critical functions. In addition, entry to Bowman Hall is very confusing to the numerous prospective students and parents visiting the campus. It is important that visitors are treated with consideration. They should be able to easily identify the appropriate entrance and access assistance as needed to locate recruitment, admissions, financial aid and special services. Instead, with the demolition of the Communications Center, the approach and view of Bowman Hall expose an unsightly, confusing and undesirable view of this historic Stout landmark.

Description of the Issue

The requirements for services in student service support units grew rapidly in the past 20 years due to federal mandates, the need to serve new student populations, and the desire to provide better service to all students. Examples of tax-supported student service functions include Recruitment, Admissions, Registration & Records, Financial Aid, Counseling, Academic Skills, Multicultural Services, Disability Services, and special needs such as low income, and alcohol and drug abuse services. Where possible, the campus has attempted to integrate all related service-to-students functions in a single building to prevent overlap and duplication of staff and resources and to allow efficient, effective and economical delivery of services that promote student retention and enable students to succeed. As the requirements for Multicultural Services and Disability Services continue to grow, space has become very inadequate for the needs of these special support services. In addition, dedicated lab and office space is needed to provide study skills, career exploration, alcohol and drug education and tutor training services. Finally, potential students, parents and visitors need easy access to an office that can help inform and direct them to the appropriate services within the building.

Recommended Solution

After Mathematics moves to a new Science and Math facility, convert classroom space within Bowman Hall to student support to relieve compression of student services units in the building and properly accommodate the growing areas of support for persons with disabilities, multicultural services, and special academic needs. Remodel the exterior of the building to provide an aesthetically appropriate approach to the building. Develop an entry with sufficient space to assist visitors as they enter the building.

Alternative Solutions

Build a new Student Support Services Facility.

ISSUE 6: GROWING AND CHANGING PROGRAMS IN COMMUNICATIONS, EDUCATION AND TRAINING (CET)

Identification of Issue

Program growth and increased technology requirements within the programs in Communication, Education and Training, (CET) are creating serious space shortages and threaten the ability to deliver quality instruction to students in the five undergraduate and three graduate programs offered. In addition to growth within several new programs, there has been considerable growth from increased demand to provide technology intensive courses that service other programs. This growth has created demand for additional labs, updated classrooms, and faculty offices. Old darkroom and photo processing areas are not functional at this time. This building has numerous maintenance issues because of the multiple aged mechanical systems serving the building.

Description of the Issue

Because of the construction and multiple mechanical systems in this building, it is an expensive building to maintain. Formerly a student center, this academic building supports programs that produce highly skilled graduates that will be able to assist the state in the economic development strategy to attract and retain a skilled workforce. Under the current limitations, CET is not able to deliver all of the specialized course content expected as part of their programs. In addition, growth in the programs within this building causes faculty members to be located in several different buildings on campus and to search for appropriate classroom spaces that adequately support the programs. The highly technical nature of these programs requires specialized equipment for which there is not sufficient infrastructure or room in the current facility. Many of the courses require computers with special modules for CAD, transportation and telecommunication systems, and manufacturing systems for which dedicated space is needed. The growing Graphic Communications Management program requires specialized labs for preparing printed materials and space for a variety of printing presses that provide important laboratory experiences for students. Modern mediated classrooms and special teaching/training labs are also needed to prepare graduates in delivering coursework and training in industrial and corporate settings.

Recommended Solutions

Meeting the need for this technology and growth and classroom needs (Issue 1) on the north academic campus is part of a plan to address a backlog of space needs at UW-Stout. An addition and complete renovation or a new building is needed to support critical space requirements for technology-related programs and classrooms.

Alternative Solution

One alternative would be to limit enrollments in these programs, however these graduates are in very high demand and funding has been provided to expand the graphic communications management program. It is not a good plan to limit these enrollments because these programs produce the type of graduates who are in high demand and meet the State's need to develop a highly skilled workforce.

ISSUE 7: ABILITY OF AGING RESIDENCE HALLS TO REMAIN COMPETITIVE

Identification of Issue

Residential campus experiences offer students many opportunities to achieve exceptional personal growth and numerous opportunities for leadership. The quality of resident hall living is often a major deciding factor in a student's campus selection. Today's students demand residence hall configurations that offer greater privacy and apartment-style living similar to that offered in the private sector. Existing residence halls at UW-Stout lack such design features and many halls face costly infrastructure problems as well as ADA compliance issues that cannot be resolved.

Description of Issue

Physical systems in campus residence halls built in the late 1950s are reaching the end of their expected life. Continuous problems with leaking plumbing, ruptured buried steam piping, outmoded and inadequate electrical power distribution systems and excessive heat loss through deteriorated windows are and will continue to be very costly. Buildings of that era lack elevators and ADA-complying toilet and shower rooms. Upgrades of these systems will not change the basic inadequacies of the residence hall rooms, nor provide the type of apartment-living students want today. Serious consideration must be given to the solutions to these issues and the impact improvements will have on the fee paid by all students who reside in residence halls.

Recommended Solution

UW-Stout has developed a master plan for residence life and dining services on North Campus (see Appendix C). Included in the plan is the replacement of Jeter-Tainter-Callahan, JTC, as a residence for students, and an overall plan for North Campus dining and residence halls. The North Campus Master Plan process completed in 2000-2001 included an analysis of food service facilities for North Campus, alternate styles of residence hall living, and solutions to problems with Hovlid and Wigen Halls, as well as JTC. The plan will also include a review of options for the Student Health Center, North Campus parking, and recreation.

A multi-phase plan will be used to address the numerous problems. The plan will be implemented over the next two biennium and likely culminate in the replacement of Jeter-Tainter-Callahan Residence Hall. Consideration will be given to constructing modern dining services and alternative-style housing (suite/apartments) that will offer an additional living option for students. Budget considerations have extended the phasing of this plan. The first construction starts in the spring of 2004.

ISSUE 8: INFRASTRUCTURE CONCERNS RELATED TO OLDER BUILDINGS**Identification of Issue**

Older buildings were not designed with today's air quality standards and advanced mechanical systems. Current demand exceeds what is possible with the older systems. In addition, existing systems are beginning to show their age and necessitate higher levels of maintenance. Poor air quality and designs of some facilities contribute to poor health and maintenance difficulties in older buildings.

Description of the Issue

Buildings showing their age include Jarvis Hall Science Wing, the Home Economics Building, Harvey Hall, the Administration Building, the Student Health Center, the Child Study Center, and McCalmont Hall. Many of these buildings have air quality and balance issues. Mechanical systems and air distribution systems are problematic in all the buildings listed and air quality is a problem in the Jarvis Hall Tech Wing. In addition, the Administration Building has condensation problems on some walls and lighting deficiencies.

Recommended Solution

Incorporate air quality upgrades into all appropriate projects. It is anticipated that current air-handling units need to be replaced along with the VAC boxes and controllers. Some ventilation ductwork is needed. The projects should include balancing the entire air moving systems. Some buildings may require a thorough cleaning of mold and mildew residue.

Alternative Solution

Develop separate projects for each of these buildings. In most cases, the nature and size of projects planned for these facilities dictate that these infrastructure problems be corrected with the projects. A few problems may need to be handled separately.

ISSUE 9: THE RIGHT SPACE: CONSOLIDATION OF SIMILAR FUNCTIONS AND AVAILABILITY TO THE PUBLIC

Identification of the Issue

UW-Stout has made good progress toward the goal of creating efficient and effective operations through the consolidation of similar functions. There remain areas that are separate from similar and related operations and could benefit from consolidation of their facilities. Other areas are overcrowded and yet others who serve the public are difficult for customers of the services to locate.

Description of the Issue

The College of Technology, Engineering and Management houses some departments in several different buildings. The Apparel, Design and Development, and Retail Merchandising and Management programs are located in the Home Economics building, away from their departments and facilities. The location of these programs creates difficulty for students and faculty because offices and some labs are located some distance away from the manufacturing facilities and main offices. In addition the space used by these two programs in the Home Economics building is needed for the Lifespan Center.

Major parts of Stout Solutions (Research Services, Outreach and Continuing Education) are hidden away in the Vocational Rehabilitation building. Stout Solutions is instrumental in working with business entities to grow Wisconsin's New Economy and should be easily accessible to those seeking services.

Communication, Education and Training's primary facility, Communications Technology, is extremely short of space. In the long range, this should be resolved when Issue 6 is addressed. While the campus has alleviated some of the need by remodeling space with operating budget, there continues to be underutilized space that is too costly to develop within the Communications Technologies building.

Career Placement and Coop Services, and Student Business Services are located in the Administration Building. These services would be more appropriately located with the other Student Support Services, however Bowman Hall is not able to support these operations. In addition, these operations, especially Placement and Coop Services, and their hours of operation are not compatible with the administrative operations within the Administration Building. As security becomes more of an issue, the inclusion of these operations within the Administration Building is more problematic.

Recommended Solutions

Consolidating CET programs and labs, perhaps in a replacement facility, should make it possible to move Retail Merchandising and Management and the Apparel, Design and Development programs into Fryklund Hall and the Micheels/Applied Arts complex. Career Placement and Coop Services and Student Business Services will remain in the Administration Building until a solution is identified.

Acquire additional space for services that serve the public and need to be easy to access. This would free up space for academic programs that are searching for additional space.

ISSUE 10: APPROPRIATE FACILITIES FOR STUDENT HEALTH SERVICES,

Identification of the Issue

The Student Health Center needs a major upgrading or replacement. This 1950's vintage clinic building needs significant infrastructure repair and renovation. The exterior and windows require complete refurbishing. Part of the first floor, occupied by the Student Health Center requires remodeling. The Center for Training and Technical Education and the Economic Development Assistance Center have been moved from the basement because of water damage on several occasions and this space is not accessible to persons with disabilities.

Description of the Issue

This residential construction has reached an age where it requires replacement of all the major systems, including heating and ventilating, electrical service, and windows, doors and exterior siding. While the campus has done some remodeling, removal of asbestos in ceiling tiles and floor adhesives is not complete.

Recommended Solutions

Either a complete remodeling or replacement and demolition of this building are needed. Look for a new space for this operation.

ISSUE 11: STUDENT ACCESS/SAFETY AND BUILDING SECURITY

Identification of the Issue

The presence of expensive special purpose computers and equipment in UW-Stout's instructional laboratories makes student access during non-class hours, for the purpose of doing "homework", more important than ever. However, along with students' need for increased access, during times when a lab or an entire building is locked, comes the campus's responsibility to protect students' personal safety as well as to prevent loss or damage to computers, lab equipment and the building itself.

Description of the Issue

UW-Stout's current key system is outdated and does not provide the security needed. The existing system is a Corbin system and has been in service on campus since 1968. Over the years, building and room keys have been lost, stolen or not returned by departing staff and students, resulting in costly re-keying projects. More recently, the entire system was compromised. In past years, thousands of dollars worth of computing equipment was stolen from locked rooms. Low-tech methods of lock and key are not adequate to protect the hundreds of thousands of dollars of high-tech equipment in classrooms, labs and offices. A new system will vastly improve the safety and security for the campus.

Recommendation Solution

A project is needed to re-key all of the buildings on campus to a new higher security keying system with main building exterior doors controlled by a card access system and all outside doors with an master keyed over-ride master. The proposed new system includes a high security key blank, not available to the public, and is only sold directly from the manufacturer to the university. After intensive study of access and security issues, a campus-wide task force on key control recommended an electronic card access system to replace key access to labs during evening and nighttime hours. System programming would grant access to authorized users only and further restrict access to certain times of the day or days of the week. The system will enable the campus to authorize legitimate users access to a given lab or building, and to provide an audit trail by date and time, identifying persons who entered or attempted to enter a building or room. Card access should be incorporated into all projects.

ISSUE 12: SAFETY AND MAINTENANCE – MCCALMONT HALL AND SPORTS AND FITNESS CENTER

Identification of the Issue

- (1) McCalmont Hall: The first floor and part of the second floor provide temporary housing for individuals with disabilities who are coming to UW-Stout's Vocational Rehabilitation Institute for rehabilitation and work assessment. This GPR facility is worn and tattered and in need of renovation and repair.
- (2) Sports and Fitness Center: (A) The room that contains the swimming pool is in extremely poor condition with broken, loose and soiled acoustic tiles. The room has not been painted since the building was built in 1964. The renovation of the space would make the pool an appealing area for classes and recreation. (B) A dance studio converted into temporary faculty and staff offices does not provide the confidential setting suitable for counseling students.

Description of the Issue

- (1) McCalmont Hall has significant lighting and air quality issues, including problems with mold and mildew on the lower level. The overall appearance of the individual rooms, lounges, laundry rooms and kitchens is very shabby. The lower level has exposed pipes and conduit throughout. Clients needing vocational assessment stay in this facility overnight for short stays and should have reasonable accommodations.
- (2) In a time when we are encouraging students to pursue healthy activities, the swimming pool is not inviting and does not encourage participation in an activity that could be beneficial. Conference attendees frequently use the pool and find its appearance appalling.

Campus review of the facility needs within the Sports and Fitness Center identifies some major aesthetic and confidentiality issues. Offices set up in the old dance studio because of space shortages do not provide the security and confidentiality that faculty and students should have.

Recommended Solutions

Renovate McCalmont Hall Client Housing and improve lighting and air quality to the building.
Construct permanent offices and update the swimming pool.

ISSUE 13: CONFERENCE CENTER

Identification of the Issue

It is part of Stout's mission to provide training and services in the areas of campus expertise. Faculty would like to offer more conferences and workshops in a modern conference facility in Menomonie.

Description of the Issue

To remain current, attract quality faculty, and provide learning opportunities for diverse populations, the campus needs dedicated space for conference activities and student practicum. The campus would be able to provide many learning opportunities to business and professional groups but does not have the appropriate facilities to accommodate conference learning.

Recommended Solution

Consider acquiring real estate for this purpose and remodeling the Merle Price Commons, currently underutilized for dining, to provide additional meeting rooms and conference facilities to the campus. In order to accomplish this, identify new space as a conference center; and build out the unfinished space in the Commons as offices; and remodel existing spaces for new uses.

ISSUE 14: TELECOMMUNICATIONS CLOSETS AND WIRING NEEDS

Identification of the Issue

All of the buildings have overcrowded telecommunication closets. Users need improved performance and reliability that can be provided through Category 6 wiring.

Description of the Issue

Telecommunications have expanded rapidly to exceed the space available in the closets creating an unsatisfactory support network for technology. An upgrade to Category 6 wiring would greatly improve performance, cut down on network noise, and improve reliability to the users who depend on a fast, reliable network to do their work.

Recommended Solution

As projects come up, include a review of the space for the improvement of the support for telecommunications, including closet space and upgrade of wiring to Category 6.

○ **SCHEDULE OF EVENTS**

2005-2007

GPR

1. Jarvis Science Wing/Classroom Renewal, Planning and Construction - GFSB
2. Harvey Hall Theatre Remodeling and Harvey Hall Infrastructure, Planning and Construction– GFSB

PR

1. Completion of Price Commons Addition - Construction
2. Hovlid Hall Remodeling and Addition -Phase 1, Part 2, North Campus Master Plan – PR/GFSB
 - A. Planning 2004-2005
 - B. Construction 2005-2007

2007-2009

GPR

1. Home Economics Building Remodeling for Lifespan Center/Intergenerational Development Lab, Planning - GFSB

PR

1. Wigen & Fleming Halls Infrastructure Upgrade and Remodeling, Part 1 – PR/GFSB
2. Price Commons Remodeling – PR/GFSB
3. North Campus Master Plan – Phase 2 – PR/GFSB
Jeter-Tainter-Callahan Demolition

2009-2011

GPR

1. Home Economics Building Remodeling for Lifespan Center/Intergenerational Development Lab, Construction -GFSB
2. Communication Technologies Remodeling for Communications, Education, and Training (CET) and Classroom Renewal, Planning - GFSB
3. Bowman Hall Student Services Remodeling, Planning – GFSB

PR

1. New Residence Hall - North Campus Master Plan – Phase 2 – PR/GFSB
2. New Residence Hall – North Campus Master Plan - Phase 3 – PR/GFSB
3. Wigen and Fleming Hall Infrastructure/Remodeling Completion, Part 2 – PR/GFSB

Acceptance of this plan recognizes physical planning issues to be addressed over the next decade. The plan is intended to serve as the basis for future decisions concerning the UW System's building programs.

○ EXTERIOR SPACE

A campus environment that is safe, attractive, conducive to learning, accessible and convenient to use, and efficient to maintain, is important to the success of UW-Stout students. Major exterior improvements necessary in realizing this type of environment include well-lit campus malls and walkways and much has been done in recent years. All projects should incorporate the continuation of the concepts of community spaces that include green areas, benches, bicycle racks and landscape plants.

Outdoor Recreation. Many of the problems identified in previous plans have been addressed in the Recreation Complex project. The Recreation Complex is heavily used and there is getting to be more and more competition between events and users for the spaces. The new North Campus Master Plan includes a residence hall complex and a multi-use, handicapped accessible outdoor recreation area.

Pedestrian Walkways/Street Closings

The closing of Third Street East, along the east side of the Fieldhouse and Physical Education building, provides the opportunity for working with the City to continue a system of pedestrian walkways and bicycle paths to facilitate traffic to the campus. An attractive corridor through the recreation complex will be inviting to students and visitors and make this area an attractive addition to the south end of the campus. This project will be submitted by the City for a second time in the Spring of 2004 for funding in 2006.

Safety and Lighting

The campus continues to review safety and lighting needs. Adequate and appropriate light fixtures have been installed in many outdoor campus areas that previously lacked sufficient illumination for safe walkways during nighttime hours. New traffic patterns and changes in uses create new concerns and the campus works with the City to resolve these concerns. The campus and City are working on properly designed and appropriately located curb cuts to provide handicapped students with safe and accessible pathways. Students with disabilities and the campus ADA committee are very helpful in identifying areas where improvements are needed.

Grounds Maintenance

By adding new bike racks on cement pads and picnic furniture, Housing and Residence Life is doing much to improve the areas surrounding the halls. The Grounds department has developed a long-range plan for maintaining and improving the campus landscape. The Campus Physical Development Committee. supports this plan.

○ TRANSPORTATION AND CIRCULATION

Transportation Plan

UW-Stout continues to implement the transportation systems management program and plan developed to comply with Regent Resolution No. 2222 and Wisconsin Statutes. The plan monitors and evaluates transportation systems, parking facilities and customer needs. UW-Stout regularly communicates and cooperates with the City of Menomonie and State Department of Transportation about transportation-related issues and pedestrian safety. The campus encourages walking and biking as alternate forms of transportation to the campus. Menomonie does not have taxicab or public transportation service other than a shuttle bus for use by individuals who are elderly and/or handicapped. Newly designed and placed signage throughout the campus provides visitors with improved wayfinding and an integrated visual sense of the campus.

Pedestrian Facilities

The university's two locations in the heart of Menomonie result in a concentration of traffic around and through the campus. This results in more problems for pedestrians than one might expect in a community of Menomonie's size. The campus continues to improve the pedestrian flow with good results. Several new sidewalks, including one on 13th Avenue to facilitate safe walking to the campus from Parking Lot 34 and the neighborhood east of 6th Street, one on 3rd St., west of the Memorial Student Center, and another connecting sidewalks to better serve individuals with disabilities, add to the safety of pedestrians. The campus ADA Committee has been helpful in identifying problem areas and the campus will continue to make every attempt to address these problems as they are identified. The City of Menomonie and UW-Stout also work cooperatively to facilitate pedestrian traffic. Together they have developed a proposal for a State Department of Transportation Multimodal Project to extend and enhance with lighting a pedestrian walk on the closed portion of 3rd Street continuing north to 13th Avenue and connecting to existing pedestrian walks to the north through the residence hall area.

Bicycle/Motorcycle Facilities

The university has added many racks for bicycle parking near all buildings to serve large numbers of students who use bikes for transportation to the campus. Only the Second St. Historic Corridor provides separated bike and pedestrian paths. A tie-in with this corridor and the Red Cedar Bike path, maintained by the Department of Natural Resources, remains in the City's bike path enhancement plan. Elsewhere on campus, bicyclists use pedestrian walkways as well as streets. UW-Stout's Parking Inventory shows 75 specific spaces for motorcycles. Street parking and the short riding season contribute to a rather low demand for motorcycle parking spaces, but the need is re-evaluated in every parking lot development project. Recently we have seen more moped usage on campus. While mopeds may reduce the total number of cars coming to campus, a new challenge arises to accommodate the mopeds.

Street Systems

While the campus has a continuing interest in managing traffic and the streets that intersect it, the City of Menomonie controls the streets that border and run through campus. The campus works closely with the City to assure that our interests in access and services to buildings and facilities are considered as we jointly seek to improve the flow and safety of pedestrian and vehicular traffic through campus. The campus is adjacent to and intersected by several heavily traveled streets and state highways. Broadway Street (State Highway 25) forms the west boundary of the main campus and bisects the north campus residence halls. Main Street (Highway 12/29) forms the north boundary of the main section of campus. Three other heavily traveled streets that intersect the main campus are Third Street East running north/south, and 10th and 13th Avenues running east/west. These streets are crossed thousands of times each day as students travel to classes. Third Street East from Main Street to 13th Avenue must remain open indefinitely to allow access to the Memorial Student Center and residence hall receiving docks. The City of Menomonie has expressed a strong interest in keeping all of the streets that run through campus open.

The City recently revised traffic and parking on several City streets within the campus boundaries to increase on-street parking spaces and reduce the perceived over-use of Main Street parking by students. The changes included conversion of sections of 4th St. E., 3rd St. E., and 9th Avenue from two-way traffic to one-way traffic in order to increase metered parking spaces. The university and City continue to review and monitor traffic patterns and to make changes as patterns and needs change.

PARKING

City of Menomonie off-street parking ordinances and user demand drive UW-Stout requirements for parking. At times, user demand for parking exceeds the level necessary for compliance with the city ordinance and parking demand continues to grow each year. Student's increasingly diverse life styles, employment needs, family expectations that their student will have a vehicle, safety concerns, and the lack of any community based alternative transportation modes all contribute to a strong, and increasing, demand for student parking. UW-Stout's parking fees are reasonable, and will remain so, with increases necessary to reflect the activities needed to acquire land and develop, maintain and improve lots.

Parking Development Plan

The University's Parking Development Plan analyzes and identifies areas where parking demand is most critical. The plan prioritizes property acquisition and lot development needed to meet parking demand. Recent lot development has substantially addressed the university's commuter and metered parking needs. Future expansion will be focused on creating more south campus residence hall parking and increasing the parking available to events held in the new Recreational complex. The master plan for renovation and replacement of the North Campus residence halls includes a strategy for replacing parking lots currently located on the building site of the residence hall to be constructed in 2004-2005. That plan will involve expansion of campus boundaries, extensive property purchases, and replacement of many of the current north campus parking lots through long term leasing. Providing adequate parking for large meetings and conferences continues to be a challenge.

Issues specific to customer groups are:

Campus Residents: Campus residents must park on campus because of overnight restrictions on Menomonie city streets. Adequate resident student parking facilities are an essential ingredient in attracting students to live in residence halls. There is not sufficient land and prospects for expanding the campus will not allow us to meet the continuing growth of residence hall parking demand. Continued severe rationing of freshman parking is likely to become a necessity unless the issue of space shortages for parking can be resolved. Because of the lack of public transportation, the inability to bring a car to campus creates a dilemma for many students.

Commuting Students, Faculty and Staff: UW-Stout's parking system integrates all commuter parking to create more efficient and effective use of limited spaces. This system effectively serves the overall Stout community. The recent replacement and expansion of parking lots has vastly improved commuter parking. For non-traditional students the availability of convenient commuter parking is very important—it may make the difference in their ability to successfully integrate classes into their lives. Safety is another concern of commuter students who are often on campus beyond daylight hours. The campus accommodates these students by providing well-lighted, police-patrolled campus lots to enhance their safety.

Visitors: Visitor demand varies greatly from day to day, by time of year, and for various campus buildings, programs, and events. A primary goal of the Parking Development Plan is to assure visitors of a parking place within a reasonable distance of their destination. Visitor parking is accommodated best within existing campus lots by permit rather than by development of a designated visitor lot. Metered parking is available for visitors who do not have a permit. Sufficient parking for large conferences and meetings continues to be a challenge. To reduce parking problems for conference attendees, shuttle services are incorporated into a conference offering whenever possible.

Disabled: The Parking Development Plan meets the requirements of the Americans with Disabilities Act with respect to number of spaces, location, and space size. Designated parking is sufficient for persons with disabilities as the number of persons with disabilities attending Stout continues to increase. Parking for persons with disabilities is included in all parking developments. However, there are a number of campus buildings without any near-by parking facilities and thus nowhere to place accessible disabled parking. Because of this the campus faces the difficult choice of whether or not to convert scarce green or recreational space to parking.

Property Acquisition

UW-Stout's Parking Development Plan accounts for most of the university's proposed property acquisition. These acquisitions provide additional parking or replace lots converted to other uses. Property purchased by and for parking on the North Campus will be replaced as it becomes available and as the North Campus Plan is implemented. Boundaries are being examined to allow for additional property acquisitions contiguous to the North Campus. The campus has met with some resistance to the purchase of properties because owners are not willing to sell at the levels set by market appraisals. In addition, there is some community concern when property is removed from the tax base. The Campus works with the City to minimize contentious purchases and is exploring long-term leasing to address the parking demand

Lot Development

The Parking Development Plan identifies several development projects and establishes a priority order for development. The campus is planning to lease a large developed lot with the cost of development included in the lease cost. In addition, upon the approval and acquisition of an additional parcel from the city, Lot 17 will be expanded and developed.

Parking Inventory

UW-Stout's Parking Inventory identifies available parking spaces. The university currently has an inventory of 2554 parking spaces. Rather than designate a distinct visitor parking area, visitors receive a permit to an available parking area near their destination. (Note: The following numbers reflect losses due to the New Residence Hall construction on the North Campus.)

PARKING STALL COUNT FORMULA

March 2003

Population Group	Projected Population Count	Current Stall Count ¹	Current Parking Level ²	Current Parking Demand	Service Level (%)	Planning Stall Target ³
Residence Halls						
North Campus	850	196	36%	550	95%	523
South Campus	1,750	933	72%	1,300	95%	1,235
Commuter						
Faculty & Staff	1,100	575	75%	770	75%	577
Student	5,108	566	64%	885	65%	575
Meters	450	243	54%	450	60%	270
Visitors (Avg/day)	100	41	41%	100	50%	50
Totals	9,358	2,554		4,055		3,230

Spaces for persons with disabilities are included within each of the population categories

City of Menomonie parking ordinances require one off-street parking space for every eight students and one space for each employee. Based on current populations, the ordinance requires 964 spaces for the population of 7,708 students, and 1,100 spaces for the population of 1,100 employees. The current parking inventory satisfies the ordinance.

Notes:

1. Current Stall Count is taken from the current parking space inventory, effective 3/15/04.
2. Current Parking Level is computed using parking demand. Computation is (Current Stall Count ÷ Current Parking Demand).
3. Planning Stall Target is computed using parking demand rather than population count. Computation is (Service Level) * (Current Parking Demand)

○ UTILITIES AND SERVICES

Heating, Cooling and Ventilating

A central chilled water plant and distribution system to resolve some serious problems and serve the campus was proposed but not approved. The campus has seven large centrifugal chillers that use CFC-containing refrigerants for which production was banned after December 31, 1995. Three of these chillers were overhauled and repaired in 2003. However, the central chilled water system is still needed and the campus is concerned about interruptions to the delivery of instruction that could result from shut-downs due to chillers that need to be replaced.

Steam and condensate lines in Harvey Hall, an important academic building, and Jeter, Tainter, and Callahan (JTC) Student Resident Halls are in need of replacement. Because of the many problems in JTC, the North Campus Master Plan includes replacing this student housing and plans for the demolition of JTC. Two cast iron fans original to the Harvey Hall, built in 1916, serve the lower floors. The housing for these relics is rusting and they should be replaced with current, more efficient technology. In the early 90's, the third and fourth floors were converted to newer systems that function much better.

The boiler instrumentation and controls of UW-Stout's heating plant have been updated to electronic, solid state controls and a Heating Plant emergency generator project was just approved and will allow running the heating plant auxiliaries and the Number 4 boiler in the event of a power outage. Although equipment has been updated, the heating plant, constructed in 1965, could be subject to additional emergency repair. No additional project action is anticipated at this time.

Numerous buildings have ventilation projects. See Issue 8.

Electrical

The university's electrical distribution system was completely reworked with all new cables and materials over a decade ago and recent tests found it to be in good condition. There are major electrical problems in Harvey Hall and Jeter, Tainter, and Callahan Student Residence Halls where the electrical service is inadequate to meet current and future needs for technology within the buildings. A new primary electrical service project was recently approved for Harvey Hall but the secondary electrical system still needs to be improved. Demand for electricity continues to grow across the entire campus with ever-greater use of electronic technologies in classrooms, labs and offices as well as the demand for controlled environments and improved air quality standards. Continued high voltage testing and maintenance on the high voltage system is needed to maintain a trouble-free electrical system. The campus addresses the problems in JTC through the replacement of student housing in the North Campus Master Plan.

Johnson Control conducted a campus-wide audit for the state's energy conservation initiative in 1996. Based on their findings, T-8 fixtures or retrofit of existing fixtures with new ballasts, bulbs and reflectors have been installed in all campus buildings.

Water/Sewer

Water and sewer services appear to be adequate in all areas of campus. The City maintains all water mains and main sewers, while the university maintains the services to buildings and plumbing within buildings. Most of the water service lines to campus buildings are 30 to 50 years old and will likely need replacement within the decade. New water service should be installed whenever city street work is in progress to prevent duplication of disruption.

Concrete Walks, Curbs & Gutters

UW-Stout has an ongoing repair/replacement program for deteriorated concrete walks, curbs and gutters. The annual repair cost can be minimal or quite large, depending on the severity of the winters, damage from overweight vehicles during construction projects or snowplowing. Asphalt paving repair is needed on a continuing basis. Some curb cuts have been added and some that could not be negotiated by wheelchair users have been replaced. The campus will continue to review curb cuts that are sunken or damaged for replacement.

Underground Storage Tanks

Stout's underground storage tanks have been removed or replaced and new monitoring systems installed. Because one of the old tanks was leaking the DNR required additional testing at this site and required the boring of test wells to determine if the ground water was contaminated. Additional tests were performed and the DNR has now closed the site. No further action is anticipated at this time.

Telecommunications/Network Needs

The telecommunications wiring network at UW-Stout consists of inter- and intra-building connectivity for integrated data, voice and video communications systems in all buildings. MDF rooms in each building serve as the point of interface between inter-building connectivity provided by the fiber optic and intra-building services. High-speed fiber optics and wireless technologies serve buildings and a campus laptop program.

The campus is operating with an ATM network that connects all campus buildings via dual, high-speed ATM connections to each of two core switches. This network provides service to all students, faculty and staff, each with a separate segment assigned to them. All users have access to 100 MB segments.

Security and immunity from failures is provided by two redundant systems. The cores are connected by OC-48 (2.4 GB) high-speed fiber connections so that they may share data. Uninterruptible power supplies back up all switches. All campus functions such as E-mail, Domain Name Services (DNS), DHCP and central servers are co-located with the core switches.

The campus migration to centralized large servers provides improved technical support. The campus is planning additional E-Scholar portal developments and enhancements to support and improve online tools used for teaching, learning, and advising. The addition of new software, hardware, and additional capacity is planned to meet future digital campus needs. Planning is necessary to bring category 6 wiring to all computer hook-ups on campus. The Home Economics building and Harvey Hall are the buildings most in need of this improved cable to serve offices within the buildings. Cat6 wiring will improve performance and reliability.

Telecommunications and network services are managing with the space they have in Millennium Hall and this building is serving the telecommunication needs of the campus very well. The campus reviews the impact of the laptop program on a regular basis to determine if some of the general computer access labs will be better utilized for other purposes, e.g. research spaces and the consolidation of appropriate functions.

○ MAINTENANCE PLAN

This report was prepared to identify the UW-Stout campus GPR long range maintenance needs and plan for the years ahead. Information on the campus buildings and the buildings component condition was obtained from the building occupants, maintenance staff, engineering staff, and the campus computerized facilities management system (FacMan). This information was compared to the State of Wisconsin standards for useful life and thus identified deficiencies and the planned course of correction. The graphs in this document work together to illustrate how the age of the buildings are requiring an increased amount of maintenance and repair due to the life expectancy.

MAINTENANCE CONDITION SUMMARY

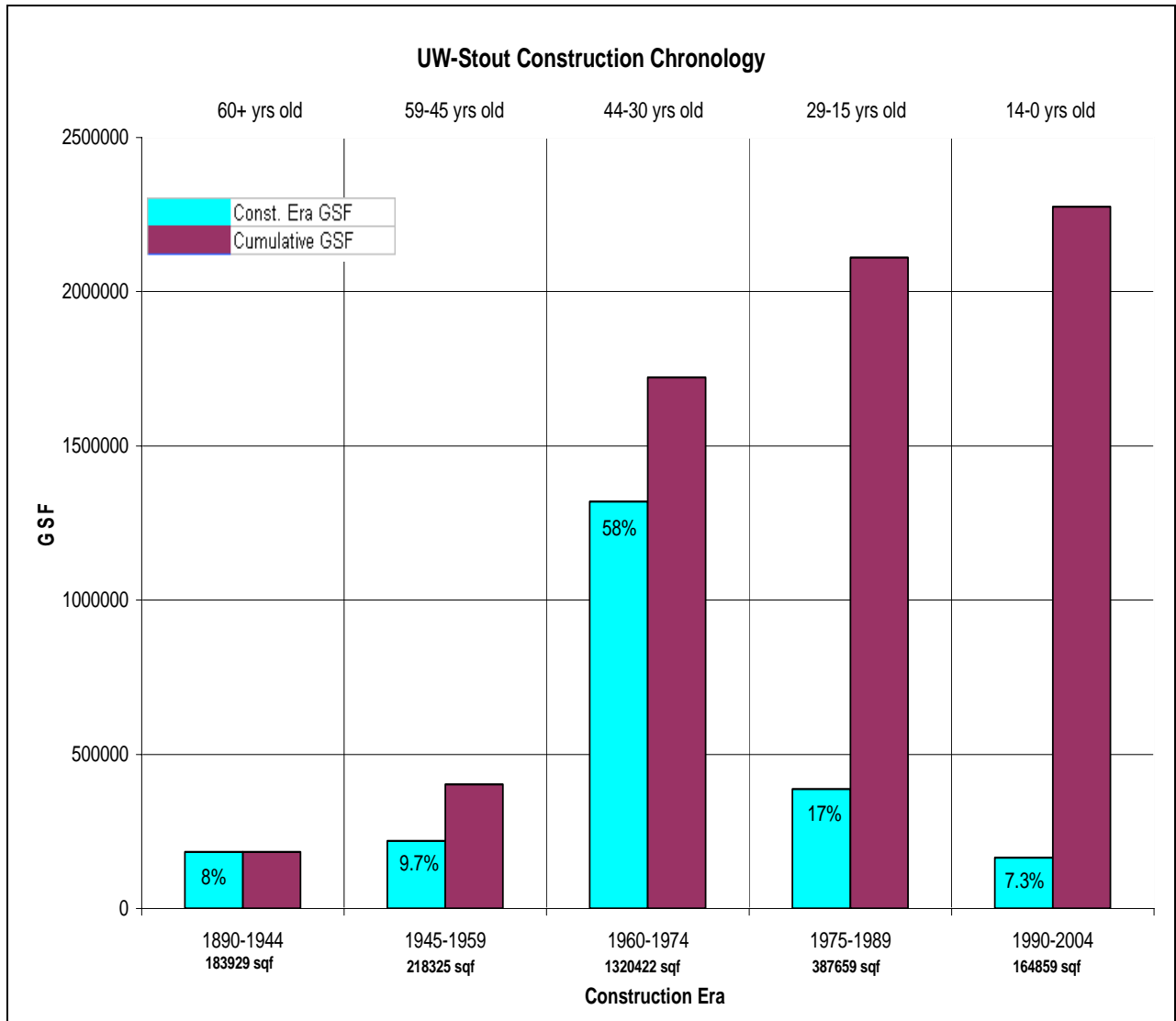
The UW-Stout campus is located on 115 acres, in the city of Menomonie Wisconsin, adjacent to the business district. The campus has 19 academic/classroom buildings and 9 additional service/support facilities. The oldest building on campus is the Louis Smith Tainter House, built in 1890 and the newest building is the Williams Stadium built in 2001. The campus has grown over the years to 2,275,194 square feet. Most of the buildings (58%) were built between 1960 and 1975 and are starting to or have exceeded their Cyclic Maintenance Life Expectancy. (See Construction Chronology and Cyclic Maintenance Life Expectancy graphs). Analysis shows that the campus needs more than \$4.7 million per year, with yearly inflationary increases factored in, just to maintain the current level of cyclic maintenance (see cyclic maintenance graph). The campus building components and systems maintenance needs have exceeded the State of Wisconsin useful life standards to maintain the campus buildings and has resulted in a ballooning maintenance backlog. If this backlog is not addressed by Small Projects, All Agency Project, or Major Projects further deterioration will occur and the maintenance backlog will continue to grow (see maintenance backlog graph).

While the campus has done a good job of maintaining the facilities, the age of the buildings and number of buildings combine to create a large number of maintenance requirements. This is particularly true in Harvey Hall, built in 1916, and several academic buildings built in the late sixties and early seventies that have not had significant renovation and now exceed their useful life term. The magnitude of the maintenance requirements and programmatic plans for major projects for Jarvis Hall Science Wing, Home Economics, and Harvey Hall suggest that maintenance for these buildings be included in the major projects. If major projects are not approved for these buildings soon, maintenance solutions must be done piecemeal and in many cases will have to be re-done later. The three major projects suggested appear in many of the issues explained in this summary.

In addition to the maintenance problems that can be resolved in major projects, a large number of diverse issues remain throughout the campus. Hundreds of these remaining issues fall into the category of Small Projects and another significant number of issues must be resolved through All Agency Projects because of the magnitude of the problems. The issues driving these projects run the gamut from leaky windows to crumbling steam pits.

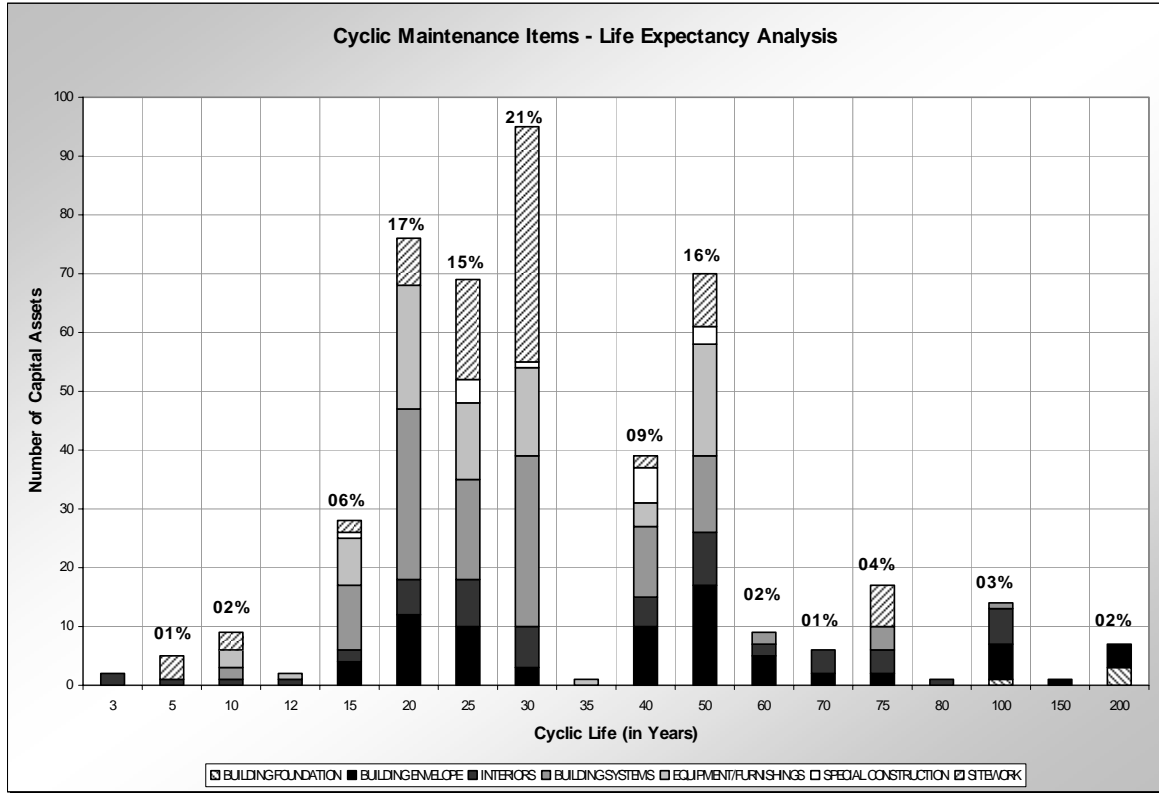
Construction Chronology

The following graph shows more than 75% of UW-Stout's buildings are now 30 years or older. Due to maintenance required for buildings of this age UW-Stout has many issues to address.



Cyclic Maintenance Items Life Expectancy

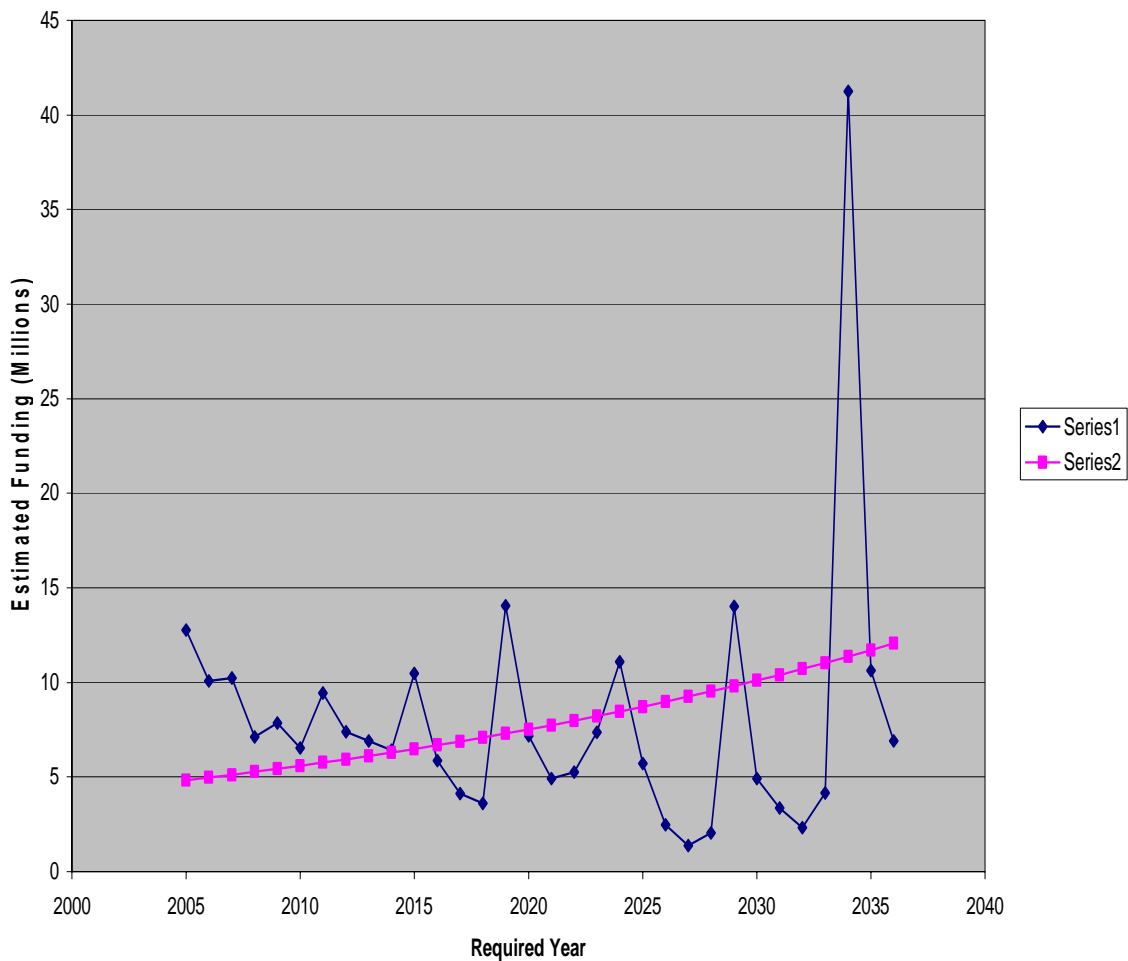
The following graph shows that 53% of a building's Cyclic Maintenance Items life expectancy occurs between 20 & 30 years. At UW-Stout, 17% of the buildings fall into the 20 year category. Another **58% of the buildings are in the 30 to 45 year old range**, and many of the original items are now past their life expectancy. While Preventative Maintenance and inspections occur on many of these items, the increase of repairs shows that their useful life cycle is past. Most of these items are listed as issues in Part A, Section C. (Building Systems).



Cyclic Maintenance Trend

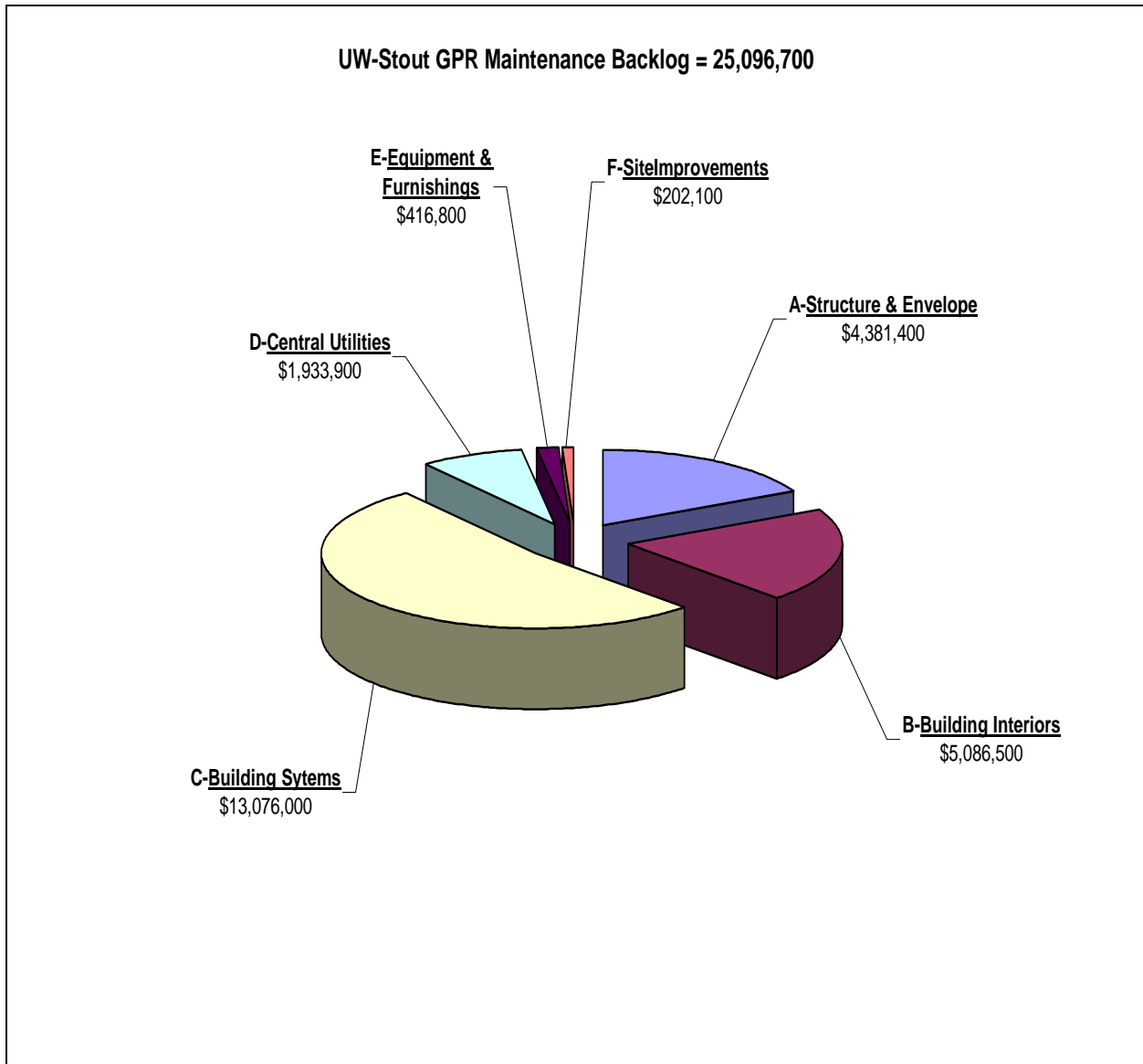
Currently UW-Stout requires a GPR cyclic maintenance funding level (derived from Fac-Man) of \$4,683,000 per year. This is the annual amount needed by UW-Stout just to maintain its Physical Plant. This amount is based on the age of buildings and their items life expectancy. The graph below represents UW-Stout's GPR inflated cyclical maintenance trend: Series 1 shows the funding level that is required each year. The fluctuation in this series is based upon the buildings' items life expectancy. Series 2 shows the inflated funding level for the next 30 years. Backlog maintenance (See Backlog Maintenance Chart on next page.) is not included and any amount less than the needed funding will cause the maintenance backlog to increase.

UW-Stout Biennial GPR Cyclic Maintenance Trend



Maintenance Backlog Profile

The graph below shows the estimated Maintenance Backlog funding needs. This backlog is a result of 1) The age of UW-Stout's physical plants, 2) the state standards for useful life, and 3) less than necessary Cyclic Maintenance funding in the past. The largest part of the backlog is in the Building Systems (HVAC, Plumbing & Electrical). This accounts for about ½ the backlog. The "Building Systems" category also makes up the largest number of issue items in part A (Maintenance Issues by Physical Plant Category).



MAINTENANCE PLANNING ISSUES AND THEMES

UW-Stout has compiled 283 maintenance issue items. These issues are organized in two ways: Maintenance Issues by Physical Plant Category, and Maintenance Issues using filters that combine items that will be addressed in similar ways. For example, in Filter 3, a number of items are combined through the use of a filter to list items that are included in major projects together so they are not submitted as All Agency projects.

Part A: Maintenance Issues by Physical Plant Category

In Part A, UW-Stout’s issue items are sorted into six physical plant categories:

A. Building Structure & Envelope, B. Building Interiors, C. Building Systems, D. Central Utilities, E. Equipment & Furnishings, and F. Site Improvements. The most items fall within, section C. (Building Systems).

A. Building Structure & Envelope

Many of the structure/envelope issues are part of current projects including, “Campus Rekeying” and four Re-roofing projects. Because of the large number of roofs, there is almost a continuous need for roof replacements. These projects can be planned for to a limited extent when combined with inspections. Final projects are best identified on an as needed basis due to the different styles of roofs and how they hold up under the severe Northern Wisconsin winters. The next large building that has a need for a roof replacement is Vocational Rehabilitation.

Another issue confronting the campus is that of leaking windows and doors that cause cold and drafty work areas and waste energy. Buildings with the most urgent problems are Louis Smith Tainter (LST), McCalmont, and the Student Health Center.

Building	Issues
Harvey Hall	Doors, Locks and Hardware have security concerns
Harvey Hall	Exterior Doors & Jambs (Wood) on south and west need to be replaced.
Harvey Hall	Exterior Stairs, Concrete at south entry is cracked and moving.
Fryklund Hall	Doors Locks and Hardware have security concerns
Bowman Hall	Roof, Shingles leaking and have blown off
Bowman Hall	Gutters/Downspouts, Exposed
Bowman Hall	Doors Locks and Hardware have security concerns
S&FC - jfh	Roof, (Built-up Bituminous) is leaking.
S&FC - jfh	Doors, Hardware and Locks have security concerns.
S&FC - jfh	Exterior Doors & Jambs are rusting out.
S&FC - phy ed	Roof Coverings, (Elastomeric Sheet) over MPR has been patched several times, flashing leaks and pavers are deteriorating
S&FC - phy ed	Doors, Hardware and Locks have security concerns
Voc. Rehab.	Exterior Walls need to be tuckpointed.
Voc. Rehab.	Doors, Hardware and Locks have security concerns
Voc. Rehab.	Roof Coverings, (Built-up Bituminous) on west side needed repairs.
Child Study	Doors, Hardware and Locks have security concerns
Home Econ.	Doors, Hardware and Locks have security concerns
Millennium	Doors, Hardware and Locks have security concerns
LLC	Doors, Hardware and Locks have security concerns
LLC	Building Roof needs replacement, leaks are starting to occur and requires extensive
Jarvis SW	Exterior Walls, (Expansion Joints) need caulking.
Jarvis SW	Exterior Doors, Hardware and Locks have security concerns
Jarvis SW	Exterior Doors need replacement and frames are rusting out.
Jarvis TW	Exterior Walls, Masonry (Expansion Joints & Parapet Caps)

Jarvis TW	Exterior Doors, Hardware & Locks have security concerns
Miicheels	Exterior Doors, Hardware & Locks have security concerns
Admin.	Exterior Walls, Masonry (Expansion Joints)
Admin.	Exterior Doors, Hardware and Locks have security concerns
Applied Arts	Exterior Walls, Masonry (Expansion Joints)
Applied Arts	Exterior Doors, Hardware and Locks have security concerns
Heat Plant	Exterior Doors, Hardware and Locks have security concerns
Heat Plant	Exterior Walls, Chimney inspection inside and out for masonry problems.
Heat Plant	Rebar rusting in northeast area by coalbunker.
Heat Plant Add.	Exterior Doors, Hardware and Locks have security concerns
Comm. Tech	Exterior Walls, walls and windows caulked joints are leaking
Comm. Tech	Roof Coverings, Membrane is leaking, and has been repaired several times.
Comm. Tech	Roof Coverings, roof pavers are deteriorating.
Comm. Tech	Exterior Doors, Hardware and Locks have security concerns
Student Health	Exterior wood stairs on the east side need repair/replacement Stairs.
Student Health	Exterior Walls and Soffits need new paints and coatings.
Student Health	Exterior Doors, Hardware and Locks have security concerns
Student Health	Exterior Doors on west side are deteriorating and need replacement
LST House	Roof Coverings, Shingles & Membrane are deteriorating and need replacement.
LST House	Exterior Shell, Top of chimneys are deteriorating, falling off and need replacement.
LST House	Exterior Windows, Wood (17 basement, 30 1st Floor, 34 2nd Floor, 8 3rd Floor)
LST House	Exterior Doors, Wood
LST House	Exterior Doors, Hardware and Locks have security concerns
LST House	Exterior Doors & Windows need paint but in some areas are deteriorated beyond fixing with paint repairs.
LST House	Exterior Doors & Windows, very poor fit, cold and drafty, not energy efficient, pre 1900.
McCalmont	Exterior Walls are badly in need of caulking and tuckpointing.
McCalmont	Exterior Windows, Frames are old and leak excessively.
McCalmont	Exterior Doors, Hardware and Locks have security concerns
Stadium	Exterior Doors, Hardware & Locks have security concerns
General Ser.	Exterior Doors, Hardware and Locks have security concerns
General Ser.	Exterior Doors & Frames, on south and west side of building are rusting.
General Ser.	Loading Dock doors need to be wider.
University Ser.	Exterior Doors, Hardware and Locks have security concerns
University Ser.	Roof Coverings, Membrane needs repairs, seams and seals coming loose.

B. Building Interiors

Restrooms in most buildings do not meet the needs of students, staff, and visitors with accessibility needs. This is especially critical in high use classroom buildings. This has become very problematic for Stout's growing population of students with disabilities. Students are very aware of this problem and applying pressure for resolution. The largest buildings that do not adequately accommodate students with disabilities are Jarvis Science Wing, Home Economics, Harvey Hall, and Applied Arts. Interior signage is inadequate in almost every building on campus. The signage issue does not show up on the building interior list.

Building	Issues
Harvey Hall	Toilet Partitions are old, rusty and becoming unsafe. ADA compliance issue.
Harvey Hall	Wall Finishes, Paint in public areas and offices is peeling and cracked.
Harvey Hall	Ceiling Finishes, Panels in most classrooms are chipped, broken or cracked.
Harvey Hall	Terrazzo on stairs and hallways is much worn in traffic areas.
Harvey Hall	Floor Finishes, (Glass Block in 3rd & 4th hallway floors) are broken and loose.
Harvey Hall	Floor Finishes, Carpet is approx. 25% needs to be replaced.
Bowman Hall	No accessible restrooms in the building.
Bowman Hall	Toilet Partitions - are in very poor condition, rusty and unsafe.
S&FC - jfh	Interior Floor, Resilient Tile contains (ACM)
S&FC - jfh	Ceiling Finishes, (Suspended & Applied) deteriorated and broken.
S&FC - phy ed	Interior Floor Finishes, Athletic (Wood)
S&FC - phy ed	Interior Floor Finishes, Athletic (Synthetic)
S&FC - phy ed	Interior Floor Finishes, Paints and Coatings
Voc. Rehab.	Interior Floor Finishes, Resilient Tile contains (ACM)
Child Study	Interior Stairs need refinishing.
Child Study	Interior Floor Finishes, Resilient Tile contains (ACM)
Home Econ.	Interior Wall Finishes, in corridors and public areas need painting.
Home Econ.	Interior Floor Finishes, Resilient Tile contains asbestos, is showing wear, and is coming loose in all public areas.
Home Econ.	Toilet Partitions, This building has no restrooms that are accessible to handicapped.
Home Econ.	Ceiling, Acoustical (Suspended) is in poor condition needs replacement.
Jarvis SW	Toilet Partitions need replacement and restrooms are not accessible to handicapped.
Jarvis SW	Ceiling Finishes, Acoustical (Suspended) tiles on 2nd & 3rd floors are sagging and in poor condition.
Jarvis SW	Interior Finishes, needs painting in all public areas.
Jarvis TW	Interior Floor Finishes, Synthetic and parquet flooring in rooms 157 & 170 is deteriorating, coming loose and needs repair/replace
Micheels	Floor Finishes, carpeting in 290,292,294, and 2' x 2' carpet tile in labs.
Admin.	Interior Ceiling, Acoustical tile and grid on 1st-3rd floors are in poor condition, tile is an ODD size, hard to replace, grid does not allow for correct lighting
Admin.	Toilet Partitions are old and starting to rust.
Admin.	Floor Finishes, carpeting in 103 & 203 areas is showing wear.
Admin.	Interior Walls, on south stairwell plaster and paint is deteriorating.
Admin.	Interior Walls Partitions allow sound transmission and disrupt adjacent activities.
Applied Arts	Toilet Partitions, are old, rusty and restrooms do not meet accessible requirements
Applied Arts	Ceiling Finishes, Acoustical in corridors is in very poor condition.
Heat Plant	Interior Finishes, Office area ceiling tile is broken and needs replacement.
Comm. Tech	Interior Wall Finishes, wall carpet is coming loose needs to be repaired/replaced.
Student Health	Toilet Partitions, new ones are needed.
Student Health	Interior Wall Finishes, Exam rooms need new finishes.
LST House	Restrooms do not meet accessible requirements
McCalmont	Restrooms do not meet accessible requirements and fixtures need replacement.
General Ser.	Men's Restrooms do not meet accessible requirements.

C. Building Systems

Many chillers in buildings throughout the campus have exceeded their useful life and continue to be problematic for the campus. When these chillers go down, moisture builds within the buildings creating slippery floors and damaging supplies and equipment in the buildings. This is a major concern in Jarvis Science Wing, Home Economics, Harvey Hall, the Library Learning Center and Communications Technology.

Many of the buildings do not have adequate HVAC to provide sufficient ventilation, cooling, and heating to the occupants and the equipment in the buildings. This is seen in most buildings, but it is most pressing in Jarvis Science Wing, Home Economics, Harvey Hall, Administration Building, Sports and Fitness Center, Student Health Center

The electrical requirements have increased and several buildings do not have adequate electrical service. Buildings that have additional needs are Jarvis Science Wing, Home Economics, Harvey Hall, and Communications Technology.

Aged plumbing develops leaks and squeaks that eliminate the ability to use them. Some of this equipment is so old that replacement parts are no longer available. This is especially critical in Jarvis Hall Science Wing.

Other issues that relate to Building Systems are the need to upgrade cable, cable runs, and overcrowded telecommunications closets in all buildings throughout the campus.

Building	Issues
Harvey Hall	Built-up AHU (Basement, 1st, 2nd floors) is 1916 vintage and has code problems.
Harvey Hall	HVAC Instruments/Controls, Pneumatic
Harvey Hall	HVAC ducts, diffusers and grilles serving basement, 1st & 2nd floors are inadequate
Harvey Hall	Storm Water, piping requires constant repairs.
Harvey Hall	Sanitary Waste, piping requires constant repairs.
Harvey Hall	Condensate Return Piping is leaking underground.
Harvey Hall	Fire Protection, Stand Pipe System has code concerns.
Harvey Hall	Special Controls, Building Automation System
Harvey Hall	Energy Supply, Steam Piping has many repairs, is thin and needs replacement.
Harvey Hall	Electrical Service and Distribution,
Harvey Hall	Electrical, Building wiring is very old, insulation is coming off.
Harvey Hall	Electrical, Panel boards are obsolete and parts in short supply.
Harvey Hall	Electrical System, Emergency Generator parts are becoming unavailable.
Harvey Hall	Communication, Data Systems needs up grading to CAT 6. MDF room ventilation.
Fryklund Hall	Exterior Lighting, floods, wall packs and cans frequently fail and need to be replaced.
Fryklund Hall	Communication, Data Systems needs up-grading to CAT 6
Bowman Hall	Water Supply, Piping in poor condition
Bowman Hall	Water Heater, steam coils need replacement.
Bowman Hall	Steam & Condensate Pipe Insulation contains (ACM)
Bowman Hall	Steam Pressure Regulating Valves (PRV) is failing.
Bowman Hall	Cooling Tower & Chiller, are old, obsolete and difficult to find parts for.
Bowman Hall	Exterior Lighting floods and wall packs fail frequently.
Bowman Hall	Fire Alarm and Smoke Detection Systems is obsolete
Bowman Hall	Communication, Data Systems needs up-grading to CAT 6

S&FC - jfh	Water Heater Tank & Steam Coils are 40 years old, thin in spots and tank insulation contains asbestos.
S&FC - jfh	HVAC Distribution, Packaged AHU are old and do not allow for chilled water coils.
S&FC - jfh	HVAC Instruments/Controls, Pneumatic are obsolete & need to be up-dated to DDC.
S&FC - jfh	Electrical, Panel boards are old, full and new breakers are not available.
S&FC - jfh	Exterior Lighting (Wall Packs) lens are discolored coming off and are high maintenance items.
S&FC - jfh	Fire Alarm Systems is not addressable.
S&FC - jfh	Data Wiring, Existing CAT 3 & CAT 5 need to be up-graded to CAT 6.
S&FC - phy ed	Communication, Data Systems needs up-grading to CAT 6
Voc. Rehab.	Domestic Water Supply, Insulation contains (ACM) and requires repairs.
Voc. Rehab.	Steam Pressure Regulating Valves (PRV) west side is not functioning properly and needs repair
Voc. Rehab.	Communication, Data Systems needs up-grading to CAT 6
Child Study	Handicap Lifts, for basement access does not meet code requirements.
Child Study	Communication, Data Systems needs up-grading to CAT 6
Home Econ.	HVAC, Reheat Coils have more fins/inch than needed and have a high-pressure differential prohibiting airflow.
Home Econ.	HVAC, Packaged AHU's are not able to supply the required air.
Home Econ.	HVAC, Ductwork is too small in some areas to supply the air required.
Home Econ.	Building Instruments Controls & EMS, need updating to electronic, old controls are out dated and hard to get.
Home Econ.	Electrical, Low voltage switching in classrooms is wearing out and parts are not available.
Home Econ.	Data Communications needs upgrading to CAT 6.
Millennium	Voice and Data Communications needs upgrading to CAT6.
LLC	Sanitary Piping is splitting (defective pipe) causing leaks.
LLC	HVAC, Return fans on systems 1 & 2 are under capacity and need larger motors.
LLC	Lighting, Entry and public areas are dark, can type fixtures need updating/replacement.
LLC	Electrical, Primary transformer is excessively noisy and could fail at anytime.
LLC	Fire Alarm Systems, is obsolete, non-addressable and needs replacement.
LLC	Voice and Data Communications needs upgrading to CAT6.
Jarvis SW	Cooling Tower rusting, deteriorating and needs replacement.
Jarvis SW	Building Chiller is in poor condition, contains CFC's and some condenser tubes are plugged.
Jarvis SW	Storm Water, Sump Pumps have high maintenance requirements, are old and parts hard to find.
Jarvis SW	HVAC Distribution, all AHU's are not large enough to meet today's code requirements
Jarvis SW	HVAC, Ductwork is fiber duct and constantly breaks and needs repair.
Jarvis SW	HVAC, Fume hood exhaust fans have high maintenance and capacity concerns.
Jarvis SW	Electrical Distribution, Panels are full and need additional circuits capacity.
Jarvis SW	Electrical, Emergency Generator is old and parts not available if it fails.
Jarvis SW	Controls & EMS System is old (parts are hard to find) needs updating to DDC.
Jarvis SW	Voice and Data Communications needs upgrading to CAT6.
Jarvis TW	Storm Water Piping, during heavy rains backs up in room 170 (parquet wood floor)

Jarvis TW	HVAC, Fiber Ductwork breaks and leaking needs to be replaced with sheet metal ductwork
Jarvis TW	EMS Systems, panel need to be up dated to DDC
Jarvis TW	Pneumatic Controls, need to be up dated to DDC
Jarvis TW	Voice and Data Communications needs upgrading to CAT6.
Admin.	Branch Lighting, Fluorescent fixture on 1st-3rd floors are single tube and ceiling does not allow for proper placement
Admin.	Refrigeration, Chiller is old (1970) and needs replace/rebuilt.
Admin.	Refrigeration, Cooling tower is old (1970) and needs replace/rebuilt.
Admin.	HVAC Distribution, AHU on 3rd floor needs new bearings and shaft.
Admin.	HVAC Distribution, System for 1st-3rd floor was designed, as a ceiling plenum and dose not work.
Admin.	HVAC Distribution, Diffusers and Grilles will need to be replaced with ceiling.
Admin.	HVAC Controls, Pneumatic controls need up dating to DDC.
Admin.	Electrical Distribution, Panels are full and need additional circuits capacity.
Admin.	Communication, Voice and Data cabling needs up dating to CAT6.
Admin.	Building Automation System needs to be up dated to DDC.
Applied Arts	Sanitary Waste, operations in rooms 120 & 121 frequently plug, need a collection pit.
Applied Arts	Energy Supply, Chilled Water Systems (Pumps)
Applied Arts	Refrigeration, Cooling Tower (1972) is showing rust and needs media replacement
Applied Arts	Refrigeration, Chiller (1972) is old, contains CFC's and needs replacement
Applied Arts	Communication, Voice and Data cabling needs up dating to CAT6.
Heat Plant	Electrical, Emergency Generator is too small to run all equipment in an emergency.
Heat Plant	Softener and Dealers need replacement, leaks.
Heat Plant	HVAC Instruments/Controls, need to be upgraded to DDC.
Heat Plant	HVAC, AHU heater coil is broken.
Heat Plant	Branch Lighting, Replace incandescent lighting.
Heat Plant	Communication, Voice and Data cabling needs up dating to CAT6.
Heat Plant Add.	Communication, Voice and Data cabling needs up dating to CAT6.
Heat Plant Add.	Branch Lighting, Replace incandescent lighting.
Comm. Tech	Energy Supply, both steam PRV's are not working correctly and need repair/replacement
Comm. Tech	HVAC Distribution, rooms 29,130,116 & 113 is inadequate, need fume hoods, more supply & exhaust
Comm. Tech	Electrical Distribution Panels, in the entire building are full and need additional circuits capacity.
Comm. Tech	Communication, Voice and Data cabling needs up dating to CAT6.
Student Health	Plumbing Fixtures, Restrooms and Drinking Fountains are not handicapped accessible.
Student Health	HVAC Distribution, does not have outside air supply and entire system needs replacement
Student Health	Communication, Voice and Data cabling needs up dating to CAT6.
LST House	Domestic Water Supply, Insulation contains asbestos. (ACM)
LST House	Energy Supply, Steam Supply Piping contains asbestos
LST House	HVAC Distribution, AHU's do not supply outside air.
LST House	Building Controls and EMS panels need updating to DDC.
LST House	Communication, Voice and Data cabling needs up dating to CAT6.
McCalmont	Domestic Water Storage Tank, is rusting out and contains asbestos.

McCalmont	Energy Supply, Chilled Water pipes and insulation on 1st floor have mold on them.
McCalmont	Fire Alarm Systems, devices are old, parts are not available and not addressable.
McCalmont	Building Controls and EMS panels need updating to DDC.
McCalmont	Communication, Voice and Data cabling needs up dating to CAT6.
General Ser.	HVAC Controls, need up dating to DDC.
General Ser.	Communication, Voice and Data cabling needs up dating to CAT6.
University Ser.	Fire Alarm Systems, needs up dating - not addressable.
University Ser.	Communication, Voice and Data cabling needs up dating to CAT6.

D. Central Utilities

Several steam pits have deteriorated and are beginning to crumble. The pits are in need of replacement or extensive repair. Most urgent is steam pit # 11, which has very serious deterioration. Chilled water lines/loop has an underground leak. Storm drainage from the tennis court area and Nelson Field have erosion and flooding issues that need to be addressed.

Building	Issues
Heat Plant	Heat Generation, Boiler #1 needs replacement, is too small and insulation is bad.
Heat Plant	Boilers #2, #3, & #4 need new steam non-return stop valves.
Heat Plant	Coal scale needs replacement
Heat Plant	Exterior Walls, Chimney inspection inside and out for masonry problems.
Heat Plant	Replace Feedwater suction line from DA to feed pumps (leaking)
UTILITY	Manholes, Steam Pits #6,#8,#13,#14,#15,#17, need new tops or masonry repairs
UTILITY	Manholes, Steam Pits #19 & #26 walls are deteriorating and needs repair.
UTILITY	Manholes, Steam Pit #11 walls and tunnel are collapsing and needs repair/replacement.
UTILITY	Manholes, Electrical Pit #7, Top is deteriorating and needs replacement.
UTILITY	Additional Lighting on 13th Ave. between 2nd & 3rd Street.
UTILITY	Additional Lighting on 18th Ave. between 2nd & 5th Street.
UTILITY	Chilled Water Line between H.E., L.L.C. & Com. Tech. is deteriorated and leaking.
UTILITY	Storm Drain on west side of tennis courts to stop erosion on adjacent hill.
UTILITY	Repair of storm drains on Nelson Field including city drain from 5th Street to prevent flooding.
UTILITY	Central Chiller System, (zone 1-H.E.,L.L.C.,Com. Tech.) to replace H.E.'s poor chiller (03-05 #10) and underground piping leaks.

E. Equipment & Furnishings

Several buildings have very serious deficiencies related to the equipment and furnishings in them. Harvey Hall Theatre needs a total renovation and Jarvis Hall Science Wing labs and classrooms are very outdated and in some cases cannot be repaired or replaced. Most of these items would be included in major projects.

Building	Issues
Harvey Hall	Theater and Stage Equipment needs a total renovation (lighting, curtains, HVAC)
Harvey Hall	Theater Seating, has tripping hazards and code concerns.
Jarvis SW	Furnishings, Fixed Seating is old and broken unable to replace broken parts, tiered classrooms do not meet code requirements.
General Ser.	Equipment, Loading Dock levelers need repair/replacement.

F. Site Improvements

There are several site issues of concern, especially the inefficient Nelson Field lighting and the deteriorated condition of the outdoor track facilities.

Building	Issues
Site	Site Development, Retaining Wall southwest of University Services. Shifting away from building.
Site	Site Lighting, Sports Lighting-Nelson Field need replacement (Lights and Ballasts failing)
Site	Tennis Courts need resurfacing, patching and striping.
Site	Running Track needs replacing, old track including base is deteriorating.

Part B: Maintenance Issues by Filters

In this part, UW-Stout's 283 issue items are sorted into four different groups: Filter 1 identifies items that will be incorporated into normal campus maintenance; Filter 2 identifies issues that have been approved and funded, but are not yet completed; Filter 3 identifies projects that should be addressed in major projects; Filter 4 identifies projects that are currently unfunded, but are likely to be addressed as small projects, or combined as future All Agency projects beyond 2005-2007

Filter #1: Acceptable Maintenance Issues

All issues sorted by filter #1 are operational maintenance items.

Building	Issues
Child Study	Interior Stairs need refinishing.
Home Econ.	Interior Wall Finishes, in corridors and public areas need painting.
Home Econ.	Ceiling, Acoustical (Suspended) is in poor condition needs replacement.
Jarvis SW	Interior Finishes, needs painting in all public areas.
Jarvis SW	Furnishings, Fixed Seating is old and broken unable to replace broken parts, tiered classrooms do not meet code requirements.
Heat Plant	Interior Finishes, Office area ceiling tile is broken and needs replacement.
Heat Plant	HVAC, AHU heater coil is broken.
	Energy Supply, condensate pumps are old and need repair.
Student Health	Exterior Walls and Soffits, need new paints and coatings.
Student Health	Exterior Doors on west side are deteriorating and need replacement
Student Health	Interior Wall Finishes, Exam rooms need new finishes.
LST House	Domestic Water Supply, Insulation contains asbestos. (ACM)
LST House	Energy Supply, Steam Supply Piping contains asbestos

Filter #2: Funded Maintenance Issues

More than half (24 of the 43) issues are the current “Campus Rekeying” project. All other issues are funded AAPR or approved Small Projects.

Building	Issues
Harvey Hall	Electrical Service and Distribution, Primary Elec. Service Upgrade (03H1M)
Harvey Hall	Doors, Locks and Hardware have security concerns - (Campus Rekeying-04A4S)
Fryklund Hall	Doors Locks and Hardware have security concerns - (Campus Rekeying-04A4S)
Bowman Hall	Roof, Shingles leaking and have blown off (Roof Replacement-02L1Q)
Bowman Hall	Gutters/Downspouts, Exposed (02L1Q)
Bowman Hall	Toilet Partitions - are in very poor condition, No accessible restrooms in the building. (Accessible Restrooms-04C1W)
Bowman Hall	Doors Locks and Hardware have security concerns - (Campus Rekeying-04A4S)
S&FC – jfh	Roof, (Built-up Bituminous) is leaking. (JFH Roof Replacement-03K2N)
S&FC – jfh	Doors, Hardware and Locks have security concerns. - (Campus Rekeying-04A4S)
S&FC - phy ed	Interior Floor Finishes, Athletic (Wood) Racquetball court #4 (03H2T)
S&FC - phy ed	Interior Floor Finishes, Athletic (Synthetic) - MPR (03H2T)
S&FC - phy ed	Interior Floor Finishes, Paints and Coatings - MPR Striping (03H2T)
S&FC - phy ed	Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Voc. Rehab.	Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Child Study	Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Home Econ.	Doors, Hardware and Locks have security concerns - (Campus Rekeying -04A4S)
Millennium	Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
LLC	Doors, Hardware and Locks have security concerns - (Campus Rekeying -04A4S)
Jarvis SW	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Jarvis TW	HVAC, Fiber Ductwork breaks and leaking needs to be replaced with sheet metal ductwork(Fiber Ductwork Replacement #03J1H)
Jarvis TW	Exterior Doors, Hardware & Locks have security concerns - (Campus Rekeying-04A4S)
Micheels	Exterior Doors, Hardware & Locks have security concerns - (Campus Rekeying-04A4S)
Admin.	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Applied Arts	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Heat Plant	Heat Generation, Boiler #1 needs replacement, is too small and insulation is bad. (Boiler #1 Replacement-03J2L)
Heat Plant	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Heat Plant	Electrical, Emergency Generator is to small to run all equipment in an emergency. (Emergency Generator Upgrade-03I1U)

Heat Plant Add.	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Comm. Tech	Roof Coverings, Membrane is leaking, and has been repaired several times. (02K1U)
Comm. Tech	Roof Coverings, roof pavers are deteriorating. (02K1U)
Comm. Tech	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Student Health	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying -04A4S)
LST House	Roof Coverings, Shingles & Membrane are deteriorating and need replacement. (02K1P)
LST House	Exterior Windows, Wood (17 basement, 30 1st Floor, 34 2nd Floor, 8 3rd Floor) - Ext. Door & Window Study (04A2Q)
LST House	Exterior Doors, Wood - Ext. Door & Window Study (04A2Q)
LST House	Exterior Doors & Windows, need paint but in some areas are deteriorated beyond fixing with paint repairs.
McCalmont	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
Stadium	Exterior Doors, Hardware & Locks have security concerns - (Campus Rekeying-04A4S)
General Ser.	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
University Ser.	Exterior Doors, Hardware and Locks have security concerns - (Campus Rekeying-04A4S)
UTILITY	Manholes, Steam Pits #6,#8,#13,#14,#15,#17, need new tops or masonry repairs (Steam Pit Repair -02L1S)
UTILITY	Manholes, Steam Pits #19 & #26 walls are deteriorating and needs repair. (Steam Pit Repair-02L1S)
UTILITY	Manholes, Electrical Pit #7, Top is deteriorating and needs replacement. (02L1S)

Filter #3: Unfunded Maintenance Issues with Planned Project Solutions

All issues sorted by filter #3 are items that are included in major projects, such as Home Economics –HVAC (4 issues), S&FC jfh –HVAC (2 issues), Jarvis SW (12 issues), or will be addressed in future years, Sports and Fitness Center.

Building	Issues
S&FC – jfh	HVAC Distribution, Packaged AHU are old and do not allow for chilled water coils.
S&FC – jfh	HVAC Instruments/Controls, Pneumatic are obsolete & need to be up-dated to DDC.
Home Econ.	HVAC, Reheat Coils have more fins/inch than needed and have a high-pressure differential prohibiting airflow.
Home Econ.	HVAC, Packaged AHU's are not able to supply the required air.
Home Econ.	HVAC, Ductwork is too small in some areas to supply the air required.
Home Econ.	Building Instruments Controls & EMS, need updating to electronic, old controls are out dated and hard to get.
Jarvis SW	Exterior Doors, need replacement and frames are rusting out.
Jarvis SW	Toilet Partitions, need replacement and restrooms are not accessible to handicapped.
Jarvis SW	Ceiling Finishes, Acoustical (Suspended) tiles on 2nd & 3rd floors are sagging and in poor condition.
Jarvis SW	Interior Finishes, needs painting in all public areas.
Jarvis SW	Storm Water, Sump Pumps have high maintenance requirements, are old and parts hard to find.
Jarvis SW	HVAC Distribution, all AHU's are not large enough to meet today's code requirements
Jarvis SW	HVAC, Ductwork is fiber duct and constantly breaks and needs repair.
Jarvis SW	HVAC, Fume hood exhaust fans have high maintenance and capacity concerns.
Jarvis SW	Electrical Distribution, Panels are full and need additional circuits capacity.
Jarvis SW	Electrical, Emergency Generator is old and parts not available if it fails.

Jarvis SW	Controls & EMS System, are old (parts are hard to find) needs updating to DDC.
Jarvis SW	Furnishings, Fixed Seating is old and broken unable to replace broken parts, tiered classrooms do not meet code requirements.

Filter #4: Unfunded Maintenance Issues without Planned Project Solutions

Most of the issues sorted by filter #4 will be addressed as Small Projects on an as needed basis. Some will likely be combined as future AAPR's beyond 05-07.

Building	Issues
Harvey Hall	HVAC Instruments/Controls, Pneumatic
Harvey Hall	Storm Water, piping requires constant repairs.
Harvey Hall	Sanitary Waste, piping requires constant repairs.
Harvey Hall	Fire Protection, Stand Pipe System has code concerns.
Harvey Hall	Special Controls, Building Automation System
Harvey Hall	Electrical System, Emergency Generator parts are becoming unavailable.
Harvey Hall	Exterior Doors & Jambs (Wood) on south and west need to be replaced.
Harvey Hall	Exterior Stairs, Concrete at south entry is cracked and moving.
Harvey Hall	Toilet Partitions are old, rusty and becoming unsafe.
Harvey Hall	Wall Finishes, Paint in public areas and offices is peeling and cracked.
Harvey Hall	Ceiling Finishes, Panels in most classrooms are chipped, broken or cracked.
Harvey Hall	Terrazzo on stairs and hallways is much worn in traffic areas.
Harvey Hall	Floor Finishes, (Glass Block in 3rd & 4th hallway floors) are broken and loose.
Harvey Hall	Floor Finishes, Carpet is approx. 25% needs to be replaced.
Fryklund Hall	Exterior Lighting, floods, wall packs and cans frequently fail and need to be replaced.
Fryklund Hall	Communication, Data Systems needs up-grading to CAT 6
Bowman Hall	Toilet Partitions - are in very poor condition, rusty and unsafe.
Bowman Hall	Water Supply, Piping in poor condition
Bowman Hall	Water Heater, steam coils need replacement.
Bowman Hall	Steam & Condensate Pipe Insulation contains (ACM)
Bowman Hall	Steam Pressure Regulating Valves (PRV) are failing.
Bowman Hall	Exterior Lighting floods and wall packs fail frequently.
Bowman Hall	Fire Alarm and Smoke Detection Systems is obsolete
Bowman Hall	Communication, Data Systems needs up-grading to CAT 6
S&FC - jfh	Exterior Doors & Jambs are rusting out.
S&FC - jfh	Interior Floor, Resilient Tile contains (ACM)
S&FC - jfh	Ceiling Finishes, (Suspended & Applied) deteriorated and broken.
S&FC - jfh	Water Heater Tank & Steam Coils are 40 years old, thin in spots and tank insulation contains asbestos.
S&FC - jfh	Electrical, Panel boards are old, full and new breakers are not available.
S&FC - jfh	Exterior Lighting (Wall Packs) lens are discolored coming off and are high maintenance items.
S&FC - jfh	Fire Alarm Systems is not addressable.
S&FC - jfh	Data Wiring, Existing CAT 3 & CAT 5 need to be up-graded to CAT 6.
S&FC - phy ed	Communication, Data Systems needs up-grading to CAT 6
Voc. Rehab.	Exterior Walls, need to be tuckpointed.
Voc. Rehab.	Interior Floor Finishes, Resilient Tile contains (ACM)
Voc. Rehab.	Domestic Water Supply, Insulation contains (ACM) and requires repairs.
Voc. Rehab.	Steam Pressure Regulating Valves (PRV) west side is not functioning properly and needs repair
Voc. Rehab.	Communication, Data Systems needs up-grading to CAT 6
Child Study	Interior Floor Finishes, Resilient Tile contains (ACM)
Child Study	Handicap Lifts, for basement access does not meet code requirements.
Child Study	Communication, Data Systems needs up-grading to CAT 6

Home Econ.	Electrical, Low voltage switching in classrooms is wearing out and parts are not available.
Millennium	Voice and Data Communications needs upgrading to CAT6.
LLC	Building Roof needs replacement, leaks are starting to occur and requires extensive
LLC	Sanitary Piping, is splitting (defective pipe) causing leaks.
LLC	HVAC, Return fans on systems 1 & 2 are under capacity and need larger motors.
LLC	Lighting, Entry and public areas are dark, can type fixtures need updating/replacement.
LLC	Electrical, Primary transformer is excessively noisy and could fail at anytime.
LLC	Fire Alarm Systems, is obsolete, non-addressable and needs replacement.
LLC	Voice and Data Communications needs upgrading to CAT6.
Jarvis SW	Exterior Walls, (Expansion Joints) need caulking.
Jarvis SW	Voice and Data Communications needs upgrading to CAT6.
Jarvis TW	Storm Water Piping, during heavy rains backs up in room 170 (parquet wood floor)
Jarvis TW	EMS Systems, panel need to be up dated to DDC
Jarvis TW	Pneumatic Controls, need to be up dated to DDC
Jarvis TW	Interior Floor Finishes, Synthetic and parquet flooring in rooms 157 & 170 is deteriorating, coming loose and needs repair/replace
Jarvis TW	Voice and Data Communications needs upgrading to CAT6.
Jarvis TW	Exterior Walls, Masonry (Expansion Joints & Parapet Caps)
Micheels	Floor Finishes, carpeting in 290,292,294, and 2' x 2' carpet tile in labs.
Admin.	Exterior Walls, Masonry (Expansion Joints)
Admin.	Toilet Partitions, are old and starting to rust.
Admin.	Floor Finishes, carpeting in 103 & 203 areas is showing wear.
Admin.	Interior Walls, on south stairwell plaster and paint is deteriorating.
Admin.	Interior Walls Partitions, allow sound transmission and disrupt adjacent activities.
Admin.	Refrigeration, Chiller is old (1970) and needs replace/rebuilt.
Admin.	Refrigeration, Cooling tower is old (1970) and needs replace/rebuilt.
Admin.	HVAC Distribution, AHU on 3rd floor needs new bearings and shaft.
Admin.	HVAC Distribution, System for 1st-3rd floor was designed as a ceiling plenum and dose not work.
Admin.	HVAC Controls, Pneumatic controls need up dating to DDC.
Admin.	Electrical Distribution, Panels are full and need additional circuits capacity.
Admin.	Communication, Voice and Data cabling needs up dating to CAT6.
Admin.	Building Automation System, needs to be up dated to DDC.
Applied Arts	Exterior Walls, Masonry (Expansion Joints)
Applied Arts	Ceiling Finishes, Acoustical in corridors is in very poor condition.
Applied Arts	Sanitary Waste, operations in rooms 120 & 121 frequently plug, need a collection pit.
Applied Arts	Communication, Voice and Data cabling needs up dating to CAT6.
Heat Plant	Boilers #2, #3, & #4 need new steam non-return stop valves.
Heat Plant	Coal scale needs replacement
Heat Plant	Exterior Walls, Chimney inspection inside and out for masonry problems.
Heat Plant	Softener and Dealers need replacement, leaks.
Heat Plant	Rebar rusting in northeast area by coalbunker.
Heat Plant	Replace Feed water suction line from DA to feed pumps (leaking)
Heat Plant	HVAC Instruments/Controls, need to be upgraded to DDC.
Heat Plant	Branch Lighting, Replace incandescent lighting.
Heat Plant	Communication, Voice and Data cabling needs up dating to CAT6.
Heat Plant Add.	Communication, Voice and Data cabling needs up dating to CAT6.

Heat Plant Add.	Branch Lighting, Replace incandescent lighting.
Comm. Tech	Exterior Walls, walls and windows caulked joints are leaking
Comm. Tech	Interior Wall Finishes, wall carpet is coming loose needs to be repaired/replaced.
Comm. Tech	Energy Supply, both steam PRV's are not working correctly and need repair/replacement
Comm. Tech	HVAC Distribution, rooms 29,130,116 & 113 is inadequate, need fume hoods, more supply & exhaust
Comm. Tech	Communication, Voice and Data cabling needs up dating to CAT6.
Student Health	Exterior wood stairs on the east side need repair/replacement Stairs.
Student Health	Toilet Partitions, new ones are needed.
Student Health	Plumbing Fixtures, Restrooms and Drinking Fountains are not handicapped accessible.
Student Health	HVAC Distribution, does not have outside air supply and entire system needs replacement
Student Health	Communication, Voice and Data cabling needs up dating to CAT6.
LST House	Exterior Shell, Top of chimneys are deteriorating, falling off and need replacement.
LST House	HVAC Distribution, AHU's do not supply outside air.
LST House	Building Controls and EMS panels need updating to DDC.
LST House	Restrooms do not meet accessible requirements
LST House	Communication, Voice and Data cabling needs up dating to CAT6.
McCalmont	Restrooms do not meet accessible requirements and fixtures need replacement.
McCalmont	Domestic Water Storage Tank, is rusting out and contains asbestos.
McCalmont	Energy Supply, Chilled Water pipes and insulation on 1st floor have mold on them.
McCalmont	Fire Alarm Systems, devises are old, parts are not available and not addressable.
McCalmont	Building Controls and EMS panels need updating to DDC.
McCalmont	Communication, Voice and Data cabling needs up dating to CAT6.
General Ser.	Exterior Doors & Frames, on south and west side of building are rusting.
General Ser.	Men's Restrooms do not meet accessible requirements.
General Ser.	HVAC Controls, need up dating to DDC.
General Ser.	Communication, Voice and Data cabling needs up dating to CAT6.
General Ser.	Loading Dock doors need to be wider.
General Ser.	Equipment, Loading Dock levelers need repair/replacement.
University Ser.	Roof Coverings, Membrane needs repairs, seams and seals coming loose.
University Ser.	Fire Alarm Systems, needs up dating - not addressable.
University Ser.	Halon Fire Suppression system needs to be replaced with code complying system.
University Ser.	Communication, Voice and Data cabling needs up dating to CAT6.
UTILITY	Additional Lighting on 13th Ave. between 2nd & 3rd Street.
UTILITY	Additional Lighting on 18th Ave. between 2nd & 5th Street.
UTILITY	Chilled Water Line between H.E., L.L.C. & Com. Tech. is deteriorated and leaking.
UTILITY	Storm Drain on west side of tennis courts to stop erosion on adjacent hill.
UTILITY	Repair of storm drains on Nelson Field including city drain from 5th Street to prevent flooding.
UTILITY	Central Chiller System, (zone 1-H.E.,L.L.C.,Com. Tech.) to replace H.E.'s poor chiller (03-05 #10) and underground piping leaks.

Site	Site Development, Retaining Wall southwest of University Services. Shifting away from building.
Site	Tennis Courts need resurfacing, patching and striping.

ALL AGENCY PROJECT LIST 2005-2007

Listed first are issues that are currently unfunded 03-05 AAPR's. These are all still much needed projects and should be carried over to 05-07 if not funded sooner. A "Central Chiller" project is preferred in place of the chiller/cooling tower items. If a "Central Chiller" is considered in zones, the four buildings mentioned with chiller/cooling tower problems would be in two different zones.

The second list of issues is items that were not filtered by the four filters in part B above. These issues are what make up the new items for our 05-07 AAPR's.

List 1: Carry-over All Agency Project Requests

Building	Issues
	Cooling Tower & Chiller, are old, obsolete and difficult to find parts for. 03-05 #13 option Central Chiller
Voc. Rehab.	Roof Coverings, (Built-up Bituminous) on west side needed repairs. 03-05 #6
Home Econ.	Chiller is in poor condition, contains CFC's, Tubes are plugged, and evaporator shell is rusting out. - 03-05 #10 option Central Chiller
Home Econ.	Interior Floor Finishes, Resilient Tile contains asbestos, is showing wear, and is coming loose in all public areas. - 03-05 #8 VAT Replacement
Jarvis SW	Cooling Tower rusting, deteriorating and needs replacement. - 03-05 #11 option Central Chiller
Jarvis SW	Building Chiller is in poor condition, contains CFC's and some condenser tubes are plugged. - 03-05 #11 option Central Chiller
Admin.	Interior Ceiling, Acoustical tile and grid on 1st-3rd floors are in poor condition, tile is an ODD size, hard to replace, grid does not allow for correct lighting - 03-05 #9
Admin.	Branch Lighting, Fluorescent fixture on 1st-3rd floors are single tube and ceiling does not allow for proper placement - 03-05 #9
Admin.	HVAC Distribution, Diffusers and Grilles will need to be replaced with ceiling.- 03-05 #9
Applied Arts	Energy Supply, Chilled Water Systems (Pumps) - 03-05 #12 option Central Chiller
Applied Arts	Refrigeration, Cooling Tower (1972) is showing rust and needs media replacement - 03-05 #12 option Central Chiller
Applied Arts	Refrigeration, Chiller (1972) is old, contains CFC's and needs replacement - 03-05 #12 option Central Chiller
LST House	Exterior Doors & Windows, very poor fit, cold and drafty, not energy efficient, pre 1900. 03-05 #9 Ext. Door & Window Study (04A20)

List 2: New All Agency Requests for 2005-2007

	Issues
Harvey Hall	Built-up AHU (Basement, 1st, 2nd floors) is 1916 vintage and has code problems.
Harvey Hall	HVAC ducts, diffusers and grilles serving basement, 1st & 2nd floors are inadequate
Harvey Hall	Condensate Return Piping is leaking underground.
Harvey Hall	Energy Supply, Steam Piping has many repairs, is thin and needs replacement.
Harvey Hall	Electrical, Building wiring is very old, insulation is coming off.
Harvey Hall	Electrical, Panel boards are obsolete and parts in short supply.
Harvey Hall	Communication, Data Systems needs up grading to CAT 6. MDF room ventilation.
S&FC - phy ed	Roof Coverings, (Elastomeric Sheet) over MPR has been patched several times, flashing leaks and pavers are deteriorating
Home Econ.	Toilet Partitions, This building has no restrooms that are accessible to handicapped.
Home Econ.	Data Communications needs upgrading to CAT 6.
Applied Arts	Toilet Partitions, are old, rusty and restrooms do not meet accessible requirements
McCalmont	Exterior Walls, are badly in need of caulking and tuckpointing.
McCalmont	Exterior Windows, Frames are old and leak excessively.
UTILITY	Manholes, Steam Pit #11 walls and tunnel are collapsing and needs repair/replacement.
Site	Site Lighting, Sports Lighting-Nelson Field need replacement (Lights and Ballasts failing)
Site	Running Track needs replacing, old track including base is deteriorating.

All Agency Priorities by Category

The following breakdown of new All Agency projects are those that are seriously in need of funding during the 05-07 biennium. These projects have been reviewed to determine if they can be postponed or delayed and have been found to need resolution in the near future. The projects are listed in priority order within the grouping that describes the type of project. Priorities were set through visual inspection of the areas proposed and discussion with a team of staff members who have an understanding of the scope and necessity for these projects. In many cases it was difficult to set one project ahead of others because the priorities were equal, thus it should not be assumed that there are great differences between some of these priorities.

A. Facilities Maintenance & Repair

The following AAPR lists 6 projects in priority. These projects require a solution in the next biennium.

SPORTS & FITNESS CENTER	MPR Roof Replacement
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This roof has about 51,000 square feet of surface covering an indoor running track, four tennis courts, four basketball courts, three pole volt pits and two long jump pits. The roof was installed in 1987 and has had several repairs to the membrane and flashing due to leaks. Recent repairs have indicated that the adhesive on the membrane and the membrane are starting to deteriorate. In addition, the concrete pavers (ballast) are starting to crumble and need replacement.

HARVEY HALL	Electrical & HVAC Renovation
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This building was constructed in 1916 and most of the electrical panels and breakers are old and hard to find. They are also undersized for today's load and more circuits are needed to support the buildings electrical needs. Much of the wiring is original with a 2-wire ungrounded system and the insulation on this old wire falls off when the system is worked on. This project will replace the entire building electrical panels, breakers and wiring.

The steam and condensate piping is a low-pressure steam system, installed in 1916, with the steam supply served from Bowman Hall. The steam supply and condensate piping is threaded pipe and has again recently been repaired. Some of the building condensate lines are underground with a vacuum system and this system is now leaking. This project will replace the building steam service and the building heating system from steam to hot water.

AHU #1 and AHU # 2 and related duct systems, installed in 1916, are now obsolete. These air-handling units now serve the basement, first floor, and second floor. Third floor and forth floor systems were remodeled in the early nineties when new air handling units and heating systems were installed on these floors. Parts to AHU # 1And AHU #2 are no longer available; the system is difficult to control, and is not capable of meeting today's code requirements. This project replaces the air handling units, related ductwork, coils, and heating system for the basement, first and second floors.

McCalmont	Window Replacement, Tuckpointing and Caulking
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The window frames are past their life expectancy, have leaks and are not energy efficient. The exterior walls are in need of Repair; expansion joints are starting to leak; much of the masonry has cracks that need repair; and mortar joints need to be repaired.

HOME ECONOMICS	ADA Restroom
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This classroom building was constructed in 1973. At the time of construction, the restrooms met the minimum size requirements for handicapped accessibility. Since that time, code requirements have gradually changed and now this building does not have any restrooms that meet code size requirements. This campus has an important program in vocational rehabilitation and the percentage of handicapped students with disabilities is growing with 53 students reporting mobility problems. Therefore, it is critical that the buildings on campus be accessible to them. This project will install at least one handicapped restroom on each floor of the building.

APPLIED ARTS	ADA Restroom
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This classroom building was constructed in 1972 and at the time of construction, the restrooms met the minimum size requirements for handicapped accessibility. Since that time, code requirements have gradually changed and now this building does not have any restrooms that meet code size requirements. This campus has an important program in vocational rehabilitation and the percentage of handicapped students with disabilities is growing with 53 students reporting mobility problems. With more students with disabilities, choosing larger motorized chairs it is critical that the buildings on campus be accessible to them. This project will install at least one handicapped restroom on each floor of the three floors in this building.

HARVEY HALL & HOME ECONOMICS	CAT 6 Upgrade
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Updating the cabling infrastructure and telecommunication closets in the Harvey Hall and Home Economics buildings, will address the needs of current computing technology. Replacement of CAT 3, CAT 5, and older wiring will allow the building infrastructure to provide improved performance and reliable service. UW Stout is a laptop campus and updating the computer technology for students has put more dependence on the infrastructure in these buildings. The Math Department in Harvey Hall utilizes software requiring much more computing power than in the past. The English and Technical Writing areas utilized more graphics creation software that again requires additional bandwidth.

The Home Economics building houses departments that involve textile design that has changed tremendously in current years. Pattern making and other methods have converted to specific technologies that require additional bandwidth.

The telecommunication rooms where these cables are terminated need additional ventilation to dissipate heat buildup and the cables need to terminate to patch panels to state standards.

B. Programmatic Remodeling & Renovation

No projects fall into this category for the 05-07 biennium **as a maintenance item**. Many maintenance issues will be addressed if other major remodeling projects are funded, Home Economics –HVAC (4 issues), S&FC jfh –HVAC (2 issues), Jarvis SW (12 issues).

C. Utilities Repair & Renovation

Three projects fall into this category for the 05-07 biennium. One of the AAPR for this category addresses problems with our main steam loop tunnel.

SITE UTILITIES	Steam Pit #11 Repair
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Inspection of this steam pit during our annual steam shutdown revealed that the steam pipes and bracing in this pit are rusting excessively because of the high humidity and lack of ventilation. In addition, the steam lines coming in and out of the steam pit are enclosed in open box type construction and the top of the box construction has collapsed on top of the steam lines.

ATHLETIC FIELDS/ROPES COURSE	Outdoor Running Track Replacement
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The existing running track base was installed in 1969 and the running surface has been replaced, repaired, resealed, and re-stripped over the years. The base under the track is now showing signs of advanced deterioration and the track surface installed in 1988 is in need of replacement. This project will remove the old track including base, drainage system, and track surface and install a new running track system.

ATHLETIC FIELDS/ROPES COURSE	Nelson Field Lighting Replacement
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The lighting system and fixtures were installed in 1972 when the field was used primarily for football. Nelson Field is used for classes and as a varsity soccer and practice field for both football and soccer. The lighting is now over 32 years old and many of the ballasts have failed and been replaced in the last several years. This lighting system has four poles with 32 lights each for a total of 128 lights (1000 watts each) and is not as efficient as lighting fixtures designed today. A new system would be more energy efficient, cost less to maintain, have fewer fixtures, and provide better field lighting.

D. Health, Safety, & Environmental Protection

No projects fall into this category for the 05-07 biennium.

E. Equipment

Some equipment needs have been incorporated into major projects. There are not any AAPR's in this category for the 05-07 biennium.

• **APPENDIX**

Appendix A: Principles For Physical Planning

AT UW-STOUT

UW-Stout uses the following principles to guide the planning process for the buildings and other physical facilities that serve the academic and support programs and services of the university's mission.

1. To create a physical environment that contributes aesthetically and functionally to the overall educational experience.
2. To make optimal use of existing facilities through renovation, conversion and remodeling whenever possible.
3. To manage campus space as a university-wide resource to be reallocated as program size and staffing needs change.
4. To plan facilities on the basis of demographic information, current and projected program demand, and enrollment projections.
5. To protect the investment in campus facilities through a rigorous repair, maintenance and energy conservation program.
6. To safeguard the health and safety of students and employees by giving priority consideration to correction of health and safety code violations.
7. To meet the facility, transportation and circulation needs of all types of students, including residence hall students, commuting students, students with disabilities, and non-traditional students.
8. To consider the operating cost impact of new or re-designed facilities.
9. To limit increases in student user fees resulting from fee-supported (self-amortizing) capital projects.
10. To attempt development compatible with the surrounding community through joint university/community planning.

Appendix B: Campus Space Management Policies and Procedures

Campus Space Management Policies

1. UW-Stout views its space as a valuable resource to be used and managed effectively and efficiently in fulfilling the university's special mission to the state.
2. Space is a university-wide resource, subject to reassignment and reallocation in response to the changing needs of campus units.
3. Priorities established for the use of campus facilities give precedence to scheduled instruction and appropriate use.
4. Priority for offices is given to faculty and staff employed at half time or more. Individuals with split assignments should not have more than one office.
5. The relationship between capital budget expenditures and operating budget costs must be recognized, since readily measured short-term savings in either one can have long-term costs in terms of student and/or institutional outcomes.
6. Final decisions on space assignments are made by the Chancellor, in consultation with the Provost and Vice Chancellor, based on analyses prepared by the Office of Budget, Planning and Analysis.

Campus Space Management Procedures

1. Continuously monitor and evaluate space use from the perspectives of quantity, quality and appropriateness for its occupants.
2. Maintain a facility database to provide timely, useful information for analyses and decision-making.
3. Schedule, allocate and reallocate space resources to respond to identified changing needs.
4. Locate functions with similar responsibilities, needs and activities in adjacent areas in order to enhance effectiveness and to reduce duplication of facilities, equipment and staff.
5. Forward all requests for space modification to the Office of Budget, Planning and Analysis to ensure that desired changes are congruent with comprehensive campus physical development plans.
6. Describe in the university's space plan the space-related issues that cannot be resolved by the campus's own resources and that require resolution through capital budget action.

Appendix C: North Campus Master Plan Summary and Update

Updates to the original plan are shown in bold italics. Adjustments to the original master plan reflect changes in economic conditions as well as campus and student needs, while maintaining the integrity and intent of the original plan.

Background

In the Summer of 2000 the University hired HSR Associates and ESG (Architectural Groups) as consultants to help UW-Stout, UW-System, and the State of Wisconsin develop a plan for the North Campus area (including all residence halls, Tainter Dining Hall and the Student Health Services Clinic) that addresses aging and outdated residence halls, recreation space, parking, and other space needs. A North Campus Master Plan Committee was created with broad student and employee representation. The committee spent a great deal of time working with the consultants in developing a comprehensive master plan for the North Campus. ***Modifications have been made to the original plan as student needs and economic conditions have changed. However, the issues to be addressed remain the same.***

Issues the North Campus Master Plan were to address include:

- Evaluate the infrastructure, mechanical, fire safety, and accessibility conditions of all North Campus buildings (except the Louis Smith Tainter House) and provide recommendations for renovation, removal, or replacement.
- Help develop a “North Campus Identity.”
- Recommend types of housing which should be offered to residence hall students.
- Evaluate and provide recommendations to meet the needs of North Campus students in the areas of recreation spaces, parking, meeting areas, and the like.

Process

The first task of the consultants was an information and analysis-gathering phase. They looked at national student housing trends. They also sought information from focus groups of current students and campus departments. Following is a partial listing of focus groups:

- Student government leaders
- Current students
- Housing & Residence Life staff
- University Dining Service
- University Recreation
- Student Health Services
- University Police and Parking Services
- Physical Plant and SLS Facilities Management
- City officials

Following the information-gathering phase, the consultants drafted three possible plans which were presented for comment to the Chancellor’s Advisory Council, at several Public Forums (open to both the campus and the community), and to UW-System & DFD staff in Madison. From this feedback, the North Campus Master Plan was developed.

Updates to the original plan are shown in bold italics. Adjustments to the original master plan reflect changes in economic conditions as well as campus and student needs, while maintaining the integrity and intent of the original plan.

● **Master Plan Recommendations**

This master plan, as seen on the attached map, redefines North Campus and creates an innovative community that addresses the changing demands of college students of today and tomorrow. With this plan, North Campus becomes primarily a “move-up” community for juniors and seniors, with some sophomores and possibly some freshmen. Housing & Residence Life programs in this community will be tailored to these upper level students.

Specific elements of the plan include:

- The outdated JTC complex is to be razed and replaced with a multifunction facility. This could possibly include a new visitor center for UW-Stout, a relocated health center, meeting areas, and/or indoor recreation/leisure space. The lakefront property can then be redeveloped into green space.
- A new dining facility to be attached to Hovlid Hall. This new dining facility will include space for work groups, meetings, gatherings, and recreation space for student use. With innovative and careful design and construction, the new dining facility may be able to capture some of the lake views from within the Inner Court. The Broadway Street side of the dining facility provides a welcoming view to the general public and provides for further development of the main gateway to downtown Menomonie and to UW-Stout.
- ***Hovlid Hall will be replaced with a new 200-bed suite style residence hall that includes a dining facility to replace the existing dining facility in the JTC complex. Both Hovlid Hall and the JTC complex will be razed.***
- Renovation of Wigen, Hovlid, and Fleming Halls. The remaining existing residence halls will house a combination of single occupancy and double occupancy rooms in a traditional arrangement; with a bathroom/shower area, computer room and/or lounge per floor, and perhaps a kitchen.
- ***Hovlid Hall will be replaced with a new 200-bed suite style residence hall that includes a dining facility to replace the existing dining facility in the JTC complex. Both Hovlid Hall and the JTC complex will be razed. Plans for renovation of Wigen and Fleming Halls continue.***
- Construction of new residence hall buildings West of 2nd Street W. The new residence halls will be a combination of “suite style” and “apartment style” buildings in a less traditional and more private arrangement. These may contain private kitchens, living areas, and bathrooms. Each style of building will incorporate appropriate lounges, computer areas, laundries and other types of student services. The blocks between Third and Fourth Streets West will have low-rise residential scale “apartment style” residence halls, providing the most privacy in the least traditional arrangement in the master plan. These buildings are intended to reflect the image of some of the attractive local homes in the area.

- Development of a residence hall mall area and recreation spaces. The blocks between Broadway and Second Street West will create an outdoor student mall. The area between Second and Third Streets West will have a central recreation area with volleyball and basketball courts along with general-purpose green space. The “inner court” formed by the existing and new residence halls will be an area for student interaction. It is also an area for outdoor dining, dances, performances and community activities. The volleyball and basketball courts provide for visible one-on-one and small group athletic interaction. The Inner Court also provides an area for organized recreation programs and organized student interaction within the residence halls. The plan also includes a general-purpose green area for informal, non-structured activities.
- ***Development around new and renovated residence hall facilities will provide a combination of recreation and general-purpose green space. Opportunities for volleyball, basketball, outdoor dining, dances, and community activities will be provided for by patios, green space, and designated recreational space. General-purpose green space will also provide an area for informal, non-structured activities.***
- Parking and traffic. In this plan, parking is pulled to the perimeter of North Campus to keep pedestrian and vehicular traffic separate. As the campus has made a commitment to providing adequate parking for students, the plan seeks to provide additional parking in the area.
- Creating a community. The entire community on North Campus will be tied together with a major “link” extending from the west parking lot, through the apartment/suite style residence hall, across the “inner court” through the new dining facility, and across the existing “bridge” to the new multipurpose facility. The path would be developed with small seating and “break-out” areas for informal discussion, study, and gathering. Each time the path encounters a building or an intersection, an opportunity is created to incorporate a “way-finding” sign, sculpture, or structure. These might include a clock tower, fountain, or a replica of another significant piece of architecture to reflect the history of Menomonie or UW-Stout. The fact that the link extends “through” buildings helps promote the idea of the whole North Campus being a community and maintains the integrity of the link. The link then ties with, and further develops, the previously created “student north/south corridor” which extends all the way to South Campus.

This plan extends the existing campus boundaries west to the top of the crest, which drops down to the ConAgra/Swiss Miss facility. With this additional area, the plan encompasses enough space to provide for future housing and important recreation and parking needs for the North Campus.

Within the defined purposes and concepts presented in this plan, there is flexibility to allow variations to adjust for changing student demands. There is flexibility to allow development of the ideas of future students, planners and designers. There is flexibility to allow cooperative efforts between the University and the private sector. Each project undertaken during implementation of the master plan will further refine and develop the various aspects related to its program, and to the piece of the master plan it supports.

North Campus Master Plan Phasing & Cost Estimates

University of Wisconsin-Stout North Campus Master Plan Phasing & Costs (Revised 1/04)

Phase I (Years 1-4)

The initial phase will consist of building a new 300-bed suite style residence hall to replace JTC Hall and replace Hovlid Hall with a new 200-bed suite style residence hall that includes a food service facility.

• Phase I Cost Estimates	
New 300-bed suite style residence hall	\$16,694,000
New 200-bed suite style residence hall with food service facility	\$12,800,000
Removal of Hovlid Hall	\$ 350,000
MEP upgrades	<u>\$ 100,000</u>
	Total Phase I
	\$29,944,000

Phase II (Years 5-7)

The addition of a new dining facility and additional housing spaces during Phase I will allow us to close and raze JTC in Phase II. Phase II will include the development of parking and recreational spaces on the north campus along with major upgrades of Wigen and Fleming Halls.

• Phase II Cost Estimates	
Removal of JTC Hall	\$ 470,000
Development of recreational space	\$ 97,500
Development of parking	\$ 760,000
Wigen & Fleming upgrades	<u>\$4,000,000</u>
	Total Phase II
	\$5,327,500

Phase III (Years 8-9)

Phase III will include a 160-bed addition to the 300-bed suite style residence hall completed in Phase I along with additional parking and MEP upgrades.

• Phase III Cost Estimates	
160-bed addition to 300-bed suite style residence hall	\$11,000,000
Additional parking	\$ 200,000
MEP upgrades	<u>\$ 100,000</u>
	Total Phase III
	\$11,300,000

Phase IV (Years 10-12)

With housing projects completed Phase IV will focus on building the multiuse facility on the former JTC site, developing associated parking lots and completing necessary MEP upgrades.

• Phase IV Cost Estimates	
Multiuse facility on JTC site	\$5,580,000
Parking lot development	\$ 100,000
MEP upgrades	<u>\$ 100,000</u>
	Total Phase IV
	\$5,780,000

Total North Campus Master Plan \$52,351,500