UNIVERSITY OF WISCONSIN-STOUT

CAMPUS PHYSICAL DEVELOPMENT PLAN

2007 – 2013

Prepared by:

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

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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 7,180 for the year 2006. This development plan identifies the physical facilities needed to accommodate this enrollment level and anticipated program offerings.

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CAMPUS PHYSICAL DEVELOPMENT PLAN - EXECUTIVE SUMMARY

The University of Wisconsin-Stout's Campus Physical 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 7,180 for 2006 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. As of the fall of 2005, all undergraduate students became part of the laptop or E-Scholar initiative. Stout's E-Scholar program provides exceptional training and support for this use of technology as a tool for teaching and learning.

By fall 2006, UW-Stout will make a decision whether to seek formal designation as the UW System's Polytechnic Campus. 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 both employer and societal needs. New programs in Management, Information Technology, Special Education and Golf Enterprise 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 technical colleges. UW-Stout currently offers an increasing array of online courses and degree completion programs, including graduate programs in Vocational Rehabilitation and Technology Management. An M.S. in Manufacturing Engineering will be offered in fall 2006.

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 300-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. Space for speech and theater instruction and performance is severely limited by the lack of an operational theater on campus.

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 central Menomonie results in very limited 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 major 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 the objective of 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 campus boundaries. It will be revised when new boundaries are reviewed and approved.

Building Space: UW-Stout building space is a university-wide resource that is reallocated as 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. Current space and facility limitations make it more difficult to offer dynamic programs responsive to current needs and expectations. For example, although all of the teacher education programs were brought together in the new School of Education in 2002, current space limitations make it impossible to house the entire teacher education faculty, classrooms and laboratories together.

New and growing programs and new technologies require different types of spaces, especially for science and technology, information and communication technology and teacher education-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 analyses demonstrate serious concerns with the current classroom inventory. Also, several UW-Stout academic buildings are of an age where there are serious infrastructure concerns.

In addition, there are severe space and facility limitations in provided student support services. UW-Stout offers students extensive support in the areas of admissions, financial aids and student health services, as well as services for special student segments including multicultural students, disabled students and international students. Space limitations in these areas make it inconvenient for students to access these services.

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.

The Harvey Hall has seriously deteriorated over the years. The building infrastructure, including electrical, HVAC, plumbing, fire protection and telecommunications, has severely hampered the ability to provide quality instruction to students. Many Harvey Hall classrooms are outdated and require renovation. Infrastructure upgrades will 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 as part of the Jarvis Hall Science Wing Renovation and Addition project, there will be an opportunity to functionally align programs within Harvey Hall.

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 provide an opportunity to provide careers and services through newly developed programs. These programs must be integrated spatially 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. With some remodeling, the aging Home Economics Building could be a renowned center of excellence. To accomplish this, the campus will identify space for Apparel Development and Design, Retail Merchandise and Management programs, currently housed in the Home Economics building. Not only will this make necessary space available for the School of Education, but will also place these programs in appropriate locations (Issue 13). As the laptop initiative is deployed, general access computing labs may free up space to support other research and programs.

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 student housing, has been updated (Appendix C). The revised plan and schedule includes the demolition of Jeter-Tainter-Callahan (JTC) Hall and Hovlid Hall renovation and addition. While there are several other space-related needs that emerged in the planning process, the funding for all of the necessary projects will have to be addressed. Although, the campus has provided some 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. The North Campus Master Plan will be reviewed and revised as needs dictate.

On the main campus, plans for additional conference and meeting space require the remodeling parts of the Merle M. Price Commons. The campus is developing a comprehensive plan for the University Center buildings (Memorial Student Center and Merle 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 continue to be a major concern to the campus. In addition, keeping up with maintenance of mechanical, plumbing, electrical, and the building envelope 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/Athletic Complex (RAC) 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 and within the campus. Part of Third Street East adjacent to the Recreation/Athletic Complex (RAC) has been vacated and developed for pedestrians. This is the area between the south end of the Sports and Fitness center and 18th Avenue East. The remaining section of street from 13th Avenue to approximately 15th Avenue, directly adjacent to the Sports and Fitness Center (SFC), 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 East pedestrian walkway will continue to strengthen that relationship.

UW-Stout's Parking Inventory lists parking stalls by type and location. The Parking Development Plan prioritizes land acquisition and lot development to meet parking needs in specific areas. Parking plans address the north campus deficits through a variety of solutions including long-term lease(s), land acquisition, and future lot development. Many of the residence hall and commuter parking needs on the main campus have been met through the re-design and development of existing lots. However, demand for additional resident and commuter student parking, beyond the current capacity and with a different overall distribution, continues to increase. In addition, the lack of public transportation places more demand on campus parking availability.

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, currently a multi-phased project, with the first phase design portion of the project nearing completion. Most electrical systems are adequate, with the addition of the primary electrical service to Harvey Hall. 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 and continually need upgrading to meet the campus' mission.

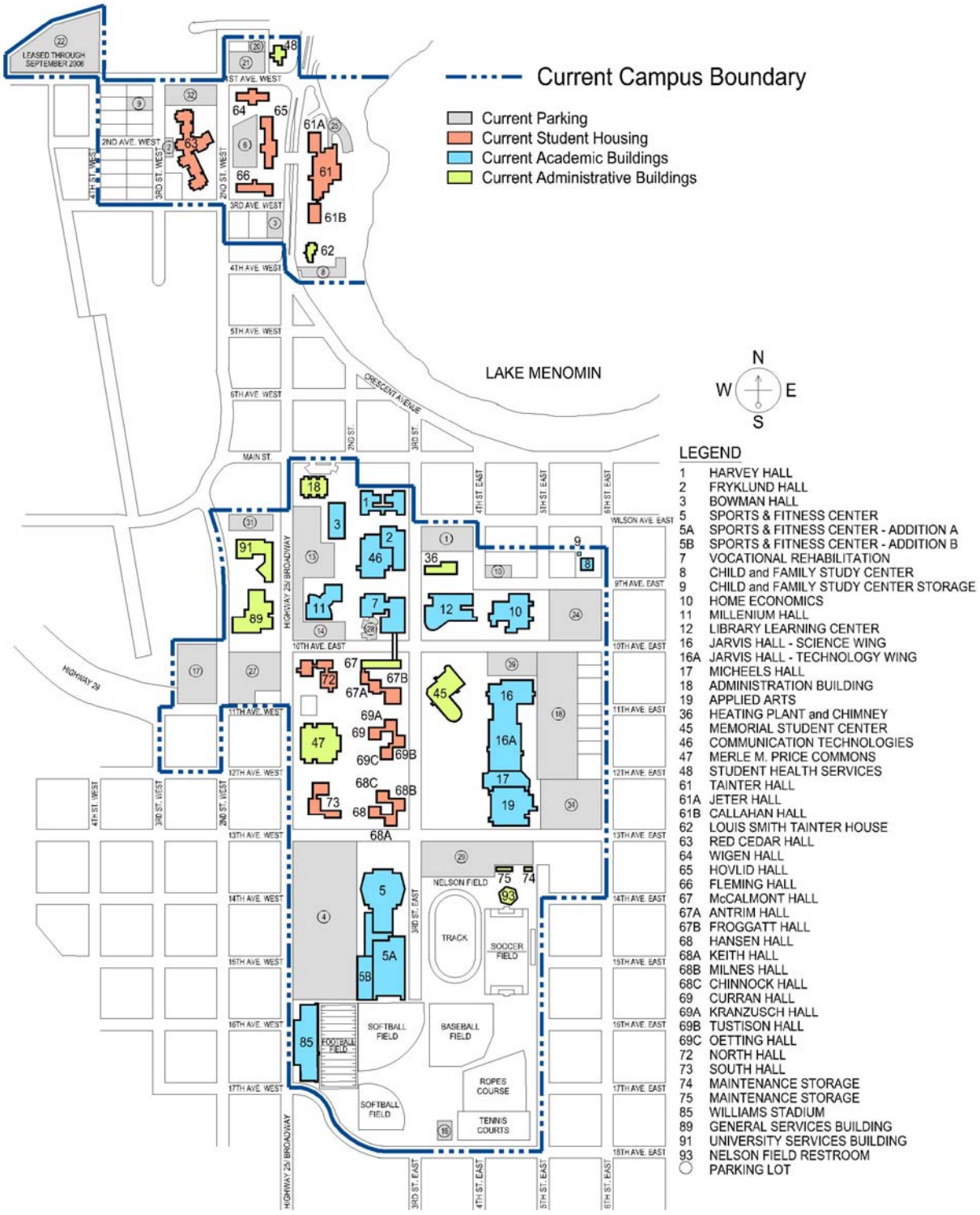
Accessibility: A university committee advises the campus on accessibility in its facilities. Planners and Physical Plant staff continue to work closely with this committee to meet the needs of the campus. Restrooms in many of the buildings do not adequately meet the needs of students with disabilities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

CAMPUS DEVELOPMENT PLAN MAP

University of Wisconsin - Stout

Menomonie, Wisconsin

Campus Land Development Plan 2007-2013



ENROLLMENTS AND POPULATIONS

UW-Stout enrollment planning is based on assumptions and principles established by the Board of Regents. The FTE student target for 2006, based on current resources, is 7,180 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.

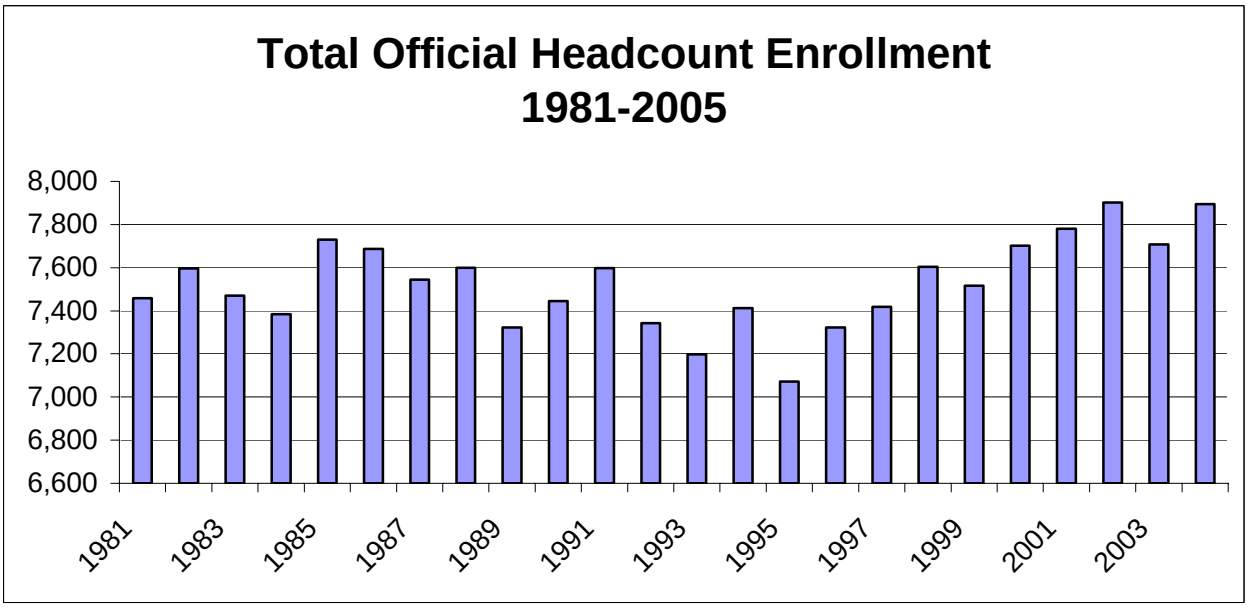
Characteristics: More than 89% of UW-Stout's undergraduate students are enrolled full-time. This means that Stout's facilities are heavily used. Stout enrolls many transfer students, coming mainly from the state's vocational/technical colleges and other four-year colleges in the state.

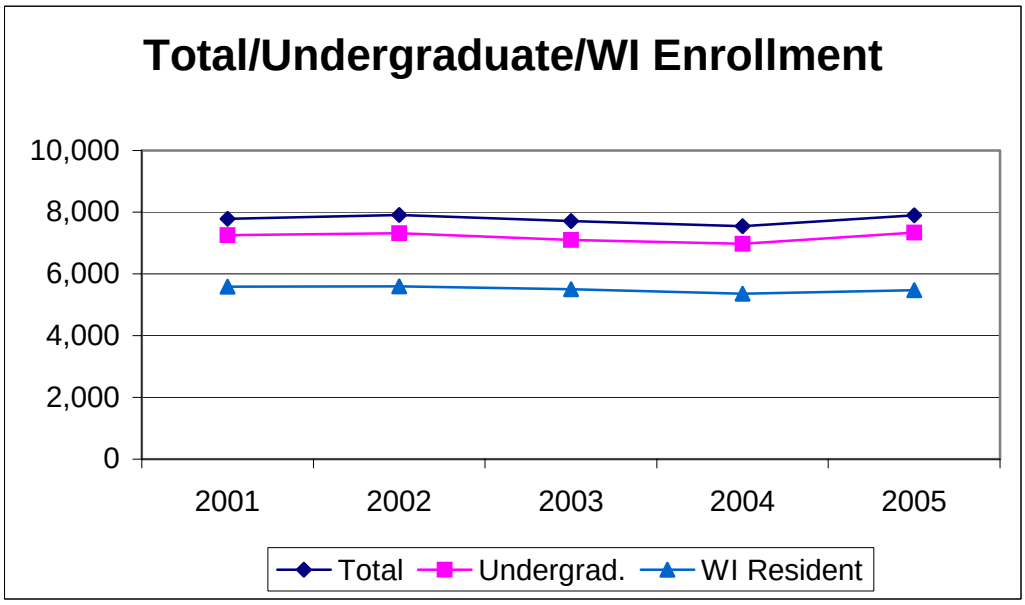
Nearly 40% of Stout's undergraduates live in the university's on-campus residence halls. About 69% of the total enrollments are Wisconsin residents, while 27% are from Minnesota. The gender balance of the student body overall is almost equal. Undergraduate students account for about 93% of headcount enrollment. Graduate enrollment is about 7%.

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.

263 faculty, 333 academic staff, 38 limited (administrative) appointments, and 506 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, apparel design and human development continue to grow.

The 29 baccalaureate degree programs, 15 master's degree, and 2 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 English, speech, math, natural and social science courses and humanities play a major role.

Although the number of degree programs offered at UW-Stout is limited, many of its 29 undergraduate programs are very large in size, with several enrolling more than 400 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 course or discipline.

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. Stout's E-Scholar program provides exceptional training and support for this use of technology as a tool for learning.

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. Stout's E-Scholar program provides exceptional training and support for this use of technology as a tool for learning.

Anticipated Program Changes

At this time, several undergraduate degrees are under development in social sciences, electrical and computer engineering, polymer engineering and information and communication technologies. Existing undergraduate programs are being updated to include content in nanotechnology, neuroscience, logistics and cyber security. Graduate programs are being developed in Scientific and Technical Communication,

Food Packaging, Early Childhood Education, Gerontology and Information and Communication Technologies.

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, the university's outreach unit, connects external publics to our faculty, our faculty to external publics, and develops extramural projects and customized learning and research solutions. Stout Solutions staff members support off-campus credit and noncredit programs, including a large number of state and regional professional development conferences each year. 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.

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 (STTI) 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 (SVRI) 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

UW-Stout is one of the smallest campuses in the UW System. The campus is divided into two parts, separated by Menomonie's central business district. UW-Stout's approximately 117-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, located five blocks north of the main campus, and consists of a site containing five 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. 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 central 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 was lost to construction of Red Cedar Hall in 2005. The campus is considering further expansion of the boundary west to an area that could benefit from development.

Opportunities for real estate acquisitions are rare and the campus actively pursues land acquisition/boundary expansion to meet student, faculty and staff needs. 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 central business district, and unsuitable terrain. Several areas have been identified for potential 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. 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 better 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/Athletic Complex (RAC), 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. This high demand results in constant and costly field maintenance. The university is investigating the potential purchase or lease of non-contiguous property for outdoor recreational and/or athletic use.

Parking. Many of UW-Stout's proposed property acquisitions are needed to replace off-street parking for resident students. A large amount of parking (270 Spaces) was lost due to the 2005 construction of the Red Cedar Hall on North Campus. The university currently leases a parking lot of approximately 250 spaces northwest of Red Cedar Hall. This lease expires in September 2006. Discussions continue with private owners of this non-contiguous property for acquisition by the university. 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. A gravel parking lot, #17, has been expanded from the soils reclaimed from the Red Cedar Hall project. However, demand for both residence hall and commuter student parking continues to grow; and the university and the City continue to discuss and explore potential solutions to parking challenges 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. As stated in the previous paragraph, the university currently leases a parking lot of approximately 250 spaces northwest of Red Cedar Hall. This lease expires in September 2006. Discussions continue with private owners of this non-contiguous property for potential acquisition by the university.

Privately-Owned Properties within the UW-Stout Campus Boundary

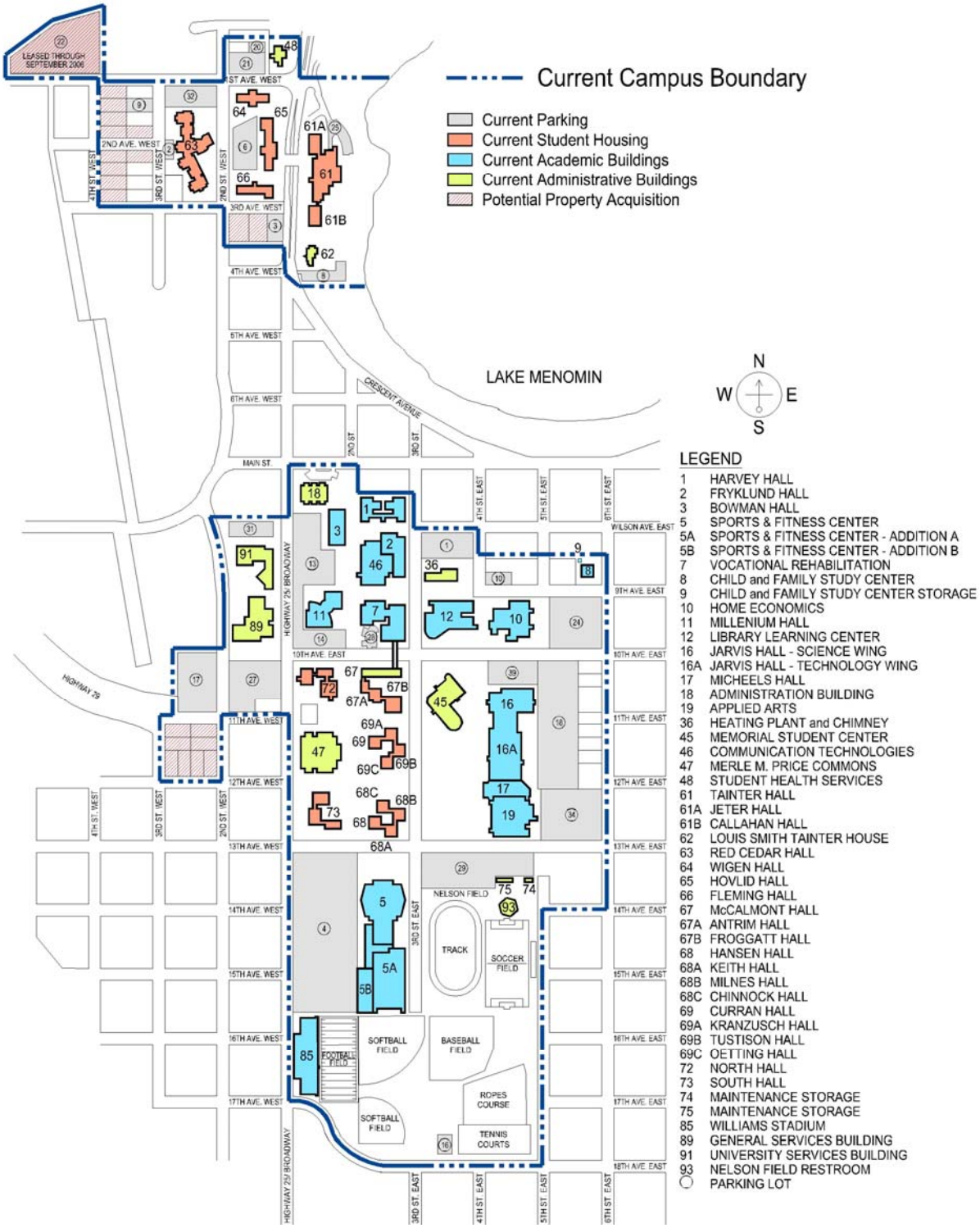
Property	Area	Equalized Value
121 3rd Street West	8,712	$ 89,815
220 3rd Street West	8,712	$102,915
203 3rd Street West	8,712	$ 82,500
221 3rd Street West (Acquisition anticipated in 2006)	17,424	$122,270
102 4th Street West	8,712	$101,750
108 4th Street West	8,712	$ 66,500
114 4th Street West	8,712	$ 92,250
214 4th Street West	8,712	$121,375
403 1st Avenue West	144,620	$450,000
320 2nd Avenue West	8,712	$165,750
323 2nd Avenue West	8,712	$117,250
108 3rd Avenue West	21,780	Exempt
120 3rd Avenue West	13,068	$182,225
321 3rd Avenue West	8,712	$ 96,375
1103 2nd Street West	8,712	$101,500
1107 2nd Street West	8,712	$135,125
203 12th Avenue West	8,712	$146,875
207 12th Avenue West	8,712	$153,250
215 12th Avenue West	8,712	$140,250
221 12th Avenue West	8,712	$154,625
Total	**336,284**	**$2,622,600**

Updated 6/15/06

University of Wisconsin - Stout

Menomonie, Wisconsin

Campus Land Acquisition and Use Plan
2007-2013



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, received State Building Commission approval in October 2005 for renovation and addition planning and design. This project will address outdated and inadequate infrastructure to support modern science laboratories, classrooms, and research. In 2006, the installation of a primary electrical upgrade to Harvey Hall was completed. Harvey Hall Theatre, Stout's only theatre space and its support spaces, is 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 these buildings, the North Campus Master Plan includes the razing of these buildings. 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 and Family Study Center Lab is of the same vintage and type of construction as the health center and also needs major repairs and renovations. Although the program is licensed, both through the State of Wisconsin and nationally, this building requires major upgrading and renovation. Serious safety and infrastructure concerns exist in both of these structures. Plans for a lifespan center within the Home Economics building incorporate the Child and Family 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. A project to upgrade the HVAC and ceilings in the Administration Building has been requested. Harvey Hall is in need of new HVAC, secondary electrical, ADA compliance and life safety system upgrades. 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 Commission 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 theatre. Some of the classrooms in Harvey Hall could be adequate with some upgrading in the future. The theatre is much 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. An exterior window replacement and door reconditioning study was completed in 2005 and a window /door replacement project has been requested.

Safety and Security
For security; an automatic alarm system was installed 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. Safety and security are factors that will be addressed in the Jarvis Hall Science Wing Renovation and Addition project.

In 2004, an all-campus card access system was installed to complement the hard key system on all building entrance doors and some interior doors. The card access system offers flexibility and additional security for building occupants and users. The Louis Smith Tainter House is the only building on campus which does not have card access system installed in it due to its historical significance.

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.

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, 2003 and again in 2005 and affirmed the major issues and priorities. Through analysis of the issues and discussions with UW System and the Division of State Facilities (DSF), 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 2005-2006 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, Preferred Solutions

UW-Stout's six-year building space plan derives from primary issues affecting the academic and operational needs of the campus. These issues, reviewed and revised in early 2005, reflect the campus' order of enumerated priorities for major capital and all agency projects. The issues include:

ISSUE 1: HARVEY HALL THEATRE REMODELING and INFRASTRUCTURE UPGRADE

Identification of the Issue

The aged Harvey Hall Theatre is not able to support instructional needs for Speech and Theatre 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 of 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 theatre seating. Deficiencies of its infrastructure include electrical, HVAC,

plumbing, telecommunications, ADA accessibility and numerous safety concerns such as the lack of a fire protection system.

Description of the Issue

Harvey Hall, a four-story building constructed in 1916, is UW-Stout's largest academic building, housing the only auditorium and theatre on campus. 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 resolved.

A professional theatre design and consulting firm evaluated the condition and use of the Harvey Hall auditorium and theatre in 1994. Their findings concluded that the theatre should be upgraded 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 theatre. Additional work is needed in the support areas around the theatre and public areas, including restrooms for theatre users. Men's and women's restrooms do not comply with ADA requirements; the drinking fountain and 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.

Harvey Hall also houses twenty-one (21) classrooms which account for 23% of generally assigned classroom space on campus (14,800 square feet). The classrooms in Harvey Hall are also the most utilized classrooms of any building on campus. Although some classrooms have been updated through the Lab Mod program, there are many others that are deficient in air quality and telecommunication provisions. The current elevator is slow and unreliable. Numerous incidents have occurred of people trapped in the elevator requiring response from the City of Menomonie Fire Department. Men's and women's restrooms and water coolers do not comply with the ADA.

Recommended Solutions

The theatre should be renovated 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 theatre has already gone beyond a point where the theatre can provide any reasonable service to the campus. An infrastructure upgrade program should be implemented to improve the building systems necessary to support and maintain the instructional stability of this heavily-used classroom facility. This includes upgrades to electrical, HVAC, plumbing, fire protection and telecommunications systems. New elevators should be installed to provide accessibility to people with disabilities.

UWSA Capital Planning and Budget has recommended that the scope of work required in Harvey Hall be split into two phases:

Harvey Hall Renovation – Phase I Theatre
Harvey Hall Renovation – Phase II Infrastructure

Alternative Solutions
(1) Build a new theatre 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 theatre 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 the classroom requirements for instruction at UW-Stout. The infrastructure of Harvey Hall 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.
(3) Construct a new classroom, laboratory, theatre, and office building on campus to replace Harvey Hall.

ISSUE 2: CHANGING PROGRAMS and INFRASTRUCTURE UPGRADE – HOME ECONOMICS BUILDING

Identification of the Issue
There have been significant academic program changes in the College of Human Development (CHD) and the School of Education (SOE), both requiring space in the Home Economics building. Currently, School of Education space is disconnected, not only within the Home Economics building, but also in several other buildings on campus including Child and Family Study Center, McCalmont Hall, Applied Arts, Jarvis Hall Technology Wing, Vocational Rehabilitation and Communication Technologies. The building infrastructure system, including mechanical, HVAC, electrical, plumbing, telecommunications, and life safety, within the Home Economics building is inadequate and in deteriorating condition.

Description of the Issue
The College of Human Development is in need of several new laboratories, which have resulted from the development of two new programs, a minor and certification in Gaming Management and the recent approval of the B.S. Golf Enterprise Management program. Further, the increased enrollments in the Hotel, Restaurant and Tourism Management program require expanded laboratories for restaurant and front office operations. The College of Human Development also expanded the Health and Human Performance Laboratory on fourth floor, and is in need of space to accommodate the new performance analysis equipment in that area. The Human Development and Family Studies program has doubled enrollments over the past six years. Laboratory spaces to provide services and do research related to family education and support, work in the community, and services to an aging population will continue to increase as students and faculty serve the needs of this intergenerational population. Laboratories to develop and test the use of specialized assistive technology, which enables people in later years to manage independent living over longer life spans, are needed as service demonstration areas for students. Also, nutritional assessment, which is linked to several programs served in the building, requires counseling/feedback rooms. These rooms are not available in the building and often not found on campus in other facilities.

The School of Education was newly formed in 2003. Faculty, staff, and students are experiencing operational and instructional inefficiencies because of its disconnected space. Consolidation of similar functions will result in efficient and effective operations. A unified space is needed to serve PK-12 curricular, pre-clinical, and clinical needs of students in Early Childhood Education, Family and Consumer Sciences Education, Marketing and Business Education, Technology Education, Special Education, Art Education, Technology Education, Career and Technical Education, Science Education, School Counseling, and School Psychology. Given the implementation of new legislation, PI 34, all programs are involved in meeting requirements of this legislation through a comprehensive assessment system. Faculty and staff are interested in

continuous improvement of programs to improve the quality of their graduates. Space is needed to carry out the requirements of this system.

The School of Education currently has no Clinical Placement Center for students and staff. This is a need as student teacher placements/experiences are an important part of the assessment system. Space is also needed to provide Early Childhood student teacher training in birth through grade three programming and integrate their work with families and the community. School Psychology students would benefit by having a play therapy laboratory for educational research and practice purposes that is staffed by graduate students. Technology Education and Marketing and Business students need laboratory space for the special content and current direction of their programs.

Spaces assigned within the Home Economics building which are not related to the aforementioned programs should be relocated (Issue 13).

Recommended Solution
The Jarvis Hall Science Wing Renovation and Addition project will provide new classroom facilities which might provide for the removal of some outdated classrooms (Issue 5) in Home Economics. Upgrade the electrical, HVAC, plumbing and telecommunication systems. Move Apparel Design and Development and/or Business programs to space in Fryklund Hall, Communication Technologies or Micheels Hall.

Alternative Solution
Retain and upgrade some of the classrooms in the Home Economics Building and put on an addition to provide space for new academic programs in the College of Human Development and the School of Education.

ISSUE 3: 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 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 4: 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 5: 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. The Jarvis Hall Science Wing Renovation and Addition project will address and resolve some classroom issues. 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, which includes the Jarvis Hall Science Wing Renovation and Addition project. 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 appropriately 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 6: 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 residence 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 are difficult and expensive to resolve.

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. 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 that includes 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 include a review of options for the Student Health Center, North Campus parking, and recreation.

A multi-phase plan has been developed to address the numerous problems. The plan will be implemented over the next several biennia and will likely include the demolition of the Jeter-Tainter-Callahan Residence Hall. Consideration will be given to constructing modern dining services and alternative-style housing options that will offer additional living options for students. Budget considerations have extended the phasing of this plan.

ISSUE 7: INFRASTRUCTURE CONCERNS RELATED to OLDER BUILDINGS

Identification of Issue
Older buildings do not meet 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 air 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. The Louis Smith Tainter building requires replacement of exterior doors and windows. The campus also needs appropriate interior signage. The Jarvis Hall

Science Wing Renovation and Addition project will address infrastructure concerns in this facility.

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 associated system ductwork, 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 the interior side of the ductwork for elimination of dust residue and moisture ladened materials.

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 8: 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.

ISSUE 9: 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, reduce 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. Main distribution facilities (MDF rooms) should be provided on each floor of every building. These dedicated communication closets will provide interconnectivity of floors via fiber optics. Wiring costs will be reduced and will provide easier replacement of wiring in the

future. This should provide the most flexibility in the use of technology now and in the future.

ISSUE 10: UNIVERSITY CENTERS

Identification of the Issue
The Select Mission of UW-Stout includes the focus 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. University Centers, which includes the Merle M. Price Commons and the Memorial Student Center (MSC), is paramount in achieving the campus' mission.

Description of the Issue
University Centers, is not able to provide appropriate and necessary meeting and conference space for students, faculty and staff. This current lack of space provides limited opportunities for student organizations, faculty and staff to host conferences, workshops, performing arts events and lectures that reflect the university's mission. Current technology deficiencies (voice, data, video, cable/satellite) also place restrictions on the use of these facilities. Accessibility to the Memorial Student Center is problematic due to its ramps and bridges. In addition, infrastructure deficiencies limit the appropriate use of the facilities.

Recommended Solution
Create appropriately sized and equipped University Center(s) space, which includes the renovation of unfinished space in Merle M. Price Commons. Provide appropriate facilities for performing arts, lectures, social events, and appropriate student-focused services. Improve outdoor performance venues on South Mall and between Main campus residence halls. Perform appropriate electrical and telecommunication upgrades. Re-landscape areas around the Memorial Student Center to eliminate to minimize the structural impact of the building and retaining walls. Rebuild the east ramp to improve handicap accessibility.

ISSUE 11: RECREATION and ATHLETIC COMPLEX

Identification of the Issue
The Recreation and Athletic Complex (RAC), which includes the Sports and Fitness Center (SFC), Johnson Fieldhouse, Williams Stadium and outdoor fields and track, provides convenient access for athletes and participants in physical education programs, recreation, intramurals, club sports, and intercollegiate athletic events.

Description of the Issue
The Recreation and Athletic Complex (RAC) has experienced exceptional growth in popularity over the past few years. The RAC serves a vast array of clients including students, faculty, staff, high school, camps, conferences and community events. The high demand of these facilities has resulted in the inability of building systems, including HVAC, electrical and plumbing, to maintain adequate performance. In addition, the outdated equipment will not be able to provide the quality facilities and amenities necessary to attract and retain clients. The current softball field and track and field do not meet criteria to host conference and national championships and events. Examples of deteriorating fixtures and systems include: replacement of the original wooden bleachers in Johnson Fieldhouse; men's and women's locker room remodeling and HVAC replacement; press box for track and field/soccer; lighting for the outdoor track and baseball field; electrical upgrades for the multi-purpose room and Johnson Fieldhouse; replacement of fire and smoke alarms in the Sports and Fitness Center; replacement of

outdoor track; Williams Stadium field turf replacement; and additional office space for physical education, University Recreation, athletics, and facilities administration.

Recommendation Solution
Projects need to address infrastructure, academic, recreational and athletic programs. Priorities shall be placed on improving infrastructure, maintenance, durability and providing facilities that are available for longer periods of time, including evening and weekend hours.

ISSUE 12: LIBRARY LEARNING CENTER

Identification of the Issue
The Library Learning Center (LLC) is experiencing operational and organizational inefficiencies. The LLC is also not able to provide amenities expected by students, faculty and staff.

Description of the Issue
The efficiency of the Library Learning Center staff is adversely affected by the disconnected configuration of the Circulation area, Access to Learning Desk (ALD), reference service desks and inappropriate placement of staff processing and storage areas. The Area Research Center (ARC), an archival collection of letters, diaries, local history, maps and photographs, is currently protected with only a fire alarm system. Students have requested a 24/7 study area which is not provided in the current building. Students are also requesting more collaborative learning rooms.

Recommendation Solution
Reconfigure the Circulation, ALD and reference service desks to improve the efficiency and service of the Library Learning Center staff and provide more public-use areas on the first floor. Provide a 24/7 study area which is convenient, safe and secure for students. Provide flexible and convenient collaborative learning rooms. Install a fire protection system in the Area Research Center.

Alternative Solution
Investigate the possibility of incorporating areas such as the 24/7 study area and collaborative learning rooms in other campus buildings such as the Memorial Student Center.

ISSUE 13: 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 4 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.

Note: SCIENCE and MATHEMATICS ACADEMIC NEEDS

Jarvis Hall Science Wing Renovation and Addition
The Jarvis Hall Science Wing Renovation and Addition project addresses and resolves the issues of Science and Mathematics academic needs. This issue was given a priority ranking of 2 in the 2005-2011 Campus Physical Development Plan.

Campus Priority Sequence Project List UW-Stout

General Purpose Revenue Projects:

1. Project Title: **Harvey Hall Renovation – Phase I Theatre**
   Estimated Cost: $4,548,000 GFSB
   $4,548,000 Total Project Cost

   Action Requested: Request Board of Regents (BOR) and State Building Commission (SBC) design and construction approval.

   Project Scope and Description: This project is the first of two projects that renovates and upgrades the building infrastructure and remodels space to renew the service life and functionality of the building. This project upgrades the theatre, support spaces, and related infrastructure. It includes removal of a stage extension projecting into the seating, restoration of the orchestra pit, replacement of the stage and house lighting, and updating of the rigging, curtains, and tracks. The balcony is reconstructed to address sightline, seating capacity, structural, and accessibility issues. The shop, control rooms and dressing rooms are renovated, including electrical, plumbing, and furnishings upgrades. Accessibility improvements are made to the theatre, support spaces, and restrooms serving the theatre. Ventilation improvements are made to the shop area and electrical upgrades are made throughout the theatre and support spaces. Seating is replaced and the main floor is modified to eliminate tripping hazards that presently exist. Life safety improvements are made including improved smoke protection for the stage and safer stair exiting. New theatrical lighting and sound systems are installed. Asbestos and lead based paint will be removed as necessary. The project renews an estimated $618,000 of maintenance items, including 18% of the total building's existing maintenance backlog.

2. Project Title: **Harvey Hall Renovation – Phase II Infrastructure**

3. Project Title: **Home Economics Building Remodeling for Lifespan Center/Intergenerational Development Lab**

4. Project Title: **Bowman Hall Student Services Remodeling**

5. Project Title: **Communication Technologies Remodeling for Communications, Education, and Training (CET) and Classroom Renewal**

Program Revenue Projects

2007-2009

1. University Centers Renovation (Memorial Student Center and Merle M. Price Commons)
2. Merle M. Price Commons Second Floor Renovation

2009-2011

1. Wigen & Fleming Halls Infrastructure Upgrade and Remodeling
2. North Campus Master Plan – Jeter-Tainter-Callahan Demolition

2011-2013

1. Main campus Residence Hall Infrastructure and Renovation

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 proposed 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 2006 for funding in 2008.

Safety and Lighting
The campus continues to review safety and lighting needs and conducts an annual "Night Walk" to review the lighting levels around the entire campus. 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. 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 public transportation 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 other 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 additional mopeds which are authorized by state statute to park in bicycle areas.

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. Typically, user demand for parking exceeds the level necessary for compliance with the city ordinance and parking demand continues to grow. Student's increasingly diverse life styles, employment needs, family expectations that their student will have a vehicle, safety concerns, and the lack of 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, even 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 main campus residence hall parking and increasing the parking available to events held in the Recreation/Athletic Complex. The master plan for renovation and replacement of the North Campus residence halls includes a strategy for replacing the parking lots located on the building site of Red Cedar Hall, constructed in 2005. This plan may involve the expansion of campus boundaries and extensive property purchase to replace parking spaces lost to residence hall construction. 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. Currently the shortage of residence hall parking is effectively managed through an aggressive transportation demand management program focused on freshman students. Continued severe rationing of freshman parking will continue to be necessary unless the issue of parking space shortages is resolved. Because of the lack of public transportation (to and within the City of Menomonie), 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 customer's commuter parking to create more efficient and effective use of limited spaces. This system effectively serves the overall Stout community although increasing demand will soon exhaust the available spaces. The recent replacement and expansion of parking lots has vastly improved commuter parking. For non-traditional students the availability of convenient commuter parking is essential — 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 best accommodated 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, off-site parking locations and shuttle services are incorporated into a conference offering whenever possible.

Disabled: The Parking Development Plan meets the requirements of the State Statutes and 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 convenient, near-by parking facilities and thus limited opportunity 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 issues related to property purchase.

Lot Development

The Parking Development Plan identifies several development projects and establishes a priority order for development.

Parking Inventory

UW-Stout's Parking Inventory identifies available parking spaces. The university currently has an inventory of 2,761 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 (February 2006)

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	925	323	46%	700	95%	665
Main Campus	1,750	1,013	78%	1,300	95%	1,235
Commuter						
Faculty & Staff	1,210	575	82%	700	85%	595
Student	5,200	566	65%	865	65%	562
Meters	400	243	54%	450	50%	225
Visitors (Avg/day)	100	41	41%	100	75%	75
Totals	9,585	2,761		4,115		3,357

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 986 spaces for the population of 7,891 students, and 1,208 spaces for the population of 1,208 employees. The current parking inventory satisfies the ordinance.

Notes:

1. Current Stall Count is taken from the current parking space inventory, effective 2/1/06.
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 and the planning/ design phase has been approved. The construction of phase one is under consideration for approval at this time. 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 was replaced in 2005. The heating plant projects are currently completing the upgrade of its 25,000 lb/hr packaged boiler capable of burning gas

or fuel oil, the replacement make up air handling unit, and the replacement make-up water supply projects. 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.

The campus building automation system (BAS) needs upgrading to the Metasys Extended Architecture system. The campus has a blend of pneumatic and DDC controls in several of its facilities. Buildings which require an upgrade include the Jarvis Hall Science and Technology wings, Home Economics, Administration, Harvey Hall, Communication Technologies, Heating plant, McCalmont and the Sport and Fitness Center.

Numerous buildings have ventilation projects. See Issue 7.

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 completed 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. Room occupancy sensor devices may be considered in order to reduce the electrical consumption on campus when rooms are unoccupied.

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 117 acres, in the city of Menomonie, Wisconsin, adjacent to the City's business district. The campus has 21 academic/classroom buildings and 11 additional service/support facilities. The oldest building on campus is the Louis Smith Tainter House, built in 1890 and the newest residence building is Red Cedar Hall, completed in 2005. The campus has grown over the years to 2,392,083 square feet. Seventy five percent of our building square footage is over thirty years old and are starting to, or have, exceeded their cyclic maintenance life expectancy. The estimated maintenance needs for the campus is more than $4.7 million per year, with yearly inflationary increases factored in, just to maintain the current level of cyclic maintenance. The campus building components and systems maintenance needs have exceeded the State of Wisconsin useful life standards to maintain the campus buildings, resulting 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.

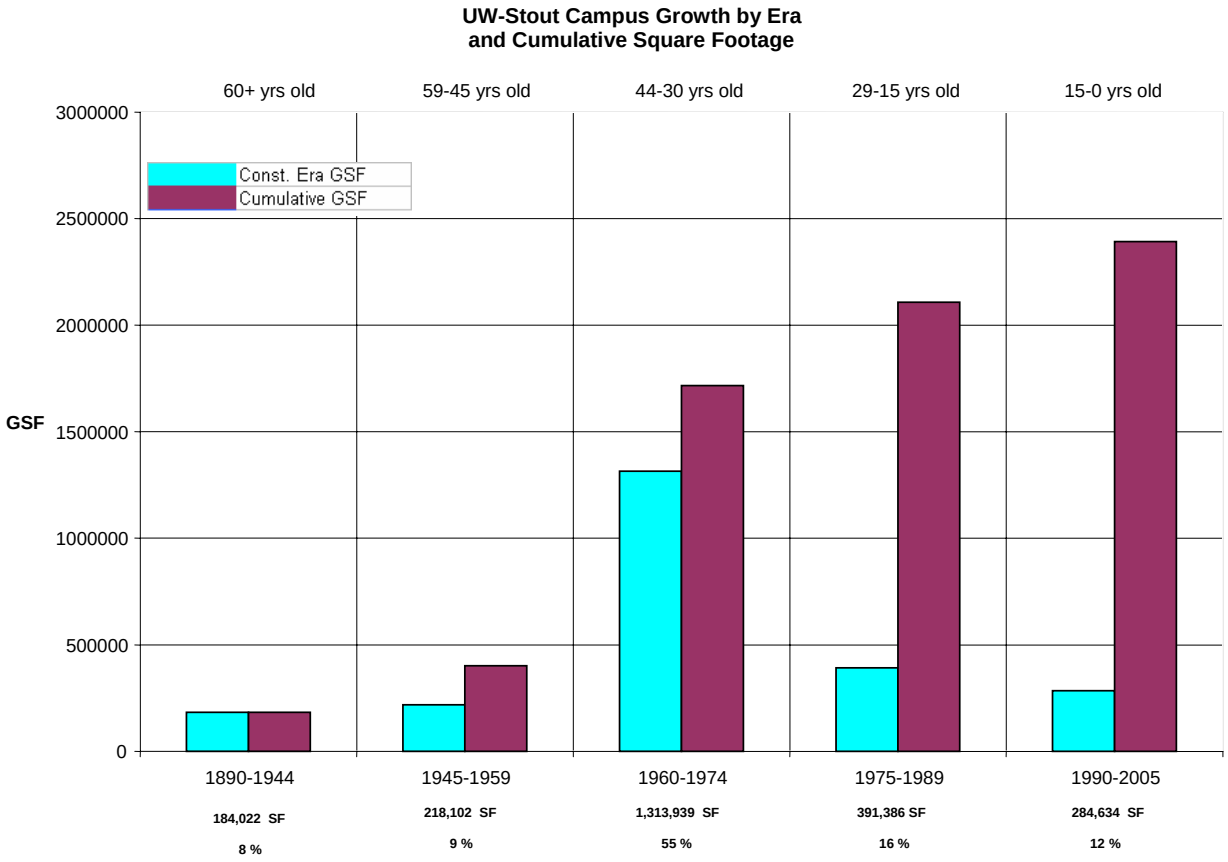
While the campus has done a good job of maintaining the facilities, the age of the buildings and number of buildings combine to create a large number of maintenance requirements. This is particularly true in Harvey Hall, built in 1916, and several academic buildings built in the late fifties through the 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.

Campus Building Chronology

Three of the campuses oldest facilities; Louis Smith Tainter (1890), Bowman Hall (1897) and Harvey Hall (1916) which comprise of eight percent, 184,022 SF, of the campus are over 90 years old. Nine percent of the academic buildings, 218,102 SF, are over forty-five years of age. Fifty-five percent, 1,313,939 SF, of the campus consisting of both academic and student services facilities added to the campus between 1960 through 1974. Sixteen percent, 391,386 SF, of the campus are 15-30 years of age. Only twelve percent, 284, 634 SF, of the campus is less then fifteen years of age with the newest facility, Red Cedar Hall, 118,936 SF, completed in 2005 for a total campus square footage of 2,392,083 SF.

The following graph depicts the campus building chronology, in fifteen-year increments, displaying the growth of the campus in square footage. The graph also depicts the cumulative square footage growth of our campus.

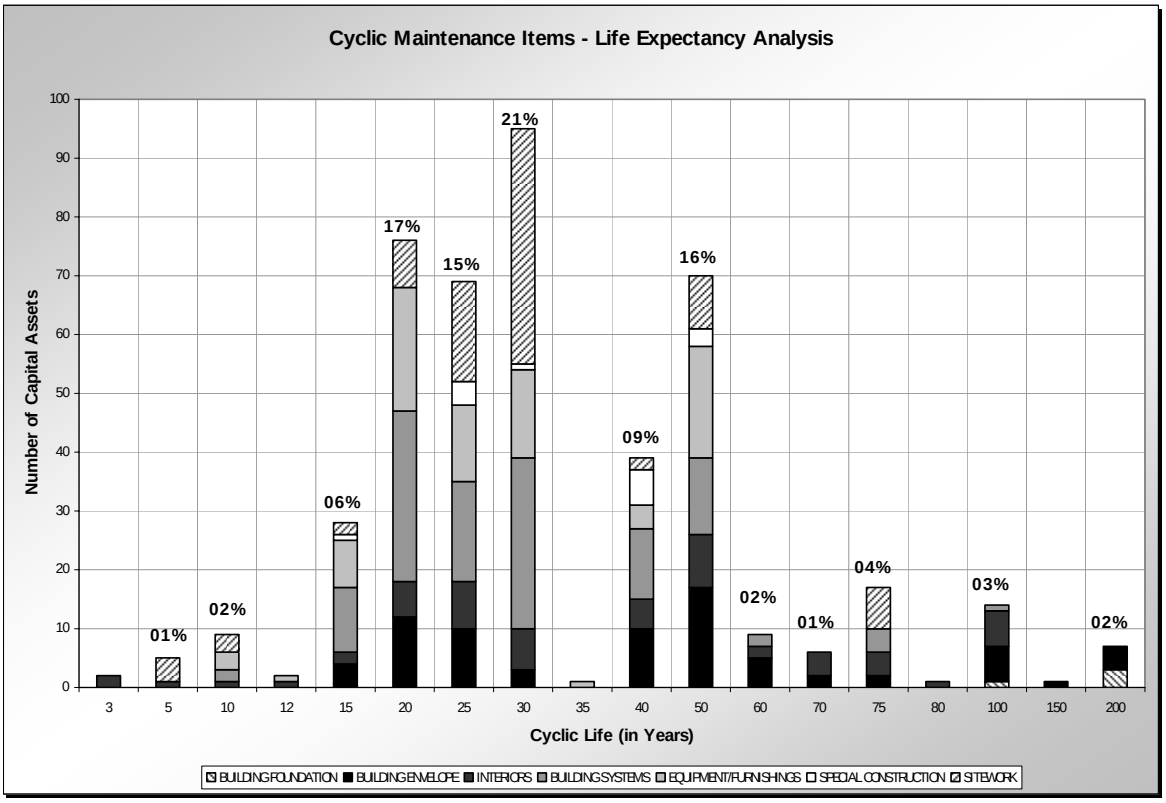


Cyclic Maintenance Items Life Expectancy

Our campus has 2,107,449 of 2,392,083 square footage fifteen years of age or older. As our facilities mature in age, a higher level of maintenance is required. Preventative maintenance can only go so far. After several years of operation, the infrastructure systems begin to display their age, their shortcomings from heavy usage. Equipment parts need repair and/or complete replacement. Replacement parts can be impossible to find and physical plant finds itself fabricating replacement parts in order to keep the equipment functioning. Maintenance based replacement projects continue to increase every year as the demand evolves. Building technology in HVAC including control systems, building envelops, and lighting systems have greatly improved since most of our facilities became apart of the campus which increases to the scope of a maintenance project request.

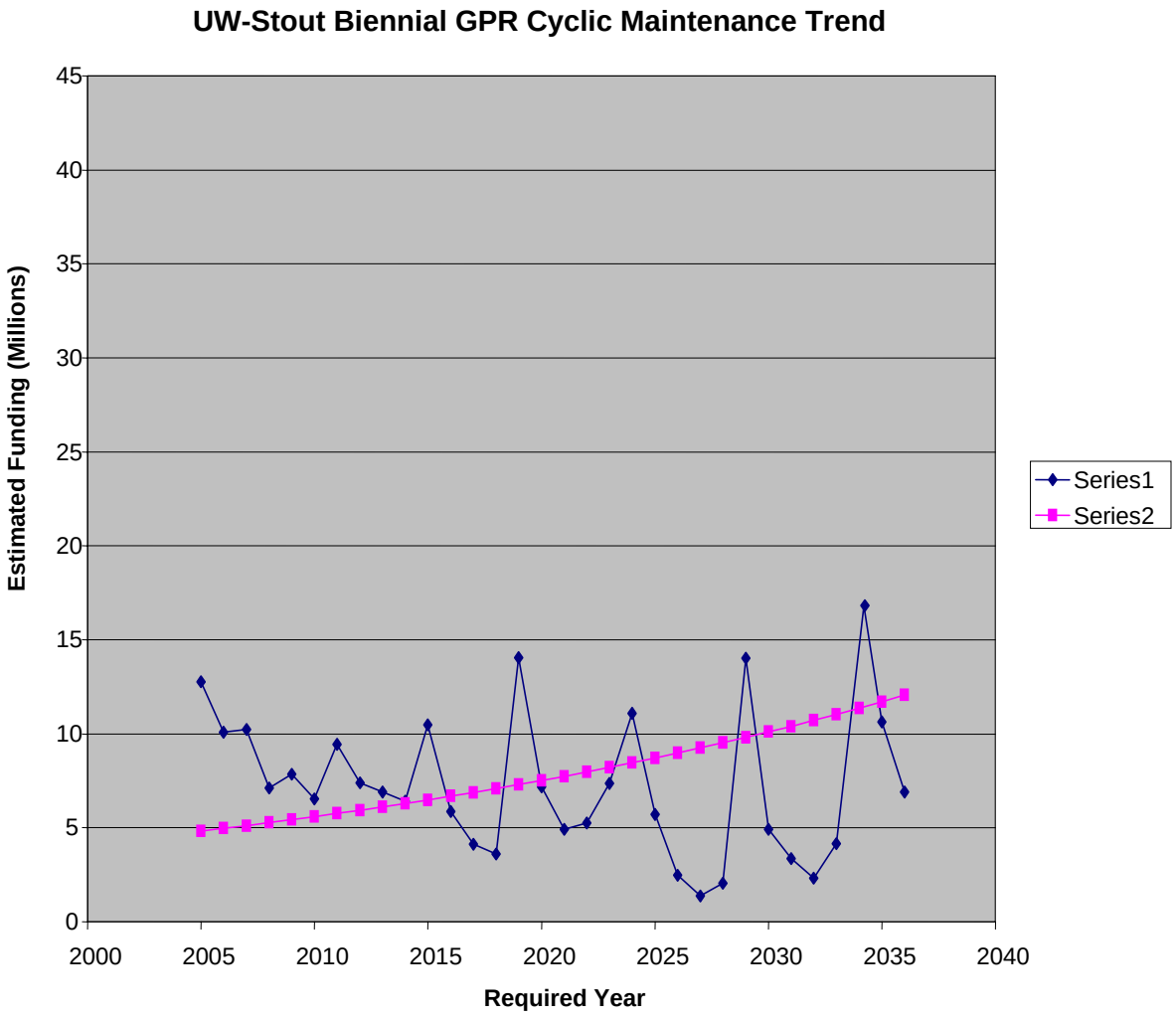
The following graph displays the building maintenance cycle in years of various building components; building envelopes, interiors, the building systems, equipment and furnishings which are based upon based upon the state of Wisconsin standards useful life of a building. The graph defines that 53% of our maintenance items life expectancy occurs between 20 & 30 years. Forty-six percent of the buildings are between 30 to 45 years with many of the original systems past their life expectancy.

While preventative maintenance and inspections occur on these components, the increase of repairs shows that their useful life cycle is past and increases the burden of repair and replacement on physical plant. Most of these items are listed as issues in Part A, Section C, Building Systems.



Cyclic Maintenance Trend

Currently UW-Stout requires an estimated maintenance funding of $4,700,000 per year. This is the annual amount needed to maintain its Physical Plant. This amount is determined from on the age of buildings and their items life expectancy. The graph below represents the maintenance trend in two scenarios: series one, is raw data calculated based upon state standards for cyclic life and their application to the campus. Series two is the estimated leveled and inflated funding for a period of years the inflated funding levels for the next 30 years. The backlog maintenance items are not included and any less funding will cause the maintenance backlog to increase.

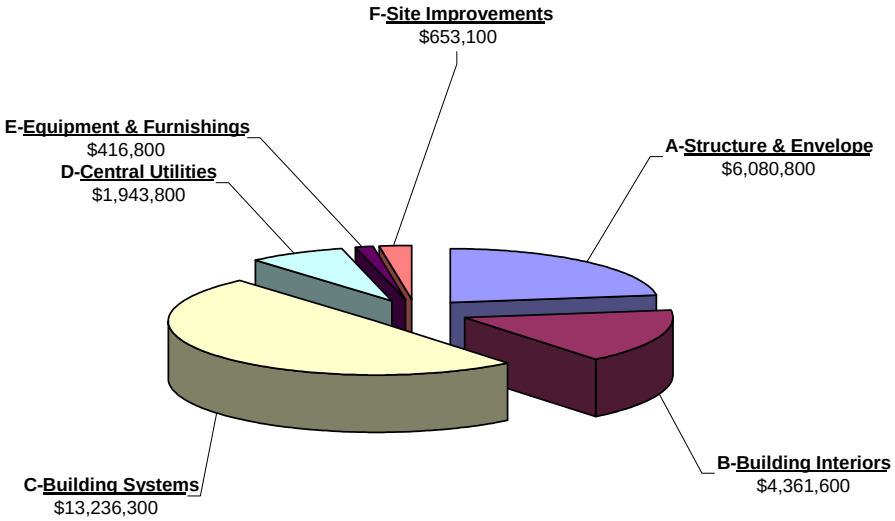


Maintenance Backlog Profile

The maintenance back log consisting of following categories; structure and envelope, building interiors, building systems, central utilities, equipment and furnishing, and site improvements to safely maintain the facilities and related infrastructure for the current program use. The maintenance backlog on our campus is a result of the age of UW-Stout's physical plants, the state standards for useful life, and less than necessary maintenance funding in the past. The largest part of the backlog is in the building systems are the mechanical, plumbing & electrical systems, elevators, fire alarm systems and code compliance upgrades with building envelope systems as a major secondary issue.

The building systems category also makes up the largest number of issue items in the maintenance issues in the physical plant category. This accounts for about half the campuses backlog.

UW-Stout Maintenance Backlog = $26,692,400



MAINTENANCE PLANNING ISSUES AND THEMES

Part A: Maintenance Issues by Physical Plant Category

The physical plant issues identified in six following categories; building structure & envelope, building interiors, building systems, central utilities, equipment & furnishings, and site improvements.

A. Building Structure & Envelope

Roofing Systems: The campus is comprised of four types of roofing systems; built-up, rubber membrane, shingles and a standing seam metal roof. Roof replacement projects are a continuous need for this campus with 205,547 square footage of roofing currently defined on fifteen buildings, with either a rubber or built-up roof membranes roofing systems over fifteen and twenty years old respectively.

Windows: Several buildings on campus; Louis Smith Tainter, McCalmont Hall, the Student Health Center, all the residence halls, but Red Cedar Hall and the Johnson Field House portion of the Sport and Fitness Center have the original - single pane glazing with no thermal break window frames resulting in leaking, drafty, and energy-inefficient windows.

Tuck Pointing/ Caulking Building Exterior: The campuses masonry brick veneer are in relatively good sharp. Some expansion joints are starting to show failure due to age and the impact of the Northern Wisconsin environments. McCalmont Hall has the most serve issue occurring presently with the brick veneer pulling away from the structure on the south face of the four-story facility.

The following chart indicates the building and some of the issue in each facility.

Building	Issues
Harvey Hall	Exterior Wood Doors & Wood Jambs on south and west are unable to be anchored to building, rotten wood.
Harvey Hall	Exterior Stairs, Concrete, at south entry is cracked, shifting, with Spalding steps.
Harvey Hall	Masonry Stone at South entrance need tuck pointing, caulking.
Harvey Hall	Roof Replacements required. Built-up roof is twenty and the rubber membrane roof is twenty six years old.
S&FC - jfh	Exterior Doors & Jambs are rusting out.
S&FC - phy ed	Bleacher replacement in gym.

S&FC- jfh	Window replacement
Voc Rehab	Roof Areas; A3, A4, A5 - twenty five years old.
Voc. Rehab.	Exterior Walls need to be tuckpointed.
Voc. Rehab.	Roof Coverings, (Built-up Bituminous) on west side needed repairs.
LLC	Building Roof t areas A1 a through A1 e & A@ thru A8 – 25 years old
Jarvis SW	Exterior Walls, Expansion Joints, failing
Jarvis SW	Exterior Doors need replacement and frames are rusting out.
Jarvis SW	Roof fair condition
Jarvis TW	Exterior Walls, Masonry -Expansion Joints failing & Parapet Caps joints are failing
Jarvis TW	Roof Built-up - twenty years old.
Admin.	Exterior Walls, Masonry -Expansion Joints failing.
Admin.	Moisture Issue in Stair towers.
Admin.	Roof - 21 years old.
Bowman Hall	Roof- built-up - 23 years old.
Applied Arts	Exterior Walls, Masonry -Expansion Joints failing
Heat Plant	Exterior Walls joints failing. Chimney inspection inside and out for masonry problems.
Heat Plant	Roof - twenty years old.
Comm. Tech	Exterior Walls, walls and windows caulked joints are leaking.
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 on west side are deteriorating and need replacement
Student Health	Exterior windows have lead paint. and need replacement
Student Health	Roof - built up roof- 23 years old
Student Health	Roof in fair condition
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 & Windows need paint. Some are deteriorated beyond paint repairs.
McCalmont	Exterior Walls are badly in need of caulking and tuckpointing.
McCalmont	Exterior Windows, Frames are old and leak excessively.
Mc Calmont	Roof in fair condition
General Ser.	Exterior Doors & Frames, on south and west side of building are rusting.
General Ser.	Loading Dock doors need to be wider.
General Ser.	Vehicle Hoist needs replacement.
General Services	Roof in fair condition.
University Ser.	Roof Coverings, Membrane needs repairs, seams and seals coming loose.
Memorial Student Center	Roof replacement - BUR – 21 years old.
Tainter	Roof Built up roof 30 + years old
Hovlid Hall	Window replacement
Hovlid Hall	Built-up roof -30 + years old.
North Hall	Cube A, C, D need replacement - 30 +years
North Hall	Window replacement
South Hall	Cube D needs replacement - 30 + years
South Hall	Window replacement
Campus	Sidewalk repairs.
Child & Family Studies	Roof fair condition
Home Economics	Roof in fair condition
Antrim-Froggatt	Roof in poor condition
Antrim Froggatt	Window replacement
CKTO	Roof in fair condition
CKTO	Window replacement
HKMC	Roof in Fair condition
HKMC	Window replacement

JTC	Roof in poor condition
JTC	Window replacement
Wigen Hall	Window replacement
Fleming Hall	Window replacement
Red Cedar	Screens for windows

B. Building Interiors

Restrooms in most buildings do not meet the needs of students, staff, and visitors with accessibility code requirements. This is especially critical in high use classroom buildings that do not adequately accommodate students with disabilities are Jarvis Science Wing, Home Economics, Harvey Hall, and Applied Arts.

Asbestos containing building materials have become a heightened issue on this campus; VAT flooring , ACM ceiling tiles, pipe and duct ACM insulation, electrical wiring, gaskets, floor mastic for carpet and tile and equipment components. Secondly, the issue of lead containing materials in the different facilities such as paint on walls, piping and exterior doors and windows has also become an issue.

Generally, the upgrading of rooms finishes in color, style, texture, technology, and lighting for the campus is a constant issue. The residence halls and student centers in particular, receive a lot of comments from students on wanting a more user friendly updated facility both in looks and technology.

Interior way finding and room identification 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	ADA compliant rest rooms.
Harvey Hall	HVAC issue – poor air
Harvey Hall	Ceiling/lighting - coffer type needs upgrading.
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 has much worn traffic areas.
Harvey Hall	Floor Finishes, Glass Block in 3rd & 4th hallway floors, early shy lites, are broken and loose.
Harvey Hall	Floor Finishes, Carpet is approx. 25% worn out.
Harvey Hall	Building contains; Asbestos pipe insulation, duct insulation, VAT flooring, mastic.
Harvey Hall	Lead varnish on original flooring and wood trim.
Harvey Hall	Class rooms need upgrading; technology, flooring, size.
Bowman Hall	Toilet Partitions - are in very poor condition, rusty and unsafe.
Bowman Hall	Asbestos and lead in facility in mastic, insulation, floor tile and lead in flooring and trim.
Bowman Hall	Seating in large lecture halls needs upgrading.
S&FC - jfh	Interior Floor, Resilient Tile contains (ACM)
S&FC - jfh	Ceiling Finishes, (Suspended & Applied) deteriorated and broken containing ACM.
S&FC - phy ed	Interior Floor Finishes, Athletic (Wood) wore out
S&FC - phy ed	Interior Floor Finishes, Athletic (Synthetic) wore in locations
S&FC - phy ed	Interior Floor Finishes, Paints and Coatings have peeling in rooms
Voc. Rehab.	Interior Floor Finishes, Resilient Tile contains (ACM) cracked broken
Child Study	Interior Floor Finishes, Resilient Tile contains (ACM) cracked broken. Not meeting AHERA Requirements.
Home Econ.	Interior Wall Finishes, in corridors and public areas sowing heavily usage.
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 TW	Interior Floor Finishes, Synthetic and parquet flooring in rooms 157 & 170 is

	deteriorating, coming loose and needs repair/replace contain ACM mastic.
Admin.	Toilet Partitions rusting out, none ADA compliant.
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 tile 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 and none ADA compliant.
Student Health	Interior Wall Finishes, Exam rooms need new finishes.
Student Health	Window replacement – single pane windows.
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.
General Service	ACM tile beginning to break and crack.

C. Building Systems

Many chillers in the buildings throughout campus have exceeded their useful life, continuing to be problematic for the campus. When these chillers go down, moisture appears 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, Communications Technology, Bowman Hall, Administration Building, Fryklund Hall, Memorial Student Center, and Price Commons.

Millennium hall building has an issue keeping the Campus computer server rooms cool enough for the equipment requirements without over cooling the other rooms on the same air handling unit.

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 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 building automation controls throughout the campus need upgrading and a conversion from pneumatic to electronic control systems.

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 the Communications Technology Building.

Aged plumbing systems are developing leaks, requiring increased maintenance and disruption of services to the facilities until repaired. Some of this equipment is so old that replacement parts are no longer available. This is especially critical in Jarvis Hall Science Wing and in all the residence halls, but Red Cedar.

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

Building	Issues
Harvey Hall	AHU (Basement, 1st, 2nd floors) is 1916 vintage. Inadequate air control in units.
Harvey Hall	HVAC Instruments/Controls, Pneumatic - poor control
Harvey Hall	HVAC ducts, diffusers and grilles serving basement, 1st & 2nd floors are inadequate

Harvey Hall	Condensate Return Piping is leaking underground.
Harvey Hall	Special Controls, Building Automation System poor
Harvey Hall	Energy Supply, Steam Piping original wore out in locations.
Harvey Hall	Electrical, Building wiring is very old; (ACM) insulation is coming off.
Harvey Hall	Electrical, Panel boards are obsolete and are full in capacity.
Harvey Hall	Electrical System, Emergency Generator parts are becoming unavailable.
Harvey Hall	Communication, Data Systems needs up grading to CAT 6. MDF room has poor ventilation.
Fryklund Hall	Communication, Data Systems needs up-grading to CAT 6
Bowman Hall	Fire Alarm and Smoke Detection Systems is obsolete.
Bowman Hall	Cooling Tower & Chiller are old, obsolete and difficult to find parts for.
Bowman Hall	Communication, Data Systems CAT 3
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 have high maintenance issues.
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, have CAT 3 cabling
S&FC - phy ed	Communication, Data Systems needs up-grading have cat 3 cabling
Voc. Rehab.	Domestic Water Supply, Insulation contains (ACM) and requires repairs.
Voc. Rehab.	Communication, Data Systems have CAT 3
Child Study	Handicap Lifts, serving basement blocks stair access.
Child Study	Communication, have CAT 3 cabling
Home Econ.	HVAC, Packaged AHU's are not able to supply the required air.
Home Econ.	HVAC, Reheat Coils prohibiting airflow.
Home Econ.	HVAC, Ductwork is too small in some areas to provide required CFM.
Home Econ.	Building Instruments Controls & EMS - old controls are out dated and hard to get parts.
Home Econ.	Electrical, Low voltage switching in classrooms is wearing out and parts are not available.
Home Econ.	Data Communications CAT 3 cabling.
Millennium	Voice and Data Communications CAT 5.
LLC	Sanitary Piping is splitting, causing leaks.
LLC	Electrical, Primary transformer is excessively noisy.
LLC	Fire Alarm Systems, is obsolete, have ghost alarms.
LLC	Voice and Data Communications Cat 3 cabling.
Jarvis SW	Storm Water, Sump Pumps have high maintenance requirements, are old and parts hard to find.
Jarvis SW	HVAC Distribution, all AHU's provide inadequate air flow.
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 circuit 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).
Jarvis SW	Voice and Data Communications cabling CAT 3.
Jarvis TW	Storm Water Piping, drainage capacity issues.

Jarvis TW	EMS Systems, old parts hard to find.
Jarvis TW	Pneumatic Controls, minimum adjustments.
Jarvis TW	Voice and Data Communications cabling CAT 3
Admin.	HVAC Controls, Pneumatic controls need replacement.
Admin.	Electrical Distribution, Panels are full and need additional circuit capacity.
Admin.	Communication, Voice and Data cabling CAT 3.
Admin.	Building Automation System outdated.
Applied Arts	Sanitary Waste, operations in rooms 120 & 121 frequently plug.
Applied Arts	Communication, Voice and Data cabling CAT 3.
Heat Plant	HVAC Instruments/Controls Pneumatic, unable to be tied into C muss EMS
Heat Plant	Communication, Voice and Data cabling CAT 3
Heat Plant Add.	Communication, Voice and Data cabling CAT 3.
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 the need for additional circuit's are requested.
Comm. Tech	Communication, Voice and Data cabling is CAT 3.
Student Health	Plumbing Fixtures, Restrooms and Drinking Fountains are not handicapped accessible.
Student Health	HVAC Distribution does not have outside air supply.
Student Health	Communication, Voice and Data cabling is CAT 3.
LST House	Domestic Water Supply, Insulation contains asbestos. (ACM)
LST House	Energy Supply, Steam Supply Piping contains asbestos
LST House	HVAC Distribution, AHU's has no supply outside air.
LST House	Building Controls outdated can't communicate to EMS system .
LST House	Communication, Voice and Data cabling CAT 3.
McCalmont	Domestic Water Storage Tank is rusting out and contains asbestos.
McCalmont	Fire Alarm Systems, devises are old; parts are not available.
McCalmont	Building Controls unable to communicate with campus EMS.
McCalmont	Communication, Voice and Data cabling CAT 3.
General Ser.	HVAC Controls, pneumatic
General Ser.	Communication, Voice and Data cabling CAT 3.
University Ser.	Fire Alarm Systems, trouble getting parts.
University Ser.	Communication, Voice and Data cabling CAT 3.
General Ser.	Emergency generator - unit 30 + years old. Parts hard to find.
General Ser.	Communication, Voice and Data cabling CAT 3.
General Ser.	No fire alarms system in facility.
General Ser.	No fire wall separation between shop and an office area in building.

D. Central Utilities

Storm drainage from the tennis court area and Nelson Field have some erosion and flooding issues that need to be addressed.

The campus main substation located adjacent to the heating plant will require replacement and upgrading, due to the age of the equipment.

Building	Issues
Heating Plant	Campus Electrical Substation. The switches are difficult to reset during servicing. Parts are difficult to replace.
UTILITY	Storm Drain on west side of tennis courts.
UTILITY	North Campus Primary Electrical Loop needs secondary loop service.
UTILITY	Repair of storm drains on Nelson Field including city drain from 5th Street.
University Services	Pavement settling/movement on North and west side of facilities.

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 items would be included in major projects.

Building	Issues
Harvey Hall	Theater and Stage Equipment old hard to service (lighting, curtains, HVAC)
Harvey Hall	Theater Seating has tripping hazards and code concerns.
Harvey Hall	Theater seating old.
Jarvis SW	Furnishings, Fixed Seating are old and broken unable to replace broken parts, tiered classrooms do not meet code requirements.
General Ser.	Equipment, Loading Dock levelers parts hard to find.
General services	Vehicle Hoist – 31 years old parts wore out.

F. Site Improvements

There are several site issues of concern, especially the inefficient Nelson Field lighting, the deteriorated condition of the outdoor track facilities, and the turf replacement at the stadium. The driveway and loading dock at University Services and General Services have severe settlement/ movement of pavement and soils at building and loading docks. The tennis courts need resurfacing of the playing surface. The campus assesses the conditions of the inner campus sidewalks having 1600 square footage of sidewalk requiring replacement in order to eliminate tripping hazards or low areas for ice build up in the winters.

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 - playing surfacing wore out, delaminating from asphalt base.
Site	Running Track - track including base is deteriorating.
Site	Interior sidewalk corridors 1600 SF settling, cracking, tripping hazards.

Part B: Maintenance Issues by Filters

In order to determine which issues on campus require the most critical attention to maintenance during the next biennium all agency requests a screening process using four filtering categories are used.

The first filter removes those issues that UW-Stout are willing to accept at the present time, but need to be identified for future planning and development. These issues are building components and assemblies traditionally funded by operations, buildings with unknown future and not worth long term investments or buildings which are planned to be razed or replaced in the future as per the Campus Physical Development Plan.

The second filter removes those issues in which the funding has been secured, but until the projects are completed, are still considered current maintenance issues. These projects funding came be from major projects enumerated in the capitol budget, all agency projects funded through the state building commission, or small projects funded by the Division of State Facilities (DSF).

The third filter removes those issues with planned or preferred project solutions identified in the Campus Physical Development Plan and /or existing and not funded projects identified in the current biennium.

The fourth filter removes those issues not requiring immediate resolution but need identification as an issue by the campus requiring future funding in the next bienniums.

Filter #1: Acceptable Maintenance Issues

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

Building	Issues
S&FC - jfh	Exterior Doors & Jambs are rusting out.
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 on west side are deteriorating and need replacement
Red Cedar	Screens for windows
Child Study	Interior Stairs need refinishing.
Home Econ.	Interior Wall Finishes, in corridors and public areas need painting.
Heat Plant	Interior Finishes, Office area ceiling tile is broken and needs replacement.

Filter #2: Funded Maintenance Issues

Building	Issues
University Ser.	Roof Replacement – 06A3C
LST House	Exterior Door/Window Replacement – 06A3B
Bowman Hall	Chiller Replacement – 04H1N
Administration	Chiller Replacement – 04H1N
S&FC	Roof Replacement – Multipurpose Roof – 06A3C
Utility	Steam Pit #11 Repair – 0512C
Jarvis SW	Science Wing Renovation and Addition – 0512Q
North Campus	Primary Power Loop – 06C4T
Multi buildings	Walms Survey Inspections - All Residence Halls , Fryklund, & Micheels Hall – 06C2S
Jarvis TW	Floor repair Room 157 – 06B2W
Administration	HVAC & Electrical Replacement – 06A3T
S&FC	A/E Study – Ceiling ACM replacement – 06A1T
Fryklund hall	Roof replacement – 05L3R
LLC	Roof replacement A1-AC, D E - 0613J
Voc. Rehab.	Emergency Oil Spill – 05G2P
Voc. Rehab.	A1 Roof Replacement and three canopies – 05F1Z

Htg. Plant	Make-up Water – 05E1B
Htg. Plant	Air Handling Replacement – 05D1G
Htg Plant	Boiler Replacement – 03J2L
Administration	Exterior Wall Repair – 05D1G
Utilities	Multi-building Chiller/Tower Replacement -04H1N
Price Commons	Roof Replacement – 04D1R

Filter #3: Unfunded Maintenance Issues with Planned Project Solutions

Building	Issues
Bowman Hall	Entry/ Information Center –07-09 AAPR
Utilities	Campus EMS Upgrade – 07-09 AAPR
McCalmont	Exterior Envelope Window, masonry repair -07-09 AAPR
Athletic Field	Outdoor Running Track Replacement – 07-09-AAPR
Home Economic, Micheels, Comm. Tech.	Apparel and retail Remodeling – 07-09-AAPR
AA & HE	Multi building restroom upgrade – 07-09-AAPR
Multi Building	Mutli building fire alarm upgrade – LLC, US, S&FC, GS – 0709-AAPR
Utility	Campus Substation Replacement – 07-09-AAPR
Nelson Field	Lighting Replacement – 07-09-AAPR
Multi Building	Home Economics & Harvey cabling upgrade – 07-09-AAPR
Price Commons	Second floor Remodel – 07-09-AAPR
Harvey Hall	Exterior Doors and Step Repair – Small Project Request
S&FC	Pool Windows Replacement and Masonry Repair – Small Project Request
CKTO	Recycle & Storage Building – Small Project Request
MSC	Carpet Replacement – Small Project Request
University Ser.	Duplication Center Relocation – Small Project Request
Harvey Hall	Renovation Phase II Infrastructure – Major project
Harvey Hall	Theater Renovation –Major Request
Site	Tennis Court Resurfacing – Small Project Request
Stadium	Turf Replacement -07-09- AAPR
North/South Hall	Emergency Generator Replacement -07-09- AAPR

Filter #4: Unfunded Maintenance Issues without Planned Project Solutions

The following issues have been identified with no immediate need except they has been identified as potential maintenance type requests.

Building	Issues
Fryklund Hall	Communication, Data Systems cabling CAT 3
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 leaking.
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
Bowman Hall	Communication, Data Systems cabling CAT 3 old technology.
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 replacement breakers are not available.

S&FC - jfh	Exterior Lighting (Wall Packs) lens are discolored coming off and are high maintenance items.
S&FC - jfh	Data Wiring, Existing CAT 3 & CAT 5 old technology..
S&FC - phy ed	Communication, Data Systems existing cabling CAT 3, old technology.
Voc. Rehab.	Exterior Walls, tuck pointing failing.
Voc. Rehab.	Interior Floor Finishes, Resilient Tile contains (ACM)
Voc. Rehab.	Domestic Water Supply, Insulation contains (ACM).
Voc. Rehab.	Communication, Data Systems needs up-grading to CAT 6
Voc. Rehab.	Steam Pressure Regulating Valves (PRV) west side is not functioning properly.
Child Study	Interior Floor Finishes, Resilient Tile contains (ACM)
Child Study	Handicap Lifts, blocks access to stair when in use.
Child Study	Communication, Data Systems cabling CAT 3 old technology.
Home Econ.	Electrical, Low voltage switching in classrooms is wearing out and parts are not available.
Millennium	Voice and Data Communications cabling CAT 5. Old technology , for hub of IT for campus.
LLC	Sanitary Piping having high repair .
LLC	HVAC, Return fans on systems 1 & 2 are under capacity.
LLC	Electrical, Primary transformer is excessively noisy .
LLC	Fire Alarm Systems, is obsolete, having ghost alarms.
LLC	Voice and Data Communications cabling CAT 3 old technology.
Jarvis SW	Exterior Walls, Expansion Joints failing.
Jarvis SW	Voice and Data Communications cabling CAT 3 old technology.
Jarvis TW	Storm Water Piping serving roof drains undersized.
Jarvis TW	EMS Systems, panel old technology.
Jarvis TW	Pneumatic Controls, need to be up dated to DDC
Jarvis TW	Interior Floor Finishes, Synthetic and parquet flooring contain ACM mastic and are breaking apart.
Jarvis TW	Voice and Data Communications cabling CAT 3.
Jarvis TW	Exterior Walls, Masonry -Expansion Joints & Parapet Caps are failing
Admin.	Exterior Walls, Masonry -Expansion Joints failing.
Admin.	Toilet Partitions, are old, rusting, no replacement parts available.
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.	HVAC Controls, Pneumatic controls old.
Admin.	Communication, Voice and Data cabling needs up dating to CAT6.
Admin.	Building Automation System, cabling CAT5.
Applied Arts	Exterior Walls, Masonry - Expansion Joints are failing.
Applied Arts	Ceiling Finishes, Acoustical tile in corridors is in very poor condition.
Applied Arts	Sanitary Waste, operations in rooms 120 & 121 frequently plug.
Applied Arts	Communication, Voice and Data cabling CAT 3.
Heat Plant	Exterior Walls, Chimney inside and out has masonry problems.
Heat Plant	HVAC Instruments/ Controls, old not able to report to Campus EMS computer program.
Heat Plant	Communication, Voice and Data cabling is CAT3.
Heat Plant Add.	Communication, Voice and Data cabling is CAT3.
Comm. Tech	Exterior Walls, walls and windows caulked joints are failing
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	Interior Wall Finishes, wall carpet is coming loose, aged.
Comm. Tech	Communication, Voice and Data cabling is CAT 3.
Student Health	Exterior wood stairs on the east side are failing.
Student Health	Toilet Partitions, failing replacement parts not available.
Student Health	Plumbing Fixtures, Restrooms and Drinking Fountains old and parts not available.
Student Health	HVAC Distribution, entire system providing inadequate air.
Student Health	Communication, Voice and Data cabling is CAT 3.
LST House	HVAC Distribution, AHU's do not supply outside air.
LST House	Building Controls and EMS panels are old.
LST House	Restrooms size inadequate to meet the users.
LST House	Communication, Voice and Data cabling scat 3.
McCalmont	Domestic Water Storage Tank, is rusting out and contains asbestos.
Mc Calmont	Plumbing system ,fixtures, original to facility out dated for usage.
McCalmont	Building Controls and EMS panels need updating to DDC.
McCalmont	Fire Alarm Systems, devises are old, parts are not available.
McCalmont	Communication, Voice and Data cabling is CAT 3.
General Ser.	Exterior Doors & Frames, on south and west side of building are rusting.
General Ser.	Communication, Voice and Data cabling is CAT3.
General Ser.	Loading Dock doors to small for deliveries.
General Ser.	Equipment, Loading Dock levelers failing, replacement parts obsolete.
University Ser.	Fire Alarm Systems, obsolete for getting replacement parts.
University Ser.	Communication, Voice and Data cabling CAT3.
UTILITY	Low lighting levees on 13th Ave. between 2nd & 3rd Street.
UTILITY	Low lighting on 18th Ave. between 2nd & 5th Street.
UTILITY	Drainage issues west of the tennis courts, causing erosion to adjacent hill.
Site	Site Development, Retaining Wall southwest of University Services. Shifting away from building.

The following list is the requested all agency projects that are seriously in need of funding during the 2007-2009 biennium. These projects have been reviewed by the campus 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 without funding categories for the request. 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.

All Agency Project Request Priorities by Campus

1.	Bowman Welcome /Info Center	$ 610,000
2.	North / South Hall Emergency Generator	$ 297,000
3.	Campus EMS Upgrade	$ 1,152,800
4.	Price Commons Second Floor Renovation	$ 2,713,000
5.	Window Replacement, Tuckpointing & Caulking	$ 693,500
6.	Williams Stadium Turf Replacement	$ 755,000
4.	Outdoor Track Replacement	$ 593,500
5.	Apparel and Retail Program Relocation	$ 1,788,000
6.	ADA Restroom for AA and HE	$ 436,000
7.	Multi Building Fire Alarm Replacement	$ 1,114,200
8.	Campus Electrical Substation	$ 1,546,000
9.	Nelson Field Lighting	$ 166,700
10.	Harvey /Home Economic Cabling upgrade	$ 792,100
11.	Harvey Hall Electrical & HVAC Upgrade	$ 3,390,000

APPENDICES

Appendix A: Principles for Physical Planning

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

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.

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. Lakefront property can 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.

- 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.

- 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 Main 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
(Revised 2/15/06)

2006-2009

- Cost Estimates

Hovlid Hall Remodeling and Addition	$ 8,937,000
Parking Development	$ 607,000
MEP upgrades	$ 50,000
Total	$ 9,594,000

2010-2012

- Cost Estimates

Wigen and Fleming Hall Infrastructure Upgrading	$ 4,000,000
Jeter-Tainter-Callahan (JTC) Hall Demolition	$ 375,000
MEP upgrades	$ 100,000
Total	$ 4,475,000

2013-2014

- Cost Estimates

Recreational Space Development	$ 97,500
Parking Development	$ 500,000
Total	$ 597,500

2015-2017

- Cost Estimates

Multi-Use Facility on JTC Site	$ 5,580,000
Parking Development	$ 100,000
MEP upgrades	$ 100,000
Total	$ 5,780,000

Total North Campus Master Plan	**$20,446,500**

Appendix D: Crime Prevention through Environmental Design (CPTED)

- Recognizes the relationship between the environment and the opportunity for crime, and
- Proactively attempts to reduce the opportunity for crime through design and planning.

In the 1970's, CPTED principles revolved around:

- **Territoriality**
- **Natural Surveillance**
- **Activity Support**
- **Access Control**

Territoriality uses design features to express clear ownership of areas encouraging legitimate users to adopt ownership over private and semi-private space, thereby discouraging inappropriate use by people who do not belong. Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Essential approaches are definition of property lines and distinction of private spaces from public spaces using landscaping, "gateway" treatments, and CPTED fences. Territoriality on a campus can be indicated by fencing, appropriate landscaping, changing pavement treatments (using pavement stones at perimeter crosswalks instead of concrete), as well as will-identified signage.

Natural surveillance uses activities or design features to maximize real or perceived visibility. This approach provides increased opportunity for authorized users to view an area thereby encouraging "communal ownership" to reduce anonymity and discourage crime. This design concept attempts to keep in appropriate individuals/behavior easily observable. Natural surveillance includes open visibility within and from without the facility or location, good lighting consistent with Illuminating Engineering Society for North America (IESNA) standards, pedestrian-friendly walkways, removing line-of-sight obstacles such as high shrubs and ensuring unobstructed views down parking aisles from a parking lot exterior. The National Institute for Justice stated, "The single most important CPTED security feature is lighting."

Activity support seeks to fill an area with legitimate users thereby displacing potential illegitimate activity. This includes activities throughout the time that a facility is unsecured and non-traditional activities within a space. Transit stops, recreational areas, and intramural sports activities near parking lots are examples of how to reduce the perceived isolation of perimeter parking lots.

Access control directs users in and out of areas through defined, limited "gateways". This design concept is focused primarily on decreasing the opportunity for crime by denying access to crime targets and creating in offenders a perception of risk.

Approaches include designing streets, walkways, parking lots, building entrances and "gateways" to clearly indicate public routes/areas and discouraging access to private areas with structural elements. Simple measures include restricting the number of parking lot entrances/exits, installing fencing, and using landscaped perimeters. Another example is restricting the times when access to a facility is allowed by utilizing technology such as card access or key control policies.

As CPTED concepts refined additional concepts were added including:

- **Facility Management and Maintenance**
- **Target Hardening**
- **Land Use**

Facility Management and Maintenance includes a number of factors: having a security plan, being aware of criminal incidents in the area(s) you have control and in the surrounding area (adjoining city and private properties), ensuring the facilities are patrolled on a scheduled/regular basis, and having staff trained to handle established procedures. General maintenance and immediate repair of damaged facilities demonstrates that the university cares for and will defend the property against misuse, and by extrapolation criminal activity. Maintaining the landscaping, removing trash and broken glass, sweeping the lot, repairing broken equipment (lights, faded signs), and quickly eradicating graffiti all demonstrate that someone is looking after the property, is concerned about customer safety, and notices what transpires on the premises.

Target hardening is removing the opportunity for crime through physical or structural measures. It can be as straightforward as eliminating access to hiding areas through fencing or installing emergency call boxes to facilitate requests for assistance or reporting suspicious activity.

Land use seeks to take a long-term view to ensure complementary land use and development. Parking areas should support adjacent land use, be placed to capitalize on natural surveillance, direct pedestrian traffic separately from vehicular traffic in well-lit, pedestrian-friendly pathways.