

2020-2023

WESTERN TECHNICAL COLLEGE

Three-Year Facilities Plan

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Submitted to:
Wisconsin Technical College System Board
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Section 1

EXECUTIVE SUMMARY

In 2019–2022, Western Technical College anticipates making capital expenditures of \$2,570,000 for new or additional buildings, \$9,725,000 for remodeling of existing buildings, and \$1,050,000 for capital improvements.

There is a growing need for short-term (one year or less) programs a student can quickly finish to earn a college certificate or diploma. Students can then enter the workforce quickly, and with greater earning potential and career progression. These credits are transferable to an associate degree and a bachelor's degree to allow graduates to continue their training

Western is developing program clusters to reflect the way several occupations interact in the workplace. The programs working together authentically in the classroom will teach students an understanding of the process. It also allows Western to efficiently offer common core coursework for multiple programs.

Western is developing high school academies that focus on exploratory opportunities for grades 5–8 and credit opportunities for local high school students grades 10–12. Academies serve a broad range of STEM opportunities, including manufacturing, electronics, IT and building systems.

Major projects contemplated during this planning period include:

1. Property Acquisition | La Crosse Campus
2. Building Construction | Sparta Public Safety Expansion
3. Sparta Public Training Facility | Program Moves
4. Sparta Public Training Facility | HVAC
5. Relocation of Union Grind to Integrated Technology Center
6. Kumm Center Roof Remodel
7. Truck and Heavy Equipment Roof Remodel
8. Sparta Public Safety Roof Remodel
9. Convert 8th Street Green Space into Parking Lot
10. Apprenticeship and Industry Training Center | Robotics and Automation
11. Tomah Parking Lot | Lighting and Cameras

12. Horticulture Education Center | Demonstration Space
13. Administrative Center | Landscaping
14. Building Construction | Exterior Dining for Union Market/Kumm Center
15. Property Acquisition | Tomah Regional Location
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18. Physical Plant | Renovations
19. Solar Panels for Charging Stations at a Regional Location
20. Health Science Center | Facility Renovations
21. Tomah Regional Location | Elevator Modernization
22. Sparta Public Safety Training Facility | Simulation City
23. Property Acquisition | ELL/GED Center in Arcadia
24. Lunda Center | LED Lighting Upgrade and New AV Interface



Western Technical College's process for planning facilities is a multi-stage procedure using a committee system. The process and any facility projects are driven by the Strategic Directions and Personal and Organizational Commitments, essential features of Western's Strategic Plan, *Experience 2025*.

Projects may be proposed by any staff member, student, or administrator. All proposals are evaluated by the Physical Plant first to establish a cost estimate and technical feasibility. Next, the Facilities Planning Group proceeds through the first round of discussion. If approved, it moves forward to the Budget and Facilities Subcommittee for review. Once reviewed, and if recommended, the subcommittee will bring forth to the District Board. Finally, the District Board votes on projects as part of the three-year facilities plan.

Project proposals that deal with instructional requirements are chiefly studied and guided through the process by instructors, department heads, deans, and the vice president of academic affairs.

Project proposals that deal with infrastructure upgrades, elimination of safety hazards, and compliance issues are chiefly studied and moved through the process by staff members, facilities project manager, facilities director, and the vice president of finance and operations.

Western has developed a process whereby the roof of each building is replaced on a systematic basis. A specific schedule was established to identify the timing to replace each specific roof.

Project proposals that deal with new initiatives or cooperation with local communities or divisions of government are chiefly initiated by the college president. Appropriate division staff and administrators are involved, as necessary, to study and move the proposal through the process.

All projects listed in this plan are subject to change. Approval of this plan by the district board does not guarantee that each individual project will happen. Further approvals of individual projects are required by the Western Technical College District Board and, in certain situations, by the Wisconsin Technical College System Board. Western needs to be nimble to respond quickly to the needs of the community. Some capital project needs may quickly arise that were unknown at the time the three-year facilities plan was approved. It is allowable for Western to move forward with those projects even though they were not included in the three year plan. Individual approvals noted above would still be needed, however. Given the uncertainty related to the COVID-19 pandemic and its impact on the economy, many of the projects identified in this plan may need to change. This could be especially true for projects in the near term.



Section 2

EXISTING FACILITIES

Owned Facilities

- Student Success Center
- Western Residence Hall
- Administrative Center
- Parking Ramp
- Integrated Technology Center
- Lunda Center
- Automotive Technology Facility
- Western Hydro Power Station
- Truck & Heavy Equipment Technology Facility
- Business Education Center
- Black River Falls Regional Location
- Coleman Center
- Independence Regional Location
- Center for Childhood Education
- Mauston Regional Location
- Sparta Public Safety Training Facility
- Kumm Center
- Tomah Regional Location
- Physical Plant
- Viroqua Regional Location
- Horticulture Education Center
- Apprenticeship and Industry Training Center

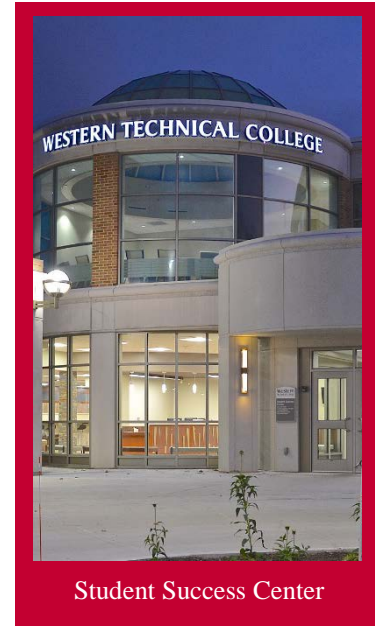
Leased Facilities

- Sparta College Prep & Transition Education Center
- Morrow Home Community
- La Crosse Diocese Gymnasium
- Health Science Center

The La Crosse campus consists of 17 buildings, which are located in three areas of the city. The majority of the buildings are located downtown on the main campus. The Automotive Technology and the Truck and Heavy Equipment Technology Facilities are located in the city's north side industrial park. The Health Science Center is located five blocks directly east of the downtown campus.

Following are descriptions of each of these facilities:

1. **Student Success Center:** Located at 400 7th Street North, this two-story masonry building was constructed in 1994. An addition was completed in 2008. This front door to the college covers 61,169 square feet. Here you will find Welcome Center services, the Learner Support and Transition Division (GOAL, GED, and ELL), Assessment Services, student support areas, including Disability Services, Learning Commons (Library), Career Services, Community Engagement, and Sustainability, general classrooms and conference rooms. Skywalks connect this facility with the Business Education Center and Integrated Technology Center. In 2018, the college renovated the Veteran Military Center as well as the Learning Commons; in 2019 the remainder of the building was remodeled to create an open and accessible space.



Student Success Center

2. **Administrative Center:** Located at 111 7th Street North, this five-story masonry structure was purchased in 1971. The building is 41,757 square feet in size and was remodeled in 1983, 1993, 1996, 2010, and 2011. It houses the Wellness Center (fitness), gymnasium, District Board room, computer lab, and administrative offices for Human Resources, the President and Vice Presidents, Marketing and Communications, Grants, Planning and Organizational Excellence, Payroll, Business Services, and Institutional Research.

3. **Integrated Technology Center:** Located at 325 8th Street North, this four-story masonry building was constructed in 1975 with the second floor added in 1994. The building was previously 55,414 square feet. The newly remodeled building has a total of 123,724 square feet. The primary goals for the design of the ITC was the ability to use the building as a lab, reduce environmental impact, and create a space for world-class instruction. Additionally, programs of the same cluster were located closer together to increase synergies between programs.

The extensive remodel of the first two floors and the addition of two floors included rigorous efforts to increase energy savings and reduction of materials intended for landfills. The building is certified as LEED Platinum.



Integrated Technology Center

This facility includes the Integrated Technology Division office and the following program areas: Agri-Business Science Technology; Architectural Technology; Automation Systems Technology; Building Construction and Cabinetmaking; Building Science & Energy Management; CNC; CAD Technician; Electromechanical Maintenance Technician; Electronic & Computer Engineering Technology; Farm Business & Production Management; Industrial Machine Controls; Landscape Horticulture Technician; Manufacturing Systems Maintenance Technician; Mechanical Design Technology; Precision Machining & Programming; Refrigeration, Air Conditioning & Heating Service Technician, Robotic Welding & Fabrication Specialist; Solar Installation Technician; and Welding & Fabrication. There are also 33 full-time faculty offices, 9 adjunct faculty touch-down spaces, a faculty lounge, five computer labs, five lecture rooms, one distance learning room, 31 distinctive lab spaces, a green roof, and a living wall of plants. Additionally, many of the building mechanical systems are exposed to facilitate student learning.

The third floor includes a donor-funded robotics lab. The fourth floor includes a physics lab, a fusion lab, a pre-engineering classroom, and space for K-12 academies. The academy space focuses on exploratory opportunities with 5th to 8th graders, as well as credit opportunities for sophomores through seniors from local high schools. Academies may serve a broad range of STEM opportunities including manufacturing, electronics, IT, and building systems. This area allows for future partnerships with four-year universities to provide full baccalaureate engineering completion on-site.

4. **Automotive Technology Facility/Truck and Heavy Equipment Technology Facility:** Located at 2719 Larson Street, these masonry and concrete buildings were purchased in 2003. The Automotive Facility is 30,522 square feet and was remodeled in 2007. With referendum funding, a new addition to the Truck and Heavy Equipment Facility was completed in the summer of 2014. This building is 44,133 square feet in size. Both buildings house faculty offices, general and specialty classrooms, technical library, repair bays, labs, locker rooms, and storage areas. This location also has 75kW solar arrays.
5. **Business Education Center:** Located at 405 8th Street North, this two-story brick building was constructed in 1973 and remodeled during the summers of 2013 and 2017. The building is 49,657 square feet and capable of handling two additional floors of expansion. It houses Business Division classrooms, labs, and offices, 4 lecture rooms, 15 computer rooms with 368 units, 2 conference rooms, 3 student mediascape work areas, 30 faculty offices, and 4 individual office spaces. The lower level of the building is occupied by the Information Networking Media Services (INMS) service counter and office complex.
6. **Center for Childhood Education:** Located at 419 9th Street North, this one-story wood frame structure was constructed in 1980, with an addition in 2000. The building is 9,050 square feet and houses classrooms for Early Childhood Education and Foundations of Teacher Education. The facility includes an 8,000 square-foot fenced play area and storage garage. Western leases space to the YWCA for child care services open to Western employees, students, and the public. Full- or part-time care is provided for children ages six weeks to five years old. Western students have the opportunity for experiential learning in this child care setting.

7. **Coleman Center:** Located at 304 6th Street North, this three-story brick/masonry structure was constructed in five phases from 1923-1991. Then in 2013, referendum funding allowed for a two-phase major renovation. Phase one was completed May 2015 and phase two was completed in August 2016. The building is 136,990



Coleman Center

square feet, including the Lunda Center. This building contains a Security office, 21 general purpose classrooms for General Studies, Graphics, Early Childhood and Instructional Assistant, and Digital Technology. Six of the classrooms have computers at each student station. The building also features student sticky space, the Grind Coffee shop, faculty and adjunct offices with lounge, numerous conference rooms, a computer lab

with approximately 21-24 stations, mother's room, and office space for Western's Foundation and Alumni Association, as well as Academic Excellence and Development.

8. **Lunda Center:** Located on the La Crosse campus at 319 7th Street North, the Lunda Center is a professional meeting and learning facility ideal for corporate and community meetings, conferences, and seminars. The Lunda Center is included in the Coleman Center square footage.

9. **Health Science Center:** Located at 1300 Badger Street, this six-story concrete frame and masonry building was completed in August of 2000. Western occupies 45,000 gross square feet and houses programs of the Health and Public Safety division, research labs, student health clinic, La Crosse Medical Health Science Consortium (LMHSC) offices, and several University of Wisconsin-La Crosse (UWL) and Gundersen Health System departments. It is located on 4.15 acres, has an adjacent parking lot for 97 vehicles, and a paved drop-off lane/area. The building has 1,100 student-learning stations and one distance-learning classroom. This building is approximately five blocks east of the main campus. In 2020, ownership of the building will transfer from the state to the LMHSC.

10. **Kumm Center:** Located at 400 6th Street North, this five-story masonry structure was constructed in 1969. The building is 103,515 square feet and was remodeled in 1994, 1995, 1996, 1997, 2001, 2010, 2011, and a referendum-funded remodeling project completed in spring 2017. The building houses Health and Public Safety division office as well as space for Central Service Tech, EMT, Health Information Technology, Medical Assistant, Medical Coding, Nursing, Respiratory Therapist, and Surgical Therapist programs as well as all Culinary programs. In addition, there are offices for Student Life and Student Government, the Union Market, Campus Shop (bookstore), and student lounge. The building had 11 classrooms totaling 310 student stations and 17 shops/labs totaling 366 student stations..

11. **Physical Plant:** Located at 505 9th Street North, this one-story masonry building was built in 1992 with an addition in 1996. It is 9,430 square feet and houses all shipping and receiving, mailroom, warehouse, custodial, and facilities offices.

12. **Western Residence Hall:** Located at 820 La Crosse Street, this six-story, 73,429-square-foot structure was built in 2009-2010 with occupancy beginning in August 2010. The college

partnered with a developer to build and lease the facility until December 2013, when the college purchased it. The residence hall houses 200 students in 50, four-person suites. There are two student lounges, a full kitchen, a front desk, laundry facilities, and a large meeting room. A private, full apartment is located in the building for the live-in professional staff person. The adjacent parking lot contains 115 paved parking stalls designated for the residence hall.



Residence Hall

13. **Parking:** The total amount of off-street parking is approximately 1,150 stalls. The new parking ramp, which was completed August 2014, accounts for 292 of the 1,150 stalls. The Coleman Center parking lot, which was completed fall 2016 has 52 stalls. The remodel of lots E, F, H and L accounts for the remainder of the off-street parking stalls. There are approximately 301 street parking spaces available within four blocks of the campus. Some of the street parking numbers have been reduced as 8th Street was narrowed and other parking has been changed to specially designated parking. Effective May 2019 the City of La Crosse has implemented a pay for parking program, which includes some of these street spaces. The Automotive Technology Facility and Truck, and Heavy Equipment Technology Facility in the Northside industrial park have their own dedicated parking of approximately 107 spaces. Western continues to offer free bus rides using the City MTU, as well as the SMRT bus service from the following areas, Prairie du Chien, Sparta, Tomah, Viroqua, and West Salem. The Apple Express bus provides service from La Crescent, Minn. Maintenance of parking lots are completed on an as-needed basis and are included in the remodeling category of the respective year.

14. **Western Hydro Power Station:** Located on the La Crosse River at 10825 State Highway 21, Sparta, the original dam was built in 1854 and Western acquired the property from Monroe County in 2010. The Western Hydro Power Station project called for restoring the dam's ability to generate renewable electrical power by installing a Kaplan turbine in the existing dam structure. The 205-kilowatt turbine will generate roughly between 900,000 and 1,000,000 kilowatt-hours per year. The project was completed May 2014 with the powerhouse being 1,000 square feet. All power produced is being sold to Xcel. Power generated offsets the current usages at Western's regional locations. The college is currently using it as a learning opportunity for students and local agencies.



Hydro Power Station

15. **Horticulture Education Center:** Located at 624 Vine Street, this new 11,121 square foot facility (Headhouse 3,467 square feet, Greenhouse 7,654 square feet) allows access for Western programs, including Landscape Horticulture, Culinary, and Science. Western, Hillview Urban Agriculture Center, and Mayo Clinic Health System-Franciscan Healthcare, have developed a unique partnership with this facility to promote healthy eating habits and foster education about gardening, agriculture, and sustainable practices.



Horticulture Education Center

16. **Apprenticeship and Industry Training Center:** Located at 2860 21st Place South, La Crosse. This 25,000-square-foot, one-story metal building was originally purchased by the Western Technical College Foundation. The former manufacturing testing facility was extensively renovated in 2014 in order for the welding, fabrication, and apprenticeship programs to continue during the referendum funded campus-wide renovations. Welding and Fabrication programs moved to the Integrated Technology Center allowing for two new programs, YouthBuild and Business and Industry training, to move into the current building.

The following Apprenticeship programs are now utilizing the space: Construction Electrician, Industrial Electrician, Maintenance Mechanic Millwright, Maintenance Technician, Plumbing, and Steamfitter.

This building is currently under construction to create state-of-the-art instructional spaces better aligned with industry expectations and projected growth. These include an additional classroom and expanded computer lab, additional offices for instructors and adjunct, additional parking, a dedicated welding lab for contract training, and plumbing and electrical labs that provide hands-on practice through installation. The facility maintains a flexible learning space capable of accommodating future programing in automation, construction, or any other need which arises. Construction will be completed by September 2020.

Owned Facilities at Regional Locations

Black River Falls:

Located at 24 Fillmore Street, this 19,648 square foot single story facility houses general classrooms, three distance learning classrooms, a distance learning conference room, two computer labs, Learner Support and Transition classrooms, a Nursing Lab and classroom, student resource room, student lounge, large classroom, staffing offices, computer testing area, and the Workforce Connections office. Paved parking for 73 vehicles is adjacent the building. This location also includes 14kW solar arrays.



Independence: Located at 36084 Walnut Street, this single story facility was constructed in 1979 and remodeled in 1995. An addition was completed in 2005. The building is 12,277 square feet and is on a five-acre site. The building houses general classrooms, three distance-learning classrooms, a distance learning conference room, computer lab, Learner Support and Transition classrooms, a health classroom, student resource room, student lounge, large classroom, testing area, the Workforce Connections office, and staff offices. Adjacent to the building is a utility storage building and a paved parking lot for 40 vehicles. This location also includes 10.44 kW solar arrays.

Mauston: Located at 1000 College Avenue, this single-story masonry building was constructed in 1994 and an addition was built in 1997. The building is 22,804 square feet on a 7-acre site. It contains general classrooms, three distance learning classrooms, two computer labs, Learner Support and Transition classrooms, nursing lab and classrooms, student resource room, student lounge, large classroom, staff offices, and the Workforce Connections office. Adjacent to the building is a paved parking lot for 90 vehicles and a small garage.

Sparta: Located at 11177 County Road A, this two-story masonry structure was completed in 1994. It is 30,098 square feet on a 168-acre site. The existing facility contains five standard classrooms, a forensic lab, 32-station computer lab, offices, a large seminar room that accommodates up to 100 people, a full kitchen, and a large four-stall garage, which includes training props for confined space and toilet/shower rooms. The facility features a number of specialized training props/features, including a paved EVOC track and five outdoor firing

ranges, a six-station indoor firing range, and a four-story burn tower. In 2018, a storage facility was added to support the burn tower. An indoor firing range was completed in the summer of 2019.

Tomah: Located at 120 East Milwaukee Street, this three-story masonry building was constructed in 1990 and purchased by Western in 2009. The building is 21,362 square feet on a .66-acre site in the center of the City of Tomah. The building houses general classrooms, three distance-learning classrooms, one distance-learning conference room, two computer labs, Learner Support and Transition classrooms, a health classroom, student resource room, student lounge, large classroom, computer testing area, Workforce Connections, DVR office space, and staff offices. There is paved parking for 108 vehicles.

Viroqua: Located at 220 South Main Street, this single story masonry building was acquired and remodeled in 1994. Phase I of the two-phase project was completed in 2013. The second

phase was completed spring 2016. The building houses general classrooms, three distance learning classrooms, one distance learning conference room, two computer labs, Learner Support and Transition classrooms, Nursing Lab and classroom, student resource room, pod room, student lounge, large classroom, computer testing area, staff offices, Workforce Connections, DVR, and Viroqua Chamber/ Partner office space. Western also constructed a new entry that is shared between the college and the McIntosh Memorial Library. Adjacent to the building is paved parking for 50 vehicles.



Long-Range La Crosse Campus Boundary Map

In June of 2020, the college developed the Vision 2020 Facilities Plan, which was approved by the voters in the November 2012 referendum. The Vision 2020 Facilities Plan included the recommendation that the Long-range La Crosse Campus boundary be adjusted in order to accommodate future growth. The District Board approved an updated campus boundary in 2014 and 2017.

Attached is a copy of the Long-range La Crosse Campus Boundary map. The Campus Boundary does not indicate imminent action regarding facilities or property acquisition. It is intended to provide long-range direction for future planning.



Location	Occupancy	Construction/ Protection	Total Building Sq. Ft.	Building Value
400 Seventh Street North	Academic Resource Center	2 story masonry	61,169	\$10,935,914
111 Seventh Street North	Administrative Center	4 story brick, plus a lower level	41,757	\$9,446,169
325 Eighth Street North	Integrated Technology Center	4 story masonry and concrete	123,734	\$28,482,000
2719 Larson Street	Automotive Technology Facility	1 story masonry	38,522	\$7,103,422
2719 Larson Street	Truck and Heavy Equipment Technology Facility	1 story masonry	43,887	\$8,506,338
405 Eight Street North	Business Education Center	2 story brick	49,657	\$9,683,261
419 Ninth Street North	Center for Childhood Education	1 story wood and masonry	9,878	\$1,442,321
304 Sixth Street North	Coleman Center (including Lunda Center)	3 story brick	250,762	\$37,293,104
400 Sixth Street North	Kumm Center	4 story brick and concrete, plus a lower level	103,515	\$19,031,606
505 Ninth Street North	Physical Plant	1 story masonry	9,900	\$1,077,585
725 Badger Street	Parking Ramp	3 story precast concrete	95,390	\$4,800,000
820 La Crosse Street	Western Residence Hall	6 story plus basement metal and masonry	73,429	\$16,137,983
24 Fillmore Street	Black River Falls Regional Location	1 story masonry	19,648	\$3,811,745
36084 Walnut Street	Independence Regional Location	1 story wood and masonry	12,277	\$1,632,294
1000 College Avenue	Mauston Regional Location	1 story masonry	22,816	\$4,431,994
11177 County Road A	Sparta Public Safety Training Facility	1 story wood and masonry	38,098	\$6,456,053
120 East Milwaukee Street	Tomah Regional Location	3 story masonry, plus basement	22,484	\$4,853,782
220 South Main Street	Viroqua Regional Location	1 story masonry	26,603	\$5,298,086
624 Vine Street	Horticulture Education Center	CMU and steel construction	11,121	\$3,465,797
2860 21st Place South	Apprenticeship and Industry Training Center	1 story metal	25,000	\$3,499,462
10825 State Hwy 21	Western Hydro Power Station	2 story concrete with stone/brick	1,000	\$3,365,737
1300 Badger Street	Health Science Center (Western's space)	6 story masonry	45,000	N/A
112 South Water Street	Sparta College Prep & Transition Education Center	2 story brick	1,080	N/A
331 South Water Street	Morrow Home Community	Masonry	973	N/A
Grand Total			1,129,700	\$190,754,653

Section 3

THREE-YEAR PROJECT SUMMARY

2020-2021

Acquisition/Building Construction

1. Property Acquisition | La Crosse Footprint: \$1.2 Million
2. Building Construction | Sparta Public Safety Expansion: \$1.5 million

Remodeling

1. Sparta Public Safety Training Facility | Program Moves: \$1.5 million
2. Sparta Public Safety Training Facility | HVAC/Life Safety: \$750,000
3. Relocation of Grind to Integrated Technology Center: \$75,000
4. Kumm Center Roof Remodel: \$500,000
5. Truck and Heavy Equipment Roof Remodel: \$500,000
6. Sparta Public Safety Training Roof Remodel: \$500,000
7. Convert 8th Street Green Space into Parking Lot: \$750,000

Capital Improvements

1. Apprenticeship and Industry Training Center | Robotics and Automation: \$700,000
2. Tomah Parking Lot | Lighting, Camera Mount, and Cameras: \$115,000
3. Horticulture Education Center | Demonstration Space: \$50,000
4. Administration Center | Landscaping: \$55,000

Rentals

1. Sparta College Prep & Transition Education Center
2. Morrow Home Community
3. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

A total of \$70,000 is projected to keep pace with ongoing efforts in the following categories:

1. Security upgrades/card access system: \$50,000
2. Security cameras/intrusion detection upgrades: \$20,000

Planning for Major Projects for 2020 - 2021

1. Building Construction | Sparta Public Safety Expansion: Recent investments in the Public Safety training facilities align with the academic planning for program growth and integration, including an indoor shooting range, Emergency Vehicle Operations Course, new storage building for specialized vehicles, and a four-story burn tower. The next phase is an extensive renovation of the Sparta Public Safety Training Facility in preparation to facilitate the EMS and paramedic programs, faculty, and students. The renovations will improve student services, faculty instruction, classroom experiences, and will align with current security/safety practices, and also update many aging facility systems and finishes.

Strategic Direction: Workforce and Community Engagement

2. Sparta Public Safety Training Facility | Program Moves: Move the Paramedic and some EMS programs from the La Crosse Campus to our Sparta Public Safety Training Facility. This facility currently houses Western's Fire and Criminal Justice associate degree programs and the Law Enforcement 720 Academy twice a year. Currently, we also hold EMT Basic and non-credit EMS courses at the campus. Western's goal is to house both the diploma and associate degree Paramedic programs and develop an even greater EMS presence at the Public Training Facility by further expanding the campus facilities.

Strategic Direction: Workforce and Community Engagement

THREE-YEAR PROJECT SUMMARY

2020-2021 (continued)

Planning for Major Projects for 2020 - 2021 (continued)

3. Sparta Public Safety Training Facility | HVAC/Life Safety: Sparta Public Safety HVAC/Life Safety upgrade. A new HVAC system is needed for the space once occupied by the indoor shooting range as the current system is not adequate for any reuse of the space and has tested positive for lead contamination. The current boiler and ground water heat systems are unable to consistently maintain the established occupied temperature and humidity levels in certain conditions. Due to a history of power interruptions, a backup generator is needed for the facility to operate the fire protection pumps in the event of a power outage.

Organizational Commitment: Demonstrate Resiliency

4. Relocation of the Union Grind to the Integrated Technology Center: Originally not planned as a part of the ITC, the Grind was placed in the Coleman building. However, after the completion of the ITC-ARC link, an ITC location is deemed preferable offering better access for students, especially in consideration of the Student Success Center improvements. The student experience will benefit from the relocation of the Union Grind.

Strategic Direction: First Choice Service

5. Convert 8th Street Green Space into Parking Lot: From the 2013 Parking and Traffic Study prepared for the college: "In the short-term, the campus should consider investing in additional parking assets on campus to help relieve the pressure on the existing campus parking system. An additional 100 to 200 spaces would be effectively utilized and lessen the dependence on the adjacent on-street parking network. Based on the assumptions of this study, the existing parking demands on campus during peak hours are in excess of 1,300 spaces. The campus system has approximately 881 off-street parking spaces and another 275 on-street spaces. This represents more than 1,150 parking spaces directly on the campus. An additional 100-200 spaces on campus would satisfy the peak parking demands based on today's uses." Currently there are 1,071 parking spots on campus; additional parking demands are expected with the City of La Crosse charging hourly for many of the on-street spaces around campus. The conversion of the 8th Street green space could add up to 50 new parking spaces to Lot K.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2021-2022

Acquisition/Building Construction

1. Building Construction | Exterior Dining for Union Market/Kumm Center: \$250,000
2. Property Acquisition | Tomah Regional Location: \$750,000

Remodeling

1. North End Truck and Heavy Equipment Remodel: \$1.5 million
2. Parking Lot D Renovations: \$450,000
3. Physical Plant Renovations: \$300,000
4. Solar Panels for Charging Stations at One Regional Location: \$70,000
5. Health Science Center | Facility Renovations: \$500,000

Capital Improvement

1. Tomah Regional Location | Elevator Modernization: \$200,000

Rentals

1. Sparta College Prep & Transition Education Center
2. Morrow Home Community
3. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

A total of \$70,000 is projected to keep pace with on-going efforts in the following categories:

1. Security upgrades/card access system: \$50,000
2. Security cameras/intrusion detection upgrades: \$20,000

Planning for Major Projects for 2021 – 2022

1. Building Construction | Exterior Dining for Union Market/Kumm Center: When the Union Market was remodeled in 2011, the idea was to provide a dining experience that allowed students the opportunity to socialize with fellow students and offer other usable spaces for study, collaboration, and other school activities. We have been successful in meeting this goal, but the current seating area is at capacity during lunch periods. We are losing customers because of the full seating area. The outdoor Courtyard seating is only used a few months each year due to weather. If we were to enclose this space, it would provide additional seating for Union Market customers and make much better use of this space. We are open to the type of enclosure used with the hope of being as energy efficient as possible while still allowing a comfortable environment year-round.

Strategic Direction: First Choice Service

2. Property Acquisition | Tomah Regional Location: Western's Tomah Regional Location has continued to increase student enrollments and instructional offerings. As a result, the current physical space is at its maximum potential for providing instructional space and useful student spaces. In order for future growth, exploration of purchasing or leasing additional space in the connected ACT building should be explored.

Strategic Direction: Workforce and Community Engagement

THREE-YEAR PROJECT SUMMARY

2021-2022 (continued)

Planning for Major Projects for 2021 - 2022 (continued)

3. North End Truck and Heavy Equipment Remodel: Overall, this area could benefit from an improved layout to increase safety and efficiency by adding workspace around equipment. Removal of the knee wall, adding a specific area for tool storage, overall improvement to building system efficiency, lighting, and appearance is also needed. In addition, an entryway remodel would increase appeal and showcase the state-of-the-art Diesel Training Facility. This change may incorporate adjustments to the student lounge area, current entry, and instructor offices to improve the too small student break area.

Strategic Direction: Workforce and Community Engagement

4. Parking Lot D Renovations: As one of the most used parking lots on campus, a renovation of the lot is needed because the current pavement has failed due to settling and excessive cracking in several locations. Renovations of the lot would align with current campus storm water and security lighting practices and possibly expand parking and improve the lot where the 714 La Crosse structure was razed.

Strategic Direction: First Choice Service

5. Physical Plant Renovations. Much remains the same in the Physical Plant facility since the 2002 interior renovation. Renovations are needed to better address the expectations and responsibilities of the Physical Plant. Interior renovations are needed to improve space utilization and energy efficiency, replace worn finishes, align with campus safety and security standards, and improve storage of college furniture, fixtures, and equipment.

Organizational Commitment: Practice Sound Fiscal Stewardship

6. Solar Panels for Charging Stations at Regional Locations: Supporting the College's standing 2030 Presidential Climate Commitment and recently updated Resilient/Sustainability plan, the addition of solar powered charging stations are additional measures to ensure the success of these plans and creates other transportation opportunities for students at the regional locations.

Organizational Commitment: Demonstrate Resiliency

7. Health Science Center Facility Renovations: In 2020, the Health Science Consortium building will transfer ownership from the State of Wisconsin to the consortium. Given the age of the facility, renovations and major repairs may be needed to bring the building up to date. A portion of these costs would be borne by Western Technical College and will need to be included in future facility plans.

Strategic Direction: Workforce and Community Engagement

8. Tomah Regional Location | Elevator Modernization: Original to building, the current elevator has experienced an excessive number of mechanical issues, which often render it inoperable. Replacement of the current elevator would address the current service issues and better serve this busy regional learning center.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2022-2023

Acquisition/Building Construction

1. Sparta Public Safety Training Facility | Simulation City: \$1.5 million
2. Property Acquisition | ELL/GED Center in Arcadia: \$1.5 million

Remodeling

Capital Improvements

1. Lunda Center | LED Lighting Upgrade and New AV Interface: \$125,000

Rentals

1. Sparta College Prep & Transition Education Center
2. Morrow Home Community
3. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

A total of \$70,000 is projected to keep pace with ongoing efforts in the following categories:

1. Security upgrades/card access system: \$50,000
2. Security cameras/intrusion detection upgrades: \$20,000

Planning for Major Projects for 2021 – 2022

1. Sparta Public Safety Training Facility Simulation City: Western would like to add an emergency response course, which would be straight and curved roadways used to simulate real-world driving scenarios. It would include an urban driving environment, such as a cul de sac, cross streets, and an elevated bridge with guardrails. The roadways would also include intersections controlled by traffic signals. A control tower would also be built, which provides complete visual observation and command and control for all training scenarios. Also included in the plan, is a Tactical Village in the area of the cross streets. This is designed to be a collection of small structures used to simulate a variety of residential, commercial, and institutional buildings arranged in a typical city street grid pattern. The vision is for training emergency responders to do cross-discipline scenario training. This plan would align with our future expansion vision for the Sparta Public Safety Training Center.

Strategic Direction: Workforce and Community Engagement

2. Property Acquisition | ELL/GED Center in Arcadia: Key industries in the arcadia area have an increasing ELL/GED workforce need. A physical presence is necessary for Western to successfully assist with this need. In preparation for a physical location, property must first be acquired.

Strategic Direction: Workforce and Community Engagement

3. Lunda Center | LED Lighting Upgrade and New AV Interface: Original to the 2008 construction, many of the fluorescent lighting components are failing and becoming more expensive. An upgrade to LED lighting would provide better lighting and cost less to operate. The increased efficiency and ability to work with the current light control system would better serve the many customers who use the large rooms. An upgrade to LED lights in the hallways and lobby would improve both functionality and security.

Organizational Commitment: Practice Sound Fiscal Stewardship

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2023

Planning for Major Projects Beyond 2023

1. Viroqua Shell Space: Western is looking to do further analysis to see how best to utilize the shell space at the Viroqua Regional Location.

Strategic Direction: Workforce and Community Engagement

2. Student Success Center | Kumm Center Link: Western would like to consider an option of connecting the Student Success Center to the Kumm Center over 7th Street. The anticipated cost of the project could exceed \$1.5 million, which would require a voter referendum. The College will be investigating the feasibility of this project and further discussion will need to take place.

Strategic Direction: First Choice Service

3. Culinary Space: Western would like to consider an option of creating a culinary space for the program in the future.

Strategic Direction: Workforce and Community Engagement

4. 8th Street Renovations from Pine to Vine: The 8th Street Renovations from Pine Street to Vine Street complete the 8th Street work. This work was designed to improve pedestrian safety and was part of the college's commitment to reducing storm water runoff.

Strategic Direction: First Choice Service

5. Property Acquisition | La Crosse Footprint: There remains a small number of key properties identified in the current master which Western would need to acquire. All of these properties are privately owned and adjacent to other Western properties. The acquisition of each is necessary for an adequate area to develop. Each of these parcels have structures that would need to be removed before making any improvements.

Strategic Direction: First Choice Service

