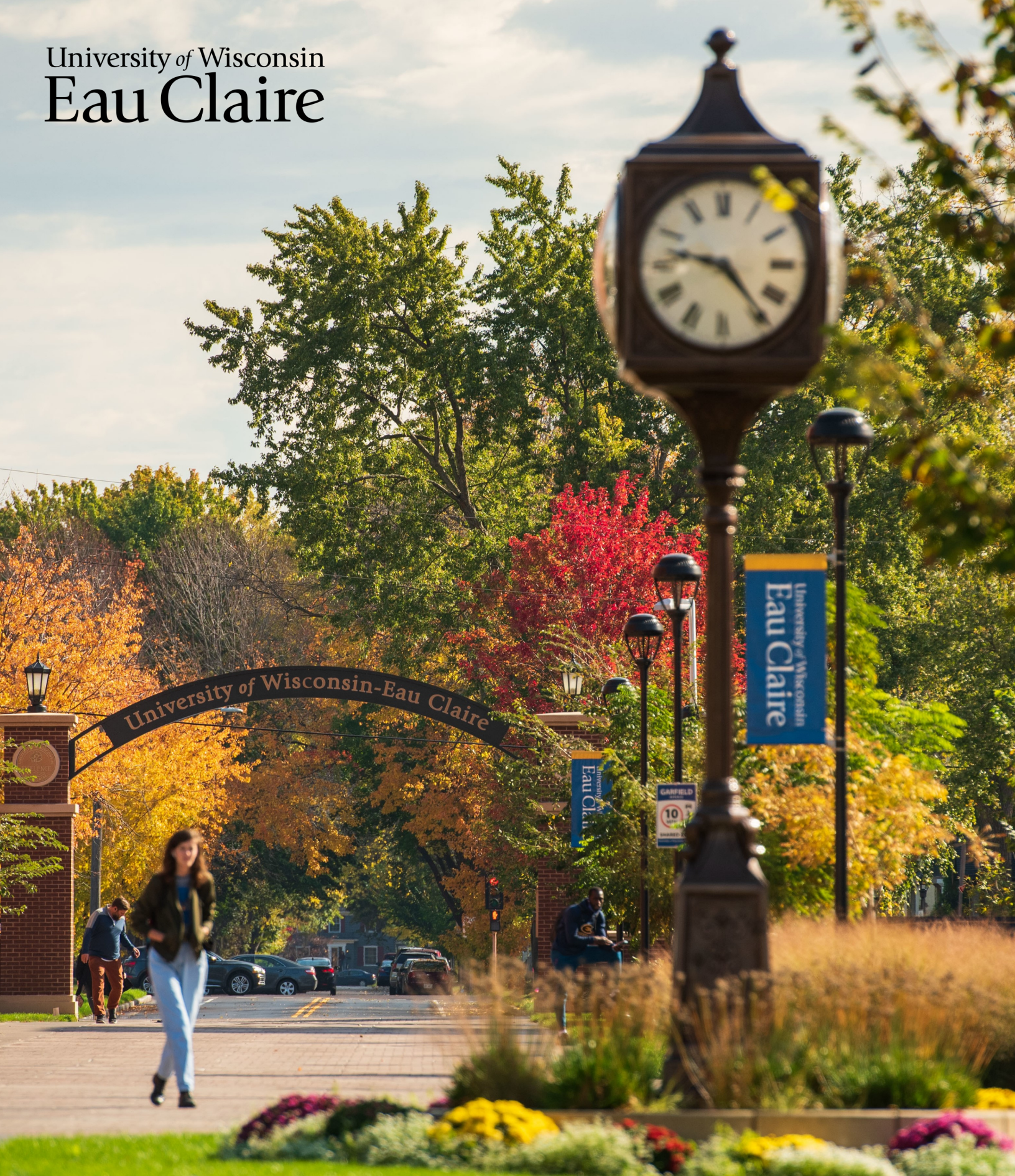


University of Wisconsin
Eau Claire



**Campus Physical Development
2022**

Introduction

We are pleased to present to the campus community the first University of Wisconsin Eau Claire's Campus Physical Development Report. This Report includes our Six-Year Capital Requests, along with information on completed projects and future projects. This report will be updated annually and will allow for greater understanding and insights into the opportunities and challenges that come with maintaining and developing our campus infrastructure.



The Campus Physical Development Report will better prepare the campus in the development of our next Master Plan. Our current Master Plan expires in 2030, though we may elect to update it sooner. As you review this report, I hope that you will delight in the work that has been accomplished, the work that is to take place, and take pride in the strength of our perseverance in making improvements despite all obstacles. We hope to have considerable discussion and collaboration around this document. Every Blugold has a role in caring for our facilities and infrastructure, from raising funds, to cleaning, and repairing, and designing and planning.

Thank you for all that you do every day.

Grace Crickette
Vice Chancellor
Division of Finance and Administration



We acknowledge that UW-Eau Claire occupies the sacred and ancestral lands of Indigenous Peoples. We honor the land of the Ojibwe and Dakota Nations.

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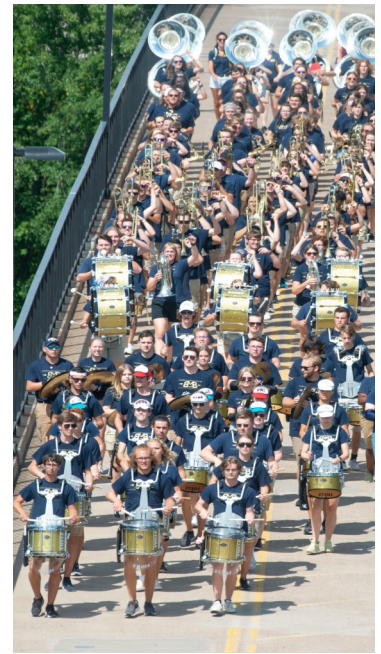
Campus Planning and Construction

Integrated campus planning considers programmatic needs, physical assets, and financial resources to develop concepts from space allocation through construction. The University of Wisconsin System determines processes for campus projects in accordance with Wisconsin Department of Administration policies.

This report highlights many of University of Wisconsin – Eau Claire's achievements in making improvements to campus facilities and infrastructure. We hope this report will be an informative resource to understanding how projects are developed, the processes available to implement projects, and the significant investments made through the projects.

Thank you for your support of campus facilities.


Renee Strehlau
Campus Planner / Assistant Director of Facilities
Division of Finance and Administration



Named a
2022 Best College
in the Midwest
by U.S. News & World Report

#1
in undergraduate collaborative
research

Recognized as a
national leader
in study abroad
by the 2021 Open Doors Report of the Institute
of International Education



TOTAL BUILDINGS
59

Eau Claire Campus
40
Barron County Campus
9
Lease Facilities
10

**CAMPUS
CONTEXT
Fall 2021**

Total Enrollment **10,064**

Undergraduate **9,377**

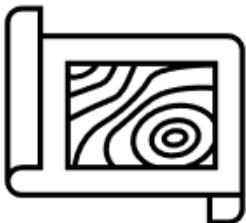
Graduate **687**



**Eau Claire
Campus**
10,064



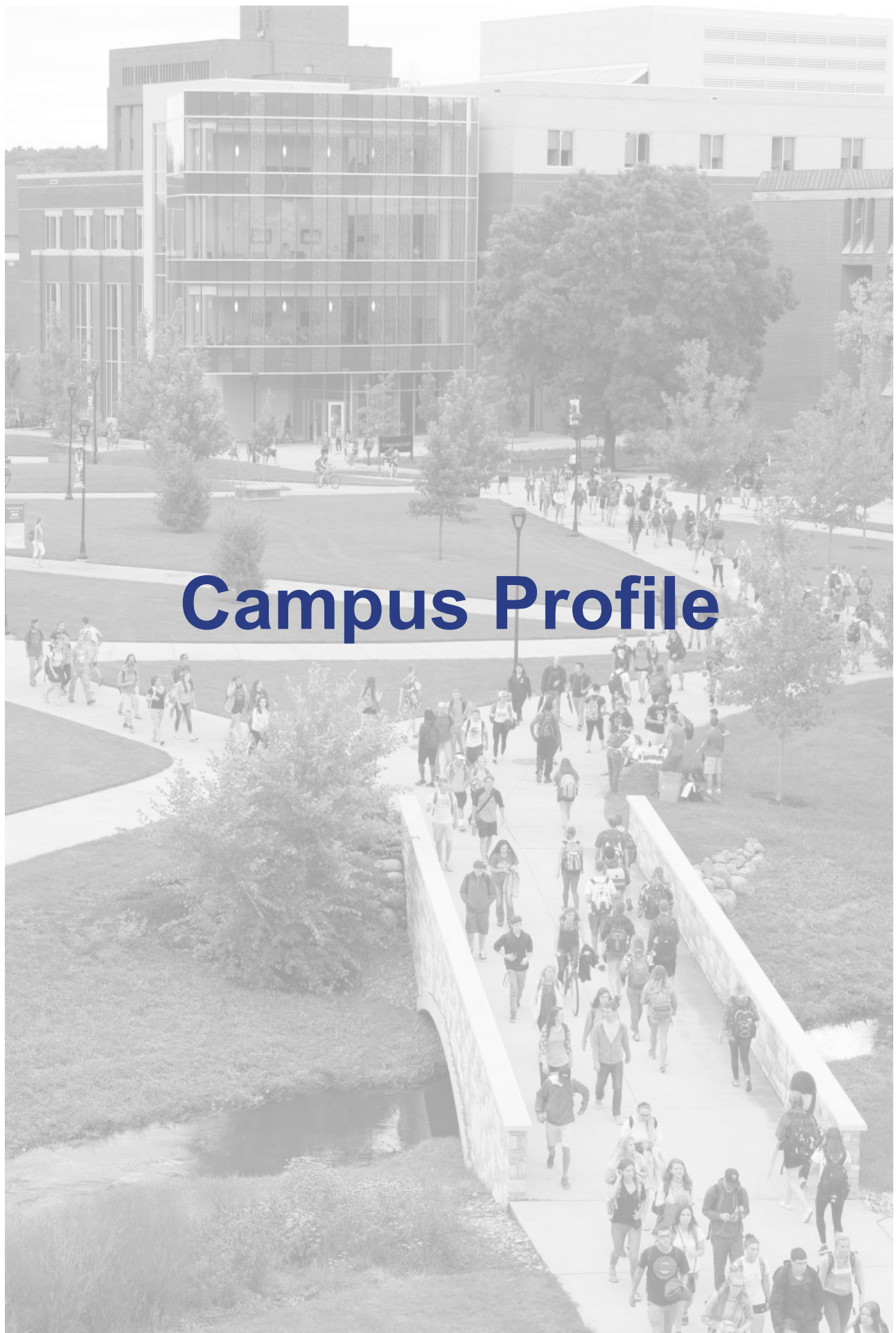
**Barron County
Campus**
394



TOTAL AREA
864 acres (approx.)

Eau Claire Campus:
653 acres (approx.)

Barron County Campus:
211 acres (approx.)



Campus Profile

A Brief Campus History: UW Eau Claire Main Campus

Although the name has changed throughout the years, UW -Eau Claire's commitment to excellence in higher education has remained constant. From commencement day in May 2016 through commencement day in May 2017, we celebrated our 100th anniversary. Learn about the history of this outstanding university and discover our plans for the next 100 years.

Eau Claire State Normal School (1916-1927)

The University of Wisconsin-Eau Claire was founded in the fall of 1916 as the Eau Claire State Normal School. A single building, now known as Schofield Hall, was construction on a 12-acre site donated by the city of Eau Claire. With a student body of 159 and a faculty of 20, the school offered one- and two-year elementary and three-year secondary teachers' courses, and a principal's course. Although the education of teachers was the mission of the institution, from the beginning it made available two years of general education or pre-professional study for persons not expecting to teach. Harvey A. Schofield was the first president of the new school, and his leadership saw it through the first 25 critical years of its existence.

Eau Claire State Teachers College (1927-1951)

In 1927, our name changed from Eau Claire State Normal School to the Eau Claire State Teachers College, with authorization to offer four years of higher education and to grant the degree of Bachelor of Education. In the same year, Eau Claire State Teachers College was accredited by the American Association of Teachers Colleges. In 1937 it was authorized to grant the Bachelor of Science in education degree. In 1974, 20 acres atop of the bluff overlooking the campus were acquired to provide the future physical education facilities. This was the first substantial increase in campus size since the founding of the school. The 1940s also were marked by the institution programs of orientation for freshman, the inauguration of the faculty advisement system for upperclassmen, and the advancement of teacher education and extension services. The adoption by the faculty of a philosophy of general education paved the way for accreditation by the North Central Association of Colleges and Secondary Schools in 1950.

Wisconsin State College at Eau Claire (1951-1964)

In 1951, the Board of Regents authorized the college to grant Bachelor of Arts and Bachelor of Science degrees in liberal arts, and the official name became Wisconsin State College at Eau Claire. A degree program in medical technology began in 1955; teacher education programs were augmented in 1958 by course for the training of teachers of special education and by specialization in junior high school and business education.

In 1952, a complex of four buildings - campus laboratory school, little theater, education building and field house – was completed, marking the first major campus development since the construction of the original building. Expansion of the college campus was made possible through the gift from the city of Eau Claire of the 200-acre Putnam Park, and the purchase of 23 additional acres for the upper campus in 1958.

Wisconsin State University-Eau Claire (1964-1971)

In June 1964, the Board of Regents gave university standing the state colleges, and the institution at Eau Claire was renamed Wisconsin State University-Eau Claire. Three schools within the university structure were created in 1964: Arts and Sciences, Education and Graduate Studies. In 1965 the School of Nursing was formed, and in 1966 the School of Business. Under President Leonard Haa's leadership, a \$50 million building program was realized. Seven additional residence halls and two food and recreational centers increased the amenities of student life and created an upper campus. The W.R. Davies University Center, built in 1959, was doubled in size in 1964. The L.E. Phillips Science Hall was opened in 1964 and expanded in 1968-69. Schneider Social Science Hall was occupied in 1967, the McPhee Physical Education Center and School of Nursing building in 1969, and the Fine Arts Building in 1970. A six-story addition to the W.D. McIntyre Library was completed in 1971.

University of Wisconsin-Eau Claire (1971-present)

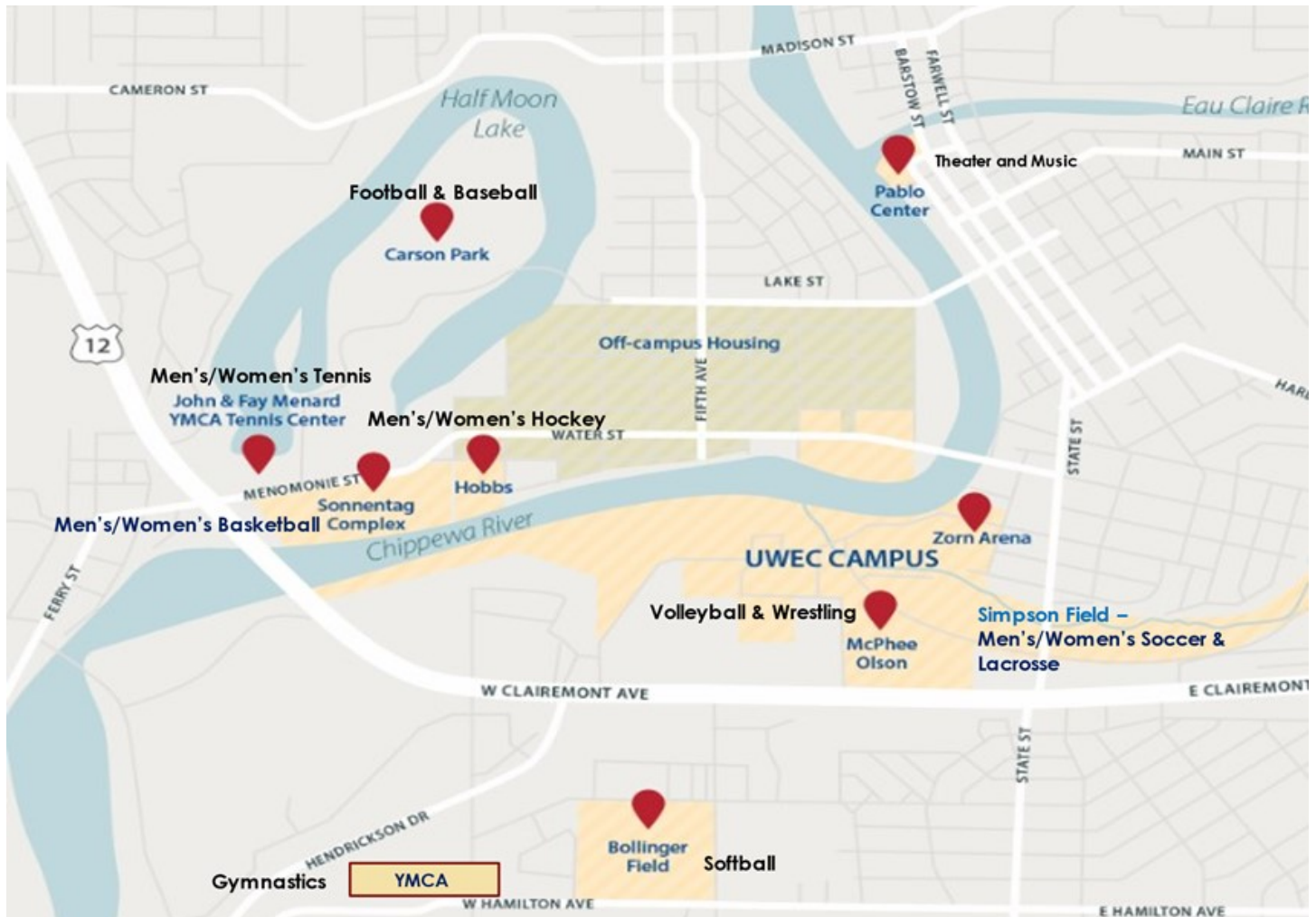
With the merger of the Wisconsin State University System and the University of Wisconsin System, completed in 1971, the name of the institution was changed to the University of Wisconsin-Eau Claire. A new academic building, the Richard E. Hibbard Humanities Hall, opened in 1974. In 1977, construction on a major addition to Davies Center was completed. In 1982, the Allied Health and Clinical Services Building on the north bank of the Chippewa River was completed. Construction of an addition to the Nursing Building was begun. The addition opened for occupancy in the summer of 1985. In recent years, the lower campus was transformed by the construction of the new W.R. Davies Student Center, completed in 2012, and Centennial Hall, completed in late 2013 and occupied in early 2014. The Davies Center construction is funded entirely by student fees and replaced a beloved building that was in need of extensive renovation. It represents a commitment to student success and sustainability. Centennial Hall is home to the College of Education and Human Sciences; the departments of education for equity and justice, English, languages and special education and inclusive practices; and many support services for students. It marked the first major campus construction funded entirely by state dollars in 30 years.

UW Eau Claire Main Campus Building List

FACILITY ID	FACILITY NAME	CONST. YEAR	FACILITY ID	FACILITY NAME	CONST. YEAR
0001	Harvey A. Schofield Hall	1915	0052	Bollinger Field BB Dugout	1993
0002	Phillips Storage Shed	2001	0053	Bollinger Field Storage Blk	1997
0003	L.E. Phillips Science Hall	1963	0054	Bollinger Field SB Dugout	2019
0003A	L.E. Phillips Science Hall Addition	1968	0055	Bollinger Field Press Box	2019
0004	Vicki Lord Larson	1959	0060	Gateway Water Feature	2019
0004A	Wm.D.Mcintyre Library	1971	0061	Katharine Thomas Hall	1953
0004B	Wm.D.Mcintyre Library-Add	1992	0062	Katherine Putnam Hall	1956
0005	Schneider Social Science	1966	0056	Bollinger Field SB Dugout	2019
0006	Mcphee Physical Educ Ctr	1968	0057	Chancellors Hall	1999
0006A	Mcphee Physical Educ Ctr - Addition	1986	0064	Sutherland Hall	1964
0007	Haas Fine Arts Center	1969	0065	Governors Hall-West	1961
0008	School Of Nursing	1968	0065A	Governors Hall - North	1961
0008A	School Of Nursing - Add	1984	0063	Bridgman Hall	1964
0009	Human Sciences & Services	1981	0066	Emmet Horan Hall	1960
0012	R.E. Hibbard Humanities	1973	0067	Murray Hall	1965
0017	Simpson Field Storage Shed 1	1969	0068	Towers Residence Hall- So	1966
0018	Simpson Field Storage Building	1996	0068A	Towers Residence Hall- N	1966
0019	Simpson Field Storage Shed 2	2013	0069	Oak Ridge Hall	1969
0020	Campus School	1951	0076	Upcamp Substation-Elect	1965
0020A	Earl S. Kjer Theatre	1951	0077	Putnam Park Memorial #1	1978
0020B	C.J. Brewer Hall	1951	0092	Chippewa Valley Technical College	
0020C	W.L. Zorn Arena	1951	0094	The Priory	1964
0026	Heating Plant New	1965	0096	Hobbs Observatory	1978
0026A	Heating Plant Coal Storage	1999	0098	Hobbs Ice Arena	1988
0026B	Heating Plant Bag House	2002	0100	Haymarket Landing	2016
0027	Heating Plant Storage		0101	Aspenon Mogensen Hall	2017
0028	Maintenance/Central Store	1962	0102	The Suites	2019
0028A	Maintenance/Central Store	1972	0103	UWEC Nursing at UWSP Marshfield	
0028B	Maintenance/Central Store	1989	0141	William R. Davies Center	2012
0028C	Hazardous Waste Storage	1990	0201	Centennial Hall	2014
0029	Lift Station	1969	0202	Pablo Center at the Confluence	2018
0042	Crest Wellness Center	1964	0203	ReGen Facility	2019
0043	Hilltop Center	1967	0204	Menards Self Storage	2014
0045	Bollinger Field Metal Storage	1979	0205	Haas Fine Arts Storage Shed	2019
0046	Athletic Develop/Shelter	1980	0206	Flesch Family Welcome Center	2020
0049	Bollinger Field BB Dugout	1993	0208	Simpson Field Athletics	1991
0051	Bollinger Field BB Dugout	1993	0451	Bollinger Field Soccer Shelter	2009



UW Eau Claire Campus Partnerships



A Brief Campus History: UW Eau Claire-Barron County Campus

The story of UW-Barron County began in the fall of 1963 when the Wisconsin Coordinating Committee for Higher Education (CCHE) recommended that a two year liberal arts institution be established in Rice Lake. In April 1964 the Barron County Board of Supervisors undertook the commitment to fund the physical facilities of the 'Branch Campus' with state and federal aid.

The Board of Regents of the State University System designated Stout State University in Menomonie to be the parent institution. Then in November 1965 the Barron County Board of Supervisors authorized the issuance of a \$1,500,000 bond issue and tax levy to help finance the institution. And in February 1966 the 142 acre Johnson-Zimmer tract in the south of the city and abutting the east shore of the Red Cedar River was selected as the site for the new campus. For \$50,000 the city took title to the property and delivered the deed to Barron County.

In February 1966 Stout State University President William J. Micheels named Dr. John F. Meggers as the first dean of the campus. The newly formed Barron County Campus of Stout State University opened in September 1966, offering a freshman course curriculum to over 100 students in the Ann Street facility which was headquarters for the Barron County Teacher's College. The addition of basic sophomore courses was added the following year, which caused the campus' enrollment to increase dramatically. In June 1967 the Barron County Teacher's College graduated their final class of students and ceased to exist.

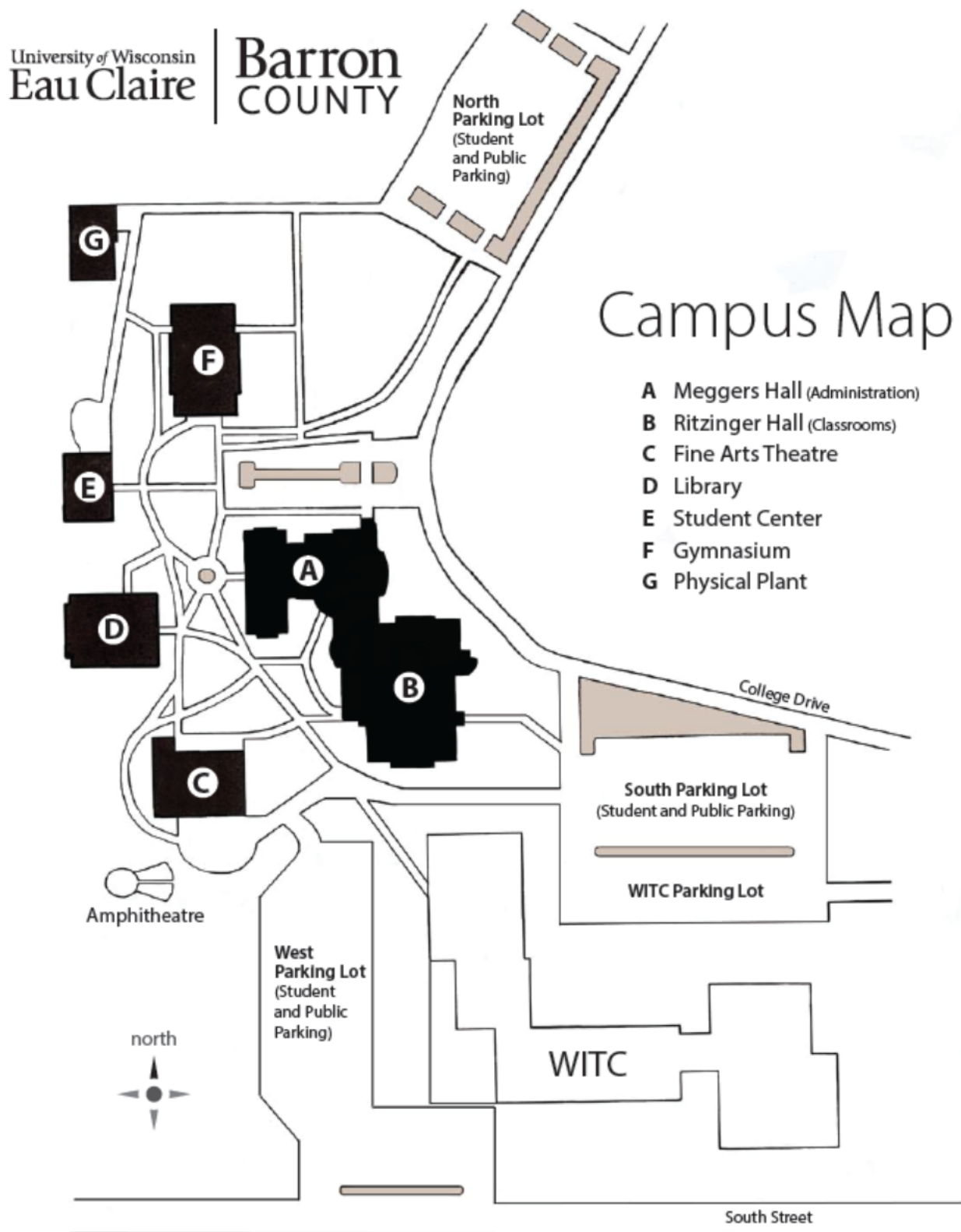
In April 1967 groundbreaking ceremonies were held on the site of the new campus after the County Board approved the final bids and alternates on the \$3,000,000 project. The architectural firm of Hirsch & Stevens of St. Paul was hired to design the structures and the Rice Lake firm of Vonasek & Schieffer was selected as the general contractor. In September 1967 bricks and mortar rose on the Johnson-Zimmer site and the campus embarked on the second year of liberal arts studies with 201 students, still in the makeshift quarters.

With the 1972 merger of the University of Wisconsin and State University Systems, the campus became part of the University of Wisconsin Center System and was known as UW Center-Barron County, until 1983 when the institution became known as the University of Wisconsin Centers. In 1997, the name of the institution was changed to the University of Wisconsin Colleges and the campus name to UW-Barron County.

On July 1, 2018, the University of Wisconsin-Barron County officially became a branch campus of UW-Eau Claire as part of a UW System-wide restructuring of all the former UW Colleges. The Barron County campus was officially named, the University of Wisconsin-Eau Claire – Barron County.

This financial partnership between the County and the State of Wisconsin for the oversight and management of the UW-Barron County campus continues today. The County has financial responsibility for the physical infrastructure and the State of Wisconsin has financial responsibility for the expenses associated with providing education and instruction.





UW Eau Claire-Barron County Campus Building List

Facility ID	Facility Name	Const. Year	Facility ID	Facility Name	Const. Year
1574	Storage	1981	1579	Barron Co Student Center	1968
1575	Meggers Hall	1968	1580	Physical Education Building	1968
1576	Ritzinger Hall	1968	1581	Physical Plant Building	1968
1577	Fine Arts Building	1968	1598	Patraw Observatory	1975
1578	UWEC-Barron Co Library Bldg	1968			

A Bold Future

2025
STRATEGIC
PLAN



University of Wisconsin
Eau Claire



Our Bold Vision: **NATIONAL DISTINCTION**

We will achieve a national reputation for academic distinction through three action goals

Distinction in Health and Wellbeing

- Increase collaborations across disciplines and colleges in support of health and wellbeing.
- Expand national partnerships to enhance opportunities for students, faculty and staff in health and wellbeing.
- Develop new, nationally competitive academic and cocurricular programs.
- Identify ways to enhance the wellbeing of faculty, staff and students.

Leadership in Equity, Diversity and Inclusion

- Implement practices that will eliminate the opportunity gap and lead to equitable outcomes for prospective and current students, faculty and staff.
- Identify national leadership opportunities through the Center for Racial and Restorative Justice and the Center for EDI Training and Development.
- Integrate EDI into classroom pedagogy, content and curriculum on all campuses.
- Build and maintain collaborative coalitions throughout our region.

Integrated Undergraduate Research and Creative Activity in all Disciplines

- Integrate undergraduate research and creative activities across disciplines on all campuses.
- Support departments in determining the best way to integrate research and creative activities into curriculum and workloads.
- Expand research with national partners.



Our Enduring Commitment: **SUPPORT OUR STRENGTHS**

Our vision is supported by existing institutional strengths

An Exemplary Education

- Support existing and develop new programs that attract students and serve the needs of Wisconsin.
- Strengthen University Honors and departmental honors programs.
- Collaborate with alumni and partners to enhance scholarships, high-impact practices and internships that range from local to international opportunities.

Nationally Distinctive Partnerships

- Foster new academic and cocurricular partnerships that support our bold vision and new learning opportunities.
- Identify, with UW-Eau Claire Foundation, new philanthropic support and collaborations.
- Encourage partnerships that intersect health and wellness, EDI and sustainability.
- Work with Barron County to advance regional economic development.

Sustainable Campuses

- Work to achieve carbon neutrality by 2050.
- Integrate sustainability into curricula and HIPs across disciplines and campuses.
- Implement carbon-free and reduced carbon systems.
- Seek third-party certification for new buildings.



Our Collective Action: **MEET OUR GOALS**

Our actions make our vision possible

Achieve our Guidepost Goals

- 100% will participate in HIPs.
- 90% students will be retained to year two.
- 50% students will graduate in four years.
- 20% students of color and eliminate the opportunity gap.

Grow Enrollment to 10,200

- Through expanded recruitment and increased retention we will return to our 2010 enrollment level of 10,200 FTE.

Invest in Faculty and Staff

- With increased enrollment and efficient use of resources we can invest in faculty and staff compensation and new programmatic initiatives.

2025 Academic Strategic Plan

Learning at the Center

During spring semester 2020, academic affairs leadership determined that the new academic strategic plan should focus on teaching and learning and its centrality to the mission of UW-Eau Claire. After a pause for the pandemic, and with the assistance of the Academic Strategic Plan Advisory Group those themes and proposed action steps were shared with a wide variety of stakeholders in academic affairs during spring semester 2021. The Academic Strategic Plan Advisory Group will gather additional feedback via survey and discussion groups during fall semester 2021.

The emerging plan:

- Focuses on teaching and learning, broadly defined, as the core of our institutional mission
- Describes one loop in an iterative cycle that moves us forward toward meeting our mission
- Identifies critical steps we will take before 2025 but does not attempt to identify all the work carried out in Academic Affairs
- Provides space for all faculty and staff to contribute to one or more plan goals
- Assumes collaboration within academic affairs, with governance, and across divisions.

The 2025 Academic Strategic Plan is centered on four main goals:

Goal 1: Further distinguish the UW-Eau Claire teaching and learning experience

Goal 2: Expand student academic engagement

Goal 3: Develop innovative academic programs

Goal 4: Reconfigure workload to empower innovation in teaching, scholarly and creative work, and the co-curricular academic experience

Each of these goals will be supported by actions that align with the goals of UW-Eau Claire's 2025 Strategic Plan: Distinction in Health and Wellbeing; Leadership in Equity, Diversity, and Inclusion; Integrated Undergraduate Research and Creative Activity in All Disciplines, An Exemplary Education, Nationally Distinctive Partnerships, Sustainable Campuses, Achieve Our Guidepost Goals, Grow Enrollment, and Invest in Faculty and Staff.

<https://www.uwec.edu/acadaff/academic-strategic-plan/>



Sustainability

Strategic Initiatives

- National distinction in health and human wellbeing and Leadership in EDI at all three locations (Eau Claire, Barron Co, Marshfield Clinic)
- Support our Strengths: An exemplary education, nationally distinctive partnership, Sustainable campuses
- Achieve carbon neutrality commitment and integrate sustainability into curricula
- Seek third-party certifications for new construction and implement reduced carbon systems

Status

Administrative Office of Sustainability: Established in 2021. Chancellor's Sustainability Fellows (Predecessor program)

Sustainability Tracking, Assessment, & Rating Starts (STARS)

- We are currently organizing the initial steps to begin the process. The Administrative Office of Sustainability staff are on a STARS Working Group through UW-System Sustainability. Along with faculty and students, we plan to focus and start implementation of gathering data for STARS in 2022.
- Innovative student and faculty-led campus carbon emissions inventory, 2008-present.

Number of Sustainability Courses offered at UW-Eau Claire

- 24 courses identified within the Sustainability and Climate Action certificate including: Environmental Biology, Climatology, Environmental Sociology, The Future of Global Energy, Sustainable Cities, Earth Resources and Sustainability.
- Numerous others related to sustainability



Active Student Organizations in Sustainability

- Students Encouraging Environmental Deeds (SEED), Conservation Club, Student Office of Sustainability (SOS), Geology Club, Geography Club, Student National Environmental Health Association (SNEHA)



Chancellor James Schmidt's Statement

Sustainability is at the heart of our university's strategic goals. We are preparing students for civic leadership by integrating sustainability into experiential learning opportunities, undergraduate research, internships, and into academic curriculum on all campuses. We are increasing partnerships, especially throughout the Chippewa Valley, that support education, student internships, research, and action at the intersection of sustainability, equity, diversity and inclusion, and human health and wellbeing. With the support of the Regents our students, faculty and staff can achieve our sustainability and energy goals.

Landscape Master Plan

The Most Beautiful Campus

The UW – Eau Claire Landscape Master Plan, initiated in 2017, communicates a campus wide spirit of design that improves function, wayfinding, and conservation practices in the campus landscape. This proposal considers the unique location of the university grounds in reference to its adjacent natural environment.

Moreover, the plan defines landscape management policies, including exterior site furnishing and material standards, to provide a consistent user experience throughout all areas of the campus landscape. This proposal was presented to the campus community for feedback and support.

The following goals are outlined in the landscape master plan:

- **Highlight UW-Eau Claire's unique character and plant communities**, through the creation of a landscape arboretum, and site- referenced planting design with respect to local and regional context.

- **Create a consistent campus experience by unifying and expanding connectivity throughout the site**, while considering the continual maintenance of those spaces.
- **Foster environmental stewardship through design, construction and maintenance practices** that optimizes our current staffing/ resources.
- **Enhance campus gateways** to create a greater sense of arrival to the UW- Eau Claire campus.
- **Strengthen related academic learning objectives and encourage open communication** among colleagues, students, and the greater Eau Claire community, combining long-term environmental and ethical responsibility.

<https://www.uwec.edu/facilities/grounds-services/>

Arboretum

UW-Eau Claire campus arboretum was established in 2016 with the Centennial - One Hundred Trees Project. The one hundred trees planted on the campus during the university's centennial year (2016), became the foundation of the campus arboretum.

Creation of the arboretum was one of several steps that led to UW-Eau Claire's designation as a [Tree Campus Higher Education](#) university by the Arbor Day Foundation. In earning the designation, UW-Eau Claire also established a campus tree advisory committee, a campus tree care plan, dedicated annual expenditures for its tree program, an annual Arbor Day observance and a student service-learning project related to tree initiatives.

An interactive tree locator map was created with GIS technology support from Martin Goettl, Geospatial Technology Facilitator in geography and anthropology. We are currently updating an inventory of all the trees located on campus through student service-learning projects. Open to the public, the arboretum consists of 177 acres of developed land plus 230 acres in the Putnam Park natural area that surrounds the campus. The campus grounds department has formally identified over 100 species of trees, 70 shrubs and 200 perennials.

The UW-Eau Claire Arboretum has been accredited at Level One through [ArbNet](#), a global network for tree-focused arboreta.

<https://www.uwec.edu/facilities/grounds-services/arboretum/>



In-Progress Master Plans

Recreation and Athletic Master Plan

Recreation, Athletics and Kinesiology are in the final stages of a master plan process that conducted a comprehensive evaluation of the shared facilities used by the programs. The master plan provides recommendations for design strategies for future planning, enhancement, and prioritization of Towers Field, Governors & Crest Courts, Bollinger Fields, Simpson Field, McPhee-Olson and Hilltop Center. The Recreation and Athletic Master Plan builds upon the 2010-2030 Campus Master Plan, Strategic Plan and Academic Master Plan. The master plan provides specific information about facility usage and demand, condition of existing facilities, benchmarking with peer institutions and program delivery. The Recreation and Athletic Master Plan will be completed Spring of 2022, it will provide project recommendations, conceptual estimates and priority sequence.



Utility and Energy Master Plan

Campus is committed to making changes to reach our sustainability goals. With upcoming projects focusing on steam line replacement, this is the time to study alternative means in order to provide a framework for decision making on campus utilities for the future. The Utility and Energy Master Plan will investigate and analyze the existing heating and cooling infrastructure systems that serves campus facilities. It will study and develop potential strategies and projects that will move campus toward its sustainability goals. The study will evaluate existing system conditions and performance and make recommendations to modify existing buildings and infrastructure systems. It will prioritize recommendations based on life cycle cost analyses and other parameters provided from campus, UW System and Department of Administration stakeholders.



Facilities Profile

The Business of Running a Campus

UW-Eau Claire's Facilities department provides services to university students, faculty, and staff. We strive to provide the highest level of service possible. We maintain excellence in the following areas:

- Design, plan, implement, operate and maintain high quality facilities needed to support the diverse activities of the University.
- Provide dependable and economical steam production and distribution.
- Supply low-cost, high-quality office, custodial, and teaching supplies.
- Promptly deliver university mail and packages.
- Provide secure, authorized access to university buildings and properties via lock management.
- Create and maintain a work place that respects the dignity of the people involved, satisfies applicable labor contracts, and provides the opportunity for autonomy, training, and to become an active participant in decision-making.

The Facilities department is made up of 140 Academic & University Staff not including LTE or student employees. Includes the following sub-departments:

- Central Stores and Mail
- Custodial
- Grounds
- Heating Plant
- Maintenance
- Planning & Construction

Approximately 10,000 work orders processed and completed per year. Includes repairs and service requests along with scheduled repairs and preventive maintenance.





Capital Improvement Budget

Funding Types

Financed Funding

General Fund Supported Borrowing (GFSB):

General Fund Supported Borrowing is general obligation bonding that is amortized with General Purpose Revenue (GPR). The debt service for GFSB becomes part of the university's overall budget, but is not part of the operating budget approval. GFSB is used for those facilities which house functions that are funded with GPR, which include instruction, office, student services, and libraries.

Program Revenue Supported Borrowing (PRSB):

Program Revenue Supported Borrowing is general obligation bonding that is amortized with Program Revenue (PR) from auxiliary operations such as housing, food service, parking, student centers, and student recreation. The debt service for PRSB becomes part of the operating budget of the particular auxiliary operation that operates the facility. PRSB is used for functions that generate revenue through user fees, such as housing and parking; for functions that generate revenue through sales of products, such as food service or bookstores; or for functions that are operated with student segregated fees, such as student unions or recreational facilities.

Cash

General Purpose Revenue Tuition Funds:

State resources and funding from tuition and extension credit fees

Auxiliary Operations Program Revenue Funds:

Self-supporting programs whose primary purpose is to provide services to students, staff, and occasionally the public such as residence halls, food service, student unions, parking etc.

General Program Revenue Funds:

Other self-supporting operations such as print and copy shops, dairy sales, camps and clinics, etc.

Segregated University Fees (SEG):

These are charges, in addition to instructional fees, assessed to all students for student services, activities, programs and facilities that support the mission of the University.

Building Trust Funds (BTF):

These funds are managed by the Department of Administration (DOA) and require State Building Commission (SBC) approval. These are cash funds that serve as a revolving design fund. If agency funds are available for preliminary design, planning can begin without Building Commission action. BTF is replenished by the interest the state receives from held funds and by general obligation bond revenues. This fund is not replenished by a campus directly.

Non-State Funding

Gifts, Grants and Contracts:

Restricted funds from private or organizational gifts, federal and nonfederal grants, and contracts that are provided for specific purposes.

Federal Indirect Cost Reimbursement:

Reimbursements received from the federal government for various costs incurred in administering federal grant programs. (funding examples include faculty and student research, facility and maintenance costs for research buildings, capital investments, etc.)

UWS Regent Policy 19-8 stipulates the type of funding that may be used for different types of projects and what may not be used. This and other Regent policies can be found at the following location:

<https://www.wisconsin.edu/regents/policies/>

Capital Planning Summary

State Capital Budget Planning Process

Every two years, as part of the biennial budget process, the Building Commission recommends to the legislature a State Building Program, which includes a list of projects and funding sources to meet the state's capital improvement and maintenance needs over the following two-year budget cycle.

See Appendix B for State Capital Budget Planning Process.

The Department of Administration Division of Facilities Development

The Division of Facilities Development (DFD) is responsible for the State Building Program for all state agencies and the University of Wisconsin System.

DFD is responsible for staffing the State Building Commission and developing and implementing the biennial State Building Program. The program includes the construction of new buildings and the remodeling, renovation, and maintenance of existing facilities for all state agencies and the University of Wisconsin System.

The division provides technical advice, project management, and field oversight of construction projects; and contracts for architecture/engineering services and construction work. DFD is part of the Department of Administration and is made up of two Bureaus: the Bureau of Architecture and Engineering (BAE) and the Bureau of Capital Budget and Construction Administration (BCBCA). DFD is located in the DOA Building at 101 E. Wilson Street in Madison.

Project Type Summary

Major Projects - New construction costing \$1,000,000 or more; building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing \$3,000,000 or more.

Minor Projects - Building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing more than \$3,000,000 and less than \$7,400,000.

All Agency Projects - New construction costing between \$300,000 and \$1,000,000; building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing less than \$3,000,000.

Instructional Space Projects - Remodeling projects costing less than \$7,400,000 focus on maintaining and upgrading the classrooms and instructional laboratories space and technology.

Small Projects - Maintenance, repair, and renovation projects cost less than \$300,000.

2019-2021 UW System Enumerated Projects

On July 3, 2019, the Governor signed the 2019-21 Wisconsin State Capital Budget as part of 2019 Wisconsin Act 9, as recommended and approved by the State Building Commission and Wisconsin State Legislature.

The funding enumerated in 2019 Wisconsin Act 9 will provide the following:

- Repair, renovation, or replacement of obsolete and aging facilities
- Construction of STEM facilities to expand STEM education
- Upgrades to aged utility systems
- Upgrades to classrooms and instructional labs to meet current standards
- Residence hall renovations to improve student housing
- Planning for future projects

The tables on the next two pages are the projects that were enumerated for University of Wisconsin System (UWS). Project for UWEC are indicated by the Institution ID of EAU, and will be further described later in this document.

Additional information on the UWS Capital Plan and past enumerations can be accessed at:

<https://www.wisconsin.edu/capital-planning/capital-budget/capital-plan/>

A full description of the entire Wisconsin State Budget can be accessed at the **Wisconsin State Legislature** website at: <https://docs.legis.wisconsin.gov/misc/lfb/budget>

An abbreviated version can be found at the **Department of Administration Capital Budget** page at:

https://doa.wi.gov/Pages/DoingBusiness/CapBud_Current.aspx

2019 WISCONSIN ACT 9 ENUMERATIONS FOR UW SYSTEM								
ID	INST	PROJECT	BUDGET	GFSB	PRSB	CASH	GIFTS	BTF
1.1	SYS	All Agency Projects Program Funding	\$219,140,500	\$168,596,300	\$50,544,200	\$0	\$0	\$0
1.2	SYS	Minor Facilities Renewal - Group I*	\$30,000,000	\$22,000,000	\$8,000,000	\$0	\$0	\$0
1.3	SYS	Minor Facilities Renewal - Group II*	\$30,000,000	\$24,000,000	\$6,000,000	\$0	\$0	\$0
1.4	SYS	Minor Facilities Renewal - Group III*	\$30,000,000	\$26,000,000	\$4,000,000	\$0	\$0	\$0
2	SYS	Instructional Space Projects Program Funding**	\$31,689,000	\$31,689,000	\$0	\$0	\$0	\$0
3	MIL	Chemistry Bldg/Utilities Extension	\$129,535,000	\$129,535,000	\$0	\$0	\$0	\$0
4.1	EAU	Upper/Lower Campus Steam Utility Repl	\$19,767,000	\$11,663,000	\$8,104,000	\$0	\$0	\$0
4.2	MSN	Bascom Hill/Lathrop Dr Utility Repl, Ph II	\$20,076,000	\$14,660,000	\$5,416,000	\$0	\$0	\$0
4.3	WTW	Heating Plant Boilers Fuel Retrofit	\$6,937,000	\$3,954,000	\$2,983,000	\$0	\$0	\$0
4.4	OSH	Heating Plan Chiller/Cooling Tower Repl	\$3,465,000	\$2,495,000	\$970,000	\$0	\$0	\$0
4.5	EAU	Lower Campus Chiller/Cooling Tower Repl	\$3,764,000	\$2,785,000	\$979,000	\$0	\$0	\$0
5	PKS	Campus Fire Alarm System Renovation	\$6,773,000	\$5,554,000	\$1,219,000	\$0	\$0	\$0
6	STO	South Hall Addition & Renovation	\$35,015,000	\$0	\$35,015,000	\$0	\$0	\$0
7	MIL	Student Union Renovation	\$40,723,000	\$0	\$35,000,000	\$5,723,000	\$0	\$0
8	MSN	Sellery Hall Addition & Renovation	\$78,811,000	\$0	\$59,108,000	\$19,703,000	\$0	\$0
10	MSN	Veterinary Medicine Addition & Renovation	\$128,103,000	\$90,103,000	\$0	\$0	\$38,000,000	\$0
12	LAC	Graff Main Hall HVAC System Renovation	\$13,822,000	\$13,822,000	\$0	\$0	\$0	\$0
14	EAU	Science/Health Science Building, Ph I	\$109,000,000	\$93,250,000	\$0	\$2,041,000	\$13,709,000	\$0
15	MSN	Gymnasium Natatorium Replacement	\$126,391,000	\$0	\$91,991,000	\$0	\$34,400,000	\$0
16	LAC	Fieldhouse & Soccer Support Facility	\$49,035,000	\$0	\$24,517,500	\$24,517,500	\$0	\$0
17	MSN	Kohl Center Addition & Renovation	\$48,074,000	\$0	\$33,974,000	\$4,100,000	\$10,000,000	\$0
19	MSN	Camp Randall Stadium Renov/Field House	\$77,646,000	\$0	\$68,046,000	\$6,600,000	\$3,000,000	\$0
20	MIL	Klotsche Center Annex Addition	\$7,000,000	\$0	\$0	\$7,000,000	\$0	\$0
ADVANCED PLANNING								
21	RVF	Science & Technology Innovation Center	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000
22	EAU	Science/Health Science Building, Ph II	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
23	MIL	Engineering Building/Central Utilities Extension	\$500,000	\$0	\$0	\$0	\$0	\$500,000
24	MSN	Engineering Building	\$500,000	\$0	\$0	\$0	\$0	\$500,000
25	WTW	Winther Hall Addition & Renovation	\$500,000	\$0	\$0	\$0	\$0	\$500,000
27	OSH	Nursing/Education Building, Phase II	\$500,000	\$0	\$0	\$0	\$0	\$500,000
2019-21 ENUMERATIONS TOTAL			\$1,249,766,500	\$640,106,300	\$435,866,700	\$69,684,500	\$99,109,000	\$5,000,000

2019-21 MINOR FACILITIES RENEWAL PROJECTS PROGRAM GROUPS						
ID	TYPE	INST	PROJECT	TOTAL	GFSB	PRSB
1.2 MINOR FACILITIES RENEWAL - GROUP I				\$30,000,000	\$22,000,000	\$8,000,000
1.2.1	FM&R	MSN	Multi-Bldg Fire Alarm Sys Repl & Renov, Ph 8			
1.2.2	UR&R	MSN	Fluno Center Plaza Deck Waterproofing & Repair			
1.2.3	FM&R	GBY	Mary Ann Cofrin Hall/Wood Exterior Envelope Repair			
1.2.4	UR&R	STO	Site Utility Steam Distrib Sys Box Conduit Replacement			
1.2.5	FM&R	MIL	Engineering Math Sci Bldg MEP Infrastructure Renovation			
1.2.5	FM&R	MIL	Engineering Math Sci Bldg MEP Infrastructure Renovation			
1.3 MINOR FACILITIES RENEWAL - GROUP II				\$30,000,000	\$24,000,000	\$6,000,000
1.3.1	FM&R	MSN	Multi-Building Sprinkler System Retrofit & Renovation			
1.3.2	UR&R	MSN	Site Utility Steam Distrib Pit 4/13-79/12 Replacement			
1.3.3	UR&R	MSN	Site Utility Steam Distrib Pit 59/10-Ag Bulletin/Soils/King Repl			
1.3.4	UR&R	MSN	Site Utility Electrical Distrib Renov & Replacement			
1.3.5	FM&R	MIL	Mitchell Hall Ext Envelope Repair & Ext Window Repl			
1.4 MINOR FACILITIES RENEWAL - GROUP III				\$30,000,000	\$26,000,000	\$4,000,000
1.4.1	FM&R	MSN	Muti-Building Elevator Renovation & Replacement			
1.4.2	FM&R	MIL	Multi-Building Exterior Envelope Repair			
1.4.3	FM&R	MSN	Multi-Building Exterior Envelope Repair			
1.4.4	FM&R	PLT	Karmann Library HVAC System Renov/Skylight Replacement			
1.4.5	FM&R	OSH	Gruenhagen Hall Plumbing Riser Replacement			
1.4.6	FM&R	PLT	Ottensman Hall Central Chilled Water Plant Expansion			
1.4.7	FM&R	WTW	McGraw Hall Exterior Entrance Repair			

2019-21 INSTRUCTIONAL SPACE PROGRM PROJECTS			
ID	INST	PROJECT	GFSB TOTAL
2.1	WTW	Center for the Arts Sculpture Lab Reno	\$3,001,000
2.2	GBY	Instructional Services Electrical Engineering Tech Lab Renov	\$5,763,500
2.3	LAX	Mitchell Hall Physical Education Lab Renov	\$6,037,500
2.4	OSH	Swart Hall Forensics Anthropology Lab & Classroom Renov	\$1,512,500
2.5	EAU	Haas Fine Arts Music Large Ensemble & Practice Rooms Renov	\$6,743,500
2.6	OSH	Arts & Communication Music Practice Rooms Acoustic Renov	\$1,779,000
2.7	MSN	Agricultural Hall 125 Classroom Renov	\$3,144,000
2.8	MIL	Holton Hall G80 Active Learning Classroom Renov	\$689,000
2.9	STO	Fryklund Hall Apparel Labs Renov	\$3,019,000

Funding Source Abbreviations

GFSB General Fund Revenue Supported Borrowing
 PRSB Program Revenue Supported Borrowing
 BTF Building Trust Fund

Definitions of funding sources can be found on page 16

UW Institution Abbreviations

EAU Eau Claire
 GBY Green Bay
 LAX La Crosse
 MSN Madison
 MIL Milwaukee
 OSH Oshkosh
 PKS Parkside
 PLT Platteville
 RVF River Falls
 SPT Stevens Point
 STO Stout
 SUP Superior
 WTW Whitewater

SYS UW System

2021-2023 UW System Capital Budget Request

The Board of Regents approved these Capital Budget recommendations in August & December 2020 to move forward for consideration in the 2021-2023 State Budget. Reference Appendix B for approval process.

2021-23 UW SYSTEM CAPITAL BUDGET REQUEST (Requests for Construction Authority and Funding)								
			BUDGET	GFSB	PRSB	CASH	GIFTS	BTF
2021-23 Capital Budget Request Total			\$1,305,500,000	\$1,037,591,000	\$113,544,000	\$25,955,000	\$74,787,000	\$53,623,000
2021-23 UW SYSTEM CAPITAL BUDGET REQUEST (Requests for Construction Authority and Funding)								
ID	INST	PROJECT	BUDGET	GFSB	PRSB	CASH	GIFTS	BTF
1	SYS	All Agency Projects Program	\$150,000,000	\$100,000,000	\$50,000,000	\$0	\$0	\$0
2	SYS	Instructional Space Projects - Group I	\$15,217,000	\$15,217,000	\$0	\$0	\$0	\$0
3	SYS	Minor Facilities Renewal Projects Program - Group I	\$56,629,000	\$55,216,000	\$1,413,000	\$0	\$0	\$0
4	MIL	Old Chemistry Building Demolition	\$7,136,000	\$0	\$0	\$0	\$0	\$7,136,000
5	STP	Albertson Hall Replacement	\$92,160,000	\$92,160,000	\$0	\$0	\$0	\$0
6	MSN	Music Hall Restoration	\$26,368,000	\$26,368,000	\$0	\$0	\$0	\$0
7	OSH	Clow Hall/Nursing Education Renovation - Phase II	\$26,974,000	\$26,974,000	\$0	\$0	\$0	\$0
8	MIL	Sandburg Hall West Tower Renovation	\$11,445,000	\$0	\$11,445,000	\$0	\$0	\$0
9	LAX	Residence Halls Elevator Tower Additions	\$9,642,000	\$0	\$9,642,000	\$0	\$0	\$0
10	SYS	Instructional Space Projects - Group II	\$16,658,000	\$16,658,000	\$0	\$0	\$0	\$0
11	SYS	Minor Facilities Renewal Projects Program - Group II	\$43,798,000	\$36,457,000	\$7,341,000	\$0	\$0	\$0
12	WTW	Winther Hall/Heide Hall Entry Additions & Renovations	\$59,445,000	\$59,445,000	\$0	\$0	\$0	\$0
13	LAX	Mitchell Hall HVAC System Replacement	\$26,329,000	\$26,329,000	\$0	\$0	\$0	\$0
14	MSN	Engineering Drive Utilities Replacement & Renovation	\$73,141,000	\$50,467,000	\$22,674,000	\$0	\$0	\$0
15	MIL	Northwest Quadrant Health Sciences Renovation	\$74,828,000	\$74,828,000	\$0	\$0	\$0	\$0
16	RVF	Science & Technology Innovation Center	\$116,730,000	\$116,730,000	\$0	\$0	\$0	\$0
17	GBY	Cofrin Technology & Education Center	\$96,297,000	\$87,487,000	\$2,447,000	\$0	\$0	\$6,363,000
18	LAX	Prairie Springs Science Center - Phase II	\$92,799,000	\$87,892,000	\$0	\$0	\$0	\$4,907,000
19	MSN	Engineering Building Replacement - Phase I	\$150,000,000	\$100,000,000	\$0	\$0	\$50,000,000	\$0
20	MSN	College of Letters & Science Academic Building	\$88,441,000	\$65,363,000	\$0	\$0	\$23,078,000	\$0
21	SYS	Campus Master Plan Land Acquisition Program	\$11,700,000	\$0	\$0	\$11,700,000	\$0	\$0
22	LAX	Center for the Arts Parking Ramp/Police Building Addition	\$21,582,000	\$0	\$8,582,000	\$13,000,000	\$0	\$0
2021-23 Requests for Construction Authority Subtotal			\$1,267,319,000	\$1,037,591,000	\$113,544,000	\$24,700,000	\$73,078,000	\$18,406,000
2021-23 UW SYSTEM CAPITAL BUDGET REQUEST (Requests for Construction Authority and Funding)								
ID	INST	PROJECT	BUDGET	GFSB	PRSB	CASH	GIFTS	BTF
23	MIL	Engineering Building Replacement - Planning & Design	\$8,191,000	\$0	\$0	\$0	\$0	\$8,191,000
24	STO	Heritage Hall Addition & Renovation - Planning & Design	\$5,577,000	\$0	\$0	\$0	\$0	\$5,577,000
25	MSN	South Central Campus Steam Utility - Planning & Design	\$4,048,000	\$0	\$0	\$1,255,000	\$0	\$2,793,000
26	OSH	Polk Library Renovation - Planning & Design	\$6,184,000	\$0	\$0	\$0	\$0	\$6,184,000
27	MSN	Art Lofts Addition & Renovation - Planning & Design	\$6,835,000	\$0	\$0	\$0	\$1,709,000	\$5,126,000
28	PLT	Ottensman Hall Renovation - Planning & Design	\$7,346,000	\$0	\$0	\$0	\$0	\$7,346,000
2021-23 Requests for Planning & Design Authority Subtotal			\$38,181,000	\$0	\$0	\$1,255,000	\$1,709,000	\$35,217,000

2021-2023 UW System Enumerated Projects

On July 8 2021, the Governor signed the 2021-23 Wisconsin State Capital Budget as part of 2021 Wisconsin Act 58, as recommended and approved by the State Building Commission and Wisconsin State Legislature.

The tables to the left, below and the next page are the projects that were enumerated for University of Wisconsin System (UWS). Project for UWEC are indicated by the Institution ID of EAU, and will be further described later in this document.

Additional information on the UWS Capital Plan and past enumerations can be accessed at:
<https://www.wisconsin.edu/capital-planning/capital-budget/capital-plan/>

A full description of the entire Wisconsin State Budget can be accessed at the **Wisconsin State Legislature** website at: <https://docs.legis.wisconsin.gov/misc/lfb/budget>

An abbreviated version can be found at the **Department of Administration Capital Budget** page at:
https://doa.wi.gov/Pages/DoingBusiness/CapBud_Current.aspx

2021 WISCONSIN ACT 58 ENUMERATIONS FOR UW SYSTEM								
ID	INST	PROJECT	BUDGET	GFSB	(*) EX-PRSB	PRSB	CASH	GIFTS
1	SYS	All Agency Projects Program	\$240,593,659	\$100,083,000	\$50,938,259	\$50,000,000	\$31,637,400	\$5,047,000
3	SYS	Minor Facilities Renewal Projects Program – Group I	\$56,629,000	\$55,216,000	\$0	\$1,413,000	\$0	\$0
5	STP	Albertson Hall Replacement	\$96,000,000	\$96,000,000	\$0	\$0	\$0	\$0
7	OSH	Clow Hall/Nursing Education Renovation - Phase II	\$26,974,000	\$26,974,000	\$0	\$0	\$0	\$0
8	MIL	Sandburg Hall West Tower Renovation	\$11,445,000	\$0	\$11,445,000	\$0	\$0	\$0
9	LAX	Residence Halls Elevator Tower Additions	\$9,642,000	\$0	\$9,642,000	\$0	\$0	\$0
11	SYS	Minor Facilities Renewal Projects Program – Group II	\$43,798,000	\$36,457,000	\$0	\$7,341,000	\$0	\$0
14	MSN	Engineering Drive Utilities Replacement & Renovation	\$73,141,000	\$50,467,000	\$0	\$22,674,000	\$0	\$0
16	RVF	Science & Technology Innovation Center	\$116,730,000	\$111,730,000	\$0	\$0	\$0	\$5,000,000
17	GBY	Cofrin Technology & Education Center	\$96,297,000	\$93,850,000	\$0	\$2,447,000	\$0	\$0
20	MSN	College of Letters & Science Academic Building	\$88,441,000	\$60,363,000	\$0	\$0	\$0	\$28,078,000
	MSN	Wisconsin Veterinary Diagnostic Laboratory Renovation & Expansion	\$9,555,000	\$9,555,000	\$0	\$0	\$0	\$0
2021-23 Enumerations Subtotal			\$866,357,659	\$640,695,000	\$72,025,259	\$83,875,000	\$31,637,400	\$38,125,000
(*) EX-PRSB (existing Program Revenue Supported Borrowing) vs. PRSB (New Program Revenue Supported Borrowing)								

2021-23 MINOR FACILITIES RENEWAL PROJECTS PROGRAM GROUPS						
ID	TYPE	INST	PROJECT	TOTAL	GFSB	PRSB
3 MINOR FACILITIES RENEWAL PROJECTS PROGRAM – GROUP I				\$56,629,000	\$55,216,000	\$1,413,000
3.1	UR&R	PKS	Heating & Chilling Plant Boilers 3 & 4 Replacement			
3.2	HS&E	MSN	Multi-Building Fire Alarm System Renovations – Phases X-XI			
3.3	HS&E	MSN	Multi-Building Fire Protection System Renovations			
3.4	HS&E	MSN	Multi-Building Fire Suppression System Renovations			
3.5	UR&R	MIL	Great Lakes Research Facility Dock Wall Restoration			
3.6	UR&R	SUP	Sports & Activity Fields Redevelopment			
3.7	FM&R	MSN	Armory & Gymnasium Exterior Envelope Repair & Replace			
3.8	FM&R	PLT	Williams Fieldhouse HVAC & Electrical System Replacements			
11 MINOR FACILITIES RENEWAL PROJECTS PROGRAM – GROUP II				\$43,798,000	\$36,457,000	\$7,341,000
11.1	FM&R	OSH	Harrington Hall HVAC System Replacement			
11.2	FM&R	MSN	Multi-Building Elevator Modernization & Replacements			
11.3	FM&R	MSN	Multi-Building AAALAC Accreditations Repairs			
11.4	FM&R	SUP	Barstow Science Laboratory & Applied Research Renovation			
11.5	FM&R	STO	Jarvis Hall Technology Wing Laboratory Infrastructure Renovations			
11.6	FM&R	STO	Hanson/Keith/Mines/Chinnock Halls Restroom Renovations			
11.7	FM&R	OSH	Multi-Building Historic Homes Renovation			
Project Types: FM&R – Facilities Maintenance and Repair HS&E – Health, Safety & Environmental Protection (All Agency funding source) UR&R – Utilities Repair and Replacement						

Funding Source Abbreviations

GFSB General Fund Revenue Supported Borrowing
 PRSB Program Revenue Supported Borrowing
 BTF Building Trust Fund

Definitions of funding sources can be found on page 16

UW Institution Abbreviations

EAU Eau Claire
 GBY Green Bay
 LAX La Crosse
 MSN Madison
 MIL Milwaukee
 OSH Oshkosh
 PKS Parkside
 PLT Platteville
 RVF River Falls
 SPT Stevens Point
 STO Stout
 SUP Superior
 WTW Whitewater

 SYS UW System

Campus Budget Planning

In calendar year 2021, the Eau Claire Budget office began providing budget manager trainings on several different budget topics. The budget office also began providing campus forecasts, departmental budget reports, and published the first fiscal budget book. Budget planning goals for UW-Eau Claire include:

Is conversant in financial language.

- Adopts a holistic, mission-based approach to developing divisional, departmental, unit and project budgets.
- Maximizes the use of available WISER platform.
- Provides financial transparency and financial information to campus.

The purpose of the new budget programs and publications are to provide the following:

- A forecast of planned revenues, spending and saving
- A tool for the allocation of current and anticipated financial resources
- A means to promoted good management
- A controlling instrument
- A method of communication
- A reflection of organizational values

A budget analysis was completed by the UW-Eau Claire Budget Office and the results were published in the 2019-20 Budget Book.



The budget document includes financial breakdowns for all divisions and includes a three-year all-funds budget analysis that includes information for Fiscal Years 2017-18 through 2019-20.

The budget book for Fiscal Year 2020-21 is currently in development. Budget books can be found on the Budget SharePoint page at:

<https://universityofwieauclaire.sharepoint.com/sites/BRP/Budget%20Book/Forms/AllItems.aspx>

This document, and the ones that come after, will help inform campus of the availability of funds for future initiatives.



Campus Master Plan Accomplishments

2010-2030 Campus Master Plan

Providing a Framework

Master planning provides a comprehensive analysis of existing physical conditions and existing and projected physical needs, and develops recommendations for meeting those physical needs, providing a framework for the physical development of UW-Eau Claire for the next 20 years. The master plan integrates academic and financial planning of the campus with physical development planning. The master plan process included input from the UW-Eau Claire administration, faculty, staff and students; UW System and Division of State Facilities stakeholders; representatives of local government.

The campus master plan provides recommendations for land use, space use, image and identity, access and circulation, parking, open space, athletic and recreation facilities, utilities, sustainability, and potential acquisitions. The plan was informed by these aligned planning efforts; it supports academic planning and serve as the physical means for implementing the strategic plan.

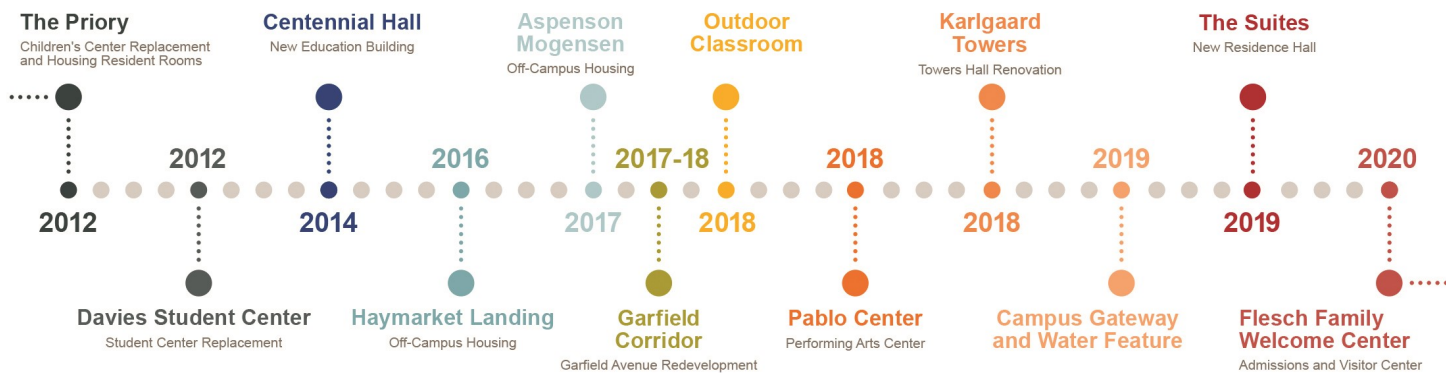
The master plan assessed the condition and suitability of current facilities; identify appropriate physical solutions in conjunction with operational improvements; evaluate costs of solutions; seek funding sources; and assign roles and responsibilities for achieving the master plan recommendations.

It is expected that this dynamic process and its associated products will guide the cohesive and comprehensive development of the UW-Eau Claire campus as it continues to evolve as a vibrant center of learning and living to meet the educational needs of the region and the state into the future.

The 2010 – 2030 Campus Master Plan is available at <https://www.uwec.edu/facilities-projects/master-plan/>.

Our current Master Plan expires in 2030, though we may elect to update it sooner.

Accomplishments



Const. Year	Facility Name	Description
2012	The Priory	Children's Center Replacement & Housing Resident Rooms
2012	Davies Student Center	Student Center Replacement
2014	Centennial Hall	New Education Building
2016	Haymarket Landing	Off Campus Housing
2017	Aspenson Mogensen	Off Campus Housing
2017/2018	Garfield Corridor	Garfield Avenue Redevelopment
2018	Outdoor Classroom	Outdoor Classroom
2018	Pablo Center	Performing Arts Center
2018	Karlgaard Towers	Towers Hall Renovation
2019	Campus Gateway / Water Feature	Campus Gateway and Water Feature
2019	The Suites	New Residence Hall
2020	Flesh Family Welcome Center	Admissions & Visitor Center

UW-EAU CLAIRE

The Priory

\$6,048,000



Project Highlights:

- 112 wooded acres, 80,000 square feet of building.
- Home of Children's Nature Academy.
- Housing provides 48 single dorm rooms for upper-classmen.



Project Description:

In October 2011, Blugold Real Estate purchased The Priory (located three miles south of the main campus), a former monastery housing the St. Benedictine order of nuns. The Priory includes three buildings totaling more than 80,000 square feet and 112 acres of primarily wooded land in a pristine location.

Prior to occupancy Housing and Residence Life and Children's Nature Academy funded significant building improvements. These improvements provided program spaces for their needs and to meet current building codes.

The Children's Nature Academy (university childcare center) occupies approximately 30% of the space. There also are 48 single occupancy residence hall rooms located there, where students who welcome the natural setting can choose to live. The State of Wisconsin leases the entire Priory for the university's benefit.



UW-EAU CLAIRE

Davies Student Center

\$48,620,000



Project Highlights:

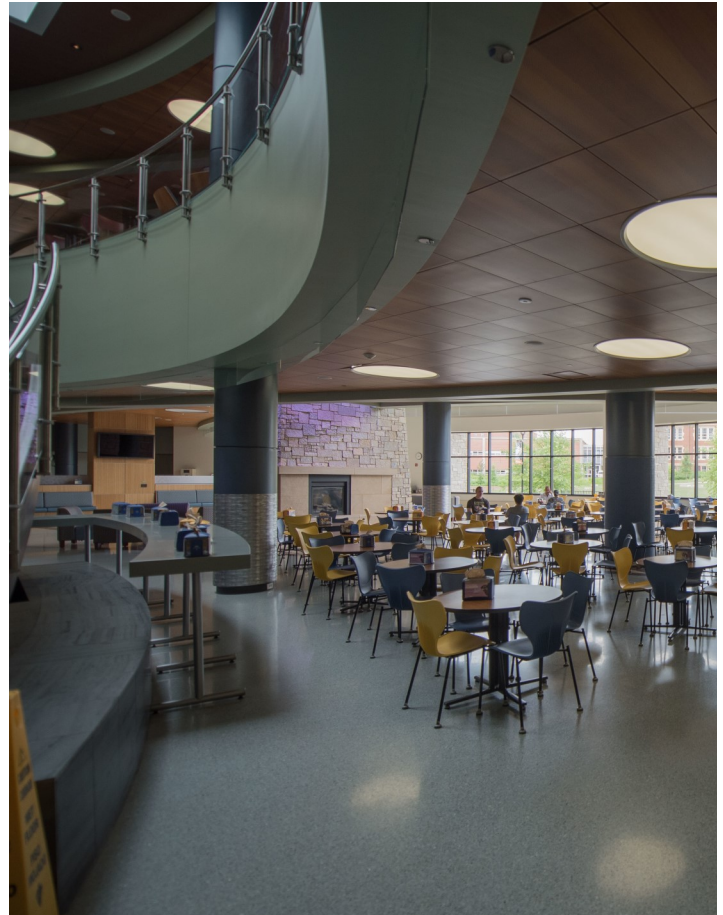
- 175,000 gross square footage, three stories.
- Eau Claire's largest event center, offering 11 meeting rooms of different sizes.
- A model of Sustainable Design; including Green Roof, Renewable Energy, Water Efficiency, Environs.



Project Description:

This project will construct an approximately 101,600 ASF/169,100 GSF three-story student union building, which will replace the existing W.R. Davies University Center, on a site to the southwest of the Davies building. The existing 129,900 GSF Davies building will be demolished and the site will be graded and landscaped to provide a new campus green space. The new building will include space for student organizations, the Student Senate, retailers, dining and food service, meeting rooms, lounges, ballrooms, the University Bookstore, and administrative offices. Modifications to the existing parking lot, drive, and utility services will be included as part of this project as well as the restoration of areas of the Little Niagara Creek that project construction is expected to disturb.

The project will incorporate sustainable design elements with a goal of designing a U. S. Green Building Council LEED™ Silver equivalent building. Elements that will be evaluated for their inclusion into the project include geothermal heating and cooling a portion of the building, installing solar panels to generate hot water, and providing photovoltaic panels to generate electricity.



UW-EAU CLAIRE

Centennial Hall

\$44,500,000



Project Highlights:

- Opened in 2014, 182,000 gross square footage, four stories.
- Offers multiple lecture halls, classrooms, meeting rooms.
- Home to several student service functions: Student Success Network, Services for Students with Disabilities, Office of Multicultural Affairs.
- Einstein Bagels
- Informal lounge space throughout the building.



Project Description:

This project will construct a new four-story building that will consolidate the education departments and programs of the College of Education and Human Sciences in one location, and replace obsolete space in Brewer Hall and the Campus school. In addition to instructional spaces for Education, the project will house 22 general assignment classrooms, addressing a campus-wide shortage of medium-size classrooms. The project will also house faculty offices for the English and Foreign Language departments, relocating those functions from Hibbard Hall. The final component of this project includes several student services functions: the Student Success Network, Services for Students with Disabilities, and the Office of Multicultural Affairs.

This project will consolidate departments and programs of the College of Education and Human Sciences, currently in multiple locations, into one building and replace obsolete space in Brewer Hall and the Campus School. Secondly, the project will relieve overcrowding in Hibbard Hall by relocating the English and Foreign Language departments to this building and will consolidate three student services functions into this building. Third, this building will provide new medium size classrooms to replace poor classrooms elsewhere on campus and address an overall campus shortage of medium-size classrooms. Finally, this project will reduce backlog maintenance by demolishing the functionally obsolete and deteriorating Campus School building.



UW-EAU CLAIRE

Haymarket Landing

\$24,040,000



Project Highlights:

- Constructed in 2016 with capacity of 417.
- Apartment style living near campus.
- Includes full kitchen, washer/dryer units, building security.
- Fully furnished apartment with amenities.
- Underground parking garage.



Project Description:

The downtown retail and student apartment complex that is part of the Confluence Project now has a name: Haymarket Landing. The name pays homage to that historic site as a place for public gatherings and commerce.

Located at the corners of South Barstow and Eau Claire streets, will have retail and commercial space on the first floor and five stories of apartments above. Plans call for 119 apartments that will range in size from studio to four bedrooms. The apartments will be suitable for university students but also would be available to nonstudent tenants.

Haymarket Concepts LLC, the private developer that owns the properties where the Confluence Project would be built, comprises Blugold Real Estate, a subsidiary of the UW-Eau Claire Foundation that will own the housing component, and Mar-Com, a partnership between Commonwealth Development and Market & Johnson, which will own the retail component.

Blugold Real Estate is playing a key role in the mixed-use building to support development of much-needed quality student housing in Eau Claire.



UW-EAU CLAIRE

Aspenson Mogensen

\$15,092,000



Project Highlights:

- Opened in 2017 with capacity of 200.
- Apartment style in one, two three and four bedroom units.
- Fully furnished kitchens with a small dinette and two chairs in each unit.
- Located lower campus on Water Street and across from the river.



Floors 2, 3, and 4 are identical floor plans
Apartments 218, 318, 418 are staff only

Project Description:

A mixed-use building at 222 Water St. in Eau Claire is named for three local individuals in recognition of their gifts of more than \$1 million in support of people, programs and facilities at the University of Wisconsin-Eau Claire.

Named Aspenson Mogensen Hall in recognition of Eau Claire business owners John Mogensen, his daughter Michelle Mogensen and Lisa Aspenson, the new facility will house UW-Eau Claire students in apartments on its top three floors beginning this fall. Retail and office businesses will be located on the first floor.

The partners formed a condominium association and agreed that Blugold Real Estate would own the student housing floors, while Lisa Aspenson, Michelle Mogensen and John Mogensen would own the first floor, Way said.

John Mogensen, Aspenson and Mogensen's daughter, Michelle Mogensen, have a long history of generosity in support of the university through the UW-Eau Claire Foundation.

Blugold Real Estate signed an agreement for UW-Eau Claire's Housing and Residence Life staff to provide services for students who live in the 222 Water St. apartments. Services will be consistent with those provided to students in on-campus university housing.



UW-EAU CLAIRE

Pablo Center at the Confluence

\$51,000,000



Project Highlights:

- 1200-seat RCU Theatre.
- 400-seat Jamf Theatre.
- Also includes dance studio, art galleries, recording studio, rehearsal spaces.
- UW-Eau Claire theatre classrooms, labs, and faculty offices.



Project Description:

The Pablo Center at the Confluence sits on the banks of the Chippewa River in the heart of downtown Eau Claire. This \$51 million building is a state-of-the-art venue for visiting shows and provides new rehearsal, teaching, and performance space for students in the Music + Theatre Arts program at UW-Eau Claire. We look forward to our partnership with Pablo to give all students and community members the opportunity to explore award winning entertainment in a one of a kind facility that incorporates Eau Claire's beauty and history throughout.

At the University of Wisconsin-Eau Claire, the arts have been an integral part of our academic and cultural life since our founding more than a century ago. Through our distinctive programs in theatre arts, music, and art & design, we continue to cultivate high-caliber performers and creatives.

As a founding partner in Pablo Center at the Confluence, UW-Eau Claire offers students instruction and performance opportunities in this state-of-the-art space that helps shine a brighter spotlight on talented Blugolds and allows them to stretch their creative wings even further. An added bonus: This beautiful facility is located only a few steps from the student apartments at Haymarket Landing in downtown Eau Claire and less than a mile from our main campus.



UW-EAU CLAIRE

Gateway, Outdoor Classroom, Water Feature - \$1,000,000



Project Highlights:

- All funded by donations.
- Water Feature that connects main campus to the Chippewa River.
- Arched stone and steel gateway marking the entrance to campus.
- Stowe Outdoor Classroom



Project Description:

In 2018, the primary entrance and thoroughfares through campus were redesigned into a more pedestrian-friendly mall, including replacement of underground utilities, removal of the Putnam Hall parking lot to make way for a future outdoor classroom, reconfiguring the south end of the footbridge, and the addition of outdoor fireplaces and lounge space.

The final touches come in the form of a multifaceted project that includes a stone and steel gateway marking the entrance to campus, an outdoor classroom overlooking the Chippewa River, and a stone-and-water feature. These last elements, totaling over \$1 million, are privately funded by lead benefactors Jon and Megan Stowe and will complement the already transformational renovations to Garfield Avenue.

The second major addition is a water feature outside Schofield Hall that connects the main campus mall to the Chippewa River. The feature incorporates key characteristics of the Chippewa River such as boulders, a rock-water walking path for pedestrian traffic and locally sourced granite. The rock is Aqua Grantique stone hand-selected from the Krukowski Stone Company quarry near Mosinee.

The Stowes' generosity also supports additions to the new outdoor classroom at the entrance of Putnam Park, ensuring that area's resources can be fully utilized to provide exceptional outdoor education experiences.



UW-EAU CLAIRE

Flesch Family Welcome Center

\$5,500,000



Project Highlights:

- 16,000 square feet, two stories.
- First stop for all prospective students and returning alumni.
- Home to Admissions and Foundation operations.
- Meeting rooms of different sizes.



Project Description:

The Flesch Family Welcome Center opened in Summer 2021 and houses UW-Eau Claire's Admissions Office as well as the UW-Eau Claire Alumni Association and UW-Eau Claire Foundation operations. It is located on Roosevelt Ave. across from Schneider and Phillips Halls.

The Flesch Family Welcome Center is the main entry point for the more-than 17,000 prospective students, parents and guests who typically visit campus during the year. It is also a space to welcome UW-Eau Claire alumni—more than 95,000 of whom live around the world—back to their alma mater.

This facility, privately funded by donations from our generous alumni and university supporters, is built on university land along Roosevelt Avenue. The planning and construction management for the project was administered by the UW System Administration. The UW System selected architectural/engineering firm Ayres Associates for the project through a competitive process. Ayres Associates is headquartered in Eau Claire.

The center name honors Tom and Jeannie Flesch, UW-Eau Claire alumni who made a lead gift to the UW-Eau Claire Foundation in support of the project. Tom Flesch is a 1974 UW-Eau Claire business administration and economics graduate, and Jeannie Flesch graduated in 1973 with a degree in business education.





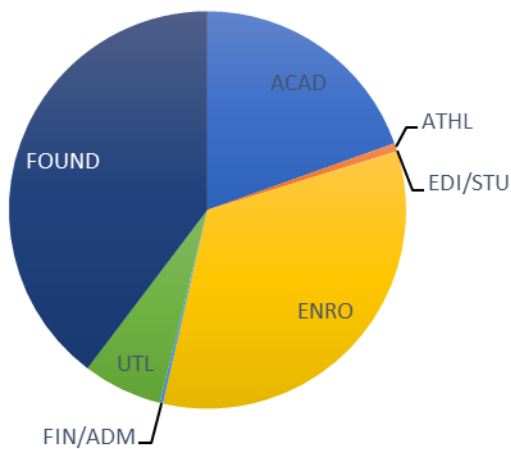
Recently Completed Projects

Recently Completed Projects Summary

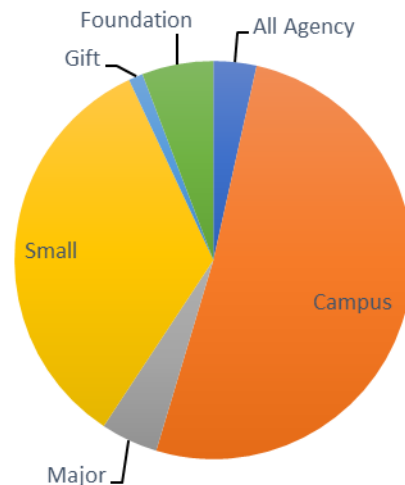
Campus Category	Project Quantity	Project Costs	Project Types							
			Major	All Agency	Instr.	Small	Campus	Study	Found.	Gift
Academic Affairs	17	\$47,615,399	1	1	0	1	14	0	0	0
Athletics	3	\$1,600,804	0	0	0	0	2	0	0	1
EDI & Student Affairs	4	\$71,356	0	0	0	0	4	0	0	0
Enrollment	18	\$81,254,531	2*	1	0	3	12	0	0	0
Finance & Administration	26	\$661,344	0	0	0	15	11	0	0	0
Foundation	5	\$96,632,000	0	0	0	0	0	0	5	0
Utilities	13	\$15,695,076	1	1	0	10	1	0	0	0
Totals	86	\$243,530,510	4	3	0	29	44	0	5	1

*Housing - Towers Renovation & New Residence Hall

Project Costs by Campus Category



Project Costs by Project Type



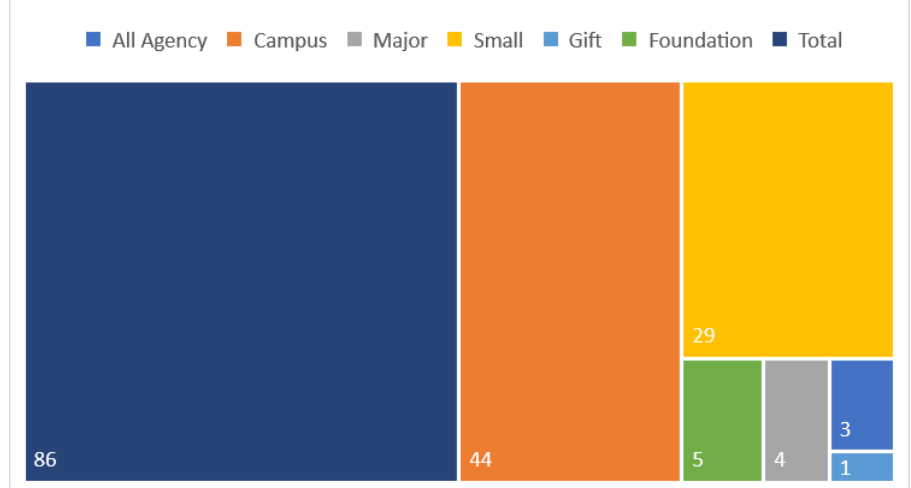
Project Type

Major	Major Project
All Agency	All-Agency Project
Instr.	Instructional Space Project
Small	Small Project
Campus	Campus Managed Project
Study	Project Study
Gift	Gift/Grant Funded Project
Foundation	Foundation Project

Campus Category

ACAD	Academic Affairs
ATHL	Athletics
EDI	EDI & Student Affairs
ENRO	Enrollment Management
FIN/ADM	Finance & Administration
FOUND	Foundation
UTL	Utilities

Project Quantity by Project Type



Recently Completed Projects

Line #	Project Type	Category	Location	Project Description	Fund Type	Budget
1	Foundation	FOUND	Downtown	Pablo Center at the Confluence	GIFT	\$51,000,000
2	Major	ACAD	Centennial	Centennial Hall	GFSB	\$44,500,000
3	Major	ENRO	Towers	Towers Hall Renovation	PRSB	\$42,624,000
4	Major	ENRO	Suites	New Residence Hall	PRSB	\$35,000,000
5	Foundation	FOUND	Downtown	Haymarket Landing	GIFT	\$24,040,000
6	Foundation	FOUND	Downtown	Aspenson Morgensen	GIFT	\$15,092,000
7	Major	UTL	Utility Site	Garfield Avenue Corridor Improvements	GFSB/ PRSB	\$12,424,000
8	Foundation	FOUND	Welcome Center	Flesch Family Welcome Center	GIFT	\$5,500,000
9	All Agency	ACAD	Haas	Theatrical Lighting/Rigging Renovation	GFSB	\$2,997,700
10	All Agency	ENRO	Hibbard	Hibbard & Towers Parking Lot Reconstruction	PRSB	\$2,950,000
11	All Agency	UTL	Campus	ESPC2 - UW Eau Claire Phase 2	PRSB	\$2,475,000
12	Gift	ATHL	Simpson	Simpson Field Turf & Field Events	CASH	\$1,587,000
13	Foundation	FOUND	Campus	Gateway, Outdoor Classroom, Water Feature	GIFT	\$1,000,000
14	Campus	ENRO	Simpson	Simpson Field Lighting	CASH	\$450,000
15	Small	UTL	Murray	Murray Hall Condensate Line Repairs	GPSB/ PRSB	\$295,400
16	Small	UTL	Heating Plant	Chimney Repairs	GFSB	\$191,600
17	Campus	FIN/ADM	Hilltop	Hilltop Dining Refresh	CASH	\$125,000
18	Small	UTL	Hilltop	Repair Chiller Number 1	GFSB/ CASH	\$106,300
19	Small	ENRO	McPhee	McPhee Hufcor Wall Repair	GFSB	\$50,000
20	Small	FIN/ADM	Library	New Heating Coils for McIntyre Library AC1 & AC2	GFSB	\$49,500
21	Small	FIN/ADM	Hibbard	DDC Upgrade - Hibbard Hall	GFSB	\$47,500
22	Small	FIN/ADM	Library	McIntyre Library Heat Exchanger Repair	GFSB	\$47,000
23	Small	UTL	Heating Plant	Heating Plant Feedwater Pump Replacement	GFSB/ PRSB	\$46,500
24	Small	UTL	Heating Plant	Coal Bunker Hopper Replacement	GFSB	\$45,500
25	Campus	EDI/STU	Davies	Remodel DC-229 for Bridge	CASH	\$44,318
26	Small	FIN/ADM	Hibbard	Hibbard Hall Elevator Safety Replacements	GFSB	\$44,000
27	Small	FIN/ADM	Hibbard	Hibbard Hall Cooling Coil Replacement	GFSB	\$41,000
28	Small	FIN/ADM	Library	Chiller Emergency Repair - McIntyre Library 1400 Ton	GFSB/ PRSB	\$39,500
29	Small	ACAD	Phillips	UWEC Repair observatory	GFSB	\$37,500
30	Small	UTL	Heating Plant	UWEC Non Return Valves	GFSB/ PRSB	\$36,800
31	Small	FIN/ADM	Schneider	Schneider Hall heating pump replacement	GFSB	\$35,700
32	Small	ENRO	McPhee	McPhee Pool Chemical Feeder	GFSB/ CASH	\$34,600
33	Small	FIN/ADM	Schofield	Schofield Hall Step Repairs	GFSB	\$33,400
34	Campus	ENRO	Hilltop	Install fiber, conduits for fire alarm	CASH	\$31,421
35	Small	ENRO	Chancellors	Chancellors Hall Chiller Repair	PRSB	\$31,000
36	Small	FIN/ADM	Phillips	UWEC Phillips Hall Air Compressor	GFSB	\$30,200
37	Small	FIN/ADM	Haas	Haas Fine Arts Elevator Repair	GFSB	\$27,500
38	Small	FIN/ADM	Phillips	Phillips Hall Exhaust Fan 14 and 15 Repair	GFSB	\$26,500

Recently Completed Projects

Line #	Project Type	Category	Location	Project Description	Fund Type	Budget
38	Small	FIN/ADM	Phillips	Phillips Hall Exhaust Fan 14 and 15 Repair	GFSB	\$26,500
39	Small	FIN/ADM	Schofield	UWEC - Schofield Hall Elevator Pump Unit Replacement	GFSB	\$25,500
40	Campus	ENRO	Towers	Renovate apartment	CASH	\$24,141
41	Small	UTL	Hilltop	Chiller hinge installation	GFSB/CASH	\$22,500
42	Small	FIN/ADM	Schneider	Schneider Hall AHU Repairs	GFSB	\$19,500
43	Campus	ENRO	McPhee	Open wall between Racquetball Courts	CASH	\$18,950
44	Campus	ACAD	Human	Remodel HSS 148	CASH	\$18,549
45	Campus	ENRO	Campus	Install LED bulbs in dorms	CASH	\$17,705
46	Campus	EDI/STU	Vicki Lord	Create two offices in VLL-2120	CASH	\$17,402
47	Small	UTL	Heating Plant	Urgent Baghouse Repair	GFSB/CASH	\$17,000
48	Small	UTL	Heating Plant	Heating Plant Valve and Sight Glass Repairs	GFSB/CASH	\$15,000
49	Small	FIN/ADM	Crest	Elevator Safety Improvements	GFSB	\$11,500
50	Small	FIN/ADM	McPhee	Ade Olson control valve replacement	GFSB	\$10,500
51	Campus	UTL	Campus	Install condensate meters	CASH	\$9,976
52	Small	UTL	Campus	Campus Road Repair	GFSB	\$9,500
53	Campus	ATHL	Campus	Install power in Dugouts	CASH	\$9,212
54	Campus	ACAD	Hibbard	Paint and carpet 4 offices	CASH	\$8,790
55	Campus	ACAD	Phillips	Remodel P-276	CASH	\$8,335
56	Campus	FIN/ADM	Davies	Davies 340B Replace garage door	CASH	\$8,209
57	Campus	ACAD	Human	Remodel HSS-150	CASH	\$7,885
58	Campus	EDI/STU	Hibbard	Remodel LatinX Space	CASH	\$7,305
59	Campus	ACAD	Hibbard	Remodel HHH 503	CASH	\$7,146
60	Campus	FIN/ADM	Schofield	Remodel Sch-226B	CASH	\$7,137
61	Campus	FIN/ADM	Central Stores	Remodel Central Stores	CASH	\$6,126
62	Campus	ENRO	Governors	Hand dryers in Governors	CASH	\$5,977
63	Campus	FIN/ADM	Schofield	Remove Leibert Unit	CASH	\$5,907
64	Campus	FIN/ADM	Davies	Paint the "Cabin"	CASH	\$5,858
65	Campus	ACAD	McPhee	Install door between MPE 198 & 198D	CASH	\$5,072
66	Campus	ACAD	Library	Install Vacant/inuse signage	CASH	\$5,056
67	Campus	ATHL	Campus	Play Clocks for Simpson Field	CASH	\$4,592
68	Campus	FIN/ADM	Davies	Painting various rooms in Davies	CASH	\$4,223
69	Campus	ENRO	Oak Ridge Hall	Provide power and sink ORH-1	CASH	\$3,874
70	Campus	ACAD	Schneider	Lab Mod SSS-204	CASH	\$3,803
71	Campus	ACAD	Schneider	Lab mod SSS-311	CASH	\$3,685
72	Campus	ENRO	McPhee	Locks for Men's Locker Room	CASH	\$3,118
73	Campus	ACAD	Hibbard	Update data in HHH-307	CASH	\$3,009
74	Campus	FIN/ADM	Central Stores	Remove wall, install new grid	CASH	\$3,003
75	Campus	FIN/ADM	Campus	Relocate Covid testing location	CASH	\$2,924
76	Campus	ENRO	Welcome Center	Misc tasks in WC-115	CASH	\$2,916
77	Campus	ACAD	McPhee	Install Standup Workstations	CASH	\$2,733
78	Campus	ACAD	Schneider	Paint back wall in SSS-100	CASH	\$2,457
79	Campus	ENRO	Campus	Paint 3 storage containers	CASH	\$2,453
80	Campus	FIN/ADM	Davies	Update hygiene dispensers	CASH	\$2,397
81	Campus	EDI/STU	Vicki Lord	Install card swipe in VLL-2138	CASH	\$2,332
82	Campus	ENRO	McPhee	Install door between rooms MPE-193	CASH	\$2,208
83	Campus	ENRO	McPhee	Install cable for backboards	CASH	\$2,168
84	Campus	ACAD	Schofield	Tasks in S-130A	CASH	\$2,140
85	Campus	FIN/ADM	Campus	Lights for water feature	CASH	\$1,760
86	Campus	ACAD	Library	Paint L-103	CASH	\$1,540

UW-EAU CLAIRE

Towers Hall Renovation

\$38,969,000



Project Highlights:

- Expansion of bathrooms to comply with ADA access and improve resident privacy.
- Replaced exterior windows, doors, HVAC, and plumbing.
- Renovated and expanded basement and first floor areas to improve common spaces.

Project Description:

This project renovates both towers of the Karlgaard Residence Hall (formerly Towers North and Towers South). The basement areas, first floor, and two central building cores will be renovated to accommodate: improved building common spaces, updated lobby with better ADA access; two refurbished elevators in each tower; improved floor lounge spaces, and expanded ADA accessible resident bathrooms with improved privacy for all users. Interior stairwells will receive selective upgrades including painting, flooring, and lighting. Hallways and student lounges will be upgraded with modern finishes and lighting. HVAC systems will be replaced and both common areas and resident rooms will be air conditioned. Exterior envelope repairs will also be made: the replace of exterior windows; reseal of exterior pre-cast panel joints; and repair building envelope elements as needed.



Project Background:

Towers Hall is a dual tower, ten-story dormitory that was originally constructed in 1966. The south tower is 111,738 GSF and houses 630 students. The north tower is 133,880 GSF and houses 711 students. Since the initial construction, Towers Hall has received minimal upgrades and improvements. Many of the infrastructure systems are beyond their useful lives and at risk of major failure. There is poor temperature control in the student rooms, the exterior walls and windows leak, and the original windows are not energy efficient. Also, the building does not meet current ADA standards.

Project Costs:

Construction	\$30,365,340
Design	\$2,130,000
DFD Mgt.	\$1,288,600
Contingency	\$4,849,860
Other Fees	\$335,200
Total Project:	\$38,969,000

UW-EAU CLAIRE

New Residence Hall: The Suites

\$35,000,000



Project Highlights:

- 143,603 GSF, six stories, 423 beds.
- First new residence hall for campus in nearly two decades.
- Suite style, four residents per suite.
- Lounges with kitchens and study nooks on each floor.

Project Description:

The project will construct a new 143,603 GSF residence hall that will provide housing for 423 students in two different semi-suite style arrangements. The suites are grouped in ten-unit houses with two houses per floor. A separate private, two-bedroom apartment will be provided for the hall director.

The facility will be comprised of six levels over a partial basement and a mechanical penthouse will be located above the sixth floor. The project will add a chiller unit to the existing upper campus central chilled water facility to increase capacity and supply air conditioning. Site work will include demolition of existing tennis and basketball courts, the development of a new landscaped quad with paved patio areas, and development of a building loading/service area.



Project Background:

As part of the 2012 Campus Master Plan, a market study of campus housing was conducted. It found a potential demand for 4,700 beds of mixed unit types.

UW-Eau Claire houses approximately 4,126 students annually, including beds in lounges and other spaces that have been converted to provide capacity. For more than a decade some students have needed to be housed in nearby hotels to meet demand. This hall and the 423 new beds will address long standing housing shortages as well as allow for decompression of crowded lounges and other spaces.

Project Costs:

Construction	\$28,000,000
Design	\$2,434,900
DFD Mgt.	\$1,209,600
Contingency	\$2,240,000
Equipment	\$782,500
Other Fees	\$333,000
Total Project:	\$35,000,000

UW-EAU CLAIRE

Garfield Ave Corridor Improvements

\$12,424,000



Project Highlights:

- Replace major underground utilities providing services to campus building.
- New landscaping and railing along the river.
- Wider primary pedestrian corridor that accommodates bicycles, service vehicles, and emergency vehicles.

Project Description:

Reconstruct Garfield Avenue from the intersection of Park Avenue and Garfield Avenue to Putnam Parking Lot. The project includes subsurface utility improvements and surface improvements along Garfield Ave and Roosevelt Ave. Utility improvements include new steam and condensate piping and box conduit, sanitary sewer, water main, storm sewer and lighting. Surface improvements along Garfield Ave will be made to include replacing the vehicle roadway with a primary pedestrian corridor that accommodates bicycles, service vehicles, and emergency vehicles. The existing ramp and stairs from the pedestrian bridge will be replaced with an ADA accessible sidewalk. New outdoor gathering and event spaces will be created, the railing along the river will be replaced, and new landscaping. Surface improvements along Roosevelt Ave include a new street with ADA parking stalls.



Project Background:

Through decades of aging and heavy use, the roadway and underlying utilities are worn and damaged beyond economical repair. The roadway surface is very rough creating a traffic hazard. The drainage and curb elevations have settled and no longer provide positive drainage to catch basins. Storm water collects in areas, runs over curbs and erodes the river bank. A video camera inspection of the sanitary sewer system documented general deterioration of the piping with many offset joints. Steam lines which run along the south side of the road and cross beneath the road at the pedestrian bridge entry are 45 years old, beyond their useful life, and need to be replaced.

Project Costs:

Utility Replacement (80%)	\$8,060,640
Surface Improvements (20%)	\$2,015,160
Design	\$812,500
DFD Mgt.	\$443,000
Contingency	\$1,007,600
Other Fees	\$84,700

Total Project:

\$12,424,000

UW-EAU CLAIRE

Theatrical Lighting/Rigging Reno.

\$2,997,700



Project Highlights:

- New state-of-the art lighting and rigging equipment in three Haas Fine Arts Center performance venues.
- New performance shell in Gantner Concert Hall.
- Replaced stage rigging in both Gantner Concert Hall and Riverside Theatre.

Project Description:

Renovated and repaired Gantner Hall, Phillips Recital Hall, Riverside Theater, and main lobby. Improvements include installation of new house lighting, theatrical lighting, new controls; replacement of failing control panels, stage winches, acoustical curtains, fire curtain, and acoustical shell; and installation of new safety features. Replaced the main lobby light fixtures and theater lighting system (including stage lighting, distribution, fixtures and accessories, stage rigging, curtains, pipe grid and orchestra pit). A modern system, including new computer controlled dimming equipment, new control console, energy efficient light fixtures and new power connector strips. New dimmer rack with adequate dual 20-amp dimmer modules and associated output circuitry to all lighting fixture locations. The stage rigging will be augmented, enhanced, repaired, and/or replaced as necessary to provide a safe operating environment.



Project Background:

The lighting control console is non-functional. The 40-year-old system is no longer supported and parts are no longer available. The current system requires unreliable patch panels and cables to interconnect the system in a functional manner. This also requires unsuspecting stage crews to create electrical and fire codes issues while trying to set the stage. The rigging system is constructed of an antique rope, pulley, and counterweight system that is unsafe to operate. The lighting system in Riverside Hall is also original to the building and does not operate correctly. The Riverside Hall lighting system is obsolete and replacement parts are difficult to find. The lighting in the central lobby requires constant maintenance. The lobby light levels fluctuate between the multiple fixture types and provides poor lighting levels.

Project Costs:

Construction	\$2,400,000
Design	\$252,100
DFD Mgt.	\$105,600
Contingency	\$240,000
Total Project:	\$2,997,700

UW-EAU CLAIRE

Hibbard & Towers Parking Lots

\$2,950,000



Project Highlights:

- New asphalt parking lots.
- New lighting and utilities.

Project Description:

The project demolishes both the Hibbard and Towers parking lots and constructs new asphalt paved parking lots. Project work includes site grading, storm sewer installation and augmentation, new parking lot lighting, and storm water quality management and treatment features.

Towers parking has not been completed yet.



Hibbard Parking Lot



Towers Parking Lot

Project Background:

Annual asphalt maintenance has been routinely performed to extend useful life for each lot, but these measures are not longer cost effective. The surfaces have deteriorated significantly: the surface drainage no longer performs as intended and results in water and ice issues throughout the year. There are numerous potholes in each.

Project Costs:

Construction	\$2,050,000
Design	\$240,100
DFD Mgt.	\$102,400
Contingency	\$508,400
Other Fees	\$49,100
Total Project:	\$2,950,000

UW-EAU CLAIRE

Simpson Field Turf & Lighting

\$2,100,000



Project Highlights:

- New turf field along with track and field areas and access for the 25-sport module athletic program, intramural and club sport teams, and the Blugold Marching Band.
- Nationally recognized to host outdoor track and field meets.

Project Description:

Simpson Field received several enhancements:

- Removed the field's crown and replace the existing natural grass with synthetic turf.
- Installation of infrastructure for a scoreboard and timing systems for track and field meets, as well as for lighting.
- Construction of field event spaces, including hammer toss and discus throwing areas with cages, a shot put pad and a javeline runway.
- Addition of infrastructure for a future small bleacher and press box area.

This is the first phase of a project planned to include bleachers and other upgrades with the next few years.



Project Background:

The football team is still practicing on a crowned grass field, this is not safe for the players and games are played on turf. Track and Field is not able to host meets because it needs a timing system, bleachers and lights. Intramurals and club sports would be able to use the field in the evenings/nights with the addition of lights.

Project Costs:

Simpson Field Turf & Field Events (Gift)	\$1,587,000
Simpson Field Lighting (Campus)	\$450,000

UW-EAU CLAIRE

Hilltop Dining Refresh

\$127,000



Project Highlights:

- Completed over Winterim 2021.
- New and fresh look to entire space with updated paint, signage, and serve ware.
- New cashier desk and shifted entry into Riverview Café.

Project Description:

Update Riverview Café by providing a fresh new look to the space through new paint, signage, lighting, and shifting entry. Addressed some maintenance issues within the space by deep cleaning vents, carpeting, and flooring.

Added better seating arrangements, allowing to share meals in smaller groups.



Project Background:

Hilltop's Riverview Café was in the need of a refresh and deep clean. Through feedback from Student Forms: Blugold Dining; University Centers, Facilities, and Blugold Dining campus were able to put a plan together to meet those responses.



UW-EAU CLAIRE

The Bridge Remodel

\$44,300



Project Highlights:

- Expanded space by 300 square feet.
- Provide new office for staff.
- New flooring, lighting, paint, wall mural and furniture.

Project Description:

Expand the existing Bridge space to better support the LGBTQ+ population on campus.

The expansion included creating an office for Bridge staff, new flooring, light fixtures, wall mural, paint, and furniture.



Project Background:

The Bridge is located on the second floor of the Davies Student Center next to the Bookstore.

300SF was added to The Bridge to accommodate increased use of the existing space. Updates include quiet study space, resource area, computer workstations, small meeting space, soft seating, and a selfie wall. The expanded space also provides a private office for the Student Services Coordinator to meet with students visiting The Bridge.

UW-EAU CLAIRE

Counseling Offices Remodel

\$17,400



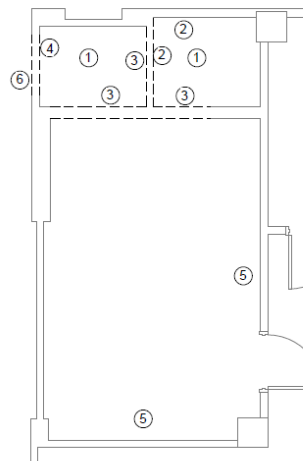
Project Highlights:

- Created an additional office for Counseling.
- New work room for Counseling.

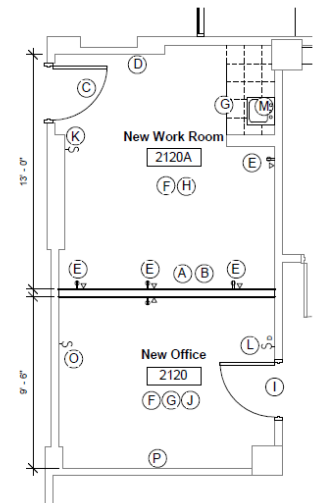
Project Description:

Divide a multi-use space used by Counseling into a workroom and additional office for Counseling staff.

Complete renovation including painting, flooring, lighting, and electrical.



Room 2120 - Demolition Plan



Room 2120 - Construction Plan

Project Background:

Counseling is located on the 2nd floor of Vicki Lord Larson Hall.

Counseling added additional staff to support increased counseling requests, creating the need for another private office in their department. Updates to Counseling's multi-use room (workroom/breakroom/resource space) created a designated office for another counselor off the main reception. Updates also included a designated workroom off the main corridor that is more accessible to all counseling staff.

UW-EAU CLAIRE

Latinx Space Remodel

\$7,300



Project Highlights:

- Opened in Fall 2020.
- A new student resource space for the Latinx students.
- New flooring, paint, and repurposed furniture.

Project Description:

Renovated the seldom-used Hibbard Penthouse to create a new student resource space called the Latinx Cultural Center.

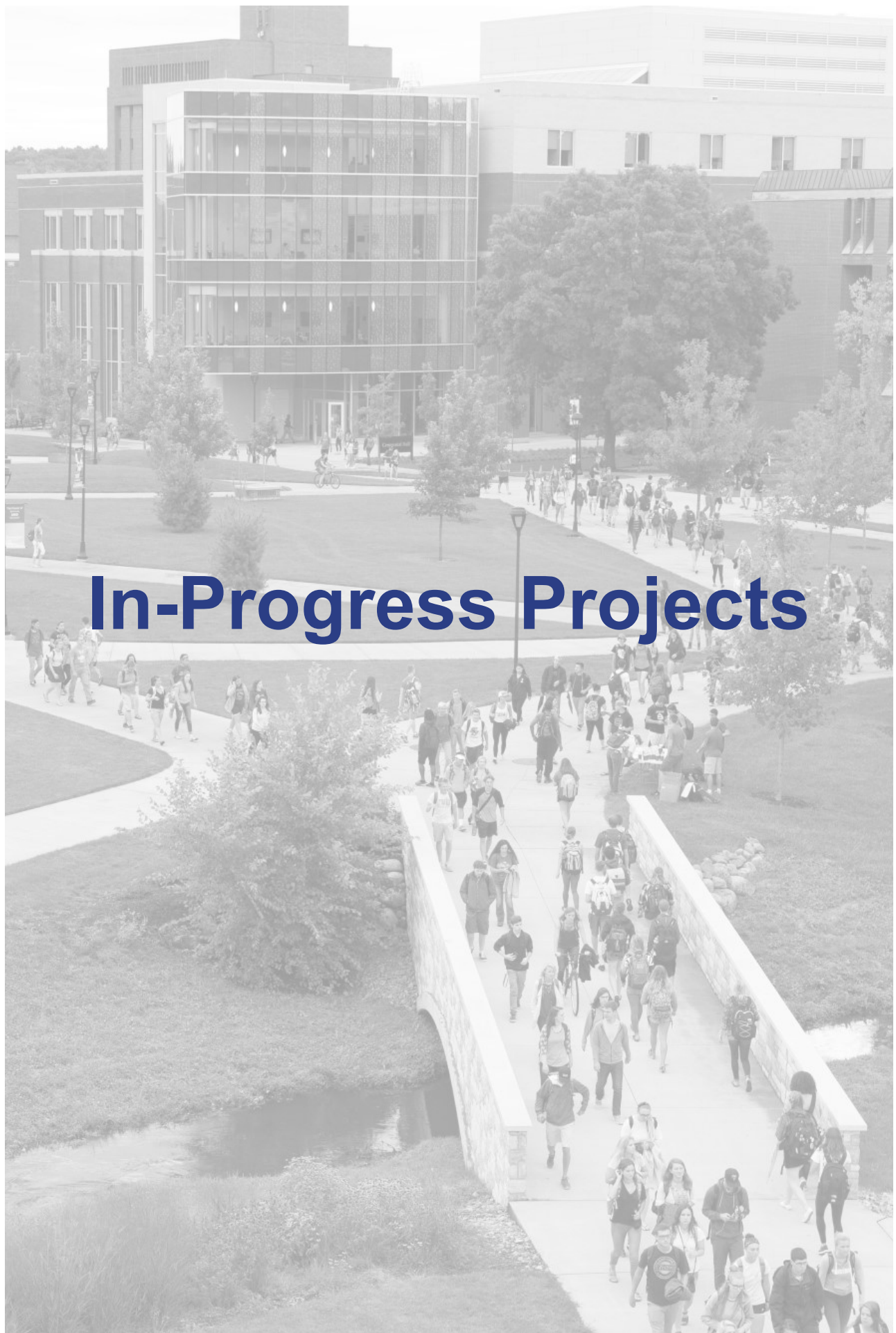
While the center will be used to host student events and meetings as well as community guests, the primary function of this and other designated cultural centers on campus is to provide a space where students feel welcome, feel like they can relax and be themselves, and most importantly, can build community.



Project Background:

The establishment of this cultural center is a major step in campus equity, diversity and inclusion efforts to create a more inclusive campus where all students feel welcome. This addition will meet the needs of the Latinx student population which is growing at a rate that has recently outpaced other multicultural student groups on campus.

The Latinx Student was created to ensure the success of Latinxs on and off campus by connecting them to resources, providing culturally relevant events and developing networks of support.

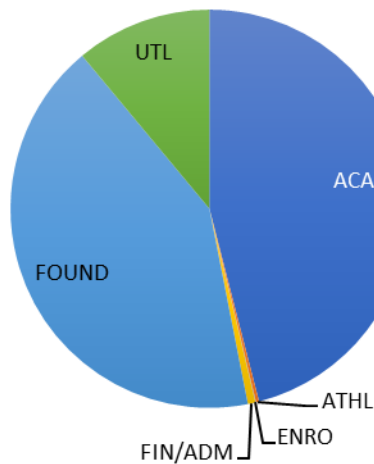


In-Progress Projects

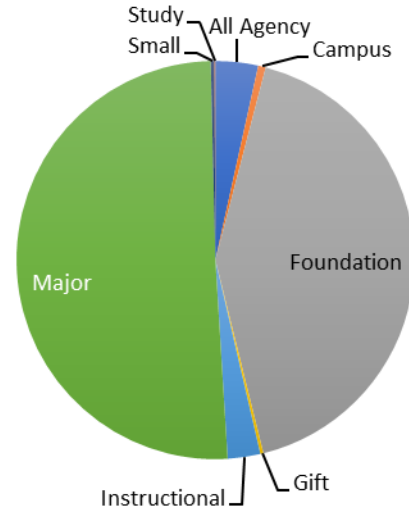
In-Progress Projects Summary

Campus Category	Project Quantity	Project Costs	Project Types							
			Major	All Agency	Instr.	Small	Campus	Study	Found.	Gift
Academic Affairs	8	\$117,014,700	1	1	1	2	3	0	0	0
Athletics	1	\$635,000	0	0	0	0	0	0	0	1
EDI & Student Affairs	0	\$0	0	0	0	0	0	0	0	0
Enrollment	2	\$133,500	0	0	0	1	0	1	0	0
Finance & Administration	6	\$1,565,200	0	0	0	1	5	0	0	0
Foundation	1	\$107,000,000	0	0	0	0	0	0	1	0
Utilities	12	\$28,110,000	1	2	0	8	0	1	0	0
Totals	30	\$254,458,400	2	3	1	12	8	2	1	1

Project Cost by Campus Category



Project Cost by Project Type



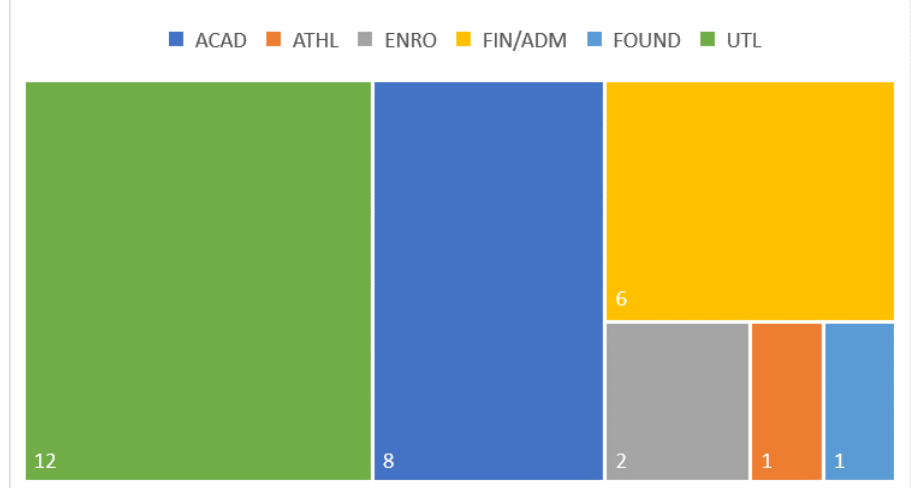
Project Type

Major	Major Project
All Agency	All-Agency Project
Instr.	Instructional Space Project
Small	Small Project
Campus	Campus Managed Project
Study	Project Study
Gift	Gift/Grant Funded Project
Foundation	Foundation Project

Campus Category

ACAD	Academic Affairs
ATHL	Athletics
EDI	EDI & Student Affairs
ENRO	Enrollment Management
FIN/ADM	Finance & Administration
FOUND	Foundation
UTL	Utilities

Project Quantity by Project Type



In-Progress Projects

Line #	Project Type	Category	Location	Project Description	Fund Type	Budget
Design						
1	Major	ACAD	Campus	Science/Health Sciences Building - Phase I Funding	GFSB	\$109,000,000
2	Foundation	FOUND	Downtown	Sonnentag Complex	GIFT	\$107,000,000
3	Major	UTL	Campus	UWEAU Upper/Lower Campus Steam Utility Replacement	GSFB/PRSB	\$19,767,000
4	All Agency	UTL	Campus	Lower Campus Chiller & Cooling Tower Replacement	GSFB/PRSB	\$3,764,000
5	Gift	ATHL	Simpson	Simpson Field Bleachers	CASH	\$635,000
6	Study	ENRO	Campus	Recreation and Athletics Facilities Master Plan	CASH	\$109,400
7	Study	UTL	Campus	Utility/Energy Master Plan	CASH	\$117,500
In-Progress						
1	Instructional	ACAD	Haas	Music Laboratories Renovation	GFSB	\$6,748,400
2	All Agency	UTL	Campus	Upgrade Fuel Reliability	GSFB/PRSB	\$3,857,200
3	All Agency	ACAD	Haas	Roof Replacement	GFSB	\$1,183,000
4	Campus	FIN/ADM	Campus	Facility Betterment & Beautification	CASH	\$600,000
5	Campus	FIN/ADM	Priory	Children's Nature Academy	CASH	\$565,000
6	Small	UTL	Hilltop	Hilltop AHU replacement	PRSB	\$248,800
7	Campus	FIN/ADM	Campus	Campus Exterior Signage	CASH	\$193,700
8	Small	UTL	Campus	Fueling System Improvements	GSFB/PRSB	\$176,000
9	Campus	FIN/ADM	Campus	Card Swipe Access	CASH	\$138,000
10	Small	ACAD	Nursing	Nursing Heating Water Pump Replacement	GFSB	\$47,500
11	Small	UTL	Heating Plant	Heating Plant Floor Hatch Replacement	GSFB/PRSB	\$43,500
12	Campus	FIN/ADM	Hibbard	All Gender bathrooms	CASH	\$40,000
13	Small	UTL	Heating Plant	Heating Plant Air Compressor Replacement	GSFB/PRSB	\$33,000
14	Small	FIN/ADM	Maintenance	UWEC repair loading dock	GFSB	\$28,500
15	Small	UTL	Heating Plant	Heating Plant Air Dryer Replacement	GSFB/PRSB	\$28,500
16	Small	UTL	Heating Plant	Heating Plant Overhead Door Replacement	GSFB/PRSB	\$28,500
17	Small	UTL	Heating Plant	UWEC Replace Duct in Bunker	GSFB/PRSB	\$25,000
18	Small	ENRO	Chancellors	Chancellors Hall HVAC System Renovation	PRSB	\$24,100
19	Small	UTL	Hilltop	UWEC chiller repair	GSFB/PRSB	\$21,000
20	Campus	ACAD	Human	Paint and Install new lights in hallway	CASH	\$16,000
21	Small	ACAD	Haas	UWEC: Haas Fine Arts: Elevator in Art Wing	GFSB	\$15,000
22	Campus	ACAD	Human	Paint room HSS-156	CASH	\$2,000
23	Campus	ACAD	Human	Install new carpet HSS-156	CASH	\$2,800

In-Progress projects include planning, pre-design, design, and construction phases.

UW-EAU CLAIRE

Science and Health Sciences

\$256,152,000



About the Project:

In 2018 the University of Wisconsin System Board of Regents approved a biennial capital budget that includes the first phase of funding for the new UW-Eau Claire Science and Health Sciences building. The \$109 million was approved in the 2019-21 Wisconsin state budget, and the project reached its [first design milestone](#) in June of 2021.

Replacing Phillips Hall, will provide state-of-the-art science facilities for student learning and help to ensure that UWEC continues its tradition as a national leader in undergraduate research. The new Science and Health Sciences Building will be a catalyst for talent and workforce development for northwestern Wisconsin.

The project includes approval for \$13.7 million in philanthropic contributions. Mayo Clinic Health System has set a goal for philanthropy to support the cost of creating and occupying a 10,000-square-foot shared research workspace in the building.

Renovation of Phillips Hall or inaction would be incredibly costly and ineffective. Full replacement is the only responsible use of state dollars. This building is UW-Eau Claire's least efficient and most expensive academic building to operate. The total operational cost exceeds half a million dollars annually. A feasibility study of Phillips Hall found that several major renovations are needed to keep the building functional—including major overhauls of the roof and electrical systems. However, even full renovation would be incredibly costly and fail to fix the building's fundamental, infrastructural problems, like the floors' insufficient live-load capacity and the building's low floor-to-floor height. Despite its significant shortcomings, an average of 5,600 unique students take classes originating in Phillips Hall every academic year.



Budget:

Putnam/KT Demolition	\$2,041,000
Science & Health Science	\$193,442,000
Phillips Hall Demolition	\$6,285,000
Design	\$17,152,000
DFD Mgt.	\$8,842,000
Contingency	\$26,430,000
Other Fees	\$1,960,000
Total Project:	\$256,152,000
Phase I Funding	\$109,000,000

UW-EAU CLAIRE

Sonnentag Complex

\$107,000,000



Project Highlights:

Complex features

- A 172,502-square-foot major event facility with a total capacity of 5,000.
- Two-story UW-Eau Claire wellness and recreation facilities.
- Offices for Blugold Athletics.
- Four sport courts suitable for basketball, volleyball, etc.
- A 100-yard artificial turf fieldhouse.
- A Mayo Clinic Health System clinical location offering sports medicine, human performance enhancement and imaging services.
- Surface parking to serve the entire complex, including electric vehicle charging stations.

A sustainable future

- Building will be fully electric and will not consume fossil fuels.
- Partnership program with Xcel Energy to provide 100% of facility's power requirements from a local, offsite solar PV plant.
- Removal of 80% of total suspended solids from storm water runoff.
- Enhanced sustainability goals of net-zero energy and net-zero carbon.
- LED lighting used throughout the facility.



About the Project:

The transformation is underway for a 21-acre brownfield site along the Chippewa River to become the largest indoor event venue in northwest Wisconsin — the \$107 million state-of-the-art County Materials Complex — when it opens in spring 2024.

The complex that will house the John and Carolyn Sonnentag Fieldhouse, the Sonnentag Event Center and the Mayo Clinic Health System Diagnostic Imaging and Sports Medicine Center.

The Sonnentags, both University of Wisconsin-Eau Claire alumni, announced in December 2021 they were donating \$70 million to the UW-Eau Claire Foundation for the fieldhouse and event center. The Sonnentags' gift is the largest in university history and among the largest ever given to a regional public university in the country.

The facility will replace 70-year-old Zorn Arena on campus and accommodate multiple types of events, including being home to the university's men's and women's basketball games and other athletic tournaments, indoor concerts and other entertainment or sports events. The complex also will have a fitness and wellness facility to reduce pressure on UW-Eau Claire's on-campus recreation and sports spaces.

The complex will add to the growing sports and recreation facilities along Menomonie Street that include Carson Park, the Hobbs Municipal Ice Center, and the John and Fay Menard YMCA Tennis Center.

The public-private building project also includes the \$15 million Mayo Clinic Health System Diagnostic Imaging and Sports Medicine Center within the complex that will offer sports medicine, human performance enhancement and imaging services.

UW-EAU CLAIRE

HFA Music Laboratories Reno.

\$6,748,400



About the Project:

Project work includes remodeling of existing rehearsal and selected classroom spaces to improve sound isolation and acoustics. Additional improvements include installation of new audio/visual infrastructure and equipment in rehearsal rooms and recording control room, and replacement of existing HVAC systems to lower background noise, reduce sound transfer, increase efficiency, and reduce utility costs for the building. Construction of a new entry vestibule at the existing loading area on the first floor will control exterior environmental effects on interior cooling, heating, and humidity conditions. Some asbestos abatement will also be necessary. Due to poor acoustic conditions of existing spaces, the practice and rehearsal rooms cannot be used for portions of the day without disruption of adjacent activities. This leaves the rooms underutilized and creates a lack of appropriate rehearsal/practice space for the students.

This project will provide sound locks, seals and acoustical treatments to reduce the sound transfer between spaces and to adjacent spaces. It will also provide a covered entry at the existing loading dock location.

A pre-design study was completed for a complete renovation of the Haas Fine Arts building. The first phase of this project was not approved in the previous biennium. Acoustics in the music wing were identified as a critical need to be addressed because the use of rehearsal spaces and adjoining spaces are being compromised and cannot wait multiple biennium to be addressed. Spaces are lacking sound locks or sound seals and some practice rooms and rehearsal rooms cannot be used at certain times of the day because of the noise disruption to classes.



Budget:

Construction	\$5,200,000
Design	\$510,000
DFD Mgt.	\$228,400
Contingency	\$510,000
Equipment	\$300,000

Total Project: \$6,748,400

UW-EAU CLAIRE

Lower Campus Chiller

\$3,764,000



About the Project:

This project replaces the 650-ton centrifugal chiller that serves the lower campus. The chiller is located in McIntyre Hall along with one 1,400 ton chiller, associated pumps and cooling towers. As part of the design process, the AE team must evaluate the lower campus cooling loads and size the new chiller in concert with the existing lower campus 1,400 ton chiller capacity. Evaluate the lower campus underground chilled water piping system. Verify pipe sizing for future and current building needs and create a list of options to correct any deficiencies. Cooling tower capacity will be augmented or replaced to match the new total chilled water plant need on the lower campus. Cooling tower sound will be evaluated and appropriate screening and sound mitigation strategies implemented. All necessary piping, pumps, valves, controls, motors, and electrical wiring will also be replaced. The new chiller and controls will be connected to and integrated with the existing chiller and controls to work in parallel. A new protective screen and maintenance handrail will be installed around the perimeter of the new cooling tower. A study will be completed to determine the optimal arrangement and design solution.

The lower campus chilled water plant located in McIntyre Hall does not have the capacity to meet current load demands and the proposed new science and health science facility will increase the net campus square footage by almost 54,000 GSF when both phases are completed. The current chilled water plant configuration does not allow both chillers to run in tandem and the 1,400-ton unit has become increasingly unreliable, with multiple failures during each of the past several cooling seasons. The 650-ton unit does not have adequate capacity to serve the lower campus and has become unreliable, with several plugged tubes.



Budget:

Construction	\$2,932,000
Design	\$156,000
DFD Mgt.	\$120,000
Contingency	\$300,000
Other	\$100,000

Total Project: \$3,764,000

UW-EAU CLAIRE

McIntyre Library

\$3,682,596



Recently Completed - \$142,596

Line #	Project Type	Category	Location	Project Description	Fund Type	Budget
13	Small	FIN/ADM	Library	New Heating Coils for McIntyre Library AC1 & AC2	GFSB	\$49,500
15	Small	FIN/ADM	Library	McIntyre Library Heat Exchanger Repair	GFSB	\$47,000
21	Small	FIN/ADM	Library	Chiller Emergency Repair - McIntyre Library 1400 Ton	GFSB/PRSB	\$39,500
59	Campus	ACAD	Library	Install Vacant/in use signage	CASH	\$5,056
79	Campus	ACAD	Library	Paint L-103	CASH	\$1,540
Total:						\$142,596

In-Progress - \$65,000

Project Description	Budget
Lighting Upgrades	\$50,000
Flooring Replacement	\$15,000
Total:	\$65,000

Six-Year Capital Request - \$3,475,000

Project Description	Budget
Hibbard/McIntyre Generator Replacement	\$975,000
McIntyre Library Exterior Envelope	\$2,500,000
Total:	\$3,475,000

Master Plan

During the next year campus will begin a facilities master plan process for McIntyre Library. The process will include facilitated sessions with a broad audience to gather input on how the Library can serve the campus community. It will review current spaces in the Library and explore how these spaces can be transformed to meet current needs.





Six-Year Capital Request

2023-29 Capital Plan Project Request

Biennially, each state agency is required to submit a capital budget request within the context of a long-range plan to the Department of Administration. The UW System process for developing its Capital Budget and long-range plan recommendations is based on planning models common throughout higher education. The UW System capital planning involves:

- identification of building conditions, program needs, space adequacy, and utilization
- evaluation of alternatives and prioritization of space and program needs
- development of six-year capital plans by each UW institution

Capital Planning and Budget evaluates and prioritizes institutional requests based on Regent-approved evaluation criteria. The evaluation, coupled with anticipated funding, is developed into a single, systemwide capital plan for three biennia. The Board of Regents submits a biennial budget request based on the capital plan recommendations.

Developing an agency-wide capital plan allows the Board of Regents, the Department of Administration, and the Legislature to better understand and manage educational facility needs. However, the capital plan is a point-in-time reference, and remains flexible to accommodate future adjustments such as increasing or decreasing funding levels or program changes.

<https://www.wisconsin.edu/capital-planning/capital-budget/>

Sequence	Project Type	Planned Biennium	Project Description	Campus Category	Total
--	All Agency	2123	Hibbard & Schneider Elevator Replacement	FIN/ADM	\$1,200,000
--	All Agency	2123	McPhee Exterior Wooden Steps Replacement	UTL	\$2,072,000
--	All Agency	2123	Hibbard / McIntyre Generator Replacement	FIN/ADM	\$975,000
--	All Agency	2123	Olson Rubber Flooring Replacement	ENRO	\$836,000
--	All Agency	2123	Hibbard Hall Restroom Upgrades	FIN/ADM	\$1,630,000
--	All Agency	2123	Upper Campus Basketball & Volleyball Court Replacement	ENRO	\$6,540,000
--	All Agency	2123	Murray Hall Steam to Hot Water Conversion	UTL	\$2,900,000
1	Major	2325	Science & Health Science Bldg Phase II	ACAD	\$147,152,000
2	Instructional	2325	Hibbard Hall Combined Classrooms	ACAD	\$1,536,000
3	Instructional	2325	HFA Art & Design Studio Remodels	ACAD	\$4,356,000
4	Minor	2325	Vicki Lord Larson Facility Renewal	FIN/ADM	\$7,378,000
5	Minor	2325	Nursing Facility Renewal - Phase I Mechanical	ACAD	\$7,385,000
6	Major	2325	Zorn Brewer Kjer Demolition	FIN/ADM	\$2,558,000
--	All Agency	2325	Towers Field Synthetic Turf (Contingent on Steam	ENRO	\$2,800,000
--	All Agency	2325	McIntyre Library Exterior Envelope	FIN/ADM	\$2,500,000
--	All Agency	2325	DDC Campus System Platform Upgrade	FIN/ADM	\$2,950,000
--	All Agency	2325	Heating Plant Lighting & Bld Envelope	UTL	\$607,000
7	Minor	2527	Nursing Facility Renewal - Phase II Backfill	ACAD	\$3,336,000
8	Major	2527	Bollinger Field Enhancements	ATHL/	TBD
9	Instructional	2527	HFA Renovation - Phase I Art Wing Labs & Ductwork	ACAD	TBD
10	Major	2729	Nursing Facility Renewal - Phase III Addition	ACAD	TBD
11	Minor	2729	HFA Renovation - Phase II Theatre Wing Ductwork/	ACAD	TBD
12	Minor	2729	Schneider Hall Facility Renewal - Mechanical	ACAD	TBD
13	Minor	2729	Schofield Hall Facility Renewal - Mechanical	FIN/ADM	TBD
14	Major	TBD	New Res. Hall w/ Dining & Horan Demo	ENRO	TBD
15	Major	TBD	McPhee-Olson Renovation & Expansion	ENRO	TBD
16	Major	TBD	Hilltop Remodel	ENRO	TBD
17	Major	TBD	Crest Wellness Center Remodel	ENRO	TBD

*Steam Line enumerated 19/21

By Biennium

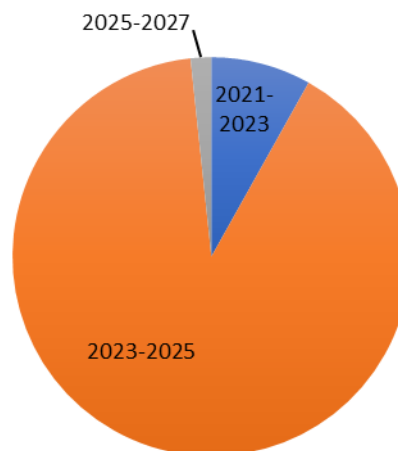
These projects are listed as submitted in November 2021 as part of the 2023-2025 Capital Budget Planning.

Although these projects are listed for a particular biennium, it does not guarantee that the project will begin in that biennium. The University of Wisconsin System can defer a project to a later biennium based on overall system need for funds, or the project can be deemed to not qualify at the beginning of the capital budget review process.

The State Building Commission, Legislature and Governor also have opportunity to deny or defer projects as part of the capital budget planning process.

Additional information on the capital budget planning process can be found in the appendix section of this document.

Project Costs by Biennium



Biennium	Project Quantity	Project Costs	Project Types			
			Major	All Agency	Inst.	Minor
2021-2023	7	\$16,153,000	0	7	0	0
2023-2025	10	\$179,222,000	2	4	2	2
2025-2027	3	\$3,336,000	1	0	1	1
2027-2029	5	\$0	9	0	0	3
TBD	4	\$0	4	0	0	0
Totals	29	\$198,711,000	9	11	3	6

Project Type Definitions

Major

A capital project individually and specifically enumerated in the biennial budget bill. No restrictions on scope (*new construction, demolition, remodeling, renovation, utility expansions and extensions, property acquisitions and transactions*) or budget amount.

All Agency

A capital project primarily intended to accomplish maintenance-related work. Restrictions on scope and budget based on current enumeration limits and project program policies.

Instructional Space Project

A capital project primarily intended to physically improve a classroom or instructional laboratory either through technology or renovation and remodeling. Restrictions on scope and budget based on current enumeration limits and project program policies.

Minor

A capital project primarily intended to accomplish site improvements as well as building and site utilities maintenance, repair, and renovation related work costing more than \$300,000 and \$1,000,000.

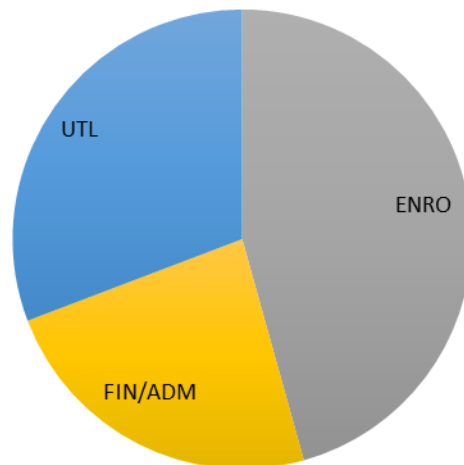
By Campus Category

Campus Categories

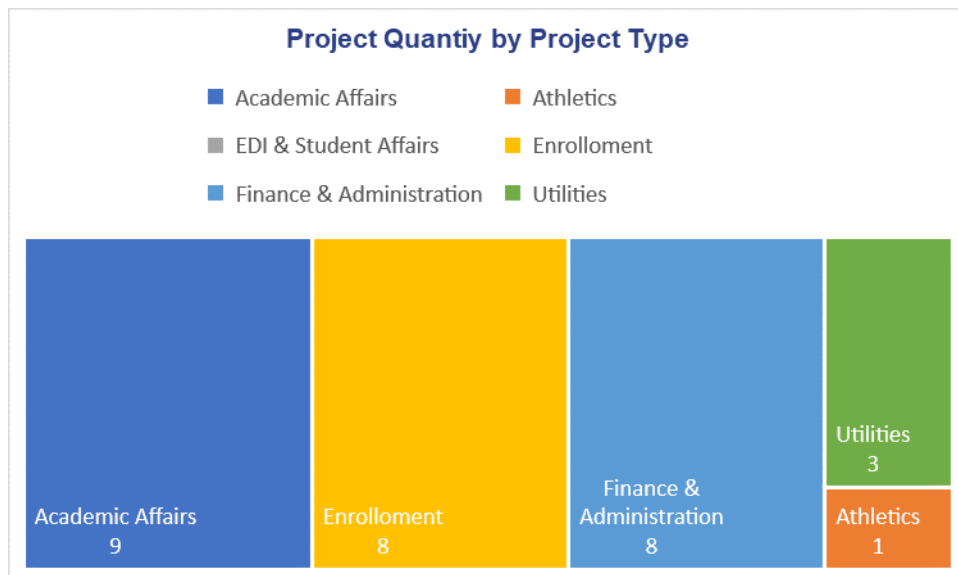
ACAD	Academic Affairs
ATHL	Athletics
EDI	EDI & Student Affairs
ENRO	Enrollment Management
FIN/ADM	Finance & Administration
UTL	Utilities

Campus Category	Project Quantity	Project Costs	Project Types			
			Major	All Agency	Instr.	Minor
Academic Affairs	9	\$163,765,000	2	0	3	4
Athletics	1	TBD	1	0	0	0
EDI & Student Affairs	0	\$0	0	0	0	0
Enrollment	8	\$10,176,000	4	3	0	0
Finance & Administration	8	\$19,191,000	1	5	0	1
Utilities	3	\$5,579,000	0	3	0	0
Totals	29	\$198,711,000	9	11	3	5

Project Costs by Campus Category



Project Quantity by Project Type



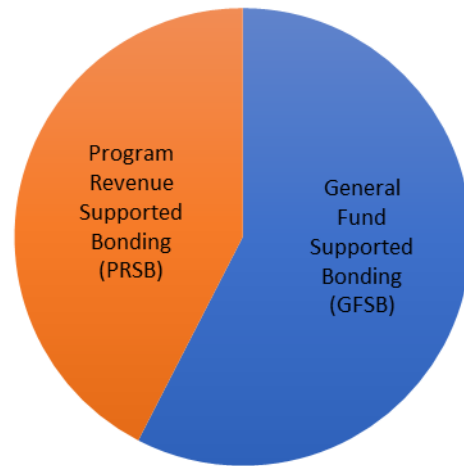
By Funding Type

Certain projects are required to have a GPR/PR split for funding sources. This varies depending on the type of project and is based on area served by steam and chilled water utilities.

Projects that involve steam, electric, gas, domestic water, fiber optic or site improvements such as roads and stormwater management are split funded between General Program Revenue (GPR) and Program Revenue (PR).

Parking and Transportation funds 100% of parking lot projects.

Project Costs by Funding Type



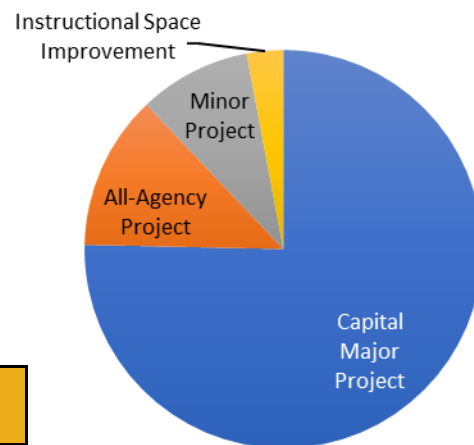
Funding Type	Project Totals
General Fund Supported Bonding (GFSB)	\$187,070,000
Program Revenue Supported Bonding (PRSB)	\$136,410,000
Gifts/Grants	\$0
Total	\$321,480,000

By Project Type

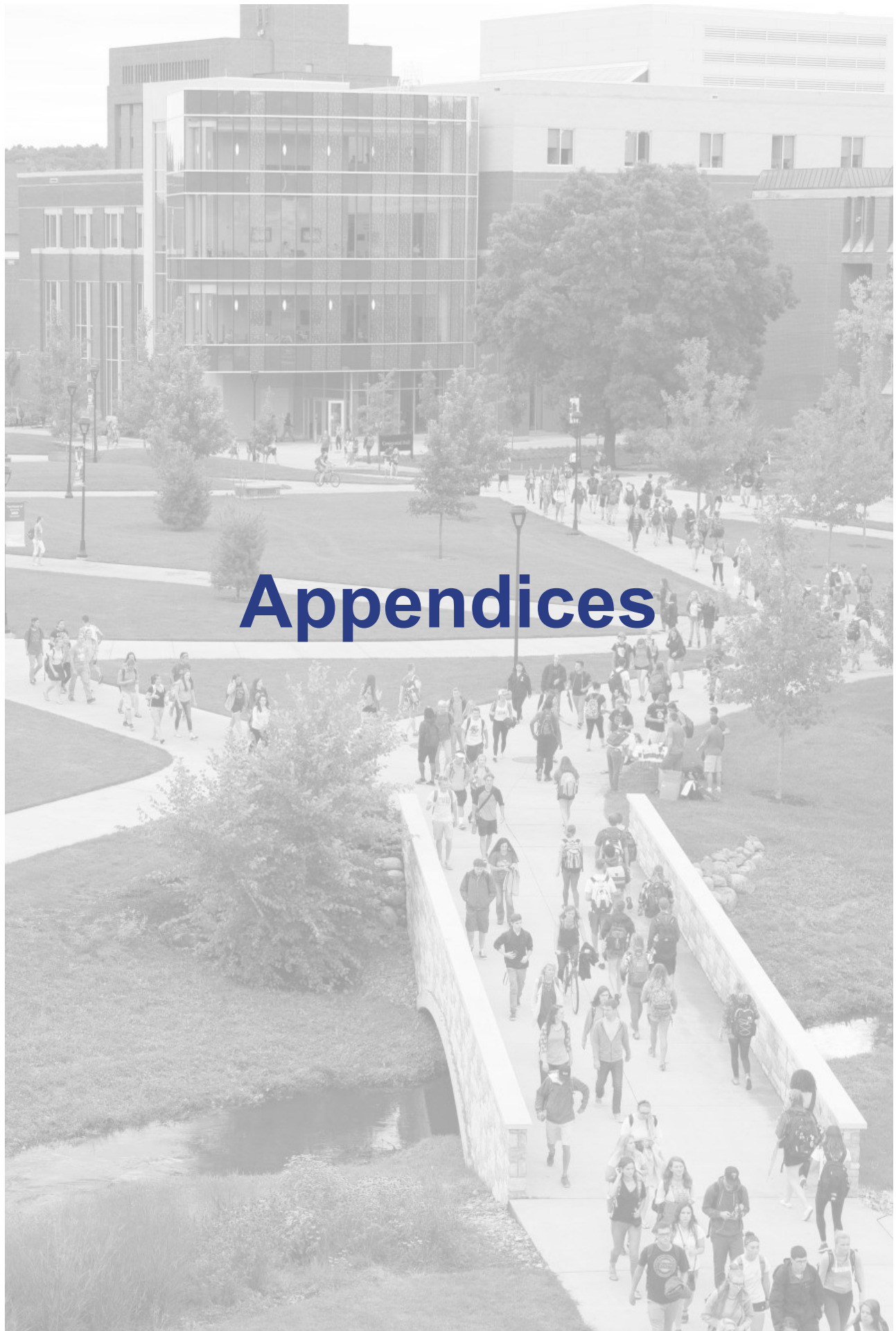
These breakdowns are reflective of planned state managed projects only, and do not account for campus managed projects that would fall under the capital improvement description. These are more difficult to determine long-term since many of them are in response to an urgent need that arises quickly.

Current and recently completed campus managed projects are listed earlier in this document and will be updated each year as the plan is updated.

Project Costs by Project Type

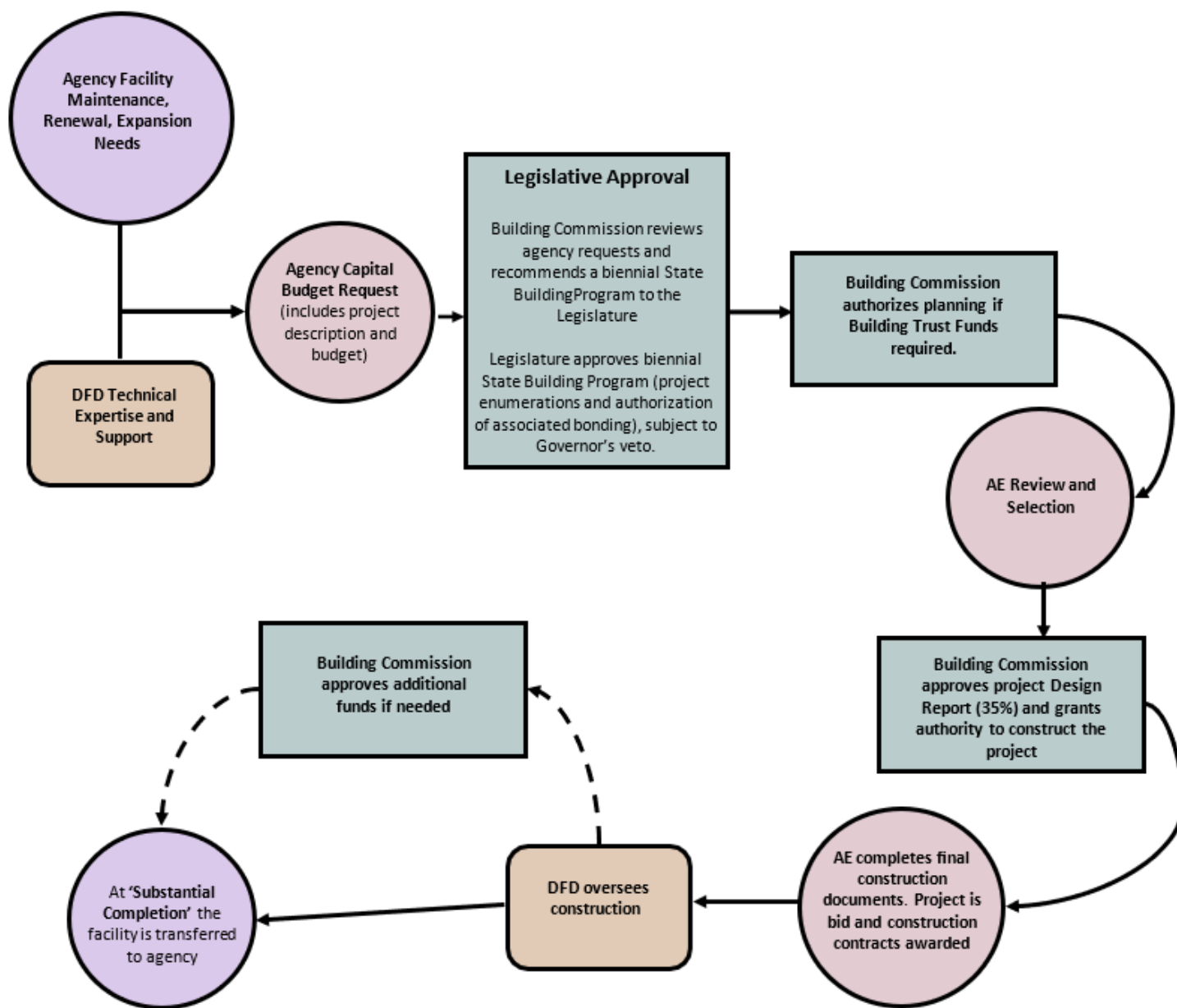


Project Types	Project Quantity	Project Costs
Capital Major Project	9	\$149,710,000
All-Agency Project	11	\$25,010,000
Minor Project	3	\$18,099,000
Instructional Space Improvement	6	\$5,892,000
Totals	29	\$198,711,000



Appendices

Appendix A



State Building Program Project Approval and Construction Process Sequence

The Building Commission is responsible for implementing the State Building Program authorized in the biennial budget. The diagram above illustrates the building project approval and construction process. It is based on diagram from the publication, **Introduction to the Building Commission (Dec 2010)**, Department of Administration.

https://doa.wi.gov/DFDM_Documents/State-Building-Program/BldgCommissionIntro.pdf

Appendix B

Statewide Development of the Biennial Capital Budget

Every two years, as part of the biennial budget process, the Building Commission recommends to the legislature a State Building Program, which includes a list of projects and funding sources to meet the state's capital improvement and maintenance needs over the following two –year budget cycle. The approval of the Capital Budget incorporates several steps:

- **Six-Year Agency Facilities Plans:** The first step in the development of the Capital Budget is the submission of six-year facilities plans by agencies. These plans, which are updated every two years, describe long – term programmatic developments within the agency, link those developments to projected facilities needs and identify specific projects to meet the agency's facilities needs. Agencies' six-year facilities plans are submitted to DFD in July of even-numbered years.
- **Agency Capital Budget Requests:** In September of even-numbered years, agencies submit their Capital Budget requests to DFD. These documents contain more detailed descriptions of the projects identified in the first two years of the agency's six-year plan, which are submitted in July of the same year. Agency requests for funding are classified as either enumerated projects (exceeding \$1,000,000) or "all agency" projects. By law, (Wis. Stat. 20.924), projects estimated to cost in excess of \$1,000,000 must be enumerated in the authorized State Building Program. The all agency program, as authorized by the legislature, provides funding to the Building Commission to support general categories of repair and renovation projects. Agency requests for both enumerated and all agency projects are analyzed by DFD staff.
- **Building Commission Recommendations:** In early March of the following year, Building Commission members review agency requests and develop a set of recommended projects and funding plans that comprise the Commission's Capital Budget recommendation to the legislature. For example, in March 2017, the Building Commission acted on requests for the 2017-19 Capital Budget.
- **Joint Committee on Finance Review:** As required under Wis.Stat.13.48(7), the Building Commission's recommendations are forwarded to the legislature's Joint Committee on Finance by the first Tuesday in April. The Joint Committee does this by including its proposed State Building Program in the Committee's amendment to the executive budget bill.
- **Final Approval:** Both houses of the legislature take up the Capital Budget and State Building Program as part of their deliberations on the biennial budget. The governor's veto power extends to the provisions in the budget bill that relate to the Capital Budget. Subject to the legislature's veto review, the new biennial building program goes into effect after it is signed into law by the governor.

UW-System Role in Capital Budget Process

Regent Policy Document 19-16

Establishes the Board of Regents stewardship role as it relates to capital projects that occurs on land owned or controlled by the Board. The policy also establishes the framework through which such capital projects are to be developed and approved in order to be considered a part of the UW System building program.

The UW System Office of Capital Planning and Budget is responsible for establishing the process through which institutions shall submit capital projects for consideration by the Board of Regents. The Office of Capital Planning and Budget shall also be responsible for the development of a consolidated capital budget request to be provided to the Board of Regents for its approval. It is the Board of Regents approved system wide requests that will ultimately tie into the statewide capital budget process described above.

Capital Plan Timeline

Biennially, each state agency is required to submit a capital budget request within the context of a long-range plan to the Department of Administration. The UW System process for developing its Capital Budget and long-range plan recommendations is based on planning models common throughout higher education. UW System long-range planning identifies building conditions, program needs, space adequacy, and utilization; evaluates alternatives and prioritizes space and program needs; and documents the six-year capital plans per UW institution. For additional information about the planning process, access the **UW System Long Range Planning** website at

<https://www.wisconsin.edu/capital-planning/planning/>

Appendix C

UW System Planning Principles

Upon recommendation of the President of the University of Wisconsin System, the Board of Regents adopts the following principles to guide the physical development of the University of Wisconsin System campuses:

Planning, prioritization, and funding of physical development should occur using best practices of inclusion, integration, and transparency that include...

1. Physical development that is planned using an integrated planning model that incorporates programmatic concerns, physical concerns, and financial realities.
2. Involvement of stakeholders that provides a meaningful role for students where student funding and fees are involved.
3. Physical development that is planned within the context of UW System, institutional, and State of Wisconsin planning guidelines, policies, and funding parameters.
4. Cooperative planning with the city and county in which the institution is located.
5. Campus physical environments that promote optimal accessibility for people with disabilities.
6. Comprehensive campus master plans that are regularly updated and address: space needs; image, identity, and aesthetics; multi-modal transportation access and circulation; parking; open space; building sites; infrastructure and utilities; sustainability; and implementation and physical development that is planned in accordance with those master plans.
7. Planning that includes student enrollment, faculty, and staff projections; applicable space allocation and utilization benchmarks; evidence-based decision making; and best planning practices.
8. Responsiveness to the needs of a diverse student body and the delivery of programs and services that meet those needs.
9. Sustainable design through: optimal use and reuse of existing facilities; minimum construction of new facilities; optimal adaptability for future changes; high
10. -performance and energy efficient design; ease of long-term maintenance and operation; and appropriate use of renewable energy
11. Accurate and defensible project programs, budgets, and schedules developed prior to enumeration.

Adopted by Resolution 7868, 3/5/1999; amended by Resolution 8431, 9-7-2001; amended by Resolution 10127, 10/5/2012

UW System Planning Goals

Upon recommendation of the President of the University of Wisconsin System, the Board of Regents adopts the following goals to guide the care of physical assets of the University of Wisconsin System institutions:

Appropriate stewardship of physical assets should occur using best practices that include...

1. An institutional commitment to assure that there are adequate resources, optimal use of resources, and adequate expertise to care for physical assets.
2. An accurate and current geographic information system (GIS) for all Board of Regents-owned land using a common UW systemwide format and minimum level of detail.
3. A comprehensive building space management function, accurate and current space inventory, and a comprehensive space use plan specific to each institution.
4. An accurate and current record of the physical condition and maintenance needs of all facilities.
5. Proper maintenance of all existing facilities so as to protect and extend the life of existing investments and ensure that facilities are usable for their intended purposes.
6. A commitment to Wisconsin's heritage through historic preservation of historic buildings and other historic cultural resources.

Adopted by Resolution 10127, 10/5/2012



Integrated Planning Venn Diagram

Appendix D

Capital Project Authorities

UW Board of Regents Authority

UW Solely Managed Capital Projects have no restrictions on scope of work and do not require enumeration by the State of Wisconsin. Section § 16.855 (12m) of the State of Wisconsin Statutes allows the Board of Regents to let and supervise UW System capital projects funded entirely through Gifts and Grants using the single prime contracting bid methodology. There are two categories and processes for construction authority of UW Solely Managed Capital Projects, based on total project budget, outlined and defined below.

- **Projects \$1 million or Less** do not require Board of Regents approval. The Board of Regents delegates to the UW System President the authority to execute design and construction contracts for capital projects solely managed by the UW System. The UW System President may delegate signature authority to other UW System Administration senior officials and individual UW institution chancellors.
- **Projects Greater Than \$1 million** require Board of Regents approval. The UW System President may not authorize design and construction work beyond the 25 percent design completion phase without obtaining the approval of the Board of Regents.

WI Building Commission Authority

1. **Major Projects** require specific enumeration in the state capital budget and can be funded from any combination of bonds or cash. New construction costing \$1,000,000 or more; building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing \$3,000,000 or more require specific enumeration. Board of Regents and State Building Commission approvals are required.
2. **Minor Projects** are categorically enumerated in the state capital budget and can be funded from any combination of bonds or cash. Building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing more than \$3,000,000 and less than \$7,400,000 can be processed under the Minor Projects Program. Board of Regents and State Building Commission approvals are required.
3. **All Agency Projects** are categorically enumerated in the state capital budget and can be funded from any combination of bonds or cash. New construction costing between \$300,000 and \$1,000,000; building maintenance, repair, and renovation; site improvements; and site utilities maintenance, repair, and renovation costing less than \$3,000,000 can be processed under the All Agency Projects Program. Board of Regents and State Building Commission approvals are required.
4. **Instructional Space Projects** are categorically enumerated in the state capital budget and can be funded from any combination of bonds or cash. These remodeling projects costing less than \$7,400,000 focus on maintaining and upgrading the classrooms and instructional laboratories space and technology. Board of Regents and State Building Commission approvals are required.
5. **Small Projects** are categorically enumerated in the state capital budget as a subset of the All Agency Projects enumeration and can be funded from any combination of bonds or cash. These maintenance, repair, and renovation projects cost less than \$300,000. Board of Regents and State Building Commission approvals are not required, approval authority has been delegated to the Division of Facilities Development.

Appendix E

Facilities Space Allocation

Campus departments, colleges, divisions, and individuals have needs to improve existing facilities by reallocating space or providing new space. The project intake and approval process helps campus leadership set priorities in a comprehensive manner. This process will optimize campus assets (spaces) by implementing a planning and management system, which guides communication and decision making to align with campus strategic goals.

Objective

The purpose of this Practice Directive and eform process is to comply with Regent and State policies, in addition to describing the campus procedures that support their compliance. This Practice Directive will optimize University spaces and facilities by implementing a comprehensive planning and management system and govern its decision processes.

Statement:

- All space additions, changes or enhancements must be reviewed for need and alignment with the campus master plan, university and academic strategic plans, and the financial plan.
- Space is a campus resource to be utilized and optimized to best meet the overall mission of the university; space is not the permanent property of a particular program, unit, department, college or division.
- All space planning must consider the campus eco-system and the impacts that any additions, changes or enhancements may have on other programs and ongoing maintenance.

Review the following information *before* initiating a project:

- Project definition: Any request that modifies a physical space whether through changes in signage, occupancy, use, equipment, or physical infrastructure.
- Project owner: The “project owner” is typically the department that initiates the project. The head of the department is the project owner and initiates the request.
- Project sponsor: Your division’s Vice Chancellor is the project sponsor. Support from the project sponsor is required to proceed to project evaluation.
- Project evaluation: All proposals will be reviewed with attention to long-term campus strategic goals, financial viability, scope, and schedule.

Space Planning Principles

- Follow UW System guidelines for types of offices and square foot per occupant
- Minimize financial impact, rethink, and optimize existing spaces before requesting remodeling
- Follow sustainability goals
- Encourage Workplace Wellness, provide collaborative and flexible spaces with shared/schedulable quiet spaces. Construction of walls will be limited, only used when all other alternatives have been explored.
- When moves are required, furniture shall remain in its current location to the extent possible. Workstation chair and boxed materials will move with occupants.
- All conference rooms and breakrooms shall be shared resources. Conference rooms shall be schedulable through Outlook.

Procedures:

[Project Evaluation Request Procedure](#)

[Project Evaluation Request Eform](#)

Appendix F

Deferred Maintenance Assessment

Campus is in the process of developing a strategy to evaluate deferred maintenance. The assessment will inform future capital improvement planning. Deferred maintenance has been an issue for all state and federal facilities for decades and the problem isn't going to go away anytime soon without some effort to find solutions.



UWEC Building Condition Ratings (2020)

BLDG ID	BUILDING NAME	FUNC ID	PHYS ID	GSF	GPR %	PR %	BUILDING TYPE	YEAR
285-OC-0001	HARVEY A. SCHOFIELD HALL	D	v	100,099	100%	0%	ADMINISTRATIVE	1915
285-OC-0003	L.E. PHILLIPS SCIENCE HALL	F	vii	107,178	100%	0%	ACADEMIC - BLDG.	1963
285-OC-0003A	L.E. PHILLIPS SCIENCE HALL ADDITION	F	vii	85,072	100%	0%	ACADEMIC - BLDG.	1968
285-OC-0004	VICKI LORD LARSON	D	iv	59,029	100%	0%	ADMINISTRATIVE	1959
285-OC-0004A	WM.D.MCINTYRE LIBRARY	B	iv	129,298	100%	0%	ACADEMIC - BLDG.	1971
285-OC-0004B	WM.D.MCINTYRE LIBRARY ADDITION	B	iv	46,011	100%	0%	ACADEMIC - BLDG.	1992
285-OC-0005	SCHNEIDER SOCIAL SCIENCE	C	v	89,943	100%	0%	ACADEMIC - BLDG.	1966
285-OC-0006	MCPHEE PHYSICAL EDUC CTR	B	ii	108,615	100%	0%	INDOOR PHYS. EDUC./RECR. BLDG.	1968
285-OC-0006A	MCPHEE PHYSICAL EDUC CTR ADDITION	B	ii	87,909	100%	0%	INDOOR PHYS. EDUC./RECR. BLDG.	1986
285-OC-0007	HAAS FINE ARTS CENTER	D	v	149,316	100%	0%	ACADEMIC - BLDG.	1969
285-OC-0008	SCHOOL OF NURSING	D	v	31,299	100%	0%	ACADEMIC - BLDG.	1968
285-OC-0008A	SCHOOL OF NURSING-ADD	D	v	15,630	100%	0%	ACADEMIC - BLDG.	1984
285-OC-0009	HUMAN SCIENCES & SERVICES	B	iii	48,833	100%	0%	ACADEMIC - BLDG.	1981
285-OC-0012	R.E.HIBBARD HUMANITIES	B	iii	161,677	100%	0%	ACADEMIC - BLDG.	1973
285-OC-0020	CAMPUS SCHOOL	F	vi	4,962	100%	0%	ADMINISTRATIVE	1951
285-OC-0020A	EARL S. KJER THEATRE	F	vi	13,864	100%	0%	ADMINISTRATIVE	1951
285-OC-0020B	C.J. BREWER HALL	D	iv	21,711	100%	0%	ADMINISTRATIVE	1915
285-OC-0020C	W.L. ZORN ARENA	D	vi	43,884	100%	0%	INDOOR PHYS. EDUC./RECR. BLDG.	1951
285-OC-0026	HEATING PLANT	C	iv	19,505	100%	0%	UTILITY - BLDG.	1965
285-OC-0026A	HEATING PLANT COAL STORAGE	C	iv	2,484	100%	0%	UTILITY - BLDG.	1999
285-OC-0026B	HEATING PLANT BAG HOUSE	C	iii	2,102	100%	0%	UTILITY - BLDG.	1995
285-OC-0028	MAINTENANCE/CENTRAL STORE	C	iii	11,543	100%	0%	UTILITY - BLDG.	1962
285-OC-0028A	MAINTENANCE/CENTRAL STORE	C	iii	24,630	100%	0%	UTILITY - BLDG.	1972
285-OC-0028B	MAINT/CENTRAL STORES - S	C	iii	6,112	100%	0%	UTILITY - BLDG.	1989
285-OC-0042	CREST WELLNESS CENTER	B	iv	28,243	38%	62%	STUDENT CENTER/UNION - BLDG	1964
285-OC-0043	HILLTOP CENTER	F	v	72,546	0%	100%	STUDENT CENTER/UNION - BLDG	1967
285-OC-0057	CHANCELLORS HALL	A	ii	133,979	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1999
285-OC-0061	KATHARINE THOMAS HALL	F	vi	35,496	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1953
285-OC-0062	KATHERINE PUTNAM HALL	D	vi	36,769	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1956
285-OC-0063	BRIDGMAN HALL	D	v	50,022	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1964
285-OC-0064	SUTHERLAND HALL	D	v	76,378	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1964
285-OC-0065	GOVERNORS HALL - WEST	D	v	39,417	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1961
285-OC-0065A	GOVERNORS HALL - NORTH	D	v	25,866	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1961
285-OC-0066	EMMET HORAN HALL	D	v	39,925	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1960
285-OC-0067	MURRAY HALL	D	v	56,737	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1965
285-OC-0068	TOWERS RESIDENCE HALL- SO	B	v	111,738	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1966
285-OC-0068A	TOWERS RESIDENCE HALL- N	B	v	133,880	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1966
285-OC-0069	OAK RIDGE HALL	C	iv	63,383	0%	100%	SINGLE STUDENT HOUSING - BLDG.	1969
285-OC-0102	THE SUITES	A	i	151,000	0%	100%	SINGLE STUDENT HOUSING - BLDG.	2019
285-OC-0141	WILLIAM R. DAVIES CENTER	A	i	175,338	0%	100%	STUDENT CENTER/UNION - BLDG	2013
285-OC-0201	CENTENNIAL HALL	A	ii	156,100	100%	0%	ACADEMIC - BLDG.	2013
285-OC-0206	FLESCH WELCOME CENTER	A	i	16,000	0%	100%	ADMINISTRATIVE	2021

Appendix F

UWEC Building Condition Ratings (2020)

