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Transformation in the lives of our university community and across the region and the world we serve begins on a well-planned, exceptional campus. It is my pleasure to introduce the program direction plan that will continue to serve as a blueprint for the growth of the University of Wisconsin-Stevens Point for decades to come. The goals of our academic and facilities planning processes reflect our collective vision and strategic goals for UW-Stevens Point. Our university has embraced the concepts of continuous planning, review and improvement. The university’s strategic plan, A Partnership for Thriving Communities, provides a blueprint to advance learning, enhance living, leverage our resources and respect our legacy. Our streamlined General Education Program provides students with a more enriching education while simultaneously decreasing their time to graduation.

Our goals are ambitious, but entirely achievable. We have already demonstrated we can effectively increase the retention rate of students while maintaining the academic quality of our programs. Through a comprehensive review and revision of the General Education Program and the implementation of our differential tuition program, the Pointer Partnership, we were able to increase our four-year graduation rates 12 percentage points in just five years. This outstanding achievement was due, in large part, to the collective efforts by our faculty, staff and students to streamline and improve the educational experience for our students. We will build on our success in the upcoming years as we expand the footprint of UW-Stevens Point through the restructuring of UW-Marathon County and UW-Marshfield/Wood County. With the continued cooperation and commitment from our Central Wisconsin economic and educational partners, more of our students will have the opportunity to achieve their academic, professional and personal goals.

From our beginnings as a normal school in 1894, UW-Stevens Point has grown to meet the needs of our changing world. We will continue to serve as the knowledge hub within our region while broadening our engagement within the new global society.

Bernie L. Patterson
Chancellor
EXECUTIVE SUMMARY

The quantity and quality of physical space support the education programs, research, outreach, and new initiatives. This Campus Development Plan is intended to present broad program trends, initiatives, and unmet space needs and align responses to those needs using available capital fund sources with renovation, remodeling, and expansion projects of supporting facilities.

The University of Wisconsin-Stevens Point has embraced the UW System Growth Agenda goals to increase the number of undergraduate degrees by 30% by 2025. In 2011, UWSP completed work on a strategic plan. The planning process, chartered by the Chancellor and led by the Strategic Planning Steering Committee involved the participation of more than 200 faculty and staff members, students, alumni and community members who served on four task forces, which were essential to developing strategic themes, goals, and action steps. Through the strategic planning process, the university reaffirmed its Faculty Senate-endorsed mission statement, determined where it wants to be in five years, and defined four overarching strategic themes, which are to Advance Learning, Enhance Living, Develop and Leverage Resources, and Respect and Advance its Legacy.

The bedrock initiative stemming from the Strategic Plan is called A Partnership for Thriving Communities. The first effort being launched from the Partnership is a Healthy Communities Initiative, capitalizing on existing strengths to create the premier array of professional programs in health care and wellness in the state. One core project in this initiative will be to create a variety of academic pathways for students in the region—especially first-generation, underrepresented minority, and adult populations—to enter health-related fields. As the only comprehensive university in Central Wisconsin, UWSP has the mission to work collaboratively with the regional business community to produce quality baccalaureate degree holders in needed fields. Based on the needs of the region, UWSP has modified existing majors and created new programs to meet the needs of the region. UW-Stevens Point recently completed a comprehensive revision of its university-wide general education program and degree requirements. These changes were implemented in Fall 2013 for all incoming students.

Academic program needs interface with existing facilities producing various issues with differing levels of importance. Some issues can be grouped together into similar themes. Others are unique to their situation and solution. Significant need exists for correctly sized classrooms, reconfigured labs, additional research space, support space and offices in the central campus academic area. These needs are pervasive throughout the colleges and disciplines. Aging buildings such as 100-year-old Nelson Hall, 64-year-old Delzell Hall, and 64-year-old Park Student Services are affecting the delivery of administrative, student services and student health care functions in the south campus area. Within the Learning Resources Center compression of spaces and services require relocation and re-configuration particularly related to the Instructional Technology division. At the Health Enhancement Center, inappropriate space is limiting offerings in Sports Medicine and for students in Physical Education, Athletic Training, Dietetics and Health Promotion.

The new Chemistry Biology Building is nearing completion and is scheduled to be fully operational for the fall 2018 semester. A number of subsequent projects are dependent on the space provided by this new facility including the backfilling of the Science building and Trainer Natural Resources (TNR). Other projects not tied to the new academic facility can proceed according to their own schedules contingent on available bonding or successful outside fundraising and include renovation of Albertson Hall (formerly Learning Resources Center) and a new Student Recreation and Wellness Center. The 2007 Campus Master Plan outlines a number of image, safety, environmental, sustainability, and quality of life improvements. Site development projects located along 4th Avenue, Reserve Street, and the Specht Forum would have significant impact along these lines.
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A. INSTITUTION PROFILE

![Map of UW-Stevens Point Campus](image)

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<thead>
<tr>
<th>Academic Profile</th>
<th>Physical Profile</th>
<th>Student Profile</th>
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<tbody>
<tr>
<td>62 Majors and Degrees</td>
<td>406 Acres (Main Campus)</td>
<td>8661 Full Time Equivalent (FTE)</td>
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<td>87 Minor Programs</td>
<td>214 Acres (Non-Contiguous)</td>
<td>9231 Headcount</td>
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<td>31 Concentration Areas</td>
<td>2023 Acres leased</td>
<td>828 Non-Residents</td>
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<td>16 Certificate Programs</td>
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<td>2091 Graduates (Annual Average)</td>
<td>2,810,678 Gross Square Feet (Total)</td>
<td>3467 Residents (On Campus)</td>
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<tr>
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<td>3,102 Parking Spaces (Total)</td>
<td>(includes UW-Extension counts)</td>
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BACKGROUND AND HISTORY

Founded in 1894, the University of Wisconsin-Stevens Point is a partially state supported, coeducational institution offering a variety of programs leading to an Associate, Bachelor of Arts, Bachelor of Fine Arts, Bachelor of Science and several master's degrees. The Stevens Point Normal School opened in 1894 and since then the institution evolved from one devoted solely to teacher training to a full-fledged university with colleges of national recognition. In 1927, permission to grant degrees was conveyed along with a name change to "State Teachers College." By 1964, "teacher education" was no longer a sole emphasis and a re-named "Wisconsin State University-Stevens Point" emerged. With the merger of Wisconsin’s two higher education systems in 1972, the campus assumed the name University of Wisconsin-Stevens Point and its unique mission of service to central Wisconsin.

CHARACTER

Located within the mid-sized community of Stevens Point, key campus descriptors include a compact academic core and limited but precious open space around its primary buildings. The majority of buildings were constructed during the 1960s and 1970s of masonry block and cast-in-place concrete with a tan facebrick, designed in post-industrial, monolithic forms containing little architectural distinction and few human-scale details. The Noel Fine Arts Center, Dreyfus University Center, 201 Reserve Street Suites and the recently completed Chemistry Biology Building are four examples presenting a modern feel, visual interest and varied exterior materials. Three buildings in the southern portion of campus, Old Main, Nelson Hall and Communication Arts Center do convey a sense of history and connection to traditional architectural styles. Schmeeckle Reserve is a 282-acre natural conservancy within the campus boundary and includes the 25-acre Lake Joanis. Established in 1976, Schmeeckle Reserve provides educational and recreational opportunities for students, faculty and residents of central Wisconsin.
MAIN CAMPUS PROPERTY

Stevens Point Normal School opened in 1894 located on five acres of land on the far east side of the city of Stevens Point about a mile from the main business district. By 1927 when the institution became State Teachers College, land holdings had more than doubled to 11 acres and remained at this level through 1951 at start of the Wisconsin State College era. In 1964, the campus became “Wisconsin State University-Stevens Point” and land holdings stood at 177 acres. By then, the city of Stevens Point had expanded to surround the campus with private residences on three sides. This resulted in the campus taking on a linear north-south shape as further expansion occurred primarily to the north during the major development period through the remainder of the 1960’s and into the early 1970’s. By 1979, land ownership had increased to 301 acres primarily to meet these development needs. Between 1979 and 2012, land ownership increased by over 100 acres but mainly through the expansion of the Schmeeckle Reserve. The Reserve now totals over 282 acres and as of January 2016, the main campus land holdings are just over 406 acres.

UWSP is situated on the tension line between several ecological landscapes, defined by the Wisconsin Department of Natural Resources as “forest transition,” “central sand hills” and “central sand plains”. Relatively flat expanses of well-drained soils are typical of these landscapes. Characteristically, the campus has little topographic relief. Soils are sandy with patches of granite substrate. Land use in the region consists of agriculture and timberland. Vegetation types range from wetlands to forests to plains to grassland and prairie.

UWSP is also located near the confluence of both the Wisconsin and Plover Rivers. The campus contains within its boundary Lake Joanis, a 25 acre excavated lake and Moses Creek a natural waterway. Because of flooding in the early 1900’s, Moses Creek was channelized and then piped and connected to the city storm drainage system, which discharges into the Wisconsin River. Meanders were successfully reintroduced to a portion of the above ground Moses Creek in the east portion of Schmeeckle Reserve in 2011.
The main academic core is located in the center of campus surrounded by city streets on three sides (east, south and west) and includes the large block-long Health Enhancement Center (HEC) on the north. Student Housing and exterior recreation/varsity playfields lay north of the academic core. The 282-acre Schmeeckle Reserve conservancy area is further north from there. Student service and administrative functions occur in the older southeast section of campus. Facility Services operations are located between the Student Housing and Schmeeckle Reserve areas on the northwest end of campus and contains the campus central heating plant and its character defining 175-foot tall chimney.

NON-CONTIGUOUS PROPERTY

UW-Stevens Point maintains a number of off-campus, non-contiguous properties. Most of these lands are associated with the College of Natural Resources (CNR) and its effort to provide direct field experience opportunities. The UWSP Foundation owns many parcels through gifts supporting these efforts.

Central Wisconsin Environmental Station (123 acres leased through 2034)

The Central Wisconsin Environmental Station (CWES) is located on 55-acre Sunset Lake, 18 miles east of the main campus in Portage County in the Town of New Hope. A sublease arrangement involving the UWSP Foundation and the trustees of a former Boy Scout camp in 1975 made 123 acres available there to the CNR. The sublease was transferred to the Board of Regents by State Building Commission action in May 2004 and its expiration date extended to May 2034. Additional arrangements with the UWSP Foundation for 116.5 acres at nearby Severson Lake, a hiking easement across 200 acres (an annual agreement only), and a contiguous 40-acre county park on Sunset Lake provide a total of almost 480 acres available for study and activities at CWES. Through the years, CWES has provided an impressive record of service to the College of Natural Resources, the university, and Wisconsin communities through courses taught at the station, through career workshops in natural resources and environmental quality, and through outreach programs to public schools. An average of over 20,000 person days of programming are provided at CWES, mostly for grade school children. Program development and staffing for the Station are provided largely by students in the college’s nationally recognized environmental education and interpretation major. The Central Wisconsin Environmental Station is identified as essential to meeting the CNR’s mission in environmental education and interpretation. The Tomorrow River Community Charter School started academic programs at CWES in 2015 and have provided a portable classroom facility for their use. There are currently twenty-six (26) buildings including classroom, dining, lodging, shelters and maintenance/support facilities totaling 20,433 ASF/23,028 GSF.
Treehaven Field Station (40 Acres owned, 1,120 acres available for research and training)

Treehaven Field Station is located approximately 75 miles north of campus in the town of King near Tomahawk, Wisconsin in Lincoln County. The University holds direct title to 40 acres on which are located student dormitories, a training center, dining facility, maintenance shops, parking and a camp manager's residence. Through a generous gift from Dorothy and Jacque Vallier to the UWSP Foundation, the surrounding 1,120 acres of north woods property, meandering streams and rolling terrain is available to CNR for research and study during summer sessions, and full-week and weekend courses during the remainder of the year.

1983 Wisconsin Act 195 established the funding for Treehaven on a basis of 53 percent Program Revenue (PR) and 47 percent General Purpose Revenue (GPR). These ratios were later revised to 50-50 cost sharing to operate and maintain the facility, but have placed significant strain on the College for large renovations and improvements.

Forest lands (170 Acres)

The Boston School Forest (20 acres) and the McCloud Memorial Forest (80 acres) are non-contiguous properties held by the University in Portage County and used by the CNR. The two parcels provide forest management research, demonstration and study opportunity in the soils and plantation forest vegetation common to central Wisconsin. The sites are approximately twenty minutes from Campus. The McCloud Forest is of particular research value as it contains a 20-acre stand of uncut old growth native vegetation immediately adjacent to 60 acres of 30-year-old red and white plantation pine. The McCloud Forest was gifted to the University in October 1992. In 1996, 70 acres of land similar to McCloud was gifted to the University and designated as the Henry C. Kurtz Memorial Forest. Located in Adams County approximately 70 miles from campus, the property also contains red plantation pine and mixed oak. It is used in conjunction with the activities at McCloud and Boston School Forests.

Wetlands Lab Facility (1-acre lease)

A one-acre lease agreement between the University and Wisconsin Department of Natural Resources exists on property located on Eisenhower Road in the Town of Plover, Portage County. The property commonly referred to as the Wetlands Lab, provides direct CNR research and study opportunities along the Little Plover River. The site was also used in the past for funded research on composting various materials. The land is remote from other neighboring activities and has been an occasional target of vandalism.

Northern Aquaculture Demonstration Facility (40.05-acre lease)

The Northern Aquaculture Demonstration Facility (NADF) is a 40.05-acre lease with the Red Cliff Band of Lake Superior Chippewas in Bayfield, WI in northeast Bayfield County is used to provide demonstration, education, outreach, extension and applied research in the College of Letters and Science (COLS). It is aimed at fostering the development and growth of a sustainable aquaculture industry in Wisconsin and other northern US climates. The NADF is designed with high-tech aquaculture production systems and equipment. An 8,500 SF aquatic production barn contains three (3) 10,000-12,000 gallon recirculation aquaculture systems; free flow tanks; cold, cool and warm water systems; Bell jar and Heath tray incubation systems and an analytical water-testing lab. The NADF also contains four (4) ½-acre ponds with a fish collection basin and two (2) settling basins; two (2) 60-foot linear outdoor raceways; a head-tank building
with degassing and heat exchanger systems and two (2) high capacity wells providing up to 1,600 gallons per minute of cold (46° F), clean water.

**Buena Vista (5.75-acre lease)**

A 5.75-acre lease with the UWSP Foundation in the Town of Grant in southwest Portage County is used for CNR supported prairie chicken research.

**WWSP Transmitter (4 acres)**

In 1996, a radio tower located on four acres of land in the Town of Linwood, Portage County was purchased for purposes of the UWSP student radio station, WWSP FM 90. The student station was leasing transmitter space on the tower that was being offered for sale. With no assurance that new owners would extend the lease, an offer was made through Student Activity fees to purchase the tower and land to avoid possible relocation costs, higher lease fees and/or degradation of transmission quality.

**Other Land Holdings (617-acre lease)**

The UWSP Foundation holds an additional 617 acres in other locations and sizes throughout central Wisconsin supporting CNR activities but without formal lease agreements directly with the college.
B. EXISTING CONDITIONS MAP

A. Allen Center Renovation
   Repurpose

B. Residence Hall Renovations
   Finish upgrades in rooms; HVAC replacement; ADA access improvements

C. Student Services Division
   Offices located mainly in a former library building. Students would benefit from services in one location.

D. Science Building
   Aging labs, limited research space and new program offerings

E. Nelson Hall
   96-year old Historic Register Building in need of capital renewal and space re-use

F. Specht Forum
   Surfaces in need of replacement and re-build

G. Old Main
   HVAC replacement issues

H. George Stien Heating Plant
   Coal-fired plant will likely require air quality upgrade in conjunction with other statewide plants. Possible wood biomass boiler project.

I. Albertson Hall (formerly LRC)
   HVAC and fire protection issues. Program space relocation needed.

J. Student Health and Wellness
   Dedicated student recreation space and relocation of Health Services

K. Trainer Natural Resources
   Successful research grants constrained by limited research lab and office space

Stormwater Diversion and Suspended Solids Reduction Projects
   Multiple locations
C. MISSION STATEMENT

University of Wisconsin System Mission Statement

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

CORE MISSION STATEMENT

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

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

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

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

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

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

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

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

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

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

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

a. Provide a broad foundation of liberal studies and selected degree programs in the fine arts, humanities, natural sciences and social sciences, imparting the heritage of human civilization, critical intelligence, and the skills necessary for a lifetime of learning and upon which education in the professional fields may be built.

b. Provide undergraduate professional programs in communicative disorders, teacher education, home economics*, the visual and performing arts, paper science and natural resources with emphasis on the management of resources.

c. Provide graduate programs in teacher education, communicative disorders, natural resources, home economics, communication and other select areas clearly associated with this University’s undergraduate emphases and strengths.

d. Provide programs in wellness and health promotion.

e. Provide quality undergraduate and graduate instruction through innovative methods using print and nonprint library resources, computing, communication technology and direct student assistance.

f. 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 select mission.

g. Cooperate with UW-Extension in the development and coordination of statewide outreach programming, integration of the extension function into the institution, and appropriate and adequate recognition of those involved in outreach activities.

*The former home economics programs are now offered as child and family studies, dietetics, early childhood education, family and consumer education, human development, nutrition and interior architecture.
D. STRATEGIC GOALS

The university’s strategic plan, “A Partnership for Thriving Communities,” is driven by the institution’s mission and guided by its vision and core values. This plan respects UW-Stevens Point’s heritage and cherished tradition, fosters creativity and innovation, and charts new directions. It is a plan based on a comprehensive analysis of the environment in which the university operates its place within the University of Wisconsin System, and its distinctive relationship with the Central and Northern Wisconsin region. The planning process, chartered by the chancellor and led by shared governance groups, has been a transparent and broadly participatory process. Most fundamentally, our goal was to establish a process that builds from areas of strength, promise and opportunity to create a plan guiding UW-Stevens Point’s future to set overall direction for the university, identify institutional distinctiveness and comparative advantages, develop a manageable number of goals, and refresh or replace those goals as needed.

Implementing A Partnership for Thriving Communities

A Partnership for Thriving Communities is comprised of four main initiatives: we intend to position UW-Stevens Point to assist communities in becoming more Vibrant, Healthy, Prosperous and Sustainable.

For example, the first effort launched from the partnership was a Healthy Communities Initiative, capitalizing on our existing strengths to create the premier array of professional programs in health care and wellness in the state. While the details are still being carefully woven together, this collaborative endeavor embodies an underlying principal that a healthy population is essential to the longevity of any community.

Given current demographic trends in Central and Northern Wisconsin, the need for health and wellness professionals will only grow more extreme. Building on the university’s existing strengths, we are well positioned to assist the region in meeting this challenge. UW-Stevens Point has an impressive collection of programs in health care and wellness, including majors in health science, clinical lab science, nursing, audiology, speech language therapy, dietetics, health promotion, health and wellness management, health information and management technology, and mental health and gerontology. We also offer a long list of pre-professional programs in medicine, veterinary care, optometry, pharmacy, physician’s assistance, physical and occupational therapy, and dentistry.

One core project in this initiative will be to create a variety of academic pathways for students in the region—especially first-generation, underrepresented minority, and adult populations—to enter health-related fields. As a result, we will forge these pathways by creating and reinforcing partnerships with the North Central Wisconsin Higher Education Alliance, which includes UW-Marathon County, UW-Marshfield/Wood County, Mid-State Technical College, Northcentral Technical College and Nicolet Technical College.
A second core project in this initiative is to ensure students receive the best education possible. Consequently, we will add to our existing health care and wellness curricula a focused program of student support, including workshops and summer camps to assist students with course work and professional exams; specialized advising, tutoring and career counseling; and unique opportunities to engage and learn about the health professions for which they are preparing.

A third and final core project in this initiative is to assist graduates to return to Central and Northern Wisconsin to serve their communities as health care and wellness professionals. To achieve this aim, we will partner with graduate schools in medicine, dentistry and other health-related fields; health care and wellness providers; and community leaders throughout the region to create a variety of pathways to professional training and ultimately service to the region.

In this way, UW-Stevens Point’s Healthy Communities Initiative will nurture the well-being of our citizens through first-rate professional programs in health care and wellness.

To organize our work under the strategic plan, each year Chancellor Patterson will assign the university community a series of annual priorities crafted in consultation with faculty governance and the Strategic Planning Committee. These priorities will be aimed at improving the university’s capacity to Advance Learning, Enhance Living, Develop and Use Resources, and Honor and Advance Our Legacy, four areas defining the university’s capacity to effect change. This annual process will ensure that UW-Stevens Point moves forward in a step-by-step, transparent fashion to realize the promise in the Partnership for Thriving Communities.

**Produce More Baccalaureate Degree Holders**

As the only comprehensive university in Central Wisconsin, UW-Stevens Point has the mission to work collaboratively with the regional business community to produce quality baccalaureate degree holders in needed fields. To this end, UW-Stevens Point administrators, and faculty and staff members, meet regularly with business leaders in Stevens Point, Wausau, Marshfield and Wisconsin Rapids to identify avenues for collaboration.

Based on the needs of the region, UW-Stevens Point has modified existing majors and created new programs to meet the needs of the region. A new **Bachelor of Science in Nursing** degree was developed in response to demand in the region for more highly trained nursing professionals. The School of Business and Economics is pursuing accreditation from the Association to Advance Collegiate Schools of Business (AACSB). The student demand for a business major and the needs expressed in the Centergy Report on the future of Central Wisconsin’s economy suggest the campus must move to strengthen and expand these crucial academic programs.

To further strengthen the impact of post-secondary education in Central Wisconsin, UW-Stevens Point has partnered with Mid-State Technical College, UW-Marathon County, UW-Marshfield/Wood County, Northcentral Technical College and Nicolet College to form the **North Central Wisconsin Higher Education Alliance**. In addition to streamlining the transfer process, this group is working to develop a new **Bachelor of Applied Studies** degree completion program aimed at helping nontraditional students in the region who have a professional associate’s degree to further their educations.

**Increase curricular emphasis on student success**

UW-Stevens Point is currently working to revise its General Education Program (GEP) and the universitywide BA/BS requirements. One of the recommendations of these revisions is focusing more attention on the first-year experience through the implementation of a first-year seminar and enhanced programs to support student success. The revised GEP, which was launched in the fall 2013 semester, was inspired by a deep commitment to liberal education and lifelong learning, emphasizing academic rigor, professional preparation and responsible citizenship. The program is a streamlined, learning-outcome driven curriculum incorporating a number of high-impact teaching practices, including Experiential Learning,
Interdisciplinary Studies, and a First-Year Seminar. It should result in increased efficiency of degree production, measured by decreasing credits to degree. In addition, the new GEP includes a systematic assessment plan to address both quality assurance and quality improvement.

First Year Seminar

In conjunction with the new GEP, UW-Stevens Point initiated a First-Year Seminar (FYS) program to introduce critical thinking, orient students to the academic community and campus life, and equip incoming first-year students with the skills necessary to succeed. In order to support instructional development for this new program, UW-Stevens Point organized a series of training sessions to prepare faculty and staff members to offer First-Year Seminar classes. In spring 2011, 12 sections of FYS were offered as an initial pilot, serving 221 students. Participation by faculty and students has gradually expanded. In fall 2013, 30 sections were offered enrolling nearly 600 students. In fall 2014, this number is projected to expand to as many as 55 sections of FYS.
E. PROGRAM TRENDS

The 2017-18 academic year has been an eventful one for UW-Stevens Point. As the university’s enrollment continues to decline in response to demographic shifts and an increasing four-year graduation rate, and in the midst of a six-year tuition freeze, we are faced with a $4.5 million structural deficit that requires curricular restructuring. The university administration has made recommendations calling for the discontinuation of a variety of programs in the liberal arts, and the creation of new programs in our strongest performing areas, including natural resources and health. At the same time, UW System has announced a restructuring of the UW Colleges, which entails the joining of UW-Stevens Point with UW-Marshfield/Wood County and UW-Marathon County. This restructuring will require UW-Stevens Point to rethink nearly every aspect of the university’s strategic plan and its impact on curriculum and facilities, since it brings the institution into a significantly different educational and geographic marketplace than we have previously been accustomed to navigating. Taken together, these events will require at least a year before our revised academic program trends can be clearly articulated.

CURRENT PROGRAMS

UW-Stevens Point offers the following undergraduate degree types: Associate Degree, Bachelor of Science, Bachelor of Arts, Bachelor of Fine Arts, Bachelor of Music, Bachelor of Nursing, and Bachelor of Applied Studies. UW-Stevens Point currently offers numerous Masters degrees as well as a Professional Doctorate in Audiology (in partnership with UW-Madison). Degrees at UW-Stevens Point are supported by five academic colleges: Letters & Science, Fine Arts and Communication, Professional Studies, Natural Resources, and University College.

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<td>Audiology Doctorate (AuD)</td>
<td>French BA</td>
<td>Physical Education BS</td>
</tr>
<tr>
<td>Biochemistry BS</td>
<td>Geography BS BA</td>
<td>Physics BS</td>
</tr>
<tr>
<td>Biology BS</td>
<td>Geoscience BS</td>
<td>Political Science BS BA</td>
</tr>
<tr>
<td>Business Administration BS</td>
<td>German BA</td>
<td>Psychology BS</td>
</tr>
<tr>
<td>Chemical Engineering BS</td>
<td>Health Promotion BS</td>
<td>Public Administration and Policy</td>
</tr>
<tr>
<td>Chemistry BS</td>
<td>Health Science BS</td>
<td>Analysis BS</td>
</tr>
<tr>
<td>Clinical Lab Science BS</td>
<td>Health and Wellness Management BS</td>
<td>Resource Management BS</td>
</tr>
<tr>
<td>Communication BS BA MA</td>
<td>History BS BA</td>
<td>Social Work BS BA</td>
</tr>
<tr>
<td>Communication Sciences and Disorders BS MS</td>
<td>Individually Planned Major BS BA</td>
<td>Social Science BS BA</td>
</tr>
<tr>
<td>Community and Organizational Leadership MS</td>
<td>Interior Architecture BFA</td>
<td>Sociology BS BA</td>
</tr>
<tr>
<td>Computer Information Systems BS BA</td>
<td>International Studies BA</td>
<td>Soil and Waste Resources BS</td>
</tr>
<tr>
<td>Dance BA</td>
<td>Mathematics BS</td>
<td>Spanish BA</td>
</tr>
<tr>
<td>Data Science MS</td>
<td>Music Education MME</td>
<td>Special Education BS MSE</td>
</tr>
<tr>
<td>Dietetics BS</td>
<td>Music Education, Instrumental BM</td>
<td>Teaching, Master of Science MST</td>
</tr>
<tr>
<td>Early Childhood Education BS</td>
<td>Music Education, Vocal BM</td>
<td>Theatre Arts BFA BA</td>
</tr>
<tr>
<td>Economics BS</td>
<td>Music Literature BM</td>
<td>Web &amp; Digital Media Develp. BS BA</td>
</tr>
<tr>
<td>Education MSE</td>
<td>Music, General BA</td>
<td>Wildlife Ecology BS</td>
</tr>
<tr>
<td></td>
<td>Natural Resources MS</td>
<td>Undeclared Major Assoc.</td>
</tr>
<tr>
<td></td>
<td>Natural Science BS</td>
<td></td>
</tr>
</tbody>
</table>

11/14/2018 Program Trends IE - 1
UW-Stevens Point has revised its general education program and implemented the new requirements in 2013. With a new mission statement and measurable learning outcomes, the general education program provides students with a broad-based education and equips them with the knowledge and skills to facilitate intellectual growth, to be responsible citizens, and to improve the world in which they live.

UW-Stevens Point offers study abroad programs through its office of International Education in more than 20 locations around the globe including France, Ireland, China, Australia, Britain, Mexico, Germany, New Zealand and Spain.

UW-Stevens Point excels as a doctoral preparatory institution, particularly in the STEM fields. According to the National Science Foundation, UW-Stevens Point Alumni comprised 24 percent of the STEM research doctorates awarded to alumni of UW regional universities.
RECENTLY APPROVED AND DEVELOPING PROGRAMS

Data Science and Data Analytics

UW-Stevens Point has implemented a collaborative online master’s degree in data science, in collaboration with UW-Extension and a number of UW partner institutions. In addition, UW-Stevens Point is developing a new bachelor’s degree in data analytics set to begin accepting students in fall 2016.

Health Information Management and Health Information Technology (BS)

UW-Stevens Point is collaborating with UW-La Crosse, UW-Parkside and UW-Green Bay to offer a collaborative online bachelor’s degree in Health Information Management and Health Information Technology.

Health and Wellness Management (BS)

UW-Stevens Point is collaborating with UW-La Crosse, UW-River Falls and UW-Superior to offer a collaborative online Bachelor’s Degree in Health and Wellness Management.

Bachelor of Science in Nursing (BSN)

UW-Stevens Point began offering a new Bachelor of Science in Nursing (BSN) completion program in 2015, and the program was accredited by the Commission on Collegiate Nursing Education the following year. Given the strong regional demand for baccalaureate-trained nurses, significant growth in enrollment is expected in the upcoming years.

Chemical Engineering

UW-Stevens Point has developed and received permission to implement a new bachelor’s degree in chemical engineering. The program will begin accepting students in fall 2016.

Bachelor of Applied Studies (BAS)

UW-Stevens Point is collaborating with members of the Central Wisconsin Higher Education Alliance (which includes UW-Marathon County, UW-Marshfield/Wood County, Northcentral Technical College, Mid-State Technical College, and Nicolet Technical College) to develop a new Bachelor of Applied Studies degree program. The UW System has approved the degree and implementation is scheduled for summer 2016.

Sustainable Food and Nutrition

UW-Stevens Point is developing a new bachelor’s degree program in Sustainable Food and Nutrition. UW System has authorized the degree, the curriculum is being developed, and the program will begin accepting students in fall 2016.
NOTEWORTHY PROGRAMS

Differential Tuition

UW-Stevens Point has received permission to begin implementing a new differential tuition program. The $200 per semester fee will support the hiring of additional advisors and the implementation of a comprehensive advising model across campus. In addition, resources will be utilized to hire instructors needed to address enrollment bottleneck issues in an effort to improve students’ ability to graduate on time. Long-term impact is difficult to estimate, but the program could help to reduce overcrowding in some class sections.

University College

UW-Stevens Point has received permission from the Board of Regents to move forward with the formation of a new University College beginning spring 2016. This unit will result from a modest reorganization of reporting lines within Academic Affairs. Specifically, we are moving the Director of General Education, the Coordinator of Undergraduate Research and Creative Activities, and the new teaching center from the Academic Affairs office into our existing Academic Success unit. With these new functions on board, Academic Success is being renamed University College.

Despite the relative simplicity of this reorganization, this will help UW-Stevens Point to achieve several significant goals:

- The University College will create a less fractured and more efficient organizational structure to ensure coordination of student support within Academic Affairs. This will facilitate continued improvement of academic advising, tutoring, and other student support, and their alignment with General Education.
- It will provide a higher profile and stronger voice for the Director of the General Education Program, ensuring better coordination across colleges. It will provide the same higher profile and stronger voice for the various student support units within our existing Academic Success area.
- It will provide a logical home for a new teaching center, called the Center for Inclusive Teaching and Learning, to ensure that professional development related to teaching, learning, advising, undergraduate research, and diversity can be appropriately aligned with student retention efforts.
F. PLANNING ISSUES AND THEMES

GENERAL PURPOSE REVENUE (GPR) SUPPORTED FACILITIES & FUNCTIONS

<table>
<thead>
<tr>
<th>Priority</th>
<th>Issue Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Albertson Hall Renovation:</strong> Many of the spaces and services located in Albertson Hall are highly compressed, not properly located or ADA inaccessible. A portion of Instructional Technology staff are located in remote buildings. The current receiving dock is inadequate for processing the volume of computing equipment the institution handles. The dry sprinkler system installed in 1984 has developed leaks. The building’s eleven air handlers (eight from 1970 &amp; three from 1985) need replacement; its 1985 vintage fiber-board ductwork has failed throughout and the 1970 plenum air supply supplies inadequate air volumes for climate control. There is no terminal re-heat.</td>
</tr>
<tr>
<td>2.</td>
<td><strong>New Program Offerings:</strong> During the last eight years, the university implemented new programs where demand will have an impact on available space. UW-Stevens Point is partnering with UW-La Crosse, UW-Parkside and UW-Green Bay to create a collaborative online bachelor’s degree in Health Information Management and Health Information Technology. As part of UW-Stevens Point’s commitment to collaborating with other nursing programs in the state, UW-Stevens Point is developing the Central Wisconsin Nursing Education Center (CWNEC) which will serve as a comprehensive clearinghouse for the UW System’s educational offerings related healthcare, nursing, and other related pre-professional programs leading to health-related professions. UW-Stevens Point is collaborating with UW-La Crosse, UW-River Falls and UW-Superior to offer a collaborative online Bachelor’s Degree in Health and Wellness Management.</td>
</tr>
<tr>
<td>3.</td>
<td><strong>South Campus Aging Buildings:</strong> Poor conditions within three aging buildings in the south campus area, 100-year old Nelson Hall, 64-year old Delzell Hall, and 64-year old Park Student Services Center are affecting the delivery of administrative, student...</td>
</tr>
</tbody>
</table>
services and health care functions. Mechanical air handlers and air delivery in 120 year-old Old Main is inadequate and offers poor temperature and zone control. Old Main HVAC system was upgraded in 1979 and also used fiber board ductwork for distribution which is now failing. The campus Master Plan supported razing Delzell Hall and Park Student Services Center after relocation of the current occupants is achieved.

4. **NFAC Art Gallery Climate Control:** Inadequate humidity control within the Carlsten Art Gallery of the Noel Fine Arts Center, limits the opportunities to bring in significant art works and pieces of historic importance for instruction and public display.

5. **NFAC Michelsen Theater HVAC and Seating:** Acoustics in the Noel Fine Arts Center Michelson Hall cannot be adjusted according to different music styles and group sizes. The stage area is not sized to adequately hold larger performance ensembles. Audience seating does not meet standard expectations for row width.

6. **Health Enhancement Center Entrance and Accessibility:** The nearly 250,000 GSF Health Enhancement Center lacks a distinct main entrance and for the large crowds, lacks a pre-function, public gathering and orientation space. The ground floors are located on two levels and served by only a small non-code compliant elevator located in an extremely remote area within the center of the building.

7. **CCC and CPS HVAC and Restrooms:** The Collins Classroom Center (CCC) and the College of Professional Studies (CPS) is two primary academic classroom buildings constructed in 1966 and 1971, respectively, using the same design template. The zoned mechanical systems in each building may not be meeting outdoor air needs. Cooling coils have reached their useful life and require frequent leak repair. The constant volume reheat system does not work properly. Control valves leak and shutoff valves are frequently frozen preventing adequate isolation for repairs. Asbestos abatement is required for most repairs. The CCC received a complete upgrade to restrooms in 2010 but CPS has the same issues with ventilation, fixtures counts, and ADA accessibility. Both buildings are good candidates for a combined renovation project.

8. **Exercise Physiology and Wellness / Lifestyle Assessment Facility:** Insufficient space to meet the education and rehabilitation needs of students in the exercise physiology program, student athletes, dance students, and students participating in recreation sports. To continue national program accreditation, a dedicated athletic training lab/classroom is required. Lack of a dedicated Wellness Assessment lab space for students in Physical Education, Athletic Training, Dietetics and Health Promotion to experience hands on learning with the equipment of their field.

9. **Central Wisconsin Environmental Station (CWES) and Treehaven Maintenance:** CWES and Treehaven are two field stations of the College of Natural Resources. The 50/50 PR/GPR cost sharing arrangement for the repair and replacement of facilities needs to be re-examined for large projects to protect the integrity of the facilities as well as the professional image of the camps.

10. **CWES Anderson Lodge:** A 1,430 SF wood frame facility at CWES is in need of upgrade for continued use for instruction, meeting space, and overnight lodging.
11. **CNR Storage for Equipment and Materials:** Inadequate amount of storage space for boats, trailers, and other equipment associated with the study of natural resources. Garage space for CNR vehicles in close proximity to the main classroom building is not available.

12. **NFAC Permanent Collection Museum:** Lack of space for display of artwork from the Noel Fine Arts Center permanent collection.

13. **Academic Custodial Services Relocation:** It is vital that this operation runs smoothly and efficiently. Current multiple locations of operational staff, supplies and equipment results in inefficiencies and redundancies. Centralization of custodial services operations will improve delivery of services and increase efficiency and productivity in a safe environment.
   - There is no loading dock currently. This results in more back injuries and operational inefficiencies due to manually loading and unloading products and equipment.
   - There is a lack of centralized storage for products and equipment
   - As there is frequent turnover in staff, a small training area would provide a consistent approach to cleaning practices.
   - Staff computing operations center
## PROGRAM REVENUE (PR) SUPPORTED FACILITIES AND FUNCTIONS

<table>
<thead>
<tr>
<th>Priority</th>
<th>Issue Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td><strong>Student Indoor Recreation:</strong> Significant need exists for correctly sized group fitness studios, reconfigured cardio and strength centers, additional fitness areas, public spaces, a recreation gymnasium, support space, and offices. Student participation in extracurricular activities such as intramurals and club sports, and in particular, health and wellness activities have grown exponentially in recent years. Many programs are forced to set participation limits; are practicing during times that are not conducive to supporting student academic; are utilizing spaces that are not designed for the activities taking place in them; or, had to find locations off campus. UWSP student fitness centers (the Strength Center and the Cardio Center) are both at capacity in terms of participant space and programming.</td>
</tr>
<tr>
<td>2.</td>
<td><strong>Northern Aquaculture Demonstration Facility (NADF) Residential Quarters:</strong> Since its opening in 2004, the Northern Aquaculture Demonstration Facility in Bayfield, WI is experiencing increased demand for classrooms, labs and biosafety for instruction and research. There is a need for a residential facility associated with the Northern Aquaculture Facility located at Bayfield, WI.</td>
</tr>
<tr>
<td>3.</td>
<td><strong>Allen Center Residence Hall Renovation:</strong> The continuation of residence hall renovation projects will continue with the Allen Center Residence Halls (Pray-Sims). This will include the installation of elevators, compliant ADA entrances, window replacement, room improvements and sprinkler systems throughout.</td>
</tr>
<tr>
<td>4.</td>
<td><strong>Parking Structure:</strong> The construction of the Business and Communications Building will have a significant impact on the amount of available commuter parking near the campus academic core. The campus is will need to consider the construction of a parking structure to respond to this need.</td>
</tr>
<tr>
<td>5.</td>
<td><strong>Schmeckle Environmental Learning Center (CNR):</strong> The existing classroom/meeting room at the Schmeckle Reserve Visitor Center is undersized and inadequate for environmental education/nature interpretation and other campus and statewide programming needs. The renovated house and addition are located away from the campus core functions.</td>
</tr>
<tr>
<td>6.</td>
<td><strong>Campus Visitor Center:</strong> The campus lacks a visitors center from which to distribute information and orient visitors to campus, and to provide other community relations space.</td>
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CONTINUING PLANNING ISSUES AND THEMES

<table>
<thead>
<tr>
<th>Priority</th>
<th>Issue Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Recruitment and Retention of Students, Faculty and Staff: The ability to attract students, faculty and staff is critical to developing a strong university. Retaining them is critical to sustaining a strong university. The physical environment, including instructional, research, residential, landscaping and parking facilities, plays an important role in recruitment and retention.</td>
</tr>
<tr>
<td>2.</td>
<td>Instructional Integrity: The success of the university will continue to be measured on the success of its graduates. It is imperative that the instructional integrity of its academic programs, in classroom, laboratory and research settings, be maintained and enhanced.</td>
</tr>
<tr>
<td>3.</td>
<td>Stormwater Management: The campus must remain responsive to the handling of suspended solids as development continues with buildings and parking lots.</td>
</tr>
<tr>
<td>4.</td>
<td>Telecommunications and Technology: As advancements in telecommunications and technology occur, the university must be strategically and physically prepared for these advancements.</td>
</tr>
<tr>
<td>5.</td>
<td>Sustainability: A critical component of the campus culture for decades, the university shall continue to model itself as a leader in the teaching and practicing of living green and respecting our environment.</td>
</tr>
<tr>
<td>6.</td>
<td>Parking and Transportation: Future building construction projects will adversely impact the location and capacity of parking lots. The increased use of bicycles, mopeds and scooters requires more areas for their parking.</td>
</tr>
<tr>
<td>7.</td>
<td>Health, Life Safety, Security and Accessibility: A primary focus of the university is to provide safe and accessible programs and facilities and promote healthy lifestyles and environments.</td>
</tr>
<tr>
<td>8.</td>
<td>Building Infrastructure: As facilities continue to age, emphasis needs to be applied to address the deterioration of mechanical, plumbing, electrical, telecommunications and life safety systems.</td>
</tr>
<tr>
<td>9.</td>
<td>Consolidation of Associated Functions: Efficiencies, effectiveness and cost savings can be realized by minimizing the duplication of services, operations and maintenance.</td>
</tr>
</tbody>
</table>
G. SPACE NEEDS SUMMARY

UW-Stevens Point maintains a space inventory of all rooms following the classifications outlined in *Facilities Inventory and Classification Manual (FICM)*. *FICM* is the generally accepted national standard for facility descriptions used by most institutions of higher education. The following chart compares existing space assignments and identified campus needs according to these classifications. The narrative that follows briefly describes each classification area and the need (or not) for additional space for each classification. The space needs were determined through direct consultation with individual campus departments, college deans, the Provost, and Division Vice-Chancellors. Space issues were further refined during a nine month space assessment process looking at four colleges and six major buildings. The final report further describes the need for correctly sized classrooms, new and reconfigured labs, additional research and lab support space, and offices in the central academic area. In 2012, a pre-design effort for a new Chemistry Biology Building detailed specific lab, teaching, and research needs for each the departments of Chemistry and Biology.

![Space Need Analysis Chart]

**100 CLASSROOM FACILITIES**

UWSP maintains 131 classrooms of various sizes totaling 95,474 Assignable Square Feet (ASF), not including classrooms at the Central Wisconsin Environmental Station (CWES) or Treehaven. Over half of these rooms range in capacity of 25 to 36 seats. With a trend toward larger class sizes, there is a general imbalance between the numbers of rooms required versus the number available by size. Classroom demand for class sizes in the 35 to 60 student capacity is high while those in the 25 to 35 seat range are moderate. Consequently, the East Campus Space Use Study determined a need for at least 13 classrooms containing 55 seats, and two lecture rooms in the 90 to 110-seat range. The new Chemistry Biology Building will provide two (2) 96-seat lecture halls, five (5) 48-seat classrooms and two (2) 24-seat classrooms. The 96-seat lecture halls were reduced from 110 seats and the 48-seat classrooms were reduced from 55 seats.
during the design phase due to budget concerns. The demand analysis tool shows class size trends over past semesters but does not capture unmet wants to alter class sizes. Although college deans and departments express a desire to offer additional larger classes, because larger rooms are limited, this “demand” is measured in lower sized lectures or not recorded because the larger class is not held. Identifying this desired demand is what is reflected in the East Campus Space Study.

Total general assignment classroom space at UW-Stevens Point is compromised by the fact that 42 rooms do not meet UW-System standards for room length to width aspect ratios and/or ceiling height. Creating replacement classrooms complying with these standards would allow reprogramming the existing space to other needed uses. Integration of computers into instruction methods has advanced to the point that all general assignment classrooms have been upgraded to Level 3 technology. Level 3 is defined as the presence of a computer, teaching station, video display device and internet connectivity.

200 LABORATORY FACILITIES

Laboratory and support facilities total 220,140 ASF. Teaching labs constitute 148,290 ASF (67%), open labs 44,420 ASF (20%) and research labs 27,430 ASF (13%). The new Chemistry Biology Building has roughly 38,600 ASF of new science teaching labs in its current configuration. The majority represents existing teaching labs but upon completion, there will be a net increase. The Chemistry Biology Building will provide 19,400 ASF in research space. In this case, the amount of existing research is a small percentage of an overall increase. The nine primary chemistry-teaching labs were constructed in 1963 and with only minimal physical updates over the years; the study recommended these labs should be replaced. Various biology labs are located in the TNR (completed 1971). Biology instruction was also identified to benefit from labs following current design configuration and support equipment practices. The study documented the need to provide lab space for new campus initiatives in Health Science, Biofuels, and Web and Digital Media Design (WDMD) and for the existing Physics, Psychology, and Geography/Geology departments and the disciplines within the College of Natural Resources. The current campus science facilities were constructed at a time when only limited research space was provided at comprehensive universities such as Stevens Point. Today’s science faculty bring with them a greater need and expectation for dedicated research space to stay current in their fields. In turn, the university and society in general now expect a dual role for the professor as instructor and researcher. Teaching methods are also changing in the sciences. Within the Science Building in particular, the class-lab method of instruction is not possible in the current chemistry labs.

This teaching format requires adjacent seating for instruction and discussion coupled with direct access to workbenches technical, equipment and fume hoods before, during, and after lab experiments. The installation of down draft exhaust at lab benches in the existing chemistry labs would open site lines and facilitate some full class instruction, but would not provide an optimal teaching environment. As with classrooms, the teaching expectation is that a computer with internet connection, video projection and sound capability be present in all instructional labs.
300 OFFICE FACILITIES

Office and support space assignments occupy 245,800 ASF across campus. 206,560 ASF (84%) of this space support General Purpose Revenue (GPR) operations and 39,240 ASF (16%) support Program Revenue (PR) objectives. There is inadequate office space available to support grant funded activities and research and for employed graduate students expected to support instruction and research. Emeritus faculty often provide an opportunity to assist in instruction, research, and general campus support during retirement. Space to locate these individuals though is lacking. An additional 10,600 ASF in office and support space would be needed to meet the identified needs for the Business and Communications building and for the relocation of Student Services into a central facility.

400 STUDY FACILITIES

Study facilities occupy 152,000 ASF of space across campus. Approximately 80% of this space (119,900 ASF) space is GPR and over 80% (104,960 ASF) of that is located in one building, the Albertson Learning Resources Center (LRC). A space needs analysis for the LRC has resulted in the reviewed possible reassignment options within the LRC. The remaining 32,100 ASF of study facilities are located within PR space. All but 1,550 ASF is located within the thirteen residence halls and two field stations.

500 SPECIAL USE FACILITIES

Reflective of its name, Special Use Facilities are unique in their function to merit a separate classification. These spaces include areas for military training, athletic activity, media production, clinics, agriculture facilities, greenhouses and animal care facilities. UWSP has 190,500 ASF of space within this classification. Over three-quarters of the space (150,400 ASF) is associated with athletics and physical education occurring within the Health Enhancement Center (HEC). Other major allocations within this heading include the student radio and TV facilities in the Communication Arts Center, (7,700 ASF); the Audiology clinic in the College of Professional Studies (5,400 ASF) and the greenhouses atop the Trainer Natural Resources Building, (3,600 ASF). A Teaching Center (3,130 ASF) has been proposed by the Provost and is anticipated to be included in the LRC Facilities Stewardship project.

600 GENERAL USE FACILITIES

General Use Facilities are similar to the Special Use classification but with a broader availability to faculty, students, staff or the public. 263,210 ASF of General Use Space exists on campus. Over half of these spaces, 144,540 ASF, are Program Revenue facilities associated with the two University Centers (Dreyfus University Center and Allen Center) and one University Dining facility (DeBot Dining Center). In the Noel Fine Arts Center, the two large recital and theatre halls and their support spaces constitute another sizable share of 24,000 ASF. The seating rake, stage size, and acoustics within the NFAC Michelsen Hall require a renovation response. The student lounges within each residence hall are each relatively small but when tallied across thirteen halls and four floors amount to 49,600 ASF of PR space. Since the demolition of the old Hyer Hall in 2010, these lounges have regularly been used as sleeping quarters for three students each to partially replace the 200-bed loss at Hyer Hall. It does not appear that this need will go away as an additional six beds are lost each year to provide for an elevator in each renovated hall. In March 2014, UWSP students voted in a referendum to approve design and construction of a new Recreation and Wellness Center. It includes 71,900 ASF of recreation and fitness space and 14,300 ASF of childcare space.
700 SUPPORT FACILITIES

Support Facilities help keep all institutional programs and activities operational. While not as directly accessible to institutional and community members, these areas provide continuous indirect support to faculty, staff, students, and public according to specialized functions. These areas include computer-based data processing, telecommunications, shop services, general storage and supplies, vehicle storage and central services such as printing, mail, shipping and receiving, and hazardous materials. The campus has approximately 101,310 ASF of support facilities. The Maintenance and Materiel Building (36,500 ASF) and 601 Division St Building (22,300 ASF) hold the greatest percentage (56%) of space under this classification. Central Printing-Duplicating and the technical support shops in Science Building (7,800 ASF) and Instructional Technology functions located in the Learning Resources Center (4,300 ASF) are the two next largest allocations (12% total). The Maintenance and Materiel Building received a 10,800 square foot addition of new space in 2011 to meet the needs of painting, mechanical, electrical and woodworking shops and storage for specialized grounds equipment. Custodial Services desires to consolidate its operations in one location. Currently, they are housed in several buildings across campus (e.g., Nelson Hall, Maintenance and Materiel building). Program space for the centralization of Custodial Services totals 5,850 ASF.

800 HEALTH CARE FACILITIES

The Health Care classifications are related to the space used for patient care within a health care facility. The 3,900 ASF in this classification is almost entirely tied to the Campus Health Center located in Delzell Hall. While the total amount of space assigned to the Health Clinic is approximately 7,000 ASF, this includes the individual medical offices and support spaces counted in the overall number for “300-Office Facilities” described above. Delzell Hall itself is a former residence hall constructed in 1952 and converted to a variety of student service activities including the Health Clinic. The double-loaded corridors and original construction have created problems for an appropriate configuration for the health center in particular. The building has no central air circulation. On the second and third floors, the only fresh outside air must come from the single-pane metal-frame operable windows. This is not a good solution. The lack of air filtration and ventilation raises significant concern for the possible transmission of air-borne disease within the health clinic and other public spaces in the building. In March 2014, UWSP students voted in a referendum to approve design and construction of a new Recreation and Wellness Center. It includes 20,300 ASF of Health Services, Counseling and Testing space.

900 RESIDENTIAL FACILITIES

Residential facilities comprise 411,700 ASF across campus and two field stations. This makes up almost one quarter of all campus space. Until 2011 with the completion of a new suite style hall, on-campus student housing was limited to four-story, traditional style of double rooms arranged along a single interior corridor. These buildings average about 49 years in age. Through 2012, five of the halls will have received the needed major improvements to student rooms, heating and cooling, ADA access, the addition of fire sprinklers and modification to hall director apartment space. These renovations have been proceeding on a rate of one hall per year.

Housing options studied during the 2006 campus master planning effort resulted in a recommendation to construct up to 500 beds of suite-style housing. The demand for more modern and amenity-filled options for student housing has increased significantly in the last decade. In 2011, UWSP completed construction on a 322-bed suite style residence hall (201 Reserve Street Suites). While the hall has been very well received
by its occupants, as discussed in “General Use Facilities” above, the demolition of old Hyer Hall, when combined with the six-beds lost per year with each renovated hall has had an effect on overall 1st and 2nd year student resident room capacity. A new 1st and 2nd year residence hall of approximately 100,000 ASF should be constructed or the requirement that all second year students live in residence halls, should be re-evaluated to allow the social spaces to be available on all floors of all halls.
II. IMPLEMENTATION PLAN

A. Near Term Development Plan .............................................................. IIA-1

B. Prioritized Project Requests ................................................................ IIB
   General Purpose Revenue (GPR) Supported Requests.............................. IIB-1
   Program Revenue (PR) Supported Requests ............................................. IIB-2

C. Project Sequence Chart ................................................................. IIC-1

D. Origin-Destination Chart ................................................................. IID-1
NEAR TERM DEVELOPMENT PLAN (2019-25)

Albertson Hall Renovation
Student Health and Wellness Center
Specht Forum Reconstruction
NFAC Michelsen Theater Seating & HVAC
Science D114, D116, D118 Renovation
HEC ADA Elevator Addition
Science and TNR Backfill Renovations
Fourth Avenue Rebuild
Dazel Hall Demolition
Science A110.A113A Renovations (IS)
Science A201 Renovation (IS)
SSC ADA Elevator and Restroom replacement
Science D-Wing HVAC Replacement
NFAC Stair Tower Replacement
CPS Restroom Renovation
Reserve Street Reconstruction
NFAC Glass Lab Enclosure
NFAC Fine Arts Gallery Climate Control
Allen Center Renovation
Steam and Primary Electrical Extension
NADF Classroom/Residential Facility (off-campus)
# B. PRIORITIZED PROJECT REQUESTS

## GENERAL PURPOSE REVENUE (GPR) SUPPORTED REQUESTS

1. **Project Title:** Albertson Hall Renovation  
   **Estimated Cost:** $56,825,000  
   - General Fund Supported Borrowing: 0  
   - Program Revenue Supported Borrowing: 0  
   - Building Trust Funds: 0  
   - Gift/Grant Funds: 0  
   - Program Revenue - Cash: 0  
   **Total:** $56,825,000

2. **Project Title:** Science & Trainer Natural Resources Backfill Renovations  
   **Estimated Cost:** $48,093,000  
   - General Fund Supported Borrowing: 0  
   - Program Revenue Supported Borrowing: 0  
   - Building Trust Funds: 0  
   - Gift/Grant Funds: 0  
   - Program Revenue - Cash: 0  
   **Total:** $48,093,000

3. **Project Title:** CCC and CPS HVAC Renovation  
   **Estimated Cost:** $5,475,000  
   - General Fund Supported Borrowing: 0  
   - Program Revenue Supported Borrowing: 0  
   - Building Trust Funds: 0  
   - Gift/Grant Funds: 0  
   - Program Revenue - Cash: 0  
   **Total:** $5,475,000

4. **Project Title:** Business and Communications Building  
   **Estimated Cost:** $29,728,000  
   - General Fund Supported Borrowing: 0  
   - Program Revenue Supported Borrowing: 0  
   - Building Trust Funds: 0  
   - Gift/Grant Funds: 0  
   - Program Revenue - Cash: 0  
   **Total:** $29,728,000
PROGRAM REVENUE (PR) AND GIFT/GRANT SUPPORTED REQUESTS

2017-19 BIENNIAUM

1. **Project Title:** Student Recreation and Wellness Center  
   Planning and Construction  
   
   **Estimated Cost:**  
   $35,616,200  Program Revenue Supported Borrowing  
   1,426,400  General Fund Supported Borrowing  
   6,226,400  Program Revenue - Cash  
   43,269,000  Total  

2019-21 BIENNIAUM

1. **Project Title:** Pray-Sims and Hyer Residence Hall Renovation  
   Planning and Construction  
   
   **Estimated Cost:**  
   $26,183,000  Program Revenue Supported Borrowing  
   0  Gift/Grant Funds  
   26,183,000  Total  

2021-23 BIENNIAUM

1. **Project Title:** Allen Center Renovation  
   Planning and Construction  
   
   **Estimated Cost:**  
   $9,691,000  Program Revenue Supported Borrowing  
   0  Gift/Grant Funds  
   9,691,000  Total
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- New Business and Communications Building
- Old Main HVAC
- Campus Visitor Center
- Schmeeckle Reserve Education and Visitor Center
- Communication Arts Center Renovation
- Treehaven Vallier Lodge Addition
- Treehaven Irvin L. Young Center Entrance & Elevator
- Treehaven Residence Hall
- Nelson Hall Renovation
- Park Student Services Center Demolition

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### UNIVERSITY OF WISCONSIN SYSTEM
#### UNIFIED CAPITAL PROJECT PRIORITY AND SEQUENCE
2017-19 through 2025-27

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**TOTAL:** $187,413
III. FACILITIES PROFILES

Facilities Summary ........................................................................................................III-2
Building Summary........................................................................................................III-2-2
Site Development Summary .......................................................................................IIIIB-1
Site Utility Summary ....................................................................................................IIIIC-1

A. Building Profiles ....................................................................................................IIIIA
B. Site Development Profile .......................................................................................IIIB-1
C. Site Utility Profile ...................................................................................................IIIIC-1
FACILITIES SUMMARY

From 1894 to 1952, campus buildings were concentrated around a single city block and totaled slightly more than 100,000 Assignable Square Feet (ASF). Three structures from that era, Old Main (1894), Nelson Hall (1916) and the Communications Arts Center (1929) remain (65,000 ASF total). In the 1970’s, Old Main and Communication Arts received capital renewal projects and now function as modern office and academic facilities. The systems and finishes of Nelson Hall did not receive similar attention and show the effects of age.

From the beginning of the State College era in 1952 through 1973, ASF increased by more than tenfold from 100,000 ASF to 1,400,000 ASF. Construction included both General Purpose Revenue (GPR) and Program Revenue (PR) facilities and now range in age from thirty to sixty years old. All buildings are classified as structurally sound although various individual components such as roofs, electrical, plumbing, heating, cooling, and wall and floor coverings are at or near their life expectancies.

There are currently 49 major buildings on campus. 29 are classified as GPR, 19 as PR and four, as combined GPR/PR for utility cost purposes. An additional twenty-nine buildings, much smaller in size, are located off-campus at two field stations, Central Wisconsin Environmental Station, (CWES) in Portage County and Treehaven in Lincoln County near Tomahawk. A third facility, the Northern Aquaculture Demonstration Facility is located near Bayfield has two GPR buildings and a wellhouse.
BUILDING SUMMARY - MAINTENANCE PRIORITIES

Structure/Envelope: There are columns in the heating plant coal bunker which are extremely damaged by skid steer loading, degraded structurally, and could weaken the loading dock above for coal truck deliveries. There are cracks visible in the ceiling under the delivery zone. Besides the obvious dangers of a collapse, such an occurrence could limit campus operations to only natural gas or fuel oil if it occurred during the main heating season. At Nelson Hall, the fire escapes and landings are badly rusted and significantly degraded. Similarly, the concrete porch and main entry stairs are badly spalled. The Science building east vestibule floor is leaking water into the classroom below and the loading dock concrete is badly cracked.

Flooring surfaces: UWSP continues to have several floors needing aesthetic improvement such as carpet and a significant amount of thirty-five year old vinyl asbestos tile. Specifically, the vinyl flooring in major corridors at College of Professional Studies, Science and Trainer Natural Resources are loosening, cupping and generally in poor condition. At Nelson Hall, the treads for the main center stairway are badly worn / cupped and the carpeting is in poor condition.

Ceilings: As with flooring, ceiling tile is usually not replaced except as a part of a larger project. In the same buildings with aging flooring often the ceiling tile and grid are showing the effects of age, humidity, times when smoking was allowed inside and normal wear (e.g., TNR). Tiles removed for above ceiling repairs, cabling, fire alarm upgrades, HVAC maintenance and asbestos removal above suffer damage that adds up over time. UWSP needs to be able to address the ceilings with projects as an aesthetic necessity. Older campus buildings (Park Student Services Center and Delzell Hall) have antiquated 1’ x 1’ acoustic ceiling pans that are badly damaged, missing and in extremely poor condition.

Painting: A campus responsibility unless in an unusually high area or part of a larger project. Many older outdoor fixtures having baked enamel finishes are badly scratched and in need of paint (e.g., blue phones).

Windows, Doors and Walls: UWSP maintains window seals and door weather-stripping however, rain and ice melt chemicals do deteriorate doors and frames especially those of light gauge steel. Casement office windows in College of Professional Studies may need to be rendered inoperable and sealed due to alignment problems causing drafts. Replacement parts for these windows are no longer manufactured. Through Small Projects, the campus has replaced entry systems as they become impossible to repair. Deteriorating entrance door frames in the College of Professional Studies, Trainer Natural Resources, and Nelson Hall will need attention. While the overall ADA path of travel remains circuitous, all buildings have handicapped entrances with motorized doors with the exception of the Schmeeckle Reserve building which does not have an automatic door opener. Several buildings have single-pane non-thermal windows. While they are not energy efficient they are also not effective to replace as saving paybacks exceed 20 years. Nelson Hall, Delzell Hall and Student Services single pane windows are in bad shape and in need of replacement. Demand for high humidity coupled with single pane windows at the Noel Fine Arts Center creates extreme icing during the winter months (freeze / thaw cycles are damaging to flooring, building supplies etc.). Several building have operating window with seals that are shrinking and failing, these will be addressed by caulking the sash making the window inoperable. Windows at the Learning Resource Center are dried and cracked which allows for rain penetration but due to locational constraints, caulking has not been done.

There is one area where brick is spalling on campus: the HEC near the athletic laundry. The areas will continue to be monitored and submitted for repair when necessary. In most areas regular repairs and masonry inspections, caulking and tuck-point needs are identified. The Division of Facilities Development has consistently supported masonry repairs and caulking. When a whole building is in need of caulking a Small Project is executed. Unsightly staining on exterior walls at the Noel Fine Arts Center requires significant cleaning and sealing.
Roofs: Roofs are inspected twice each year in addition to making minor repairs and removing debris. Access and to roofs continue to be restricted. 4 building roofs reach their expected 20 year useful life in the next four years. The drains in sections A, B & C of the Science building and in the Collins Classroom Center are leaking and the roof is due for replacement. Similarly, the roofs at Trainer Natural Resources, Maintenance and Materiel Building and at Old Main are in need of replacement.

Plumbing: Most buildings are just beginning to reach the 50 years of age mark when campus can expect to incur plumbing failures. A two-year multi-building plumbing project beginning in 2010 addressed four buildings. Other buildings, such as the College of Professional Studies, will incur similar failures as they reach this age milestone. Toilet and urinal fixtures are worn and antiquated at the Noel Fine Arts Center and Science building. Drinking fountains in the old side of the Trainer Natural Resource building and the College of Professional Studies are badly tarnished / worn. Many campus buildings do not have a sufficient amount of isolation valves (specifically, College of Professional Studies, Delzell Hall, Student Services Center and Nelson Hall). The water main shut-off valve for the Communication Arts Center has failed and cannot be moved.

Elevators: It is essential for all elevators to meet ADA facility requirements. The campus has arranged replacing older high use units in the academic buildings. Remaining units benefit from incremental upgrades especially “curtain ray” door edges which can be accomplished through small project and/or agency funds. A few older hydraulic jack units with a single wall cylinder remain that a change in code may become more restrictive for existing units. Elevator modernizations are planned to take place in 2015 at Old Main, Communication Arts Center and Trainer Natural Resources. Similarly, modernizations need to take place soon at the Health Enhancement Center, Noel Fine Arts Center, Student Services Center and Science building.

Fire Protection Issues: Fire alarm systems were upgraded in 2003-05 to interactive systems in all campus academic and administrative buildings except for Nelson Hall. The head-end Simplex workstation needs to be upgraded with a graphical interface for more accurate, configurable point identification. Additionally, the facilities at Treehaven are in need of an ADA compliant Fire Alarm system. The Treehaven and Central Wisconsin Environmental Station should have a public address system installed to warn of weather alerts / emergencies. There is leaking of the black iron dry standpipe system in the Learning Resources Center (LRC). Local investigation has discovered pin-hole leaks in piping. The LRC building is the target of a Facilities Stewardship project.

Fire suppression systems are being provided as required by code but there is no plan of retrofitting any GPR building with fire suppression systems except when required by code in a larger project. Residential halls are having sprinkler systems installed in one hall per year as major renovations are performed. As of 2014, six halls plus the 201 Reserve Suites have sprinkler protection.

Electrical Distribution: The tops of steam, electrical and signal pit are often in sidewalks and require ongoing patching and reconstruction when spalling and deterioration affects structural strength or pedestrian safety. Unfortunately, manholes located off the sidewalk are generally not accessible in winter due to snow cover. The medium voltage distribution system remains a concern as it does not receive regular maintenance. The system was last maintained by a project in 1998 when it was given specialized cleaning, adjustment, calibration, and testing of all existing and new primary and secondary main service components. The intended scheduled was that this would be performed every six to eight years. This work has been sixteen years since last performed. There are no known deficiencies in the systems. A major replacement of the primary switchgear system is planned for summer 2014. Manholes located off the sidewalk are generally not accessible in winter (snow covered and frozen). The majority of primary feeder lines are beyond their 25 year life and splices within manholes are not rated for underwater duty but yet are frequently under water due to ground water issues. Electrical services at Delzell Hall and Student Services are extremely bad. Switchgear panels are over loaded, exceed their design life and wiring is frequently incorrectly labeled or not labeled at all. The DeBot Dining Center and Allen Center backup generators are antiquated and in need of replacement.
Heating Ventilation and Cooling (HVAC): A computer based preventative maintenance system coupled with dedicated preventative maintenance mechanics assures the planned (and extended) life of HVAC systems.

The HVAC systems in Old Main and the Learning Resource Center were constructed with fiber duct which is deteriorating as well as being deficient in fresh air for the level of student/employee occupancy. The DeBot Dining Center still operates on the 46-year-old air handlers. A major replacement of this equipment will likely take place in the 2015-17 Biennium. Several of other aging HVAC units can benefit from a digital control up-grade. Digital controls are much more stable and permit control strategies for improved occupant comfort and energy efficiency. The addition of Variable Frequency Drives (VFDs) to pumps on water heating system improves performance of the system with large energy savings. HVAC equipment energy efficiency continually improves from the ongoing upgrade of the Building Automation system taking advantage of newer electronic hardware and software.

Buildings with large fume hood exhaust requirements continue to pose air balance problem as well as high energy consumption. As additional exhaust requirements are met, the upgrades have not always kept up with the makeup air requirements. A fume hood calibration program has been established to ensure these units are providing the safe work environment. Also a few building fall short of the fresh air requirements required by current code.

In a recent audit for the energy independence consultants, existing T8 light fixtures are being upgraded with more energy efficient diffusers, bulbs and ballasts. Motion sensors are added where applicable. The campus will continue to pursue funding to replace old motors with premium efficient units in several buildings. This should accompany a direct digital control upgrade. There are still a few inefficient lighting sources mostly in machine rooms, art studios and other areas that previously required the color rendering of incandescent light. These areas will be corrected in the near future as an energy project or with operating funds.

Chillers and Chilled Water: Many chilled water issues are expected to be resolved as part of a recently completed north campus chilled water distribution project. Higher operating efficiencies should result until full loads of renovated resident halls occur over the next ten years.

Central Heating Plant Issues: The UWSP central heating plant generates all of the steam used on campus. The steam is used for heating the buildings, domestic water, food preparation, process heating, and laboratory applications. The plant operates 24-hours per day, 7 days each week, 356 days per year. The plant shuts down for approximately nine days immediately following spring graduation. During this shutdown maintenance is performed on equipment that cannot be done when the plant is operating. Staff consists of eight full time operators and a Superintendent. The campus is now staffed properly.

Inside the heating plant there are four boilers, which can burn various combinations of natural gas, coal, paper pellets, and fuel oil. The plant also has an independent diesel powered generator for back up electrical power, and would be able to operate for several days without any outside utilities.

Steam is distributed to the campus through a loop of piping as large as 10 inches in diameter at a pressure of 110 pounds per square inch. The used steam condensate is returned to the plant through a parallel series of pipes. There is approximately 2.5 miles of underground piping for the steam distribution system, much of which has been replaced in the last 25 years.

Some of the immediate concerns in the heating plant are as follows:
Out of date, single loop, controls (right) are very expensive and hard to keep running. Concern remains about safety and the campus remains anxious to upgrade the controls as noted in the project request submitted in the 2007-09 biennium. This project has experienced numerous starts and stops. At the present time the project is planned for construction in 2015. The campus intends to remove the existing boiler and plant auxiliary controls which include panels, field devices, valves, and all associated piping, tubing and wiring for interconnection. The project will install new central boiler panels, programmable logic controllers, field devices, valves, switches, gauges, piping, conduit, wire and tubing necessary for central control of plant operations.

Coal conveyor (right) shows wear bars. Half have been replaced by campus but the remaining is such that a small project is required. The Plant Superintendent has suggested that the current system should be replaced with belts because the steel drag bars need constant maintenance every day—which is not possible due to staffing considerations. In any case, the remaining steel drag bars need replacement.

A project was completed in 2014 to replace / repair the heating plant compressors.

The campus is concerned that the columns in coal bunkers (right), which are very banged up, are degrading structurally and could weaken the loading dock above for coal trucks deliveries. In addition to the obvious potential for collapse, this situation could shut down campus coal operations if it occurred during the main heating season and require a switch to natural gas or fuel oil. The limited size of the bunker prohibits the campus from burning paper pellets as there is just not enough volume for this alternate fuel source. The limited bunker size restricts coal capacity to no more than three days’ supply in the winter heating season.
The coal bucket elevator (right) is slowly and surely wearing out. The plant engineer and superintendent have suggested that expected functional life is approximately two years.

The campus has noted increased maintenance challenges related to two coal gates on boilers #1 and #2. At this point the expected a maximum life span is approximately 2 – 3 years. Other anticipated Small Project requests include the replacement of the coal scale and adding a second water supply line to limit municipal sanitary sewer charges.

Steam pit covers - There are approximately 34 steam pits on campus. There is currently not an adequate locking system the doors.

Access Control: As with most UW campuses, each of UWSP’s buildings is on different systems and keyways within each system. This requires Facility Services to maintain several hard key systems and related components. Additionally, over the years, the access hierarchy has been compromised. Many utility areas such as steam, electrical and mechanical rooms are compromised by campus entities that have decided to use these areas for storage. There is a clear concern about personal injury or tampering as well as other issues such as fire.

With the issuance of each master level key, the practice in Facility Services over the years was to track the key to the requestor, but not beyond. As a result, there is no clear “chain-of-custody” for any level of key on campus. If a master level key is misplaced or lost, the practice has been to simply supply another. The result of this practice over time has left exterior door keys, once thought lost, potentially floating around and useable.

There are cases of lost building master keys originally provided to PPCS with no loss report and capture keys not properly accounted for. In higher security areas, a customer may request that a change of the system, requiring a recording of the building. When this happens, there are two options: 1. Pull all cores, re-bit, and cut new keys for the entire building. 2. Purchase pre-bitted cores and matched pre-cut keys and seeks manufacturer support for installation assistance. There is also potential that staff occasionally made “extra” master keys for themselves and their co-workers. The largest issue is the inability to respond to a crisis of any sort. With the current system the campus is unable to re-establish security immediately after a building-wide loss. The campus has minimal sets of back-up cores for each keyway. If the loss of a building master level key occurred, the response would be restricted to a ‘round-the-clock’ re-pin exercise that would take three to five days (depending on the number of doors on the building.

For these reasons, the campus has no confidence in the current security plan. Since October 2007, efforts have been made to improve key control and document the chain-of-custody. However, the damage is done and has been for many years. The only way to ensure appropriate access is the re-core the system for the entire portfolio of UWSP GPR facilities. Even if implemented (at a cost of $29-35,000 per building), unfortunately this is a very short-term solution. Considering the loss rates by both internal and external customers during both the academic and summer conference operations, the campus would be back in its current situation in a matter of months. The current system cannot be managed to ensure proper access control in a cost efficient manner.
Due to the large scope (approximately 9000 doors) and immediate budget impacts of any of the possible stand-alone electronic solutions and in consideration of limited possible short-term solutions described it is not viable as a campus funded effort. A properly specified proximity system, however, not only provides opportunities, related to labor and pay-back, it will also assist in improved convenience at access points for persons in wheel chairs/limited mobility when installed at main entrances.

**Sanitary Sewer Issues:** The sanitary sewer piping located in the floor of the Heating Plant (George Stien Building) and the Learning Resource Center are incorrectly pitched and routinely plug. Building storm and sanitary sewers are laterals to city systems and vary with the age of the buildings. The capacity of these systems is adequate and their short length makes replacement if needed a Small Project. The Old Main sanitary sewer requires regular treatment for tree root invasion and may need attention if complications occur. It is clay pipe and considered to be beyond its maintenance life.

**Steam and Condensate Issues:** The heating plant consist of two 40 year old 45,000 lb/hr coal/gas boilers, one new 30,000 lb/hr gas/oil boiler and one 30 yr/old 100,000 lb/hr gas/oil boiler. This aging heating plant provides steam for heat and domestic hot water to 2.5 million square feet of campus facilities. Steam is produced with natural gas and coal with #2 fuel oil emergency backup. Coal is used in winter months when the demand for steam is high and coal is a cost effective means of producing steam. The recent decease in natural gas prices has resulted in running the entire campus load exclusively on natural gas since January 2009.

In 1998 the control systems on the boilers were replaced and this has increased the reliability and efficiency of the units. In 2015, the entire plant control system will be updated to Allen Bradley PLC controls. Several small projects have supported minor repairs as needed keeping the units and coal handling systems in good operating conditions. The coal fired units and support equipment will continue to require repairs as these boilers are expected to operate for an additional 20 years.

UWSP has promoted a steam/condensate line replacement project each biennium for 20 years and the main and lateral conduits have since been completely rebuilt.
SITE DEVELOPMENT SUMMARY

The 2007 Master Plan identified various areas around campus for updates and improvements and also provided guidelines for development. A primary focal point for redevelopment was the Specht Forum “Sundial” in the center of the academic core. Concept plans have since been developed by the national landscape architectural firm. The plan will add shade trees, sitting areas, a central plaza, performance and art display platforms, a central plaza, an intuitive pedestrian crossing pattern, lawn space, areas for sculpture, educational landscape species, an outdoor café, and water features. These elements will be installed while still protecting views of the iconic ceramic tile mural “E. Pluribus Unum” on the south side of the Trainer Natural Resources building. A more responsive handicapped ramp access to the Learning Resources Center (LRC) main floor will be provided along with a direct at-grade entrance to the LRC lower level. The current Forum is in poor repair and concrete needs replacement. A phased approach to the reconstruction is a possibility through a combination of future renovations of nearby buildings or could be completed if a significant gift to campus is made.

The proposed Chemistry-Biology Science Facility will be constructed on an existing parking lot on the east central portion of campus. With its need for support utilities, pedestrian and vehicle circulation, landscaping and site amenities, the new Science Facility will change the look of this eastern entrance to campus and provide a net increase in green space.

Concept designs were also developed for seven major gateways to campus. Development of these gateways will occur as funds are identified. The initial emphasis will be on at the Old Main/Nelson hall entrance area and at the new Chemistry-Biology Science Facility.

Pedestrian safety at two street crossings will initiate a design and construction response in the near-term. The first priority is the student dominated crossing of Reserve Street between High and Portage Streets where crossings occur along the entire street (shown on the right). The second crossing is along Fourth Avenue. There the Master Plan promotes a design that includes a median planting strip along its entire length. This project will most likely need to wait until street condition require a rebuild by the city of Stevens Point.

Land acquisition will continue for future parking replacement and possible additional academic buildings as outlined in the Master Plan.
SITE UTILITY SUMMARY

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

<table>
<thead>
<tr>
<th>Utility Parameter</th>
<th>Steam</th>
<th>Chilled Water</th>
<th>Electrical</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Demand</td>
<td>94,000 PPH</td>
<td>2,700 Tons</td>
<td>5,587 KW</td>
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<tr>
<td>Total Capacity</td>
<td>220,000 PPH</td>
<td>3,200 Tons</td>
<td>10,000 KVA</td>
</tr>
<tr>
<td>Firm Capacity</td>
<td>120,000 PPH</td>
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<td></td>
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</tbody>
</table>

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

Campus-Wide:
- ADA accessibility
- Pedestrian lighting
- Parking lot lighting

Student Health and Wellness Center (TYP):
- Recreation and fitness, Health Services, Counseling, Child Care

Allen Center Renovation:

- May Roach
- Smith
- Pray-Sims

DeBot Dining Center Renovation:
- Completion anticipated in summer 2019

Future:

Schmeeckle Reserve Education and Visitor Center:
- Location to be determined

Campus Visitor Center:
- Location to be determined

Chemistry Biology Building:
- Completion anticipated in summer 2018

Delzell Hall Demolition:
- Raze following the relocation of occupants; land redeveloped into parking and green space

Nelson Hall ADA Elevator and Restroom Replacement:

HEC ADA Elevator Addition:

Reserve Street Reconstruction:
- Pedestrian crossing safety improvements

Parking Lot R:
- Steam and primary electrical expansion
- Future academic building

Property Acquisition (TYP):
- Parking Lot R expansion

Specht Forum Reconstruction:
- Pedestrian safety improvements

Fourth Avenue Rebuild:
- Pedestrian safety improvements

Property Acquisition (TYP):
- Future parking lot or ramp
- Future academic building
C. SITE UTILITY PROFILE

- **Campus Wide Issues:**
  - Campus security alarms and cameras need to be upgraded
  - Medium voltage distribution system needs campus-wide calibration, adjustment, specialized cleaning and testing. Last performed in 1998.
  - Potential data plant upgrade
  - Site lighting
    - Upgrade site lighting to more energy efficient induction or LED lamps; change fixtures to Master Plan standard

- **Utility capacities:**
  - Site lighting
    - Upgrade site lighting to more energy efficient induction or LED lamps; change fixtures to Master Plan standard

- **Student Health and Wellness Center**
  - Steam, chilled water, fiber optics and primary electrical extensions

- **Allen Center Renovation**
  - Connect to campus primary electrical

- **Wood Lab**
  - Connect to campus primary electrical

- **601 Division Street**
  - Connect to the campus primary electrical loop

- **Nelson Hall**
  - Connect Nelson Hall to the Campus Primary Power Loop if Life Cycle Costing indicates a favorable payback through the subsequent utility rate decrease.
  - ADA elevator and restroom addition

- **Old Main**
  - Replace clay sanitary lines

- **Reserve Street Reconstruction**

- **Albertson Hall Renovation**

- **Speccht Forum Reconstruction**

- **Future Building Sites**
  - Steam, chilled water, fiber optics and primary electrical extensions

- **Fourth Avenue Rebuild**

- **HEC ADA Elevator Addition**

- **Delzell Hall Demolition**
IV. BACKGROUND INFORMATION

A. Mid Term Development Plan ............................................................... IVA-1

B. Long Term Development Plan ............................................................ IVB-1

C. Classroom Demand Analysis ............................................................ IVC-1
MID-TERM DEVELOPMENT PLAN (2025-31)

1. CCC and CPS HVAC Renovation
2. Nelson Hall ADA Elevator and Restroom Replacement
3. Communication Arts Center (CAC) Renovation
4. Nelson Hall Renovation
5. Old Main HVAC Replacement
6. Park Student Services Center Demolition
7. Parking Lot Z Expansion
8. Campus Visitor Center
   - Location to be determined
9. Schmeeckle Reserve Education and Visitor Center
   - Location to be determined

Off-Campus

A. Treehaven Vallier Lodge Addition
B. Treehaven Residence Hall
C. Treehaven Irvin L. Young Center Entrance and Elevator Addition
LONG TERM DEVELOPMENT PLAN (2029-35)

A    New Academic Building
B    Sixth Avenue Extension
     From Division Street east to Isadore Street
C    Parking Lot Development
     Former Park Student Services site
D    Parking Lot Y Expansion
     Former City of Stevens Point Fire Department site
## Classroom Demand Analysis Report

**Classroom Use Standard**

**Academic Term:** FALL 2017

**Date:** December 13, 2017

### Section Size

<table>
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<tr>
<th>Section Size</th>
<th>Total Sections</th>
<th>Total Required Room Periods</th>
<th>Maximum Room Capacity</th>
<th>Total Required Rooms</th>
<th>No. of Available Rooms</th>
<th>Balance</th>
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<th>Adjusted Balance</th>
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<td><strong>TOTALS</strong></td>
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<td><strong>78.0</strong></td>
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<td><strong>12.0</strong></td>
<td><strong>37.0</strong></td>
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**Planned Adjustments:**

- **014-27**
  - ADD: Two (2) 24 seat classrooms in Chemistry Biology Building
  - ADD: One (1) 32 seat classroom in Science (A113)
  - REMOVE: Three (3) 25 seat classrooms in Science

- **028-040**
  - ADD: Five (5) 48 seat classrooms in Chemistry Biology Building
  - ADD: Three (3) 40 seat classrooms in Science
  - ADD: Two (2) 48 seat classrooms in Science

- **069-088**
  - ADD: Two (2) 96 seat lecture halls in Chemistry Biology Building

### Notes:

- DATE: December 13, 2017

- CLASSROOM DEMAND ANALYSIS REPORT

- CLASSROOM USE STANDARD

- PERIODS/WEEK: 40

- Z:\Draw\AutoCAD Dwg\Building Base Plans-XREFs\George A\2019-2025 CPDP\Classroom Demand Analysis\Classroom Demand Analysis Report-121317
SECTION SIZE = range for number of students enrolled in a scheduled class section
TOTAL SECTIONS = total number of scheduled class sections in a particular size range
TOTAL REQUIRED ROOM PERIODS = total number of room periods scheduled for a particular size range (1 credit = 1 room period)
ROOM CAPACITY = fixed field, maximum room capacity...calculated based on SECTION SIZE and planned occupancy %
TOTAL REQUIRED ROOMS = TOTAL ROOM PERIODS / CLASSROOM USE STANDARD
NO. OF AVAILABLE ROOMS = number of rooms available for scheduled class sections in a particular size range
BALANCE = NO. OF AVAILABLE ROOMS - TOTAL REQUIRED ROOMS
ADJUSTMENT = proposed adjustments to classroom sizes to accommodate class scheduling needs
ADJUSTED BALANCE = BALANCE + PLANNED ADJUSTMENT
### Building Profile

**Building Name**: Old Main  
**Building No.**: 285-OK-0001  
**Building Type**: B01 Administrative

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<th>Constructed</th>
<th>Addition(s)</th>
<th>ASF</th>
<th>GSF</th>
<th>Floors</th>
<th>AG</th>
<th>UG</th>
<th>GPR</th>
<th>PR</th>
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**Central Utility Connections**

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<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
<th>HPS</th>
<th>FIBER</th>
<th>N. GAS</th>
<th>SEWER</th>
<th>WI</th>
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<td>x</td>
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</table>

**Historical**

**Functional Rating**: iii

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

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### Background and History

Built in 1894, Old Main has witnessed all phases in the campus evolution. Opened in 1894 as Stevens Point Normal School, the building and the campus have grown and changed over the years to become Central State Teachers College, Wisconsin State College, Wisconsin State University, and finally the University of Wisconsin-Stevens Point. Its original "wings" was removed during a renovation in 1979.

### Occupant(s) and Use(s)

University Administration, University Advancement, Human Resources, Accounting Services, University Relations and UW-Extension.

### Functionality Assessment

The building is structurally sound but its HVAC system is antiquated and in need of replacement.

### Other Building Issues

No current issues.

### Future Building Plans

Exterior of the building needs cleaning; entrance doors leak-frames need replacement. A major HVAC and air distribution project is required.

### Code and Health/Safety

Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie-downs for roof maintenance. Restroom accessibility requires a remodel project. Bat infestation problems.

### Architectural

The interior foundation of the two-wall system, most prevalent on the south, is disintegrating and is in need of proper wall cavity drainage. Exterior façade is stained and needs to be cleaned. Chimney brick needs tuckpointing and replacement. Other exterior tuckpointing is acceptable.

### Mechanical

HVAC system inefficient and difficult to control (few VAV’s, no reheat and inoperative inlet vortex dampers on fans). Pneumatic controls are limited, inefficient and panels (and associated plumbing) are unlabeled / poorly configured (resemble spaghetti). HVAC zones are confusing, poorly configured and difficult to operate. Air handlers are extremely old and no longer dynamically balanced (very loud, significant vibration). Coils (heating & cooling) have reached their useful life and require frequent leak repair. Many shutoff valves are frozen and leak when exercised. Fiber ductwork throughout the building is failing (fracturing at seams). Chilled water coils are undersized and cannot maintain 55 degree discharge temperature. Restroom exhaust is unable to meet demand. Perimeter heating system is incapable of maintaining consistent temperatures.

### Electrical

No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat.

### Communication

No current issues.

### Plumbing

Sanitary lines are clay and have experienced root problems necessitating replacement.

### Conveying

Elevator is over 32 years old and is included in All Agency request for replacement.

### Equipment and Furnishings

No current issues.
### Building Name
- Park Student Services Center

### Building No.
- 285-OK-0002

### Building Type
- B01 Administrative

### Constructed
- 1952

### Addition(s)
- 0

### Floors
- AG: 2, UG: 1

### ASF
- 30,478

### GSF
- 51,181

### GPR
- 100%

### PR
- 0%

### CENTRAL UTILITY CONNECTIONS

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<th>CW</th>
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<th>WATER</th>
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### FUNCTIONAL RATING

| D | PHYSICAL RATING | iv |

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

### Background and History
The Park Student Services Center was originally constructed as the campus library in 1952. Its conversion to student services in the early 1970’s included placement of offices in former low ceiling book stacks.

### Occupant(s) and Use(s)
- Bursar, Registrar, Financial Aid, Career Services, and Academic Advising

### Functionality Assessment
- Low ceilings in the former bookstack, office and limited storage space. No distributed air in the former stacks. There are no accessible restrooms on the first floor. No full time elevator available to visitors and perspective students and families.

### Other Building Issues
- No restrooms on first floor. An elevator to the Bursar’s Office on the lower level and Multicultural Affairs on the second floor must be reached through a separate office suite. The elevator is not available to the public during lunch hours and after office hours when the building may still be open.

### Future Building Plans
- Master Plan recommends demolition.

### Architectural
- No current issues.

### Mechanical
- Original steam convection & distribution pipes (condensate pipe walls thinned / deteriorated beyond suitable repair). Difficult temperature control (few VAV’s, few reheat coils and few t-stats). Pneumatic controls are limited, inefficient, integrate poorly to DDC, repair parts are difficult to obtain and zones are poorly configured. Earlier renovations left long, looping, inefficient runs of flexible ductwork. No ducted air distribution in former book stack areas.

### Electrical
- No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. Main distribution panel board, poor condition. Breaker panels, limited capacity

### Communication
- No current issues.

### Plumbing
- Restrooms fixtures and piping, poor condition. Domestic hot water heater is old and leaking. Controls are no longer available.

### Conveying
- Elevator, poor condition, inappropriate location and undersized.

### Equipment and Furnishings
- No current issues.
Background and History

Occupant(s) and Use(s)
Communication Arts, Web and Media Services, student newspaper, television and radio station.

Functionality Assessment
Building will not be able to accommodate growth of Communication and Web and Media Services. Building is better suited for office and non-academic functions.

Other Building Issues
The quality of the architecture combined with the placement within the campus make this building exterior an important contributing element in the UWSP campus and worthy of preservation.

Future Building Plans
West entrance needs to be made accessible. All Agency project submitted to reconfigure entrance for use by student services functions.

Code and Health/Safety
Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Asbestos in student instructional TV area.

Architectural
Building has an accessible entrance at the northeast corner entering into the back of the building – accessibility should be at primary entrance. Entrance stonework badly broken.

Stairs do not meet current building code. Stairs do not have fire-rated doors and glazing. Handrail extension and guard rail height is non-compliant. Stair which was added to the old gymnasium space is non-compliant because stair shaft terminates into the vestibule area and not directly to exterior. Floor tile is deteriorating; some due to settling. Main entrance does not have architectural integrity with the type and age of the facility, broken stone at main entrance both unsightly and unsafe. Parapet wall on west side is leaning.

Mechanical
Student instructional TV space has poor air quality.

Electrical
No back-up generation to operate HVAC fans/actuation. Emergency generator is old and parts are difficult to obtain. Outages in winter could result in freeze-up due to inability to circulate steam heat. Main distribution panel board, poor condition. Breaker panels, limited capacity. Existing emergency distribution system is not segregated properly for NEC 700, 701 and 702 loads. Area does not meet codes with properly segregated loads.

Communication
Building is generally covered by wireless access points. Each lab / classroom has recently been upgraded to receive three data, one coaxial, and one fiber drops as part of a campus standardization program.

Plumbing
Electric water heater not connected to central steam.

Conveying
Elevator currently has a 2,000-pound capacity with a 4’ X 6’ cab. As an existing elevator, the interior elevator cab dimensions meet the current ADA code, study needed to verify that the controls meet ADA code. Included in All Agency request to replace.

Equipment and Furnishings
No current issues.
Building Name: Communication Arts Center 2005 Mechanical Penthouse Addition 1
Building No.: 285-OK-0003A
Building Type: B02 Academic - Building

Background and History

Occupant(s) and Use(s)
Communication Arts, Web and Media Services, Student newspaper and Radio Station.

Functionality Assessment
Building will not be able to accommodate growth of Communication and Web and Media Services. Building is better suited for office and non-academic functions.

Other Building Issues
The quality of the architecture combined with the placement within the campus make this building exterior an important contributing element in the UWSP campus and worthy of preservation.

Future Building Plans
Interim: add useable space by adding second floor in room 112. Long-term: renovate for student services functions.

Code and Health/Safety
Access Control system compromised, building needs to be totally re-keyed or ideally, replaced with electronic locks.

Architectural
Building has an accessible entrance at the northeast corner entering into the back of the building – accessibility should be at primary entrance. Accomplish with ramp or chairlift. Stairs do not meet current building code. Stairs do not have fire-rated doors and glazing. Handrail extension and guard rail height is non-compliant. Stair which was added to the old gymnasium space is non-compliant because stair shaft terminates into the vestibule area and not directly to exterior. Toilet rooms currently do not meet ADA code, but are in the process of being updated. Door hardware throughout the building will need to be updated to meet current ADA code.

Mechanical
HVAC system was updated in 2005.

Electrical
Main distribution panel board, poor condition. Breaker panels, limited capacity. Existing emergency distribution system is not segregated properly for NEC 700, 701 and 702 loads. During renovation, area to be brought up to code with properly segregated loads. With full building renovation replace generator.

Communication
Building is generally covered by wireless access points. Each lab / classroom has recently been upgraded to receive three data, one coaxial, and one fiber drops as part of a campus standardization program.

Plumbing
Visible piping is cast iron and appears to be original. Plumbing fixtures appear to be 30 and 50 years old. They are not water conserving or ADA compliant. DSF has an approved project (09C1I) that will modernize the restrooms on each floor.

Conveying
Elevator currently has a 2,000-pound capacity with a 4’X6’ cab. As an existing elevator, the interior elevator cab dimensions meet the current ADA code, study needed to verify that the controls meet ADA code. Included in All Agency request to replace.

Equipment and Furnishings
Not applicable.
Background and History

Built in 1959, the Berg Gym was the first of three athletic Facilities on campus 65,838 GSF. In 1968 the next phase including the Quandt Gymnasium 68,526 GSF and finally in 1990 the MAC track and Pool addition was added. In April 1997 the building name was changed from School of Health, Physical Education, Recreation and Athletics (HPERA) to Health Enhancement Center. A Military Science and storage addition was completed in 2011.

Occupant(s) and Use(s)

Health Exercise Sciences and Athletics (HESA), Physical Education and Recreation.

Functionality Assessment

Office space remains inadequate for staffing needs. Racquetball court could be repurposed. New women’s locker room was constructed but lockers were not installed.

Other Building Issues

Energy consumption for heating and ventilating continue to rise with the ever increasing traffic through the North/South corridor between Residential Living and the Academic core. Scoreboards in MAC and swimming pool need replacement.

Future Building Plans

Undersized non-ADA compliant elevator should be replaced. A conversion of space above the training and equipment rooms is needed to provide for a Wellness Assessment Lab. Purchase and install equipment to create a K-12 Physical Education lab out of a former dance studio is needed.

Code and Health/Safety

Challenging ADA path of travel for some areas of the building. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Has one elevator in good condition in a poor location and the car is non-ADA compliant. Wood bleachers in aquatic center are deteriorating and unsafe. Quandt and Berg bleachers are deteriorating and unsafe.

Architectural

Glazing-leaking windows on entire South side of building. Door frames at the top of the stairs, gymnasium entrance, are degrading and oxidizing at their base due to salt corrosion and weather. Quandt floor is failing. Locker room size inadequate for athletic programs.

Mechanical

Entryway heaters are improperly sized and are ineffective at tempering entryway air. The Quandt has nine (9) small ceiling fans that are not capable of moving enough air for the area served (not enough throw distance to effectively reach the occupants). Customer complaints prevent campus from using the Quandt for large spectator events (commencement temps exceeded 90 degrees Fahrenheit) when outside temperatures exceed 70 degrees Fahrenheit. The three (3) air handlers supporting Quandt are extremely loud and prevent effective AV functions. Ductwork has not been cleaned since the building was built.

Electrical

No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. (only gyms have back-up generation for emergency lighting). HEC is a Red Cross evacuation center. Additionally, faculty research is regularly compromised due to storm/construction related outages. Medium voltage service and distribution center is failing. Several breakers too large for adequate protection for secondary side of transformer. Fuses and breakers must be correctly sized or replaced per 2009 Arc Flash Study.

Communication

The Building Clock system is in disrepair and in need of replacement. Limited area surveillance system needs to be addressed throughout the building.

Plumbing

No current issues.

Conveying

Undersized Non-ADA compliant elevator located in building addition 0005A.

Equipment and Furnishings

Bleacher systems in the Berg Gymnasium are binding and not retracting properly.
### Building Profile

#### Building Profile:

- **Building Name**: Health Enhancement Center (Quandt)
- **Building No.**: 285-OK-0005A
- **Construction**: 1968
- **Addition(s)**: 1968
- **Floors**: 2
- **AG**: 51,090
- **UG**: 68,526
- **GPR**: 100%
- **PR**: 0%

#### Background and History:

Build in 1959, the Berg Gym was the first of three athletic facilities on Campus 65,838 GSF. In 1968 the next phase including the Quandt Gymnasium 68,526 GSF and finally in 1990 the MAC track and Pool addition was added. In April 1997 the building name was changed from School of Health, Physical Education, Recreation and Athletics (HPERA) to Health Enhancement Center.

#### Occupant(s) and Use(s):

Health Exercise Sciences and Athletics (HESA), Physical Education, Recreation.

#### Functionality Assessment:

- **Office space**: remains inadequate for staffing needs.

#### Other Building Issues:

Energy consumption for heating and ventilating continue to rise with the ever increasing traffic through the North/South corridor between Residential Living and the Academic core.

#### Future Building Plans:

Military Science addition planned.

#### Code and Health/Safety:

ADA path of travel challenging for some portions of the building. Access control system has been compromised for more than twenty years. As a result, thefts of items in the facility remain a challenge and constant concern. Provide fall protection tie downs for roof maintenance. The building has one elevator in good condition in a poor location and is non-ADA compliant.

#### Architectural:

Door frames at the ground level main gymnasium entrance are degrading and oxidizing at base due to salt and weather.

#### Mechanical:

The HVAC project and restroom projects have upgraded this building—No current issues.

#### Electrical:

No current issues.

#### Communication:

The Building Clock system is in disrepair and in need of replacement. Limited area surveillance system needs to be addressed throughout the building.

#### Plumbing:

No current issues.

#### Conveying:

- **Equipment and Furnishings**: Bleacher systems in the Quandt Gymnasium are binding and not retracting properly. Portable bleachers require new castors due to their on-going collapse that is tearing up the floors.
Building Name: Health Enhancement Center (MAC)
Building No.: 285-OK-0005B
Building Type: B03 Indoor Physical Education/Recreation Building

**Background and History**
Build in 1959, the Berg Gym was the first of three athletic Facilities on Campus 65,838 GSF. In 1968 the next phase including the Quandt Gymnasium 68,526 GSF and finally in 1990 the MAC track and Pool addition was added 107,126 GSF. In April 1997 the building name was changed from School of Health, Physical Education, Recreation and Athletics (HPERA) to Health Enhancement Center. A Military Science and storage addition was completed in 2011.

**Occupant(s) and Use(s)**
Health Exercise Sciences and Athletics (HESA), Physical Education, Recreation.

**Functionality Assessment**
No current issues

**Other Building Issues**
Due to the amount of foot traffic through the North/South corridor between Residential Living and the Academic core, the floor tile is separating, flooring showing its age. Building doors and frames are rusted and beyond repair.

**Future Building Plans**
Undersized non-ADA compliant elevator should be replaced. A conversion of space above the training and equipment rooms is needed to provide for a Wellness Assessment Lab. Purchase and installation of equipment to create a K-12 Physical Education lab out of a former dance studio is needed.

**Code and Health/Safety**
ADA path of travel challenging for some portions of the building. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. The building has one elevator in good condition in a poor location and the car is non-ADA compliant.

**Architectural**
Door frames at the top of the stairs, gymnasium entrance, are degrading and oxidizing at their base due to salt corrosion and weather.

**Mechanical**
Extremely poor air circulation in the (MAC) Multi Activity Center. The MAC has eleven (11) small ceiling fans that are not capable of moving enough air for the area served (not enough throw distance to effectively reach the occupants). Customer complaints prevent campus from using the MAC for large spectator events (commencement). The two (2) air handlers supporting MAC are two speed and extremely loud in addition to preventing effective AV functioning.

**Electrical**
No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. (only gyms have back-up generation for emergency lighting). HEC is a Red Cross evacuation center. Additionally, faculty research is regularly compromised due to storm/construction related outages. The building medium voltage service and distribution center is failing. Several breakers too large for protection for secondary side of transformer. Fuses and breakers must be correctly sized or replaced per 2009 Arc Flash Study.

**Communication**
The Building Clock system does not function requiring constant maintenance. Limited area surveillance system needs to be addressed throughout the building.

**Plumbing**
No current issues

**Conveying**
Undersized Non-ADA compliant elevator located in 005A

**Equipment and Furnishings**
No current issues
Building Name: Health Enhancement Center (Military Science)
Building No.: 285-OK-0005C
Building Type: B03 Indoor Physical Education/Recreation Building

Background and History:
Built in 1959, the Berg Gym was the first of three athletic facilities on Campus 65,838 GSF. In 1968 the next phase including the Quandt Gymnasium 68,526 GSF and finally in 1990 the MAC track and Pool addition was added 107,126 GSF. In April 1997 the building name was changed from School of Health, Physical Education, Recreation and Athletics (HPERA) to Health Enhancement Center. A Military Science and storage addition was completed in 2011.

Occupant(s) and Use(s):
Military Science/ROTC faculty and staff. Office, meeting, classroom and storage facilities.

Functionality Assessment:
No current issues.

Other Building Issues:
No current issues.

Future Building Plans:
None.

Code and Health/Safety:
No current issues.

Architectural:
No current issues.

Mechanical:
No current issues.

Electrical:
No current issues.

Communication:
No current issues.

Plumbing:
No current issues.

Conveying:
No current issues.

Equipment and Furnishings:
No current issues.
Building Name: Science Building  
Building No.: 285-0K-0006  
Building Type: B02 Academic - Building

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<th>Constructed Addition(s)</th>
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<th>Floors</th>
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**CENTRAL UTILITY CONNECTIONS**

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**FUNCTIONAL RATING**

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

**D**

**PHYSICAL RATING**

iv

**Background and History**

Originally built in 1961 with renovations in 1972 adding 85,040 GSF and the Paper Science Addition in 1988 adding another 14,522 GSF.

**Occupant(s) and Use(s)**

Psychology, Geology, Physics, Geography, Paper Science, Mathematics, Archeology, Chemistry, Biology, Printing and Design.

**Functionality Assessment**

Aging facility in need of improvements in laboratory and instructional space. Offices are small and staff in several departments has outgrown the space available.

**Other Building Issues**

Lab equipment out-of-date. Lab benches obstruct views, lab technology not current with teaching methodology. Most wet labs are not ADA accessible. Lack of space for Printing and Design.

**Future Building Plans**

Chemistry and Biology will move to the Chemistry Biology Building in summer 2018. Renovation to accommodate other departmental growth.

**Code and Health/Safety**

Access control system compromised, building needs to be totally re-keyed or ideally, replaced with electronic locks. Asbestos-containing floor tile and pipe fittings in additions A, B and C. Addition D restrooms are not easily accessible. Only accessible entrance is on the east side - no accessible entrance on the north side. Access to planetarium and observatory is difficult.

**Architectural**

New single-ply rubber roof was installed 4/2008 over Paper Science addition. Replace sealant in D-wing expansion where failing. Floors deteriorating throughout the building. Large areas to be renovated should be upgraded with new windows and add insulation to exterior walls. North exterior stairs are deteriorating. Greenhouse window leaks result in energy loss and windows are inoperable due to shifting. Single pane replacement glass is not obtainable. Tuckpointing and caulking failures. Planetarium and observatory leaks. Mechanical operating equipment requires much maintenance.

**Mechanical**

Sections A, B, and C of this building have the original 51 year old air handlers and heating equipment. While some improvements have been made these sections require significant maintenance to remain operable. Any major remodeling should include replacement of the heating and cooling systems. Fume hood exhaust system is at capacity. Compressor is undersized. Poor humidity control in Printing and Design.

**Electrical**

Main distribution panel board is in poor condition. Breaker panels have limited capacity. With current emergency load, generator is adequate, but has no additional capacity. Emergency power is needed in research labs. Each are of renovation shall be brought up to meet the current energy code.

**Communication**

Building intercom system, poor condition and lacks ground floor coverage. Underground conduit feed from signal pit system, over capacity with no room for expansion.

**Plumbing**

Science does not have a building-wide sprinkler system. By code does not require but if UWSP decides to add an automatic sprinkler system the water main capacity to the building needs to be increased. The water heaters appear to be original and will need to be replaced in the next 5-10 years.

**Conveying**

5-stop elevator is over 39 years old and is on the 10 Year Maintenance Replacement Plan.

**Equipment and Furnishings**

Laboratory fume hoods require constant maintenance, built-in lab tables and sinks are old and unsightly. Fume hoods are for the most part at the standard height not allowing for ADA access.
**Building Name**: Science Building  
**Building No.**: 285-OK-0006A  
**Building Type**: B02 Academic - Building  
**Constructed**: 1972  
**Addition(s)**: 1988  
**Floors**: AG 4, UG 1  
**ASF**: 47,253  
**GSF**: 85,044  
**GPR**: 100%  
**PR**: 0%  
**CENTRAL UTILITY CONNECTIONS**  
- CW X  
- ELEC X  
- C. AIR X  
- WATER X  
- HPS X  
- FIBER X  
- N. GAS X  
- SEWER X  
**HISTORICAL**  
- US  
- WI

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<th>D</th>
<th>FUNCTIONAL RATING</th>
<th>PHYSICAL RATING</th>
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</table>

**Background and History**  
Originally built in 1961 with renovations in 1972 adding 85,040 GSF and the Paper Science Addition in 1988 adding another 14,522 GSF.

**Occupant(s) and Use(s)**  
Psychology, Geology, Physics Geography, Paper Science, Mathematics, Archeology, Chemistry, Biology, Printing and Duplicating.

**Functionality Assessment**  
The building is structurally sound but its systems are antiquated and in desperate need of capital renewal. A high probability that a future building system failure will force a building shut-down. Laboratory spaces and chemical storage, in general, are not adequate for the activities housed there.

**Other Building Issues**  
Age and technology require ongoing renovation and remodel of labs. Lab benches obstruct views.

**Future Building Plans**  
Chemistry and Biology to move to Chemistry Biology Building in summer 2018. Renovation to accommodate other departmental growth.

**Code and Health/Safety**  
Hard key access control system is compromised, requires electronic access control to restore acceptable building security.

**Architectural**  
Replace greenhouse-frame shifting, glazing unavailable, windows inoperable. NW entrance concrete spalling and needs to be completely replaced.

**Mechanical**  
Aged air handlers and heating equipment make it nearly impossible to balance and condition air in this facility. Multiple direct expansion AC units, serving specific areas within the building, complicate maintenance and are inefficient. Central fume hood exhaust system is inefficient and at full capacity. Steam and cooling coils have reached their useful life and require frequent leak repair. Pneumatic controls are inefficient; integrate poorly to DDC and repair parts are difficult to obtain. Steam pressure reducing station is failing. Abandon fan & chilled water pumps left throughout building complicate maintenance / troubleshooting.

**Electrical**  
No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. Additionally, faculty research is regularly compromised due to storm/construction related outages. According to the 2009 Arc Flash study the Science building contains 27 sets of undersized fuses, 1 oversized fuse, 5 undersized breakers, 1 oversized breaker and 1 undersized transfer switch.

**Communication**  
Underground conduit feed from signal pit system, over capacity with no room for expansion.

**Plumbing**  
Building does not have a freight rated elevator.

**Conveying**  
No current issues.

**Equipment and Furnishings**  
No current issues.
Building Name: Science Building Paper Science Addition B 1988
Building No.: 285-0K-0006B
Building Type: B02 Academic – Building

Constructed
Addition(s): 1988
Floors: AG 4, UG 1

ASF: 122,101
GSF: 199,946
GPR: 100%
PR: 0%

CENTRAL UTILITY CONNECTIONS
CW X
HPS X
ELEC X
C. AIR
FIBER X
N. GAS
WATER
SEWER
US
WI

FUNCTIONAL RATING
Physical Rating: ii

Background and History

Occupant(s) and Use(s)
Psychology, Geology, Physics Geography, Paper Science, Mathematics, Archeology, Chemistry, Biology, Printing and duplicating

Functionality Assessment
Aging Facility in need of improvements in laboratory and instructional space. Offices are small and staff in several departments has outgrown the space available.

Other Building Issues
Lab equipment out-of-date. Lab benches obstruct views, lab technology not current with teaching methodology. Most wet labs are not ADA accessible.

Future Building Plans
Chemistry and Biology will move to the Chemistry Biology Building in summer 2018. Renovation to accommodate other departmental growth.

Code and Health/Safety
Access Control system compromised, building needs to be totally re-keyed or ideally, replaced with electronic locks.

Architectural
New single-ply rubber roof was installed 4/2008 over Paper Science addition. Replace sealant in D-wing expansion where failing. Large areas to be renovated should be upgraded with new windows and add insulation to exterior walls.

Mechanical
Sections A, B, and C of this building have the original 51 year old air handlers and heating equipment. While some improvements have been made these sections require significant maintenance to remain operable. Any major remodeling should include replacement of the heating and cooling systems.

Electrical
Main distribution panel board is in poor condition. Breaker panels have limited capacity. With current emergency load, the generator is adequate, but has no additional capacity. Each area of renovation shall be brought up to meet the current energy code.

Communication
Building intercom system, poor condition and lacks ground floor coverage. Underground conduit feed from signal pit system, over capacity with no room for expansion

Plumbing
Science does not have a building-wide sprinkler system. By code does not require but if UWSP decides to add an automatic sprinkler system the water main capacity to the building needs to be increased. The water heaters appear to be original and will need to be replaced in the next 5-10 years.

Conveying
No current issues.

Equipment and Furnishings
Laboratory fume hoods require constant maintenance, built-in lab tables and sinks are old and unsightly. Fume hoods are for the most part at the standard height not allowing for ADA access.
Background and History
The Collins Classroom Center serves as the main instructional hub for the campus. Construction of Collins was completed in 1966. The building is named for Joseph Victor Collins who was a member of the original faculty in the mathematics department. He taught mathematics from 1894 until 1937 and was chair of his department throughout his entire tenure.

Occupant(s) and Use(s)
English, Sociology, Languages, Political Science, History, International Programs and College of Letters and Science Dean’s office.

Functionality Assessment
Inappropriately sized classroom aspect ratios.

Other Building Issues
Lack of student study/collaboration space.

Future Building Plans
New north and south entrances – see “Code and Health/Safety. A mechanical system update is needed. Reconfigure current COLS Dean office suite for classrooms.

Code and Health/Safety
Building has one exterior ADA accessible entrance; no ADA access on north side. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Ceilings contain spray-on asbestos.

Architectural
Ceiling tiles throughout the building are old, cupped from humidity, stained and discolored. Northwest concrete exterior stair is disintegrating. Stone nosings on interior stairs are failing.

Mechanical
Abandoned cooling tower remains on the fifth level complicating building planning. Significant noise is transmitted from the 5th floor fan room to the hallway and classrooms below. HVAC may not be meeting outdoor air needs-requires further investigation-IAQ, CO2 levels/Inefficient, constant volume, hot water pumps. Constant volume reheat system does not work properly. Control valves leak & shutoff valves are frequently frozen preventing adequate isolation for repairs. Asbestos abatement required for most repairs. Cooling coils have reached their useful life and require frequent leak repair. Pneumatic controls are inefficient, integrate poorly to DDC, repair parts are difficult to obtain (single pipe t-stats) and zones are poorly configured.

Electrical
No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. Emergency generator is old and replacement parts are difficult to obtain. Additionally, faculty research is regularly compromised due to storm/construction related outages.

Communication
Building intercom system, poor condition and lacks ground floor coverage. Underground conduit feed from signal pit system, over capacity with no room for expansion.

Plumbing
Restroom/Plumbing issues resolved – No current issues

Conveying
Elevator is on 10 Year Maintenance Replacement Plan.

Equipment and Furnishings
No current issues.
**Background and History**
Occupied in May of 1970, the facility was soon nicknamed the "LRC." Dedicated and named in memory of James H. Albertson, University President from 1962-1967, it was designed to integrate print and multimedia learning resources into a single, active learning and production environment. The building was also constructed as a response to doubled student enrollments and the rapid growth of resources. In 1985, an extensive remodel and addition doubled the space, adding a 6th floor and 10,000 square foot cantilevered wings to floors two through five providing an additional 73,736 GSF.

**Occupant(s) and Use(s)**

**Functionality Assessment**
A Space and Utilization Plan has been written for A/E selection. Disability Services is located on the 6th floor – very inconvenient and inappropriate for people with disabilities. At current time, functionality is poor.

**Other Building Issues**
Space and Utilization Plan presents building issues. Data Center is in the basement which is very concerning with potential flooding problems.

**Future Building Plans**
The Campus is promoting the Learning Resource Center for the Stewardship Project program.

**Code and Health/Safety**
The sprinkler system is leaking and in poor repair. Access control system throughout the building has been compromised and needs to be addressed. Inaccessible areas make security difficult to maintain. Inadequate number of public restrooms on 1st floor due to heavy demand. Asbestos in VCT and pipe insulation.

---

**Architectural**
Some window leaks. Lack of natural light. Accessibility is difficult to the building and within it. While not operating, cooling towers are prominent.

**Mechanical**
Temperature control is difficult without reheat. There have been many indoor air quality complaints through the years.

**Electrical**
The secondary side of transformer ALC T-3 does not have overcurrent protection per NEC 450.3.

**Communication**
IT location in basement is concerning with potential flooding problems.

**Plumbing**
Dry standpipe sprinkler system is in poor condition as a result of leaking and deteriorating pipes.

**Conveying**
Elevator demand exceeds number of available elevators.

**Equipment and Furnishings**
Some book stacks need replacement.
Building Name  Albertson Hall  
Building No.  285-OK -0008A  
Built  1985  
Space  33,655 ASF  
Floor  7  
Central Utility Connections  
- CW  
- ELEC  
- FIBER  
- C. AIR  
- WATER  
- N. GAS  
- SEWER  
- US  
- WI  

Background and History
Occupied in May of 1970, the facility was soon nicknamed the "LRC." Dedicated and named in memory of James H. Albertson, University President from 1962-1967, it was designed to integrate print and multimedia learning resources into a single, active learning and production environment. The building was also constructed as a response to doubled student enrollments and the rapid growth of resources. In 1985, an extensive remodel and addition doubled the space, adding a 6th floor and 10,000 square foot cantilevered wings to floors two through five providing an additional 73,736 GSF.

Occupant(s) and Use(s)

Functionality Assessment
A Space and Utilization Plan has been written for A/E selection. Disability Services is located on the 6th floor – very inconvenient and inappropriate for people with disabilities. At current time, functionality is poor.

Other Building Issues
Space and Utilization Plan presents building issues. Data Center is in the basement which is very concerning with potential flooding problems.

Future Building Plans
The Campus is promoting the Learning Resource Center for the Stewardship Project program.

Code and Health/Safety
The sprinkler system is leaking and in poor repair. Access control system throughout the building has been compromised and needs to be addressed. Inaccessible areas make security difficult to maintain. Inadequate number of public restrooms on 1st floor due to heavy demand. Asbestos in VCT and pipe insulation. Bat infestation problems.

Architectural
Some window leaks; seals need to be replaced. Lack of natural light. Accessibility is difficult to the building and within it. While not operating, cooling towers are prominent. Weep holes need to be repaired. Tuckpointing and caulking is deteriorating.

Mechanical
Temperature control is difficult without reheat. There have been many indoor air quality complaints through the years.

Electrical
The secondary side of transformer ALC T-3 does not have over current protection per NEC 450.3. IT generator needs to be investigated for load capacity and condition.

Communication
IT location in basement is concerning with potential flooding problems.

Plumbing
Dry standpipe sprinkler system is in poor condition as a result of leaking and deteriorating pipes.

Conveying
Elevator demand exceeds number of available elevators.

Equipment and Furnishings
Some book stacks need replacement.
Building Name: Noel Fine Arts Center  
Building No.: 285-0K-0009  
Building Type: B02 Academic - Building  

**Background and History**  
Construction of the Fine Arts Center originally began in 1968 and first occupied in 1970. A major three phase renovation began in 2004 and ran through 2006. The building was renamed the Noel Fine Arts Center following a major support donation to the college by John and Patty Noel.

**Occupant(s) and Use(s)**  
Departmental Offices, Music, Art, Dance, Sculpture, Woodworking Classroom, Metal Shop, Foundry two large performance halls and the art gallery.

**Functionality Assessment**  
The Art gallery has humidity issues which limit the types and for traveling art shows it can host.

**Other Building Issues**  
No current issues.

**Future Building Plans**  
Humidity control required to address the Carlsten Art Gallery exhibit limitations. Change required raking and performance area acoustics needed in Michelsen Hall.

**Code and Health/Safety**  
Falling snow and ice from roof along the south entrance walkways. No local mitigation possible, currently areas blocked for emergency egress only during winter season—requires design assistance for corrective action. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. The catwalk access above Michelsen Hall stage requires handrails that must be designed and installed. North and south exterior stairs are spalling badly—these were not improved during 2004 renovation.

**Architectural**  
Canopy/access way between sculpture studio and glass facility is temporary and needs permanent structure for instruction. Pre-2004 north façade is pollution stained façade needs cleaning. Rake in Michelsen theater poor stage acoustics design and constricted audience seating.

**Mechanical**  
Require improved dust collection in wood shop room 191. Mechanical room 170 needs supply and exhaust air to reduce excessive heat. Both building auditoriums / theaters contain original fan units incapable of adequate ventilation. Pneumatic controls are limited and integrate poorly to DDC. Auditoriums get too warm when in use and can't be cooled….numerous complaints.

**Electrical**  
No back-up generation to operate fans/actuation-outages in winter could result in Freeze-up due to inability to circulate steam heat. Require emergency generator back-up for gas kilns. 2009 Arc Flash Issues: The breakers have the potential to be exposed to higher amperage than fault current rating. Incorrect rating for Automatic transfer switches. Secondary conductors of transformer FAC T-1NA do not have over current protection.

**Communication**  
Security system required for Carlsten Art Gallery.

**Plumbing**  
No current issues.

**Conveying**  
No current issues.

**Equipment and Furnishings**  
No current issues.
Building Name: Noel Fine Arts Center
Building No: 285-O0-009A
Building Type: B02 Academic - Building

<table>
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<th>Floors</th>
<th>AG</th>
<th>UG</th>
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<tbody>
<tr>
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<td>3</td>
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<tr>
<td>2004</td>
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</tbody>
</table>

ASF: 54,817 GSF: 113,567

GPR: 100% (PR %)

CENTRAL UTILITY CONNECTIONS
CW: X ELEC: X C. AIR: X WATER: US
HPS: X FIBER: X N. GAS: X SEWER: WI

A FUNCTIONAL RATING

Background and History
The Fine Arts Center was originally built in 1968 and occupancy delayed until 1970 due to contractor bankruptcy-finished in 1971. After a generous contribution to the College of Fine Arts by John and Patty Noel the building was later renovated in 2004 and with it changing the name of the building to the Noel Fine Arts Center.

Occupant(s) and Use(s)
Departmental Offices, Music, Art, Dance

Functionality Assessment
No current issues

Other Building Issues
No current issues

Future Building Plans
No current plans

Code and Health/Safety
No current issues

Architectural
No current issues.

Mechanical
Still working on correcting problems from design and installation errors.

Electrical
No current issues.

Communication
Minimal surveillance system

Plumbing
No current issues.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
Building Name: Nelson Hall
Building No.: 285-OK-0010
Building Type: B01 Administrative

**Background and History**
Built in 1916 and dedicated in 1918, Nelson Hall was the first residence hall on campus. It was named for George Nelson, a regent and state Supreme Court justice. Nelson Hall is a four-story former student residence hall and is listed on the National Register of Historic Places.

**Occupant(s) and Use(s)**
Administrative Information, Sustainability, Academic Custodial Services, Wisconsin/Nicaragua, Emeritus Faculty, CNR Grants and Research, Upward Bound and surge space as required. COOP temporary secondary location.

**Functionality Assessment**
The building is structurally sound but its systems are antiquated and in desperate need of capital renewal. A high probability that a future building system failure will force a building shut-down and rendered it unoccupiable. Building systems and space configurations, in general, are not adequate for the activities housed there. If the building is to continue in service, the building systems must at a minimum be updated and the spaces renovated.

**Other Building Issues**
Need to program current and future occupants.

**Future Building Plans**
Restroom renovations, Utility Upgrades, expected ongoing renovation with new tenants. A major capital renewal is required for all systems.

**Code and Health/Safety**
On-going asbestos abatement takes place throughout the building. ADA accessibility does not exist. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. This building does not have a functioning elevator. Current single man lift does not operate. Lead paint is identified around window frames. The central stair tread carpeting is frayed and a trip hazard between the first and second floors. Fire escapes are deteriorating. Bat infestation problems.

**Architectural**
No sufficient ADA access at entrances above basement level. At basement level, only one entrance is ADA accessible. Due to heaving, cracking and leaking the lower level of the building the front entrance, porch and steps need repair/replacement. Windows need replacing-original single pane double hung with many that do not operate or lock. Façade is heavily stained and needs cleaning. Front porch roof ceiling has severe breaks and is pealed back from leaks at roof scuppers.

**Mechanical**
Original steam convectors & distribution pipes (condensate pipe walls thinned / deteriorated beyond repair), no ventilation, no modulating heat controls (one pneumatic t-stat controls entire building), pressure reducing station failing. Systems are in very poor condition. No central air conditioning.

**Electrical**
No emergency power No back-up generation to operate fans/actuation-outages in winter could result in Freeze-up due to inability to circulate steam heat. 400 amp electrical service and distribution panelboard, undersized and in poor condition. The building is not on the campus central primary distribution system.

**Communication**
No current issues-temporarily upgraded telephone/data using raceway throughout.

**Plumbing**
Overall condition is poor. Several sanitary and storm sewer cross connections have been noted. Fixtures in poor condition, many inoperable. Fixtures in poor condition, many inoperable. Entire Piping system very poor. Water tests indicate high/unsafe levels of lead and phosphates when adequate volume is not circulated through system. Domestic hot water heater controls failing and parts no longer available. Water supply lines are internally clogged from corrosion.

**Conveying**
No functioning elevator. Current single man lift does not operate. No ADA access to 1st, 2nd or 3rd floors

**Equipment and Furnishings**
No current issues.
Building Name: College of Professional Studies
Building No.: 285-OK-0011
Building Type: B02 Academic - Building

Background and History
Originally built in 1970, the College of Professional Studies houses the two oldest UWSP academic programs: School of Education, with its origins in the early Education Degrees awarded in 1894 and the Domestic Sciences program, which has evolved into Dietetics, Family & Consumer Sciences, and Interior Architecture. The College today consists of seven academic units, which house 11 different undergraduate majors, 13 minors and four graduate programs. Room 116 (lecture hall) renovated in summer 2016.

Occupant(s) and Use(s)
Education, Dietetics, Family & Consumer Sciences, and Interior Architecture, Communicative Disorders, Health Promotion and Human Development.

Functionality Assessment
ADA access to building is marginally compliant and unacceptable. No southern accessible entrance. Elevator entrance on northwest side only. Many wheelchair students have difficulty transiting between CPS and the next door Collins Classroom Center.

Other Building Issues
Mechanical valves above ceilings are in need of abatement and replacement. Room temperature control is poor. Restrooms are inadequately configured.

Future Building Plans
Elevator is needed on the south entrance of the building to accommodate accessibility. An overhead bridge would solve many accessibility problems.

Code and Health/Safety
Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Interior ceilings have asbestos sprayed on. Bees are entering through weep holes.

Architectural
Fourth floor shows signs of settling cracks in the west corner of office area. Roof system will be 24 years old and need replacing. Window seals have failed, are inoperable and are taped to keep out weather. Interior stair treads are failing; creating safety hazards. Exterior doors and frames rusted. Exterior stairs failing, some due to settling issues. Natural light lacking in interior corridors.

Mechanical
Constant volume reheat system does not work properly. Control valves leak & shutoff valves are frequently frozen preventing adequate isolation for repairs. Asbestos abatement required for most repairs. Cooling coils have reached their useful life and require frequent leak repair. Pneumatic controls are inefficient; integrate poorly to DDC and repair parts are difficult to obtain. Many restroom exhaust concerns – only one exhaust fan serves restrooms.

Electrical
No back-up generation to operate HVAC fans/actuation. Outages in winter could result in freeze-up due to inability to circulate steam heat. Additionally, faculty research are regulated and compromise due to storm/construction related outages. Breaker rating, cable undersized and required conductors. (See 2009 Arc Flash Study issues).

Communication
Underground conduit feed from signal pit system, over capacity with no room for expansion

Plumbing
Plumbing systems are acceptable.

Conveying
Poor location and accessibility for students, faculty and staff coming from the exterior. Elevator is on 10 Year Maintenance Replacement Plan.

Equipment and Furnishings
No current issues.
Background and History
Originally built in 1965. In 1997, a $10.7 million addition to the CNR building was dedicated, providing an advanced computer lab, updated classrooms, greenhouses, offices and laboratories. Named after Daniel Trainer (fall 2007) a native of Princeton, Wisconsin, Trainer served as Dean of UWSP’s College of Natural Resources from 1971 to 1989, and is recognized for his impact in overseeing the education of over 5,000 professionals now working in natural resources management throughout Wisconsin, the U.S. and around the world. Under his leadership, the college became one of the premier institutions of its kind in the nation, promoting an integrated approach to the curriculum. He helped to establish hands-on field experiences for students, and developed opportunities for students to travel overseas to gain international experience.

Occupant(s) and Use(s)
College of Natural Resources, Biology

Functionality Assessment
Space limited in offices and lack of research space. Lack of space for offices, classrooms and instructional/research labs.

Other Building Issues
Restrooms are outdated. Lab casework is deteriorating.

Future Building Plans
Approximately 15,000 ASF of Biology will move to the Chemistry Biology Building in summer 2018. When that occurs, reconfiguration of the vacated space for uses associated with the College of Natural Resources will need to occur.

Code and Health/Safety
Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Asbestos pipe fittings. Restrooms do not comply with ADA. Asthma and other health issues may be caused by dirty ducts.

Architectural
Door frames at main entrances are degrading / oxidizing at base due to salt and weather. Exterior mural is dirty and aging. Ceiling tiles are failing. Greenhouse polycarbonate glazing has exceeded its life expectancy.

Mechanical
Steam pressure reducing station and pressure relief valves routinely failing (rebuilt several times in the past decade). Original fans significantly aged, dampers and damper operators routinely fail, isolation boots between fans and ductwork are brittle and cracked. Ductwork is excessively dirty; re-heat coils have limited effectiveness as many are plugged with dust / dirt. Condensate receiver antiquated, repair parts are no longer available. Pneumatic controls are limited, inefficient; integrate poorly to DDC and repair parts are difficult to obtain. Air balancing is difficult because of excessive exhausting of fume hoods. Building is difficult to cool. Restroom exhaust is inadequate.

Electrical
No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. Additionally, faculty research is regularly compromised due to storm/construction related outages. Poor lighting in restrooms. ESCO project is replacing fluorescent light fixtures with LED.

Communication
Building intercom system in poor condition and lacks ground floor coverage. Underground conduit feed from signal pit system is over capacity with no room for expansion

Plumbing
Age and constant cleaning have left the 1965 building faucets in poor condition.

Conveying
5-stop elevator is 39 years old and is on 1-3 year plan to replace. Provides access to floors 3-5 only.

Equipment and Furnishings
No current issues.
Building Name: Trainer College of Natural Resources
Building No.: 285-0K-0012
Building Type: B02 Academic - Building

Constructed
Addition(s): 1997
Floors: AG 4, UG 1

ASF: 40,991
GSF: 59,470
GPR: 100%
PR: 0%

CENTRAL UTILITY CONNECTIONS
HISTORICAL
CW: X
ELEC: X
C. AIR: X
WATER: US
HPS: X
FIBER: X
N. GAS: WI
SEWER: 

FUNCTIONAL RATING

ARCHITECTURAL
On the old section the door frames at the main entrances are degrading / oxidizing at base due to salt and weather. Exterior mural is dirty and aging. Ceiling tiles are failing.

MECHANICAL
Inefficient, fixed speed hot water heating pumps. Snow frequently infiltrates fresh air intake dampers.

ELECTRICAL
No back-up generation to operate HVAC fans/actuation, outages in winter could result in freeze-up due to inability to circulate steam heat. Additionally, faculty research is reguli compromised due to storm/construction related outages.

COMMUNICATION
No intercom system in building. Underground conduit feed from signal pit system is over capacity with no room for expansion

PLUMBING
No current issues

CONVEYING
No current issues.

EQUIPMENT AND FURNISHINGS
No current issues.

Background and History
Originally built in 1965. In 1997, a $10.7 million addition to the CNR building was completed, providing an advanced computer lab, updated classrooms, greenhouses, offices and laboratories. Named after Daniel Trainer (fall 2007) a native of Princeton, Wisconsin, Trainer served as Dean of UWSP’s College of Natural Resources from 1971 to 1989, and is recognized for his impact in overseeing the education of over 5,000 professionals now working in natural resources management throughout Wisconsin, the U.S. and around the world. Under his leadership, the college became one of the premier institutions of its kind in the nation, promoting an integrated approach to the curriculum. He helped to establish hands-on field experiences for students, and developed opportunities for students to travel overseas to gain international experience.

Occupant(s) and Use(s)
College of Natural Resources, Biology

Functionality Assessment
No current issues

Other Building Issues
No current issues.

Future Building Plans
Remodel of southwest lobby entrance as it faces the Specht Forum. Approximately 15,000 ASF of the Biology department will move to Chemistry Biology Building in summer 2018. When that occurs reconfiguration of the vacated space for uses associated with the College of Natural Resources will need to occur.

Code and Health/Safety
Hard key access control system is compromised, requires electronic access control to restore acceptable building security. Provide fall protection tie downs for roof maintenance. Asbestos pipe fittings. Restrooms do not comply with ADA. Asthma and other health issues may be caused by dirty ducts.
### Building Profile

<table>
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<th>Building Name</th>
<th>Wetlands Research Lab</th>
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<tr>
<td>Building Type</td>
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#### CENTRAL UTILITY CONNECTIONS

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#### FUNCTIONAL RATING

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

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<thead>
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<th>Background and History</th>
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<tr>
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<td>Plumbing</td>
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<tr>
<td>Future Building Plans</td>
<td>Conveying</td>
</tr>
<tr>
<td>Code and Health/Safety</td>
<td>Equipment and Furnishings</td>
</tr>
</tbody>
</table>

#### PHYSICAL RATING
Building Name: Track and Field Storage Shed
Building No.: 285-0K-0014
Building Type: B12 Utility - Building

Built: 1972
Floors: AG 1, UG 0

Architectural
No current issues.

occHANcal
No current issues.

Mechanical
Not applicable.

Electrical
No current issues.

Communication
Not applicable.

Plumbing
Not applicable.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.

Background and History
The Track and Field Storage Shed was constructed in 1972 and is located southwest of the Colman Track.

Occupant(s) and Use(s)
The facility currently houses storage for track and field events.

Functionality Assessment
Acceptable.

Other Building Issues
No current issues.

Future Building Plans
No current plans.

Code and Health/Safety
No current issues.
Building Name | Wetlands Prefab Steel Building
---|---
Building No. | 285-0K-0015
Building Type | Academic

| Constructed | 1972
---|---
Addition(s) | None
| Floors | 1 0
ASF | 2,229
GSF | 2,400
GPR | 100 %
AG | 0
UG | 0
PR | 0 %

**CENTRAL UTILITY CONNECTIONS**

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**FUNCTIONAL RATING**

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

**PHYSICAL RATING**

Background and History

Occupant(s) and Use(s)

Functionality Assessment

Other Building Issues

Future Building Plans

Code and Health/Safety

Architectural

Mechanical

Electrical

Communication

Plumbing

Conveying

Equipment and Furnishings
Building Name: Storage Building 16
Building No.: 285-0K-0016
Building Type: B03 Indoor Physical Education/Recreation Building

**Background and History**
Storage Building 16 was constructed in 1974 and is located southwest of the Colman Track.

**Occupant(s) and Use(s)**
The facility currently is used for the storage of equipment for athletic and recreational events.

**Functionality Assessment**
Acceptable.

**Other Building Issues**
No current issues.

**Future Building Plans**
No current plans.

**Code and Health/Safety**
No current issues.

**Architectural**
No current issues.

**Mechanical**
Not applicable.

**Electrical**
No current issues.

**Communication**
Not applicable.

**Plumbing**
Not applicable.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
**Building Profile**

### Building Name
Schmeeckle Reserve Visitor Center

### Building No.
285-OK-0017

### Building Type
B14 Arboretum - Building

### Constructed
- 1968
- 1991

### Addition(s)
- 1991

### Floors
- AG: 1
- UG: 1

### ASF
2,646

### GSF
3,471

### GPR
%

### PR
100

### CENTRAL UTILITY CONNECTIONS

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</tbody>
</table>

### HISTORICAL

### FUNCTIONAL RATING
C

### PHYSICAL RATING
iii

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

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### Background and History
Built in 1968 as a ranch-style home and renovated in 1983-85 by university staff, the Schmeeckle Reserve Visitor Center is located in Schmeeckle Reserve in the northern portion of the UW-Stevens Point campus. It is a natural resources education, conference and research center.

### Occupant(s) and Use(s)
Students, staff and guests. It provides a classroom/meeting room, exhibit hall, Wisconsin Conservation Hall of Fame, gift shop, basement wood shop, basement computer lab, offices, maintenance space and restrooms.

### Functionality Assessment
Building is functional but is outdated and limited in program offerings due to lack of space.

### Other Building Issues
Does not demonstrate good sustainability practices.

### Future Building Plans
Potential addition or replacement. Separate wood and maintenance shop.

### Code and Health/Safety
Restrooms are undersized and ADA access is restrictive. Building ADA accessibility is a concern for large group meetings. No divider between urinal and sink in upstairs men’s restroom. Ventilation system (paint and stains) in basement wood shop is inadequate.

### Architectural
- Power-assisted door operator installed on main entrance door.
- Wisconsin Conservation Hall of Fame museum is outdated. Meeting rooms are limited in capacity with no storage space. Limited storage space in basement (maintenance). Wood shop in basement is undersized. Limited storage space for custodial and gift shop.

### Mechanical
- Ventilation system (paint and stains) in basement wood shop is inadequate. Temperature fluctuations throughout the building.

### Electrical
- Electrical distribution system is at its maximum. Only two 200 amp services in building. New electrical subpanel will be added and basement wood shop will be rewired. No emergency power. Lighting is outdated.

### Communication
No current issues.

### Plumbing
Fixtures are outdated. Inadequate toilets and urinal for amount of use.

### Conveying
Not applicable.

### Equipment and Furnishings
No current issues.
Building Name: Schmeeckle Reserve Visitor Center Addition A
Building No.: 285-0K-0017A
Building Type: B14 Arboretum - Building

<table>
<thead>
<tr>
<th>Constructed</th>
<th>Addition(s)</th>
<th>Floors</th>
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<th>UG</th>
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ASF: 4,231 GSF: 5,170

CENTRAL UTILITY CONNECTIONS

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<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
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<td>US</td>
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FUNCTIONAL RATING

Architectural
- Power-assisted door operated installed on main entrance door.
- Wisconsin Conservation Hall of Fame museum is outdated.
- Meeting rooms are limited in capacity with no storage space.
- Limited storage space in basement (maintenance). Wood shop in basement is undersized.
- Limited storage space for custodial and gift shop.

Mechanical
- Ventilation system (paint and stains) in basement wood shop is inadequate.
- Temperature fluctuations throughout the building.

Electrical
- Electrical distribution system is at its maximum. Only two 200 amp services in building.
- New electrical subpanel added and basement wood shop rewired.
- No emergency power.
- Lighting is outdated.

Communication
- No current issues.

Plumbing
- Fixtures are outdated.
- Inadequate toilets and urinal for amount of use.

Conveying
- Not applicable.

Equipment and Furnishings
- No current issues.

Background and History

The Schmeeckle Reserve Visitor Center Addition A was constructed in 1991 and is located in Schmeeckle Reserve in the northern portion of the UW-Stevens Point campus.

Occupant(s) and Use(s)

Students, staff and guests. The addition provided a classroom/meeting room, exhibit hall, Wisconsin Conservation Hall of Fame, restrooms, and a basement wood shop.

Functionality Assessment

Building is functional but is outdated and limited in program offerings due to lack of space.

Other Building Issues

Does not demonstrate good sustainability practices.

Future Building Plans

Potential addition or replacement. Separate wood and maintenance shop.

Code and Health/Safety

Restrooms are undersized and ADA access is restrictive.
- Building ADA accessibility is a concern for large group meetings. No divider between urinal and sink in upstairs men's restroom.
- Ventilation system (paint and stains) in basement wood shop is inadequate.
Building Name: Schmeeckle Reserve Shelter A
Building No.: 285-0K-0018
Building Type: B14 Arboretum - Building

Background and History
Built in 1980, the Schmeeckle Reserve Shelter A is located in Schmeeckle Reserve in the northern portion of the UW-Stevens Point campus, just north of Maria Drive. It includes an open air sitting area, two enclosed restrooms, and an enclosed utility room.

Occupant(s) and Use(s)
Students, faculty, staff and visitors using the Schmeeckle Reserve for instruction, research and recreational activities.

Functionality Assessment
Functional, but in need of updates. Space and furnishings limit the size of groups that can utilize the structure. Restroom fixtures are outdated.

Other Building Issues
The shelter includes four picnic tables that are bolted to the cement floor, limiting the number of people that can use it. For large classes, many students must stand. The cedar shingles are aging and will need replacement.

Future Building Plans
Increasing the number of picnic tables, replacing the cedar shingle roof. Updating fixtures in the restrooms.

Code and Health/Safety
Birds nest at the peak of the shelter, and droppings are prevalent on the concrete and tables.

Architectural
Cedar shingles are aging and will need to be replaced soon.

Mechanical
No current issues.

Electrical
No current issues.

Communication
Not applicable.

Plumbing
Fixtures are outdated and inadequate for the amount of use.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Building Name: Wood Utilization Lab  
Building No.: 285-OK-0021  
Building Type: B02 Academic - Building

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<th>Constructed Addition(s)</th>
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<th>UG</th>
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**ASF**: 3,524  
**GSF**: 5,134  
**GPR**: 100%

**Central Utility Connections**

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

**Historical**

| X | X |

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

<table>
<thead>
<tr>
<th><strong>FUNCTIONAL RATING</strong></th>
<th><strong>PHYSICAL RATING</strong></th>
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</thead>
<tbody>
<tr>
<td>B</td>
<td>ii</td>
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</tbody>
</table>

**Background and History**

Built in 1996 to house the wood utilization lab. Currently houses the Fire Science program.

**Occupant(s) and Use(s)**

College of Natural Resources.

**Functionality Assessment**

Good

**Other Building Issues**

No current issues.

**Future Building Plans**

May be repurposed for use for the new fire science program.

**Code and Health/Safety**

- Architectural

- Mechanical

- Electrical
  - No emergency power
  - Electrical service not on the campus system

- Communication
  - No current issues

- Plumbing

- Conveying
  - Not applicable.

- Equipment and Furnishings
  - No current issues.
Building Name: Schmeeckle Reserve Shelter B
Building No.: 285-0K-0022
Building Type: N14 Arboretum – Non-Building

Background and History
The Schmeeckle Reserve Shelter B is located adjacent to the Schmeeckle Visitor Center parking lot in Schmeeckle Reserve in the northern portion of the UW-Stevens Point campus.

Occupant(s) and Use(s)
Students, faculty, staff and visitors using the Schmeeckle Reserve for instruction, research and recreational activities. The small shelter currently has a picnic table, but will be updated with interpretive signage that orients visitors to the site.

Functionality Assessment
Good

Other Building Issues
The cedar shingles on the roof are aging and will need replacement. Some of the decking boards will also need to be replaced.

Future Building Plans
The picnic table will be removed and replaced with three standing interpretive signs. These will provide orientation to Schmeeckle Reserve, the Green Circle Trail, and the Wisconsin Conservation Hall of Fame. Cedar shingles and decking will be replaced.

Code and Health/Safety
No current issues.

Architectural
Cedar shingles and decking are aging and will need to be replaced soon.

Mechanical
Not applicable.

Electrical
Not applicable.

Communication
Not applicable.

Plumbing
Not applicable.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
## Building Profile

**Building Name**: Baseball Press Box  
**Building No.**: 285-0K-0023  
**Building Type**: B04 Outdoor Physical Education/Recreation Building  
**Construct/Building History**: 1997  
**Addition(s)**:  
**Floors**: 1  
**AG**: 0  
**UG**: 0  
**ASF**: 591  
**GSF**: 1,000  
**GPR**: 100%  
**PR**: %  

### Central Utility Connections
- **CW**:  
- **HPS**:  
- **ELEC**:  
- **FIBER**:  
- **C. AIR**:  
- **N. GAS**:  
- **WATER**:  
- **SEWER**:  
- **US**:  
- **WI**:  

### Historical

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</thead>
<tbody>
<tr>
<td><strong>HISTORICAL</strong></td>
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</table>

### Functional Rating

**C**  
**FUNCTIONAL RATING**  
**PHYSICAL RATING**  
**iii**  

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

### Background and History

The Baseball Press Box was constructed in 1997 and is located west of the baseball field.

### Occupant(s) and Use(s)

The building is used by announcers and reporters covering baseball games. It houses restrooms and a concessions room.

### Functionality Assessment

Good.

### Other Building Issues

No current issues.

### Future Building Plans

Architectural

- Renovations are desired.

Mechanical

Electrical

Communication

- No current issues.

Plumbing

Conveying

- No elevator is provided.

Equipment and Furnishings

- No current issues.
Building Name: Medium Voltage Switchgear House
Building No.: 285-0K-0024
Building Type: B99 Other - Building

**Background and History**
The medium voltage switchgear house was constructed in 2014 and is located southwest of the George Stien heating plant.

**Occupant(s) and Use(s)**
The building is used to provide electrical service to north campus.

**Functionality Assessment**
Good.

**Other Building Issues**
No issues.

**Future Building Plans**
None.

**Code and Health/Safety**
No issues.

**Architecture**
No issues.

**Mechanical**
No issues.

**Electrical**
No issues.

**Communication**
No communication services are provided.

**Plumbing**
No issues.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No issues.
Building Name: George Stien
Building No.: 285-OK-0025
Building Type: B12 Utility - Building

Constructed
Floors: 3
AG: 1
UG: 1
ASF: 242
GSF: 21,382
GPR: 100%
PR: %

**Central Utility Connections**

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<thead>
<tr>
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<th>C. AIR</th>
<th>WATER</th>
<th>X</th>
<th>US</th>
<th>WI</th>
</tr>
</thead>
</table>

**Historical**

- HPS: X
- N. GAS: X
- SEWER: X

### Background and History

George V. Stien, chief engineer from 1920 to 1954, was the first civil servant for whom a building was named. Prior to this, all facilities had been named for faculty or persons who were responsible for the development of the school. During his tenure, Stien was responsible for the heating plant, draft workers, the campus telephone system and night security checks on Old Main. In 1970, an addition was constructed to house Protective Services and Centrex equipment. In 1973, 4,170 square feet for mechanical use were added to the facility. A 4,853 GSF bag house for filtering was added in 2006.

### Occupant(s) and Use(s)

The facility currently houses the central heating plant, Protective services, Loss and Risk Management and Parking Services.

### Functionality Assessment

Issues related to plant operations are due to the maintenance of an aging facility as well as limited storage for fuels. Maximum storage capacity for coal during the heating season is two days.

### Other Building Issues

No current issues.

### Future Building Plans

Possible augment/replacement of plant boilers-awaiting outcome of the consultant’s efforts related to the Governor’s Energy Independence Initiative. A boiler emission response that could involve complete replacement may be required based on orders from the Environmental Protection Agency.

### Code and Health/Safety

Egress safety concern - boiler control room does not contain an outside exit in case of fire. Remain concerned about operational safety due to staffing. Staffing consists of one to two operators per shift, one Power Plant Superintendent and occasional assistance with maintenance. Maintenance is a constant (and losing) struggle because operators cannot leave the control room.

### Architectural

Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks.

### Mechanical

Analog boiler controls are antiquated and experience frequent failure; replacement parts are no longer available. Coal conveyor & bucket elevator are aged, badly worn and an operational safety concern (spare parts are expensive and long lead, numerous unguarded pinch points and several exposed sources of energy). Concrete around base of coal bunker support columns is spalling, structural integrity may be compromised. Bunker ceiling has several cracks; structural integrity of overhead deck may be compromised. Coal gates on boilers #1 & #2 have fractured resulting in an increased safety risk for burn-back / fire. Condensate tank lining degraded needs to be repaired. Boiler blow-down valves are antiquated and have begun to fail. No backup water supply for boilers.

### Electrical

Circuits are poorly labeled and difficult to trace (spaghetti). Years of undocumented repairs / modifications have left circuitry in disarray.

### Communication

No current issues.

### Plumbing

Sanitary lines located in floor of basement have little pitch and require annual cleaning to maintain proper flow.

### Conveying

No current issues.

### Equipment and Furnishings

No current issues.
Building Name: George Stien
Building No.: 285-0K-0025A
Building Type: B01 Administrative - Building

Constructed: 1970
Addition(s): 1972
Floors: AG 3, UG 1

ASF: 5,931 GSF: 8,903 GPR: 100%

CENTRAL UTILITY CONNECTIONS
HISTORICAL
CW X ELEC X C. AIR X WATER X US
HPS X FIBER X N. GAS X SEWER X WI

C FUNCTIONAL RATING
PHYSICAL RATING iii

Background and History
George V. Stien, chief engineer from 1920 to 1954, was the first civil servant for whom a building was named. Prior to this, all facilities had been named for faculty or persons who were responsible for the development of the school. During his tenure, Stien was responsible for the heating plant, draft workers, the campus telephone system and night security checks on Old Main. In 1970, an addition was constructed to house Protective Services and Centrex equipment. In 1973, 4,170 square feet for mechanical use were added to the facility. A 4,853 GSF bag house for filtering was added in 2006.

Occupant(s) and Use(s)
The facility currently houses Protective services, Loss and Risk Management and Parking Services.

Functionality Assessment
Facility does not provide adequate space for its main occupants, Protective Services and Parking as they have grown in personnel and services requiring administration and work space.

Other Building Issues
HVAC system needs upgrading to increase fresh air exchange ratio.

Future Building Plans
HVAC upgrade

Code and Health/Safety
No current issues.

Architectural
Access Control system needs to be re-keyed or ideally electronic locks.

Mechanical
Original steam convection and distribution pipes (condensate pipe walls thinned / deteriorated beyond suitable repair). Multiple, inefficient / antiquated air handlers and direct expansion units arranged in poorly configured zones are a source of frequent customer complaints (example: one t-stat controlling multiple areas on different building levels). Insufficient air balance (very little outside air being introduced into the building). Pneumatic controls are limited, inefficient; integrate poorly to DDC and repair parts are difficult to obtain.

Electrical
No current issues.

Communication
No current issues.

Plumbing
No current issues.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
### Building Name
George Stien Heating Plant - Chimney

### Building No.
286-0K-0025B

### Building Type
N12 Utility - Non-Building

### Constructed and Addition(s)
- 1964
- 1972

### Floors
- AG: 1
- UG: 1

### ASF
0

### GSF
287

### GPR
100%

### PR
%

### CENTRAL UTILITY CONNECTIONS

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<td>N. GAS</td>
<td>SEWER</td>
<td>WI</td>
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</table>

### Background and History
George V. Stien, chief engineer from 1920 to 1954, was the first civil servant for whom a building was named. Prior to this, all facilities had been named for faculty or persons who were responsible for the development of the school. During his tenure, Stien was responsible for the heating plant, draft workers, the campus telephone system and night security checks on Old Main. In 1970, an addition was constructed to house Protective Services and Centrex equipment. In 1973, 4,170 square feet for mechanical use were added to the facility. A 4,853 GSF bag house for filtering was added in 2006.

### Occupant(s) and Use(s)
This facility serves the heating plant.

### Functionality Assessment
None

### Other Building Issues
None

### Future Building Plans
None

### Code and Health/Safety
No current issues.

### Architectural
No current issues.

### Mechanical
No current issues.

### Electrical
No current issues.

### Communication
No current issues.

### Plumbing
No current issues.

### Conveying
No current issues.

### Equipment and Furnishings
No current issues.
Building Name: George Stien
Building No.: 285-0K-0025C
Building Type: B12 Utility - Building

Background and History
George V. Stien, chief engineer from 1920 to 1954, was the first civil servant for whom a building was named. Prior to this, all facilities had been named for faculty or persons who were responsible for the development of the school. During his tenure, Stien was responsible for the heating plant, draft workers, the campus telephone system and night security checks on Old Main. In 1970, an addition was constructed to house Protective Services and Centrex equipment. In 1973, 4,170 square feet for mechanical use were added to the facility. A 4,853 GSF bag house for filtering was added in 2006.

Occupant(s) and Use(s)
The facility currently houses the central heating plant, Protective services, Loss and Risk Management and Parking Services.

Functionality Assessment
Facility does not provide adequate space for any of its current occupants. Protective Services and the central heating plant are most impacted. Most issues related to plant operations are due to the maintenance of an aging facility as well as limited storage for fuels. Maximum storage capacity for coal during the heating season is two days.

Other Building Issues
No current issues.

Future Building Plans
Possible augment/replacement of plant boilers - awaiting outcome of the consultant’s efforts related to the Governor’s Energy Independence Initiative.

Code and Health/Safety
Remain concerned about operational safety due to staffing. Staffing consists of one to two operators per shift, one Power Plant Superintendent and occasional assistance with maintenance. Maintenance is a constant (and losing) struggle because operators cannot leave the control room.

Architectural
Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks.

Mechanical
No current issues.

Communication
No current issues.

Plumbing
No current issues.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
### Building Profile

#### George Stien

**Building No.:** 285-OK-0025D  
**Building Type:** B12 Utility - Building

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#### CENTRAL UTILITY CONNECTIONS

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#### FUNCTIONAL RATING

<table>
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<tr>
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**Background and History**

George V. Stien, chief engineer from 1920 to 1954, was the first civil servant for whom a building was named. Prior to this, all facilities had been named for faculty or persons who were responsible for the development of the school. During his tenure, Stien was responsible for the heating plant, draft workers, the campus telephone system and night security checks on Old Main. In 1970, an addition was constructed to house Protective Services and Centrex equipment. In 1973, 4,170 square feet for mechanical use were added to the facility. A 4,853 GSF bag house for filtering was added in 2006.

#### Occupant(s) and Use(s)

No current issues

#### Functionality Assessment

No current issues

#### Other Building Issues

No current issues

#### Future Building Plans

No current issues

#### Code and Health/Safety

No current issues

#### Architectural

No current issues

#### Mechanical

No current issues

#### Communication

No current issues

#### Plumbing

No current issues

#### Conveying

No current issues

#### Equipment and Furnishings

No current issues

Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition
### Building Profile IIIA-88

#### Background and History
Storage Building 26 was constructed in 1967 and is used for grounds storage. Originally used as a recycling facility.

#### Occupant(s) and Use(s)
The building currently houses storage for campus grounds and is used for grounds equipment maintenance.

#### Functionality Assessment
Fair.

#### Other Building Issues
No current issues.

#### Future Building Plans
No current plans.

#### Code and Health/Safety
No current issues.

#### Architectural
Roof and wall panel leaks. Metal wall panels are bowing on the south side. Skylights leak.

#### Mechanical
Natural gas radiant heat.

#### Electrical
No current issues.

#### Communication
Not applicable.

#### Plumbing
Sink and sewer connection.

#### Conveying
Not applicable.

#### Equipment and Furnishings
No current issues.
**Building Name**
Old Carpenter Shop

**Building No.**
285-0K-0027

**Building Type**
B12 Utility - Building

**Year Constructed**
1958

**Central Utility Connections**

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**Floor**

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<tr>
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</tbody>
</table>

**Functional Rating**

- **Architectural**
  - Metal roof and wall panels are showing signs of their age. A few windows are broken. Some wall panels have been damaged from vehicles.

- **Mechanical**
  - Not applicable.

- **Electrical**
  - No current issues.

- **Communication**
  - Not applicable.

- **Plumbing**
  - Not applicable.

- **Conveying**
  - Not applicable.

- **Equipment and Furnishings**
  - No current issues.

**Other Building Issues**
- No current issues.

**Future Building Plans**
- No current plans.

**Code and Health/Safety**
- Hornet and wasp problems.
Building Name: McCarty Field Press Box
Building No.: 285-0K-0029
Building Type: B04 Outdoor Physical Education/Recreation Building

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<th>Constructed</th>
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ASF: 192
GSF: 192
GPR: 100%

CENTRAL UTILITY CONNECTIONS
CW: ELEC X C. AIR
HPS: FIBER N. GAS
WATER X
US
WI

FUNCTIONAL RATING

Architectural
Replacement is desired.

Mechanical
No heating or cooling systems are provided.

Electrical

Communication
No current issues.

Plumbing
No plumbing services are provided.

Conveying
No elevator is provided.

Equipment and Furnishings
No current issues.

Background and History
The McCarty Field Press Box was constructed in 2000 and is located west of the women's softball field.

Occupant(s) and Use(s)
The building is used by announcers and reporters covering women’s softball games.

Functionality Assessment
Good.

Other Building Issues
No current issues.

Future Building Plans
Replacement.

Code and Health/Safety
Concerns with health and safety.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Salt Storage Shed</th>
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<tr>
<td>Building Type</td>
<td>B99 Other - Building</td>
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| Constructed        | 2011              |
| Addition(s)        |                   |

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**CENTRAL UTILITY CONNECTIONS**

- CW
- ELEC X
- C. AIR
- WATER
- US
- HPS
- FIBER
- N. GAS
- SEWER
- WI

**FUNCTIONAL RATING**

- Architectural: No current issues.
- Mechanical: Not applicable.
- Electrical: No current issues.
- Communication: Not applicable.
- Plumbing: Not applicable.
- Conveying: Not applicable.
- Equipment and Furnishings: No current issues.

**BACKGROUND AND HISTORY**

The Salt Storage Shed was constructed in 2011 and is located northeast of the Maintenance and Materiel building.

**OCCUPANT(S) AND USE(S)**

The facility is used for the storage of salt used for winter snow removal.

**FUNCTIONALITY ASSESSMENT**

Good

**OTHER BUILDING ISSUES**

No current issues.

**FUTURE BUILDING PLANS**

No current plans.

**CODE AND HEALTH/SAFETY**

No current issues.
Building Name: Maintenance and Materiel
Building No.: 285-0K-0031
Building Type: B12 Utility - Building

**Background and History**
The Maintenance and Materiel building was constructed in 1972 to house the University Maintenance, Trades personnel, Campus Planning, mail services and Campus Central Stores. The building was expanded by 1,090 GSF to include the Campus Hazardous Waste Storage facility.

**Occupant(s) and Use(s)**
The facility currently houses the Facilities Services operations as well as mail services, campus central stores, hazardous waste storage building and Campus Planning.

**Functionality Assessment**
There is a Maintenance building renovation and addition project starting in August of this year (2010) to address any issues.

**Other Building Issues**
No current issues.

**Future Building Plans**
None

**Architectural**
No current issues.

**Mechanical**
No current issues.

**Electrical**
No current issues

**Communication**
No current issues.

**Plumbing**
No current issues.

**Conveying**
No current issues.

**Equipment and Furnishings**
No current issues.

**Code and Health/Safety**
No current issues.
**Background and History**

The Maintenance and Materiel building was constructed in 1972 to house the University Maintenance, Trades personnel, Campus Planning, mail services and Campus Central Stores. The building was expanded by 1,090 GSF to include the Campus Hazardous Waste Storage facility.

**Occupant(s) and Use(s)**

Hazardous Waste Storage.

**Functionality Assessment**

No current issues

**Other Building Issues**

No current issues.

**Future Building Plans**

None

**Code and Health/Safety**

No current issues

**Architectural**

No current issues.

**Mechanical**

No current issues.

**Electrical**

No current issues.

**Communication**

No current issues.

**Plumbing**

No current issues.

**Conveying**

No current issues.

**Equipment and Furnishings**

No current issues.
The Maintenance and Materiel building was constructed in 1972 to house the University Maintenance, Trades personnel, Campus Planning, mail services and Campus Central Stores. The building was expanded by 1,090 GSF to include the Campus Hazardous Waste Storage facility.

Occupant(s) and Use(s)
Hazardous Waste Storage.

Functionality Assessment
No current issues.

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
No current issues.

Architectural
No current issues.

Mechanical
No current issues.

Electrical
No current issues.

Communication
No current issues.

Plumbing
No current issues.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
Building Name: Soccer Shed
Building No.: 285-0K-0032
Building Type: B04 Outdoor Physical Education/Recreation Building

Constructed Year: 1993
Addition(s): 
Floors: 1
AG: 1
UG: 0

ASF: 100
GSF: 103
GPR: 100%

C. AIR
FIBER
N. GAS
SEWER

CENTRAL UTILITY CONNECTIONS

FUNCTIONAL RATING

BACKGROUND AND HISTORY
The Soccer Shed was constructed in 1993 and is located northwest of the women’s soccer field.

OCCUPANT(S) AND USE(S)
The building is used for women’s softball storage.

FUNCTIONALITY ASSESSMENT
Good.

OTHER BUILDING ISSUES
No issues.

FUTURE BUILDING PLANS
None.

CODE AND HEALTH/SAFETY
No issues.

ARCHITECTURAL
No issues.

MECHANICAL
No heating or cooling systems are provided.

ELECTRICAL
No electrical services are provided.

COMMUNICATION
No communication services are provided.

PLUMBING
No plumbing services are provided.

CONVEYING
No elevator is provided.

EQUIPMENT AND FURNISHINGS
No current issues.
### Background and History
The Picnic Shelter was constructed in 2005 and is located northwest of the Health Enhancement Center (HEC).

### Occupant(s) and Use(s)
The building is used by student residents for outdoor activities.

### Functionality Assessment
Good.

### Other Building Issues
No issues.

### Future Building Plans
None.

### Code and Health/Safety
No issues.

### Architectural
No issues.

### Mechanical
No heating or cooling systems are provided.

### Electrical
No electrical services are provided.

### Communication
No communication services are provided.

### Plumbing
No plumbing services are provided.

### Conveying
No elevator is provided.

### Equipment and Furnishings
No current issues.
# Building Profile

## Building Profile - IIIA

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Waste Education Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>285-0K-0035</td>
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<tr>
<td>Building Type</td>
<td>B01 Academic</td>
</tr>
<tr>
<td>Constructed</td>
<td>2011</td>
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<tr>
<td>Addition(s)</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>AG 2  UG 0</td>
</tr>
<tr>
<td>ASF</td>
<td>7,448</td>
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<td>13,301</td>
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<tr>
<td>GPR</td>
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</tr>
<tr>
<td>PR</td>
<td>0%</td>
</tr>
</tbody>
</table>

### CENTRAL UTILITY CONNECTIONS

- CW: X
- ELEC: X
- C. AIR: X
- WATER: US
- US: WI
- HPS: X
- FIBER: X
- N. GAS: X
- SEWER: WI

### FUNCTIONAL RATING

#### Background and History
The Waste Education Center (WEC) was constructed in 2011. 96.4% of its construction waste was recycled.

#### Occupant(s) and Use(s)
The WEC houses a compost lab, wastewater pilot plant, wastewater lab, microbiology lab, resource recovery room, offices and support space. It provides students with landfill, wastewater treatment, recycling, composting and hazardous waste management training. It also functions as the campus’ materials recycling facility and handles cans, bottles, plastic and cardboard.

#### Functionality Assessment
The WEC adequate services to the users.

#### Other Building Issues
No current issues.

#### Future Building Plans
No future building plans at this time.

#### Code and Health/Safety
No current issues.

#### Architectural
No current issues.

#### Mechanical
No current issues.

#### Electrical
No current issues.

#### Communication
No current issues.

#### Plumbing
No current issues.

#### Conveying
No current issues.

#### Equipment and Furnishings
No current issues.
Building Profile

Recreational Field Storage Building

<table>
<thead>
<tr>
<th>Building Name</th>
<th>Recreational Field Storage Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>285-OK-0036</td>
</tr>
<tr>
<td>Building Type</td>
<td>B04 Outdoor Physical Education/Recreation Building</td>
</tr>
</tbody>
</table>

- **Constructed**: 2011
- **Addition(s)**: 2011
- **Floors**: 1
- ** ASF**: 0
- ** GSF**: 720
- ** GPR**: 100%
- ** PR**: %

**CENTRAL UTILITY CONNECTIONS**
- **CW**: 
- **ELEC**: 
- **N. GAS**: 
- **SEWER**: 
- **FIBER**: 
- **N. GAS**: 
- **SEWER**: 

**FUNCTIONALITY RATING**
- **Architectural**: No issues.
- **Mechanical**: No heating or cooling systems are provided.
- **Electrical**: No electrical services are provided.
- **Communication**: No communication services are provided.
- **Plumbing**: No plumbing services are provided.
- **Conveying**: No elevator is provided.
- **Equipment and Furnishings**: No current issues.

**Background and History**
- The Recreational Field Storage Building was constructed in 2011 and is located west of the recreational fields.

**Occupant(s) and Use(s)**
- The building is used for recreational and intramural storage.

**Functionality Assessment**
- Good.

**Other Building Issues**
- No issues.

**Future Building Plans**
- None.

**Code and Health/Safety**
- No issues.
Building Name: Tennis Storage Building
Building No.: 285-0K-0038
Building Type: B04 Outdoor Physical Education/Recreation Building

**Background and History**
The Tennis Storage Building was constructed in 2011 and is located west of the tennis courts along Reserve Street.

**Occupant(s) and Use(s)**
The building is used for tennis storage.

**Functionality Assessment**
Good.

**Other Building Issues**
No issues.

**Future Building Plans**
None.

**Code and Health/Safety**
No issues.

---

**Architectural**
No issues.

**Mechanical**
No heating or cooling systems are provided.

**Electrical**
No electrical services are provided.

**Communication**
No communication services are provided.

**Plumbing**
No plumbing services are provided.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Name: Lee Sherman Dreyfus University Center
Building No.: 285-OK-0040
Building Type: B07 Student Center/Union - Building

**Construction and Additions:**
- Constructed: 1959

**Floors:**
- AG: 2
- UG: 1

**Floor Area and Space Utilization:**
- ASF: 23,440
- GSF: 40,911
- GPR: 0%
- PR: 100%

**Central Utility Connections**
- CW
- ELEC
- C. AIR
- WATER
- US
- WI

**Historical**

**Functional Rating**

**Architectural**
- Northwest entrance has water ponding. Exterior food service door frames are rusting. Exterior concrete stairs are deteriorating. Occasional roof leaks. Laird Room flooring is outdated and deteriorating.

**Mechanical**
- Mechanical systems are at acceptable levels.

**Electrical**
- Generally at acceptable levels although current lighting is energy inefficient in some areas and require much maintenance. Alumni Room lighting needs upgrading.

**Communication**
- Systems are at acceptable levels. Campus users (not students) desire LCD projectors in meeting rooms. LCD projectors in large meeting rooms are old and require much maintenance and repair.

**Plumbing**
- Systems are at acceptable levels.

**Conveying**
- Two loading docks. Two passenger and two freight elevators. Main passenger elevator frequently breaks down. Freight elevators in acceptable condition.

**Equipment and Furnishings**
- All new food service preparation and serving equipment and all new audio visual conference support equipment.

**Background and History**
- Original campus student union facility. Building named for former Chancellor and Governor Lee Sherman Dreyfus as part of 2007 major remodeling. Built to LEED Silver equivalent specification.

**Occupant(s) and Use(s)**
- Campus Student Union. Houses university bookstore, student services and organizations, meeting spaces, student programming space, and dining. Many state agencies use the DUC as it is centrally located in Wisconsin.

**Functionality Assessment**
- $23.7 Million 2006-2008 remodeling brought all areas of building up to acceptable programmatic and space usage levels. Resource space needed for special occupations (e.g., non-traditional students, LGBTQ, women’s groups).

**Other Building Issues**
- Lack of meeting space. Lack of Dining Services office space. Student Organizations desires space for non-traditional, LGBTQ, women’s research and other groups.

**Future Building Plans**
- No major changes planned.

**Code and Health/Safety**
- ADA accessibility is inconvenient and disruptive due to frequent passenger elevator breakdowns.
Building Name: Lee Sherman Dreyfus University Center 1964 ADDN 1
Building Type: 285-OK-0040A
B07 Student Center/Union - Building

Constructed
Addition(s)  1959
Floors
ASF 24,407
GSF 36,640
GPR 0%
PR 100%

CENTRAL UTILITY CONNECTIONS
CW XX
ELEC XX
C. AIR XX
WATER XX
US
HPS XX
FIBER XX
N. GAS XX
SEWER XX
WI

HISTORICAL

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

A

FUNCTIONAL RATING

Physical Rating

Background and History
Original campus student union facility. Building named for former Chancellor and Governor Lee Sherman Dreyfus as part of 2007 major remodeling. Built to LEED Silver equivalent specification.

Occupant(s) and Use(s)
Campus Student Union. Houses university bookstore, student services and organizations, meeting spaces, student programming space, and dining.

Functionality Assessment
$23.7 Million 2006-2008 remodeling brought all areas of building up to acceptable programmatic and space usage levels.

Other Building Issues
None known at this time.

Future Building Plans
No major changes planned.

Code and Health/Safety
ADA accessibility is inconvenient and disruptive due to frequent passenger elevator breakdowns.

Architectural
Northwest entrance has water ponding. Exterior food service door frames are rusting. Exterior concrete stairs are deteriorating. Occasional roof leaks.

Mechanical
Mechanical systems are at acceptable levels.

Electrical
Generally at acceptable levels although current lighting is energy inefficient in some areas and require much maintenance.

Communication
Systems are at acceptable levels. Campus users (not students) desire LCD projectors in meeting rooms. LCD projectors in large meeting rooms are old and require much maintenance and repair.

Plumbing
Systems are at acceptable levels.

Conveying
Two loading docks. Two passenger and two freight elevators. Main passenger elevator frequently breaks down. Freight elevators in acceptable condition.

Equipment and Furnishings
All new food service preparation and serving equipment and all new audio visual conference support equipment.
Building Name: Lee Sherman Dreyfus University Center 1972 ADDN 2
Building No.: 285-0K-0040B
Building Type: B07 Student Center/Union - Building

Constructed
Floors: AG 2, UG 0
ASF: 42,937
GSF: 61,441
GPR: 0%
PR: 100%

Background and History
Original campus student union facility. Building named for former Chancellor and Governor Lee Sherman Dreyfus as part of 2007 major remodeling. Built to LEED Silver equivalent specification.

Occupant(s) and Use(s)
Campus Student Union. Houses university bookstore, student services and organizations, meeting spaces, student programming space, and dining.

Functionality Assessment
$23.7 Million 2006-2008 remodeling brought all areas of building up to acceptable programmatic and space usage levels.

Other Building Issues
None known at this time.

Future Building Plans
No major changes planned.

Code and Health/Safety
ADA accessibility is inconvenient and disruptive due to frequent passenger elevator breakdowns.

Architectural
Northwest entrance has water ponding. Exterior food service door frames are rusting. Exterior concrete stairs are deteriorating. Occasional roof leaks.

Mechanical
Mechanical systems are at acceptable levels.

Electrical
Generally at acceptable levels although current lighting is energy inefficient in some areas and require much maintenance.

Communication
Systems are at acceptable levels. Campus users (not students) desire LCD projectors in meeting rooms. LCD projectors in large meeting rooms are old and require much maintenance and repair.

Plumbing
Systems are at acceptable levels.

Conveying
Two loading docks. Two passenger and two freight elevators. Main passenger elevator frequently breaks down. Freight elevators in acceptable condition.

Equipment and Furnishings
All new food service preparation and serving equipment on concourse and all new audio visual conference support equipment. All new Book Store fixtures and furnishings.
Building Name: Lee Sherman Dreyfus University Center 2000 ADDN 3
Building Type: B07 Student Center/Union - Building

<table>
<thead>
<tr>
<th>Constructed Addition(s)</th>
<th>1959</th>
<th>1964, 1972, 2000, 2007</th>
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<tbody>
<tr>
<td>ASF</td>
<td>3,252</td>
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<td>AG</td>
<td>UG</td>
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<td>2</td>
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CENTRAL UTILITY CONNECTIONS

HISTORICAL

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

A FUNCTIONAL RATING

FUNCTIONAL RATING

BACKGROUND AND HISTORY

Original campus student union facility. Building named for former Chancellor and Governor Lee Sherman Dreyfus as part of 2007 major remodeling. Built to LEED Silver equivalent specification.

OCCUPANT(S) AND USE(S)

Campus Student Union. Houses university bookstore, student services and organizations, meeting spaces, student programming space, and dining.

FUNCTIONALITY ASSESSMENT

$23.7 Million 2006-2008 remodeling brought all areas of building up to acceptable programmatic and space usage levels.

OTHER BUILDING ISSUES

None known at this time.

FUTURE BUILDING PLANS

No major changes planned.

CODE AND HEALTH/SAFETY

ADA accessibility is inconvenient and disruptive due to frequent passenger elevator breakdowns.

ARCHITECTURAL

Northwest entrance has water ponding. Exterior food service door frames are rusting. Exterior concrete stairs are deteriorating. Occasional roof leaks.

MECHANICAL

Mechanical systems are at acceptable levels.

ELECTRICAL

Generally at acceptable levels although current lighting is energy inefficient in some areas and require much maintenance.

COMMUNICATION

Systems are at acceptable levels. Campus users (not students) desire LCD projectors in meeting rooms. LCD projectors in large meeting rooms are old and require much maintenance and repair.

PLUMBING

Systems are at acceptable levels.

CONVEYING

Two loading docks. Two passenger and two freight elevators. Main passenger elevator frequently breaks down. Freight elevators in acceptable condition.

EQUIPMENT AND FURNISHINGS

All new food service preparation and serving equipment and all new audio visual conference support equipment.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Lee Sherman Dreyfus University Center 2007 ADDN 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>285-0K-0040D</td>
</tr>
<tr>
<td>Building Type</td>
<td>B07 Student Center/Union - Building</td>
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<tr>
<td>Constructed</td>
<td>1959</td>
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<tr>
<td>Addition(s)</td>
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<tr>
<td>Floors</td>
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<tr>
<td>ASF</td>
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<td>GSF</td>
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<td>CENTRAL UTILITY CONNECTIONS</td>
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<tr>
<td>HPS</td>
<td>FIBER</td>
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**Building Profile ratings based on the Postsecondary Education Facilities Inventory and Classification Manual (FICM): 2006 Edition**

### Background and History
Original campus student union facility. Building named for former Chancellor and Governor Lee Sherman Dreyfus as part of 2007 major remodeling. Built to LEED Silver equivalent specification.

### Occupant(s) and Use(s)
Campus Student Union. Houses university bookstore, student services and organizations, meeting spaces, student programming space, and dining.

### Functionality Assessment
$23.7 Million 2006-2008 remodeling brought all areas of building up to acceptable programmatic and space usage levels.

### Other Building Issues
None known at this time.

### Future Building Plans
No major changes planned.

### Code and Health/Safety
ADA accessibility is inconvenient and disruptive due to frequent passenger elevator breakdowns.

### Architectural
Northwest entrance has water ponding. Exterior food service door frames are rusting. Exterior concrete stairs are deteriorating. Occasional roof leaks.

### Mechanical
Mechanical systems are at acceptable levels.

### Electrical
Generally at acceptable levels although current lighting is energy inefficient in some areas and require much maintenance.

### Communication
Systems are at acceptable levels. Campus users (not students) desire LCD projectors in meeting rooms. LCD projectors in large meeting rooms are old and require much maintenance and repair.

### Plumbing
Systems are at acceptable levels.

### Conveying
Two loading docks. Two passenger and two freight elevators. Main passenger elevator frequently breaks down. Freight elevators in acceptable condition.

### Equipment and Furnishings
All new food service preparation and serving equipment in catering kitchen and all new audio visual conference support equipment in major meeting room.
Building Name: Allen Center  
Building No.: 285-0K-0041  
Building Type: B07 Student Center/Union – Building

**Background and History**

**Occupant(s) and Use(s)**
Currently houses Cardio Center, Massage Center, Student Health Promotions, Outdoor Edventures and Group Fitness, as well as Centers Facility repair shop.

**Functionality Assessment**
Building is not currently meeting the campus needs for fitness and recreation space. Overall in good condition, but does not meet program needs.

**Other Building Issues**
Building is not able to meet the demands and expectations of students. Fitness Center at capacity for space. Programming of student fitness at capacity. Program offerings are limited as a result of building inadequacies. Locker room facilities (lockers, showers, changing rooms and restrooms) are inadequate.

**Future Building Plans**
Future plans should include the addition or adjacent construction to increase student recreation and fitness space.

**Code and Health/Safety**
Accessible via internal ramp to lower level and elevator to upper level. When elevator is down, there is no access to the upper level. Security concerns with the doors not closing completely because of air pressure issues. Some asbestos pipe fittings.

**Architectural**
Building envelope basically sound. Most windows leak and are not energy efficient. Roof will need repair or possible replacement within three years.

**Mechanical**
Building mechanical system controls in the basement are in deteriorating condition. Steam reducing valve system occasionally fails. Exterior doors do not close completely because of air pressure issues. Concerns with air quality.

**Electrical**
Building cabling and wiring, equipment (fire alarm, normal power), lighting, panels are all in good condition. Automatic transfer switch for emergency generator is old and failing. Must duck under HVAC ductwork to access some electrical equipment.

**Communication**
Communication equipment (clocks, data, security and voice), panels and wiring are all in good condition. Surveillance cameras provide poor resolution.

**Plumbing**
Building plumbing equipment (domestic water, fire protection and suppression, sanitary sewer, storm sewer), fixtures, insulation, and piping are all in good condition. Current hot water storage tank is outdated.

**Conveying**
One passenger elevator is 24 years old and is on 10 Year Maintenance Replacement plan.

**Equipment and Furnishings**
Wood dance and exercise floors, small laundry facility, loading and receiving dock in good to excellent condition. Cardio and fitness equipment in fair to good condition.
Building Name: Elizabeth Pfiffner DeBot Center
Building No.: 285-0K-0042
Building Type: B09 Food Service - Building

Constructed: 1967
Addition(s): 1992
Floors: AG 2, UG 0
ASF: 33,724
GSF: 51,198

ASF: 33,724
GSF: 51,198

CENTRAL UTILITY CONNECTIONS
CW x ELEC x C. AIR x WATER x
HPS x FIBER x N. GAS x SEWER x

FUNCTIONAL RATING
PHYSICAL RATING

C

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

Background and History
Named for Elizabeth Pfiffner DeBot, campus Dean of Women 1940-1965. Serves as primary campus residential dining facility.

Occupant(s) and Use(s)
Houses cafeteria, offices for University Dining, DeBot Convenience Store and Grill as well as Res-Net operation for campus IT Department.

Functionality Assessment
The building is aging and receives hard daily use as the residential campus dining operations primary service center.

Other Building Issues
Building functions well as campus dining facility as result of regular remodeling to dining services spaces. Kitchen space is aging and in need of update.

Future Building Plans
Building renovation planned for 2015-17 biennium.

Code and Health/Safety
Generally accessible via assisted primary entrance door and passenger elevator, video surveillance system for public areas in place.

Architectural
Basic exterior envelope is in good condition; roof and driveway and loading dock pad replacement summer 2010. Finishes generally good, interior student lounge and dining spaces have been recently renovated, locks and keys all good, structure essentially good. Doors are in good shape.

Mechanical
Building controls and instrumentation, ductwork, equipment (heating, reclaim, refrigeration) are in fair condition. Air handling units in poor condition; controls are not capable of DDC. Steam pressure reducing system failing and parts are difficult to obtain. Insulation is generally good. Original waste and building steam piping have been regularly repaired and are in need of some remediation.

Electrical
Audio Visual cabling and building wiring good, electrical equipment (emergency power, fire alarm, normal power) are good, lighting good, electrical panels generally good. Emergency generator is leaking oil and parts are difficult to obtain.

Communication
Building communication equipment (clocks, data, security and surveillance, voice), panels, wiring all generally good.

Plumbing
Plumbing equipment (domestic water, fire protection and suppression, fixtures, insulation, and piping) is generally satisfactory to fair condition. Sanitary sewers are deteriorating. Restroom fixtures are old and worn. Restrooms are undersized.

Conveying
One passenger and one freight elevator. Loading dock has two dock levelers and is in good Condition. Freight elevator is over 24 years old.

Equipment and Furnishings
Kitchen and Convenience Store have a mix of new and older cooking and storage systems and are in fair to good condition.
Building Name: Elizabeth Pfiffner DeBot Center 1992 Addition 1
Building No.: 285-0K-0042A
Building Type: B09 Food Service - Building

<table>
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<th>Addition(s)</th>
<th>ASF</th>
<th>GSF</th>
<th>GPR</th>
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CENTRAL UTILITY CONNECTIONS

HISTORICAL

FUNCTIONAL RATING

PHYSICAL RATING

Background and History

Occupant(s) and Use(s)
Houses cafeteria, offices for University Dining, DeBot Convenience Store and Grill as well as Res-Net operation for campus IT Department.

Functionality Assessment
The building is aging and receives hard daily use as the residential campus dining operations primary service center.

Other Building Issues
Building functions well as campus dining facility as result of regular remodeling to dining services spaces. Kitchen space is aging and in need of update.

Future Building Plans
Building renovation planned for 2015-17 biennium.

Code and Health/Safety
Generally accessible via assisted primary entrance door and passenger elevator, video surveillance system for public areas in place.

Architectural
Basic exterior envelope is in good condition; roof and driveway and loading dock pad replacement summer 2010. Finishes generally good, interior student lounge and dining spaces have been recently renovated, locks and keys all good, structure essentially good.

Mechanical
Building controls and instrumentation, ductwork, equipment (air handling, heating, reclaim, refrigeration) are in fair condition. Insulation is generally good. Original waste and building steam piping have been regularly repaired and are in need of some remediation.

Electrical
Audio Visual cabling and building wiring good, electrical equipment (emergency power, fire alarm, normal power) are good, lighting good, electrical panels generally good.

Communication
Building communication equipment (clocks, data, security and surveillance, voice), panels, wiring all generally good.

Plumbing
Plumbing equipment (domestic water, fire protection and suppression, sanitary sewer, storm sewer, fixtures, insulation, and piping) are generally satisfactory to fair condition.

Conveying
One passenger and one freight elevator. Loading dock has two dock levelers. Good Condition.

Equipment and Furnishings
Kitchen and Convenience Store have a mix of new and older cooking and storage systems and are in fair to good condition.
### Building Name

601 Division Street Building

### Building No.

285-0K-0045

### Building Type

B01 Administrative

<table>
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<tr>
<th>Constructed</th>
<th>Addition(s)</th>
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<th>AG</th>
<th>UG</th>
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<table>
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<tbody>
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### CENTRAL UTILITY CONNECTIONS

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<th>N. GAS</th>
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</table>

### FUNCTIONAL RATING

**C**

### PHYSICAL RATING

**iii**

#### Background and History

Acquired from private sector purchase of a former retail operation in 1994.

#### Occupant(s) and Use(s)

Residential Housing administration, shops. Campus surplus store and general storage

#### Functionality Assessment

Aging but serviceable

#### Other Building Issues

No current issues.

#### Future Building Plans

None

#### Architectural

CMU is spalling on southwest corner

#### Mechanical

#### Electrical

- No emergency power
- Not connected to campus central distribution system

#### Communication

- No current issues

#### Plumbing

#### Conveying

- No current issues

#### Equipment and Furnishings

- No current issues.

### Code and Health/Safety

Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks. This building does not have an elevator.
### Building Name
601 Division St Building 1974 Addition 1
285-0K-0045A
B01 Administrative

<table>
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<th>Addition(s)</th>
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**CENTRAL UTILITY CONNECTIONS**

- CW
- ELEC
- C. AIR
- WATER
- N. GAS
- SEWER
- FIBER
- X
- US
- WI

**FUNCTIONAL RATING**

<table>
<thead>
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<th>C</th>
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**PHYSICAL RATING**

| iii |

---

**Background and History**

Acquired from private sector purchase of a former retail operation in 1994.

**Occupant(s) and Use(s)**

Residential Housing administration, shops. Campus surplus store and general storage.

**Functionality Assessment**

Aging but serviceable.

**Other Building Issues**

No current issues.

**Future Building Plans**

None.

**Code and Health/Safety**

Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks. This building does not have an elevator.

**Architectural**

CMU is spalling on southwest corner.

**Mechanical**

**Electrical**

- No emergency power
- Not connected to campus central distribution system

**Communication**

No current issues.

**Plumbing**

**Conveying**

No current issues.

**Equipment and Furnishings**

No current issues.
**Background and History**

The first two floors were built in 1952 and a third floor added in 1956. An elevator tower was installed in 1989. Delzell Hall was the first men's residence hall on campus. It was named for Wilson S. Delzell who was a member of the State Board of Normal School Regents and represented the school and Stevens Point area longer than any other regent.

**Occupant(s) and Use(s)**

Administrative, Student Health, Pharmacy, Childcare, Counseling Center and UW-Extension.

**Functionality Assessment**

The building is structurally sound but its systems are antiquated and in desperate need of capital renewal. A high probability that a future building system failure will force a building shut-down and rendered it unoccupiable. Building systems and space configurations, in general, are not adequate for the activities housed there. If the building is to continue in service, the building systems must at a minimum be updated and the spaces renovated.

**Other Building Issues**

Leaks occur between the second floor and third floor addition.

**Future Building Plans**

Building to be razed on master plan. Expect 20-25+ year life remaining due to other state capital budget priorities.

**Code and Health/Safety**

On-going Asbestos abatement takes place throughout the building. Hard key access control system is compromised, requires electronic access control to restore acceptable building security. There is no central air supply system on the second or third floors. This creates pathogen transmission concern for the medical center on the second floor.

**Architectural**

Constant glazing leaks/issues. All single pane glazing needs replacing due to constant leaks. No direct ADA access to any level. All levels must be accessed by an elevator.

**Mechanical**

Original steam convection & distribution pipes (condensate pipe walls thinned / deteriorated beyond suitable repair), no ventilation, no modulating heat controls (manual heat valves, one pneumatic t-stat controls entire building). Cooling accomplished by inefficient window air conditioning units and multiple direct expansion units throughout building. Systems are in very poor condition.

**Electrical**

No emergency power No back-up generation to operate fans/actuation-outages in winter could result in freeze-up due to inability to circulate steam heat. Electrical service and distribution panelboard, undersized and in poor condition.

**Communication**

No current issues-temporarily upgraded telephone/data using raceway throughout.

**Plumbing**

Overall condition is poor. Several sanitary and storm sewer cross connections have been noted. Fixtures in poor condition, many inoperable. Entire Piping system very poor. Water tests indicate high/unsafe levels of lead and phosphates when adequate volume is not circulated through system. Controls for domestic hot water heater have failed repeatedly, parts are no longer available.

**Conveying**

No elevator Issues

**Equipment and Furnishings**

Due to limitations the building cannot support current medical diagnostic and pharmaceutical technology.
Building Name: Delzell Hall 1956 3rd Floor Addition
Building No.: 285-0K-0061A
Building Type: B01 Administrative - Building

Background and History
Built in 1952 was the first residence hall of the post WWII and its limited design attributes show the lack of creativity that will typify American architecture for a generation. A third floor addition was added in 1956. An elevator addition was added in 1989. It was named in honor of Wilson S. Delzell. Delzell, a member of the State Board of Normal School Regents, represented this school and the Stevens Point area longer than any other regent.

Occupant(s) and Use(s)
Health Care Center, Child Care, University Extension

Functionality Assessment
Poor

Other Building Issues
No current issues.

Future Building Plans
Marginal maintenance until structure is demolished.

Code and Health/Safety
Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks.

Architectural
Water infiltration between 2nd floor and 3rd floor addition

Mechanical
Mostly original perimeter convectors, no ventilation beyond basement or 1st floor no thermostats. Poor to very poor condition.

Electrical
No emergency power
Electrical service, poor condition, poor location

Communication
No current issues

Plumbing
Most fixtures in poor condition, many inoperable
Piping system very poor

Conveying
No current issues

Equipment and Furnishings
No current issues.
**Building Name**
Delzell Hall  Elevator Addition 2

**Building No.**
285-0K-0061B

**Building Type**
B01 Administrative - Building

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<th>GSF</th>
<th>Floors</th>
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**Central Utility Connections**

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<td>FIBER</td>
<td>X</td>
<td>N. GAS</td>
<td>SEWER X</td>
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**Background and History**
Built in 1952 was the first residence hall of the post WWII and its limited design attributes show the lack of creativity that will typify American architecture for a generation. A third floor addition was added in 1956. An elevator addition was added in 1989. It was named in honor of Wilson S. Delzell, a member of the State Board of Normal School Regents, represented this school and the Stevens Point area longer than any other regent.

**Occupant(s) and Use(s)**
Health Care Center, Child Care, Univ Extension

**Functionality Assessment**
Poor

**Other Building Issues**
No current issues.

**Future Building Plans**
Marginal maintenance until structure is demolished.

**Code and Health/Safety**
Access Control system compromised, building needs to be totally re-keyed or ideally electronic locks.

**Architectural**
Water infiltration between 2nd floor and 3rd floor addition

**Mechanical**
Mostly original perimeter convectors, no ventilation beyond basement or 1st floor no thermostats. Poor to very poor condition.

**Electrical**
No emergency power
Electrical service, poor condition, poor location

**Communication**
No current issues

**Plumbing**
Most fixtures in poor condition, many inoperable
Piping system very poor

**Conveying**
No current issues

**Equipment and Furnishings**
No current issues.
Building Name: Hyer Hall
Building No.: 285-OK-0062
Building Type: B08 Single Student Housing - Building

- Constructed: 1957/58
- Addition(s): none
- Floors: 4 AG, 1 UG
- ASF: 16995
- GSF: 37347
- GPR: 100%

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D FUNCTIONAL RATING  iv PHYSICAL RATING

Background and History
This hall is named for Frank S. Hyer who was president of Central State from 1930-1938. This hall was built to house students and one hall manager. This building was renovated in 1999 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, one private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system.

Occupant(s) and Use(s)
83 estimated residents housed in 100 student rooms, building has several special use rooms located in the basement (e.g., laundry, fitness, activity). There is one apartment for housing a Hall Manager.

Functionality Assessment
The building spaces adequately meet the needs of residents and staff.

Other Building Issues
No issues

Future Building Plans
None at this time

Code and Health/Safety
All floors are not ADA accessible. There is no fire sprinkler system in the building.

Architectural
The windows are original aluminum 4-pane system with limited weather stripping and are very energy inefficient. There is some water leaking.

Mechanical
This building has a hot water heating system. The student rooms are divided into two zones making individual room temperature control very poor and do not meet the expectations of the residents. The air handlers for makeup air are unreliable in cold weather. There is no cooling for resident rooms. Mechanical rooms are hot and poorly ventilated. Not connected to central chilled water system.

Electrical
Current lighting is original, outdated and does not meet resident expectations. Current wiring is not sufficient to the needs of the residents.

Communication
It is a campus decision to provide both hardwired and wireless technology. Wireless system needs to be upgraded.

Plumbing
Pipes are corroding.

Conveying
No elevator

Equipment and Furnishings
No issues
### Building Profile: Pray-Sims Hall (Original Pray)

#### Building Details
- **Building No.:** 285-0K-0063
- **Building Type:** B08 Single Student Housing - Building
- **Constructed:** 1961/62
- **Addition(s):** 1991
- ** Floors:** AG 4, UG 1
- **ASF:** 28471
- **GSF:** 42905
- **GPR:** PR 100%

#### Central Utility Connections
- CW: x
- ELEC: x
- C.AIR: x
- WATER: x
- US: x
- N.GAS: x
- SEWER: x
- WI: x

#### Building Profile Ratings
- **Functional Rating:** C
- **Physical Rating:** iii

### Background and History
These two connected buildings were named after Theron B. Pray, the first president of Stevens Point Normal School from 1894-1906, and for John F. Sims, the president of the Normal school 1906-1926. This building was built to house students and one Hall Director. These buildings were renovated in 1991 which encompassed the following to each floor: total plumbing and fixture replacement; private shower areas; two private bathrooms; custodial cleaning stations and closets. The building was renovated in 1997 to install recycling chutes and full-use floor kitchens. A solar panel system was installed in 2006 to assist in the heating of the building hot water system.

### Occupant(s) and Use(s)
- 321 estimated students housed in 184 student rooms.
- The building has several special use rooms located in the basement (e.g., laundry, leadership resource, computer lab, weight room, TV, music).
- There is one apartment for housing a Hall Director.

### Functionality Assessment
- The building spaces are adequate to the needs of our students and staff.

### Architectural
- The windows are the original aluminum 4-pane system with limited weather stripping are very energy inefficient. There is some water leaking.

### Mechanical
- This building has a hot water heating system. The student rooms are divided into four zones making individual room temperature control very poor and do not meet the expectations of the residents. The air handlers for makeup air are unreliable in cold weather. There is no cooling for resident rooms. Mechanical rooms are hot and poorly ventilated. Not connected to central chilled water system.

### Electrical
- Current lighting is original, outdated and does not meet resident expectations.
- Current wiring is not sufficient to the needs of residents.

### Communication
- It is a campus decision to provide both hardwired and wireless technology. Wireless system needs to be upgraded.

### Plumbing
- Pipes are corroding.

### Conveying
- No issues

### Equipment and Furnishings
- No issues

### Other Building Issues
- No issues

### Future Building Plans
- Renovation planned for 2017-19 biennium
  - Install ADA ramp at front entrance
  - Resident room lighting upgrade

### Code and Health/Safety
- There is no fire sprinkler system in the building.
Building Name: Pray-Sims (Original Sims)  
Building No.: 285-OK-0063A  
Building Type: B08 Single Student Housing - Building

- **Constructed**: 1961/62, 1991
- **Addition(s)**: 1991
- **Floors**: 4
- **ASF**: 16188
- **GSF**: 33,025
- **GPR**: PR 100%
- **CENTRAL UTILITY CONNECTIONS**
  - CW x
  - ELEC x
  - C.AIR
  - WATER x
  - US
  - HPS x
  - FIBER x
  - N.GAS
  - SEWER x
  - WI

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

**Background and History**

These two connected buildings were named after Theron B. Pray, the first president of Stevens Point Normal School from 1894-1906, and for John F. Sims, the president of the Normal school 1906-1926. These buildings were built to house students and one Hall Director. This building was renovated in 1991 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets. The building was renovated in 1997 to install recycling chutes, full use floor kitchens. In 2006 a solar panel system was installed to assist in the heating of the building hot water system.

**Occupant(s) and Use(s)**

321 estimated students housed in 184 student rooms, building has several special use rooms located in the basement (e.g., laundry, leadership resource, computer lab, weight room, TV, music). There is one apartment for housing a Hall Director.

**Functionality Assessment**

The building spaces adequately meet the needs of students and staff.

**Architectural**

The windows are the original aluminum 4-pane system with limited weather stripping are very energy inefficient. There is some water leaking.

**Mechanical**

This building has a hot water heating system. The student rooms are divided into four zones making individual room temperature control very poor and do not meet the expectations of the residents. The air handlers for makeup air are unreliable in cold weather. There is no cooling for resident rooms. Mechanical rooms are hot and poorly ventilated. Not connected to central chilled water system.

**Electrical**

Current lighting is original, outdated and does not meet resident expectations. Current wiring is not sufficient to the needs of residents.

**Communication**

It is a campus decision to provide both hardwired and wireless technology. Wireless system needs to be upgraded.

**Plumbing**

Pipes are corroding.

**Conveying**

No issues

**Equipment and Furnishings**

No issues

**Other Building Issues**

No issues

**Future Building Plans**

No issues

**Code and Health/Safety**

Front entrance is not ADA accessible.
Building Name: Pray-Sims 1991 Elevator Addition 1
Building No.: 285-0K-0063B
Building Type: B08 Single Student Housing - Building

Background and History
This building was constructed to add an elevator and ADA entrance for accessibility to students in Pray-Sims resident halls.

Occupant(s) and Use(s)
No Issues

Functionality Assessment
The building spaces adequately meet the needs of students and staff.

Other Building Issues
No issues

Future Building Plans
No Issues

Code and Health/Safety
No Issues

Architectural
No Issues

Mechanical
No Issues

Electrical
No Issues

Communication
No Issues

Plumbing
No issues

Conveying
No issues, elevator added in 1991

Equipment and Furnishings
No issues
Building Name: 201 Reserve Street Suites
Building No.: 285-OK-0065
Building Type: B08 Single Student Housing - Building

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ASF: 88,517
GSF: 140,755

CENTRAL UTILITY CONNECTIONS

- CW x
- ELEC x
- C.AIR
- WATER x
- US
- HPS x
- FIBER x
- N.GAS
- SEWER x
- WI

Background and History
This building was constructed in 2011. It received the USGBC LEED Silver rating for New Construction.

Occupant(s) and Use(s)
328 junior and senior students housed in 82, four-bedroom suites. The suites are completely furnished with a full kitchen, three compartment bathroom (sink, shower, toilet), a living room and four bedrooms. Special use rooms located in the basement. There is one apartment for the Hall Director.

Functionality Assessment
The building spaces are adequate to the needs of student residents and staff.

Other Building Issues
No issues

Future Building Plans
No future building plans

Code and Health/Safety
No issues

Architectural
No issues

Mechanical
No issues

Electrical
No issues

Communication
No Issues

Plumbing
No issues

Conveying
No Issues

Equipment and Furnishings
No issues
Building Name: May Roach Hall  
Building No: 285-0K-0066  
Building Type: B08 Single Student Housing - Building

Background and History
This building was named after May Roach who was a prominent faculty member. She served many years in the Rural Education Department. This building was built to house students and one Hall Director. This building was renovated in 1998 which encompassed the following to each floor: total plumbing and fixture replacement; private shower areas; two private bathrooms; custodial cleaning stations and closets; recycling chutes; and full-use floor kitchens along with a complete in-hall air makeup system.

Occupant(s) and Use(s)
267 estimated residents housed in 161 student rooms. Building has several special use rooms located in the basement (e.g., laundry, leadership resource, computer lab, weight room, TV, study lounges, group study). There is one apartment for housing a Hall Director.

Functionality Assessment
The building spaces adequately meet the needs of students and staff.

Other Building Issues
No issues

Future Building Plans
Renovation planned for 2015-17 biennium.

Code and Health/Safety
All floors are not ADA accessible. There is no fire sprinkler system in the building.

Architectural
The windows are original aluminum 4-pane system with limited weather stripping and are very energy inefficient. There is some water leaking.

Mechanical
This building has a steam heating system. The resident rooms are divided into six zones making individual room temperature control very poor and do not meet the expectations of the residents. The air handlers for makeup air are unreliable in cold weather. There is no cooling for resident rooms. Mechanical rooms are hot and poorly ventilated. Not connected to central chilled water system.

Electrical
Current lighting is original, outdated and does not meet resident expectations. Current wiring is not sufficient to the needs of residents.

Communication
It is a campus decision to provide both hardwired and wireless technology. Wireless system needs to be upgraded.

Plumbing
The hot water tank is original and deteriorating rapidly and is not energy efficient. Pipes are corroding.

Conveying
No elevator

Equipment and Furnishings
No issues
### Building Profile

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### CENTRAL UTILITY CONNECTIONS

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### Background and History

This building was named after Ernest T. Smith the president of Central State from 1939-1940. He had been a faculty member and head of the High School Department. He died in office of pneumonia. This building was built to house residents and one Hall Director. This building was renovated in 1999 which encompassed the following to each floor: total plumbing and fixture replacement; private shower areas; two private bathrooms; custodial cleaning stations and closets; recycling chutes; full-use floor kitchens along with a complete in-hall air makeup system.

### Occupant(s) and Use(s)

257 estimated residents housed in 145 student rooms. Building has several special use rooms located in the basement (e.g., laundry, leadership resource, computer lab, weight room, TV, study lounge, group study). There is one apartment for housing a Hall Director.

### Functionality Assessment

The building adequately meets the needs of students and staff.

### Other Building Issues

No issues

### Future Building Plans

Renovation planned for 2015-17 biennium.

### Code and Health/Safety

All floors are not ADA accessible. There is no fire sprinkler system in the building.

### Architectural

The windows are original aluminum 4-pane system with limited weather stripping and are very energy inefficient. There is some water leaking.

### Mechanical

This building has a steam heating system. The student rooms are divided into six zones making individual room temperature control very poor and do not meet the expectations of the residents. The air handlers for makeup air are unreliable in cold weather. There is no cooling for resident rooms. Mechanical rooms are hot and poorly ventilated. Not connected to central chilled water system.

### Electrical

Current lighting is original, outdated and does not meet resident expectations. Current wiring is not sufficient to the needs of residents.

### Communication

It is a campus decision to provide both hardwired and wireless technology. Wireless system needs to be upgraded.

### Plumbing

The hot water tank is original and deteriorating rapidly and is not energy efficient. Pipes are corroding.

### Conveying

No elevator

### Equipment and Furnishings

No issues

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

D FUNCTIONAL RATING  PHYSICAL RATING  iv
Building Name: Baldwin Hall
Building No.: 285-0K-0068
Building Type: B08 Single Student Housing - Building

Background and History
Baldwin Hall is named after Robert Baldwin, who held degrees from Princeton, Columbia, and Stanford Universities. With these degrees, he taught as a professor of education at Washington State Normal at Cheney. From there he came to what is now UWSP. After his arrival, he dubbed the school "Central State" and became a leader in rural education. During his first year here he gave the first ever school awarded degrees at graduation. He also involved the faculty in the decision and budget making process for the first time ever. Before leaving in 1930, he opened a training school and then resigned to go to the University of Virginia. Building was built to house students and 1 Hall Director. This building was renovated in 1993 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system. This building was renovated in 2008 and the following was installed, elevator, sprinkler system, new energy efficient windows, new student room lighting, upgraded student room electrical, new heating and A/C system. Front entrance upgraded to ADA accessibility, Hall Director private entrance.

Occupant(s) and Use(s)
246 estimated students housed in 132 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
The Building spaces are adequate to the needs of students and staff.

Other Building Issues
No issues

Future Building Plans
No Issues

Code and Health/Safety
No Issues

Architectural
No Issues

Mechanical
No Issues

Electrical
No Issues

Communication
No Issues

Plumbing
No Issues

Conveying
No Issues

Equipment and Furnishings
No issues
Building Name: Neale Hall
Building Type: B08 Single Student Housing – Building

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ASF: 23355
GSF: 53917

CENTRAL UTILITY CONNECTIONS

| CW | ELEC | C.AIR | WATER | US | x |
| HPS | FIBER | N.GAS | SEWER | WI |   |

FUNCTIONAL RATING

Architectural
The windows are the original aluminum 4 pane system with limited weather stripping.

Mechanical
This building has a steam heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

Electrical
Current lighting is original and outdated
Current wiring is not sufficient to the needs of our students.

Communication
No Issues

Iumbing
No Issues

Conveying
No Issues

Equipment and Furnishings
No issues

Background and History
This building was named after Oscar Neale he was the head of the Rural Education department. The building was built to house students and 1 Hall Director. This building was renovated in 1993 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system. Scheduled for renovation in summer 2011. Will become UW-System first to achieve LEED-Existing Building rating.

Occupant(s) and Use(s)
246 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
The Building spaces are adequate to the needs of our students and staff

Other Building Issues
No issues

Future Building Plans
Scheduled for Future Renovation
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Front entrance upgraded to ADA accessibility
8. Hall Director apartment private entrance

Code and Health/Safety
All floors are not ADA accessible.
Building Name: Hansen Hall
Building No.: 285-0K-0070
Building Type: B08 Single Student Housing - Building

Background and History
This building was named after William C. Hansen who was the University president from 1940-1962. When Hansen took office in 1940 the school had 786 students. The building was built to house students and 1 Hall Director. This building was renovated in 1992 which encompassed the following to each floor: Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system. Building is scheduled for significant renovation in summer 2010.

Occupant(s) and Use(s)
249 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
The Building spaces are adequate to the needs of our students and staff

Other Building Issues
No issues

Future Building Plans
Scheduled for Future Renovation
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Install new instantaneous water heater
8. Front entrance upgraded to ADA accessibility
9. Hall Director apartment private entrance

Architectural
The windows are the original aluminum 4 pane system with limited weather stripping.

Mechanical
This building has a steam heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

Electrical
Current lighting is original and outdated
Current wiring is not sufficient to the needs of our students

Communication
No Issues

Plumbing
The hot water tank is original and deteriorating rapidly and is not energy efficient.

Conveying
No Issues

Equipment and Furnishings
No issues

Code and Health/Safety
All floors are not ADA accessible.
Building Name: Steiner Hall
Building No.: 285-OX-0071
Building Type: B08 Single Student Housing - Building

Constructed:
- 1966/67
- Addition(s): none
- Floors: AG 4, UG 1

ASF: 23355
GSF: 54337
GPR: PR 100%

CENTRAL UTILITY CONNECTIONS
- CW
- ELEC x
- C.AIR x
- WATER x
- US
- HPS x
- FIBER x
- N.GAS x
- SEWER x
- WI

FUNCTIONALITY RATING
- PHYSICAL RATING

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

Background and History
This hall was named after Herbert Steiner, a prominent history professor and Dean of Men. He is well remembered for the drama of his classroom lectures. This hall was built to house students and 1 hall Director. This building was renovated in 1992 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system. This building was renovated in 2009 and the following was installed, elevator, sprinkler system, new energy efficient windows, new student room lighting, upgraded student room electrical, new heating and A/C system, Front entrance upgraded to ADA accessibility, Hall Director private entrance. This building was also equipped with an emergency generator that will handle emergency power to four residence halls in the south DeBot quad.

Occupant(s) and Use(s)
- 242 estimated students housed in 132 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
- The Building spaces are adequate to the needs of our students and staff.

Other Building Issues
- No issues

Future Building Plans
- No Issues

Code and Health/Safety
- No Issues

Architectural
- No Issues

Mechanical
- No Issues

Electrical
- No Issues

Communication
- No Issues

Plumbing
- No Issues

Conveying
- No Issues, new in 2009

Equipment and Furnishings
- No issues
**Building Profile**

**Burroughs Hall**

**Building No.** 285-0K-0072

**Building Type** B08 Single Student Housing - Building

**Background and History**

This building was named after Leland Burroughs, a prominent faculty member and coach of the Oratory team. This building was built to house students and 1 Hall Director. This building was renovated in 1993 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system.

**Occupant(s) and Use(s)**

241 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

**Functionality Assessment**

The Building spaces are adequate to the needs of our students and staff.

**Other Building Issues**

No issues

**Future Building Plans**

Scheduled for Future Renovation:

1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Install new instantaneous water heater
8. Front entrance upgraded to ADA accessibility
9. Hall Director apartment private entrance

**Code and Health/Safety**

All floors are not ADA accessible.

---

**Architectural**

The windows are the original aluminum 4 pane system with limited weather striping.

**Mechanical**

This building has a steam heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

**Electrical**

Current lighting is original and outdated.

Current wiring is not sufficient to the needs of our students.

**Communication**

No issues

**Plumbing**

The hot water tank is original and deteriorating rapidly and is not energy efficient.

**Conveying**

No issues

**Equipment and Furnishings**

No issues
**Building Name**
Knutzen Hall

**Building No.**
285-0K-0073

**Building Type**
B08 Single Student Housing - Building

**Constructed Addition(s)**
1966/67

**Floors**
AG 4
UG 1

**ASF**
23355

**GSF**
54337

**GPR**

**Central Utility Connections**

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</table>

**Addition(s)**
none

**Floors**
none

**Future Building Plans**
Scheduled for Future Renovation
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Install new instantaneous water heater
8. Front entrance upgraded to ADA accessibility
9. Hall Director apartment private entrance

**Occupant(s) and Use(s)**
244 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

**Functionality Assessment**
The Building spaces are adequate to the needs of our students and staff

**Other Building Issues**
No issues

**Future Building Plans**
Scheduled for Future Renovation
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Install new instantaneous water heater
8. Front entrance upgraded to ADA accessibility
9. Hall Director apartment private entrance

**Architectural**
The windows are the original aluminum 4 pane system with limited weather stripping.

**Mechanical**
This building has a steam heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

**Electrical**
Current lighting is original and outdated
Current wiring is not sufficient to the needs of our students

**Communication**
No Issues

**Plumbing**
The hot water tank is original and deteriorating rapidly and is not energy efficient.

**Conveying**
No Issues

**Equipment and Furnishings**
No issues

**Code and Health/Safety**
All floors are not ADA accessible.
Building Name: Watson Hall
Building No.: 285-0K-0074
Building Type: B08 Single Student Housing - Building

Background and History
This building was named after Frank Watson who was a prominent faculty member; he also served as the interim president for the State University in 1940. This hall was built to house students and 1 Hall Director. This building was renovated in 1993 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system.

Occupant(s) and Use(s)
231 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
The Building spaces are adequate to the needs of our students and staff

Other Building Issues
No issues

Future Building Plans
Scheduled for renovation in near future
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Front entrance upgraded to ADA accessibility
8. Hall Director apartment private entrance

Architectural
The windows are the original aluminum 4 pane system with limited weather stripping.

Mechanical
This building has a steam heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

Electrical
Current lighting is original and outdated
Current wiring is not sufficient to the needs of our students.

Communication
No Issues

Plumbing
No Issues

Conveying
No Issues

Equipment and Furnishings
No issues

Code and Health/Safety
All floors are not ADA accessible.
Building Name: Thomson Hall
Building No.: 285-0K-0075
Building Type: B08 Single Student Housing - Building

Constructed: 1968/69
Addition(s): none
Floors: AG 4, UG 1

ASF: 23355
GSF: 54242
GPR
PR: 100%

CENTRAL UTILITY CONNECTIONS

CW
HEP x ELEC x C.AIR
HPS x FIBER x N.GAS
HPS x WATER x SEWER x
HPS x US
HPS x WI

FUNCTIONAL RATING

Background and History
This building was named after John C. Thomson. He was an outstanding contributor to higher education. He served on the State Coordinating Committee for higher education; he also was a former regent on the State Board. This building was built to house students and one Hall Director. This building was renovated in 1994 which encompassed the following to each floor. Total plumbing and fixture replacement, private shower areas, two private bathrooms, custodial cleaning stations and closets, recycling chutes, full use floor kitchens along with a complete in hall air makeup system.

Occupant(s) and Use(s)
233 estimated students housed in 135 student rooms, building has several special use rooms located in the basement. There is one apartment for housing a Hall Director.

Functionality Assessment
The Building spaces are adequate to the needs of our students and staff.

Other Building Issues
No issues

Future Building Plans
Scheduled for renovation in near future
1. Install elevator
2. Install sprinkler system
3. Install new energy efficient windows
4. Install new student room lighting
5. Upgrade student room electrical
6. Install new heating and A/C system
7. Front entrance upgraded to ADA accessibility
8. Hall Director apartment private entrance

Architectural
The windows are the original aluminum 4 pane system with limited weather stripping.

Mechanical
This building has a hot water heating system. The student rooms are divided into 6 zones making individual room temperature control very poor. The air handlers for makeup air are unreliable in cold weather. There is no cooling for student rooms. Mechanical rooms are hot and poorly ventilated.

Electrical
Current lighting is original and outdated
Current wiring is not sufficient to the needs of our students.

Communication
No Issues

Plumbing
No Issues

Conveying
No Issues

Equipment and Furnishings
No issues

Code and Health/Safety
All floors are not ADA accessible.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Radio Tower Building</th>
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<tbody>
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**CENTRAL UTILITY CONNECTIONS**

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<td>N. GAS</td>
<td>SEWER</td>
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**FUNCTIONAL RATING**

**Architectural**

**Occupant(s) and Use(s)**

**Mechanical**

**Functionality Assessment**

**Electrical**

**Other Building Issues**

**Communication**

**Future Building Plans**

**Plumbing**

**Code and Health/Safety**

**Conveying**

**Equipment and Furnishings**
Building Name: North Campus Chiller Plant  
Building No.: 286-0K-0444  
Building Type: B12 Utility - Building

Background and History
This facility was constructed in 2011 to provide central chilling to the new 201 Reserve Street Suites building and future chilling capacity to Roach, Smith and Pray-Sims resident halls.

Occupant(s) and Use(s)

Functionality Assessment
No current issues.

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
No current issues.

Architectural
No current issues.

Mechanical
No current issues.

Electrical
No current issues.

Communication
No current issues.

Plumbing
No current issues.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
# Building Profile

**Building Name**
Treehaven Irvin L. Young Center

**Building No.**
285-0K-9301

**Building Type**
B17 Field Stations - Building

<table>
<thead>
<tr>
<th>Constructed</th>
<th>Addition(s)</th>
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<th>AG</th>
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## Central Utility Connections

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</table>

## Functional Rating

**B**

**Physical Rating**

## Background and History

The Irvin L. Young Center is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Irvin L. Young Center provides dining and recreational facilities for Treehaven guests.

## Occupant(s) and Use(s)

Students, staff and guests. The Winterberry Dining Hall and kitchen provide dining services. There is also a library, the Beartrack Lounge and a laundry room.

## Functionality Assessment

Satisfactory.

## Other Building Issues

Limited internet access compromises program delivery. Current keying system is not secure.

## Future Building Plans

New entrance. Expansion to the east to provide a computer lab of up to 25 users and additional office space. Stock room will move from the upper floor to the lower level and all offices will be located on the upper floor. Kitchen remodel.

## Code and Health/Safety

- Architectural
  - Exterior wall needs caulking and sealing. Four (4) bathrooms require updating including ventilation and fixture replacement. Exterior paint is deteriorating.

  - Mechanical
    - Ventilation improvements were completed in the kitchen in 2015.

  - Electrical
    - No emergency power. Electrical distribution system is inadequate. Lighting fixtures are inefficient and ballasts require much maintenance.

  - Communication
    - Internet connectivity is inadequate.

  - Plumbing
    - New dishwasher was installed in 2015. Floor urinals should be replaced with wall-hung urinals to eliminate sanitary and maintenance issues. Electric water coolers should be replaced with bottle filler units.

  - Conveying
    - No current issues

  - Equipment and Furnishings
    - No current issues.
Building Name: Treehaven Irvin L. Young Center Addition
Building No.: 285-OK-9301A
Building Type: B17 Field Stations - Building

Construction:
- Addition(s): 1982
- Floors: 1
- AG: 1
- UG: 0
- ASF: 8,630
- GSF: 8,630
- GPR: 100%
- PR: 100%

Central Utility Connections:
- CW
- ELEC
- C. AIR
- WATER
- US
- PR
- WI

Architectural
- Some boards on the Winterberry Dining Hall balcony are failing and require staining. Exterior caulking repairs are needed along with paint.

Mechanical
- No current issues.

Electrical
- No emergency power.

Communication
- Limited internet bandwidth.

Plumbing
- Toilet and urinal fixtures are old and should be replaced to eliminate sanitary and maintenance issues. Electric water coolers should be replaced with bottle filler units.

Conveying
- No current issues.

Equipment and Furnishings
- No current issues.

Background and History
- The Irvin L. Young Center is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Irvin L. Young Center provides dining and recreational facilities for Treehaven guests.

Occupant(s) and Use(s)
- Students, staff and guests. The Winterberry Dining Hall and kitchen provide dining services. There is also a library, the Beartrack Lounge and a laundry room.

Functionality Assessment
- Satisfactory.

Other Building Issues
- Current keying system is not secure.

Future Building Plans
- Beartrack Lounge remodel.

Code and Health/Safety
- No current issues.
Building Name: Treehaven Vallier Lodge Classroom Center
Building No.: 285-0K-9302
Building Type: B17 Field Stations - Building

Background and History
The Vallier Lodge Classroom Center is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Vallier Lodge provides classroom, meeting rooms, the William Sylvester Auditorium, computer lab and the Trailside Nature Shop.

Occupant(s) and Use(s)
Students, staff and guests. Used as a classroom building with offices and a stock room.

Functionality Assessment
Satisfactory.

Other Building Issues
Computer lab is undersized. Current keying system is not secure.

Future Building Plans
Computer lab expansion. Elevator addition.

Code and Health/Safety
The exterior stairway at the east end of the building has very narrow treads and slope downward.

Architectural
Exterior caulking is deteriorating and the exterior should be painted. Retaining wall is failing.

Mechanical
No current issues.

Electrical
No emergency power

Communication
Limited internet bandwidth.

Plumbing
Toilet and urinal fixtures are old and should be replaced to eliminate sanitary and maintenance issues. Electric water coolers should be replaced with bottle filler units.

Conveying
No elevator.

Equipment and Furnishings
No current issues.
### Building Profile

**Building Name**
Treehaven Vallier Classroom Center Addition

**Building No.**
285-OK-9302A

**Building Type**
B17  Field Stations - Building

**Constructed**
1989

**Addition(s)**

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**Computer Lab**

**Pasture**

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<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
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<table>
<thead>
<tr>
<th>HPS</th>
<th>FIBER</th>
<th>N. GAS</th>
<th>SEWER</th>
</tr>
</thead>
</table>

### Background and History

The Vallier Classroom Center Addition was constructed adjacent to the Vallier Classroom Center and is located at the Treehaven Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Vallier Classroom Center Addition provides classroom and computer lab facilities for Treehaven guests. The William Sylvester Auditorium features an elevated stage, projection facilities and equipment, controlled lighting, sound system, lectern and an assistive listening system.

### Occupant(s) and Use(s)

Students, staff and guests. Used as a classroom building with offices and a stock room.

### Functionality Assessment

Satisfactory.

### Other Building Issues

Computer lab is undersized. Current keying system is not secure.

### Future Building Plans

Computer lab expansion. Elevator addition.

### Code and Health/Safety

#### Architectural
Exterior caulking is deteriorating and the exterior should be painted. Retaining wall is failing.

#### Mechanical

#### Electrical
No emergency power.

#### Communication
Limited internet bandwidth.

#### Plumbing
Toilet and urinal fixtures are old and should be replaced to eliminate sanitary and maintenance issues. Electric water coolers should be replaced with bottle filler units.

#### Conveying
No elevator.

#### Equipment and Furnishings
No current issues.
**Background and History**
Built in 1985, the Okray Lodge is located at the Treehaven Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Okray Lodge provides lodging facilities (107 total beds) in two dormitories for Treehaven guests.

**Occupant(s) and Use(s)**
Students, staff and guests for student and guest lodging.

**Functionality Assessment**
Satisfactory.

**Other Building Issues**
The exterior rooms (101, 111, 201, 202, 210 and 211) are poorly insulated and are very cold during the winter months. Current keying system is not secure.

**Future Building Plans**
None

**Code and Health/Safety**
No current issues.

**Architectural**
Exterior caulking is deteriorating and the exterior should be painted.

**Mechanical**
No current issues.

**Electrical**
No emergency power

**Communication**
Limited internet bandwidth.

**Plumbing**
No current issues.

**Conveying**
No elevator.

**Equipment and Furnishings**
No current issues.
Building Name: Treehaven Dormitory #2
Building No.: 285-OK-9304
Building Type: B17 Field Stations - Building

Built in 1985, the Okray Lodge is located at the Treehaven Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. The Okray Lodge provides lodging facilities (107 total beds) in two dormitories for Treehaven guests.

Occupant(s) and Use(s): Students, staff and guests for student and guest lodging.

Functionality Assessment: Satisfactory.

Other Building Issues: The exterior rooms (101, 111, 201, 202, 210 and 211) are poorly insulated and are very cold during the winter months. Current keying system is not secure.

Future Building Plans: None

Code and Health/Safety: No current issues.

Architectural: Exterior caulking is deteriorating and the exterior should be painted.

Mechanical: No current issues.

Electrical: No emergency power.

Communication: Limited internet bandwidth.

Plumbing: No current issues.

Conveying: No elevator.

Equipment and Furnishings: No current issues.
### Building Profile

**Building Name:** Treehaven Sewage System  
**Building No.:** 285-OK-9307  
**Building Type:** N12 Utility – Non-Building

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<tbody>
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#### CENTRAL UTILITY CONNECTIONS

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

<table>
<thead>
<tr>
<th>FUNCTIONAL RATING</th>
<th>PHYSICAL RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>i</td>
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</table>

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

### Background and History

The Sewage System is located at the Treehaven Natural Resources Education Center in Tomahawk, WI

### Occupant(s) and Use(s)

Septic system for the Fern Young Cottage, Vallier Classroom Center, Irvin L. Young Lodge, Okray Lodge (Living Center A), Dormitory #2 (Living Center B) and the White Pine Lodge.

### Functionality Assessment

Good.

### Other Building Issues

No current issues.

### Future Building Plans

None

### Code and Health/Safety

The septic system (includes tanks, drain field and lift station) is inspected and pumped on an annual basis.

<table>
<thead>
<tr>
<th>Architectural</th>
<th>Mechanical</th>
<th>Electrical</th>
<th>Communication</th>
<th>Plumbing</th>
<th>Conveying</th>
<th>Equipment and Furnishings</th>
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</thead>
<tbody>
<tr>
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<td>Not applicable.</td>
<td>No current issues.</td>
<td>Not applicable.</td>
<td>No current issues.</td>
<td>Not applicable.</td>
<td>No current issues.</td>
</tr>
</tbody>
</table>
Building Name: Treehaven Camp Manager House
Building No.: 285-OK-9308
Building Type: B17 Field Stations - Building

Constructed
Addition(s): 1982
Floors: AG 1, UG 0
ASF: 2,768
GSF: 2,768
GPR: %
PR: 100%

CENTRAL UTILITY CONNECTIONS
CW: ELEC
HPS: FIBER
C. AIR: WATER
N. GAS: SEWER
US: WI

FUNCTIONAL RATING
Architectural: No current issues.
Mechanical: Tankless water heater.
Electrical: No emergency power.
Communication: Limited internet bandwidth.
Plumbing: Separate septic system.
Conveying: Not applicable.
Equipment and Furnishings: No current issues.

PHYSICAL RATING

Background and History
The Camp Manager’s House (Kerr House) is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. It was the first building on the Treehaven property.

Occupant(s) and Use(s)
Assistant director on-site residence.

Functionality Assessment
Good.

Other Building Issues
No current issues.

Future Building Plans
None.

Code and Health/Safety
No current issues.
Building Name: Treehaven Hiram Krebs Maintenance Garage
Building No.: 285-0K-9309
Building Type: B17 Field Stations - Building

Constructed
Addition(s): 1982
Floors: AG 1, UG 0

ASF: 1,315
GSF: 1,423
GPR: %
PR: 100%

CENTRAL UTILITY CONNECTIONS
CLEC C. AIR WATER
FIBER N. GAS SEWER

HISTORICAL
US WI

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

Background and History
The Hiram Krebs Maintenance Garage is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program.

Occupant(s) and Use(s)
Staff uses it as a workshop, storage and office space.

Functionality Assessment
Satisfactory.

Other Building Issues
No current issues.

Future Building Plans
Three-vehicle garage addition is desired.

Code and Health/Safety
No safety shower. No flammable cabinet.

Architectural
Exterior painting is failing.

Mechanical
No current issues.

Electrical
No emergency power

Communication
Limited internet bandwidth.

Plumbing
Septic system needs inspection.

Conveying
No current issues

Equipment and Furnishings
No current issues.
Building Name: Treehaven Fern Young Cottage
Building No.: 285-OK-9310
Building Type: B17 Field Stations - Building

Background and History
The Fern Young Lodge is located at the Treehaven Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program. There are seven (7) bedrooms (12 total beds), four (4) bathrooms, living room, kitchen, laundry and storage rooms.

Occupant(s) and Use(s)
Students, staff and guests for lodging.

Functionality Assessment
Satisfactory.

Other Building Issues
Current keying system is not secure.

Future Building Plans
None

Code and Health/Safety
No current issues.

Architectural
Exterior paint is failing. Exterior deck and railing are deteriorating and should be replaced.

Mechanical
Newer gas furnace and water heater.

Electrical
No emergency power.

Communication
No current issues

Plumbing
No elevator.

Conveying
No current elevator.

Equipment and Furnishings
No current issues.
Treehaven Storage Building #1 (Waters Shed) is located at the Treehaven Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program.

Students and staff use the building to store College of Natural Resources (CNR) boats, outboard motors, wildlife rafts, nets and other equipment.

Good

No current issues.

Not applicable.

No emergency power.

No current issues.

Not applicable.

Not applicable.

No current issues.
Building Name: Treehaven Storage Building #2 (Maintenance Shed)
Building No.: 285-0K-9322
Building Type: B17 Field Stations - Building

**Background and History**
Storage Building #2 (Maintenance Shed) is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. Treehaven is a natural resources education, conference and research center and home to the College of Natural Resources Summer Field Techniques program.

**Occupant(s) and Use(s)**
Staff uses it for the storage of vehicles and maintenance equipment. A sawmill is attached at the back of the building.

**Functionality Assessment**
Good

**Other Building Issues**
No current issues.

**Future Building Plans**
None

**Code and Health/Safety**
No current issues.

**Architectural**
No current issues.

**Mechanical**
Not applicable.

**Electrical**
No emergency power.

**Communication**
No current issues

**Plumbing**
Not applicable.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
### Building Profile

**Building Name:** Treehaven White Pine Cabin (Stahmer Cabin)

**Building No.:** 285-OK-9330A

**Building Type:** B17 Field Stations - Building

**Constructed Addition(s):** 2004

**Floors:**
- AG: 1
- UG: 0

**ASF:**

**GSF:** 876

**GPR:**

**PR:** 100%

### CENTRAL UTILITY CONNECTIONS

- **CW**
- **ELEC**
- **C. AIR**
- **WATER**

### PHYSICAL RATING

**FUNCTIONAL RATING**

<table>
<thead>
<tr>
<th>A</th>
<th>PHYSICAL RATING</th>
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</table>

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

### Background and History

The White Pine Cabin is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. It consists of two cabins, Vallier Cabin and Stahmer Cabin. Each cabin has two (2) bedrooms each with a private bath, a common living area and a kitchenette.

### Occupant(s) and Use(s)

Students, staff and guests for lodging.

### Functionality Assessment

- **Good**

### Other Building Issues

Current keying system is not secure.

### Future Building Plans

Investigate potential repurposing of second floor.

### Code and Health/Safety

No current issues.

### Architectural

- Some roof leaking issues.

### Mechanical

- No current issues.

### Electrical

- No emergency power.

### Communication

- Limited internet bandwidth.

### Plumbing

- No current issues.

### Conveying

- Not applicable.

### Equipment and Furnishings

- No current issues.
## Building Profile

### Building Name
Treehaven White Pine Cabin – Vallier Cabin

### Building No.
285-OK-9330B

### Building Type
B17 Field Stations - Building

### Constructed Addition(s)
2004

### Floors
1-0

### ASF

### GSF
989

### GPR %

### PR %
100

### CENTRAL UTILITY CONNECTIONS

<table>
<thead>
<tr>
<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
<th>HPS</th>
<th>FIBER</th>
<th>N. GAS</th>
<th>SEWER</th>
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</table>

### Background and History
The White Pine Cabin is located at the Treehaven Natural Resources Education Center in Tomahawk, WI. It consists of two cabins, Vallier Cabin and Stahmer Cabin. Each cabin has two (2) bedrooms each with a private bath, a common living area and a kitchenette.

### Occupant(s) and Use(s)
Students, staff and guests for lodging.

### Functionality Assessment
Good

### Other Building Issues
Current keying system is not secure.

### Future Building Plans
Investigate potential repurposing of second floor.

### Code and Health/Safety
No current issues.

### Architectural
- Some roof leaking issues.

### Mechanical
- No current issues.

### Electrical
- No emergency power

### Communication
- Limited internet bandwidth.

### Plumbing
- No current issues.

### Conveying
- Not applicable.

### Equipment and Furnishings
- No current issues.
**Building Name**  
Treehaven Well House #1

**Building No.**  
285-OK-9350

**Building Type**  
B17 Field Stations - Building

<table>
<thead>
<tr>
<th>Constructed</th>
<th>Floors</th>
<th>AG</th>
<th>UG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Addition(s)</td>
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</table>

<table>
<thead>
<tr>
<th>ASF</th>
<th>GSF</th>
<th>GPR</th>
<th>PR</th>
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<tbody>
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<td>0</td>
<td>617</td>
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**CENTRAL UTILITY CONNECTIONS**

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<th>C. AIR</th>
<th>WATER</th>
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<td></td>
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<td></td>
<td>US</td>
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</table>

<table>
<thead>
<tr>
<th>HPS</th>
<th>FIBER</th>
<th>N. GAS</th>
<th>SEWER</th>
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<td></td>
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<td>WI</td>
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</table>

**FUNCTIONAL RATING**

**PHYSICAL RATING**

**Background and History**
Well House #1 is located at the Treehaven Natural Resources Education Center in Tomahawk, WI

**Occupant(s) and Use(s)**
Staff. Contains the Treehaven water system, pumps, treatment system and controls.

**Functionality Assessment**
Good

**Other Building Issues**
No current issues.

**Future Building Plans**
Installation of an emergency generator for well system and lift station.

**Code and Health/Safety**
No current issues.

**Architectural**
No current issues.

**Mechanical**
No current issues.

**Electrical**
No emergency power.

**Communication**
No current issues.

**Plumbing**
No current issues.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Name: CWES Sunset Lodge
Building No.: 285-0K-9501
Building Type: B17 Field Stations - Building

Background and History
Sunset Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Sunset Lodge provides dining facilities for up to 112 guests.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Good, but there is a need for more office, kitchen and storage space.

Other Building Issues
No current issues.

Future Building Plans
Addition to the northeast for office, kitchen and storage space.

Code and Health/Safety
Building is ADA accessible. Used as a storm shelter.

Architectural
Water leaks into basement. Stairs need replacement. Windows are single-pane and very inefficient.

Mechanical
Kitchen exhaust system is inadequate. Walk-in cooler is outdated and requires much maintenance. Make-up air systems (including bathroom filters) are inadequate. Office ventilation is inadequate and results in poor air quality.

Electrical
No emergency power. Light fixtures are energy inefficient and problems with fluorescent ballasts. Exterior lighting is inefficient.

Communication
Wireless service provided.

Plumbing
No current issues.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Building Name: CWES Sunset Lodge Addition
Building No.: 285-0K-9501A
Type: B17 Field Stations - Building

**Background and History**
Sunset Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200-acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Construction of an addition was completed in 2005 and included office, dining, meeting and restroom space. Sunset Lodge provides dining facilities for up to 112 guests.

**Occupant(s) and Use(s)**
Students, staff, and guests.

**Functionality Assessment**
Good

**Other Building Issues**
No current issues.

**Future Building Plans**
None

**Code and Health/Safety**
Building is ADA accessible.

**Architectural**
No current issues.

**Mechanical**
There are two (2) furnaces that are 10+ years of age and have some water leaks.

**Electrical**
No emergency power. Light fixtures are energy inefficient and problems with fluorescent ballasts. Exterior lighting is inefficient.

**Communication**
Wireless service provided.

**Plumbing**
No current issues.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Profile
IIIA-12

Building Name: CWES Becker Lodge
Building No.: 285-0K-9502
Building Type: B17 Field Stations - Building

Background and History
Becker Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Becker Lodge provides.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
Building is not ADA accessible.

Architectural
Windows replaced in 2013. No insulation.

Mechanical
No mechanical system.

Electrical
No emergency power. Electric baseboard heat replaced wood stove.

Communication
No current issues.

Plumbing
No plumbing system.

Conveying
No current issues.

Equipment and Furnishings
No current issues.
# Building Name
CWES Health Lodge

# Building No.
285-OK-9503

# Building Type
B17 Field Stations - Building

## Constructed
1955

## Addition(s)

<table>
<thead>
<tr>
<th>ASF</th>
<th>GSF</th>
<th>GPR</th>
</tr>
</thead>
<tbody>
<tr>
<td>296</td>
<td>395</td>
<td>%</td>
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</tbody>
</table>

## Floors

<table>
<thead>
<tr>
<th>AG</th>
<th>UG</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0</td>
</tr>
</tbody>
</table>

## Functional Assessment

**Poor.**

## Other Building Issues

- Functioning restroom is needed to serve patients.

## Future Building Plans

- Addition or reconfiguration of current space for appropriate restroom facilities.

## Code and Health/Safety

- Building is ADA accessible, but does not meet some building codes. Does not provide separate rooms for the infirmed.

## Architectural

- Little insulation. Windows are inefficient.

## Mechanical

- No ventilation.

## Electrical

- No emergency power. Electric baseboard heat.

## Communication

- No current issues

## Plumbing

- No restroom due to abandonment of the septic system issues. Composting toilet installed.

## Conveying

- Not applicable.

## Equipment and Furnishings

- No current issues.

---

**Background and History**

The Health Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Health Lodge provides medical services.

**Occupant(s) and Use(s)**

- Students, staff and guests. Two rooms provided sleeping accommodations and an infirmary.

**Functionality Assessment**

- Poor.

**Code and Health/Safety**

- Building is ADA accessible, but does not meet some building codes. Does not provide separate rooms for the infirmed.
Building Profile

**Building Name**: CWES Nelson Lodge  
**Building No.**: 285-0K-9504  
**Building Type**: B17  Field Stations - Building

**Constructed**: 1895  
**Floors**: AG 1, UG 0  
**Addition(s)**:  
**ASF**: 456  
**GSF**: 524  
**GPR%**: PR 100%

**CENTRAL UTILITY CONNECTIONS**
- **CW**: ELEC  
- **HPS**: FIBER  
- **C. AIR**: WATER  
- **N. GAS**: SEWER  
- **US**:  
- **WI**:

### Functional Rating
<table>
<thead>
<tr>
<th>D</th>
<th>FUNCTIONAL RATING</th>
<th>PHYSICAL RATING</th>
<th>iv</th>
</tr>
</thead>
</table>

**Background and History**
The Nelson Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Nelson Lodge is the original farmhouse located on the property.

**Occupant(s) and Use(s)**
Occasional classroom use for staff and guests.

**Functionality Assessment**
Structural concerns with the second floor. Building is more historical than educational.

**Other Building Issues**
No current issues.

**Future Building Plans**
Study needs to be completed to identify potential use.

**Code and Health/Safety**
Building is not ADA accessible.

**Architectural**
Interior finishes are deteriorating. Little insulation.

**Mechanical**
No mechanical heating or cooling is provided. Wood stove provides heat.

**Electrical**
No emergency power. Lighting is antiquated and unreliable.

**Communication**

**Plumbing**
No plumbing system is provided.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Name | CWES Residence  
Building No. | 285-0K-9505  
Building Type | B17 Field Stations - Building  

| Constructed | 1976 | Floors | AG | UG |
| Addition(s) | 1 | 0 |
| ASF | 905 | GSF | 1,765 | GPR | % |
| PR | 100 | % |

CENTRAL UTILITY CONNECTIONS

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

HISTORICAL

- US
- WI

FUNCTIONAL RATING

- B

Physical Rating | ii

Background and History

The Director's Cottage is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. It provides residential facilities for the director and family.

Occupant(s) and Use(s)

Director housing.

Functionality Assessment

Satisfactory.

Other Building Issues

No current issues.

Future Building Plans

None

Code and Health/Safety

Building is not ADA accessible.

Architectural

- Partially finished basement. Some water issues in basement.

Mechanical

- No mechanical system provided.

Electrical

- No emergency power. Electric baseboard heat.

Communication

- No current issues.

Plumbing

- Hard water is difficult on pipes and fixtures. Soft water system is desired. Connected to new bath house plumbing system.

Conveying

- Not applicable.

Equipment and Furnishings

- No current issues.
Building Name: CWES Fox Lodge
Building No.: 285-0K-9506
Building Type: B17 Field Stations - Building

Constructed: 1954
Addition(s): 1954
Floors: 1

ASF: 128
GSF: 684
GPR: %
PR: 100%

CENTRAL UTILITY CONNECTIONS
CW ELEC C. AIR WATER
HPS FIBER N. GAS SEWER

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

Background and History
The Fox Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Fox Den provides classroom space. Original bath house converted to classroom.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
Building is not ADA accessible.

Architectural
Remodeled in 2014 and included new roof and insulation.

Mechanical
No mechanical system provided.

Electrical
No emergency power. Electric baseboard heat.

Communication
No current issues.

Plumbing
Old septic system abandoned. No plumbing is provided.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Background and History
Bath House #1 is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Bath House #1 provides toilet and shower facilities for guests.

Occupant(s) and Use(s)
Guest toilet and shower facilities.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
No current issues.

Architectural
No current issues.

Mechanical
No mechanical system provided.

Electrical
No emergency power. In-floor electric heat.

Communication
No current issues.

Plumbing
Separate septic system.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Building Name: CWES Maintenance Building  
Building No.: 285-OK-9508  
Building Type: B17 Field Stations – Building

**Background and History**

The Maintenance Building is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Maintenance Building provides shops and storage for supplies and equipment.

**Functionality Assessment**

Good

**Other Building Issues**

More space needed to store pontoon boats, canoes, tractor, truck and furniture inside.

**Future Building Plans**

None

**Code and Health/Safety**

No current issues.

**Architectural**

No current issues.

**Mechanical**

Geothermal heating.

**Electrical**

No emergency power.

**Communication**

No phone lines.

**Plumbing**

No restroom.

**Conveying**

Not applicable.

**Equipment and Furnishings**

No current issues.
Building Name: CWES Elda Bark Walker Lodge
Building No.: 285-OK-9509
Building Type: B17 Field Stations - Building

<table>
<thead>
<tr>
<th>Constructed Year</th>
<th>Addition(s)</th>
<th>Floors</th>
<th>AG</th>
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<tbody>
<tr>
<td>1979</td>
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</table>

ASF: 2,297
GSF: 3,504
GPR: 100%
PR: 100%

Central Utility Connections
- CW
- ELEC
- C. AIR
- WATER

Historical
- US
- WI

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

C: Functional Rating

Background and History
Walker Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200-acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Walker Lodge provides lodging, restrooms, showers, and meeting space for up to 48 guests.

Occupant(s) and Use(s)
Students, staff, and guests.

Functionality Assessment
Conditional – some improvements are necessary for program support.

Other Building Issues
Very energy inefficient.

Future Building Plans
None

Code and Health/Safety
Building is ADA accessible. Some mold concerns due to moisture in building.

Architectural
- Roof leaks evident in bathrooms. Shingles fall off on front roof. Carpet is difficult to maintain and is replaced frequently. Passive solar system was repaired and is now operating.

Mechanical
- Gas furnace provides heat but is old and unreliable. Air-conditioning is provided but with no fresh air.

Electrical
- No emergency power.

Communication
- Wireless service is provided.

Plumbing
- No current issues.

Conveying
- Not applicable.

Equipment and Furnishings
- No current issues.
**Building Name**
CWES Anderson Lodge

**Building No.**
285-0K-9510

**Building Type**
B17 Field Stations - Building

<table>
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<tr>
<th>Constructed Addition(s)</th>
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<th>GPR %</th>
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**Central Utility Connections**

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<td>FIBER</td>
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</tr>
<tr>
<td>C. AIR</td>
<td>N. GAS</td>
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<tr>
<td>WATER</td>
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**FUNCTIONAL RATING**

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<tbody>
<tr>
<td>Anderson Lodge is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Anderson Lodge provides classroom and lounge facilities for up to 24 guests.</td>
</tr>
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<table>
<thead>
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</thead>
<tbody>
<tr>
<td>Students, faculty, staff and guests.</td>
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<table>
<thead>
<tr>
<th>Functionality Assessment</th>
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<table>
<thead>
<tr>
<th>Other Building Issues</th>
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</thead>
<tbody>
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<table>
<thead>
<tr>
<th>Future Building Plans</th>
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<table>
<thead>
<tr>
<th>Code and Health/Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building is not ADA accessible.</td>
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</table>

**Architectural**

Little insulation. Windows replaced.

**Mechanical**

Heat is provided by a wood burning stove.

**Electrical**

No emergency power.

**Communication**

Wireless service is provided.

**Plumbing**

No plumbing is provided.

**Conveying**

Not applicable.

**Equipment and Furnishings**

No current issues.
Building Name: CWES Pavilion
Building No.: 285-0K-9512
Building Type: N17 Field Stations – Non-Building

Constructed Addition(s): 1983
Floors: AG 1, UG 0

ASF: 0
GSF: 396
GPR: %

C. AIR
ELEC
FIBER
N. GAS
WATER
SEWER

CENTRAL UTILITY CONNECTIONS

HISTORICAL

CW
HPS

CENTRAL UTILITY CONNECTIONS

ELEC
C. AIR
WATER

US
WI

FUNCTIONAL RATING

PHYSICAL RATING

Background and History

The Pavilion is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975.

Occupant(s) and Use(s)

Students, staff and guests.

Functionality Assessment

Good

Other Building Issues

No current issues.

Future Building Plans

None

Code and Health/Safety

No current issues.

Architectural

No current issues.

Mechanical

No mechanical system provided.

Electrical

No electrical system provided.

Communication

Not applicable.

Plumbing

No plumbing system provided.

Conveying

Not applicable.

Equipment and Furnishings

No current issues.
Building Name: CWES Sunrise Classroom  
Building No.: 285-0K-9513  
Building Type: B17 Field Stations - Building


d| Constructed  | Addition(s) | Floors | AG | UG |
-----|-------------|----------|------|----|----|
2001 |             |          | 1    | 0  |

ASF: 963   GSF: 1,071   GPR: %   PR: 100 %

CENTRAL UTILITY CONNECTIONS

C. AIR
ELEC
FIBER
N. GAS
SEWER
WATER

US
WI

FUNCTIONAL RATING

A

Architectural
Windows and roof replaced.

Mechanical
No mechanical system provided. Some moisture issues in the summer. Two (2) window air-conditioners installed.

Electrical
No emergency power. Electric baseboard heat.

Communication
No current issues

Plumbing
No plumbing is provided.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.

Background and History
The Sunrise Classroom is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Sunrise Classroom provides educational space. Original maintenance building.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
Building is ADA accessible.
Building Name: CWES Maple Cabin
Building No.: 285-0K-9522
Building Type: B17 Field Stations - Building

Construction: 1937
Floors: 1

ASF: 232
GSF: 293

CENTRAL UTILITY CONNECTIONS

HISTORICAL

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

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

Background and History
The Maple Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Maple Cabin provides office facilities for staff. Interior renovation of the Maple Cabin occurred in 2015. Original Boy Scout camp cabin.

Occupant(s) and Use(s)
Students, staff and guests at

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
Building is ADA accessible.

Architectural
Newer floors, insulation and ceiling.

Mechanical
No mechanical heating or cooling.

Electrical
Electric baseboard heat provided. No emergency power.

Communication
No current issues

Plumbing
No plumbing system is provided.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Building Name: CWES Oak Cabin
Building No.: 285-0K-9523
Building Type: B17 Field Stations - Building

Background and History
The Oak Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Oak Cabin provides lodging facilities for up to four (4) guests. Original Boy Scout camp cabin.

Architectural
Door and windows need to be replaced and insulation added. Newer roof.

Mechanical
No mechanical system provided.

Electrical
No emergency power. Electric baseboard heat. New electrical service run from bath house project in 2015.

Communication
Emergency/convenience phones desired.

Plumbing
No plumbing system provided.

Conveying
Not applicable.

Code and Health/Safety
Building is not ADA accessible.

Equipment and Furnishings
No current issues.
### Building Profile

#### Background and History
The Cherry Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200-acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Cherry Cabin provides lodging facilities for up to four (4) staff. Original Boy Scout camp cabin.

#### Occupant(s) and Use(s)
Staff housing.

#### Functionality Assessment
Poor.

#### Other Building Issues
No current issues.

#### Future Building Plans
Desire renovation similar to that performed on the Maple Cabin.

#### Code and Health/Safety
Building is not ADA accessible.

### CENTRAL UTILITY CONNECTIONS

<table>
<thead>
<tr>
<th>Central Utility</th>
<th>HISTORICAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>CW</td>
<td>ELEC</td>
</tr>
<tr>
<td>HPS</td>
<td>FIBER</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Functional Rating</th>
<th>Physical Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>D</td>
<td>iv</td>
</tr>
</tbody>
</table>

### Architectural
- Windows, door, roof and interior finishes are antiquated.

### Mechanical
- No mechanical system provided.

### Electrical
- No emergency power.

### Communication
- Emergency/courtesy phones desired.

### Plumbing
- No plumbing system provided.

### Conveying
- Not applicable.

### Equipment and Furnishings
- No current issues.
Building Name: CWES Spruce Cabin
Building No.: 285-0K-9525
Building Type: B17 Field Stations - Building

Built: 1989
Floors: 1 AG, 0 UG

ASF: 348
GSF: 360
GPR: % PR

CENTRAL UTILITY CONNECTIONS
CW ELEC C. AIR WATER US
HPS FIBER N. GAS SEWER WI

FUNCTIONAL RATING
ARCHITECTURAL
No current issues.

MECHANICAL
No mechanical system provided.

ELECTRICAL
No emergency power. Electric baseboard heat.

COMMUNICATION
Emergency/courtesy phones desired.

PLUMBING
No plumbing system provided.

CONVEYING
Not applicable.

Equipment and Furnishings
No current issues.

HISTORICAL

Background and History
The Spruce Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Spruce Cabin provides lodging facilities for up to eight (8) guests.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
No current issues.
Building Name: CWES Hemlock Cabin
Building No.: 285-0K-9526
Building Type: B17 Field Stations - Building

- **Constructed**: 1985
- **Addition(s)**: 
- **Floors**: AG 1, UG 0
- **ASF**: 348
- **GSF**: 360
- **GPR**:%
- **PR**: 100%

### CENTRAL UTILITY CONNECTIONS
- CW
- ELEC
- C. AIR
- WATER
- HPS
- FIBER
- N. GAS
- SEWER

### PHYSICAL RATING

#### Background and History
The Hemlock Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Hemlock Cabin provides lodging facilities for up to four (4) guests.

#### Occupant(s) and Use(s)
Guest housing.

#### Functionality Assessment
Good

#### Other Building Issues
No current issues.

#### Future Building Plans
None

#### Code and Health/Safety
No current issues.

#### Architectural
No current issues.

#### Mechanical
No mechanical system provided.

#### Electrical
No emergency power.

#### Communication
Emergency/courtesy phones desired.

#### Plumbing
No plumbing system provided.

#### Conveying
Not applicable.

#### Equipment and Furnishings
No current issues.
### Building Profile: CWES Fir Cabin

**Building Name:** CWES Fir Cabin  
**Building No.:** 285-0K-9527  
**Building Type:** B17 Field Stations - Building  
**Constructed Addition(s):** 1986  
**Floors:** 1  
**AG UG:** 1 0  
**ASF:** 672  
**GSF:** 800  
**GPR %:**  
**PR 100 %:**  
**CENTRAL UTILITY CONNECTIONS:**  
- **CW ELEC C. AIR WATER:** US  
- **HPS FIBER N. GAS SEWER:** WI  

#### Background and History
The Fir Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Fir Cabin provides lodging facilities for up to four (4) guests.

#### Occupant(s) and Use(s)
Guest housing.

#### Functionality Assessment
Conditional.

#### Other Building Issues
No current issues.

#### Future Building Plans
None.

#### Code and Health/Safety
Building is not ADA accessible.

### Functional Rating

<table>
<thead>
<tr>
<th>C</th>
<th>FUNCTIONAL RATING</th>
<th>PHYSICAL RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>iii</td>
<td>Arch</td>
<td>Baseline could be used for storage if water issues are resolved.</td>
</tr>
<tr>
<td></td>
<td>Mech</td>
<td>No mechanical system provided.</td>
</tr>
<tr>
<td></td>
<td>Elect</td>
<td>No emergency power</td>
</tr>
<tr>
<td></td>
<td>Comm</td>
<td>Emergency/courtesy phones desired.</td>
</tr>
<tr>
<td></td>
<td>Plum</td>
<td>No plumbing system provided.</td>
</tr>
<tr>
<td></td>
<td>Convey</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>Equip</td>
<td>No current issues.</td>
</tr>
</tbody>
</table>
**Building Name**
CWES White Pine Cabin

**Building No.**
285-0K-9528

**Building Type**
B17  Field Stations - Building

<table>
<thead>
<tr>
<th>Constructed Addition(s)</th>
<th>Floors</th>
<th>AG</th>
<th>UG</th>
<th>ASF</th>
<th>GSF</th>
<th>GPR</th>
<th>PR</th>
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</thead>
<tbody>
<tr>
<td>1986</td>
<td></td>
<td>1</td>
<td>0</td>
<td>672</td>
<td>800</td>
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</table>

**Central Utility Connections**

<table>
<thead>
<tr>
<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>HPS</th>
<th>FIBER</th>
<th>N. GAS</th>
<th>SEWER</th>
</tr>
</thead>
<tbody>
<tr>
<td>US</td>
<td></td>
<td></td>
<td>US</td>
<td>WI</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**C**  **FUNCTIONAL RATING**  **PHYSICAL RATING**  **iii**

**Background and History**
The White Pine Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The White Pine Cabin provides lodging facilities for up to four (4) guests.

**Occupant(s) and Use(s)**
Guest housing.

**Functionality Assessment**
Conditional.

**Other Building Issues**
No current issues.

**Future Building Plans**
None

**Code and Health/Safety**
Building is not ADA accessible.

**Architectural**
Basement could be used for storage if water issues are resolved. Whole log siding is failing and should be replaced with half log siding.

**Mechanical**
No mechanical system provided.

**Electrical**
No emergency power.

**Communication**
Emergency/courtesy phones desired.

**Plumbing**
No plumbing system provided.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Name: CWES Beach Front Boathouse
Building No.: B17 Field Stations - Building

Background and History:
The Beach Front Boathouse is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Beach Front Boathouse provides storage of boats.

Occupant(s) and Use(s):
Students, staff and guests.

Functionality Assessment:
Satisfactory.

Other Building Issues:
No current issues.

Future Building Plans:
None.

Code and Health/Safety:
No current issues.

Architectural:
More storage space needed for boats.

Mechanical:
No mechanical system provided.

Electrical:
No emergency power

Communication:
No current issues

Plumbing:
No plumbing system provided.

Conveying:
Not applicable.

Equipment and Furnishings:
No current issues.
Building Name: CWES Cedar Cabin
Building No.: 285-0K-9532
Building Type: B17 Field Stations - Building

Background and History
The Cedar Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200-acre teaching and learning center and an integral part of the College of Natural Resources since 1975. The Cedar Cabin provides lodging facilities for up to four (4) guests.

Occupant(s) and Use(s)
Students, staff and guests.

Functionality Assessment
Conditional.

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
Building is not ADA accessible.

Architectural
No current issues.

Mechanical
No mechanical system provided.

Electrical
No emergency power.

Communication
Emergency/courtesy phones desired.

Plumbing
No plumbing system provided.

Conveying
Not applicable.

Equipment and Furnishings
No current issues.
Building Name: CWES West Bath House
Building No.: 285-0K-9550
Building Type: B17 Field Stations - Building

**Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI.**

**Background and History:**
The West Bath House provides toilet and shower facilities for students, staff, and guests. There is also a laundry room, staff room, and mechanical room.

**Occupant(s) and Use(s):**
Toilet and shower facilities for guests. Staff break room and toilet/shower room.

**Functionality Assessment:**
Excellent.

**Other Building Issues:**
No current issues.

**Future Building Plans:**
None.

**Code and Health/Safety:**
Building is ADA accessible.

### Building Profile

<table>
<thead>
<tr>
<th>Building Name</th>
<th>CWES West Bath House</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building No.</td>
<td>285-0K-9550</td>
</tr>
<tr>
<td>Building Type</td>
<td>B17 Field Stations - Building</td>
</tr>
<tr>
<td>Constructed</td>
<td>2015</td>
</tr>
<tr>
<td>Addition(s)</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td>AG 1 UG 0</td>
</tr>
<tr>
<td>ASF</td>
<td>905</td>
</tr>
<tr>
<td>GSF</td>
<td>1,503</td>
</tr>
<tr>
<td>GPR %</td>
<td>PR 100 %</td>
</tr>
<tr>
<td>CENTRAL UTILITY CONNECTIONS</td>
<td></td>
</tr>
<tr>
<td>CW</td>
<td>ELEC</td>
</tr>
<tr>
<td>HPS</td>
<td>FIBER</td>
</tr>
<tr>
<td>C. AIR</td>
<td>WATER</td>
</tr>
<tr>
<td>N. GAS</td>
<td>SEWER</td>
</tr>
<tr>
<td>US WI</td>
<td></td>
</tr>
</tbody>
</table>

**A FUNCTIONAL RATING | PHYSICAL RATING**

Architectural: No current issues.

Mechanical: No current issues.

Electrical: No emergency power.

Communication: No current issues.

Plumbing: No current issues.

Conveying: Not applicable.

Equipment and Furnishings: No current issues.
**Building Name**
- CWES Shaw Cabin

**Building No.**
- 285-0K-9551

**Building Type**
- B17 Field Stations - Building

**Constructed**
- 2015

**Addition(s)**
- 0

**Floors**
- AG 1
- UG 0

**ASF**
- 600

**GSF**
- 669

**GPR**
- %

**PR**
- 100 %

**CENTRAL UTILITY CONNECTIONS**
- HISTORICAL

<table>
<thead>
<tr>
<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
<th>WI</th>
</tr>
</thead>
<tbody>
<tr>
<td>HPS</td>
<td>FIBER</td>
<td>N. GAS</td>
<td>SEWER</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**FUNCTIONAL RATING**

**PHYSICAL RATING**

**Background and History**
Shaw Cabin is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975. Shaw Cabin provides lodging for twelve (12) guests.

**Occupant(s) and Use(s)**
Guest housing.

**Functionality Assessment**
Excellent.

**Other Building Issues**
No current issues.

**Future Building Plans**
None

**Code and Health/Safety**
Building is ADA accessible.

**Architectural**
No current issues.

**Mechanical**
No current issues.

**Electrical**
No emergency power.

**Communication**
Emergency/courtesy phones desired.

**Plumbing**
No plumbing system provided.

**Conveying**
Not applicable.

**Equipment and Furnishings**
No current issues.
Building Name: CWES Chicken Coop
Building No.: 285-0K-9560
Building Type: B17 Field Stations - Building

Background and History
The Chicken Coop is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975.

Occupant(s) and Use(s)
Chickens are housed in the coop and provide eggs for meals.

Functionality Assessment
Good

Other Building Issues
No current issues.

Future Building Plans
None

Code and Health/Safety
No issues.

Architectural
No issues.

Mechanical
No heating or cooling services are provided.

Electrical
Heat lamp provided during winter months.

Communication
No communication services are provided.

Plumbing
No plumbing services are provided.

Conveying
Not applicable.

Equipment and Furnishings
No issues.
**Building Name:** CWES Wood Shed

**Building No.:** 285-0K-9561

**Building Type:** B17 - Field Stations - Building

<table>
<thead>
<tr>
<th>Constructed</th>
<th>Addition(s)</th>
<th>Floors</th>
<th>AG</th>
<th>UG</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>ASF</th>
<th>GSF</th>
<th>GPR</th>
<th>PR</th>
<th>%</th>
</tr>
</thead>
</table>

**CENTRAL UTILITY CONNECTIONS**

<table>
<thead>
<tr>
<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
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</thead>
<tbody>
<tr>
<td>HPS</td>
<td>FIBER</td>
<td>N. GAS</td>
<td>SEWER</td>
<td>WI</td>
</tr>
</tbody>
</table>

**FUNCTIONAL RATING**

**PHYSICAL RATING**

**Background and History**

The Wood Shed is located at the Central Wisconsin Environmental Station (CWES) in Amherst Junction, WI. CWES is a 200 acre teaching and learning center and an integral part of the College of Natural Resources since 1975.

**Occupant(s) and Use(s)**

Wood is stored in the shed for use in wood stoves.

**Functionality Assessment**

Good

**Other Building Issues**

No current issues.

**Future Building Plans**

None

**Code and Health/Safety**

No current issues.

**Architectural**

No current issues.

**Mechanical**

No heating or cooling services are provided.

**Electrical**

No issues.

**Communication**

No communication services are provided.

**Plumbing**

No plumbing services are provided.

**Conveying**

Not applicable.

**Equipment and Furnishings**

No issues.
Building Name: Northern Aquaculture Demonstration Facility
Building No.: 285-OK-9701
Building Type: B16 Agricultural Research Stations - Building

Construction Year: 2004
Addition(s): 2004
Floors: 1 AG, 0 UG

ASF: 8,600 GSF: 8,682 GPR: 100%

Central Utility Connections:
- CW
- ELEC
- C. AIR
- WATER
- US
- HPS
- FIBER
- N. GAS
- SEWER
- WI

HISTORICAL

A FUNCTIONAL RATING

Architectural
- Lack of drain tile around building is causing cracking and heaving issues with sidewalks and pads. Entrance doors and locksets are worn out. Sewer vents thru roof are deteriorating. Winter ice causes issues.

Mechanical
- Replacement of Makeup Air Units scheduled for 2016.
- (1) Reznor heating unit needs replacement.

Electrical
- Diesel fueled 125KW backup generator.

Communication
- Internet speed and connections issues back to UWSP.

Plumbing
- Well #2 water supply line is buried too shallow. Lack of drain tile around building needs to be addressed. Normal maintenance and upgrades as needed.

Conveying
- Not applicable.

Equipment and Furnishings
- Normal maintenance issues. Outdoor fish ponds require new valves and maintenance.

Other Building Issues
- Drainage issues. See following info under other headings. One (1) Reznor heating unit needs replacement.

Code and Health/Safety
- No current issues.

Occupant(s) and Use(s)
- Full time and USTE staff, students and guests. For research and demonstration projects related to aquaculture and fisheries. Tours are routinely given as well to a variety of visitors.

Functionality Assessment
- Good.

Future Building Plans
- Addition of dormitory and housing area for students.

Background and History
- The Northern Aquaculture Demonstration Facility (NADF) is located in Bayfield, WI. NADF is a 20 acre center that promotes sustainable aquaculture among the public, private and tribal sectors through technology transfer, applied research, demonstration and outreach. The NADF provides fish tanks for research and instruction, office, hazardous material storage, storage and restrooms. The building and equipment is over 10 years old and starting to show signs of needing more maintenance and replacement.

11/13/2018 Building Profile IIIA-61
### Building Profile

**Building Name**
NADF Shed and Wellhouse #1

**Building No.**
285-0K-9710

**Building Type**
B12 Utility - Building

**Constructed**
2004

**Floors**
AG 1
UG 0

**ASF**
1,400

**GSF**
1,552

**GPR**
100%

**PR**
%

### CENTRAL UTILITY CONNECTIONS

- **CW**
- **ELEC**
- **C. AIR**
- **WATER**
- **US**
- **N. GAS**
- **SEWER**

### FUNCTIONALITY RATING

- **A**

### PHYSICAL RATING

- **i**

---

### Background and History

The NADF Shed and Wellhouse #1 is located at the Northern Aquaculture Demonstration Facility (NADF) in Bayfield, WI. NADF is a center that promotes sustainable aquaculture among the public, private and tribal sectors through technology transfer, applied research, demonstration and outreach. The NADF Shed and Wellhouse #1 houses a 50hp 12" well which provides freshwater for fish use at the NADF and storage for 4520 John Deer Tractor, walk-in freezer, boiler system, and various plumbing and other related equipment for operation of the facility. The wellhouse also houses electrical equipment for well operation and monitoring.

### Occupant(s) and Use(s)

Tractor storage, well shed and related equipment. Work area with bench and power tools. Various plumbing, hardware and equipment storage.

### Functionality Assessment

Good.

### Other Building Issues

Heaving concrete pads near building due to no drainage tile and frost.

### Future Building Plans

None

### Code and Health/Safety

Heaving concrete pads.

---

### Architectural

No current issues.

### Mechanical

Would like to explore alternative solar heating for assisting fish heated water supply system. Need to install valves between well house lines for isolation.

### Electrical

125KW backup generator is tied into this building.

### Communication

No current issues.

### Plumbing

No current issues.

### Conveying

Not applicable.

### Equipment and Furnishings

No current issues.
# Building Profile

## Building Name
NADF Wellhouse #2

## Building No.
285-0K-9711

## Building Type
B12 Utility - Building

## Constructed
2004

### Floors AG UG
1 0

### ASF GSF GPR PR
0 220 100 %

## Central Utility Connections

<table>
<thead>
<tr>
<th>CW</th>
<th>ELEC</th>
<th>C. AIR</th>
<th>WATER</th>
<th>US</th>
<th>WI</th>
</tr>
</thead>
</table>

## Functional Rating
A

## Physical Rating

### Architectural
Minor damage to siding.

### Mechanical
No current issues.

### Electrical
Emergency generator backup is connected.

### Communication
No current issues.

### Plumbing
No current issues.

### Conveying
Not applicable.

### Equipment and Furnishings
No current issues.

## Background and History
The NADF Wellhouse #2 is located at the Northern Aquaculture Demonstration Facility (NADF) in Bayfield, WI. NADF is a center that promotes sustainable aquaculture among the public, private and tribal sectors through technology transfer, applied research, demonstration and outreach. The NADF Wellhouse #2 houses a 50hp submersible pump 12’ casing that provides freshwater for fish use at the NADF. The wellhouse also houses electrical equipment for well operation and monitoring.

## Occupant(s) and Use(s)
Staff.

## Functionality Assessment
Good.

## Other Building Issues
No current issues.

## Future Building Plans
None.

## Code and Health/Safety
No current issues.