



University of Wisconsin  
**Eau Claire**

**Campus Master Plan  
2010-2030**

**Technical Report –  
Appendix  
November 2011**



This Appendix document is a supplement to the UW-Eau Claire Campus Master Plan Technical Report.

### **Campus Outreach**

### **Space Needs Analysis and Recommendations**

### **Residential Demand Study**

### **Campus Dining Study**

### **Campus and Community Mapping and Analysis**







## Campus Outreach

At critical decision points throughout the master planning process, the master planning team listened to campus and community stakeholders, presented interim ideas and garnered suggestions and feedback. This section contains meeting summaries from each of these meetings.

The campus master planning team was guided by the Campus Master Plan Steering Committee at these meetings:

- July 13, 2007 – master plan kick-off
- August 11, 2009 – review draft campuswide design guidelines
- September 28, 2009 – revise campuswide design guidelines, brainstorm issues for campus master plan
- April 20, 2010 – review space needs analysis and campus analysis mapping
- May 11, 2010 – review master plan alternatives
- September 28, 2010 – review preliminary master plan
- December 7, 2010 – review final master plan and aspiration plan

The campus master planning team sought input from the community at these meetings:

- October 19-21, 2009 – campus stakeholder interviews for master plan and space needs analysis
- November 23 & 24, 2009 – interviews for the residential demand study
- March 2, 2010 – interviews with campus safety and Chippewa Valley Technical College
- May 11, 2010 – open houses with faculty, staff and students about the master plan alternatives
- July 8, 2010 – review alternatives with Historic Third Ward, Student Affairs Division and Sacred Heart Hospital
- July 22, 2010 – review alternatives with City of Eau Claire staff
- September 28, 2010 – review preliminary master plan with faculty, staff and students

- November 15 and 16, 2010 – review preliminary master plan with City Plan Commission, City Staff, Chippewa Valley Technical College and Sacred Heart Hospital

In addition, the master planning team met via conference call approximately every two weeks. The calls typically included Mike Rindo and Rick Gonzales from UW-Eau Claire and Kate Sullivan and Jeff Kosloske from UW-System.



**Steering Committee Meeting**

MEETING SUBJECT

**Schofield Hall, Room 202**

LOCATION

**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**July 13, 2009**

MEETING DATE

**12:30-3:00pm**

MEETING TIME

**50210.000**

PROJECT NUMBER

**July 17, 2009**

ISSUE DATE

**1** **3**  
PAGE OF PAGES

PARTICIPANT	COMPANY
MJ Brukardt	Special Assistant for Strategic Planning
Terry Classen	Facilities Director
Ricardo Gonzales	Campus Planner
Kate Hale	Sustainability Fellow
Susan Harrison	Chair, University Senate
Beth Hellwig	Vice Chancellor for Student Affairs and Dean of Students
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Kim O'Kelly	Parking and Transportation
Michael Umhoefer	Student Body President
Mike Wick	Associate Vice Chancellor for Academic Affairs and Dean of Graduate Studies
Tim Luttrell	Division of State Facilities
Kate Sullivan	University of Wisconsin System
Jeff Kosloske	University of Wisconsin System
Neal Kessler	JJR
Jon Hoffman	JJR
Val Schute	River Architects

JJR and River Architects led the kick-off meeting with the Campus Master Plan Steering Committee to begin the preparation of the Campus Master Plan. Jon Hoffman, Neal Kessler and Val Schute presented background information about the nature of the master plan project, the goals and the process for completion. The initial task is preparing campus design guidelines. Val Schute and Neal Kessler discussed architectural and site design guidelines, respectively. This is a summary of the Steering Committee discussion.

**Campus Master Plan Process and Schedule**

- What will the qualities of a successful UW-Eau Claire Campus Master Plan?
  - Out of box thinking, don't shove more buildings on a tight campus
  - On budget
  - Support strategic vision
  - Comprehensive, unified
  - Plan for future projects
  - Orderly project phasing, priorities
  - Stop constant academic space reorganization
  - Implement "stewardship" of strategic plan
  - Recruitment and retention
  - Stop constant remodeling, reconstruction of previous project; logical changes
  - Orderly and transparent process
  - Support Academics first, Student Life second
  - Respect the Eau Claire fabric (in partnership)
- Will the current Capital Budget constrain Campus Master Plan?
  - The Master Plan can shake out a different vision, but project that are currently funded will move forward

- Last overall facilities master plan was discussed 10 years ago
- What will be the City Representation on the Steering Committee? They will be considered special stakeholders.
- Will a realistic level of resources considered?
  - With limited resources, force interim choices that are less than optional; dreaming big without resources discussion results in worthless plan; the last campus plan was just a list of all the big dreams without winnowing
  - Campus master plan process will start with big thinking, and then strategically move toward a financially realistic vision
  - The 6-year Capital Budget plans will focus on the realistic future, with all other project seen as future
- PEEQ process recommendations are now at Chancellor's office
- The Advisory Group to the Chancellor is currently in flux now
- Flexibility of plan – will it allow changes if buildings aren't constructed?
  - Plan will allow for parts of the plan to be implemented without the rest of the plan falling apart
- JJR should include Bollinger Fields within the master plan. It is owned by campus and used for satellite parking. Other off-campus sites (e.g. Carson, Hobbs) are City-owned facilities.
- Campus Dates for future Steering Committee, Stakeholder, and Campus meetings
  - September 14 – 16 won't work for the stakeholder interviews; accreditation visit that week; September 21 – 22 – Education Building meetings (Sept 21 – Steering Committee; Sept. 22 – Workshops – Community, Senate)
  - Campus Furlough Days – August 7, November 28, December 28, and April 2 (Friday, Spring Break)
  - 1<sup>st</sup> day of class is Sept 2; exams after November 25<sup>th</sup>
  - Davies Center meetings – meeting with Student Government on Monday night; campus meeting for students at Tuesday lunch
  - University Senate meets 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays, 3:00 p.m. – 5:00 pm. (potential 4:00 p.m. briefing)
  - Student Senate meets every Monday at 6:00 p.m.
  - Chancellor's Cabinet – no set meeting date
  - Adjacent Neighborhoods
    - Third Ward - 3<sup>rd</sup> Thursday (more important)
    - Historic Randall Park – 2<sup>nd</sup> Tuesday
  - City Council meets Tuesdays 4:00 p.m. – 7:00 p.m.; Plan Commission on Mondays; School Board on Mondays
  - Campus Open Houses – could be Mondays or Tuesdays
- Sustainability should be infused within all meetings; not a specific meeting group
  - The chancellor has signed the ACUPCC and the campus is in the process of developing a climate action plan for campus
- Master Plan Web Portal – Campus will create a webpage with information about the Campus Master Plan and all campus building planning

JJR conducted a dot exercise where Steering Committee members indicated their favorite and least favorite campus locations.

- Favorite
  - Good connection – bridge to central campus
  - Good landscaping, river views, views from bridge
  - Steps up the hill – within forest, sheltered (not exposed)
- Least favorite
  - Hibbard – boring, urban, out of place
  - Brewer Hall (Kjer Theater) – antiquated, out of date
  - Zorn – terrible facility, but only regional competition location (recreation has thought conceptually on how to function without Zorn)
  - Winter traversing over river, condition
  - Hill – obstacle for circulation, food service
  - Grade change – huge challenge (especially for disability)
  - Entrances – there's not an official entrance, existing are terrible
  - Student Center should be at the Putnam Hall site (would be if we had a through-through campus master plan)

#### Design Guidelines

- Recycling on campus – just had meeting about creating standard for recycling bins/materials
- Guidelines can be prescriptive or descriptive
  - Can also be didactic - teaches other designers of background and philosophy of how to design on campus



- Major Architectural Design Guideline Issues
  - Style direction - interpretative vs. prescriptive
  - Set building height limits - inner campus vs. edge (residential)
  - Adjacent building linkages - encourage?
  - Establish signage standards for all buildings on campus
  - Public art - campus preferences
  - Accessibility vs. Universal Design
  - Sustainability – require a LEED Standard?
  - Micro-climate - significant wind on campus with wind coming down the river; create human gathering spaces
  - Politics – cutting down trees, outdoor classroom
- Open Space issues and preferences
  - Gateways – should not create a fortress (no gates); should be able to walk through the gateway to denote front door; brick area within gateway to create open space; use natural materials; columns are good; UW-Madison's columns look like kiosks and weren't distinctive; St. Norbert's gateway is very good
  - Edges: river edge used to be was tree-lined but trees were taken out for riprap; there's no seating to see the river; group prefers low walls or low fence with flowers; use native materials; Phoenix Park is a good example of sustainable design; create connecting points to river; landscaped edges are supported
  - Pedestrian paths: new green space where Davies Center is now is intended to replace existing field that will be taken out; use brick to designate major walkways; Univ of MN Scholars Walk is well-liked; central walks should have a brick (or distinctive) pattern
  - Parking Lots: screen parking with landscaping (rather than fencing); dual use streets are OK with a hierarchy of materials
  - Gathering places - engage with Little Niagara

#### Next steps

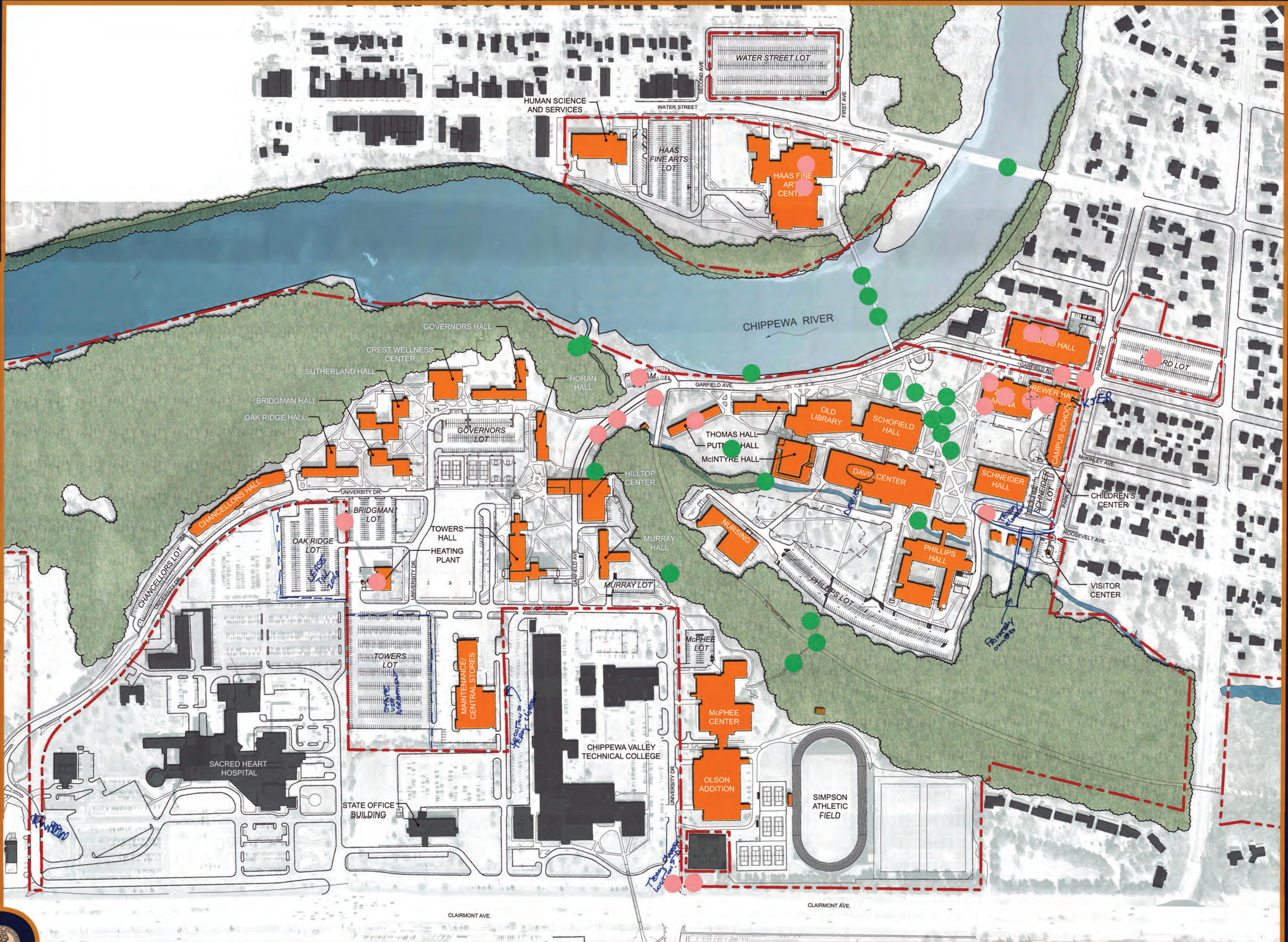
- JJR to send a PDF of the entire PowerPoint presentation, including the schedule graphic
- The draft design guidelines should be submitted to Campus for distribution – Thursday, Aug. 6th by noon
- JJR and River to include 6-8 questions for Steering Committee to respond to regarding design guidelines; Rindo to collect responses and forward to JJR

#### Attachments

- PDF of entire PowerPoint presentation
- Scan of Campus Map with Favorite/Least Favorite dots

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.







**Campus Design Guidelines Review**

MEETING SUBJECT

**Davies Center, Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**August 10, 2009**

MEETING DATE

**1:00-3:00pm**

MEETING TIME

**50210.000**

PROJECT NUMBER

**August 12, 2009**

ISSUE DATE

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PAGE OF PAGES

PARTICIPANT	COMPANY
MJ Brukardt	Special Assistant for Strategic Planning
Terry Classen	Facilities Director
Ricardo Gonzales	Campus Planner
Kate Hale	Sustainability Fellow
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Kim O’Kelly	Parking and Transportation
Mike Wick	Associate Vice Chancellor for Academic Affairs and Dean of Graduate Studies
Tim Luttrell	Division of State Facilities
Neal Kessler	JJR
Jon Hoffman	JJR
Pete Zirbel	River Architects

JJR and River Architects led a review meeting of the draft Campus Design Guidelines. Jon Hoffman, Neal Kessler and Pete Zirbel presented the draft campus design guidelines, and the Steering Committee commented on the recommendations. This is a summary of the Steering Committee discussion.

- Won't it be difficult to create design guidelines without fully fleshing out master plan principles? Design guidelines will rely on the principles of the Centennial Plan and JJR's campus planning philosophy and principles.
- Was PowerPoint from last meeting distributed? Yes. Meeting presentations will be distributed with meeting notes.
- Campus building boom – ended with Hibbard Hall (1973)
- How does new Davies Center fit the 5 principles guiding architectural style listed in the Draft Design Guidelines?
  - Efficiency – need to determine life cycle costs (planned future step for Davies Center)
  - Flexibility – expansion possible; expansion would reduce parking
  - Respect for environmental context – extensive glazing on north side for cool daylighting; design responds to Little Niagara Creek.
- Building heights
  - It would be useful to have an elevation of buildings to compare building heights – e.g. Park Street
  - Lower campus – maximum 2 stories adjacent to single-family structures?
  - Would height restrictions reduce future growth potential? Growth could be accommodated on an alternate campus site or electronic learning.
  - Tall buildings force elevator use – is that sustainable?
  - City's West Clairemont Study doesn't address building heights.
  - All tall towers effective for residence halls? What are best practices? Many high-rise dorms built recently in urban areas.
  - Future buildings will have bigger floor-floor heights, so fewer stories could be as high as Hibbard Hall. Height restrictions should be in terms of feet instead of number of stories.
  - Stormwater – taller structures reduce need for retention
  - 100' elevation up to Upper Campus – back drop would allow taller structures on Lower Campus
  - How can taller structures be softened? Tall trees can modify height perspective (e.g. Towers)

- Height restrictions should be considered separately for the Upper Campus, Lower Campus, and Water Street areas.
  - Stay below high-rise definition in building code
- Exterior materials
  - Differ by campus neighborhood?
  - Chancellors Hall wouldn't have fit draft guidelines – concrete split-faced masonry units used; variety of color choices; allow more variety on upper campus?
  - Wider spectrum of brick color on upper campus – allow more variety?
- Roofs
  - Are there any concerns with flat roofs in snowy climates? – Snow is a concern for both flat and sloped roofs. On flat roofs it is important that internal drains and overflows are functioning properly; on some sloped roofing materials, snow guards need to be installed to prevent snow sliding off roof. All roofs are required by code to be structured for snow drift loads.
  - White roofs – do not stay white when aged. Appearance needs to be considered on Lower Campus where roofs are visible from Upper Campus. White roofs in northern climate doesn't create energy savings
  - Vegetated roofs - have benefits including reducing heat island effect and improved stormwater management, disadvantages include cost and maintaining healthy rooftop vegetation; DSF working on vegetated roof standards; should be building-by-building decision
  - Good not to be prescribed roof styles; sloped areas can be accents
  - Only existing sloped roof is Zorn Arena – that roof is a pain to maintain
- Building linkages – only some make sense; no prescription
- Historic district – Third Ward Historic District
  - Buffington House (Local Landmark & National Register of Historic Places) – across from Hubbard lot
  - 2 other homes on Park Ave. near campus are shown as "Eligible for National Register of Historic Places"
- Sustainability
  - White roof material – DSF concerns including service life
  - Should we aim higher than LEED Silver?
  - Davies Center – on cusp between LEED Silver and Gold
- Public Art – 1% for Art (DSF)
  - DSF allows collecting multiple buildings worth for larger installation
- Signage – building identification at entrances
  - Campus front door – needs more substantial guidelines/once its decided where it is
- Pedestrian Paths
  - Will Garfield Avenue be considered during campus master plan? Yes – multiple approaches will likely be explored.
  - Will bike paths be delineated? Is splitting bike and pedestrian traffic successful?
  - Hill is a problem – bikers getting up and down the hill
  - University of New Mexico require bikes to be walked in the core campus.
  - What are the destinations of bikers?
  - Will there be a design for gravel pedestrian walks?
  - Steam connection planned between upper and lower campuses – new stairway can be incorporated
- Pedestrian Benches
  - There's a variety of bench styles because University received piecemeal donations for benches
  - Current campus standard – wood-appearing composite, no arm; is color too light?
  - Need to limit bench types – reduce number of replacement parts (benches often get hit by snow plows)
  - All metal could be cold to sit on in winter
- Family of Furnishings – all site furnishings should be within a design family (color, material, design)
  - Different families for upper and lower campus?
  - Different family in front of Schofield Hall – the campus historic district?
  - Bollinger Field – should it follow city recreation standards? Should it be tied to campus?
- Bike Racks – no campus standard
  - Gonzales – they should be portable so they can be moved; many other members felt they should be permanent
  - U-style preferred
- Bollards
  - Collapsible bollards on Garfield would allow emergency vehicles
- Steering Committee would like to narrow the design guidelines options prior to the campus discussion
  - Davies Center – site furnishing guidelines are needed by late October



- Space analysis – added to the master plan contract
  - Campus interviews – 3 days are needed. Potential dates - Oct 5, 6, 7. Rindo to investigate interview dates after stakeholder are identified.

Attachments

- PDF of entire PowerPoint presentation
- Draft Design Guidelines – Architectural, Open Space

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Steering Committee**

MEETING SUBJECT

**Arrowhead Meeting Room, Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**September 28, 2009**

MEETING DATE

**1**

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OF

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PAGES

**12:00 – 3:00pm**

MEETING TIME

**50210.000**

PROJECT NUMBER

**10.05.2009**

ISSUE DATE

PARTICIPANT

COMPANY

Rick Gonzales

UWEC Campus Planner

Pat Klein

UWEC Provost

Beth Hellwig

UWEC VC for Student Affairs, Dean of Students

Susan Harrison

UWEC University Senate

Susan Turrell

UWEC Associate Chancellor – Academic Affairs

Kate Hale

UWEC Sustainability Fellow

Michael Umhoefer

UWEC Student Body President

Mike Rindo

UWEC Special Assistant – Chancellor

Mike Wick

UWEC Associate Vice Chancellor

Kim Way

UWEC Foundation

Kate Sullivan

UW System

Neal Kessler

JJR

Tony Nastasi

JJR

Jon Hoffman

JJR

Val Schute

River Architects

Pete Zirbel

River Architects

Jack Joyce

Facility Programming

Nick Arnold

Facility Programming

**Campus Design Guidelines**

At the August Steering Committee meeting, the Steering Committee was asked to provide the design team with comments and feedback on the Campus Design Guidelines. Most comments were incorporated. The group discussed the changes and the outstanding issues.

- Kate Hale (UW) passed a post card around of Hibbard Hall illustrating how the original mature elm trees helped moderate scale of the building.
- The “what to do/ what not to do” photos were a good addition to the guidelines.
- Kate Sullivan (UWS) said that design guidelines should have one more level of prescriptiveness; some explanation of how prescriptive requirements like setbacks, height limits were determined would be helpful.
- Based on a cursory review of the renderings downstairs in the Davies Center, the proposed Davies Center appears to meet intent of the proposed architectural design guidelines. If the architectural design guidelines become more prescriptive, that assessment may require re-evaluation based on more detailed information about the proposed Davies Center.
- It was asked if the metal roof on the proposed Davies Center complies with proposed architectural guidelines? The architectural guidelines allow metal roofs but ask that they not be highly specular (shiny).
- Rick (UW) – Campus needs to have a single style for bike racks, benches, etc. If we’re going a different route with bike racks, benches, sidewalks, etc./these can wait until guidelines are complete, we’ll use an allowance for benches/bike racks, etc. for new Davies Center; site amenities for Davies will be chosen in early winter

- Kate Sullivan (UWS) – JJR should provide typical costs for options of site amenities that could be made by multiple manufacturers.
- Michael Umhoefer (UW) said there should not be a “no build” zone in front of Schofield Hall or height limitations. The area currently occupied by Putman and Thomas Halls is prime real estate and a potential location for a new residence hall which the proposed “river edge zone” height restriction would limit. If there was going to be a no-build zone, it should be Putnam Park and the Council Oak.
- Kate Sullivan (UWS) also found the proposed “river edge zone” and “upper campus zone” height limits too restrictive and didn’t think there needed to be a separate height limit zone for these areas.
- Kate Sullivan (UWS) DNR has prescribed setbacks from the river and from streams; the 250’ setback “river edge zone” height restriction seems arbitrary. The DNR setback/floodplain requirements should be another layer on the planning map. JJR said the DNR setback/floodplain requirements will be incorporated in the Master Plan.
- Kate (UW) Schofield Hall is a very iconic building, we need to honor the view shed – agreed to protect this view
- It’s important to retain the historic main gate on lower campus
- The campus has no way to spread out, so we should not exclude going up
- Mike Umhoefer (UW) said that the River is the greatest asset. Height restrictions along the river may be good.
- Zorn – what is its future?
- Kate Sullivan (UWS) 50’ tall is 3-levels not 5 levels. Many campuses are constructing 5-level residence halls.
- Rick (UW) It would be nice to have stepped massing of buildings along the residential streets at campus edges.
- Potential redevelopment at Putnam Hall, Thomas Hall, Old Library would be impacted by proposed “river edge zone.”
- Some committee members thought that guidelines intended to avoid an unbroken group of buildings along the river was a good idea.
- Michael Umhoefer (UW) said there’s no view of the river from the lower campus because the river elevation is so low in relation to campus.
- There was some frustration that the Design Guidelines are being drafted prior to the development of the full master plan. Many design options can be better selected in the context of the full campus master plan, which will be ready by next spring. For the immediate building projects (Davies Center, Campus school and Education Building)– Campus needs to understand:
  - Materials
  - Roof
  - Height
  - Massing
- How should Children’s Center relate to HSS and Haas, which are very different from each other? To Water Street? (Building will have rear outdoor play area; could be on river side, with 5’ of fill). The architectural guidelines discuss the fact that not every building should be an iconic building; many may need to “quietly meld with the existing context.” The design guidelines do not address which buildings should or should not be iconic buildings.
- Rick (UW) Campus School will be located on (west) of Haas fine arts
- Kate Sullivan (UWS) discussed that the site for the Education building has been determined; it is the original site to the south of Zorn.
- She thought the Education Building should line up with the west face of Zorn and have a 40’ minimum distance (or other building separation distance per the master plan) between Education Building and Schneider Hall.
- The prohibition on “Deeply tinted or reflective glass” refers to vision glass and does not restrict the use of spandrel glass where necessary.
- Steering Committee follow-up activities: review the outstanding issues discussed in the Steering Committee meeting and respond with your preferences to Mike Rindo (UW):
  - Campus heights restrictions.
  - Vegetated roofs-Responses show differing opinions on committee. Does the current language strike the right balance between some prohibition and encouraging or mandating their use?
  - Building materials and colors- Should the existing exterior wall materials on campus be inventoried and put into groups where future use of similar appearing materials are encouraged or discouraged, or is this too prescriptive?
  - Pedestrian walks – preferred materials
  - Variation of furnishing families among neighborhoods?
  - Bicycle racks – flexible or permanent?

- Weather protection – building connections, bike/moped parking cover

## Master Plan Discussion

JJR conducted a brainstorming exercise to gain an understanding from the Steering Committee on what should be preserved, enhanced or completely transformed on campus. Steering Committee members were asked to discuss and categorize the campus:

- Preserve: areas you like very much and want to preserve
- Enhance: areas that do not currently add to campus in a meaningful way but could if they were enhanced
- Transform: areas that are missed opportunities that need a complete transformation
- Preserve:
  - Ropes course, its function and location
  - Schofield Hall
  - Council Oak tree and site
  - Putnam Park
  - Sculpture Park, east of Fine Arts
  - Garfield hill – preserve views down toward river
- Enhance:
  - Little Niagara
  - Upper Residence – enhance, Green Space, living support
  - Visitor center – needs to be exciting
  - Footbridge (enhance, but not rebuild)
  - North edge river trail
- Transform:
  - Little Niagara
  - Sharp turns as one enters Phillips lot
  - Putnam Hall & Thomas Hall
  - Upper campus entry/identity
  - Putnam lot (transform to Green Space)
  - Zorn
  - rivers edge
- CVTC – possibly moving programs to west side campus
  - Northern portions to be vacated
  - Goal – only have a presence south of Clairemont
  - Student housing – south or north side
- Sacred Heart Hospital is interested in Developing to west
- Design team to find out the consultants/master plan from adjacent institutions
- Facilities Building has a poor image
- Future signage must reflect excellence
- Upper campus has no edges. In general all areas of campus need more defined edges or gateways. There is not much to say that "you are on campus now."
- The University could potentially lose their lease on the Oakridge lot
- Potential university/community facilities – arts center, conference center – Zorn?
- Hibbard lot – could be the new front door/Gateway/ green space
- City highway study
  - Stein extension into campus?
  - City to vacate University Drive?
  - Closing access roads, relocating intersections
  - Streetscape
  - Putnam Park – a committee member mentioned a future connection to city trail system
- Residence halls – all but Chancellor's need updating
- Bike parking – a request for more covered bike racks, more convenient locations, bike use is likely to increase
- Need Moped parking – want separation from bicycle racks, also an opportunity to generate revenue
- Need on lower campus – commuter and on campus and near residence halls



- Water Street
  - 5<sup>th</sup> – 10<sup>th</sup> Avenue – mixed use. Multi-story redevelopment; private housing redevelopment likely
  - Proposal for student housing on Menominee Street
  - Industrial uses along river – location for community facility?
- Student access to water?
  - New access point at Phoenix Park enables rafting, with pull-out at Hobbs Arena
- Bridges – Clairemont recently rebuilt; no other bridge improvements planned
- Need campus front door/portal, a committee member had a difficult time finding campus for the first time
- “Side doors” to campus need improvement
  - A committee member stated the Clairemont entry is ugly
- Need (1) major entrance and few smaller ones
- Hilltop – could be more
  - Combine with Crest Wellness Center?
- Year-round track events, potential bubble over facility
- Clock tower – can be moved to the new gathering center
  - Clock Tower is now 100% - location, should move to current Davies site
  - Location for bands, students
- Ramp to footbridge is a dangerous access points (pedestrian, bicycle, Cushman conflicts)
- Putnam Park hill – around steps – invasive species, impacted
  - Landscape management implemented by student/staff
- Foot bridge – traffic conflict at bridge ends – south and north
- Water Street – create consistent campus identity
- Bollinger – fields are fine; remote lot has Tripper bus
- Memorial tribute location needed
  - Appropriate art locations

Hoffman distributed a summary of the goals for the campus master plan, which is described in the recent Centennial Plan. The Steering Committee was asked to review the master plan goals, and alert the group if edits are needed.

### Space Needs

The Steering Committee provided great insight on current and proposed projects on and off campus as well as informing the design team of what is sacred to University. Finally, Facility Programming gave a brief overview of their practice, and reviewed with the Steering Committee space-related issues and goals from the Centennial Plan and the Physical Development Plan.

- “Learning inside and outside” means co-curricular activities within the community
  - Students have been removing invasive plant species on campus as part of the course.
- Graduate program may be Hybrid course or all on-line – little need for additional physical space – Applied behavior (Arts and Science)
- PEEQ will continue over the next year; Regents meeting 15<sup>th</sup> of October. Each campus must have a campus strategic plan every five years, Ideally this plan would inform the space study
- Downtown Arts Center
- St. Bede Retreat Center - A Convent – 4 miles, 112 acres and may be used for Bio, Geo Studies
- Arts and Zorn are used by the Community
- The schedule requires that the master planning team understand the spaces required on campus in about a month’s time (Nov. 9).
- Schneider Hall is not an obsolete facility
- Kate S. (UWS) use terms such as “buildings for limited investment” not term like “building for demo”
- Classroom space needs analysis will be available a.s.a.p.
  - Education Building hopes to make campus whole for classroom space, but deficits will still be present
- A gender neutral facility was suggested by a committee member.
- Kate Sullivan (UWS) Please provide an alive and well diagrammed package that is easy to understand, multiple pie charts are hard to process.

Attachments:

- PowerPoint shown at 9-28-09 meeting
- Memorandum: Campus Master Plan Goals
- Scan of Campus Brainstorming Base Map

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Campus Master Plan Goals**

**September 28, 2009**

**1**

**1**

SUBJECT

DATE

PAGE

OF

PAGES

**UW-Eau Claire Campus Master Plan**

**50210.000**

PROJECT NO.

**Master Plan Steering Committee**

TO

TELEPHONE NO.

LOCATION

FAX NO.

**Jon Hoffman**

**(608) 327-4441**

FROM

TELEPHONE NO.

**JJR - Madison**

**(734) 780-8997**

LOCATION

FAX NO.

The Campus Master Plan should be a vision-driven process. Throughout the process, the Campus Master Plan Goals guide decision-making:

- Input: Shaping the topics and approaches used in stakeholder interviews and campus open house
- Analysis: Directing the topics to be analyzed
- Alternative Concepts: Directing the challenges to be addressed and directing the selection of the preferred approaches
- Preferred Concept: Comparing campus vision to master plan goals
- Implementation: Guiding recommendations for phasing

The recently completed *Transforming our Future Centennial Plan* includes a goal that addresses the campus master plan directly. Below are the goals articulated in Goal 7: Steward Physical Resources, paraphrased for use in the campus master planning process.

Vision: We will be the premier undergraduate learning community in the Upper Midwest, noted for rigorous, integrated, globally infused, undergraduate liberal education, and distinctive, select graduate programs.

The Campus Master Plan will...

- Emphasize new buildings and renovations, ease transportation concerns, and enhance the learning environment.
- Be infused with values of innovation and stewardship and rely increasingly on sustainable practices.
- Reflect commitment to diversity and to eliminating barriers for people of all abilities.
- Include lower-cost cosmetic and artistic improvements for existing facilities.
- Foster a more entrepreneurial approach to the use of facilities, encouraging ideas for new ways of using space, developing multi-use strategies, and creatively renovating facilities that can provide alternative learning sites.

*Please review and assess the completeness of these Campus Master Plan goals.*



- LEGEND:
- UNIVERSITY OF WISCONSIN PROPERTY LINES
  - ON CAMPUS BUILDINGS
  - OFF CAMPUS BUILDINGS





**Chancellor's Office**

MEETING SUBJECT

**Schofield Hall**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**9:00 – 9:45 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PAGES

PARTICIPANT

COMPANY

M J Brukardt	UWEC Special Assistant to Chancellor
David Gessner	UWEC Assistant Chancellor Budget & Finance
Beth Hellwig	UWEC VC for Student Affairs, Dean of Students
Pat Klein	UWEC Provost
Teresa O'Halloran	UWEC Assistant to Chancellor
Mike Rindo	UWEC Special Assistant – Chancellor
Brian Levin-Stankevich	UWEC Chancellor
Kim Way	UWEC Foundation
Kate Sullivan	UW System
Bill Patek	JJR
Tony Nastasi	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions:

- Residential and undergraduate population will remain the same with a similar on/off campus housing ratio
- Need more student living opportunity – south of Randall Park
- Expand community outreach, adult education, performing arts, & continuing education on weekends (weekends, eating, hotel)
- Need to better tie Water Street into Campus
- Campus needs weekend programs with parking for adults
- Would like a presence on Clairemont
- Open views of campus up along Clairemont
- State Office Building site is a potential for UWEC to expand
- Campus could use 3<sup>rd</sup> Ward housing stock for different programs – State Street and Summit Street, 3<sup>rd</sup> Ward
- Phillips House was given to the University and then sold back a number of years ago. The Historic Buffington House is in bad repair
- Would like a space for entertainment of guests and visitors. Other universities have a President House or a Chancellors House
- A proposed 5<sup>th</sup> and Water Street private development would have house approximately 80 students
- Nearly all residence halls are out of date
- The University needs to do a market study on residence halls. JJR will work with Rick and Mike.
- Live & Learn Facilities (they are becoming more and more popular on campuses)
- Upper campus residence halls are ugly
- Academic support area may be possible on upper campus – advising, registrar, etc.
- Accessibility is an issue
- Health & Counseling would like to be together
- Crest Center is too small (400 student waiting list). Gym, Police, Health Service; this is an odd combo. Counseling is buried and needs to be more accessible to students, yet should be near Dean of Students
- Multi-use residence halls?

- Health services funded by foundation
- Past Madison Street – too far from campus to be considered part of campus
- Major Event Center - City's "clear vision" process ID's' a joint University/City Center for concerts/shows (arena – don't use term); multi-purpose, convention/conference. (hotel, meeting rooms, etc.)
- Community and University lack modern community event center for concerts – conference, art center
- University in talks with developer about Arts Center/Convention, currently UWEC is providing leadership
- Zorn – 1951 "the Orphan building" (no one on campus takes responsibility for it)
- Access to Garfield – Garfield is a city street up to footbridge
- We do not take advantage of the riverfront. Active rafting – (alcohol concerns) – a number of drownings in river
- Some want river to stay natural, riverbank stabilization project was controversial; 1993 Garfield flooded.
- Plan for overlooks
- Putnam lot – remove for a main entrance to Putnam Park
- Parking and transportation a huge issue
- Bicycle and pedestrian – conflicts on bridge
- Athletics have discussed the desire for a dome over Simpson Field
- Where is the Grand Entry?
- Possible uses for Saint Bede Monastery:
  - Retreats
  - Environmental Center
  - University Craft Center
  - Indian Tribe
  - Musical Performance
- \$30mil in Foundation

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Athletic/Recreation**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**10:00 – 10:45 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PARTICIPANT	COMPANY
Al Geiss	UWEC
Rick Gonzales	UWEC Campus Planner
Scott Kilgallon	UWEC
Vicki Funne Reed	UWEC
Kate Sullivan	UW System
Bill Patek	JJR
Tony Nastasi	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions

- We are not centralized – would like more of complex, combined offices
- Currently compete with local high school for events in City facilities (Hobbs, Carson Park)
- There are approx. 120 events per year plus post season
- Athletics worked with the City to get a third rink – Ice Arena should be in good shape
- Simpson – turf field with a removable bubble would be ideal, (studies say fewer injuries occur on turf fields)
- Simpson field is not used quite often due to poor field conditions, especially in spring/fall
- The track at Simpson is in good shape
- UWEC has a strong sports program
- Outer fields at Simpson – Hammer throw – Football practice
- Soccer and softball at Bollinger – Soccer field is pretty beat up
- Bollinger Fields are very open to the public
- Lighting is an issue with Soccer at Bollinger
- Carson Park has great lighting
- Football practice fields east of Simpson needs lighting
- Field #1 at Bollinger is in bad shape
- There is a potential to look at rearranging Bollinger Fields
- Tennis courts next to Simpson Field were resurfaced in 2005, they currently need paint & fill
- UWEC has 17 sports up and running
- The 1<sup>st</sup> two weeks of the Fall semester are work outs, which leave the Simpson Fields in rough shape
- Students have to get to Hobb's Arena, Carson Park & Bollinger in their own personal vehicle (or bike, bus, etc.)
- Soccer has storage for equipment but limited for others
- Carson facility is beautiful, fiber optics up to field
- Zorn Arena (poor layout) visiting locker rooms can only fit 8 guys. Players/Refs/Spectators all mix in the hallways. Holds 2100 standing room only
- Would like to bring all athletics to the McPhee area
- Hmong New Year – Cultural Festival, this is the largest event held on campus
- Homecoming – University sponsors busses or shuttles to/from Carson Park
- Hobb's hold up to 1200 people

- The student athletics participation is unique at a D3 level. Good community involvement. Would like to see more students.
- Don't have funding to transport students to games
- CVTC – willing to sell northern portion of property to the university
- There is a field part of State Office Building that's used at times
- Athletics could not fund the purchase of land at CVTC
- 350 intramural teams playing until midnight
- Crest and Hilltop:  
Crest - was designed as an academic building not at strength and conditioning center. It does not function well.  
Hilltop – the food service roof is leaking, do not program the Hilltop Center Library with fitness.
- Use river a lot and would like better access to the river
- Putnam Park is off limits to athletic programming. Snow shoeing is used in Putnam Park
- Towers open space used a lot for informal recreation
- The area behind Sutherland Hall is used for camp fires & open stage music
- Expand the ropes course. A huge struggle for indoor space
- Currently have to hire trainers for all events because of multiple venues. Could have fewer centralized trainers if venues we centralized.
- The (8 lane) swimming pool in McPhee is in bad shape. There is a diving well.

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**Academic/Program/Vision**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**11:00 – 11:45 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PARTICIPANT	COMPANY
Kris Anderson	UWEC – Executive Director Enrollment
V. Thomas Dock	UWEC – Dean College of Business
Bernard Duyfhuize	UWEC – CAS
Rick Gonzales	UWEC Campus Planner
Susan Harrison	UWEC University Senate
Pat Klein	UWEC - Provost
Gail Scukanec	UWEC – College Education and Human Sciences
Mary Zwygart – Stauffacher	UWEC – College of Nursing and Health Sciences
Susan Turrell	UWEC Associate Chancellor – Academic Affairs
Mike Wick	UWEC Associate Vice Chancellor
Marty Wood	UWEC - CAS
Kate Sullivan	UW System
Bill Patek	JJR
Tony Nastasi	JJR
Jon Hoffman	JJR
Neal Kessler	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- We need more flexibility in our schedule due to the geographic nature of campus
- Nursing:
  - Having the clinics on Water St is a good thing because of its location to serve students and the interaction with Clinics on Water Street
  - Upper campus is too close to Sacred Heart and CVTC which also has a nursing program
  - UWEC Nursing program is different than Sacred Heart's Nursing training; don't want to align with one hospital system
  - Like to be in the academic core
- Parking is an issue, especially when cold.
- The hill is a challenge (10 min. between classes M.W. and F. and Tues. Thurs. 15 min. between classes)
- Nursing is using all space they are sharing community space. They have clinic in the building, but very limited simulation labs are as small as can be.
- Nursing parking is cramped. Location: good for Campus users, not good for external users
- Business School is comfortable with location but have cramped quarters; from 1700 – 2300 students (8:00 a.m. – 10:00 p.m. main student use. MBA program and night.)
- Schneider Building: handicapped access is not accommodating.
- Arts & Science: Music and Theater is quite a distance. Kjer has problems with space
- City & Campus are interested in a joint center
- Geitner Theater & a black box are the most pressing need
- Crew for women could be the next new sport. Need to have a facility near the river
- A new academic building may be isolated on upper campus

- Tutoring Center (student services) possibly on upper campus
- Continuing education combined in one location possibly on upper campus
- Occupational and Physical Therapy near McPhee would be logical
- Need more on campus housing, currently 3900 students live on campus
- Image and Identity: We have no Gateway. – Where is the front door?
- Need a centralizing mall and to rediscover the river
- Honors College could be located on Upper Campus
- One word to describe what you want campus to be:
  - Elite
  - Quality
  - Premier
  - Residential
  - Welcoming
  - Peaceful
  - Liberal Arts Community
  - Accessible

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**City Staff**

MEETING SUBJECT

**City Hall, Eau Claire WI**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**1:30 – 2:30 p.m.**

MEETING TIME

**50210.001**

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PARTICIPANT

COMPANY

Brian Amundson

City of Eau Claire Department of Public Works

Mike Branco

City of Eau Claire

Darryl Tufte

City of Eau Claire

Kate Sullivan

UW System

Tony Nastasi

JJR

Jon Hoffman

JJR

Neal Kessler

JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- Currently working on Clairemont Study; will wrap up study in November (working document)
- Water Street (Historic District): Looking at rezoning – currently looking to grow to 4-stories.
- 3<sup>rd</sup> Ward Neighborhood and Westside Neighborhood each have a Neighborhood Plan
- Carson Park and Bollinger Field have a joint City/University partnership
- Clear Vision Process – (on City Website)
- City views campus as scenic and nice although parking is an issue
- Would like to enhance student housing – 3<sup>rd</sup> Ward is more owner occupied and Historic Randall Park has a lot of rental.
- Neighborhood Plan expects higher density housing on Market Street (south of Water Street)
- Ownership has gone to 1 or 2 people along Water Street
- The University is hidden in the neighborhood
- City deeded Putnam to UW in 1957.
- Hendrickson was planned to extend to 6<sup>th</sup> Street across the river – crossing Putnam Park and the river was too difficult
- Putnam Drive is a public street
- Stein Blvd. into hospital is a private drive
- Garfield could go away from the City's point of view. Same with University Drive
- Stein Boulevard - potential extension into campus
- Joint ramp between UWEC and CVTC is a possibility
- CVTC owns footbridge over Clairemont
- A lot of people cross at Stein Boulevard and Clairemont
- Fence around Helicopter Landing for safety, students were crossing pad.
- City wants to provide 10 min. bus service for all students
- Transit stop at Campus School – this is critical
- Fire Protection water pressure used to be an issue, but no longer
- City Bike Trail: Improvement to Putnam Park – potential trail into prairie restoration off of University Drive.
- Putnam Drive is a one-way street
- Parking: 3<sup>rd</sup> Ward parking has been an issue. Predatory parking
- Downtown destination for students:
  - Just Local Food
  - Acoustic Café
- Water Street is part of Downtown
- University Professors live in the 3<sup>rd</sup> Ward



- Landmarks Commission is very concerned about 3<sup>rd</sup> Ward. They are looking to reinstitute Landmark statutes.

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**Student Affairs/Residential Life**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**3:00 – 3:45 p.m.**

MEETING TIME

**50210.001**

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PARTICIPANT

COMPANY

Charles Farrell

UWEC Director

Beth Hellwig

UWEC VC for Student Affairs, Dean of Students

Peter Rejto

UWEC Assistant Director for Facilities and Operations

Rick Gonzales

UWEC Campus Planner

Kate Sullivan

UW System

Tony Nastasi

JJR

Jon Hoffman

JJR

Neal Kessler

JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- Dean of Students is located in Schofield Hall but most student housing is not close to Schofield Hall
- Health Center, Counseling and Dean of Students would like to be together
- Chuck Major – Director of Housing
- Possibility of a new Residence Hall with a Public/Private Partnership
- Thomas & Putnam Halls could go away. A good site for a new building
- Having Students up the hill creates a barrier for student services
- Like the idea of a multi-story building with residential and classrooms combined
- Housing across the river is a possibility
- Chancellors Hall was originally slated to be on the Water Street Lot
- Potential new upper campus residence hall with a commons area –300 to 500 apartment style beds
- A need for a Residence Hall Study still exists. There was no funding for the Residence Hall Housing Study in the current master planning efforts; a conservative fee for a housing study would be approx. \$75,000. UWEC should program a study with UW - System
- UWEC is currently housing CVTC Students, there's a desire for UWEC to house their own students
- CVTC site could be for Live Learn
- The last 8 to 10 years students have been in hotels:
  - America's Best Value, south of Clairemont - houses 50 students
  - Plaza, west of campus and Sacred Heart - houses 150 students
  - 40 Freshman are in hotels this year
- Freshman and Sophomores required to live on campus although it's not enforced for Sophomores
- Possible Residence Hall (Suite Style) behind Governor's Hall
- Assume two new residential halls 250 beds each. Choose (3) residence hall sites in master plan
- 4000 out of 10,000 students live on campus. (3799 meal contracts) \$400.00 a head per semester
- CVTC has their own food service
- Look at Food Commons/Dining

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Faculty Representatives and Physical Plant**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 19, 2009**

MEETING DATE

**4:00 – 4:45 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

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PAGES

PARTICIPANT	COMPANY
Katie Ritland-Clouse	UWEC Advisor
Rob Eierman	UWEC Director/Professor
Chris Floyd	UWEC Ecologist
Sean Hartnett	UWEC Geographer
Jill Pastrana	UWEC COEHS
Kate Wilson	UWEC Sustainability Fellow
Rick Gonzales	UWEC Campus Planner
Kate Sullivan	UW System
Tony Nastasi	JJR
Jon Hoffman	JJR
Neal Kessler	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

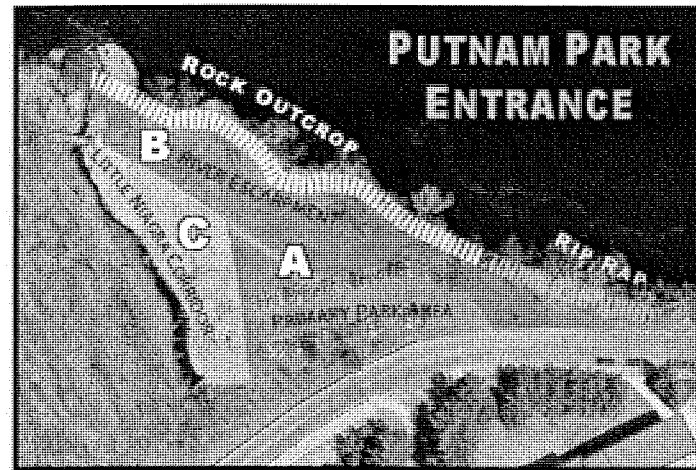
- Footbridge is not functional – conflicts with peds/bikes/trucksters
- CCI (Clean Commute Initiative) – Look at bus service in the master plan, current transit stops do not seem logical. Faculty and Staff use bus minimally
- Every 2 years UWEC will do a Carbon Footprint update. Kate Wilson will send a link to JJR
- Bike Parking – covered and locked parking would be ideal
- Garfield Ave/Hill is an issue. State Street is dangerous for pedestrians.
- Redesign Footbridge and Garfield as a mall
- Original Garfield plan was in 2001
- Aldo Leopold Outdoor Classroom should replace Putnam Lot (attached)
- Need outdoor classrooms – should talk to Jim Bollinger (former Assistant Chancellor for Facilities Planning and Management)
- The Little Niagara has been put on low priority
- Ecology uses Putnam Park all the time
- Physical Plant is a committee to the Senate
- Pedestrian and Bike accessibility needs to be better. Movable racks are an issue and need covered spots. One big covered bike parking lot would be good
- See buildings web page; future plans need to consider pedagogy
- Putnam Park is a sacred place
- Summer 1988 in Putnam Park (personal memories were expressed)
- Would like to see a car free lower campus
- 250 person band practice next to Hass; must continue to provide space
- Look at Tyler Hall example at UW Oshkosh

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

# DRAFT PLAN FOR ALDO LEOPOLD OUTDOOR CLASSROOM and GATEWAY TO THE PUTNAM PARK STATE NATURAL AREA and THE LOWER CHIPPEWA RIVER

## PLAN FOR AREA A Park Entrance

MULTI-USE GREEN SPACE - INDIVIDUAL BENCHES  
SMALL GROUP TABLES OUTDOOR CLASSROOM  
STATE NATURAL AREA ENTRANCE



## ALDO LEOPOLD OUTDOOR CLASSROOM and PUTNAM PARK ENTRANCE



## KEY COMPONENTS

- PARKING LOT IS IN PUTNAM PARK
- PUTNAM PARK IS A STATE NATURAL AREA
- PROPOSED IS REPLACING PARKING LOT WITH A MULTI-USE PARK ENTRANCE
- MULTI-USE GREEN SPACE - INDIVIDUALS, SMALL GROUPS, OUTDOOR CLASSROOM
- OUTDOOR CLASSROOM CREATES MANY CURRICULAR OPPORTUNITIES
- PARK'S SETTING IS A SIGNATURE SPACE - A LOCATION WITH THE HIGHEST NATURAL CAPITAL VALUE ON CAMPUS>
- PARK WOULD IMPROVE CAMPUS RIVERFRONT
- TRADE-OFF BETWEEN PARK AND PARKING
- ACTUAL PARK LAYOUT OF PATHS, BENCHES AND TABLES DESIGNED BY RANDY PALMER AND OTHER STAFF WITH DESIGN EXPERTISE
- UWEC will take a leadership role in managing significant Green Space in Eau Claire Community
- WHY ALDO LEOPOLD? He was a World Class Environmental Educator and a leading advocate and example of the Wisconsin Idea.

## PROCEDURAL -

### PHYSICAL PLANT PLANNING COMMITTEE

Senate - CURRICULAR SHARED GOVERNANCE ISSUE

### WI STATUTE - CHANCELLOR'S DECISION

Also Shared Plan and incorporated feedback from Student Senate, Third Ward Neighborhood Association, the Lower Chippewa River Alliance and WI DNR

- REMOVAL OF PARKING LOT SURFACE - Low cost
- SEEDING GRASS
- PATH CONSTRUCTION
- DEVELOP FUNDING STRATEGY WITH UWEC FOUNDATION
- BENCHES & PADS (4-6 BENCHES)
- TABLES - 2 CLUSTERS OF 3 TABLES

**Facilities Management and Planning**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 20, 2009**

MEETING DATE

**10:00 – 10:45 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PARTICIPANT	COMPANY
Steve Horner	UWEC Facilities Planning Analysis
Lynn Peterson	UWEC Facilities Management Assistant Director
Renee Strehlau	UWEC Facilities Management Designer
Kate Sullivan	UW System
Jon Hoffman	JJR
Tony Nastasi	JJR
Neal Kessler	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- Send wetland information to Facilities Manager
- Garfield is a concern – we should limit the vehicles that go up (especially cars)
- UWEC is moving to electric Cushman's
- Shipping/Receiving:
  - Things are supposed to be delivered to central stores on upper campus except for Davies cafeteria
  - Two forklifts would be nice (one on upper, one on lower campus)
  - Lower campus needs a delivery area
  - Animal bedding is delivered to Science Hall for sanitary purposes
  - Haas has its own loading area
- Trucksters (currently 46 on campus) are not allowed on City Streets
- The new Electric Cushman's can drive on City Streets (meet minimal design requirements)
- Would like to see Putnam Park maintained better – remove invasives
- Would like to improve the Little Niagara
- The slope between Chippewa River and Garfield Ave. could be improved
- Look at R.O.W. boundary where Hendrickson extension was planned to go – City owned R.O.W.
- Perched wetlands potential in Putnam Park?
- Would like a naturalized campus
- Make Garfield Ave near Hibbard more mall like
- UWEC needs more consistency and design guidelines throughout campus
- City is responsible for sewer interception on campus
- Footbridge:
  - Footbridge is used by Cushman's
  - 5 year old footbridge study - needs maintenance
  - Wind screen on footbridge has not been studied
  - Would have to sister the piers to widen the footbridge
- Garfield – Sidewalks are too small – people walk in streets during class change
- Conveyance vehicle (up and down the hill) this is for injuries, the vehicle is not ADA accessible
- Trolling occurs in the parking lots (drive 2mph around parking lots until a space is available)
- There is always available parking in Water St. and Towers lot
- Thomas and Putnam Halls are in bad shape
- Kjer Theater is heavily used

- McPhee was built to replace Zorn, but does not
- Zorn Arena needs a replacement before demolition
- Parking pushes into the neighborhood for events, this has increased over the years
- Alternative energy potential should be explored
- Heating Plant upgrades desired

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**Alumni/Foundation/Outreach/Career Svc/  
COB/CE**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 20, 2009**

MEETING DATE

**11:00 – 11:45 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PARTICIPANT	COMPANY
Gretchen Hutterli	UWEC Assistant Dean
George Kroeninger	UWEC Director of Continuing Education
Mike Rindo	UWEC Chancellor Special Assistant
Kim Way	UWEC Foundation Executive Director
Rick Gonzales	UWEC Campus Planner
Kate Sullivan	UW System
Tony Nastasi	JJR
Neal Kessler	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- The front door of the University should have “One Stop Shopping” from tickets to financial aid
- Community outreach would like a non-traditional campus to serve adults
- New meeting center should be in close proximity to hotels, parking and entertainment
- Continuing Education looks for other off-campus buildings to use but this is difficult
- State Office Building is a possibility for Continuing Education
- Admissions would like to be at the front door
- UWEC is unfriendly to its constituents. An Alumni/Admissions house would be nice
- Our buildings are very utilitarian, 100 – 200 person reception space would be ideal
- New Davies is great for students but not a community draw, although student use is most important
- Parking for Continuing Education is an issue
- We do not have classroom space for adults – classroom furniture
- Flexibility in space has been working well for the Business School
- Foundation is located on the second floor of Schofield Hall and difficult to find for new comers
- Foundation has a major event in fall (Circle of Excellence) 100 – 150 people attending
- 5-6 events for the College of Business, very difficult to book – Alt: Holiday Inn/Comm. Centers
- UWEC uses CVTC for adult software training
- Hard to showcase campus
- Over the last 37 years a free music concert in Zorn Arena has been put on by the Foundation as a gift to the community
- Alumni Events happen at: Carson Park, On Campus, Council Fire, most held off-campus, Alumni is on the 2<sup>nd</sup> floor of Schofield and Weddings
- 55,000 people come to Haas for events each year
- The Foundation being able to serve the audience is more important than being located next door to the Chancellor
- Upper campus and Lower campus have very different personalities
- Governors Lot was originally green space
- Want people engaged – we do not project what we are
- Incorporate the park-like nature of lower campus on upper campus (park-like and intimate)
- UWEC needs more quality housing for the non-traditional student
- Engage the adult users/warm and welcoming, encourage the community to come on campus

- Campus signage needs updating
- The footbridge is designed for students in everyday attire, not for adults in a dress and heels
- Garfield is an issue – the hill needs to be a connector not a divider
- Garfield backs up to the river, this needs to change
- Parking is an issue everywhere
- ROTC needs a home

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**Mobility/Safety/Security**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 20, 2009**

MEETING DATE

**1:00 – 1:45 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

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PARTICIPANT	COMPANY
Kristin Blake	UWEC Admissions Clean Commute
Doug Faulkner	UWEC Chairman Geography/Anta/CCI
Dave Gessner	UWEC Assistant Chancellor Budget & Finance
Kathy Hurley	UWEC Director of Disability Services
Kim O'Kelly	UWEC Coordinator Parking and Transportation
Kate Sullivan	UW System
Tony Nastasi	JJR
Neal Kessler	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- Our terrain is an issue from an accessible standpoint
- UWEC needs greener campus facilities such as covered bike parking and showers
- Carbon Footprint Study is available through UWEC
- 2008 Sustainability student fee generates \$200,000/yr to help finance projected related to sustainability
- 10 years ago a parking structure was considered, the University could not justify cost in their analysis
- Tickets/Permit Fees and Meters are a source of revenue for the University
- Transit fee is applied to students tuition
- UWEC needs a parking study which includes TDM measures (assume loss of parking during construction projects)
- CCI would like to reduce parking numbers. Maybe offer incentives to use alternate transportation
- Looks like campus will have a net loss of parking spaces after Davies construction
- Possibility to move resident parking off-site but have to be sure to not lose students
- Regional Transportation:
  - Jefferson Bus Line – Downtown
  - Greyhound Bus Line – Outside the city limits and not accessible by city bus
- Greyhound used to come to campus but no longer does
- Moped parking is an issue; campus needs a policy in place for mopeds. We must provide a place for mopeds before we enforce any rules or policies. Moped use is increasing
- Mopeds are driving in places where they should not be
- Need for covered/locked bike parking
- Towers Hall and the Library have covered parking (under building not stand alone structures)
- Possibility of vertical bike parking as seen in Grant Park, Chicago
- Walking/Biking conflicts on either end of Footbridge
- Campus Mall should be free of bikes
- Tram (or funicular) up and down Garfield – should be able to hold bikes and wheelchairs. This could be an attraction
- Everything on campus should be accessible
- Hibbard Park (small lot) handicapped - we have a lot of handicapped parking.
- Conveyance vehicle – used by Residence Hall Students with temporary disability (M – F or on call)

- City Bus – UWEC needs a central transit hub with shelters
- The area around Hibbard Hall could be better lit at night
- Staircase through Putnam Park is a bit dark at night

Attached:

Kristin Blake submitted the attached CCI recommendations

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

From: Blake, Kristin E.  
Sent: Thursday, October 15, 2009 12:30 PM  
To: Pierce, Crispin H.; Williams, Mark W.; Eierman, Robert J.; Faulkner, Douglas J.; Wilson, Kate E.  
Subject: RE: Campus Facilities Master Plan Open House @ 8 am. in Dulany 10-20-09

tried to do some initial organization of some thoughts that we've mentioned in the past, along with the recent mails. I'm not on campus so I don't have access to all of my CCI notes, so feel free to add additional thoughts I may have forgotten. I also tried to identify which projects could theoretically be done in the short term, long term, and "longer" term :).

#### Short term (0-3 years)

- Clearly identified crosswalks in places around campus that make sense with current pedestrian traffic flow. The university should purchase signs for the road during high traffic times reminding vehicular traffic that pedestrians have the right of way. Ideal locations would be at Park and Summit, State and Roosevelt and State and State and Lincoln.
- Continue to paint crosswalks/steps with paint that contains abrasives to make walking to/from campus safer during rainy/snowy conditions
- Make bus and bike access central and well marked. Everyone should know where to catch the bus and where they can go for long term/short term/covered/uncovered bike parking and storage

Preferred parking in university lots for those who rideshare/car pool to campus

- Better identification of bike and pedestrian paths through and around campus. Identify the routes that would be safest for both audiences and clearly mark them.

Accessible indoor bike storage for current students wishing to bring bikes to campus but would like to keep them inside.

- Short term bike storage for commuters coming to campus during the day wishing to bring their bikes inside.
- Additional showers for commuters or easier access to those showers that already exist on lower and upper campus.

#### Mid Range (3-5 years)

- Covered bike racks, on lower and upper campus. Perhaps in front of Schofield, the new student center, Towers and McPhee. Make them accessible and attractive.
- Covered bus shelter on lower and upper campus. Grants available help with cost through the Federal Transit Authority.

#### Long Term (5-10 years)

- Pedestrian only lower campus. Close off Garfield Ave. after the Schofield turnaround and make it into a pedestrian mall. Reroute vehicular traffic up the hill.
- Redesigned footbridge to accommodate an increase in bike traffic and make it safer for pedestrian and bicyclists alike.
- Bike lanes on all streets that university controls (University Dr. and Garfield?)

From: Pierce, Crispin H.  
Sent: Wednesday, October 14, 2009 12:50 PM

**Student Government and Residential Hall Association**

MEETING SUBJECT

**Davies Center – Potawatomi Room**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 20, 2009**

MEETING DATE

**1**

PAGE

OF

**2**

PAGES

**2:00 – 2:45 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

ISSUE DATE

PARTICIPANT	COMPANY
Patrick Bloecher	UWEC Student Senate
Amber Bretl	UWEC Student Body Vice President
Elle McGee	UWEC RHA A&P
Jay Nielsen	UWEC Student Life and Diversity Environmental Chair
Rick Gonzales	UWEC Campus Planner
Kate Sullivan	UW System
Tony Nastasi	JJR
Neal Kessler	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- UWEC needs to consider a parking structure
- Should make it a more pedestrian friendly campus
- Parking is too cheap, if students had to pay more they may consider alternative transportation
- Large amount of traditional and non-traditional students
- Students drive their personal vehicles to/from Intramural Fields often
- More City bus stops on and around campus would be helpful
- A lot of off campus students live near Carson Park
- Students like the freedom to live on their own
- Once students live off campus they rarely get to upper campus (exceptions: McPhee and Crest)
- All housing off-campus is a 12 month lease; on-campus has 9 month lease which is nice
- City should expand routes for bus service over to the shopping mall and Wal-Mart for work
- A grocery store on lower campus would be nice (something similar to Just Local Foods)
- Some students like the separation of upper and lower (academic vs. living)
- Additional academic space on Water Street is preferred over academic space on upper campus
- One Residence Hall on lower campus would be OK
- 2 to Tango holds dance classes on tennis court next to Towers Hall
- The City provides transportation from campus to Carson Park for football games
- Hockey Games are well attended
- On-campus programming:
  - Virgin Bourbon Street
  - Tunnel of Oppression
  - RHA (Resident Hall Association)
  - NHA (National Hall Association)
  - UAC (University Activities Commission)
- Council Fire Room is used for events but there's nothing large enough to host large events
- Counseling is in Bridgman Hall
- Students feel generally safe on campus

- Lighting for bike parking could be improved
- Why did you select UWEC?
  - Likes the small campus feel
  - beautiful campus
  - small classroom and close with Professors
  - It has a nice Liberal Arts setting
  - The UWEC spelled out in shrubs
  - more welcoming than other schools visited
  - great size/number of students
- UWEC needs to Improve/update technology
- Footbridge is somewhat an entry to lower campus
- The Visitor Center is strange
- Putnam Park is used a lot; the Putnam Lot should be turned into green space. There is a potential for a staircase behind Putnam Hall toward Garfield Ave.
- There is a long waiting list for student health service
- Health services on Water Street could be a possibility
- Coal Fire Power Plant – the source of coal is from mountain top removal

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Community Members/Continuing Education**

MEETING SUBJECT

**Continuing Education, Water Street**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**October 20, 2009**

MEETING DATE

**4:00 – 4:45 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**October 29, 2009**

ISSUE DATE

**1** **2**  
PAGE OF PAGES

PARTICIPANT	COMPANY
Rick Beckler	Director
Stan Carpenter	3 <sup>rd</sup> Ward
Patrick Kurtenbach	3 <sup>rd</sup> Ward
Brian Larson	Community Neighbor
Bob Schneider	Historic Randall Park
Kenneth Ziehr	Historic Randall Park
Rick Gonzales	UWEC Campus Planner
Kate Sullivan	UW System
Tony Nastasi	JJR
Neal Kessler	JJR
Jon Hoffman	JJR

JJR introduced the Campus Master Plan process and goals and asked for concerns and opinions.

- Clear Vision Eau Claire (see city website)
- We now need to think of this as an urban campus
- Where is the heart of the Campus?
- Park and Roosevelt is the front door but others say different
- The University has created many entrances into campus
- Fine Arts Building is the front door (traditional entry along Water Street)
- Part of the City bike trails are on old rail road beds
- UWEC signage needs to better guide residents/students
- CVTC – UWEC connection is not very good
- UWEC in conjunction with CVTC could be a real educational mecca
- Should not increase traffic on Garfield Ave. though the neighborhood
- Parking in neighborhood is growing to the east (all the way up to Rust Street)
- Water Street lot is never full - \$95 a year for Water Street lot
- South Clairemont Neighborhood was built post World War II
- Hibbard Building and Park Street general maintenance is an issue
- The 3<sup>rd</sup> Ward Neighborhood is more concerned about UWEC taking more property from neighborhood
- Night lighting is a city wide issue but more so on University property
- Going vertical is not an issue with the 3<sup>rd</sup> Ward Neighborhood
- Buffington House – C1 Zoning
- Music school is a huge benefit to the community
- Randall Park neighborhood and the 3<sup>rd</sup> Ward Neighborhood each have websites
- Randall Park Neighborhood fought increased density housing on Water Street
- See the 2005 City Master Plan – located on the City website
- Currently there are no absentee landlord policies in place
- The Randall Park Neighborhood has down-zoned to R1-R2

- New housing near Water Street is good, although there is a concern currents rentals would become "crack houses"
- Address the people that come to campus for the first time
- Foundation/Alumni Center at State and Garfield could be acceptable to the neighborhood
- Landlords are concerned they will lose their rental property if UWEC creates more on-campus housing
- Hibbard Lot could work well for a Visitors Center, Alumni, and/or Foundation House
- Parking ramp over Water Street lot is not seen as an issue by the neighborhood if there is a need

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**UWEC Master Plan – Civil Engineering**

MEETING SUBJECT

**DNR Office – 1300 W. Clairemont Rd.**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**David K. Wolmutter, P.E.**

PREPARED BY

**October 21, 2009**

MEETING DATE

**2:00 – 3:00**

MEETING TIME

**50210.001**

PROJECT NUMBER

**10/29/2009**

ISSUE DATE

**1** **2**  
PAGE OF PAGES

PARTICIPANT	COMPANY
Terry Claussen	UWEC
John Gensko	City of Eau Claire
Judy Hayducsko	DNR
Steve Thon	DNR
Rick Gonzales	UWEC
David K. Wolmutter	JJR

**DISCUSSION:**

The primary purpose of the meeting was to discuss engineering issues on the UWEC campus for consideration in development of the Campus Master Plan. Wolmutter stated JJR team was in the early stages of Master Plan development. Three alternative concepts would be developed for consideration by February with the preferred plan to follow several months after. The team includes Architects, Planners, LA's, and Civil Engineers. Civil Engineer's role is to identify technical/engineering issues that may impact feasibility of Master Plan.

**Permit –Regulatory Issues:**

Gensko provided an overview of campus development from the City's engineering perspective. The City funds stormwater management and DNR stormwater permit compliance requirements through a stormwater utility. UWEC is a major customer and pays fees to the utility through ERU's (Equivalent Runoff Units based on amount of impervious area). In return for UWEC fees, the City services include performing permit compliance activities such as sediment loading calculations and information/education activities for the campus. The City and UWEC are currently co-permittees under the DNR NPDES Stormwater Permit. The City prepares and submits annual reports to DNR based on information the City receives from UWEC (through Terry). DNR has allowed NR 151 sediment reduction requirements to be addressed regionally through the permit. This means the City and UWEC's sediment loading is calculated jointly, rather than individually. Currently, the joint TSS reduction is at roughly 40%, in compliance with mandated 2013 reduction goals.

As a result of this relationship, the City's primary objective (from a stormwater management standpoint) in review of the Master Plan is that new buildings, lots, etc. be developed with provision for Best Management Practices (BMP's) that meet the DNR NR 151 Redevelopment Standards, effective at the time of development (these are currently 40%, but may increase in the future). While it is likely that individual projects that occur over the planning period will increase impervious areas, the overall trend may be a reduction in impervious area due to the likelihood that much of the University's growth will be vertical, rather than lateral due to limited available space. City and DNR staff agreed that replacement of surface parking with rooftop may be considered a "BMP" since rooftop runoff is generally cleaner than parking lot runoff.

The City will likely not require compliance with the stormwater detention quantity component of their ordinance (100-year post construction volume) for work on campus due to its proximity to the river. Campus staff does not wish to see extensive surface detention systems due to space limitations. City staff will provide documentation of this upon request from Campus staff.

DNR staff stated that Little Niagara Creek is considered a Navigable Stream. This means new construction projects on the banks of the stream will require Chapter 30 permits.



**Floodplain/Flooding Issues:**

The lower campus includes lands currently shown in the Little Niagara Creek floodplain and in the Chippewa River floodplain. Campus staff believes the Little Niagara floodplain limits are based on backwater from high Chippewa River stages. A flood control gate was installed on the Little Niagara to prevent the River from backing into the creek. Campus staff closes the gate when the river rises and creek flows are discharged to the river by pumping. This structure has reduced lower campus flooding significantly.

Campus is considering relocating the Children's Center to a site partially in the floodplain. The floodfringe portion of the site would be filled to accommodate the building and the floodway portion avoided. The City would be responsible for reviewing this and enforcing floodplain management requirements. Gensko stated that FEMA has recently issued revised floodplain maps for the Chippewa River. These should be reviewed by translating FEMA flood elevations to City contour mapping to provide accurate floodplain limits as a basis for planning.

Flooding has occurred on the upper campus at a City storm sewer outfall near University Drive. The City's Mondovi Road storm sewer project, planned next summer, will divert a portion of the tributary area from this system and may help reduce flooding. Campus also has experienced nuisance flooding near Towers Hall and other low areas associated with the Upper Campus Storm Sewer System. Recent City changes to the storm sewer system to the south may also help alleviate flooding to this system. Campus has requested funding to analyze this system in greater detail, but has been denied DSF funding in the past.

**Other Utilities/Issues:**

In general, Campus staff believes with modifications that have occurred, utilities appear to be functioning adequately. Sanitary sewer backups appear to have been generally resolved by flood reduction projects. However, the system has not been extensively "tested" since the 1993 flood event. Water pressure is generally sufficient since resolution of prior operational issues.

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Staff & Faculty Open House**

MEETING SUBJECT

**The Dulany - Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**October 20, 2009**

MEETING DATE

**1**

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**2**

OF  
PAGES

**8:00 – 9:00**

MEETING TIME

**50210.001**

PROJECT NUMBER

**10.29.2009**

ISSUE DATE

JJR led the Staff and Faculty open house. A brief presentation was given to inform attendees of the purpose and process of a masterplan and where the University is in that process. Staff and Faculty were asked to engage in a PET (Preserve, Enhance, Transform) exercise. Each table was equipped with a 200 scale base map, dots (green, yellow, red) to highlight areas of concern, and debrief sheet. At the end of the open house a spokesperson from each table was asked to announce their finding to the entire group. Where issues were repeated, frequent comments and/or concerns are at the top of the list.

**Preserve (areas you like very much and want to preserve) – Green**

Putnam Park (as environmental center)  
Chippewa River, its banks and views to it (want to see it)  
Schofield Hall  
Little Niagara & water falls/rock  
Campus Mall & open space  
Council Oak/ site  
Residential character  
Compact nature of campus  
Campus views of parks and mall  
Classroom space  
Space for marching band practice  
Haas open space (Sculpture Park)  
Bike trails  
Clock Tower

**Enhance (areas that do not currently add to campus in a meaningful way but could if enhanced) - Yellow**

Entrance to Campus (we need a front door)  
Garfield Ave. (traffic & pedestrian conflicts)  
Parking (need a ramp)  
Schofield Hall  
Putnam Park (trails)  
Little Niagara  
Visitor Center & parking  
Continuing Ed. (location & visibility)  
Instructional Space  
The social/academic mix  
Heating Plant (better option than coal)  
Social spaces (academic interaction)  
Nursing (expand)  
Coordinate classroom space with academic plan  
Old Library (needs face lift)  
Need second footbridge  
Old Davies site (potential for green space)  
Student recreation  
HHS  
Crest

Haas Fine Arts Center  
Planetarium  
Bike & pedestrian pathways  
Build parking ramp on Water St. /Hibbard lots  
Better use for Bollinger Field  
Phillips Courtyard

**Transform (areas that are missed opportunities that need a complete transformation) - Red**

Entrance to campus (we need a front door)  
Garfield hill safety  
Presence on Clairemont  
Acquire CVTC & State Office Building  
Student Parking  
Zorn Arena  
Putnam parking lot to green space  
Footbridge (Pedestrian/Vehicular Conflicts)  
Putnam & Thomas Halls (combine into one new facility)  
New Residential halls (live/learn communities)  
Residential halls (nearly all are outdated facilities)  
Access to the river and across it  
Parking (structured, no more surface lots)  
Visitor Center (new location)  
Water Street campus (better use of space)  
ADA accessibility on footbridge  
Campus School/ Brewer  
Support services  
Heating Plant (coal is not a responsible source)  
Water St/HSS/ (new building site)  
Haas Performing Arts facility (modernize)  
Crest Center  
Math/Science  
Old Library  
Need for family friendly graduate housing  
Dome over Simpson Field  
Lighting of footbridge  
New Davies loading dock (face away from Nursing)  
Randall Park home purchase  
Kjer Theater (modernize)  
STEM facility a priority  
Houses west of visitors center

**Attachments:**

- PowerPoint shown at 10-20-09 meeting
- Scan of Campus Base Maps (10)
- Scan of attendee sign-in sheet

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

# University of Wisconsin-Eau Claire Campus Master Plan

Faculty/Staff Open House  
October 20, 2009

**JJR** *river* ARCHITECTS



# Value of Campus Master Planning

- ▶ Flexible Framework for Campus Development
- ▶ Tool for Coordinating Long-Term Change
- ▶ Mechanism for Realizing the Strategic and Academic Vision
- ▶ Establish Capital Priorities
- ▶ Optimize Valuable Resources



# Approach and Schedule

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Task 1: Kick-Off and Existing Data Review		◇											
Task 2: Campus Design Guidelines			◇										
Task 3: Campus Inspection and Stakeholder Interviews				◇	Δ								
Task 4: Campus Analyses and Framework Plan						◇							
Task 5: Alternative Development Concepts									◇ Δ				
Task 6: Preferred Master Plan Concept										◇ Δ			
Task 7: Phasing Plan and Final Reports											◇		

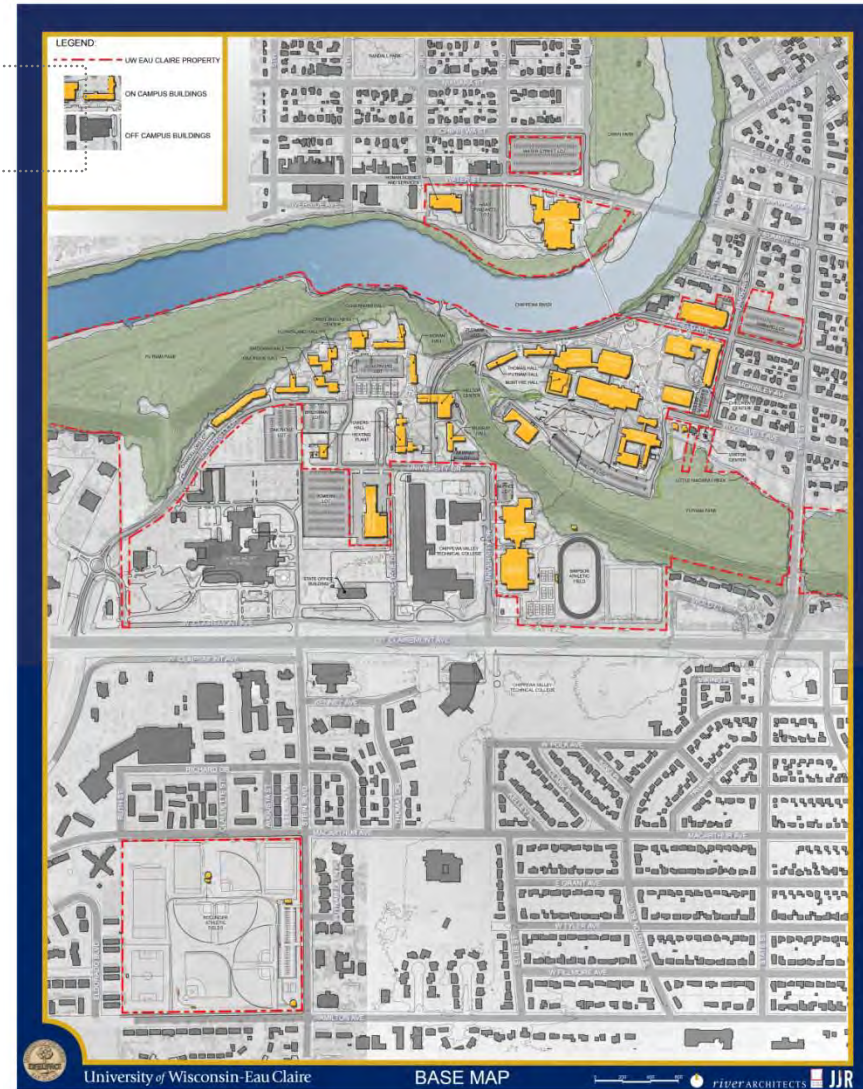
◇ Steering Committee Meeting

Δ Campus Open House






# Brainstorming the Issues

- ▶ *Preserve*: areas you like very much and want to preserve
- ▶ *Enhance*: areas that do not currently add to campus in a meaningful way but could if they were enhanced
- ▶ *Transform*: areas that are missed opportunities that need a complete transformation



# Brainstorming the Issues

- ▶ Discuss at your table
- ▶ Mark areas for Preserve, Enhance, Transform
- ▶ Make notes on the P/E/T sheet
- ▶ Prioritize the top 3 Preserve, Enhance, Transform
- ▶ Report back to the group at the end

 PRESERVE	 ENHANCE	 TRANSFORM

University of Wisconsin-Eau Claire

10/19/2009





## PRESERVE

- ▶ Areas you like very much and want to preserve



## ENHANCE

- ▶ Areas that do not currently add to campus in a meaningful way but could if they were enhanced



## TRANSFORM

- ▶ Areas that are missed opportunities that need a complete transformation

## Five Minutes Remaining...

- ▶ Prioritize your table's Preserve, Enhance, Transform
- ▶ Select a Table Spokesperson



What will we change?

What will we preserve?

What is the vision we can all work toward?

*Transforming our Future, Centennial Plan*



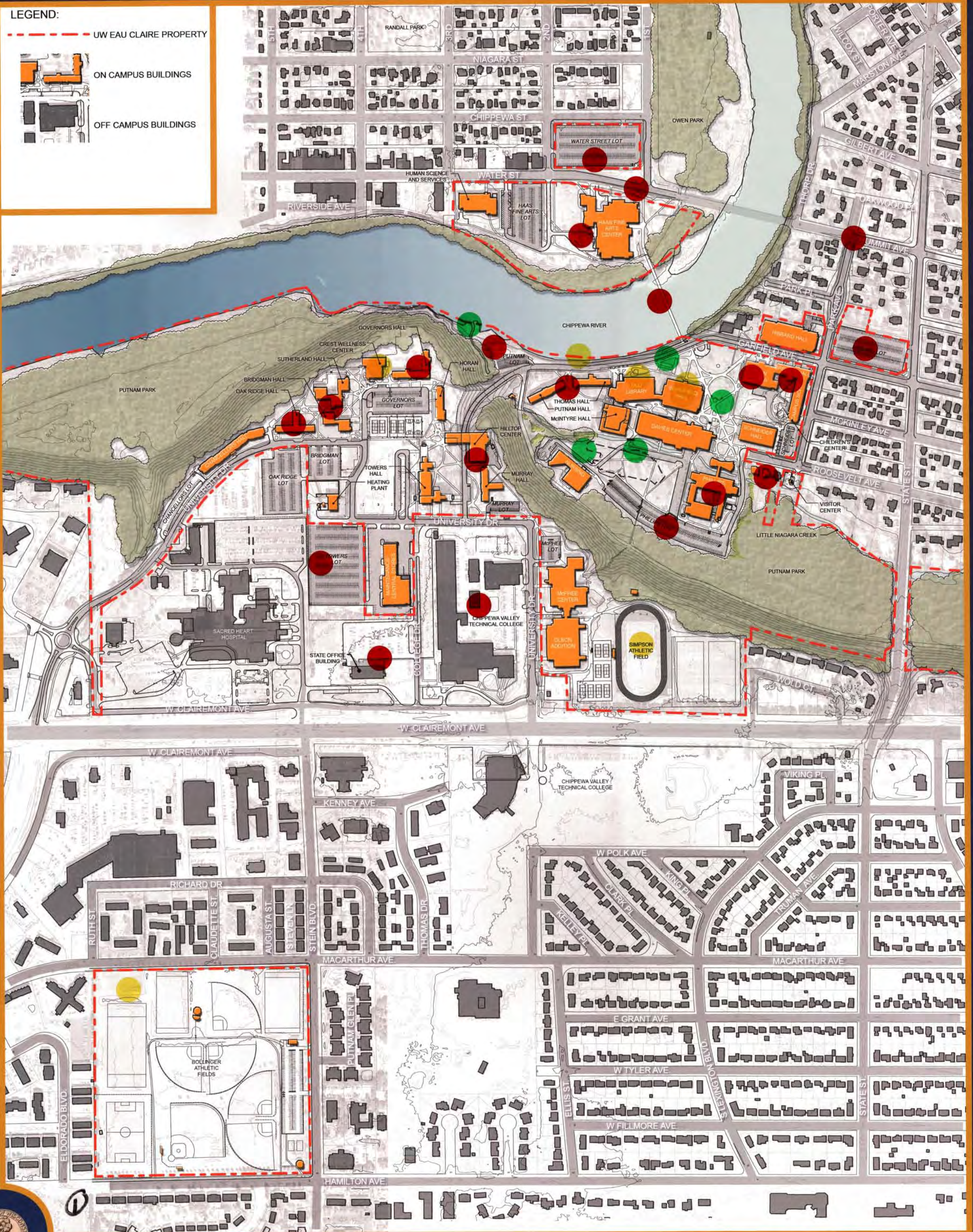
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ON CAMPUS BUILDINGS

OFF CAMPUS BUILDINGS





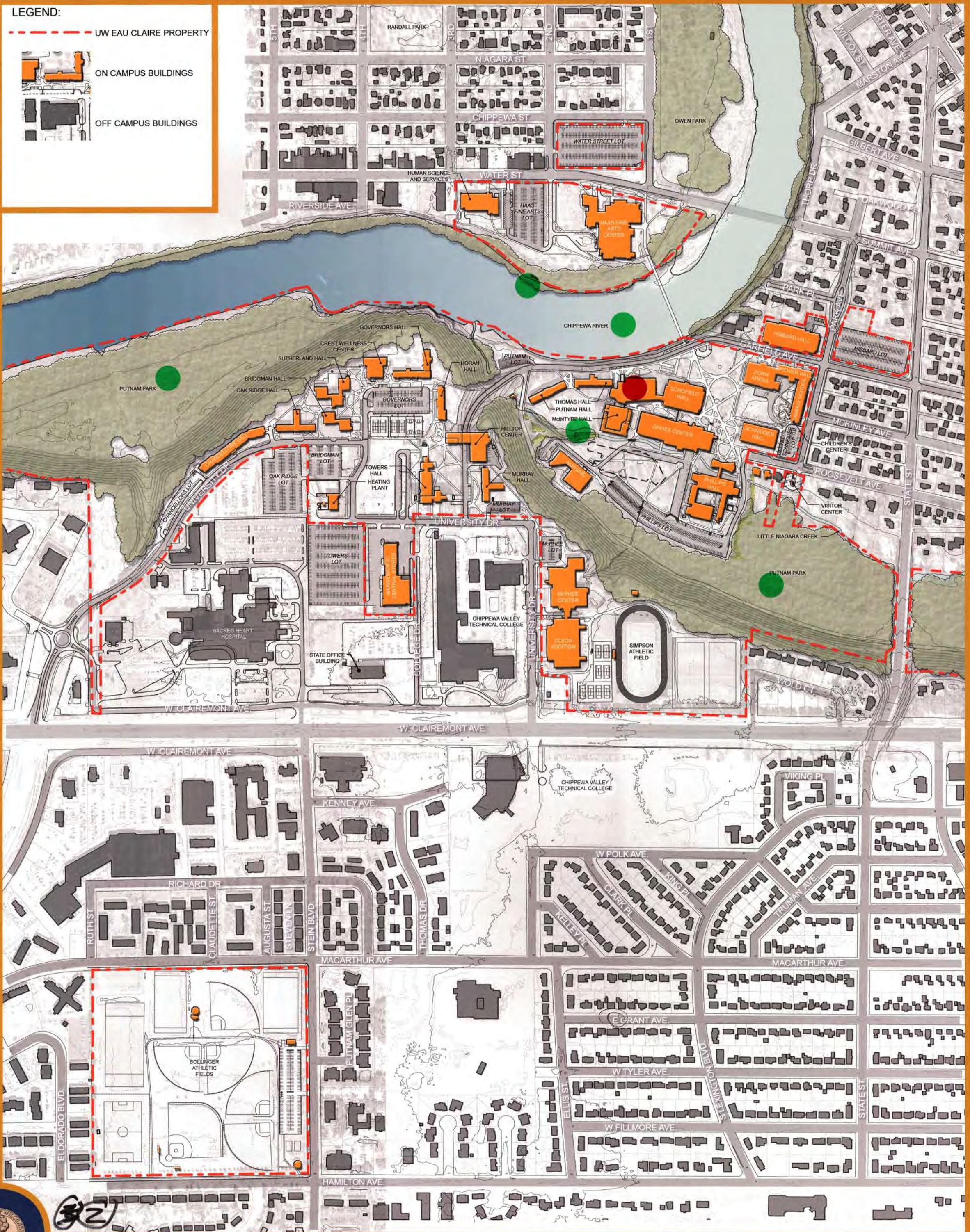
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ON CAMPUS BUILDINGS

OFF CAMPUS BUILDINGS





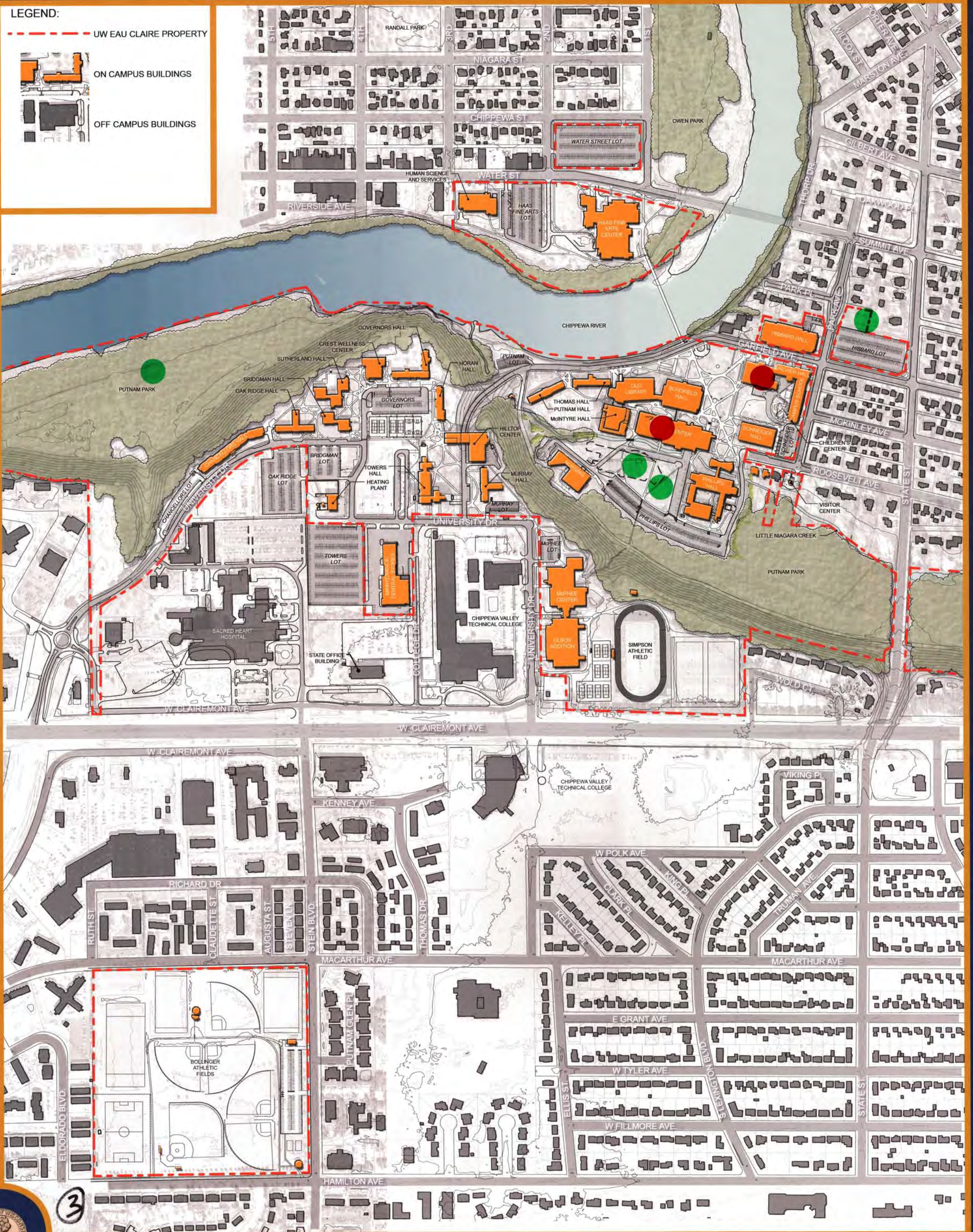
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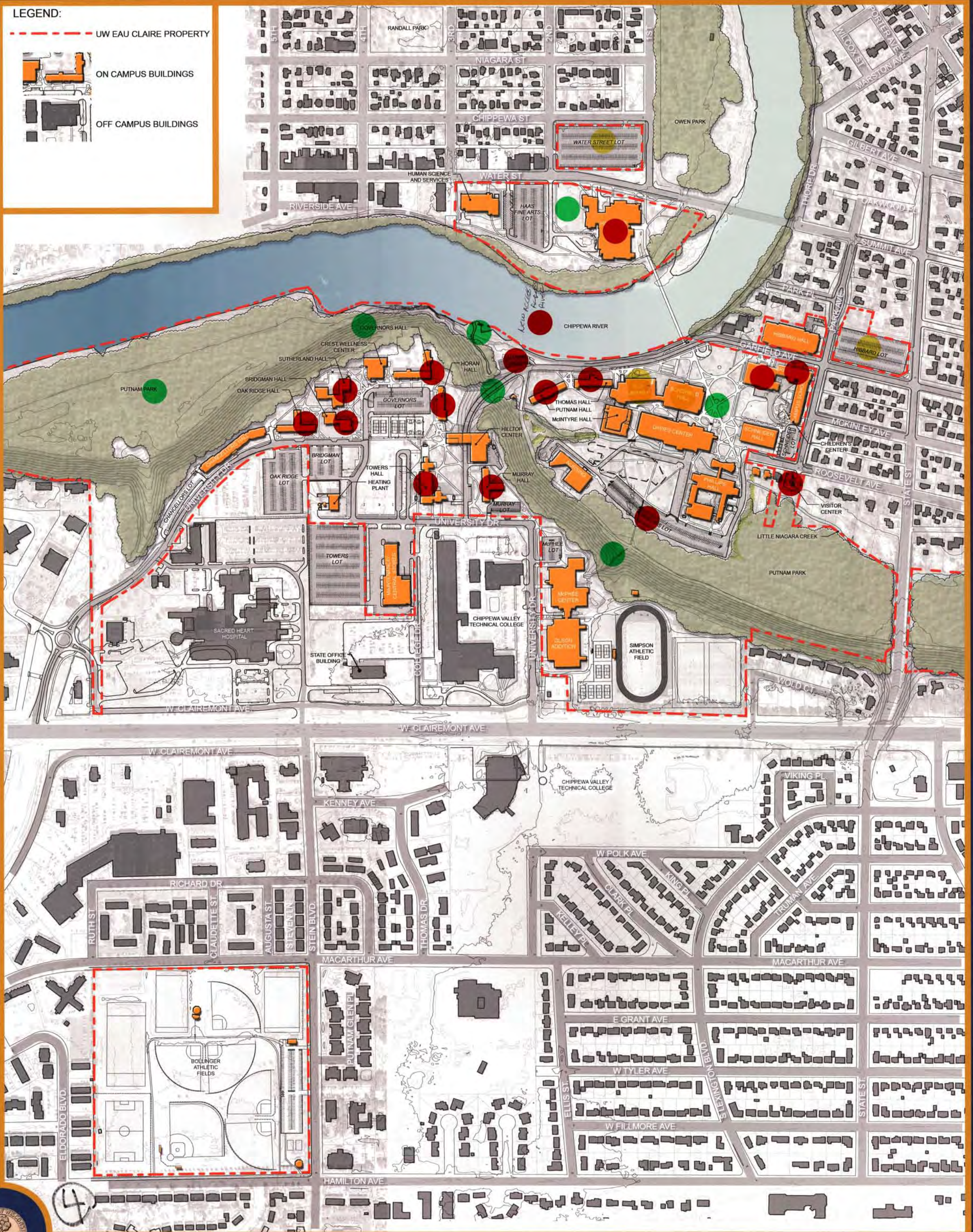
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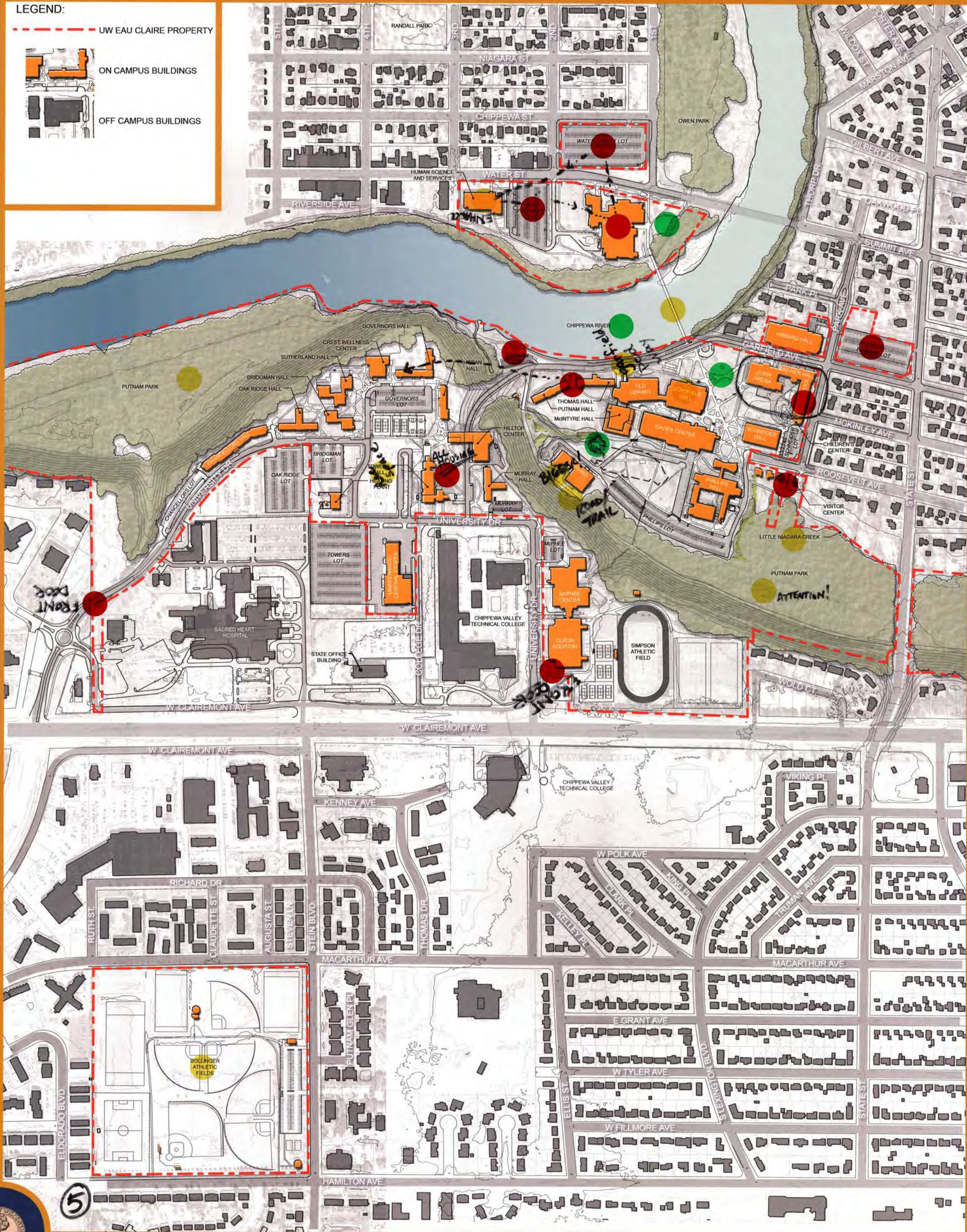
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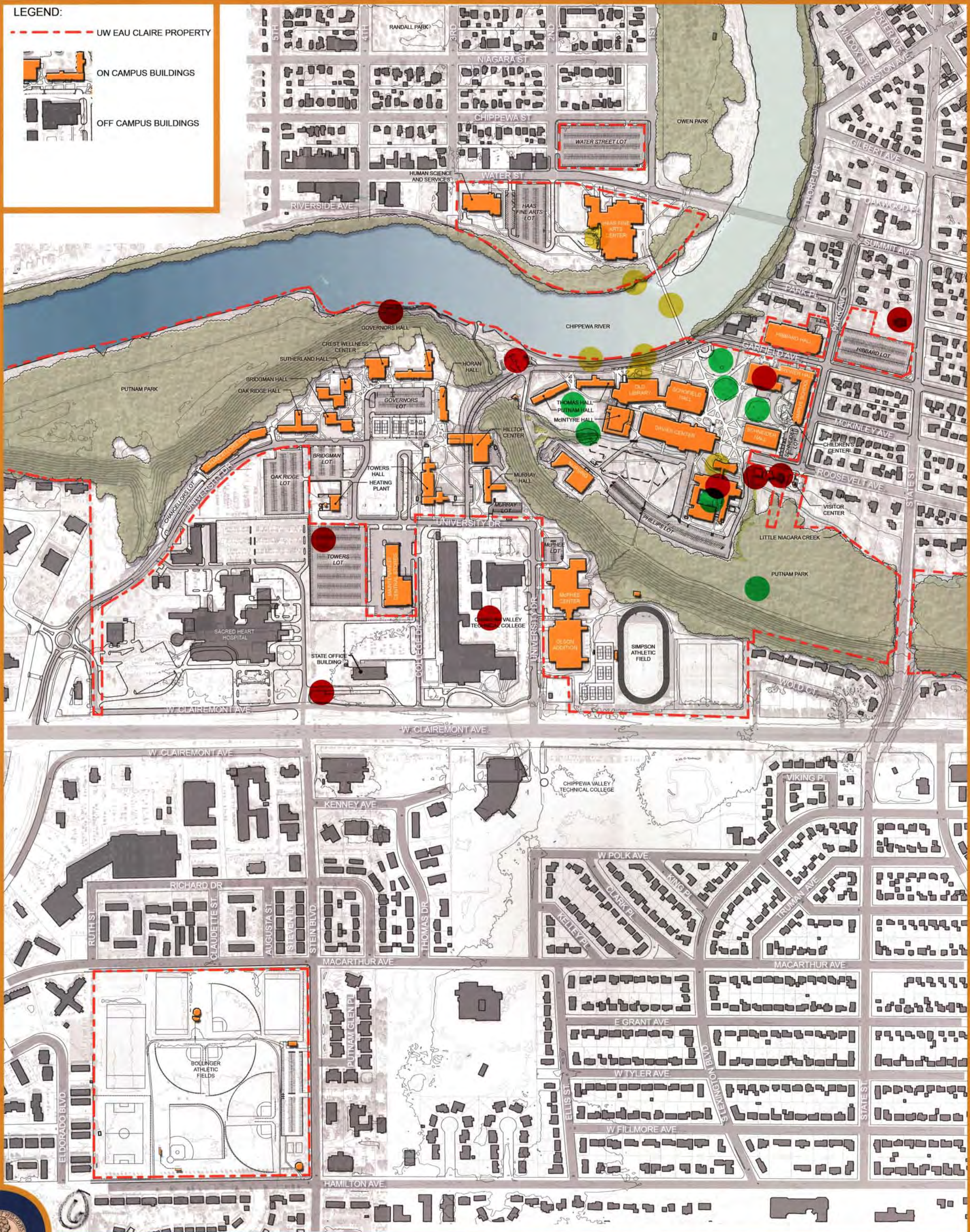
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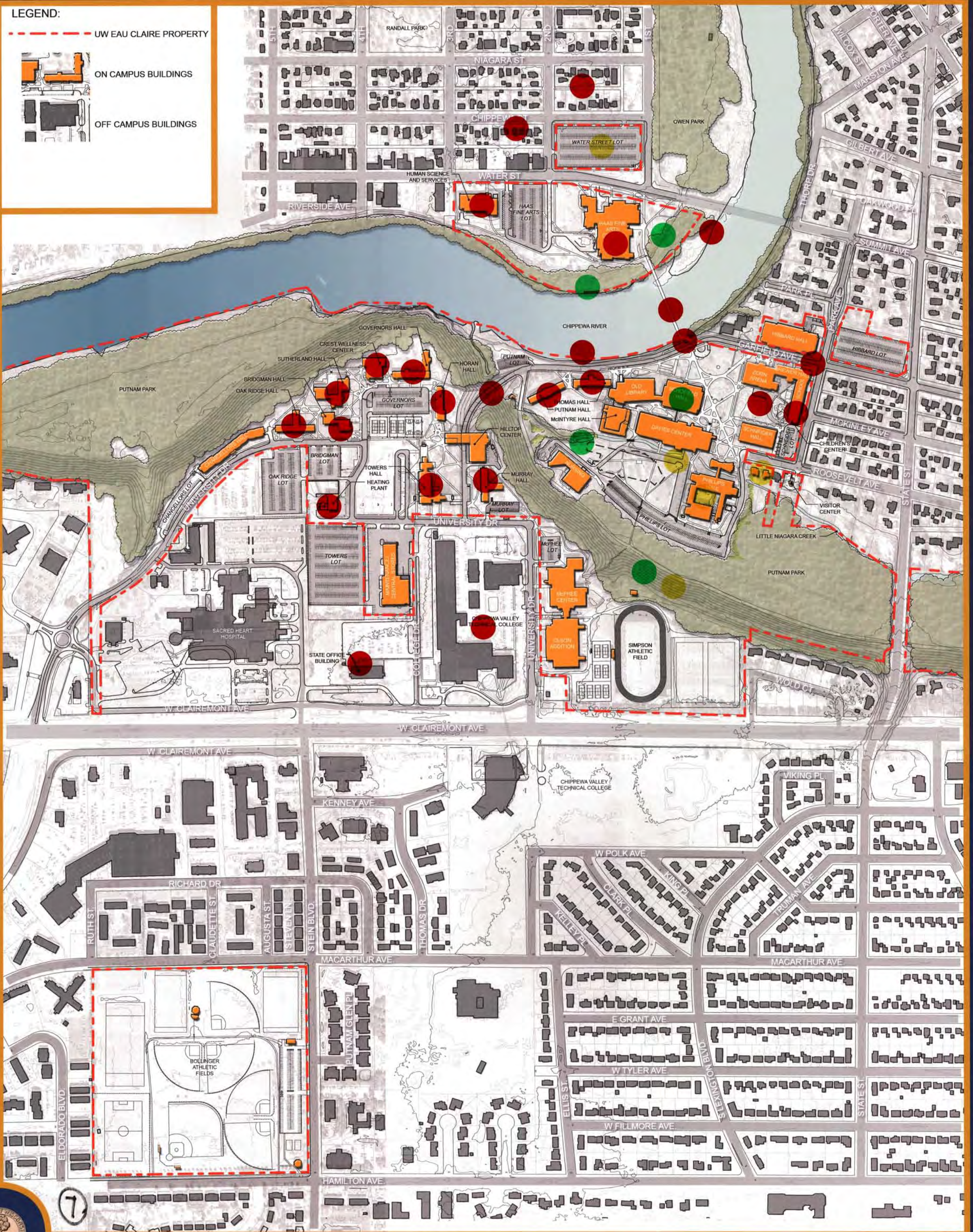
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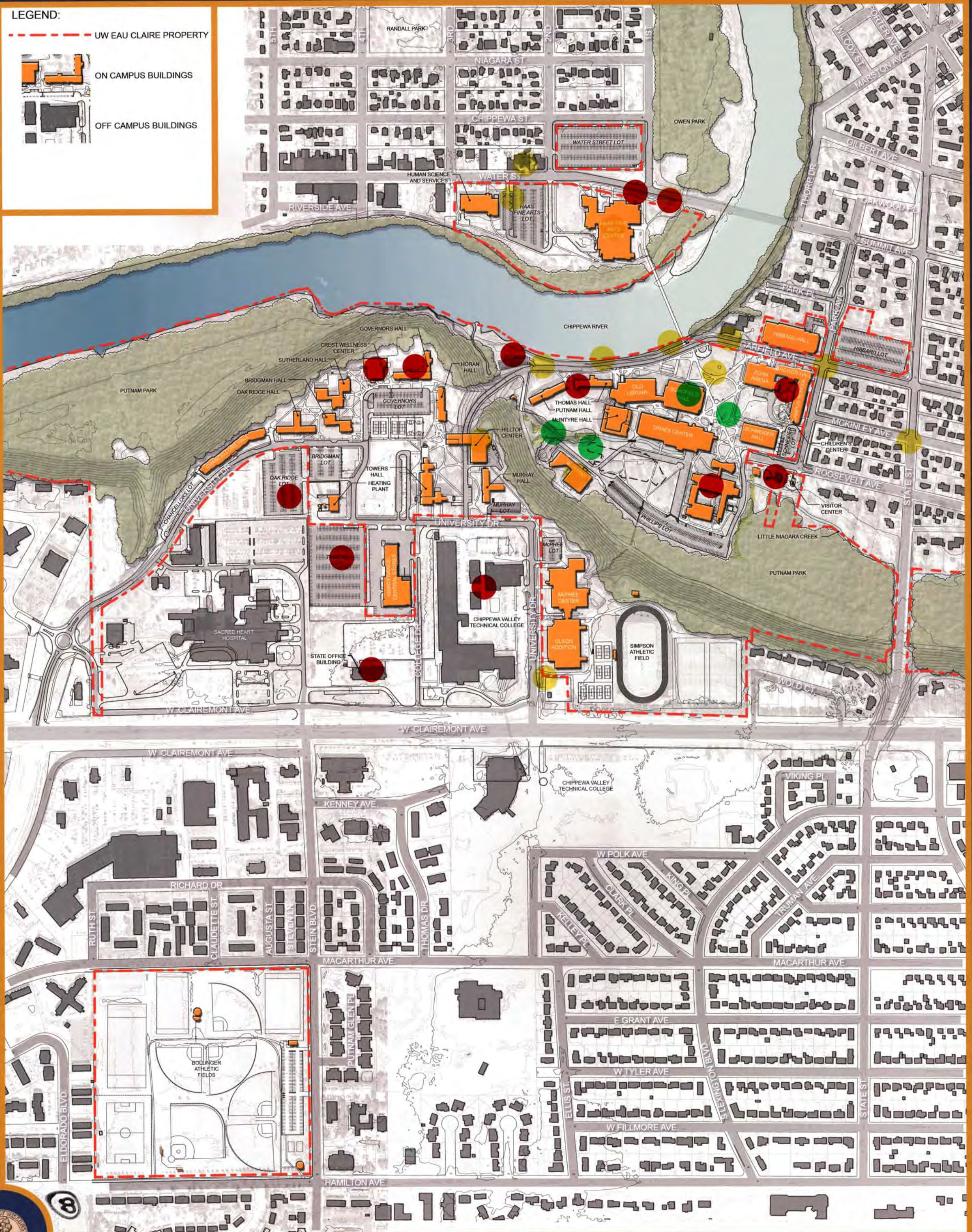
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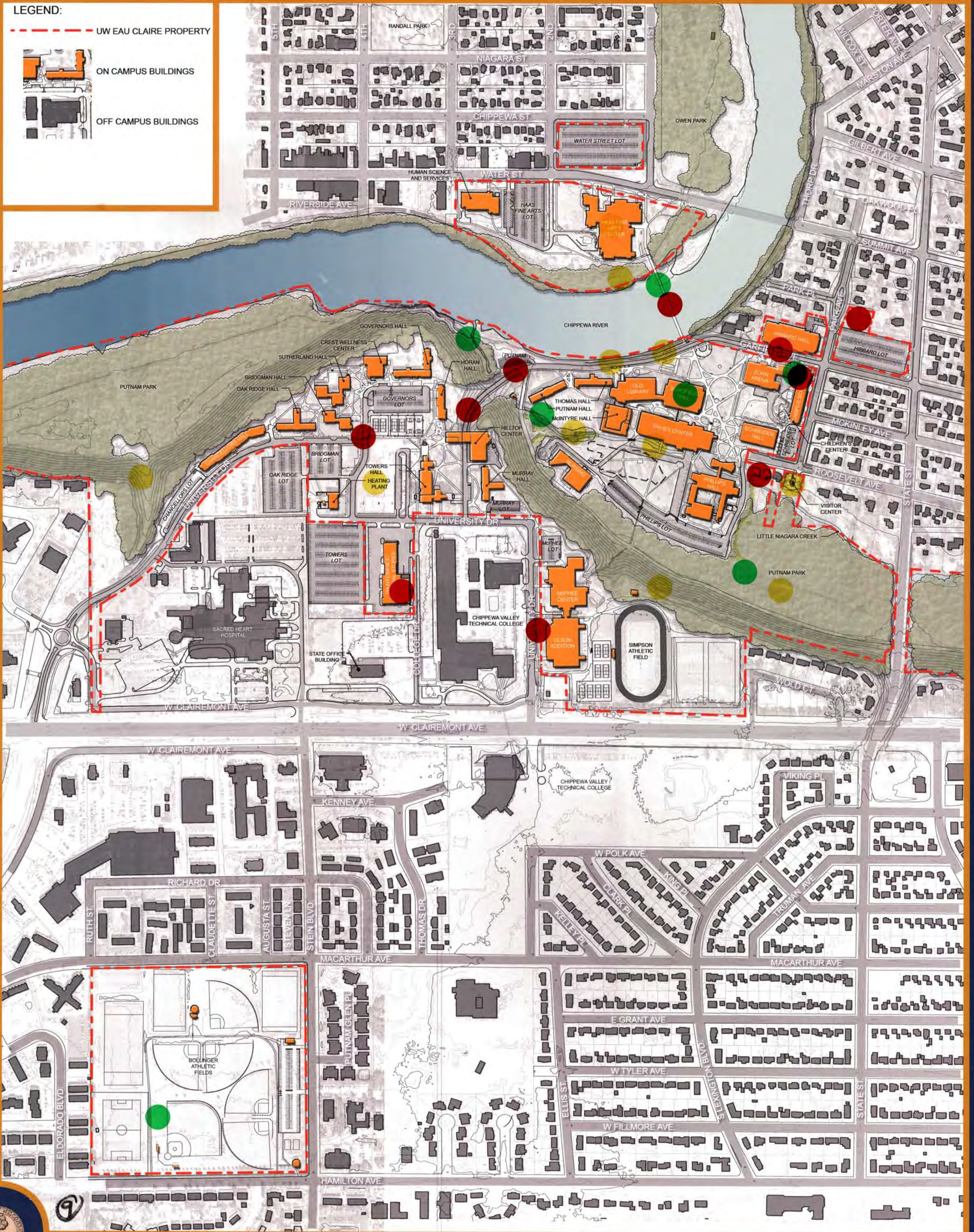
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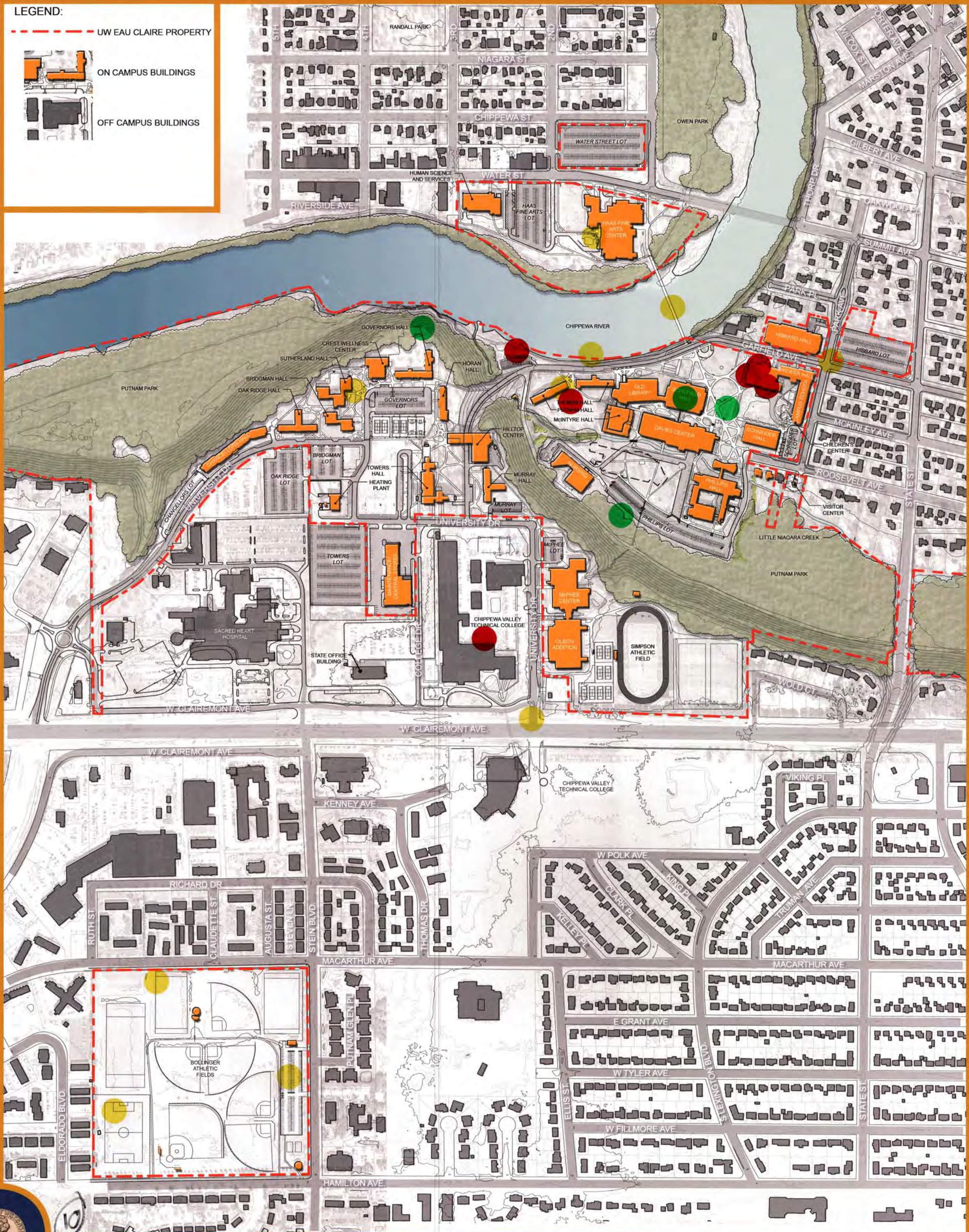
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ON CAMPUS BUILDINGS

OFF CAMPUS BUILDINGS





**UWEC Campus Master Plan**

**50210.000**

Project Name

Project Number

Tuesday, October 20, 2009, 8:00a.m.-9:00a.m.

Date and Time of Meeting

Faculty Open House

Name	Title	Phone	E-mail
Ray Francis	Custodial Manager	836-5246	francira@uwec.edu
TERRY CLASSEN	FACILITIES	836-5278	classett@uwec.edu
Michael Carney	Chemistry	836-3500	carneymj@uwec.edu
Jan Sloan	ProQuest	836-4353	sloanj@uwec.edu
Susie Johnson	Exec. Staff Assistant	836-2327	johnsosu@uwec.edu
Craig Ernst	IS Tech Services	836-3639	ernstcs@uwec.edu
Chip Eckardt	LTS/Cid/Project Mgr.	836-2381	eckardpp@uwec.edu
Beth Hellwig	Vice Chancellor	836-5992	hellwigb@uwec.edu
Paula Stuetgen	Sr. Coord, <del>Student</del>	836-4803	stuettpj@uwec.edu
Connie Russell	Registrar's Office	836-3629	russelc@uwec.edu
Kim O'Kelly	Parking Coordinator	836-2726	weigelkb@uwec.edu
Pat Karlen	Institutional Research	36-3271	Karlenpk
Kris Anderson	Exec-Din. Enr.	36-2887	anderskc@uwec.edu
Mallory Prucha Rishoi	Costume shop sup.	836-5374	rishoi mp@uwec.edu
Catherine Berry	Clinical Instructor	836-4991	berrycm@uwec.edu
MATT RIGHTMIRE	Scene Shop Supervisor	456-6148	rightmmm@uwec.edu
Vanda Galen	Social Work	836-5366	galenv@uwec.edu
<b>ALL GOING HOME</b>			
Larry Lapp	Faculty - NSG.	36-5629	lappca@uwec.edu
Benny Odell	Purchasing Agent	36-5171	odellpj@uwec.edu
Astie Nilsen	Univ Svcs Progr Assoc	36-3152	nilsen@uwec.edu
DWID SOMMER	COUNSELING SERVICES	36-5521	sommerdw@uwec.edu
Anna Brady	Student Health Servs	608-769-5197	BradyAL@uwec.edu

<u>Name</u>	<u>Title</u>	<u>Phone</u>	<u>Email</u>
Katie Wilson	Health Educator - St. Health Service	36-2001	wilsonk
Jennifer Chapman	Faculty - Dept. Music & Theatre	36-5614	CHAPMAJJ
Tracy TeSelle	Student Health Src Clinic Mgr	36-4311	tesellta
KEVIN GAWLEY	FACULTY-DEPT MUSIC THEATRE	36-5613	GAWLEYKD
Jason Jan Andersen	Event Production Coordinator	36-4809	ANDERJAS
Jason Mathwig	Admissions Counselor	36-5415	mathwigj
Heather Kretz	Asst. Director, Admissions	36-5415	Kretzhm@uwec.edu
Kim Pierson	Prof	836-5209	piersonkw
Andrea Meyke	Dir, Educ Sugg Serv	836-3717	gapkoam
Sue Newman	Senat	36-5381	newson
Linda Spaeth	Asst Dir, ASC	836-3019	spaethlj
Kathy Hurley	Dir, Disability Service	836-4542	hurleyks
Paul Wagner	Computer Science	836-5901	wagnerpj
Crispin Pierce	Assoc. Prof	836-5589	PIERCECH



**UWEC Campus Master Plan**

Project Name

**50210.000**

Project Number

**Tuesday, October 20, 2009, 8:00a.m.-9:00a.m.**

Date and Time of Meeting

**Faculty Open House**

Name	Title	Phone	E-mail
Kathy Sahlhoff	Financial Aid Dir.	836-2027	sahlhoff@uwec.edu
Robert N. ANDERSEN	Assoc. Prof. MATH	836-2838	andersrn@uwec.edu
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JOHN BALTES	DIR. -loss prevention/safety	836-4414	JBALTES@UWEC.EDU
Renee Strehlan	Facilities Designer	836-3402	strehlrn@uwec.edu
Lynn Peterson	ASSISTANT DIR. FM	836-3361	peterslin@uwec.edu
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DAVID WINTER	NURSING, ACAD. DEPT. <del>DEPT.</del>	836-4834	winterd@uwec.edu
KRISTIN BLAKE	Admissions, Clean Commute CNSL, Co-Chair	836-5409	blakeke@uwec.edu
Jongia Englund	Women's Basketball Coach	36-3489	engluntj@uwec.edu
B. Dwyfhuiza	CAS Assoc. Dean	836-4625	pdwyfhu@uwec.edu
Larry Solberg	C&E Assoc. Dean	836-3671	solberkl@uwec.edu
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John Bachmeier	Dir. Alumni Relations	836-5189	bachmeijg@uwec.edu
Kyle Buchmann	Mason Engrs. Office	836-3782	buchmannk@uwec.edu
Jodi Thesing-Ritter	Assoc. Dean of Students	836-2325	thesinjm@uwec.edu
Amanda Zerner	Women's Basketball Coach	836-2055	zerneram@uwec.edu
Robin Leary	Asst. Secretary Foundation	836-5630	learyrj@uwec.edu
Debra Jensen	Professor / Associate Dean	836-5183	Jansenda@uwec.edu
M.J. Brukardt	Spec Asst to Chancellor	836-5775	brukarmij@uwec.edu
Kim Way	Ex Dir Foundation	836-5180	waykk@uwec.edu
Lynn Janik	Greenhouse manager	836-3523	youngjlm
Gail Scutance	Dean, Ed & Hum Sci	836-3264	scutange@uwec.edu
Cathy Wilson	Dean's Assistant	36-5287	wilsoncm@uwec.edu
Maxine Mark	Business Mgr.-CNHS	36-5799	markma@uwec.edu
Debra Lang	Events Coordinator	36-5607	langda@uwec.edu

PATRICIA QUINN DIRECTOR, McNAIR PROGRAM } 836-6046 quinnpa@uwec.edu  
SPEC. ASST., GEAR STUDIES }

Tom Wagenet Art Department

36-2328

wagenetk@uwec.edu

Kate Sullivan UWSA.

**Student Open House**

MEETING SUBJECT

**Second Floor Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**October 19, 2009**

MEETING DATE

**1**

PAGE

**2**

OF

**2**

PAGES

**12:00 – 1:00**

MEETING TIME

**50210.001**

PROJECT NUMBER

**10.29.2009**

ISSUE DATE

JJR led a student open house with Jon Hoffman, Neal Kessler and Tony Nastasi. A 200 scale base map was placed outside the second floor cafeteria. The design team asked students to express their most favorite and least favorite space or place on campus and why. Students placed Green (most favorite) & Red (least favorite) dots on the map to indicate those areas.

**Favorite - *Green***

Davies  
Putnam Rock/falls  
Campus mall & clock tower area  
Wooden staircase through Putnam Park  
Chippewa River  
Hibbard Hall  
Towers Hall  
Towers Hall open space  
Governor's Hall  
Murray Hall (great location)  
Sutherland Hall  
Garfield hill  
Crest Wellness Center  
Footbridge (views)  
Chancellor's Hall is a great option for upper classman  
Coffee shop on upper campus  
Hilltop Center views  
Residential/academic separation (upper/lower)  
Lower campus residential hall (ability to go back and forth between classes)  
Mall statues  
The trees are the best part of campus  
Haas Fine Arts building

**Least Favorite - *Red***

Hotels (too far from campus)  
Footbridge (Pedestrian/vehicular conflicts) (cold and windy)  
Human Sciences and Services (too far from upper campus)  
Garfield hill (dangerous, especially in winter)  
Heating Plant  
Towers Hall  
Hilltop Center  
Brewers Hall  
Need bus connection to the shopping mall and Target  
Lighting on Garfield hill in inadequate  
Phillips Hall  
Bollinger parking lot  
Haas Fine Arts building



**Additional comments beyond the student's favorite and least favorite spaces and places:**

In place of Putnam, build a tall building that connects to the Hilltop Center.

**Attachments:**

- Scan of Campus Base Maps

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



LEGEND:

--- UW EAU CLAIRE PROPERTY



ON CAMPUS BUILDINGS

OFF CAMPUS BUILDINGS





**Project Progress and Next Steps**

MEETING SUBJECT

**Teleconference**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**November 5, 2009**

MEETING DATE

**1**

PAGE

OF

**2**

PAGES

**1:00-3:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**November 6, 2009**

ISSUE DATE

PARTICIPANT

COMPANY

Mike Rindo

UWEC Special Assistant – Chancellor

Kate Sullivan

UW System

Jon Hoffman

JJR

Rindo, Sullivan and Hoffman had a telephone conference to discuss project progress and upcoming schedule of events. This is a summary of decisions made and next steps.

- Space Needs Analysis
  - During conference calls this week, Facility Programming received all the input it should expect to receive. Facility Programming should move ahead with its analysis.
  - Rick Gonzales will discuss with Jack Joyce the academic space planning analysis performed by Paulien. Joyce needs to understand Paulien's analysis, recommendations, and assumptions.
  - Rindo emphasized that growth will be modest, with stable undergraduate population and growth only in graduate studies and adult learning
  - Space Inventory
    - Distributed by Facility Programming on or before Friday, November 13
    - Reviewed by Rick Gonzales, Steve Horner, and Jeff Koslowski, with comments back to Facility Programming on or before Wednesday, November 18
  - Campus-Wide Space Needs
    - Distributed by Facility Programming on or before Wednesday, December 9
    - Reviewed by Rick Gonzales, Pat Klein, Mike Rindo, Mike Wick, Beth Hellwig, and Kate Sullivan, with comment back to Facility Programming by Wednesday, December 16
    - Discussion during conference call on December 14, 1-3pm (potential in-person discussion meeting on December 10/11 if Davies/Education meetings are on campus during those days)
    - Revised by Facility Programming by end of December
  - Department-Level Space Needs
    - Prepared by Facility Programming in late December and early January
    - Distribution and review will occur in early January (dates to be decided)
- Upcoming Steering Committee meetings
  - Existing Conditions Review: review results of campus stakeholder interviews, open houses, campus and community mapping analysis, and Campus-Wide Space Needs; review Framework Plan (opportunities and constraints that will shape the campus alternatives)
    - Intent of meeting: review existing conditions, correct anything JJR Team heard wrong, get buy-in on Framework Plan (schedule for 3 hours)
    - Tentative meeting date: Morning of Thursday, January 21 (to be co-scheduled with Davies Center and Education Bldg meetings); other potential date is Thursday, January 28; Rindo to poll committee members for availability on January 21, Sullivan to coordinate with other UWEC project meetings
      - For Campus-Wide Space Needs to be presented, meeting must happen in January. Campus participants not available until after January 15.
    - One week before meeting (Thursday, January 14): Distribute meeting materials to Steering Committee; conference call with committee to provide any necessary background information prior to review (likely for Campus-Wide Space Needs)

- Campus Alternatives Review: review alternatives (alternatives will show different and provocative visions for campus build-out; similar approaches on issues that have campus consensus, and divergent approaches for issues that do not have campus consensus)
  - Intent of meeting: review and discuss alternatives, understand Steering Committee's direction on what are the strongest and weakest elements of each alternative, understand Committee's direction on how the alternatives should be shown publicly in open houses (schedule for at least 3 hours)
  - JJR alternative creation: JJR will be preparing the alternatives starting December 16 (response comments to Campus-Wide Space Needs); at least three weeks needed between Existing Conditions Review Meeting and Alternatives Review meeting (to allow changes to draft alternatives based on responses to Framework Plan)
  - Potential meeting date: dependent on the Existing Conditions Review Meeting; could be February 10 or February 17; to be co-scheduled with Davies/Education meetings (note that previously scheduled date of February 8 is unlikely)
  - One week before meeting: Distribute meeting materials to Steering Committee; conference call with committee to provide any necessary background information prior to review (necessary for campus alternatives)
- Campus Open Houses - Campus Alternatives; day after Steering Committee meeting (potentially February 11 or February 18)
  - Show campus alternatives to campus/community and get feedback on the strengths and weaknesses of each
  - Faculty/staff: Morning breakfast is most likely for significant input
  - Students: Lunch-period meeting, either with selected student leaders (lunch served) or in hallway outside cafeteria
  - Community: community members unlikely to attend evening meeting on campus; invite institutions (City, Sacred Heart, CVTC, others) to Faculty/staff breakfast; Rindo to outreach to neighborhood associations by presenting at regularly scheduled meetings and reporting responses back to JJR
- Preferred Alternative: based on input from Steering Committee and open houses, JJR will suggest general outline for preferred alternative to Core Team and get approval before detailing it
- Outstanding Stakeholder interviews
  - State Office Building – Sullivan arranging meeting with Peter Maternowski (Director, DOA Bur of Portfolio & Operations Mgt), to be attended by Rindo, not JJR
  - JJR will follow up with Rindo to get contact information for missing essential stakeholders
- Residential Life Study
  - Housing and Residential Life willing to pay for study, request it be incorporated into master plan
  - Sullivan support incorporating the study into the master plan process
  - JJR to solicit scope/fee from Brailsford and Dunlavey, with intention for very quick start-up
  - Sullivan will send scopes of similar efforts at UW-Stevens Point and UW-Oshkosh
- Parking/Transportation Scope – JJR will prepare a scope/fee in the next week and forward to the Core Team
- Children's Center Project
  - The project location will soon be selected (November 13)
  - JJR/River should state the preliminary principles of building placement and orientation for the Water Street area to help with site selection

#### Follow-Up Tasks

- Rick Gonzales: discuss academic space planning analysis, recommendations, and assumptions with Joyce
- Schedule Steering Committee conference call on January 14: Rindo to poll committee members for availability
- Schedule Steering Committee Meeting on January 21: Rindo to poll committee members for availability; Sullivan to coordinate with other UWEC project meetings
- State Office Building – Sullivan to arrange meeting with DOA
- Residential Life Study – JJR to solicit scope/fee; Sullivan to send scopes of UW-Stevens Point and UW-Oshkosh
- Children's Center – JJR/River to articulate preliminary building placement and orientation principles for Water Street

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



**Residential Demand Study Interviews**

MEETING SUBJECT

**November 23 & 24, 2009**

MEETING DATE

**1**

PAGE

**5**

OF PAGES

**UW – Eau Claire**

LOCATION

MEETING TIME

**UW-Eau Campus Master Plan**

PROJECT NAME

**50210.002**

PROJECT NUMBER

**Jon Hoffman**

PREPARED BY

**January 4, 2010**

ISSUE DATE

**Executive Staff**

PARTICIPANT	REPRESENTING
MJ Brukardt	Special Assistant for Strategic Planning (via conference call)
Terry Classen	Facilities Director
Rick Gonzales	Campus Planner
Beth Hellwig	Vice Chancellor for Student Affairs and Dean of Students
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Chuck Major	Director of Housing and Residence Life
Dave Gessner	Assistant Chancellor for Budget & Finance
Pat Klein	Provost
Julie Skolnicki	Brailsford and Dunleavy
Jennifer Zirkle	Brailsford and Dunleavy
Jon Hoffman	JJR

- Desire for more res halls similar to Chancellor's Hall to allow for remodeling without decreasing capacity
- Fall 2009 – 107% occupancy
- Chancellor's decision – provide university sponsored housing for all that request it
- Hellwig: Consider mixed use/live-learn – e.g. housing/performing arts
- Off-campus list – online version goes live December 1
- Aspirants for UW-Eau Claire
  - Mankato, Duluth, UM – Twin Cities
  - St. Olaf, Carlton, MacAllister
  - St. Thomas
  - Winona State
  - Gonzaga, Spokane, WA
- When doing the housing survey don't confuse the BluGold Commitment survey and Res Hall study
  - Dec 1 – BluGold Survey
  - Dec 7 – Residence Life Study
- Residence Hall as "safe space"
- Sustainability – students would pay premium to live in "sustainable" hall
- BluGold Commitment goal to increase 4-year graduation rate – how can residence halls contribute?
- Proximity – extend academics into residence halls to incorporate them
- Live/Learn Communities – Chancellor's Hall is only location possible; rooms were jerry-rigged; previous programs stopped because faculty didn't want to go up the hill
- Chancellor's Hall is upper class by selection process; all others are not focused on academic year
- Hotels – housing contract bid out every semester; hotels can change depending on results of bidding; hotels must be within 1 mile of campus and on a bus route
- Recruitment – increasing international students in undergraduate
- Not a "suitcase campus" – majority of students stay on campus

- Grab-and-Go – located at every residence hall now (at front desk)
- University financial strength is substantial – so move willing to take risk with residence demand; e.g. house 90% of demand
- Impact of BluGold Commitment is unknown on attendance

## Residence Life Staff

PARTICIPANT	REPRESENTING
Chuck Major	Director of Housing and Residence Life
Peter Rejto	Assistant Director for Budget and Physical Plant Operations
Deb Newman	Associate Director of Housing
Shelly Manning	Office Supervisor
Julie Skolnicki	Brailsford and Dunleavy
Jennifer Zirkle	Brailsford and Dunleavy
Jon Hoffman	JJR

- Neuman: hires and oversees residence directors and advisors, judicial (at UWEC since 2004)
- Rejto: facility operations (custodians, maintenance); facility planning, budgeting
- Dining – report to University Center (separate from housing)
- Vacant position – student development, living/learning
- Maintenance – skilled trade maintenance from facilities; unskilled maintenance from housing; housing custodial staff
- Campus visitation – show only Towers
- Relative perception – UWEC seen as average for state, with Chancellor's Hall good reception; UWEC considered one of the prettiest campus' in the system
- University of Arizona (Rejto formerly there) – newer buildings, facilities for living/learn better
- Accessibility of residence halls and entire campus is critical
- Residence life vision is aligned with university vision – residence community with multiple student – faculty interaction
- Residence halls with classrooms and office hours
- Living/learning communities
  - Bridgeman Hall – proposed living/learning community focused on social justice; only class space available is in a inaccessible basement
  - Katherine Thomas – global learning community; class space offered but no faculty has expressed interest (3 years old); driving force was housing and residence life; with opening for academic input
  - Leadership – freshman – focused; housing-driven; College of Business expressing interest in participating
  - Planned for fall 2010
    - Social Justice – faculty driven , not freshman focused
    - Wellness – still in development
  - Chancellors Hall – space available for classes if there is a demand
- Faculty – not interested in classes, offices or living on upper campus; lower campus has possibility for all three
- Upper classmen – choose rooms in spring, freshman assigned to remainder
  - Lounges - used for residential in every hall for many years; occupancy of 4, 5, or 6; seen as desirable
  - Hotels – upper classmen asked to volunteer; 60 out of 200 hotel residents were volunteers
- Privacy is vision of attracting more students
  - Freshman need interaction areas; suites could be detrimental for freshmen
- Major vision – a new 300- to 400-bed apartment style residence hall; and remodel existing into suite-style
- Need to maintain K.T. and Putnam – need to maintain existing inventory
- CVTC students – accepted in Towers to fill vacancy
  - Offering housing spaces (20 – 25 spaces) as symbol of government cooperation; 2009 – 2010 last year for housing CVTC students
  - Now 60 students; all in Towers; must be on dining plan; can purchase McPhee pass
  - CVTC has no intention of providing housing



- Security – hard to service; many doors
  - K.T., Towers and Chancellor's – only halls with swipe cards
- Freshman cars – few spaces available; lottery for spaces
- Selections
  - Athletics – prefer Murray to be close to McPhee
  - Music – lower campus to be close to Haas
- UWEC's signature programs – Nursing, Music, Education, Business
- Two mobility-impaired students in K.T.
  - So few impaired students because they don't enroll at UWEC
- 3 Fraternity/Sororities in 3<sup>rd</sup> Ward; a few religious groups have houses – not official houses, just co-located
- Off-campus – no more than 4 unrelated individuals allowed per zoning
- House Day - Student Senate – sponsored event to showcase off-campus landlords
- March – deadline to re-up for student housing

### **Student Affairs/Enrollment Staff**

- 10,500 under grad – 500 grad
  - Desire – increase grad students, international, transfer students
- 28% from Minnesota, rest from Wisconsin
- State goal for enrollment increase
  - Science, Technology, Engineers, Math
  - Students of color
- International – 150 students up to 300 over 5 years
- Kitchens – only one for each hall in basement
- Andy Nelson – Institutional Research – will assist with survey design
- Recreation – want to be integrated into Res Halls
  - Cubefest – meeting other freshmen through recreation
  - Wellness living/learning community – want to be engaged in programming
- Crest – 2<sup>nd</sup> floor – half is massage therapy, workout; half is Higher Ground Dance Club
  - Higher Ground could move to Hilltop
  - McPhee – strength and conditioning facilities but Kinesiology and Athletics have higher priority
- Hilltop – goal is just providing food; another campus center was never envisioned (except perhaps Crest)
- New Davies Center – existing Davies program replicated with addition of new Conferencing Center
- 3799 students on meal plan
- Upper Campus Needs – 600 – 700 occupancy dining (Board Operation) - Convenience Store – Retail
- Hilltop Building – reusing building would require entire renovation to support Campus Center; Charles Farrell (Director of University Housing) is not interested in renovating Hilltop building (too hodge-podge); wants entire first floor of new residence hall on upper campus – so many code issues in Hilltop that \$2-3 million is not sufficient; need \$20 million
- Recreation options off campus
  - YMCA – 3 blocks from Campus
  - Gold's Gym – new facility far from Campus
  - Anytime Fitness, Curves, Snap Fitness – all on Water Street
- Student Affairs – just starting strategic planning
- Fitness – minimal equipment in each hall (treadmill, universal, bike)
- Davies – slow activity after 6:00 p.m.; not an activity destination, not a place to hang out
  - Movie theater – small audiences (seats 200 people)
  - Cabin Coffee house
  - Recent concert – only 75 students in Ballroom
- activity in the evenings – at library and classes
- Evening hang out spots
  - McPhee
  - Higher Ground, only when actively programmed
  - In Residence Halls

- Library
  - Theater Events – Brewer Hall and Haas
- Alcohol on campus
  - Alcohol sold at the Cabin (used to be sold in Higher Ground)
  - Students over 21 can drink in residence halls
- Cross - application competitors
  - UW-La Crosse
  - UW-Madison
  - University of Minnesota
- Reasons Students went to UWEC Campus
  - Academics reputation
  - Location
  - Fit of Campus – can see themselves on Campus
- Went to another Campus
  - Variety of reasons
- Facilities – rarely mentioned in reasons to choose UWEC, go elsewhere
- Some feel facilities are dated; coming in spite of facilities
- Disabled students – avoid UWEC because of hill
  - Stevens Point, Whitewater, Oshkosh – specifically recruit disabled students
  - Need to have lower campus residence halls – disabled students and music students
- Need something between traditional dorms and Chancellor's
- Chancellor's Hall – not required to be on meal plan
- Not requiring meal plan would be appreciated by students
- Retention – worst for transfer students
  - Transfer Students – ¼ of enrollment from UW-Stout, CVTC, UW-Barron, UW-Wausau, UW-Marathon (UW 2 year schools)
  - Sophomore to Junior – next biggest problem
  - 84% retention freshman to Sophomore
  - Sophomore to Junior – should be ½ of Freshman/Sophomore %
- 65% female – 35% male
  - Same % for on-campus residents (by design)
- Residence Life – sending money into general fund

### Student Focus Group

- Chose UWEC because it's on water
- UW-La Crosse – terrible housing, 3 to a room
- Putnam – “family hall”, everyone very friendly
- Playing outside all the time – basketball, tennis, kickball
- Upper Campus – more relaxing, a break from academics
- Need more spaces for social lounges, kitchens on every floor
- New Davies Center – why no cafeteria?
- Global Learning Center in K.T. - foreign exchange students; whites are minority
- Leadership – Towers North
- Murray – Cross Country      Informal groupings      Horan – Football
- Chancellor's very quiet; Freshman/Sophomore would never meet each other
- No Freshman dorm on Water Street – apartment style would be good
- Hang out locations – Off-Campus houses; Water Street; Higher Ground
- Awesome Campus, atmosphere- river, residential
- Students lack school spirit except during Homecoming Week
- Bridgeman – everyone knows everyone
- Residence Hall front desk food – available 24 hrs./day; cash or Blugold Card
- Residence Halls should be more eco-friendly – turnoff lights automatically; recycling chute along with garbage chute
- Water Street Dorm – would be hell for the RA (drinking); Upper Campus is where the action is

- Towers – too big to get to common areas
- Upper Campus – the Forgotten Campus (landscape)
- Off-Campus Students never go to Upper Campus except for McPhee workouts
- Adding Zorn to Upper Campus would improve it (better landscaping!)

## Facilities Staff

- Custodial Staffs – academic, University Centers, housing
- Hilltop – 2<sup>nd</sup> priority after Education Building
  - \$11 million project – total gut and remodel; electrical/mechanical, no addition
  - University Center will repay bonds; schedule dependent on ability for U.C. to repay (PR completely)
  - Program – too many mixed uses in Hilltop; intention to shift programs but unknown how; more “pure” uses; connection to Crest
- Crest – GPR and PR funding; no plans to rehab
  - GPR – Police/Student Health (1<sup>st</sup> floor); 2<sup>nd</sup> Floor - PR
- McPhee - \$8 million rehab planned
  - 5<sup>th</sup> priority project - priority can move
  - Program – add Kinesiology and Recreation storage space (small addition) and could expand to Zorn Arena replacement
- Parking – PR funded; income decreasing due to construction projects
  - Purchasing put out RFP for parking leasing (churches, etc.)
- Facilities provides bike racks at hotels
- Oakridge North Wing Lower Level - convert to Student Living, 32 Students; 6 students/room
- No air conditioning - 12 to 15 window A/C units per year for health-related issues
  - Stevens Point installing A/C in all retrofits
- Housing doesn't need summer income for budgeting; would prefer halls closed for maintenance; but can be open for Academic/Athletic camps
- Building preservation – UW structures built as “battleships,” but had to modify; life-cycle costs will eventually overwhelm and need to replace structure
- Emergency power – Hilltop and data back-up project prior to major renovation
- ADA – Chancellor's, Towers, and some of K.T.
- Putnam and K.T. - coming maintenance troubles due to age; services most likely to fail; K.T. basement windows
- Randall Park landlords – vowed to fight any project that will decrease demand
- Carbon-neutral campus plan – solar panels to reduce coal plant
  - UW-Stout has a poor plan, UW-Oshkosh's is good
- Sidewalks – correct location/ width for Trucksters
- Bike parking – more, better planned and located
- Front addition to old residence hall at UW-Oshkosh – changed perception of dorm; added social space
  - All front desks are undersized and poorly ventilated
- Water Street Hall? – no food service to prevent duplication of services
- Master Plan - triplication of services raises costs; relative to other campuses
- Zorn – now considered GPR, but 90% PR use
  - Will replacement be considered PR?
- Sacred Heart Parking – lease over 7-8 years, no renewal possible
- Steam to Water Street – Children's Center will push limits; nothing bigger without bridge change
- State budget for 2011 – 2013 - \$48 Million placeholder



**Space Utilization, Project Schedule**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**January 25, 2010**

MEETING DATE

**2:00-3:30pm**

MEETING TIME

**50210.002**

PROJECT NUMBER

**January 25, 2010**

ISSUE DATE

**1** **2**  
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PARTICIPANT	REPRESENTING
Rick Gonzales	Campus Facilities Planner
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Kate Sullivan	UW System
Bill Patek	JJR
Neal Kessler	JJR
Jon Hoffman	JJR
Jack Joyce	Facilities Programming and Consulting
Stacey Guney	Facilities Programming and Consulting

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Space Utilization Study**

- Recommendations that are specific to departments are quickly outdated, particularly with the Academic Plan now being updated and potential changes from the Blugold Commitment and the Educational Attainment plan
  - Space needs analysis will be based on department needs and projected growth, and these recommendations will be shared with Mike and Rick
  - However, FPC should format all materials that will be made public so that analysis and recommendations should be on a building-by-building basis so that there's flexibility in moving programs
- Input from Chemistry is necessary. Rick will press them to fill out the space questionnaire and any necessary follow-up. FPC will receive input from Chemistry within a week (February 1). Input from Art, Athletics, and American Indian Studies was not considered critical.
- FPC will provide a written response to some of the initial comments from Kate and Rick.
- Core Group should review revised Space Utilization Analysis to confirm FPC incorporated all requested edits. Additional comments should be emailed to JJR and FCP within a week (February 1).
- Space Lists – room-by-room requests, vetted needs, and project future needs, plus a one page summary for each building
  - February 8: FPC will distribute and describe the space lists and summaries to the Core Group during the February 8 conference call
  - February 10: Mike and Rick will ask Provost to allow a discussion of the space list summaries during the weekly Provost/Deans meeting (Wednesday, 8am). JJR will organize a conference call; FPC will describe the space list summaries; Mike, Rick, Kate, and Jeff will meet with Deans and Provost to review and vet draft space lists/summaries
  - February 19: Mike and Rick send edits to space lists and summaries to FPC
- Space Projections
  - FPC will incorporate Rick's preliminary classroom backfill recommendations.
  - Four weeks needed to prepare draft, with "building blocks" recommendations

**Master Plan Schedule**

- Participants agreed to revised schedule (master plan likely to end in February 2011)

- Participants agreed to every-other-week conference calls on Mondays at 1pm (next one: February 8)
- JJR will revise the draft schedule to include all conference calls; appropriate weeks will be shown for on-campus meetings
- For each on-campus meeting week, Kate will send JJR/Campus the known dates that UW System will be on UW-Eau Claire campus (or on a nearby UW campus)
- Mike and Rick will coordinate with Steering Committee members to determine most appropriate meeting date for each on-campus meeting
- JJR will finalize schedule with all project meeting dates

#### Stakeholder Interviews

- JJR will conduct telephone stakeholder interviews with the following individuals:
  - Safety and Security – Dave Sprick, University Police
  - Chippewa Valley Technical College – Mike to send a contact name for a Facilities representative
  - Athletics/Recreation – Troy Terhark
  - Senate Faculty/Physical Plant Committee – Chris Floyd, Fred Kolb, Jason Mathwig, Mitch Freymiller (in a conference call)
  - Facility Management and Planning – Jim Franklin, Mike Traynor, Randy Palmer, Ron Tischer, Steve Duerre, Terry Classen with Rick Gonzales (Thursday mornings, 8-9:30am)
  - Student Govt – Michael Umhoefer
- Kate will arrange a meeting with DOA and DSF regarding the use and future of the state office building. This meeting needs to occur by early March.

#### Campus and Community Analyses

- Rick will send JJR the draft single-page Building Profiles for existing structure concerns
- JJR to organize conference call with Facility Management to understand implications for the campus master plan
- February 8 conference call: Core Group will respond with comments/edits to the Campus and Community Analysis
- Core Group will review Utilities section and Building Renovation/Expansion after JJR discussion with Facility Management staff

#### Next Meetings

- Residential Demand Study: preliminary findings, webmeeting, Tuesday, January 25, 1pm CST
- Next standing conference call: Monday, February 8, 1pm

**UWEC Campus Master Plan**

PROJECT NAME

**February 8, 2010**

DATE

**1:00 pm**

TIME

MEETING NO.

**Conference Call/LiveMeeting**

MEETING LOCATION

**08K1K**

DSF PROJECT NUMBER

**50210.001**

JJR PROJECT NUMBER

**Space Summaries, Analyses**

PURPOSE OF MEETING

PARTICIPANT	COMPANY
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Rick Gonzales	Campus Planner
Kate Sullivan	University of Wisconsin System
Jeff Kosloske	University of Wisconsin System
Neal Kessler	JJR
Jon Hoffman	JJR
Tony Nastasi	JJR
Stacey Güney	Facility Programming and Consulting
Jonathan Olvera	Facility Programming and Consulting

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Action Items for Facilities Programming and Consulting (FPC):**

FPC will present a concise summary version of their findings to the Provost for the conference call/LiveMeeting on February 11, 2010.

FPC will work with the respective campus departments to further understand the need for requested space where the core group has mentioned a potential discrepancy.

**Action Items for JJR:**

Jon will resend Mike the e-mail which linked to the draft Campus and Community Analyses report.

**Action Items for UWEC:**

Mike and Rick will review the Campus and Community Analyses Report and provide JJR with any comments at the next Core Group conference call scheduled for February 22.

Mike will work with Kate to identify a specific date and time for the next on-campus Steering Committee meeting currently planned for the week of April 19<sup>th</sup>.

Mike has agreed to coordinate and schedule individual meetings with the Core Group, Steering Committee, and Residential Demand Group once a date is determined for the on-campus meeting the week of April 19<sup>th</sup>.

Mike will send Jon a contact for CVTC.



**Topic Postponed to February 22 Conference Call:**

Education Building – The building envelope has been solidified, and two potential building layouts have been proposed. The River Architects team is assessing if the potential layouts work with the existing Kjer/Brewer/Zorn. There is a need to determine the future buildability of the Kjer/Brewer/Zorn site when the uses are relocated.

**Next Meetings**

- Conference Call/LiveMeeting: Wednesday, February 10, 8am
- Next Core Group Conference Call: Monday, February 22, 1pm
- Next On-Campus Meeting: Steering Committee #4, Week of April 19

**UWEC Campus Master Plan**

PROJECT NAME

**February 10, 2010**

DATE

**8:00 am**

TIME

MEETING NO.

**Conference Call/LiveMeeting**

MEETING LOCATION

**08K1K**

DSF PROJECT NUMBER

**50210.001**

JJR PROJECT NUMBER

**Review Space List Issues**

PURPOSE OF MEETING

PARTICIPANT	COMPANY
Pat Kleine	Provost
	Deans and Associate Deans
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Rick Gonzales	Campus Planner
Kate Sullivan	University of Wisconsin System
Jeff Kosloske	University of Wisconsin System
Jon Hoffman	JJR
Jack Joyce	Facility Programming and Consulting
Stacey Güney	Facility Programming and Consulting

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Action Items for Facilities Programming and Consulting (FPC):**

FPC will edit summary PowerPoint to correct errors

- classify Honors Program as academic
- include History Department
- remove Accounting/Finance and Business Communication requests or note that they have been accommodated
- confirm Communication Disorders need for collaborative space
- move Athletics to proper location (out of Arts and Sciences)
- clarify the request for locker rooms in Nursing

FPC will distribute revised PowerPoint to Core Group by end of morning on Thursday, February 11.

**Action Items for UWEC:**

Rick will conduct one-on-one discussions with deans, associate deans, and department leaders to discuss and get input on current space use issues and requested spaces. Discussions will be ~90% complete by Friday, February 26. Deans would like to accompany Rick on discussion with department leads.

- Chemistry – Get input on future space needs.
- Labs – Why are top underscheduled labs so underutilized? Why are the overscheduled labs so popular? Which labs are being used for upper level courses and long-term experiments, so they should be reclassified out of the general use category? Why are some rooms classified as labs not scheduled at all?

At the end of the meeting, Pat Klein tasked the Deans and Associate Deans to discuss within their colleges the following overarching issues, and be ready to discuss them on February 24. Mike and Rick will request that at least bulleted discussion points be submitted to the Provost before the February 22 standing conference call.

- What is the desired role of Arts and Music at UW-Eau Claire? Is there a long-term goal to have it incorporated into the liberal arts education?
- What should be the campus-wide approach for providing collaborative spaces? Are there multiple types of collaborative spaces? Are the building open resources or controlled by departments?
- What is the desired approach to computing? Is there a goal to transition over the long-term to every student providing their own portable computer (as has been done in College of Business and campuswide at UW-Stout)? How should open computer labs be phased out?

### Proposed Schedule for Space-Related Upcoming Meetings

Below is a proposed schedule for the space-related tasks for the next two months. Note the additional meetings with the Deans/Associate Deans (Feb 24, March 24, April 7) and the inclusion of the Provost on our conference calls through mid-April.

<b>Tasks</b>	<b>Relational Schedule</b>	<b>Scheduled Dates</b>
<i>LiveMeeting with Provost/Deans: FPC discusses space list big issues</i>		<i>Wednesday, Feb 10, 8am</i>
Gonzales and Rindo coordinate with Provost and Deans to review/vet/edit space lists	Two and half weeks	February 10-26
<i>Conference Call (with Provost): Core Group responds with update on space list issues discussions</i>		<i>February 22, 1pm</i>
FPC finalizes space lists; FPC develops draft Space Projections	Two weeks	February 22-March 5
<i>LiveMeeting with Provost/Deans: Review space list issues and work toward conclusions and direction</i>		<i>February 24, 8am</i>
Deadline for closure on space list issues and direction to FPC		
<i>Conference Call (with Provost): FPC distributes and discusses draft Space Projections</i>		<i>March 8, 1pm</i>
Core Group reviews revised Space Projections	Two weeks	March 8-22
FPC prepares "building blocks"	Two weeks	March 8-22
<i>Conference Call (with Provost): Core Group responds with comments on Space Projections; FPC distributes and discusses Space Projections and building blocks</i>		<i>March 22, 1pm</i>
<i>LiveMeeting with Provost/Deans: Review space projection recommendations and big issues</i>		<i>March 24, 8am</i>
Core Group reviews building blocks FPC revises Space Projections	Two weeks	March 22-April 5
<b>Spring Break</b>		<b>March 29-April 2</b>
<i>Conference Call (with Provost): Core Group responds regarding revised Space Projections and "building blocks"; FPC distributes and discusses revised Space Projections</i>		<i>April 5, 1pm</i>
<i>LiveMeeting with Provost/Deans: Come to resolution on space projection recommendations and big issues</i>		<i>April 7, 8am</i>
FPC finalizes Space Projections	One week	April 5-12
FPC distributes Space Projections to Steering Committee	One week before meeting	April 12
<b>Presentation: Space Projections (with Campus and Community Analyses, Existing Space Analysis, Framework Plan)</b>	<b>Steering Committee meeting #4</b>	<b>Week of April 19</b>



**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**February 22, 2010**

DATE

**1:00 pm**

TIME

MEETING NO.

**Conference Call/LiveMeeting**

MEETING LOCATION

**08K1K**

DSF PROJECT NUMBER

**50210.001**

JJR PROJECT NUMBER

**Space Summaries, Analyses**

PURPOSE OF MEETING

PARTICIPANT

COMPANY

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Rick Gonzales

Campus Planner

Pat Kleine

Provost and Vice Chancellor

Kate Sullivan

University of Wisconsin System

Jeff Kosloske

University of Wisconsin System

Neal Kessler

JJR

Jon Hoffman

JJR

Tony Nastasi

JJR

Jack Joyce

Facility Programming and Consulting

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Action Items for Facilities Programming and Consulting (FPC):**

Jack will provide UWEC with a national bench for typical lab utilization space.

Jack has agreed to adjust current travel plans making him available for the March 3<sup>rd</sup> conference call scheduled with the Deans and Provost. The conference call/LiveMeeting will occur 8:00am-10:00am on March 3.

Jack has agreed to create a statement accompanied with potential, precise answers intended to guide the Deans in generating definitive outcomes with the respective colleges.

Jack will send the Core Group a draft of that statement by Thursday, February 25, 2010.

**Action Items for JJR:**

While it was agreed the color graphics were acceptable, JJR will adjust the contrast of the exhibits to improve readability by individuals with color blind disabilities.

JJR will send Mike a revised Steering Committee meeting schedule for the Friday, February 26 meeting.

JJR and River Architects will prepare sketches of the future potential of the Zorn/Brewer/Kjer building site and the implications of the current Education Building alternative designs on the master plan. JJR and River are to prepare and distribute these prior to the Education Building campus meetings on February 23.

**Action Items for UWEC:**

Rick will send Jack the results of the Art and Design questionnaire once complete.



Rick has agreed to compile any comments regarding the Analyses Maps and send them to JJR as soon as possible as the maps will be vital in the alternative development stage.

Rick has agreed to work with Terry Classen to gather information regarding campus utilities and address the following issues:

- Existing supply limitations
- Existing distribution problems
- Limitations from utilities for future development – especially condition of pedestrian bridge utilities and expansion on Water Street.
- Undevelopable areas of campus due to immovable utility lines.

Rick will provide JJR with this information within the next four weeks.

Mike has agreed to coordinate and schedule individual meetings with the Core Group, Steering Committee, and Residential Demand Group once a date is determined for the on-campus meeting the week of April 19th.

### **General Discussion Items**

Once FPC receives the space request from campus they will need approximately two weeks to come back with space projections.

The group has agreed that although the current schedule maybe intense, it's important to maintain course and complete alternatives before the end of the spring semester.

The Master Plan Steering Committee will meet on Friday, February 26. The members will be brought up to date on the status of the master planning process. The committee will begin to serve other purposes, including overseeing other campus facilities projects and representing the master plan effort on individual project steering committees. JJR does not need to participate in this meeting.

### **Next Meetings**

- a) Conference Call/LiveMeeting: Wednesday, March 3, 8am (Note: The February 24 meeting has been rescheduled for March 3.)
- b) Next Core Group Conference Call: Monday, March 8, 1pm (with Provost)
  - i) Review and discuss draft Space Projections
- c) Next On-Campus Meeting: Steering Committee #4, Week of April 19
  - i) Existing conditions, space projections, Framework Plan



**Chippewa Valley Technical College  
Stakeholder Interview**

MEETING SUBJECT

**Chippewa Valley Technical College**

LOCATION

**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**March 2, 2010**

MEETING DATE

**1**

PAGE

OF

**1**

PAGES

**3:30pm**

MEETING TIME

**50210.000**

PROJECT NUMBER

**March 09, 2010**

ISSUE DATE

PARTICIPANT

COMPANY

Randy Knowlton

CVTC – Facilities Manager

Jon Hoffman

JJR

Tony Nastasi

JJR

JJR led a Stakeholder Interview Meeting to discuss current and future plans for Chippewa Valley Technical College.

- Knowlton was unfamiliar with the Clairemont Avenue Education and Medical District Plan
- State of Wisconsin requires a three-year facilities plan
- Currently no major building changes planned within the next 5 years
- Business Education Center located at the Clairemont Avenue Campus
- CVTC does have a Facilities Master Plan
- Current plans call for the east annex receive a new roof
- CVTC parking is used for UWEC events and does not cause any issues
- CVTC has seen an increase in students looking to refresh skills or retool because of a poor economy
- Most students park south of Clairemont Avenue and walk across on pedestrian bridge
- CVTC purchases steam from UWEC in the winter
- Some minor campus to campus traveling occurs
- West campus has potential to grow

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



**Public Safety Stakeholder Interview**

MEETING SUBJECT

**Crest Wellness Center**

LOCATION

**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**March 2, 2010**

MEETING DATE

**1**

PAGE

**2**

OF PAGES

**2:00pm**

MEETING TIME

**50210.000**

PROJECT NUMBER

**March 09, 2010**

ISSUE DATE

PARTICIPANT

COMPANY

David Sprick

UWEC – University Police Chief

Chris Kirchman

UWEC – University Police Sergeant

Jon Hoffman

JJR

Tony Nastasi

JJR

JJR led a Stakeholder Interview Meeting to discuss campus safety.

**Public Safety**

- The University works very well with City Fire and Police departments
- UWEC works to support City when needed especially if an off campus situation involves a student
- The river is a challenge:
  1. Responding to Water Street campus incidents takes additional time.
  2. Intoxicated individuals wander down to river both on the Water Street side and the Garfield river frontage.
- University Police has a Student Patrol division; they are the eyes and ears on campus.
- University Police will receive calls about individuals on the ice when river is frozen
- Rite-Way Shuttle or "The Blue Bus" provides service between Water St. and Campus after city transit ends until 3 or 4 a.m. A private company operates this service. There's anticipation to expand this service
- University Police has a small satellite office on lower campus at 108 Schneider, which is the center for the Student Patrol. They would like to maintain and expand this presence possibly with the addition of a parking space for a squad car to better serve lower campus and Water Street.
- A presence on lower campus is ideal for meetings during the day because most students are on lower campus at this time; would prefer to be in the new University Center
- Schneider Police Office has building access issues. The building is locked at certain hours which restricts use.
- Squad cars are left out in the open and vandalism has been an issue. A covered, secure location would be ideal (CVTC automotive bays?)
- University Police has a lack of privacy for interrogation at Crest Wellness Center.
- University Police feels that the close proximity to the residence halls is beneficial and ideal
- Lack of storage of property and evidence is an issue. One central storage facility would be preferred opposed to multiple locations. Currently using McPhee for storage of larger items
- University Police holds onto stolen merchandise for 90 days.
- Wooden stairs through Putnam Park has not been an issue or a point of concern
- Campus police have sponsored Bar Walk in the past to find safety concerns on Water Street; more focus is needed on campus
- Major issue: students walking drunk from Randall Park house parties to Upper Campus; Railing along Garfield has helped keep students from wondering down to rivers edge
- City of Eau Claire will send violations to house parties in the surrounding neighborhoods, which will in turn be forwarded to the Dean of Students.
- Dean of Students will follow up with students that have unruly house parties
- City of Eau Claire patrols parking of city street adjacent to campus



- Parking and Transportation Services mainly issue parking tickets, University Police rarely issues parking tickets unless it's regarding Fire and Handicap violations
- The street network on campus is very confusing, which became an issue with emergency response address mapping. Veteran city fire and police know their way around campus, but campus visitors have difficulty, especially when Garfield is closed.
- Play vehicles (i.e. skateboarders, bikes, rollerblades) on Garfield hill is a safety issue, play vehicles interfere with pedestrian and motor vehicles at the bottom of hill; police have tried traffic calming
- An alternate back-up police facilities would be ideal (on and off campus), in the event of a catastrophe a secondary location could be utilized to maintain services
- Emergency response: Better ingress and egress is necessary for future development
- Mopeds are parking in bike parking areas, although the university currently has no regulations that prevents this
- During the day University Police will receive most of it calls for medical reasons and elevator rescues, during the evening most calls are related to alcohol, drugs and weapons.
- University Police will receive calls about drug use in residence halls and in Putnam Park. It was noted that calls are related to drug use not so much buying/selling
- Disorderly suspects/sexual assaults occur in residence halls
- University Police will receive calls about weapons in the residence halls
- Fire alarms, building access control, and surveillance are all issues for University Police
- Campus has very little video surveillance
- There are some web cams in computer labs but they are only good for real time viewing. The videos are not recorded
- U.S. Bank has surveillance camera
- Building card access has helped to solve some crimes
- University Police rarely respond to calls regarding students in the hotels, City Police typically handle these calls
- University housing runs a shuttle for students
- Thoughts on a Water Street residence hall? Some safety concerns because of close proximity to the bar district, would increase traffic and parking issues, although the success of Chancellors Hall has provided a different feeling for the University Police. Students in Chancellors Hall tend to respect their surrounding more than the older style dorms.

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**March 3, 2010**

DATE

**1:00 pm**

TIME

MEETING NO.

**Conference Call/LiveMeeting**

MEETING LOCATION

**08K1K**

DSF PROJECT NUMBER

**50210.001**

JJR PROJECT NUMBER

**Campus and Community Analyses**

PURPOSE OF MEETING

PARTICIPANT

COMPANY

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Rick Gonzales

Campus Planner

Mike Wick

Associate Vice Chancellor for Academic Affairs and Dean of  
Graduate Studies

Kate Sullivan

University of Wisconsin System

Neal Kessler

JJR

Jon Hoffman

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Action Items for JJR:**

JJR will make the edits to the Campus and Communities Analyses and maps.

- JJR will adjust the contrast of the exhibits to improve readability by individuals with colorblind disabilities.
- JJR will include suggested edits from Mike Rindo (received March 5) and Rick Gonzales (to be received this week)

JJR will contact Chuck Major regarding the committee that is studying the Hilltop Center to understand the committee's charge and timeline and to coordinate efforts with the campus master plan.

**Action Items for UWEC:**

Mick Wick will assemble responses to outstanding space needs issues by Wednesday, March 10

- lab utilization (unscheduled, under-utilized, over-utilized)
- kinesiology/athletic space division
- Psychology, Continuing Education, Honors, Continuing Education dept needs

Mike Rindo and Rick Gonzales will assemble estimates for the space needs of athletic/performance expansion/replacement spaces.

By midweek, Rick Gonzales will provide JJR with the contact information for the Chippewa Valley Technical College representatives that participated in the Clairemont Avenue study; his suggested edits to campus analyses and maps.

Rick will coordinate with Terry Classen to answer the master planning-level questions regarding campus utilities. Responses are needed by March 19.

Mike Wick will follow up with the Provost regarding labs not scheduled by the Registrar's Office.



**Action Items for Facilities Programming and Consulting (FPC):**

FPC will participate in a Wednesday conference call with Provost/Deans to address any issues resulting from information now being gathered by campus. The conference call will occur in March and will be scheduled once responses have been submitted to FPC.

FPC will present the revised space projections to the Provost/Deans on April 19 or 20. This meeting will be just to present the finalized space projections/building blocks. After this date, the Campus should update the space projections on a regular basis, but changes after this date won't be directly incorporated into the campus master plan process.

**Action Items for UW System:**

Kate Sullivan will coordinate with DOA to obtain the State Office Building inventory completed about 2.5 years ago and then follow-up regarding the building's future.

**General Discussion Items**

The University Senate Facilities Committee has regrouped and will recommend that the transformation of the Putnam Parking Lot into an open space. Rindo is urging the group to coordinate with the efforts of the Master Plan.

**Next Meetings**

- a) Next Core Group Conference Call: Monday, March 22, 1pm (with Provost)
  - i) Review and discuss draft Space Projections
  - ii) Review and discuss draft Framework Plan
  - iii) Kate Sullivan may be on jury duty, but Jeff Kosloske can participate
  - iv) Mike Rindo will be out of the office but will attempt to participate in the conference call
  - v) JJR to send out meeting materials by Thursday, March 18
- b) Next On-Campus Meetings:, April 19 & 20
  - i) Steering Committee #4: Existing Conditions, Framework Plan (including building blocks)
  - ii) Residential Demand Study Steering Committee: Preliminary Recommendations
  - iii) Master Plan Core Group: draft campus alternatives discussion
  - iv) Provost/Deans: detailed Space Projections analysis review



**Framework Plan/Building Blocks**

MEETING SUBJECT

**Wisconsin Room, Davies Center**

LOCATION

**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**April 20, 2010**

MEETING DATE

**12:00 pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**May 14, 2010**

ISSUE DATE

**1** **3**  
PAGE OF PAGES

PARTICIPANT

COMPANY

See Attached

JJR gave a brief overview to the Steering Committee as to where the team was in the master planning process then presented the Campus and Community Analyses. FPC's presented the physical space needed on campus (the building blocks) for the master planning horizon.

**General Comments:**

- JJR should confirm the boundaries of the historic district. The city has told Classen that the campus is not in an historic district.
- FPC needs to coordinate directly with athletic directors to understand their indoor space needs. Beth Hellwig asked that the discussion be broadened to include Centers, Student Health, and other non-academic departments.

JJR presented the Framework Plan that in part indicated areas on campus that have the potential for some sort of future redevelopment. Steering Committee members were asked what may be appropriate uses for each "Potential Redevelopment Areas" (see attached).

**General Comments:**

- Upper class students like the residential option on lower campus because they are close to the academic core.
- It is important to provide access to all campus facilities for all students regardless of disabilities. The Steering Committee debated whether a residential hall on Lower Campus is necessary for disabled students or whether circulation to Upper Campus and Water Street should be more accessible.
- Think outside the box: We could build a parking ramp in the hillside that would also serve to move people from upper to lower campus. We could build an underground parking ramp on the CVTC parcel that would have an opening on Lower Campus.
- There is a population density concern on Water Street by the city. They intend to limit heights to three stories.
- For reference: Surface parking lots cost approx. \$5,000/ stall, whereas parking ramps cost approx. \$15,000/stall.
- The Student Health/Counseling Center and Nursing combined create good synergy.
- The north side of Simpson field along the bluff has potential as a building site if the track is rotated. It was noted tracks are best oriented north-south, as is, rather than east-west for optimum competition purposes.
- We have limited space on campus and may want to consider keeping Lower Campus as academic only.
- If there are Lower Campus res halls, there needs to be a recreational facility on Lower Campus. (could be just a workout room)
- We need to consider the relationship of fluctuating gas prices vs. parking needs.
- The alternatives should include parallel paths for bikes and pedestrians (at least on Lower Campus) to reduce conflicts.
- We need to land bank for future use.
- Academic uses now in Zorn should be moved into McPhee, not into the replacement arena.
- Campus should remain open to the idea of an off-campus shared city arena, but only if there is a significant community partnership.
- JJR should show images of mixed-use and well-designed parking structures.
- The CVTC site either must be purchased from CVTC or could be a shared use facility.



- Continuing Education requires easy parking.

The follow is a list of the potential uses by area:

#### **Framework Plan/Building Blocks**

##### **Area A – Water Street Parking Lot**

A potential parking ramp combined with another use

- Good location because of close proximity to Haas for events
- Continuing Education/parking structure

"Deluxe suite: style housing for upper classmen

##### **Area C**

Potential to locate Kjer Theater plus a live/learn community (with area A if needed)

##### **Area D – Hibbard Parking Lot**

"Front Door" concept: Alumni Center, Foundation, Continuing Education, and ample parking for visitors

##### **Area E – Zorn site**

New Science Building – uses relocated from Phillips and expanded, in one or two phases

Science addition – in conjunction with Phillips

Welcome Center and Administration

Academic Use

##### **Area G**

Reconfigure the drive to create a new Gateway

##### **Area H – Phillips Site**

Potential residence hall location

##### **Area – New Campus Center parking lot**

Parking structure

##### **Area I – Nursing Site**

Residence Hall

- Decrease demand for food service on lower campus at night.

##### **Area J – KT/Putnam Site**

Academic/Residential mix use building

New Science Hall – can be phased (keep KT, place phase I of a new Science building in Putman Hall site; phase II later on KT site)

Potential residential halls

##### **Area K – Putnam Parking lot**

Open Classroom (Aldo Leopold)

##### **Area R or T**

Arena - should be looked at from a campus/community point of view

- Promotes activity on Upper Campus
- Potential issues with Sacred Heart Helicopter Pad and traffic

##### **JJR Action Items:**

Work with Beth Hellwig to set up a time to meet with Athletics to further discuss space needs.

Investigate the historic districts on the Analysis map.



**UWEC Action Items:**

Mike Rindo will coordinate the May 11 campus visit coordinate with University Senate meeting.

**Attachments:**

- Scan of attendee sign-in sheet
- Framework Plan with redevelopment areas labeled

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.





landscape architecture  
planning  
urban design  
civil engineering  
environmental science

# CALCULATION SHEET

Project: UW-EAU CLAIRE MASTER PLAN

Sheet: \_\_\_\_\_ of \_\_\_\_\_

Subject: SIGN-IN SHEET

Job no. \_\_\_\_\_

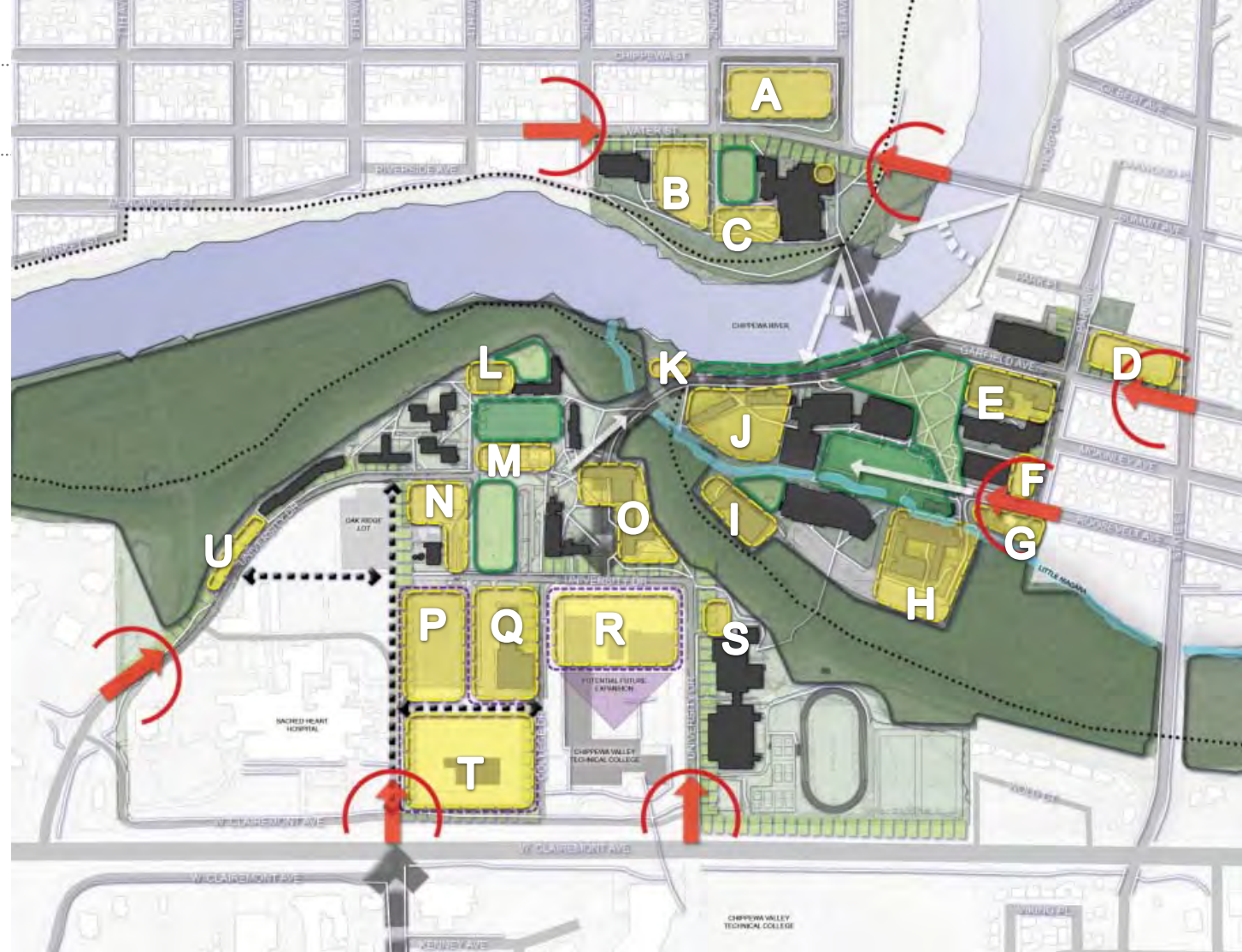
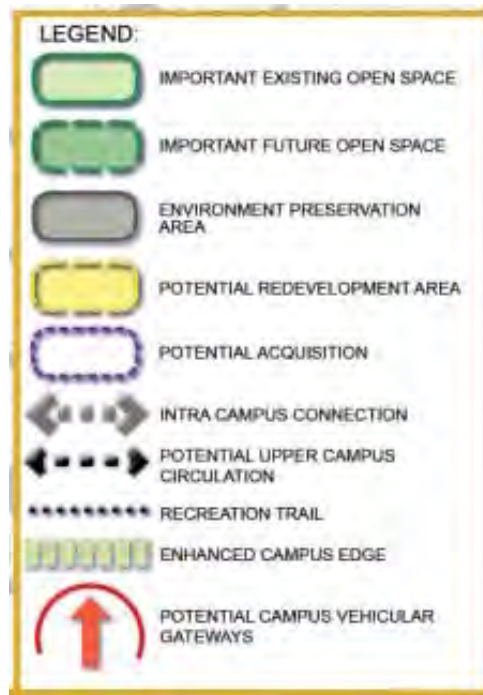
By/Date: 4.20.2010 12:00pm

Checked by/Date: \_\_\_\_\_

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# Framework Plan





**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**May 3, 2010**

DATE

**1:00 pm**

TIME

MEETING NO.

**Conference Call**

MEETING LOCATION

**08K1K**

DSF PROJECT NUMBER

**50210.001**

JJR PROJECT NUMBER

**Campus and Community Analyses**

PURPOSE OF MEETING

PARTICIPANT

COMPANY

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Kate Sullivan

University of Wisconsin System (portion of meeting)

Jon Hoffman

JJR

Tony Nastasi

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Action Items for JJR:**

JJR will make edits to the draft campus alternatives.

**Scenario A**

- Clarify that Phillips Hall will be renovated in place, after the construction of the addition on the east end of the campus mall.
- Show Student Health/Counseling relocated to the Old Library.

**Scenario B**

- Move the off-campus Water Street suites to the west end of the block to reflect current parcel ownership.
- Disconnect Kjer Theater from the Haas building to continue the walking path from the pedestrian bridge to 1<sup>st</sup> Avenue. (show covered bridge connection)
- Demolish a portion of Phillips Hall to denote that most science uses will move to the Science Supplementary Building.
- Show a parking structure on Sacred Heart property north of the hospital (potential joint use).

**Scenario C**

- Move the off-campus Water Street suites to the west end of the block to reflect current parcel ownership.
- Move the Kjer Theater to the corner of Garfield and Park.
- Move Nursing to the corner of Clairemont and Stein Boulevard. (adding labels for the Luther Midelfort/Mayo Health south of Clairemont).
- Show Continuing Education/Alumni/Foundation/Visitor Center on the State Office Bldg site
- Show the Arena east of McPhee/Olson Addition on the track.
- Move the track to Bollinger Fields, possibly combined with the soccer field.
- Show residence hall on the Nursing site.
- Show surface parking/future building site on the Phillips site.

JJR will make these changes to the graphics by Wednesday evening. JJR is to set up a conference call on Thursday morning for the Core Group to review revised alternatives.



**Action Items for UWEC:**

Mike will finalize the logistics for the May 11 campus presentations. The day's agenda is:

- 9-11am: Steering Committee meeting
- 11:30-12:30pm: Student Open House (first floor Davies Center)
- 1:30-2:45pm – Student/Faculty meeting (room large enough for 7-8 round tables and presentation screen)
- 3:00pm – presentation to University Senate. Mike to ask senate president on desired timing/format.

Mike will consider outreach approach for discussing the alternatives with the City, Sacred Heart, CVTC, and neighborhood associations. Mike to decide if JJR should participate in these outreach meetings.

**Action Items for UW System:**

Kate Sullivan will coordinate with Jeff Pollei to convene the first of two meetings on campus utilities with UWEC engineers, UW-System engineers, and JJR. The first meeting will occur in May and cover the age and capacity of system utilities. A second meeting in late summer will be to test the preferred alternative for necessary utility improvements.

**General Discussion Items**

Last week the State Building Commission approved a renovation project for the Clairemont State Office Building. The renovation project was portrayed as a 20-year fix. However, Kate feels that the building users and the City of Eau Claire still desire to be downtown. The group agreed to show re-use of the state office building site in the master plan.

The campus will never accept expanded athletics on Upper Campus, and no alternative should show this.

**Next Meetings**

- a) Thursday, May 6: Core Group conference call to review revised alternatives
- b) Tuesday, May 11: Campus Visit



**Staff & Faculty Open House**

MEETING SUBJECT

**Council Fire Room, Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**May 11, 2010**

MEETING DATE

**1:30 – 3:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**May 17, 2010**

ISSUE DATE

**1** **2**  
PAGE OF PAGES

Participants:  
See attached

Jon Hoffman and Neal Kessler with JJR led the discussion on the campus master plan alternatives. JJR prefaced the unveiling of the three alternatives by giving attendees a recap on where the master plan team was in the process, provided a brief overview of the supplementary studies being performed by the consultants Facilities Programming and Consulting (academic space needs) as well as Brailsford & Dunlavey (residential demand study). Each study has generated physical “building blocks” needed on or in some cases off-campus. JJR reminded the attendees of the guiding principles set forth by the university at the beginning of the process, in addition, the feedback gained from all the stakeholder interviews which laid the foundation for the generation of the alternatives. The purpose of the meeting was to introduce the three alternatives and solicit feedback on the positive and negative aspects of each. The follow is a summary of the comments heard organized by each building block component:

**Fine Arts**

- The ideal scenario would keep Kjer Theater on campus.
- Having a theater off campus would be difficult from a logistics standpoint, in that, the transportation of costumes and equipment becomes problematic.
- The theater hosts important student productions that should remain on campus.
- There is a concern that theatrical event attendance would drop if the theater were removed from campus.
- One attendee mentioned that professional actors/theater staff must perform in traveling productions so an off-campus venue could offer a value education to students.
- The overall consensus was to keep the theater on campus (scenario A or C)

**Science**

- Permanently separating the sciences would be very challenging.
- The sciences need an entirely new building. The master plan team indicated that due to financial feasibility a new science building would have to occur in two phases if funded by the state.
- The separation of the sciences would be acceptable for the short term but ultimately should be together.
- The overall consensus was a preference for scenario C.

**Circulation and Connections**

- Garfield should become a pedestrian and transit only road. The overall consensus was to close Garfield to vehicular traffic (scenario A or B)
- If Garfield is closed to regular vehicular traffic, service will still need to get to lower campus and lower campus distribution point will be needed.

**Residential Halls**

- Remote or satellite residential neighborhoods could function well as live/learn communities.
- The Water St. residential halls in scenario A are a nice transition from the commercial core of Water St.
- One attendee feels the Water Street lot should be preserved as a parking lot or parking ramp.
- Campus should always maintain residential halls on lower campus for handicapped individuals.
- In lieu of a 400 bed residential hall on Water St. is there potential for a smaller 100 bed hall?

**Arena**

- The arena should remain on campus (scenario B or C)
- Scenario C will have major parking and access issues. The close proximity of the arena to McPhee and Olson is appealing but the parking would be challenging for events.

**Attachments:**

- Sign-in Sheet

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.





[www.jjr-us.com](http://www.jjr-us.com)

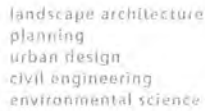
# OPEN HOUSE

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www.jjr-us.com

## Project Number

STAFF & FACULTY OPEN

[illegible]



**Steering Committee**

MEETING SUBJECT

**Alumni Room, Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Tony Nastasi**

PREPARED BY

**May 11, 2010**

MEETING DATE

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**9:00 a.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**May 17, 2010**

ISSUE DATE

Brian Levin-Stankevich	Chancellor
MJ Brukardt	Special Assistant for Strategic Planning
Terry Classen	Director of Facilities Planning & Management
Bernard Duyfhuizen	Assoc Dean of Arts & Sciences
Ricardo Gonzales	Campus Planner
Kate Hale-Wilson	Sustainability Fellow
Susan Harrison	Chair, University Senate
Beth Hellwig	Vice Chancellor for Student Affairs and Dean of Students
Pat Kleine	Provost
Chuck Major	Director of University Housing
Craig Mey	Director of Learning and Technology Services
Kimberly O'Kelly	Program Supervisor, Parking
Mike Rindo	Special Assistant to the Chancellor and Executive Director –
Susan Turell	Associate Vice Chancellor for Academic Affairs and Dean of
Michael Umhoefer	Student Body President
Kim Way	Executive Director – UW-Eau Claire Foundation
Michael Wick	Associate Vice Chancellor for Academic Affairs and Dean of
Kate Sullivan	University of Wisconsin System
Neal Kessler	JJR
Jon Hoffman	JJR
Tony Nastasi	JJR
Val Schute	River Architects

Jon Hoffman and Neal Kessler with JJR led the discussion on the campus master plan alternatives. JJR reminded the Steering Committee of the guiding principles set forth by the university at the beginning of the process. The purpose of the meeting was to introduce the three alternatives and solicit feedback on the positive and negative aspects of each. The follow is a summary of the comments heard organized by each building block component:

**Haas/Kjer**

- Keep Kjer Theater on campus as in scenario B, the concept of having band practice on the river is appealing.
- The Chancellor supported the idea of extending out into the community with a theater is beneficial (scenario A). We need to use the community as a campus, which will allow us to keep our options open for growth in the long term.
- The Kjer addition to Haas in the southwest corner (scenario C) creates good views to the river from Water Street.
- Some members commented if the theater moves to the Water Street area it could offer the potential for an arts living/learning community.
- Take advantage of housing in neighborhoods next to campus.

**Science**

- Multiple attendees commented the permanent split of science in scenario B would be an issue. The phased approach in scenario C would be better. Some need a clear understanding how the science addition in scenario A would work.
- There is value in reserving future building sites on campus for long-term needs beyond the life of this master plan.
- There was an overall preference for scenario C, although A would be acceptable.

### Nursing

- Nursing may not prefer scenario C, but it may be a plus due to location and proximity of adjacent medical uses.
- Nursing expects a 20% increase in enrollment in June, and Nursing intends to start admitting freshmen into the program in the next few years. Moving them to upper campus, out of the academic core, is a concern.
- Is there a possibility of purchasing parcels on Water Street rather than on upper campus? There's a potential building site west of the campus boundary on Water Street which could go below grade for parking. The master plan team commented on the difficulty of purchasing multiple parcels from multiple owners rather than just one owner.
- Student Health Service housed with Nursing could create good synergy.
- There's a potential to add Nursing uses in the new science building.
- Campus must preserve future building sites on lower campus.
- Upper campus should remain primarily residential & service, although the arena would be a good addition to upper campus.

### Residential

- Many attendees would like to give students options on where to live, whether it's on upper, lower and/or Water Street.
- Water Street residence halls would not satisfy handicap accessibility issues.
- Is there potential to reuse homes on Roosevelt for low density student housing?
- Major disagrees with the recommendation from by Brailsford and Dunlavey that a minimum of 400 beds is necessary to create a viable residential neighborhood. All of UWEC's res halls are financially and programmatically managed together, so the number of beds is not important. Some feel viable neighborhoods can be created with only 90-100 beds.
- Small scale or boutique residence halls on lower campus would be ideal. The idea of a small scale or boutique residence halls on lower campus can occur in multiple locations due to smaller building foot prints.
- Overall general support for the Water Street residence halls.
- The new dining and recreation facility in scenario C, in place of Horan Hall, was well accepted.
- Is there a potential to duplicate Towers Hall? The master plan team commented that residential towers typically do not offer viable residential neighborhoods. Also that five stories is considered the maximum desirable in the UW System due to circulation/elevator issues.
- We should consider a 200-bed deluxe suite style on Water Street. The adjacency to the Randall Park neighborhood would help to create the numbers necessary for a sustainable residential neighborhood.
- Community living/learning in the North Barstow area may be beneficial.

### Arena

- An arena off-campus on Menomonie Street on the Dairy Queen site could be a potential location.
- If an arena is off-campus, transportation to and from campus will be key to its success.
- In the master plan we can set parameters as to the distance of the arena, but it should be as close as possible.
- The arena located on scenario C may be challenging from a transportation/parking standpoint.
- The community heavily uses Bollinger fields, so reducing recreation fields for UWEC athletics use (as in scenario C) would not be acceptable.
- The arena location in scenario B was preferred overall.

### Continuing Education/Foundation/Alumni Center

- The location of Alumni/Foundation/Continuing Education in scenario A is preferred, although any location suggested would be an improvement. Scenario C is the least preferred.
- Scenario A may be viewed negatively by the Randall Park neighborhood, referring specifically to the parking ramp. If the ramp went away it would be less of a challenge.

### Other Comments

- The University should purchase and use the large homes in the Third Ward for university offices and other uses. JJR and UW-System noted that universities that own large homes off-campus are generally trying to get rid of them due to high costs of maintenance and the costs associated with making them accessible.
- The master plan should incorporate the four homes along State Street immediately north of the Hibbard Lot. The Byron Buffington House is on the national register and must be preserved. The other three can be demolished to create a site for a new building. Possibly Continuing Education/Foundation/Alumni Center?



Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Student Open House**

MEETING SUBJECT

**Davies Center, East Lobby**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**May 11, 2010**

MEETING DATE

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**12:00 – 1:00 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**May 17, 2010**

ISSUE DATE

Neal Kessler, Jon Hoffman and Tony Nastasi of JJR along with Val Schute of River Architects hosted a student open house in the first floor East Lobby of the Davies Center over the lunch hour. The three campus alternatives were displayed and students were welcomed to review and comment on each after hearing a brief overview and description of the process and each alternative. The following is a summary of notes and/or comments generated during the session.

**Haas/Kjer**

- Kjer Theater on campus is better, as in scenario B or C. The views of river from Kjer in scenario C would be good.
- Kjer Theater on campus, as in scenario C is preferred.

**Science**

- Cannot split Science (teaching and research) for any period of time, scenario A is preferred.
- Like Science building on Garfield in scenario C.
- There's a need for Science research space in the near term, preference for scenario A.
- Science addition in scenario A is preferred over B and C.
- A new Science building on KT/Putnam would be ideal, as shown in scenario C. A temporary split would be okay.

**Nursing**

- Build a new Science building and move Nursing into Phillips.
- No academics uses should be on upper campus.

**Residential**

- Housing on Water Street is a good idea.
- Lower campus housing in scenario C, on existing Phillips, seems too removed from the residence life on Upper Campus.
- Residential Halls on Water Street would be okay for upper classmen, not freshman.
- Housing in scenario C, on the existing Phillips site, is too far.
- Housing on Water Street is better than housing on the Phillips site.
- Keep housing on lower campus
- Water Street could work for housing as shown in scenario A.

**Arena**

- The arena could be off-campus.
- Is there potential to add an arena at Bollinger Fields?
- An arena on the State office building site makes sense; it provides necessary parking for events.
- Keep arena on campus as shown in scenario C.

**Continuing Education/Foundation/Alumni Center**

- Parking ramp/Continuing Education/Alumni/Foundation on the Water Street lot in scenario A is preferred.

**Circulation/Parking**

- A full road on Garfield would be okay.
- A parking ramp behind Davies would cause too much pollution in Putnam Park.
- There will never be a university shuttle – there are no funding resources.
- Parking ramps are scary and dangerous. We need to maintain the amount of parking we currently have.



- The Putnam parking lot is necessary for KT/Putnam residential halls. If the university takes it away, there will be riots!
- The Summit and Park Street intersection is dangerous. Campus should work with the city to correct.
- Like the idea of closing Garfield for pedestrian/bike/transit only.
- Park Street could extend south through the existing Visitor's Center and connect to the Phillips lot.
- The new upper/lower pedestrian connection in scenario C is very nice, but must be usable in all seasons.
- Garfield as a road would be okay.
- Garfield as a pedestrian/bike/transit corridor is good.

**Other Comments**

- We should have a tower and canopy walk to get people to and from upper and lower campus.
- Upper campus dining in scenario C is in a good location.
- Need for lighted basketball and volleyball courts on upper campus.
- Replace basketball and tennis courts on upper campus.
- Master plan should consider an underground parking structure north of McPhee with a tunnel to lower campus
- Green space is good on all alternatives.

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.

**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Tony Nastasi & Jon Hoffman**

PREPARED BY

**May 17, 2010**

MEETING DATE

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**1:00-2:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**May 17, 2010**

ISSUE DATE

PARTICIPANT

REPRESENTING

Rick Gonzales

Campus Facilities Planner

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Kate Sullivan

UW System

Jon Hoffman

JJR

Tony Nastasi

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Space Needs Analysis**

- FPC is revising their building blocks to incorporate input from Recreation, Athletics, and Kinesiology.
- The master plan should not consider any significant reinvestment to Zorn Arena.
- Portions of Old Library have the potential to become Wellness and Student Health Counseling in the future.

**Utilities Analysis**

- UWEC and UW-System will work together to develop a utilities analysis study. It will take several months of coordination between UW-System and UWEC facilities to provide master plan support and to coordinate on near term utility project needs. JJR intends to have the UW-System/UWEC facilities group review the Campus Alternatives and offer comments regarding potential utility conflict areas.

**Parking Analysis**

- JJR will work with Kim O'Kelly as the Preliminary Preferred Master Plan is being prepared. JJR will determine which parking areas will be impacted in each phase, and Kim will determine the impacts of those changes on the campus parking supply, including a determination of when a parking structure is warranted (with parking cost estimate).

**Campus Alternatives Review**

- Mike Rindo and Rick Gonzales will meet with adjacent neighborhoods leadership, CVTC, and Sacred Heart to get their feedback regarding the Campus Alternatives.
- JJR will accompany Mike and Rick in a meeting with the City of Eau Claire. (This campus visit will utilize one of the master plan contract's undesignated campus visits.)

**Action Items by JJR**

- JJR will review the document posted on the UW-Eau Claire Parking and Transportation website pertaining to revised parking for the Campus Center and Children's Center project.
- Jon Hoffman will send Mike Rindo his availability for the meeting with the City of Eau Claire.

**Action Items by UWEC**

- Beth Hellwig will work with Athletics, Recreation, Centers, and Health/Counseling staff and faculty departments to develop a more detailed list of the future space needs required by each department, preferred adjacencies, and preferred campus locations. Mike will inform Beth that JJR would like to have the discussion of this study by June 14, 2010.



- Mike will send JJR the usage agreement with the City of Eau Claire regarding Bollinger Fields.
- Mike will review the Campus Alternatives Workbook. If appropriate, it will be posted on the campus website and distributed on and off campus as appropriate.

Next Meeting

- Next standing conference call: Monday, June 14, 2010 at 1pm

**UW-Eau Claire Campus Master Plan  
Submitted Comments Regarding Alternative Concepts Workbook**

On Tuesday, May 11, JJR presented alternative concepts on campus through a variety of meetings. JJR prepared *UW-Eau Claire Campus Master Plan Alternatives Workbook*, which summarized the on-campus presentation and posed a series of questions. The workbook was posted to the Master Plan section of the UW-Eau Claire website a few days later, and it was advertised on the front page of the UW-Eau Claire website. Participants had until June 2 to respond (about three weeks).

Below is a compilation of submitted comments.

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From: Maierhofer, Christopher Nolan  
Sent: Wednesday, May 19, 2010 8:30 AM  
To: Rindo, Michael J.  
Subject: New Campus Plan

Hi Mike,

I just skimmed the Master Plans pdf for campus, and I thought I'd give you my two cents. Really, the biggest thing I'd like to see the university do is grow and maintain living roofs. We could use all native species, thus contributing positively to the ecology of the Chippewa Valley. They do these all over in Germany, a lot in Vancouver too. I think it would translate as a huge selling point for the U as well.

Thanks for your time,

-Chris

p.s. Here is a link to a sweet living roof in Vancouver-- <http://vimeo.com/5889280>

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From: Lonzarich, David  
Sent: Tuesday, May 18, 2010 9:15 PM  
To: Rindo, Michael J.  
Subject: master plan

Hello Mike,

I wanted to give you my thoughts about the master plan.

About Phillips - Frankly, I cannot endorse any of the options as I see them configured. Adding to Phillips would be a short term fix to a space problem, but Phillips needs to go. Option 2 and 3 separate departments or functions. It will be a challenge to get a solution that does not cause great inconvenience to a large number of students and faculty.

Of the three options, I like the one where the New Phillips is moved to the river. The first building in this two stage development might house physical geographers, geologists, and environmental biologists (and humanities faculty interested in environmental studies). The building could be home to environmental sciences/studies programs and the the nearby river would be the focus of education and research in these programs.

David Lonzarich

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**From:** Anderson, Kristina C.  
**Sent:** Tuesday, May 18, 2010 2:52 PM  
**To:** Rindo, Michael J.  
**Subject:** master plan comments

Hi Mike – I'm not sure I can answer these page 32 questions in isolation without knowing the whole and the tradeoffs. So, these comments are going to be pretty general.

- It seems as if everyone would like to be on lower campus. Obviously, that can't happen unless we want to pave over every inch of green space. We'll need to make some hard decisions. I do think some academic program/s need to move up the hill. Nursing makes some sense, but I understand their concerns about isolation. Kins makes a good point, however, that there are already some programs on upper campus, and isolation might be mitigated with additional ones. No one will like it, but I think in order to preserve the best of our campus, that needs to happen.
- This model assumes a traditional, residential enrollment of about 11,000. I think it's safe to bet on that model, but it is just worthwhile to say that out loud.
- I love the idea of adding housing with some modular housing on Water Street. It would be a nice transition for students and offer additional choices. We are losing ground on the competition on that aspect.
- I like the idea of closing off traffic along the river and making it more pedestrian friendly.
- I'm reluctant to move any more athletics to off-campus. I think we lose something.
- Parking will continue to be a nightmare but I think we have to bite the bullet and build a nice ramp – above or below ground or both. People won't make parking lifestyle adjustments until it really hits them in the pocket book. We can make it look nice, and it would actually take up less of a footprint than surface lots. If it had a skyway/tunnel to a building, it might be more palatable.
- Finally, let's remember the reasons students choose to attend here. Academics, reputation, beauty and feel of the campus. We want to make sure we protect the unique nature of our campus.

Thanks.  
Kris

Kristina C. Anderson  
Executive Director of Enrollment Services/  
Director of Admissions

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**From:** Winter, David L.  
**Sent:** Friday, May 28, 2010 3:09 PM  
**To:** Rindo, Michael J.  
**Subject:** UW-Eau Claire Campus Master Plan Alternatives - D. L. Winter

Dear Mike,  
I would like to offer my recommendations for alternatives to the UW-Eau Claire Campus Master Plan. As a resident of the Altoona area, I am hopeful that my recommendations are reflective of the expansion intentions of former Altoona resident and Chancellor Leonard Haas; whose future was vested in this community.  
It was Dr. Haas who chose the word "Excellence" as the unofficial motto for the university. My recommendations are made to continue an era of Excellence for UW-Eau Claire into the future. Thank you in advance for your committee's thoughtful consideration.  
David Winter

David L. Winter  
Academic Department Associate  
Department of Nursing  
College of Nursing and Health Sciences  
University of Wisconsin-Eau Claire  
105 Garfield Avenue  
P.O. Box 4004  
Eau Claire WI 54702-4004

Ph: (715) 836-4834  
Fax (715) 836-4319

*How should the fine arts expand?*

The Haas Fine Arts Center can be expanded to the west to accommodate future needs.

*How should the theater relate to it?*

Kjer Theater should be incorporated into Haas Fine Arts Center.

*Should the Kjer Theater be in the community or on-campus near Haas?*

Please see previous answer.

*How best can the sciences expand?*

Phillips Hall has a voluminous courtyard at its center which can be used to create multi floor expansion space.

Individual offices can be concentrated on the exterior of the building and classrooms can be concentrated along the interior.

Even with the expansion, the entire courtyard will not be used, still leaving window space along the interior.

*Can the sciences be split temporarily?*

With the expansion above, a split will not be necessary.

*Can the sciences be split permanently?*

Please see previous answer.

*Should there be more academics on Upper Campus?*

No.

*If so, which programs make sense to move to Upper Campus?*

Please see previous answer.

*What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

Given the academic needs of nursing students, Nursing can remain at its present site, to remain accessible to other academic facilities.

Needed expansion can be made on it's south side, between it's "square" and "triangle".

*How should Upper and Lower Campus be connected?*

A two lane thoroughfare can exist for regular vehicles to travel from Clairemont Avenue to Roosevelt Avenue.

This will route either in front of or behind the Nursing building.

With the campus physically expanding over time, vehicular traffic will be increasingly necessary.

This will include a route from the existing State of Wisconsin building on Clairemont Avenue (College Drive to University Drive) and roundabouts at University Drive intersections.

The roundabout's centers can have clocks, signage, and/or landscaping; to add assistance, direction and appeal to the areas.

This will also include a walk bridge at the bottom Campus Hill so that student and vehicle traffic remain separate.

*Should Garfield Avenue be closed to cars?*

Given the route in the previous answer, Garfield Avenue can be closed from the Putnam Lot to Park Avenue and converted to a pedestrian mall.

This can alternately be closed from Putnam Lot to the parking circle in front of Schofield Hall, if the parking circle is deemed necessary.

*How should Lower Campus connect with the Chippewa River?*

Given the previous answer, the pedestrian mall will showcase the university's presence with the Chippewa River.

*Should campus residential halls expand to Water Street?*

Yes.

*Should there always be a Lower Campus housing option?*

Yes.

*Should the arena be on campus or integrated into the community?*

The area can be built at the Simpson Athletic Field site with parking adjacent.

Overflow parking will exist at the CVTC lot across Clairemont Avenue.

This should be a joint venture with the City of Eau Claire for university and community events.

Simpson Athletic Field can be moved to the Bollinger Field site.



*If on campus, where?*

Please see previous answer.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

The Continuing Education/Foundation/Alumni offices can be moved to the existing State of Wisconsin building on Clairemont Avenue.

This will be the new primary front door of the university.

This should include university seal signage on the building in place of, or next to, the State of Wisconsin Seal that exists now.

This should also include suitable signage at College Drive and the Clairemont Avenue frontage road, facing Clairemont Avenue.

*Where should the front door be?*

The primary front door will be as the previous answer.

The lower campus front door will be the existing visitor center, to include suitable signage at Roosevelt Avenue and State Street.

One of two parking options should be included in this design.

- Expansion of the Phillips Hall parking lot to the south, while leaving Putnam Drive intact. The land directly south of Phillips Hall and east to the Nursing building is available for university expansion.  
or
- Build a parking ramp in the remaining Phillips Hall lot. This will ideally include a suitable facade for it to blend in with the university grounds.

Due to the unique nature of the curriculum of the Department of Nursing; there should be “N” parking permits for the parking spaces around the Nursing building.

- It is recognized that clinical groups of students routinely participate at clinical sites around the Eau Claire region.
  - Clinical instructors (24) and some of the 19 professors need to travel to and from clinical sites & the Nursing building during regular academic hours.
  - Many clinical instructors are less than full-time university employees and therefore paid less than full-time instructors.
  - Travel may be required multiple times a day, so proximity parking to the Nursing building is necessary to maintain curricular schedules.
  - “N” parking permits should be valid at all “N” and “F” parking spaces to ensure enough available parking for Nursing faculty and staff, given it’s location on campus.
-

From: Barb Thees [mailto:theesbr@gmail.com]  
Sent: Tuesday, May 25, 2010 4:16 PM  
To: Rindo, Michael J.  
Subject: Master Plan Campus Alternatives Workbook

Sorry the answers are short-- I don't have much time, but still want to get my two cents in! Whatever happens, I think that maintaining the "campus life" atmosphere, and keeping the university-related buildings nearest each other is the best option. That was one of the things I loved most about the campus was the campus feel and ease of accessibility to buildings for a student without a car, and feeling of campus unity that that encouraged.

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

-I liked plan B

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

-Plan A

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

-Plan A

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

-I don't think it should be open to vehicles during main campus hours

*How should Lower Campus connect with the Chippewa River?*

-I think that redoing the landscape would be a beautiful addition, as long as any planning really takes into consideration safety of the students (especially during the early morning hours)

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

-I liked Plan B. I think a lower campus housing option is a good idea, especially for upperclassmen who might not want to be surrounded by so many underclassmen/walk the hill

*Should the arena be on campus or integrated into the community?*

-On campus, otherwise you risk lowering game attendance/student support of Blugold athletics

*If on campus, where?*

-Plan C

*How should the Continuing Education/Foundation/Alumni connect with the community?*

-Plan A

*Where should the front door be?*

-Plan C

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From: Pierce, Crispin H.  
Sent: Wednesday, June 02, 2010 9:11 PM  
To: Rindo, Michael J.  
Subject: UWEC Master Plan Comments

Hi Mike,

I appreciate the opportunity to comment on our future as a university, and with this note, wanted to share my perspectives.

I guess my first reaction is to look towards sustainable development, where we can fairly estimate future costs, the size and nature of the student population we serve, and the nature of our interaction with the Chippewa Valley community. As such, I would like to challenge the idea that we have to grow to be sustainable -- indeed, with a constant growth agenda we would be ultimately unsustainable.

That having been said, I feel that Alternative A - Sharing Our Assets is the best plan to move forward. I really like the idea of having a theatre and arena in the nearby downtown area, easily accessible to students and community members. A parking ramp on Garfield and State makes sense (although I'm in favor of reducing car trips, and the need for more parking spaces in general). Garfield as a pedestrian/transit access area makes sense to more greatly appreciate the adjacent Chippewa River -- I'd even like to see space designated for informal gatherings (more benches, partially enclosed areas facing the river, outdoor movie theatre, etc.) designed for Garfield (Volume One has done an excellent job of visualizing these kinds of people-centric amenities for downtown and Hastings Way [<http://volumeone.org/streets>]). It would be great to see a pedestrian-friendly Garfield linked to an Aldo Leopold Outdoor Classroom (replacing the small parking lot).

I understand the desire for expansions to current buildings -- for the nursing building, I would be strongly opposed to any expansion into the Putnam Trail hillside; the best expansion would be to "fill in" the existing lawn area circumscribed by the building's wings.

Regarding the questions being asked:

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

I would really like to see the Kjer Theater near campus in the community -- downtown or on Water St.

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

I believe that the new student center plans considered expansion of Phillips westward (I'd be strongly opposed to expansion eastward into the woods). Perhaps an expansion of the nursing building could house "Health Sciences" more broadly, to accommodate the increasing focus on human and environmental health: environmental science, nursing, pre-professional programs, the Watershed Institute, and of course ENPH :).

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

I think that upper campus should remain focused on student housing, dining and athletics. I'd really like to see portions of the acres of parking lots returned to native vegetation. This would make this part of our campus so much more attractive and livable. Nursing should stay where it is, given the need for nursing and ENPH students to get to the many required science courses. It would be great to incorporate the Crest Wellness Center into the nursing building -- health care training, practice and service all together.

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

Yes, I would like to see Garfield closed to cars (except UWEC trucksters and emergency vehicles, perhaps), using semipermeable pavers and the aforementioned gathering spaces development to highlight this magnificent part of our campus.

*How should Lower Campus connect with the Chippewa River?*

With the pedestrian mall suggestions made above.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

Yes, I really like the integration (and perhaps safety regulation) of student housing in the Water St./Randall Park neighborhood.

*Should the arena be on campus or integrated into the community?*

Definitely in the community: downtown.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

Perhaps move into the HSS building, to feel a bit more connected to the rest of campus(?)

*Where should the front door be?*

With a parking ramp in the Hibbard Lot, the best location for a "Visitor's Center"/welcoming green space would be the current site of the Kjer Theatre: near parking, and highly visible for most students and visitors entering campus.

Best regards,  
Crispin

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From: Hale-Wilson, Kate  
Sent: Wednesday, June 02, 2010 10:01 AM  
To: Rindo, Michael J.  
Subject: Campus Master Plan: One Comment and a Question  
Importance: High

Hi Mike,

Comment: On page 7 of the "Alternatives Workbook," the summary of the "Residential Demand Study" does not include the high percentage of students who noted a preference for a green living option, who were willing to pay additional for that preference. I don't have my notes from our meeting with me, but I recall that I was struck by the high percentage/willingness to pay more. I think this should absolutely be noted.

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From: Gragert Jeremy E [mailto:gragert.jere@students.uwlax.edu]  
Sent: Wednesday, June 02, 2010 12:25 AM  
To: Rindo, Michael J.  
Subject: Master Plan Alternatives Workbook comments

Hi Mike,

I hope you're doing well.

I'm back living in Eau Claire after completing graduate school at UW-La Crosse in Student Affairs Administration in Higher Education! It is good to be back, and I thought I'd get right down to business and get involved with the Master Planning process that I have been looking forward to for years. Below are my brief preliminary comments, and I would be glad to add details as needed in the future. Always feel free to contact me if there are ways you think I could be more involved or if you would like to work with me on any of the ideas presented.

Jeremy Gragert  
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*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

The fine arts expansion should preserve the current field that is used for band practice and for activities such as ultimate Frisbee and touch football. It is good to have it face Water Street so that the community can see an active campus. I do agree that an expansion of Haas is necessary, but I think it would be good to include Kjer Theatre in it, but make it a place that the community feels very welcome to visit – the entrance should perhaps face Water Street, for example.

The area where the footbridge goes toward Haas is probably one of the most dangerous bicycle areas in Eau Claire because of bike traffic turning on and off the bridge onto various paths – I have heard of many bicycle accidents here even involving experienced riders. That is unacceptable. The building should be built so that visibility is not made worse, and so that access for bicyclists is safer. The university should encourage bicycling in this area as much as possible but it must be done with great care.

Another location option for Kjer and for a new arts center and new Zorn arena would be the area of Barstow Street and Graham Avenue south of Lake Street, where it could be connected to downtown and neighborhoods that already have a lot of students. It would replace a blighted business district and take the space of the old YMCA, right on the river. A partnership could also be created with the Boys and Girls Club already located in the area.

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

The sciences should expand. Updated classrooms are necessary. The sciences could be split temporarily but not permanently, and all effort should be made to build the full building all at once. I would be open to seeing more detailed concepts for how the area of the Putnam and KT halls could be used, but I



would hope the land that residence life gives up for such a purpose would be traded for other space given I believe in as much student control of residence life as possible. I think a good number of students really love to be on lower campus by the river and near Putnam Park, so it might not be a good idea to propose kicking them out. Some consideration should be made for building a new sciences building in the foot print of the Phillips Parking lot so that it hugs the edge of Putnam Park and has great classroom and office views into the forest. I don't think the sciences should be squeezed in the Brewer Hall area (I think a major bus shelter and transfer station should be placed where the campus school and Kjer Theatre are), and I do not like the idea of having the front of the building expand into the campus mall at all. The Phillips Parking lot should be considered for complete extinction, as it borders a state natural area and is a barrier dividing the campus from the natural area.

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

I think that the design of the new student union does little to include the nursing building in lower campus, since the loading dock faces it and there appear to be no good pedestrian connections to it. Either the nursing building stays in its current site or moves up to Clairemont I don't really care. I think the Clairemont area for nursing definitely is something to explore given the opportunities around it. I do think that Garfield Ave. should be closed to car traffic and a back service road should be created for university and utility vehicles through the nursing area, but that would not required the nursing building to move. If the nursing program moves to Clairemont a lot more will need to be done to connect up pedestrian and bicycle access to the area from campus, since it is somewhat intentionally closed off now. I can't think of any other programs outside of nursing that would benefit from being on Clairemont. I think this decision should be made by the nursing students, faculty, and staff.

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

I think that Scenario A and B should be combined, so that access to the hill from upper campus for bicycles and pedestrians has two connections. Garfield Ave should have a full pedestrian mall with a walking path along the river and a wide bike trail between that and a wider pedestrian mall for walking. All vehicle traffic should be eliminated except for in emergencies – that includes discouraging utility vehicles. Utility vehicles should be routed through the nursing building area through a narrow two-lane roadway. The hill should still allow for one way traffic flow on one lane for the transit and for utility vehicles, but no personal vehicles. This one way traffic flow would allow cars to cue up behind a stop arm at the top of the hill and at the bottom until oncoming traffic is clear (a green light and a raised stop arm would indicate the drivers that they can proceed), and the one travel lane should be the current downhill lane. The current up-hill lane should be for bicycles to go up and down the hill, and be divided from the traffic lane and striped for two-way bicycle traffic. This way bicycles can ride down the hill without running into any cross traffic at the bottom of the hill (assuming the Putnam Parking lot is also not a parking lot anymore). More staircases between upper and lower campus would not be necessary and if one were built it would damage the ecosystem. Under no condition should more than one lane of traffic be available for motorized vehicles on the hill – more space need to made for pedestrians and bicyclists.

An additional option for moving people between upper and lower campus, even over to the Haas area and downtown Eau Claire on one end and Bollinger Field/Shopko on the other, would be to build an aerial tram. These are becoming more common around the world, and while they are expensive, can be very convenient for moving people over major elevation changes and major barriers such as the Chippewa River, the hill, and Clairemont Avenue in a very short amount of time. This could open up the

possibility (along with better connections by transit) for having a part of the UWEC campus in the area between Barstow Street and Graham Avenue south of Lake Street, where there are relatively under-utilized spaces. This area is in close proximity to students who live across the river or in the Third Ward, as well as be directly connected to the heart of downtown. Maybe the Kjer Theatre and an entirely new arts center could be built there and have it be a part of a city's effort to build a convention center and the university's interest in replacing Zorn arena. (I mention this in my comments for the Haas expansion too).

A third idea that I think should be seriously explored is the idea of a bike trail that connects the Chancellors Hall area with the Randall Park Neighborhood via the washed out valley in Putnam Park that was just reconstructed a few years ago and a bike/ped bridge across to connect with the bike trail across the Chippewa River at 7th Street. This would connect upper campus students with students living off campus in Randall Park, and also connect upper campus to the Water Street business district and Randall Park to the Clairemont area businesses such as Shopko and Ron's Castle Foods. Obviously the city and the Putnam Park Commission would have to be very involved with this, but I think it would benefit many other interest groups in the area such as the two major hospitals in town, who would now be directly connected via a bike/ped route. This new bike/ped bridge would also bridge a significant distance in the river between bridges, and serve as a prominent and accessible entrance to Putnam Park for the public.

#### *How should Lower Campus connect with the Chippewa River?*

Garfield Avenue should become a pedestrian mall with access for bicycles but not transit or regular use for utility vehicles. There should be pedestrian access for strolling along a path at the edge above the water with no fence along the top (the thick metal fence should be removed completely as it is incredibly ugly and unnecessary). There should be a broad two-way bicycle path between the strolling path and the wide pedestrian mall that should be at least 14 feet wide to accommodate the huge flows of students between classes. The outdoor classroom concept for green space to replace the Putnam Parking lot should be approved, and a "front door" for the Putnam Park should be created so that people walking by cannot miss the entrance. At least two rows of trees could probably be included in this concept as well.

The problems with the footbridge could also be addressed through a pedestrian mall that doesn't require the bridge to stop abruptly – rather the bridge could continue a slight grade into the campus mall and pedestrians heading to Hibbard from upper campus could either go around it or under it. I think the true solution for the bridge will be to build a new one that is wider and makes more sense on both ends. It would be a lot safer, that's for sure. Perhaps it could even be built to divide pedestrian traffic from bicycles and utility vehicles. Maybe there would be a way to include indoor study or meeting space (like a mini student union on the bridge) with great views of the river valley. Maybe on the roof there could be a large outdoor patio space. This new bridge could literally be the bridge to the community, attracting community members and tourists for use of the space and to see an architecturally unique bridge. It could really make the campus stand out.

#### *Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

I think many of the residence hall decisions should be made by residence life, but I think they need to be more creative and students should be given more power in the decisions. I don't think the administration should drive what students do with their living arrangements. I don't think a public/private partnership would be a good idea at all, nor would I encourage a solely private



development. My opinion, however, is that Water Street could accommodate residence halls in the Water Street parking lot. That lot is very often underutilized and upper classmen residence halls would do well there. I think there should always be a lower campus housing option, but we need to maintain proper space for academic buildings at the same time. I think we can grow our enrollment (if UW System allows us to) by carefully balancing residence hall space with academic space, and that might mean getting rid of residence halls in the Putnam/KT area. I don't think we should be afraid to go over five stories for the residence halls on top of the hill because tremendous views could be realized from the Crest Wellness Center location, for example. Plus, we need to build up in order to accommodate everything we want. The residence halls, as with all buildings, should be built and oriented to take advantage of as much energy efficiency and sustainability standards as possible. Parking lots for the personal automobile should be eliminated in favor of buildings at every possible opportunity, and more access for pedestrians, bicyclists, and transit users should be made and should be safer and more viable every year.

Another thing that residence life should consider is having a living-learning community style off-campus residence hall at St. Bede Monastery and Center, which is now for sale with the nuns moving out soon. The living-learning community could focus on environmental sustainability education and green living. St. Bede's is just over 3 miles from campus and located in a rural setting on the southern edge of Eau Claire just outside the city limits.

*Should the arena be on campus or integrated into the community? If on campus, where?*

I think that a partnership with the community is the best option for a new arena, and I think it could be integrated into a new arts center and Kjer Theatre area. Perhaps the arena could be on the Water Street parking lot, or even better, in the area of Graham and Barstow Streets south of Lake Street that I have mentioned before. Clairemont Avenue is not a bad option considering it is near where on-campus students live, but is not near off-campus students/faculty/staff and not near the center of town where it could be easily accessed by foot or using public transit and bicycles. There is definitely some space for this type of thing at Clairemont, and plenty of CVTC parking to use, so I think that option should continue to be explored, but not without looking at places in downtown Eau Claire.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

No scenario should include a parking structure – that is a waste of money and not sustainable – it only encourages dirty transportation choices. It does not fit into the values set forth at the beginning of this process. I think that either Water Street or the Hibbard Lot would be good places for the combined office. If it were built at the Hibbard lot it would be kitty-corner for a bus transfer center that should replace Kjer Theatre and the campus school. If a parking ramp must be built, Hibbard Lot is the best location, but it should not be more than two or three decks. People don't park in the Water Street surface lot as it is so there is no reason to expect people to park in a ramp there.

*Where should the front door be?*

The front door should be at the Hibbard Lot (Scenario B, Garfield Ave) or at the location of the university-owned houses across from Phillips Hall and Schneider (Scenario A, Roosevelt Ave.). The Hibbard Lot might be best because of the visibility from State Street. There should be no public vehicular access between upper and lower campus.

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From: Brandt, Cheryl L.  
Sent: Wednesday, June 02, 2010 1:45 PM  
To: Rindo, Michael J.  
Cc: Jadack, Rosemary A.; Zwygart-Stauffacher, Mary C.  
Subject: response to UW-EC Master Plan Alternatives

First of all, I applaud the Master Plan guiding principles of stewardship, sustainability, and eliminating barriers.

Second, I appreciate the opportunity to offer a response to the UW-EC Master Plan Alternatives. I must say, however, I am unsure as to how much weight my commentary on the proposed alternatives will carry given the recommendations already made by Facility Programming and Consulting (FPC). If FPC's recommendations have already been accepted, then some of the options given in the alternatives appear to be already moot and thus my commentary on them will be pointless.

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

Because fine arts performance space must serve needs of students and faculty but also serve as a venue for performances that are open to the community, I recommend locating Kjer Theater on the edge of campus, as would occur with Scenarios B and C.

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

I do not know whether the science departments would serve students and faculty (and their research) best in a single building or in two buildings. Given the fact that Phillips Hall has already been extensively renovated it's my view that retention of that space (Scenarios B and C) would reflect better stewardship of resources. Having said that, slide 23 gives me to understand that it has already been decided that the sciences will transition to the KT/Putnam site.

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus?*

In my view academic buildings should be maintained on Lower Campus. The academic resources (including the Academic Skills Center, the Writing Center, and many others, notably McIntyre Library) are on Lower Campus. Upper Campus should be designated residence and athletics; its proximity to Clairemont would allow easy access by community members to athletic events. The West Bank (Water Street) campus could be designated a performing arts hub that also contains the Continuing Education, Foundation, and Alumni Office facility. The proximity of the West Bank portion of campus to the parks that run along the Chippewa River and link to the downtown area and Phoenix Park mean that performing arts activities would be near other performing arts venues in the city (e.g., outdoor venues in the parks, the State Theater).

*What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

This question needs to be disaggregated from the larger question of whether there should be more academics on Upper Campus and if yes, which programs should be located there. If there is space on Lower Campus for needed academic buildings then I would recommend that academic programs be housed on Lower Campus for the above-stated reasons.



Given that nursing students on any given day may be in clinical sites in Eau Claire, Altoona, Chippewa Falls, Bloomer, Osseo, Jackson County, Rusk County, Douglas County, Grant County, Wood County, Minneapolis, South Dakota, Texas, or Alaska, the question of situating the Nursing Building closer to clinical sites seems moot. If you wish to integrate Nursing to Lower Campus the building should be left where it is, on Lower Campus, near other academic buildings and student support services. To attempt to locate the Nursing building closer to clinical sites would be, as you can see from the above partial list, impossible.

I would favor an addition to the existing Nursing Building (Scenario A) that takes into account the space requirements for distance education technology and the high tech learning labs that must be expanded as programs and enrollment are expanded.

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars? How should Lower Campus connect with the Chippewa River?*

I think Upper and Lower campus should be more connected for vehicular traffic. I would favor creating a corridor for vehicles that does not run primarily along the Chippewa River (something like Scenario C). I would favor creating a pedestrian (and bike) mall that runs close to the River, connects to the pedestrian bridge, and continues right on to Owen Park and the Chippewa River bike trail. This will preserve the beauty of the River and riverbank for those on foot while allowing a pathway away from foot traffic on which vehicles may traverse the campus.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

I think the concentration of residence halls should be on Upper Campus, even if it means purchasing more land there (over time). I am not in favor of locating residence halls near Water Street. The Water Street merchants have demonstrated a disregard for the safety of the students (witness their plan to put an observation deck/boat launch area at the south end of 5th Street which, as I understand from the local news media, was nixed by law enforcement and EMS personnel in the city who said, in essence, they could not support the development of another location at which students under the influence of alcohol could readily fall into the river).

The students who would benefit from a Lower Campus housing option are students with mobility impairments. If we truly wish to eliminate barriers for people we should retain at least one Lower Campus residence hall.

*Should the arena be on campus or integrated into the community? If on campus, where?*

My recommendation would be to locate the arena on Upper Campus near the edge of the campus (along Clairemont would be ideal). As I noted above, that would concentrate athletic facilities on Upper Campus. If the Kinesiology Department would like to remain located on Upper Campus near the athletic facilities, I would support that.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

As noted above, I would recommend located CE/Foundation/Alumni Office services on the West Bank of the Chippewa River. It would be near the performing arts hub and potentially accessible by community members.

*Where should the front door be?*

Given our three-site location (Upper Campus, East Bank Lower campus, West Bank Lower Campus) we probably really need three front doors. I would recommend a front door near the athletic facilities on Upper Campus, a front door near the performing arts facilities on West Bank Lower Campus, and a front door near Garfield and State Street on the East Bank Lower Campus.

Cheryl L. Brandt, PhD, ACNS-BC  
Associate Professor, Nursing Department  
Room 205, Nursing Building  
University of Wisconsin - Eau Claire  
105 Garfield Ave., P.O. Box 4004  
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From: Gawley, Kevin D.

Sent: Wednesday, June 02, 2010 1:14 PM

To: Rindo, Michael J.

Cc: Brown, F. Reed; Chapman, Jennifer J.; Nimke, Richard F.; Poll-Sorensen, Toni L.; Rightmire, Matthew Michael; Sadeghpour, Mitra M.; Knight, Robert M.

Subject: Kjer Theatre Relocation - Campus Master Plan

Importance: High

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

Mike,

The current model of separate locations for HFA and Kjer Theatre (as well as Dance facilities on upper campus) does not work. Theatre and Dance faculty and staff are constantly spending much of our human resources moving tools, costumes, scenery, props, lighting, sound, and classes back and forth from location to location (Haas to Kjer and back) depending on which performance spaces we are working in. A Kjer theatre in the community would only make this model even less effective, not better.

In order to best suit the needs of the students, university and community, all theatre and dance facilities need to be coordinated into one performance center with multiple venues. There should be a rehearsal space at least equal to the stage space for every performance space. There should be a shop for each of the technical areas (scenic, paint, props, costumes, lighting, sound) with access within the building to each performance space. Obviously, the scenic and paint shops need to be the largest so large scenic units can be moved within the building and loaded in to each performance space. Having a few small technical shops in various locations within the community is not as viable as a single shop dedicated for each technical area within the HFA Center. In addition we need a dance rehearsal space and performance space each with sprung floors equivalent to the size of the current former TV studio space in Haas. Spatial concerns for storage in each of the technical areas (scenic, paint, props, costumes, lighting, sound) need to be developed as well. Currently, much of our storage space for the theatre and dance areas are housed within the Kjer Theatre/Brewer Hall area and additional space for storage needs to be developed along side of the relocation of Kjer Theatre.

Stating all this, it only makes sense to attach the new "Kjer" Theatre to Haas Fine Art Center.

Bob Knight along with music, theatre and dance faculty and staff also produced a preliminary space estimate regarding potential Kjer attachment to HFA at the end of the semestre as well which might be helpful.

If you have any further questions regarding theatre and dance related spaces and spatial needs as you continue to refine the master plan, please feel free to contact me.

Thanks!

Kevin D. Gawley

Scenic and Lighting Design Assistant Professor

University of Wisconsin - Eau Claire

(715) 836-5613

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From: Carney, Michael John  
Sent: Wednesday, June 02, 2010 11:00 AM  
To: Rindo, Michael J.  
Subject: masterplan feedback

*How best can the sciences expand?*

A new building on the KT/Putnam footprint would be desirable. Phillips hall is not really designed as an effective science teaching/research space and it inefficiently uses its current footprint (due to the courtyard).

*Can the sciences be split temporarily?*

Yes, while construction in progress.

*Can the sciences be split permanently?*

No, in fact mathematics should be combined with the sciences to foster collaboration.

Dr. Michael J. Carney  
Associate Professor  
Department of Chemistry  
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105 Garfield Avenue  
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<http://www.uwec.edu/carneymj/index.htm>

"When you come to that fork in the road, take the path that appears more challenging."

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From: Stombaugh, Angela  
Sent: Wednesday, June 02, 2010 12:56 PM  
To: Rindo, Michael J.  
Subject:

Hello,

Here is my input for the questions that I feel strongly about.

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

Nursing definitely needs more space. We have a state of the art simulation lab that is overflowing into the hallways. We offer distant education courses to all of our undergraduate courses but are limited to only 3 classrooms with that potential ,and we are hoping to expand enrollment. Where are we going to put the courses? I don't think Plan B is viable for the nursing building. We have been very good about trying to fit into our building as is and it has been extremely difficult and limiting or what we can offer. I am concerned about Plan A because we currently have limited parking and more parking will be taken away with the new student union. I understand that this leaves option C. If this is the only way we can expand, I would support this with some concerns. We are not very visible on campus as is. We are now going to be behind the student union and further isolated from the campus. Do you know that many people don't even know where the nursing building is unless they have a class there? I feel that if we are moved to upper campus, nursing is being push out of the overall campus community. It makes sense for Kinesiology to be on upper campus because of the facilities it needs. It does not make sense to move nursing up there just because there is a hospital and clinic close by. Most days when we are at clinical or community sites the students do not attend classes on those days because of the intensive schedule. Moving us up there will not make it easier, instead it will push us farther out of the campus community. I don't know why it makes sense for nursing to move anymore than it would make sense for any other program. I feel that this will further isolate our department.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

I would like to see educational building expand to Water Street and not residential buildings. I think the more educational building we put out there, the greater visibility of the campus. Many people have never been through campus but are very familiar with the buildings on water street.

*Should the arena be on campus or integrated into the community? If on campus, where?*

The arena should be integrated into the community better. It is very isolated and does not really draw people in.

Angie Stombaugh, RN, MSN, FNP  
Assistant Professor  
College of Nursing  
SON 208, 715-836-5010

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From: Welke, Travis Joel  
Sent: Tuesday, June 01, 2010 10:10 AM  
To: Rindo, Michael J.  
Subject: Campus Master Plan Comments

Hi Mike,

I've attached my comments regarding the Campus Master Plan below. Please let me know if you have any questions.

Thank You!

-Travis

Travis Welke | Blugold Dining Catering & Marketing Coordinator  
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*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

The Fine Arts building should be expanded in its current location. I think the building expansions in Scenario A or B would work well, however I tend to favor the building located close to Water Street.

I think the placement of Kjer Theater should depend how we want to answer the question of an Arena or Performing Arts venue in Eau Claire. I favor building a large capacity theater (2,000-2,500 seats) that could accommodate our own theatrical and performing arts events, as well as national acts and touring productions. If a building like this is constructed, it should be on-campus or within the downtown area and have access to a parking structure.

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

I am not sure if I like scenario A or B better, but I believe that it is reasonable to split the sciences permanently into separate buildings.

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

I am in favor of more academic buildings on upper campus. The nursing program would be a good fit because of the medical facilities on Claremont Avenue. The proximity to the medical facilities could also spur additional educational opportunities for students. Currently I cannot think of any other programs that would make a good fit on upper campus.

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

I really like Scenario B. The traffic flow accommodates a large number of students moving from the residence halls to lower campus. If terraced steps could be created going down the entire hill, it would



be visually interesting, plus easier to ascend and descend. Whatever idea is eventually chosen, I think it is important to include some type of roadway to accommodate emergency vehicles.

*How should Lower Campus connect with the Chippewa River?*

Garfield Avenue should be converted to a one-way road starting at Hibbard Hall and looping to the area behind the Nursing Building and exiting somewhere behind the new Davies Center. This would allow a more space to accommodate a larger pedestrian path and decorative features along the river.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

There should be some sort of apartment/suite style residence hall(s) on Water Street. I think whatever is created, it needs to give more space to students than Chancellors Hall and have less institutional feel inside and out. I could envision a multi-story complex maybe even with retail spaces on the ground level (depending on the location).

I think Katherine Thomas Hall should stay on lower campus, but if additional hall are built, Putnam Hall should be removed.

*Should the arena be on campus or integrated into the community? If on campus, where?*

Currently, I believe a basic Arena should be built on campus as proposed in Scenario C.

There has been a lot of talk about building a mixed-use arena somewhere in the Eau Claire area. However I think we need to really decide what would be most useful to this area. An arena is great for sporting events and adequate for large concerts, but the acoustics of an arena are generally less than desirable for speakers and most other concerts. Theatrical productions would be difficult or impossible to hold.

I think we should look at joining forces with the city of Eau Claire and build an off-site (but near the University) performing arts center. I think this would fit into the educational mission of the university much more than an arena could. With enough seating, it would be able to accommodate a larger range of events in a more appropriate setting than an arena could. It would also provide a professional atmosphere for students in the music and theater programs.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

I would like to see this building located near the Highway 37 entrance to campus by the roundabout. The building should also accommodate a visitor center.

*Where should the front door be?*

The main entrance to campus should be near the roundabout off Highway 37/Claremont Avenue. In addition a downtown campus entrance should be designated on at Park and Garfield Avenue.

One thing the campus lacks in a comprehensive way-finding system. We need to design consistent signage directing people around campus and inside buildings. The signs would also help give the campus a distinct feel and cohesiveness.

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From: Morales, Christine M.  
Sent: Tuesday, June 01, 2010 10:13 AM  
To: Rindo, Michael J.  
Subject: Campus Master Plan alternatives

My personal preference is most consistent with option C.

*1. How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

No opinion.

*2. How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

The sciences should not be split permanently. If possible, the sciences should be allowed to expand sufficiently to accommodate all instructional and research space needs. Any proposed addition should be planned to fulfill existing and anticipated space needs. If an addition cannot add enough space, a new building should be constructed even if it must be done in two phases and requires the sciences to be \*temporarily\* split between two buildings.

*3. Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

Nursing could move to Upper Campus if they are willing to do so.

*4. How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

If stairways are constructed, there must also be wheelchair-accessible alternatives. Also, if Garfield is closed to cars, that will significantly limit building alternatives into the future (e.g. Programs that share faculty would have to stay on Lower Campus forever, dorms would have to stay on Upper Campus forever, etc.)

*5. How should Lower Campus connect with the Chippewa River?*

None of the plans discuss wheelchair accessibility to the river. Please take this into account. Also, the current state of affairs is probably the best possible – Lower Campus probably should not be as readily connected to the river as is Upper Campus. Grassy “quads” and central open spaces are more conducive to studying than a riverfront, which is more conducive to recreation.

*6. Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

Water Street would not be a good place for student dorms. Private housing options already exist on Water Street. Campus residence halls should be on-campus and should be as clearly integrated with other campus buildings as possible, including a Lower Campus housing option.

*7. Should the arena be on campus or integrated into the community? If on campus, where?*

No opinion.

*8. How should the Continuing Education/Foundation/Alumni connect with the community?*

Clairemont is a good site for this because of the highway accessibility. However, no strong opinion.



*9. Where should the front door be?*

No strong opinion. Claremont might offer the best visibility and access for visitors. However, the existing Visitors Center is nice because it is near the Davies Center which houses the Information Desk.

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From: Jansen, Debra A.  
Sent: Monday, May 24, 2010 3:06 PM  
To: Rindo, Michael J.  
Subject: master plan alternatives comments

In reviewing the Campus Master Plan alternatives, I am writing to express my concern about moving Nursing to the State Office Building Site. I fear further marginalization of our programs. As a faculty member, I occasionally encounter individuals on campus who do not perceive nursing as "academic" and belonging on a university campus. By moving us to the State Office Building, we physically become more closely associated with technical college education than with university education. This would be most unfortunate, particularly as we are implementing a doctoral program.

I understand the desire/need to utilize the State Office Building site; however, it is important to consider the hardships that will be faced by students and faculty needing to walk back and forth between lower campus and that site for classes and meetings.

Thank you for this opportunity to provide feedback.  
Sincerely,

Debra Jansen, PhD, RN  
Acting Associate Dean, Professor  
College of Nursing and Health Sciences, Rm 215  
University of Wisconsin-Eau Claire  
105 Garfield Avenue  
P.O. Box 4004  
Eau Claire, WI 54702-4004  
715-836-5183  
Jansenda@uwec.edu

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From: Helland, Lois Ann  
Sent: Tuesday, May 25, 2010 7:53 PM  
To: Rindo, Michael J.  
Subject: campus master plan

Thanks for the chance to respond to questions.

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

I would like to see the theater remain on-campus, but more accessible/visible to the community. The community would see the theater as part of UWEC, but would be better connected to it. Could we not look at other local theaters and use their venues for some productions, make ours different to accommodate different needs and then share it with the community?

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

Science building needs are very specific regarding air flow, back-up generators, energy needs. There is also some sharing that happens among the sciences regarding chemicals, expensive instrumentation. It would seem least expensive in the long run to start from scratch with a completely new building that eventually accommodates all. The renovation of Phillips was a disaster!

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars? How should Lower Campus connect with the Chippewa River?*

I would like to see Garfield closed to cars for safety and to better be able to connect with the Chippewa River and with Putnam Park trail. In our electronic age, we need space, quiet, nature, beauty. I also think it is important to emphasize other means of transportation than the car. If we indeed want to be a more sustainable campus, we would be wise to make walking and biking the preferred way of getting around. Some people prefer steps, others prefer inclines. I would hope a pedestrian walkway would have both available for pedestrians. Could some of it be covered? Is there any talk of elevators or escalators? Some cities that are very bike friendly have small inclines placed next to steps so that people can walk their bikes next to them. This would be really nice to add to the areas on campus where we already have steps - such as up to McPhee, or added to the 2 sets of steps that exit Garfield hill.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

Are we worried about the access to Water Street bars? No matter where students live, they have no difficulty getting to them. Are we worried that students will not want to live on upper campus because of the hill? A number of more relaxed, beautiful, friendly ways to ascend/descend would help.

*Should the arena be on campus or integrated into the community? If on campus, where?*

I feel the same about the arena as I do the theater.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

*Where should the front door be?*

Why would we need to open Garfield to cars to have two front doors? And why can there not be three front doors? If we can only have one front door, if Garfield is not opened, then I opt for State Street, closest to the academic and administrative buildings. It seems to me that the theater on Water, and the Arena on Clairemont could provide 2nd and 3rd front doors.



**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**June 28, 2010**

MEETING DATE

**1:00-2:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**June 28, 2010**

ISSUE DATE

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PARTICIPANT

Mike Rindo

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Kate Sullivan

UW System

Jon Hoffman

JJR

Neal Kessler

JJR

Jack Joyce

Facilities Programming and Consulting

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Space Needs Analysis**

- Jack reviewed FPC's draft revised building blocks for Recreation, Athletics, and Kinesiology.
- The need for wellness, recreation, and athletics space is acknowledged, but academic (Haas, Science, Kjer Theater) are higher priorities for the campus. Any new wellness, recreation, or athletics project will be long term.
- The renovation/demolition of Hilltop must be supported with a detailed building conditions assessment.
- Athletics benchmark is based on 25 universities of similar size to UWEC, but Chancellor's Cabinet to determine the relevance of meeting an athletics benchmark on UWEC campus.
- FPC to add sections on resulting space in McPhee for Kinesiology and recommending space for recreation assuming both reuse of Hilltop and new space.
- Funding for recreation and wellness (health and counseling) likely out of student segregated fees. Arena and athletics is typically 85% GPR and 15% PR supported.
- Campus priorities are on academic uses. Discussion with the community about shared arena and theater stems from low on-campus priority and need for resources and space.
- When the FPC analysis does go public, it should be restricted to: background of current use, benchmarking, consolidated list of recommended spaces, short list of potential projects that could accommodate the need, the priorities of campus, and probable funding streams.

**Auxiliaries Task Force**

- The Auxiliaries task force is still working through their discussion and recommendations for Crest/Hilltop/McPhee (next meeting July 1). The FPC analysis should not be shared with them yet.

**Utilities Analysis**

- UW-System and UWEC facilities are working together to determine distribution or generation issues and existing/planned utility corridors that could affect long-term campus planning. Initial campus utilities analysis expected in 3-4 weeks. UW-System/Campus utilities to review preferred alternative before distribution to Steering Committee.

**Campus Alternatives Review**

- JJR distributed the comments collected through the UWEC website workbook.
- Mike Rindo is meeting with CVTC on June 28 and with Sacred Heart next week. Meetings with the city and neighborhood associations are not yet scheduled, but Mike is working hard to schedule them soon.

**Action Items by JJR**

- JJR will confirm the status of detailed building condition assessment for Hilltop with Campus Facilities.

**Action Items by UWEC**

- Mike will report back to the Core Group on the progress of the Auxiliaries Task Force meeting on July 1.
- Mike will alert JJR to the scheduled meeting date with the city.

**Next Meeting**

- Next standing conference call: Monday, July 12, 2010 at 1pm to discuss Residential Demand Study (webmeeting). JJR will attempt to get advanced copy to Kate and Jeff before July 12.



# MEETING NOTES

## **3<sup>rd</sup> Ward Outreach Meeting**

MEETING SUBJECT

**July 8, 2010**

MEETING DATE

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LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Mike Rindo**

PREPARED BY

MEETING TIME

**50210.001**

PROJECT NUMBER

**July 9, 2010**

ISSUE DATE

PARTICIPANT

Mike Rindo

Rick Gonzales

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Campus Planner

Rick Gonzales and I met with the Third Ward Neighborhood Association Steering Committee last night and solicited comments on the three preliminary alternatives for the master plan – they had a lot of discussion on business prior to our presentation so we didn't have enough time to probe into all elements of the plans. Tried to hit those that would most impact the neighborhood.

### **CE/Alumni/Foundation Building on Hibbard Lot and Parking Structures**

Steering committee members were fairly well divided over potential location of these structures on the Hibbard lot. Some opposed, some were okay with it as long as the architectural design of the building matched the character of the neighborhood and that the parking structure didn't look like a parking structure. They didn't want anything taller than two stories (either the building or the parking structure). We spent quite a bit of time talking about parking – how much a structure would cost and how it would have to be paid for. They were concerned that we provide ample parking but that it not be so expensive that more parking would be pushed into the neighborhood. They thought a ramp behind the new student center would be okay as long as it didn't infringe on Putnam Park – one person said that if the neighborhood didn't have to look at it, they would be fine with a structure being located on campus and adjacent to the park.

### **Zorn Arena/Kjer Theatre Replacements**

Committee members universally liked the idea of the university partnering with the community to develop an arts center and major events center in the community but in close proximity to campus. They said it made sense to meet the needs of both the university and community through shared facilities rather than each building separate. They wanted to know where we would build such facilities and we said we didn't know – that it depended on the nature of the facilities. Having said that, they also liked the alternatives showing a Zorn replacement on upper campus and Kjer replacement adjacent to Haas Fine Arts. Comments were along the lines of – both provide an entertainment and activities “zone” on campus.

### **Residence Halls**

Most of the reaction was to the two large residence halls on Water St. – basically they said “we trust you are going to show this to Historic Randall Park” and we said we would. There were a number of questions about pursuing a private or public/private housing development off campus. How many students? Where? Many of the questions came from a landlord who happened to be at the meeting to do a presentation on a new four-plex she wants to build in the neighborhood - so treat those questions within that context. Not a lot of reaction to other residence halls.

### **Phillips Hall Replacement**

Showed all the alternatives and they didn't seem fazed by any of them. Talked some about not wanting too massive a building at the corner of Park and Garfield but also said it made sense to have academic buildings all clustered together. Thought the site at KT and Putnam would work.

### **Garfield Avenue**

They were pretty evenly split between favoring the options of creating a bike/pedestrian/transit mall and closing Garfield to general vehicular traffic or making Garfield a more primary vehicular artery through campus and creating a gateway on Upper Campus.

## MEETING NOTES

In general, they appreciated being consulted and we told them we would revisit with them once the preferred plan is developed. We talked about how the physical characteristics of the campus and being bordered by neighborhoods/businesses really limited our real estate for building and they seemed to get that. Thought acquiring the State Office Building and CVTC made sense if we could pull it off.



# MEETING NOTES

## **Sacred Heart and CVTC**

MEETING SUBJECT

**July 8, 2010**

MEETING DATE

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LOCATION

## **UW-Eau Claire Master Plan**

PROJECT NAME

**Mike Rindo**

PREPARED BY

MEETING TIME

**50210.001**

PROJECT NUMBER

**July 8, 2010**

ISSUE DATE

PARTICIPANT

Mike Rindo

Doug Olson

Faye Deich

Wade Rudolph

Bob Hassamer

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Chippewa Valley Technical College

Sacred Heart Hospital

Sacred Heart Hospital

Sacred Heart Hospital

## **CVTC – Doug Olson**

Okay with showing possible acquisition of portions of the CVTC property. CVTC is not opposed to vacating part of, or even the entire property and moving its main campus (other than the Health Center across the street on Clairemont) to the West Gate campus – but the cost of doing so is problematic due to the way they have to bond for improvements. Would likely require specific funding action by the state legislature – would like to have more discussions with UW-Eau Claire about that possibility as well as exploring shared services for IT, food service, maintenance, security (this doesn't really apply to the MP but thought you might like to know they about their level of interest in cooperation). Said UW-Eau Claire acquisition of the State Office Building also makes sense and that they have talked through the years that if it became available they could also be interested depending on their long-term plans for the Clairemont campus.

No strong opinion about preferred use of Garfield avenue or creating a more obvious gateway to UW-Eau Claire off Hendrickson/University drive. Doesn't want anything that would substantially increase traffic coming from Clairemont onto University Drive by McPhee/Olson because of current congestion along that street at certain times of day.

Wouldn't have problems with a major events center at either location on upper campus but wondered about access and parking. Said that the CVTC parking lot is typically pretty empty during evenings and on weekends and that they would consider a shared parking arrangement for special events. Wondered about another footbridge over Clairemont or a tunnel under so people could easily get from the parking lot to the events center but said either structure would likely be very costly to construct. Also wondered about increased traffic on Clairemont and the potential impact – especially traffic back-ups – before and after events. Thought we would need to work with the city and DOT on those issues.

No concerns about additional student housing on upper campus.

Liked the idea of Nursing on upper campus for the possibility of more interaction/sharing of resources between the CVTC and UW-Eau Claire nursing/health programs.

No concerns about lower campus or Water Street campus.

## MEETING NOTES

### Sacred Heart Hospital – Faye Deich, Wade Rudolph, Bob Hassamer

Adamantly opposed to locating a major events center on the State Office Building site – said it would severely impact their business because of traffic and building size concerns in close proximity to their emergency room entrance and helipad. This is a non-starter from their perspective. They do not want any alterations to traffic flow that would increase traffic on Stein blvd. nor would they want Stein to be a through street to the university. Expressed concerns about locating a major events center behind McPhee/Olson because of increased traffic and possible congestion before and after major events. Said we would need to work with city of Eau Claire and DOT to explore ways to minimize traffic congestion.

Extremely supportive of locating Nursing on the State Office Building site in close proximity to the hospital. Would “love” to see that happen because of the possibility of more interaction between not only Sacred Heart and our nursing program but also CVTC, Luther-Midelfort and Marshfield Clinic which are close by as well. Said it made great sense to acquire the site and locate a new nursing building there. Had no objection to locating CE/Foundation/Alumni in the current State Office Building as long as it didn't generate considerably more traffic on Stein blvd.

Would be okay with identifying possible location of a parking ramp shared by the university and Sacred Heart on hospital property – but don't want us to be too specific about where it would be located. Also indicated it is not a high priority for them in the next five years at least – but could be something they would want to pursue in the next 20 years as their campus converts more to outpatient and away from inpatient emphasis.

No strong opinion about preferred use of Garfield avenue but were skeptical about creating a more obvious gateway to UW-Eau Claire off Hendrickson/University drive. Wondered why we would want to have all that traffic coursing through campus. Also were concerned about potential impact on their future expansion and on traffic that could affect elderly residents who currently live in St. Francis Apartments.

No concerns about additional student housing on upper campus.

No concerns about lower campus or Water Street campus.



# MEETING NOTES

## Student Affairs Division

MEETING SUBJECT

**July 9, 2010**

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LOCATION

## UW-Eau Campus Master Plan

PROJECT NAME

**Mike Rindo**

PREPARED BY

MEETING TIME

**50210.001**

PROJECT NUMBER

**July 9, 2010**

ISSUE DATE

PARTICIPANT

REPRESENTING

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Beth Hellwig

Vice Chancellor for Student Affairs, Dean of Students

Scott Kilgallon

Director of Intercollegiate Athletics

Vicki Funne-Reed

Director of University Recreation & Sport Facilities

Laura Chellman

Director of Health Services

Chuck Major

Director of University Housing

Charles Farrell

Director of University Centers

PJ Kennedy

Director of Counseling Services

## Health Center/Counseling Center/Wellness Center

It would be ideal to have health, counseling, and a recreation component combined into a Wellness Center. One suggestion would be to consolidate these services in Hilltop with a "satellite" office on lower campus. Another would be to locate them all together into one facility on lower campus so that all students, not just those who live on upper campus, would have more accessibility to them. The recreation component of the Wellness Center would include at a minimum cardio and strength/conditioning fitness equipment along with a meditation/relaxation room. The Wellness Center would not include gymnasium facilities, climbing wall, etc. and so there would not be any need for walls that are taller than normal – this means some existing space (perhaps Old Library) could be converted for this purpose. The Wellness Center would be designed for mind/body and physical health.

## Residence Hall

Build a new suite or deluxe suite style hall on upper campus. Based on needs identified in the housing demand study. This would be an addition to existing housing stock. The hall could also have incorporated into it a new commons that would replace Hilltop. Lower campus "boutique" residence hall should also be pursued to provide a lower campus housing alternative for accessibility purposes. Could be built (Brownstone style row houses) on the land currently occupied by the three university-owned houses on Roosevelt next to the visitors center. This would pave the way for removing KT and Putnam if that is the preferred location for a new science building. Pursue a private or public/private development of an off-campus apartment-style student housing complex in close proximity to campus. Property near upper campus identified as a possible location as well as Water Street or downtown area provided there was easy access/transportation to and from campus. This off-campus complex could be programmed by Housing and Residence Life.

## Athletics/Recreation/Kinesiology/Multi-purpose event center

A truly multi-function event facility, not necessarily a traditional "arena" is needed to replace/enhance Zorn Arena. This facility would need to be able to be configured to use space effectively and efficiently for everything from basketball games to concerts to Forum speakers to Artists Series to Commencement.

Does not necessarily have to be located on campus, although that would be ideal. If not on campus, in very close proximity so students can easily access.

Important for athletes to have better floor, locker rooms, meeting rooms, training rooms, coaches and other offices as well. Centers wants it to be configurable into a variety of "settings/purposes" and also so multiple events could be programmed with extremely

## MEETING NOTES

short turnaround time. Centers also expressed desire about an off-campus events center because it already can be difficult to convince students to "go down the hill" to attend events at Zorn.

### **Hilltop/Crest Centers – Ropes Course**

Hilltop could be reconfigured into a primarily commons dining space (keeping the Bowling and Billiards Center) on the first floor with some recreation facilities such as a fitness center, "studio" spaces for dance martial arts, etc., Outdoor Recreation Center and Recreation Offices on the second and lower levels. Another option would be to combine a new commons with a residence hall and remodel Hilltop entirely into recreation space. Crest is not a building anyone is a fan of – would be a candidate to raze and place a new residence hall on. Would need to relocate police, health services, fitness center and higher ground. Ropes course could be moved to the athletics fields behind McPhee/Olson.

### **Inflatable dome**

Athletics/recreation space crunches often result from multiple teams/clubs needing field/gym space at the same time. The group thought one low-price solution (relatively) was to create some turf fields covered by an inflatable dome behind McPhee/Olson. This would take considerable pressure off of indoor space in McPhee/Olson during the academic year. Covering Simpson Field and the track may not be possible because of size and field events in track – but it could be done near Simpson. Dome should be located as close to McPhee/Olson as possible.

### **Priorities**

The group discussed priorities of the projects and determined the residence halls/commons would be the top priority followed by a multi-event center or inflatable dome (depending on costs/site availability), then Hilltop renovation and Wellness Center.



**City Staff Alternatives Review**

MEETING SUBJECT

**City Hall**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**July 22, 2010**

MEETING DATE

**3:00-5:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**July 27, 2010**

ISSUE DATE

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PARTICIPANT	REPRESENTING
Mike Huggins	City Manager
Darryl Tufte	Director of Community Development
Pat Ivory	Senior Planner
Brian Amundson	Director of Public Works
Mike Branco	Eau Claire Transit Manager
Ross Spitz	Traffic Engineer
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Jon Hoffman	JJR

Rindo and Hoffman met with City Staff to review the campus master plan alternative concepts. Hoffman reviewed the project background and analysis and led discussion of each component of the alternatives.

**Haas Fine Arts – Water Street Plan**

- The Water Street Plan does not cover University-owned property, but JJR intends to follow the spirit of the plan.
- City prefers a Haas addition be placed near the street, with a consistent setback among other UWEC buildings. There should be no parking lots fronting the street. Three-story height limit for areas within the Water Street plan. The setback should be more than just landscaping – it should be good public space.
- The group discussed possible use of parcels on 1<sup>st</sup> Avenue between Chippewa Street and Niagara Street – the City purchased and demolished homes that were in the floodplain.

**Park Street – Third Ward Neighborhood**

- The group agreed to larger and bulkier buildings along Park Street if there is no university intrusion into the Third Ward Neighborhood.

**Nursing on Upper Campus – Clairemont Corridor**

- City staff strongly encouraged moving Nursing to Upper Campus so that it contributes to the emerging “Ed-Med” Clairemont Corridor.
- Huggins encouraged UWEC and JJR to get past current and temporary personal preferences among the Nursing faculty and realize that moving Nursing to Upper Campus will have long-term benefits.

**Campus Front Door**

- Amundson is repeatedly asked to install signs from the interstate to direct drivers to the campus. However, other than directing drivers to exit the interstate at Hendrickson Drive, he doesn't know how the campus wants visitors to enter the campus(es).
- Hoffman noted that a goal of the master plan is to answer that question.

### State Street

- Public Works and Community Development prefer that Garfield Avenue remain a vehicular route through campus. Public Works is concerned that closing Garfield to vehicles will increase pressure for improvements to State Street, which are near impossible given Third Ward objections.
- Should the UVEC place a parking garage on the Hibbard Lot, State Street will not be rebuilt to accommodate it.

### Residence Halls – Neighborhood Parking

- Any residence halls on Lower Campus (e.g. Phillips site) will worsen neighborhood parking issues. The city indicated that if additional residence halls were built in close proximity to the neighborhood (on the current Phillips site), the Third Ward neighborhood would likely seek to have parking restricted on neighborhood streets.
- A parking and circulation plan will be necessary, no matter which alternative is selected.

### Eau Claire Transit

- Eau Claire Transit supported a transit route through campus along Garfield Avenue and would consider serving campus in a redirected route.
- The Water Street Lot res hall could be combined with a new/relocated transit hub.
- A significant increase in off-campus destinations (such as an off-campus shared university/community facility or more distant off-campus residential) will require more transit service (frequency) that can be provided by the city's hub-spoke system. The city and/or the university will need to investigate a dedicated shuttle system. Admundson described the shuttle that runs between the University of Minnesota's three campuses. High frequency shuttle transit service has a higher cost that the university would need to support.

### Off-Campus Shared University/Community Facilities

- The City and University agree that the Eau Claire community can support only one quality facility in each category, and are committed to shared facility(ies). Potential shared facilities (which could be combined into hybrid facilities):
  - Arena/Multi-Use Event Center – A replacement for Zorn, but also accommodating meeting and convention needs
  - Performing Arts Facility – A replacement for Kjer, but also accommodating the community's performing arts needs
  - Fine Arts Facility – Moving the fine arts major upper classmen into a community fine arts facility
- Location(s) for potential facility(ies) are still yet to be determined.
- One discussed site was County Concrete (south of Menomonie Street between Clairemont and Hobbs Ice Arena), but there were concerns about it being too far from campus and if a large enough parcel could be assembled. The Eau Claire YMCA is considering constructing a new building at the south entrance to Carson Park.
- Another discussed site was the Shopko site (at Clairemont and Hendrickson), but there were concerns about the difficulty of assembling parcels.

### Downtown Ramp

- Rindo asked about the status of the downtown parking ramp. Amundson indicated the ramp is nearly 30 years old and already has major maintenance issues. The City is discussing the long-term future of the ramp.

### Next Steps

- The City would like to stay involved in the master planning process, reviewing the preferred campus concept when it is ready.



**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**August 9, 2010**

MEETING DATE

**1:00-2:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**August 9, 2010**

ISSUE DATE

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PARTICIPANT

Mike Rindo

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Rick Gonzales

Campus Planner

Kate Sullivan

UW System

Jon Hoffman

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**State Office Building Site/Stein Boulevard/Sacred Heart**

- The hospital cannot dictate to the State how the site might be redeveloped.
- The FAA has helipad guidelines that restrict redevelopment near them. The likeliest long-term solution is to move the helipad on top of a building or parking structure.
- State Office Building will be shown as a future acquisition site.

**Future Acquisition Sites**

- The campus master plan should show future acquisition sites. Core Group suggested: the State Office Building, the entirety of CVTC campus north of Clairemont, Ecumenical Center on Lower Campus, houses fronting the west side of State Street between Garfield and Summit, and both the north and south sides of Water Street between 1<sup>st</sup> Avenue and 4<sup>th</sup> Avenue.
- Master plan should indicate either acquisition or joint use (esp. CVTC and State sites) and how each site should be incorporated into the campus.
- Since showing private land as future acquisition sites can contribute to disinvestment, JJR will recommend an appropriate number of future acquisition sites.

**Transit on Garfield**

- Gonzales expressed reservations about transit (both campus and city services) on Garfield and the conflict with pedestrians and bicyclists. Issue will be reviewed when JJR shows its draft preferred concept to Core Group.

**Kinesiology**

- The academic program needs its own space outside of athletics and recreation. Could be combined with nursing and future PT/OT program.
- Program needs classrooms and exercise facilities similar to a health club (e.g. no full open gyms necessary)
- Sullivan felt that as an academic program, Kinesiology should be on Lower Campus. She further suggested the campus master plan should establish a principle that all academic should be on Lower Campus or Water Street.
- Rindo suggested a Clariemont Avenue site.
- Hoffman indicated that JJR is currently considering the Zorn/Brewer site and the group was in agreement.

**Haas Addition/Kjer Replacement**

- JJR sent to Rick and Mike a space request from Bob Wright. Since the request is significantly more than FPC benchmarks have suggested, the Wright space request will not be incorporated until it is better vetted. After FPC's space recommendations are released, Gonzales will coordinate with Wright on space needs prior to project pre-programming.

**Action Items by JJR**

- JJR will research FAA helipad adjacency restrictions.
- JJR will continue to detail the preferred campus concept.

**Action Items by UWEC**

- None

**Action Items by UW-System**

- None

**Next Meetings/Upcoming Dates**

- Wednesday, August 11, 1:30-3:30pm – Residential Demand Study review
- Monday, August 16 – FPC distributes draft space needs analysis report and backfill plan.
- Next standing conference call: Monday, August 23, 2010 at 1pm to discuss Space Needs Analysis report.



**Campus Open House**

MEETING SUBJECT

**Hibbard Penthouse**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**September 28, 2010**

MEETING DATE

**1**

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OF

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PAGES

**1:00 p.m. – 2:30 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**November 3, 2010**

ISSUE DATE

Jon Hoffman and Neal Kessler with JJR led a discussion of the Preliminary Campus Master Plan. Hoffman described the preliminary master plan and the analysis that led to it. Approximately a dozen faculty, staff, and students participated. The follow is a summary of comments and suggestions:

- Upper campus open space
  - How is dining incorporated into the reconstructed Horan Hall?
  - Should take advantage of views of the river and lower campus
  - Horan Hall should have a higher density
- Decentralization of athletics is issue
  - Athletics and recreation are important for campus cohesion
- Sustainability is important and should be incorporated into the master plan
- Where is graduation if Zorn goes away?

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**Steering Committee Meeting**

MEETING SUBJECT

**Badger Room, Davies Center**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**September 28, 2010**

MEETING DATE

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**9:00-11:00 a.m.**

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- Are the building footprints shown on the master plan correct? They are correct for a master planning level – each project will need to be programmed.
- Does Kinesiology need to be near McPhee/Olson? Perhaps not.
- Nursing needs are not addressed in this master plan
- Will the Ropes Course be maintained with the building of housing? Likely
- Is there housing maintained on Lower Campus?
- What happened to housing on Water Street? Master Plan is still assuming upper classman housing on Water Street, but that it will be off-campus in a public-private partnership.
- The Davies replacement should be called the “Student Center”.
- Athletics is too spread out, and the master plan is not improving the situation. The Zorn replacement should not be off campus, but it should be as close to campus as possible.
- Has JJR considered a funicular or aerial tram to better connect Lower and Upper Campus?
- The campus entrances are good.
- What are the cost implications of the master plan?
- The University and the master plan need to make sure that campus growth assumptions make sense and are realistic.
- What is the phasing and sequencing of projects? That is a part of the next step in the master planning process.
- There needs to be a turnaround on Garfield Avenue for non-campus traffic. Where is a there a good point to turn around? The reconstruction of Garfield can be accommodated in the upcoming Garfield utility project.
- Chancellor’s comments
  - The master plan should be visionary and set a course for the future. Where does the university need to be in 2050? The master plan needs to be more forward-looking!
  - The draft master plan is only a plan for the next 18 years. We should also have a 100-year long-term vision plan.
  - Living and learning should not be separated. Upper and Lower Campus should both have academic and residential.
  - The housing should be more dispersed. Think about new models of housing, e.g. science living/learning communities
  - This master plan is only keeping programs where the current department heads want them. The master plan should be recommending where programs ought to be, despite the wishes of current faculty/staff.
  - The Education-Medical corridor on Upper Campus makes sense. Nursing and Kinesiology should be located on Clairemont. Kinesiology should not come down to Lower Campus.
  - The master plan needs to maximize the limited resources of the university and the Eau Claire community. What are opportunities for further partnering with the community?
  - The master plan needs to support the negotiation process with the community, but allow for flexibility. The master plan should allow flexibility for community partnerships regarding the fine arts.
  - The University needs much better visibility on Clairemont.
  - The master plan should reserve future building sites, but leave the future use open to be flexible.
  - There should be a residence hall on Water Street. There should be more university facilities and university-related retail on Water Street between the footbridge and Carson Park.
  - How should the university interact with Downtown?



- The master plan should show more satellite campus uses off-campus.

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MEETING SUBJECT

**East Lobby of Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**September 28, 2010**

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**11:30 a.m. – 12:30 p.m.**

MEETING TIME

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- Bus vs. "Streetcar" on Garfield Avenue
- There needs to be a bike trail bridge between Upper Campus and Water Street
- Master plan should indicated placement of bike parking
- There shouldn't be as much vehicle parking
  - Need covered bike-parking – especially near residence halls
  - Bike parking should be close to front entrances of building
  - There are too many bike-pedestrian conflicts – need to separate modes, especially on the hill
- Pedestrian mall is a good idea
- Need more quads like the proposed Governor's Quad elsewhere on campus
- If there's no cafeteria in the new Student Center, then the Lower Campus residence hall needs to be apartments
- There should be no additional parking on upper campus
- Consider placement of transit hubs, we need bus stops with shelters!
- The campus should strive for LEED® Gold Buildings – Be Sustainable!
  - Solar panels
  - Green Roofs
  - Growing Food on Campus
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**UW-Eau Claire Campus Master Plan  
Submitted Comments Regarding Preliminary Master Plan Workbook**

On Tuesday, September 28, JJR presented alternative concepts on campus through a variety of meetings. JJR prepared *UW-Eau Claire Campus Master Plan Preliminary Master Plan Workbook*, which summarized the on-campus presentation and posed a series of questions. The workbook was posted to the Master Plan section of the UW-Eau Claire website a few days later, and it was advertised on the front page of the UW-Eau Claire website. Participants had until October 29 to respond.

Below is a compilation of submitted comments.

---

**From:** Margolis, Robert Alec  
**Sent:** Friday, October 08, 2010 5:15 PM  
**To:** Rindo, Michael J.  
**Subject:** Campus Master Plan

Dear Mr. Rindo,

I would like to say that I'm in full support of Plan B, especially the items concerning Haas Fine Arts. As a music student, I spend quite a bit of time there, and I notice that it is in need of a serious renovation and/or expansion. I've talked to many other music students and they share my opinion. Please consider this when drafting the final Campus Master Plan. Thank you so much for reaching out to the students for input. I'm sure I speak for many when I say that I really appreciate it.

Sincerely,

Robert A. Margolis  
Bachelor of Music-Theory  
University of Wisconsin-Eau Claire  
Principal Tuba, Chippewa Valley Symphony  
763-257-2312

---

**From:** Smith, Joyce A.  
**Sent:** Saturday, October 09, 2010 3:53 PM  
**To:** Rindo, Michael J.  
**Subject:** Master Plan

Dear Mike Rindo,

After reviewing the Master Plan it is very apparent that many hours of thought and expertise have been put into this plan. Overall, it appears that it will enhance the land use and the already beautiful appearance of the campus with a better lower campus pedestrian only walkway along the Chippewa River.

A few questions/concerns that I have:

1. Will the lower campus dorm/s be built prior to taking them down so there is uninterrupted access to the campus for handicapped students? Are there plans for access for these students to the facilities on upper campus via the transit system?
2. Since there will be more dorms on upper campus, have there been thoughts to build a parking garage in the Tower's lot?
3. As part of the changes of upper campus, it mentioned that after "the uses" in Crest Wellness are moved this would be demolished and replaced by a dorm. Good idea, but I did not see any plans in the Master plan that included any plans for where any of "the uses" would be going. Could you please address that issue?

Again, I congratulate the committee for preserving the beauty of the campus. That was the #1 attraction along with the School of Nursing that brought me to Eau Claire many years ago. Therefore, as an Alumnus, as well as now a member of the UW-EC staff, this issue continues to be very important to me.

As an aside, I greatly appreciated the preservation of the Council Oak. That is an absolute strong symbol of the University that MUST always be preserved.

Thank you for your time in addressing my concerns.

With Best Regards,  
Joyce A. Smith FNP-BC, APNP  
Student Health Service  
UW-EC  
715-836-4401 (desk phone)  
715-836-4311 (clinic phone)

---

**From:** Scukanec, Gail P.  
**Sent:** Monday, October 11, 2010 1:28 PM  
**To:** Rindo, Michael J.  
**Subject:** master plan

Mike, I commented on this at the master planning meeting I attended, but wanted to say again. I am concerned with the idea of relocating Kinesiology away from Olson/McPhee. Kinesiology will always need gym space, but it is not likely we could build that in a new facility...so, it makes sense for Kinesiology to be located in McPhee/Olson, or very near it. Gail

Gail Scukanec, Dean  
College of Education and Human Sciences  
University of Wisconsin--Eau Claire  
(715) 836-3264

---

**From:** Anderson, Jason Jon  
**Sent:** Wednesday, October 13, 2010 6:06 PM  
**To:** Rindo, Michael J.  
**Cc:** Hellwig, Beth A.; Gonzales, Ricardo M.; Farrell, Charles F.; Harrison, Susan M.  
**Subject:** Master Plan Feedback

Mike,

After reviewing the Master Plan and Preferred Alternative Plan I just wanted to share the following thoughts:

- I am concerned that an Arena is not outlined with a clear location or timeline. We are all aware our current arena does not serve our current athletic/event needs and is injuring our athletic players that are required to use it. To have a campus plan that is looking out 20+ years that does not layout a clear timeline or location for this vital campus/community building I believe is a mistake. Would it be possible for the final plan to better address this immediate need, or address some type of renovation to the current facility if no future plans can be determined?
- I believe to meet the need of the planned expansion to residential living on campus that Hilltop should be renovated as the plan suggests; however, it may better serve upper campus as a large dining facility. Using the lower level of a new Horan Hall as the plan suggests does not, in my opinion, provide enough kitchen, prep, serving or dining space to adequately serve all the students of upper camps. With the move of Kinesiology out of Mchpee Olson perhaps that entire facility could become the suggested Recreation Center, allowing a renovated Hilltop to serve more the role of the upper-campus union.

Thanks,  
Jason

---

**Jason Jon Anderson**

Event PRODUCTION Coordinator: University Centers - Event Services

**University of Wisconsin – Eau Claire | 105 Garfield Ave | DC 102C | EAU CLAIRE | WI | 54702**

PHONE: 715.836.4809 | FAX: 715.836.2301 | <http://www.uwec.edu/eventservices/>

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**From:** Helland, Lois Ann  
**Sent:** Monday, October 11, 2010 4:58 PM  
**To:** Rindo, Michael J.  
**Subject:** comments on plan

Dear Mike: I am impressed with the plan – I think it will be an even more beautiful campus. I hope the grand staircase idea includes plans for a bicycle friendly way to get between the upper and lower campus. For example, I have seen staircases that have a narrow ramp next to them for someone to roll a bicycle.



*Lois Helland*

Senior Lecturer, Biology Department  
University of Wisconsin - Eau Claire  
Phillips 340, 715-836-5068  
[hellanla@uwec.edu](mailto:hellanla@uwec.edu)

---

**From:** jim61037@charter.net [mailto:jim61037@charter.net]  
**Sent:** Monday, October 18, 2010 5:47 PM  
**To:** Rindo, Michael J.  
**Subject:** Campus long term planning

Mike,

I have been following from afar, the plan. As a former employee, working with Jim Bollinger, to meet ADA requirements. I have a question concerning, if your committee had addressed those needs. Your plan stated, that Thomas and Putnam dorms would be demolished. That would eliminate, handicap rooms on lower campus. If they are move off site, your would need an handicap van "on call" to transport to campus. We did put two handicap rooms in Towers-North. The van was never purchased, so these rooms are not being used, for ADA students.

Jim Mueller former UWEC locksmith

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**From:** Hayden, Mary G.  
**Sent:** Tuesday, October 12, 2010 2:01 PM  
**To:** Rindo, Michael J.  
**Subject:** Campus master plan

Parking

I like the idea of moving parking to the perimeter of the campus areas, but I would like to see the following concerns addressed.

The first is that we ensure usable and convenient parking for disabled staff, students, and visitors. If we are to strive to be inclusive, this is very important to consider.

The second is the location of convenient drop-off points. Students, staff, and visitors often need to transport supplies and materials to buildings on campus. Adequate access is important.

Thank you,  
Mary

Mary Hayden  
Lib Svcs Asst-Research & Instruction/Gov't Pubs  
36-3421 haydenm



**From:** Jeremy Gragert [mailto:jgragert@gmail.com]  
**Sent:** Monday, October 25, 2010 12:32 AM  
**To:** Rindo, Michael J.  
**Subject:** UWEC Master Plan Preferred Alternative COMMENTS

Mike,

Below are my comments on the UW-Eau Claire Master Plan Preferred Alternative released Sept. 28. Please confirm when you have received my comments. If you or anyone else has questions about them or would like more detail I would be glad to provide it!

Thank you for this opportunity,

Jeremy Gragert

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**UW-Eau Claire Master Plan Preferred Alternative released Sept. 28, 2010  
Submitted Oct. 25, 2010**

By Jeremy Gragert, [jgragert@gmail.com](mailto:jgragert@gmail.com) – 612-220-1970 (mobile)  
451 Lincoln Ave., Eau Claire, WI 54701  
2005 UWEC Alum

**Below are answers to questions from the Workbook:**

<http://www.uwec.edu/facprojects/upload/MPPrefAlternative092810.pdf>

**Also see the High-Resolution Master Plan map for context:**

<http://www.uwec.edu/facprojects/upload/MasterPlanMap092410.jpg>

**Will the preliminary master plan accommodate the growth of the fine and performing arts? How best can the campus and community collaborate on these new facilities?**

The plan does a “so-so” job of charting a future for the fine and performing arts, but I would like to see something that involves the community in a more physical way, such as venues in downtown Eau Claire in partnership with Volume One or the State Theatre. I realize that the details are not meant to be in the plan yet, but there appears to be some serious lack of connectivity, especially for pedestrians and bicycles in the area around Haas. There is no sidewalk or path connection on the south edge of Haas or south edge of the “Haas Addition” toward the Water St. bridge underpass trail, and there is a pretty narrow gap between the Haas Addition and the Fine Arts Center. I do not think that the Haas Addition should be located where it is – it is in a very tight green space and I can’t image the area between the addition and the current building not getting overcrowded with people coming out of the new building and blocking the bike path. I do not see how this plan makes the north approach to the footbridge any safer for bicyclists and pedestrians to coexist.

I like how this plan keeps the open field to the west of Haas, but I think given a parking structure is part of this plan I see no need for even half the surface parking west of Haas. The Haas Addition should just go west of Haas and just get rid of surface parking. For the record, I only see a parking structure on Water St. being used for special events, not very much day to day. 2<sup>nd</sup> Avenue and Chippewa St. are the places where people will continue to park if there is a parking fee in the ramp, and there is nothing you can do about it. Parking fees would go up to over \$400 if a ramp were built, so building one is just not feasible, nor does encouraging cars in such high numbers fit with the sustainability goals of the university. I am strongly opposed to the construction of an auto parking ramp in the footprint of the current Water Street lot, and I think it would be a big mistake for the university to make that investment.

**Will the preliminary master plan accommodate the growth of sciences? How well will the reconstructed Garfield Avenue function and connect Lower Campus to the Chippewa River? Are there additional opportunities that should be incorporated?**

**What do you think of the character of this potential view? How well will the reconstructed Garfield Avenue function and connect Lower Campus to the Chippewa River?**

I actually like the idea of moving the sciences by the river, because I think they should be close to nature. The other possible location would be to string the sciences in a row along the existing Phillips Parking Lot (so that they could be along Putnam Park). The site of the current science building would obviously be a great place for another academic building, or a community garden/arboretum. I do hope that residence life students have a strong say in whether they keep residence halls on lower campus, however, and I don't think the university should strong-arm them.

Although it is hard to see exactly how the pedestrian mall and closure of the hill to regular traffic will be engineered, in principle it is a very good idea and I support it fully. I like the artist's rendering of the pedestrian mall and the spaces for people to sit and hang out on the river's edge – I hope it will be possible to have overlooks along it like what is illustrated. I am a bit concerned about having a bus go along the route if it is not clear where the bus will be traveling, and at the same time I think bicycles should have their own path that they can reasonably expect to be able to travel safely at 10 miles per hour (it could be the same corridor as the bus route if the buses go slow enough). Currently there are automobiles flying through the corridor at up to 40 miles per hour at night, and I would hope that buses would not go any faster than 10 miles per hour through this area. I think buses could be more easily brought through campus and up the hill by going through the Phillips lot and over to the hill past the new student union and the nursing building.

At the same time pedestrians on the pedestrian mall should be able to walk in large numbers on an efficient path between the hill and Hibbard Hall, one that allows them at least a 14 foot wide corridor that would somehow not encourage people to just stand around and get in the way of pedestrian traffic flow. I think perhaps the buses and the bikes should have their own corridor closest to the river, with areas for people to hang out in overlooks over the river, and the main pedestrian traffic would be allowed to flow on the side closer to the buildings that they would be going in and out of.

As far as the hill goes, there must be a way to allow bicycles to ride down the hill at 15-20 miles per hour, and have their own dedicated lanes going up and down (in the current ascending traffic lane). That



could mean allowing only one lane for auto traffic, which would have to be controlled by stop arms on the top and bottom of the hill so that traffic could only go one way at a time. The traffic would be limited to only emergency vehicles and maintenance vehicles, as well as buses, so there would not often be a major wait or cueing of vehicles.

I believe the connection between the campus and the river, and between lower campus and upper campus, should be opened up as much as possible to bicyclists and pedestrians, and I think this plan does a good job with that. The southern termination of the pedestrian bridge on the main part of campus is a concern for this area as well, but I like how it is designed from what I can see. It is important that the south bridge termination is a slight constant slope down into the center of campus, instead of having a bicycle ramp off to the side as there is now. Perhaps the termination of the bridge could have a wider pathway for bicyclists and pedestrians to get themselves in order before going over the narrower bridge, since there are stairways and other conflict points and turning movements to deal with in that area.

**Are there adequate residential options on the Lower Campus? Should the Phillips and the Zorn/Brewer sites be future academic buildings? Residential buildings?**

I like the idea of having the visitor center in the Hibbard Lot facing State Street. Perhaps there would be a way to accommodate a city bus shelter along State Street as part of this building so that it could be a major bus stop for people using State Street buses? It would also be staffed during the day and maybe also in the evening as a place to buy tickets or access other university services for the public – functionally providing a safe space to wait for the bus. Federal funding is available for these types of multi-use transit facilities.

I definitely think that the Phillips and the Zorn/Brewer sites should be academic buildings in the future, but I don't really like the idea of using parking as a "place-holder." Parking is the least-desirable land use in my mind, but if I had to choose either a parking lot at the location of the science hall or at Zorn, I would choose the science hall, because at Zorn people would have to walk through the parking lot just to get between buildings efficiently. Parking should be around the edges of campus instead of right in the middle. I think the Kjer Theatre area should be a bus transfer point for the current Route 9 bus, where a large shelter could be built for students to wait sheltered from the elements, maybe connected to the new Education building as part of the current building plan being development for the new Education building. Again, there are federal funds available for transit projects that have other uses, as long as they are planned far enough ahead of time.

If students decide they are willing to give up their riverfront residence halls I imagine they will want to have other halls on lower campus, but it sounds like this plan tries to push them out, along with the fact that the new student union will not have a cafeteria to accommodate students with meal plans. A Chancellor's style upper-classman residence hall along Roosevelt as is seen in this plan is the only thing I could imagine that they would go for. This current master plan, putting the science buildings in place of KT and Putnam kicks students off of lower campus – and they might not be too happy about it.

**How well does the preliminary master plan expand on-campus housing options? What do you think of the character of this potential view? How well will the conversion of the Governors Lot make Upper**

### **Campus a better place to live and recreate? For pedestrians, is Upper Campus better organized and connected to Lower Campus?**

I generally like the plan for upper campus. Definitely get rid of the Governor's parking lot – as I have said earlier, it is good to get parking more toward the outer areas of campus. However, this principle is not followed in the lot apparently being proposed for east of Towers, where there are some of the nicest old oak trees on campus currently. Also, where do the tennis, volleyball, and basketball courts go, along with recreational fields for ultimate Frisbee and soccer? Not all of the upper campus area near the residence hall needs to be broken up with sidewalk connections – I think most of the current field west of Towers could remain as contiguous green space for recreation. While I like how a lot of current roads are absent from upper campus, “move-in and move-out” will definitely have to be a consideration for vehicle access (but that's just a few days out of the year). Also, where will sheltered bicycle parking be for residents of each hall? I hope that is planned in and not an afterthought.

I like the idea of having dining in a new building in place of Horan Hall, and perhaps there could be an outdoor component where people can be right on the edge of the bluff. I definitely think that having Hilltop Center be in roughly the same location is a good idea as well, and keeping it focused on recreation and maybe combining what is at Crest Wellness Center is a good idea in the long term.

I am a bit confused about where the money will be coming from for all of these projects on upper campus, since it seems like the cost to students in the residence halls would have to double, or something crazy like that. General recreation fees would also go up, and most students who live off campus pay them without using upper campus facilities. For even half of this to happen within 20 years is mindboggling. Is there really that much wrong with Hilltop or Crest Wellness Center that they will need to be replaced in the next 20 years? Generally I like the vision for upper campus, despite the unlikelihood of it being carried out.

I'm not really sure how everything will work on top of the hill transportation-wise, but my earlier comments about making sure bicycles have a clear way to get down the hill with as few conflicts as possible is important. Maybe there is a way to mix bicycles with the motor vehicle traffic, but it is hard to say without looking at the engineering. The corridor between Hilltop Center and the new large residence halls should definitely be made to accommodate large numbers of bicycles, and it is not currently.

### **Does the preliminary master plan bring the University out to a prominent view on Clairemont Avenue? Should there be more or less parking on Upper Campus?**

I think that acquiring the state office building would be a good idea for outreach purposes, but I don't know how you can make it look less menacing, given the black “Darth Vader” look of it currently. It would be a decent place for community outreach, but I think Water Street would be better. Maybe if some other facilities were built in the area just south of Lake St. in downtown near the current YMCA that area would also serve as a community outreach area off the main part of campus. I do however see value in having outreach be close to CVTC, since even if UWEC simply worked more closely with CVTC that would represent a significant improvement in collaboration.

There should be less auto parking on upper campus and more space for recreation fields, tennis courts, volleyball courts, and basketball courts. There should be more sheltered bicycle parking, as well as

sheltered and secure bicycle parking for students who want to store their bikes for the winter months or for January break.

**How well does the preliminary master plan allow pedestrians, bicyclists, transit, and vehicles move around and between campuses? Vehicles cannot drive between the Upper, Lower, and Water Street campuses without leaving the campus boundary. Does that matter?**

I like the idea of keeping vehicles outside of the campus boundary, and closing Garfield Avenue and the hill is critical to accomplishing this. I applaud the courage that the consultants have to make this happen, and I hope the university can accept it. Some of the actions in this plan are doing a great job of prioritizing bicycles, pedestrians, and transit, and I really appreciate that. I like how the entrance to Putnam Park is an outdoor classroom rather than a riverfront parking lot. I think there is maybe even an opportunity for a riverfront amphitheatre in that location. I hope that the general public can access the park easier from this location as well as have it provide a front door for students to discover the park. A parking lot is not welcoming at all to the thousands of students who pass by it every day without noticing that there is such a thing as Putnam Park.

I do think that in order to complete the loop and the connectivity for bicycles and pedestrians UW-Eau Claire should work with the city and the state on having a bicycle/pedestrian bridge go across the Chippewa River from the west edge of upper campus into Putnam Park and across to the intersection of 7<sup>th</sup> Ave. and Market Street. A mixed-use path would connect the bridge to upper campus through a route that was recently reconstructed and cleared of trees after a washout. This would provide an even more public entrance to the Putnam Park State Natural Area that I don't believe it would harm the natural beauty and environmental quality of the river or the park. I could be wrong about the impact, but I don't believe a study has been done about it.

As much as possible, prominent locations for bicycle parking should be part of building planning rather than an afterthought, so I would like to see potential major bicycle parking locations in the final master plan itself. There should also be an effort to create sheltered bicycle parking in multiple areas of campus where it is not currently, so that people who bike to work on campus all day have a place to keep their bikes out of the rain and snow. The university should also consider having a bicycle "station", "annex", or "workshop" that is staffed by student bicycle mechanics and can provide classes or assistance on bicycle repair and maintenance. Showers should also be provided for faculty/staff/students that bike to campus; in at least several more buildings (you can get LEED points for this).

Overall, I like to see motor vehicles restricted from conflict points with pedestrians and bicyclists, such as the southern edge of the bridge and the hill, and I think this plan addressed those issues pretty well. I also think that pedestrians need to have clear pathways and sight lines to get between buildings and areas of campus without having to go across parking lots, especially if the fastest route is diagonally through parking lots, which of course does not work very well.

Clear bicycle and pedestrian routes to the Shopko area from upper campus also should be a priority for this plan, but I think the roadway through the parking lots on the southern edge might be adequate. I would also like to see the University better address the bicycle and pedestrian route to Bollinger Fields from upper campus, which requires improving the access on Stein Blvd. That issue is not addressed in this plan, nor is the dangerous crossing at Clairemont and Stein, but I realize those areas are completely off campus.



**Should the Zorn replacement facility be located off campus? If so, where are potential off campus locations that would still be accessible to campus? Should the university partner with a private developer to jointly develop a Water Street res hall?**

I think a potential new location for Zorn would actually be on campus in the place of the current Phillips Science Hall if it moves somewhere else. That would put it right next to the student union where it could serve partly as an extension of the union's conference center capabilities, and we must remember that more people go to Zorn arena for convention-type events or major speakers and performances than the go to it for sporting events. The forum series should be located near where students on upper campus live, who are paying for it. Having Zorn be essentially downstairs from the rest of the athletic buildings on top of the hill is also a sound plan.

Alternative siting for Zorn would be in downtown Eau Claire, specifically the area south of Lake St. along Barstow and Graham, near the Boys and Girls Club (a potential partner) and the YMCA. Since the YMCA is moving that might be a perfect spot, and it is along the river. Many students live in that area and having a Zorn-type building down there would help anchor that end of downtown redevelopment. Currently, the university Route 9 bus route and all the State Street routes already go directly through that area.

Another location that should be strongly considered for a strong campus-community partnership to build something like Zorn would be to have it west of the Hobbs Ice Arena between the river and Menomonie Street. Having a school bus yard and a storage yard for a few businesses is not the best use for property along a bike trail and the Chippewa River in the center of the city. This option would place additional UWEC-affiliated facilities in an area that has a connection to campus via a bike trail, and it would be close to Carson Park and the possible future site of the YMCA. It would just be difficult to find a way to work with the businesses and find them alternative locations. The Hobbs area would have plenty of space for a big multi-use meeting space or convention center as a part of the Zorn project, and plenty of room for auto parking.

Additionally, the Hobbs location could be connected directly to the upper campus of UWEC via a future mixed-use path going down into Putnam Park from the sloped entrance behind the Chancellors lot and across the river on a trail bridge to connect up with the bike/ped path at 7<sup>th</sup> and Market Streets. Regardless of where a new Zorn is placed students who live in the residential area of campus should be connected to students that live off campus in the Water Street area, and such a bridge would do it perfectly. Certainly a bridge would be difficult to fund, but the university is already talking about large capital projects that require partnerships and funding from the community.

I do not think that the university should partner with a private developer for a residence hall in the Water Street area, unless absolutely no land could be acquired. The university should work with landlords and property owners on fixing up existing housing stock in the neighborhoods around campus. If there is an occasion where a large existing historic or significant building in the Eau Claire area, such as St. Bede's Monastery and Center, appeals to the university and would require a partnership with a private entity I think that would be more acceptable.

**What do you think of the changed building massing on each of the campuses?**

I think the new buildings being proposed are definitely larger and blockier than the current mix of buildings on campus, but as long as they have good architecture it should be okay. I do not mind having variety and don't think we have a theme going for us on campus to work with anyway. I also do not mind if buildings go higher than 5 stories, especially the upper campus residence halls that would be able to take advantage of views into the valley below once they get higher than that.

**Does the preliminary master plan further these goals (Guiding Principles)?**

In the transportation realm this plan is a lot better than the way it is now on campus, particularly because Garfield Ave. and the hill will be closed to regular auto traffic. I would like to see a net loss of automobile parking spaces within the campus boundary over 20 years and a net increase in bicycle parking.

In the sustainability realm I feel this plan to does not address issues of energy conservation/efficiency/renewables , water/pollution management, or the breadth of sustainability demonstration/education that it could. Where, for example, is the future site of the Foodlum's vegetable garden if the Phillips Science Hall is torn down? Perhaps the entire space could become a garden instead of a parking lot? Where is the vision for green building or LEED certified buildings? Where is the vision for design that keeps in mind passive solar and siting for possible wind turbines or solar panels?

Where is the vision for the future of the coal-fired heating plant? Why can't we get off of coal?

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**From:** Kurtenbach, Patrick [mailto:Patrick.Kurtenbach@ERelInsurance.com]  
**Sent:** Friday, October 22, 2010 4:36 PM  
**To:** Rindo, Michael J.  
**Cc:** patkurtenbach@charter.net  
**Subject:** UW-Eau Claire Campus Master Plan input by the T.W.N.A. steering committee

Here is the T.W.N.A. steering committee input from the campus alternatives workbook. I have reviewed the current preliminary master plan alternatives on the UWEC website and will present to the T.W.N.A. steering committee in November or December. Thank you.

**UW-Eau Claire Campus Master Plan**

*Campus Alternatives Workbook*

Please answer the questions in this workbook and submit your comments by June 2 to Mike Rindo, special assistant to the chancellor at [rindomj@uwec.edu](mailto:rindomj@uwec.edu). For more information about the Campus Master Plan, please contact Mike Rindo.

*How should the fine arts expand? How should the theater relate to it? Should the Kjer Theater be in the community or on-campus near Haas?*

TWNA steering committee response: No UWEC theatre but a community theatre with incorporate public and private entities. No theatre with have students work with existing organizations in the community at large. Open air auditorium in the campus mall.

*How best can the sciences expand? Can the sciences be split temporarily? Can the sciences be split permanently?*

TWNA steering committee response: New science center on campus.

*Should there be more academics on Upper Campus? If so, which programs make sense to move to Upper Campus? What is and will be the relationship of Nursing to Lower Campus and clinical sites located throughout the community?*

TWNA steering committee response: Nursing by other physical sciences on lower campus. Concentrate sciences in one center. Nursing on upper campus to partner with C.V.T.C.

*How should Upper and Lower Campus be connected? Should Garfield Avenue be closed to cars?*

TWNA steering committee response: Campus pedestrian mall.

*How should Lower Campus connect with the Chippewa River?*

TWNA steering committee response: Phoenix park development concept/idea.

*Should campus residential halls expand to Water Street? Should there always be a Lower Campus housing option?*

TWNA steering committee response: Develop on upper campus with student health services nearby.

*Should the arena be on campus or integrated into the community? If on campus, where?*

TWNA steering committee response: Arena on campus.

*How should the Continuing Education/Foundation/Alumni connect with the community?*

TWNA steering committee response: Physical structure on Hibbard lot. Like the Delaney residence that was there.

*Where should the front door be?*

TWNA steering committee response: As a lower campus pedestrian mall with the use of the Buffington residence.

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From: Eierman, Robert J.  
Sent: Tuesday, October 26, 2010 1:43 PM  
To: Rindo, Michael J.



Subject: Campus Master Plan Comments

Dear Mike,

My comments focus on creating a plan for the UWEC campus that supports a multimodal transportation system that enables safe and convenient travel to and from as well as on campus for pedestrians, bikers, transit riders and drivers.

1. I don't see an indication of where city buses will pick up and drop off university students and employees. It would be convenient for the transit system if there was a station on State St., but another location for a bus stop is on the southwest corner of Park and Garfield. This should be a comfortable place (i.e. covered and wind blocked) that can handle a fair sized crowd of riders. Bus stops on the Fine Arts campus and on upper campus should likewise be conveniently located and comfortable.
2. I don't recognize a coherent plan for where bikes coming from all different directions should enter campus and make their way conveniently to accommodating parking facilities. The removal of cars from the heart of campus is good, but there needs to be some planning of how bikes and pedestrians will co-exist. This includes bike lanes, signage and maps that direct traffic to maximize convenience and minimize conflicts.
3. Bike parking should also be designed for convenience and utility.  
Covered bike parking is needed in a variety of places to enable folks to bike commute in all weather conditions. Bike lockers and some shower/locker facilities should also be developed to enable bikers to conveniently commute and clean up before they begin work. In addition, a system for bike storage for student bikes during the winter months should be developed so that bike racks are not clogged with unused bikes.
4. Handicapped accessibility and convenience should be integrated into the transportation plan as well.
5. UWEC should work with the city, particularly through BPAC to develop safe and convenient streets, sidewalks and bike lanes in the area of campus as well as leading out into city areas where university people reside.
6. Communication systems need to be developed that help people learn about best practices in commuting on bikes and foot, and that indicate where facilities (bike lanes, parking, etc) are on campus. A set of clear and integrated maps of the campus, city and region should be developed and made available. The communication should be integrated with enforcement of campus traffic rules so that people learn correct behaviors and are held to them. That would result in safety and convenience for all people on campus.

I think it is unwise to lock in a campus master plan without these considerations in place. We talk about sustainability, but a plan that proceeds without these and other related items in place does not support that concept.

Thanks,  
Bob Eierman

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**From:** Carney, Michael John

**Sent:** Thursday, October 28, 2010 12:56 PM

**To:** Rindo, Michael J.

**Cc:** Boulter, James E.; Hendrickson, J. Erik; Taylor, Wilson A.; Syverson, Kent M.; Faulkner, Douglas J.; Wagner, Paul J.; Mc Ellistrem, Marcus T.; Dunham, Douglas J.

**Subject:** FW: Campus Master Plan feedback

Mike,

You will also receive some feedback from Wil Taylor that represents the collective sentiments of the science chairs. However, I'd like to echo the concerns raised in Jim Boulter's email (below).

I hope the consultants are aware of the critical space crunch now facing the sciences. Although the master plan does include a new science building (and we are thankful for that), the space needs analysis (Fine Arts, McPhee) performed by the consultants did not address the relatively dire situation in Phillips Hall. This past year in chemistry, just as an example, we were forced to cannibalize a teaching lab in order to provide research space for two new faculty (one in Chem, one in MatSci). Research with undergraduates is a requirement for all our faculty (research space was also a contractual obligation) and the space crunch required sacrificing the teaching lab. We are now doubling up in another teaching lab to accommodate the course that had to be moved – this creates problems of its own and is not a desirable long term solution. Finding space for new science faculty (hired via the Blugold Commitment) will be even more challenging.

The purpose of this note is to express my department's hope that construction of the science building (particularly its sequencing in the 20-year plan) be given the high priority that it deserves, especially given the excellence of the departments that will call it home.

Regards,

Mike

**From:** Boulter, James E.

**Sent:** Tuesday, October 26, 2010 4:48 AM

**To:** Carney, Michael John

**Subject:** Campus Master Plan feedback

Mike,

I realize that there may be more pressing issues before the department right now, but I noticed that feedback was due regarding the Campus Master plan by this Friday.

I don't know if you've looked at it, but there's a nice outlook for a new science building proposed. However, I'm somewhat concerned that we've lost some footing in terms of priority. On slide 7, Space Needs Analysis Update, science isn't mentioned at all! It would appear that the Provost's statement (a year or so ago) to us that we were at or near the top of the list is no longer valid. But I would consider the sciences' complete inability to hire new faculty due to lack of available research space a problem warranting mention on this page. And it might serve to move us up the (unwritten, but perhaps implied) priority list.

On further reflection, that might be more an issue for Phillips chairs council. Thoughts? Or would you be willing to pass this along to your cohort?

Thanks,  
Jim

James E. Boulter, Ph.D.; Associate Professor  
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**From:** Richard S. Russell [mailto:[richardsrussell@tds.net](mailto:richardsrussell@tds.net)]  
**Sent:** Tuesday, October 26, 2010 10:55 AM  
**To:** Rindo, Michael J.  
**Subject:** Campus Master Plan

Herewith some of the alumni feedback on the campus master plan requested in the most recent issue of *eView*:

Short, sweet, and simple general principle: **Think up, not out.**

That's it. Have a good one.

=====

Richard S. Russell, a Bright (<http://the-brights.net>)  
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**From:** Pierce, Crispin H.  
**Sent:** Thursday, October 28, 2010 6:02 PM



**To:** Rindo, Michael J.

**Subject:** Comments on the Campus Master Plan

Hi Mike,

Thanks for continuing to provide opportunities for input as the master plan has evolved. I am very pleased to see the core sustainability and “smart growth” components of the three alternatives (particularly alternative A) incorporated into the current preferred plan.

Having Garfield serve pedestrians, bicycles and transit is a great step forward. While I realize this street is helpful as students return to lower campus dorms on Sunday evenings, this valuable space is generally wasted because of the danger of car traffic in one of the nicest views of the Chippewa River that we have. (With the new science buildings in this area, the car issue would be even less of a concern.)

The current parking lot-building motif on upper campus is “industrial ugly.” Building green space with trees, shrubs and benches will make this more of a home to students in the dorms and more inviting to guests as they enter this portion of our campus. I’d also like to see our campus move away from turf, which requires constant mowing, fertilizing, and regular replacement, to native grasses and shrubs. The city has done a great job with Phoenix Park to lower maintenance costs by planting native species. The use of natives also lowers our campus runoff into Little Niagara Creek and the Chippewa River.

While I do understand the needs of our commuting students for parking, I also believe that most of us could make a little more effort to ride busses and bikes and ride in carpools. The expanded transit route through campus will certainly help in this regard. The State St. parking structure/campus entrance also makes sense, and I’m really looking forward to using the beautiful land next to the river as an outdoor classroom rather than the current small Garfield parking lot.

One of the students groups for whom I am a faculty contact – the Student National Environmental Health Association – has proposed a full bank of solar cells on the Haas Fine Arts Center to be funded through the student “green fund.” I would like to see our campus include sustainable energy plans in our vision for the master plan. A full energy audit, solar hot water, solar photovoltaic energy, and geothermal energy would be important components to include. The recent DNR conclusion that coal plants on several UW campuses – including ours -- are in violation of the Clean Air Act will likely already push us towards cleaner fuels.

An off-campus arena to host campus athletic and entertainment events should be located downtown to highlight our campus-community connections. Good transit and bike/pedestrian connections are necessary. I also think the university could take the lead in featuring views and uses of the Chippewa and Eau Claire Rivers with a downtown arena.

I truly believe that our master plan should be well-planned and infused with energy-savings and lower long-term costs (e.g., LEED standard ratings). Sustainable building design and construction and transportation planning will also improve the health of our entire campus community.

Best regards,  
Crispin

Crispin H. Pierce, Ph.D.

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**From:** Wiggins, Matthew S.  
**Sent:** Friday, October 29, 2010 10:25 AM  
**To:** Rindo, Michael J.  
**Subject:** master plan comments

Dear Mike Rindo,

The Department of Kinesiology would like to take this opportunity to give you and the campus master planners some feedback regarding the latest information involving our department. According to the presentations, it appears that the master plan has KINS sharing resources with Nursing in some way (not specifically stated how or where), and the department will move out of McPhee (although there is currently no building or specific mention of where KINS will be once we move out of McPhee). We completely agree that there are space issues in McPhee with the three current user groups (KINS, REC, and Athletics). The space and resource issues that occur frequently have affected the quality of instruction for UWEC students, and has limited our department in providing the best possible education for our over 700 majors and minors. So the possibility of moving out of McPhee is an intriguing idea. However, while we do agree that a better conceived plan for separating the three units and creating more space is necessary, moving KINS out of McPhee will present a few major problems or considerations.

First, there are several spaces utilized in McPhee that are absolutely necessary for our instructors and majors. Specifically, our department not only requires the traditional classroom space for instruction, but we need several lab and gym spaces in order to provide appropriate practicum and experiential learning for our students. Several large gym spaces are needed for multiple physical education classes, physical activity and wellness classes, and are also necessary for three of our community outreach programs that are connected with major's courses (PRIDE, Home School, Community Fitness). Second, the department requires several human performance/exercise science lab spaces. These labs provide a majority of our students with practical and applied learning related to physical assessments in exercise, health, and wellness testing, along with working space for student research opportunities, and the labs provide students hands-on experience for two community outreach programs (Community Fitness, Cancer Recovery & Fitness). In addition, the labs provide students with experience in many of the types of equipment used in PT, OT and other exercise science oriented careers. Third, the MSPC/weight room in McPhee is utilized by several KINS classes. For instance, teaching KINS 357 (Essentials of Strength and Conditioning) would not be possible without access to a high quality weight room that the McPhee Strength/Conditioning Center offers. Other classes (KINS 303, 304, 308, 328, 355, 358, & 466 to mention a few) would suffer in their quality of instruction without a similar weight room. If we are asked to move to another building, a gym the size of McPhee 210 (A, B, & C) will need to be provided, along with

lab space to accommodate all the equipment and work space in rooms 102, 123, and 127, and our majors will need an exercise/weight room to experientially learn all the content related to several classes in Kinesiology. Fourth, unless administration is planning on splitting the department in two, moving the Athletic Training majors and faculty out of McPhee into another building is troublesome (i.e., many of the resources for the AT classes are tied in with the Athletic Training room, so if AT is moved out of McPhee, those educational resources will need to be provided in the new building, a substantial added expense). Because of the expense of the AT program, and the associated lower student numbers coupled with an over-abundance of AT instructors, another alternative would be to eliminate the AT education program all together and just support AT within athletics. This plan may be more reasonable if Kinesiology is to move to another building. Educational resources from the AT program can then be used to help other KINS programs (thereby increasing faculty and student/graduate numbers in the remaining programs), while non-educational AT resources can then be funneled into athletics.

These issues, and others not mentioned, need to be taken into consideration by the master plan if we are to move toward a more transformative learning experience for all students. It is our hope by providing this information, the campus planners will look more closely at the issues involved in moving the Department of Kinesiology out of McPhee. If this future plan is the direction the university is heading, we believe it is imperative that KINS faculty and staff are given the opportunity to present our academic needs to the planning committee to ensure that our majors and minors receive the highest quality educational experience in Kinesiology that UWEC can give them.

Thank you.

Dr. Matt Wiggins

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**Sent:** Friday, October 29, 2010 11:02 AM  
**To:** Rindo, Michael J.  
**Subject:** Master plan feedback

Hi Mike-

I'd like to provide some feedback for the master plan.



- I strongly support the idea of having the hill be pedestrian-friendly and limiting vehicular access. This fits with our espoused commitment to environmental sustainability and will also continue to support healthy choices such as walking instead of driving.
- On a similar note, I support the idea of creating an open space on upper campus in place of the current Governor's parking lot. Again, this is in keeping with our commitment to environmental sustainability and health.
- I understand that this might not be the appropriate time to address this aspect of planning, but I encourage the planners to consider constructing spaces that encourage faculty – student interactions. High levels of faculty – student interactions have been shown to increase student learning and other positive outcomes, as established by research/literature on best practices in student affairs. I support creating spaces that facilitate these important interactions, such as faculty offices located next to classrooms. This relates to the renovation of academic buildings and the creation of new ones.
- I support creating a wellness facility that will address all aspects of student wellness: physical, social, emotional, spiritual, environmental, intellectual, and occupational.

Thank you for your time and for soliciting the campus's input on this matter.

Best,

Katie Wilson  
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150 Crest Wellness Center  
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**From:** Taylor, Wilson A.  
**Sent:** Friday, October 29, 2010 7:27 AM  
**To:** Rindo, Michael J.  
**Subject:** comment on Master Plan from STEM chairs

Hello Mike,

The Phillips Hall and Math chairs (STEM) would like to first state our strong support for the current draft of the Master Plan that includes a building that will eventually house us all. Thank you for all of your guidance in this effort.

In looking over the draft document, however, we saw explicit attention given to the space needs in Kinesiology/Recreation/Athletics and Fine/Performing Arts, but no mention of the specifics in Phillips. Since this is a time for feedback, we would like to emphasize the situation we are facing. We had a

space meeting back in March, and a quick straw poll showed that the 6 departments in Phillips are thinking of proposing a total of about 10 new positions in the next few years, either through base-budget requests or Blugold Commitment requests. There is no way that all of these new positions can fit in this building. Offices are one thing, but here in the sciences, we simply can not do our jobs without research space. UWEC's status as the Center of Excellence for Faculty and Undergraduate Student Collaborative Research reflects a change in the way we do things in the sciences since Phillips Hall was built in the 1960s. We need lab space to conduct collaborative research with our undergraduate students. Furthermore, and in the shorter term, at least a couple of the new advising positions are likely to land here as well, and their proximity to the majors they are to advise is a crucial piece of their effectiveness, and by extension to maintaining students support for the entire Blugold Commitment initiative.

Dr. Wilson A. Taylor  
Dr. Kent M. Syverson  
Dr. Michael J. Carney  
Dr. J. Erik Hendrickson  
Dr. Paul J. Wagner  
Dr. Marcus T. Mc Ellistrem  
Dr. Douglas J. Dunham  
Dr. Douglas J. Faulkner  
Dr. Alexander J. Smith

---

**From:** Morales, Christine M.  
**Sent:** Friday, October 29, 2010 2:47 PM  
**To:** Rindo, Michael J.  
**Subject:** Master plan input

Dear Mike,

I would like to put in my two cents regarding the Master Plan.

1. I'm very happy that the sciences will not be permanently split up, and happy with the proposed new location for the sciences.
2. I'm still concerned about loss of accessibility for students/faculty/community members in wheelchairs, particularly with the elimination of vehicular traffic and the expansion of campus in several directions. Could there be a paratransit service for qualified individuals between Upper/Lower/Water Street locations on campus? If so, how would such a service be funded and sustained? If not, would the campus lose some element of inclusivity?

Thank you,  
Christine Morales

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**From:** Schrader, Jan E.  
**Sent:** Friday, October 29, 2010 2:38 PM

**To:** Rindo, Michael J.  
**Cc:** Reed, Vicki L. Funne  
**Subject:** Recreation Input to Master Plan

Greetings!

Attached please find comments, suggestions and questions from University Recreation & Sport Facilities in response to the UWEC Campus Master Plan.

Thank you and have a great weekend!

Jan Schrader  
On behalf of:

Vicki Funne Reed  
Director, University Recreation & Sport Facilities  
106 Hilltop Center  
University of Wisconsin – Eau Claire  
Eau Claire, Wisconsin 54702  
[reedvf@uwec.edu](mailto:reedvf@uwec.edu)  
715-836-4931

## **Campus Master Plan – Response from University Recreation & Sport Facilities**

### Space Needs Analysis Update: Kinesiology/Recreation/Athletics; Fine/Performing Arts

- Supportive of the relocation of Kinesiology to an academic building.
- Would like to see Field Turf installed at Simpson Field.

### Potential Projects – Other

- Would like a Recreation/Athletics parking garage and/or and expanded parking lot.

### Preferred Plan Concept – Lower Campus

- In the Outdoor Classroom – would like space to accommodate bicycle/kayak/canoe rentals from University Recreation & Sport Facilities.
- Would like to see a Recreation Fitness Facility on lower campus.
- Would like to see a dance studio built in HAAS to accommodate the dance program.

### Preferred Plan Concept – Upper Campus

- Strong support for Hilltop being renovated or reconstructed and dedicated to Recreational uses.
- Would like to see a new Health/Wellness Center, combining Crest Fitness, Health Services, Counseling, Recreation, Massage Therapy, Body/Mind Studio.
- Support for Dining Services in lower residence halls.



- Strong support for a Ticket/Information office located on upper campus.
- Questions:
  - Will upper campus basketball courts be saved?
  - If new residence hall is constructed on the tennis courts –where will the tennis courts go?
  - If Crest is demolished – where will the uses in Crest be relocated to?
  - What is the plan for open green space on upper campus? (Towers green space is heavily utilized by students for free time and sport club activities.)

Preferred Plan Concept – Off Campus

- Would like to see artificial field turf on fields #1 and #5 at Bollinger, creating more usable space for Intramurals, Athletics, and Sport Clubs.

---

**From:** Faulkner, Douglas J.  
**Sent:** Friday, October 29, 2010 1:55 PM  
**To:** Rindo, Michael J.  
**Subject:** master plan

Mike,

I'm writing to provide a little feedback on the preferred alternative in the campus master plan. Overall, I think it looks wonderful. I especially like the conversion of Garfield into a pedestrian (primarily) mall and the outdoor classroom at the site of the present parking lot. While it's taken a while, UWEC finally appears ready to embrace the river. I believe this could have a truly transformative effect on the university. Wonderful!

I also very much like the inclusion of a new science building in the preferred alternative. As you know, the sciences are nearing (and may be at) the end of their tethers in Phillips Hall. I am, however, a bit concerned that the "Space Needs Analysis Update" on page 7 includes nothing about the pressing space needs of the departments and programs presently housed in PH. The situation is getting critical, especially with respect to dedicated lab space, which will limit the ability of the sciences to meet the growing needs of our students and, more broadly, of the region.

All the best,

Doug

=====

Douglas J. Faulkner, Chair  
 Department of Geography and Anthropology  
 University of Wisconsin-Eau Claire  
 Eau Claire, WI 54702-4004  
 715/836-5166

<http://www.uwec.edu/faulkndj/>

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**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**November 1, 2010**

MEETING DATE

**1**

PAGE

**2**

OF PAGES

**1:00-2:20pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**November 1, 2010**

ISSUE DATE

PARTICIPANT

Mike Rindo

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Jeff Kosloske

UW System

Kate Sullivan

UW System

Jon Hoffman

JJR

Neal Kessler

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Responses to Submitted Comments**

- Campus/JJR will not respond to every submitted comment. Rindo will respond to a specific question from Science faculty regarding the space needs analysis and acknowledging current space needs.
- The group discussed some common submitted comments and confirmed the following:
  - Haas/Performing Arts/Fine Arts is a higher priority for campus than Phillips/Science – Haas longer on list, Arts facilities in poorer shape, Phillips infrastructure recently upgraded
  - Parking <> Ped/Bike – The existing number of parking spaces will remain on campus, while transportation alternatives are strengthened. Eventually, surface lots will be converted to higher uses and campus commuters will choose other transportation modes.
  - Kinesiology – The master plan will indicate that the program will remain on Upper Campus in or near McPhee/Olson.

**Preliminary Master Plan Edits**

- Haas/Performing Arts/Fine Arts – The specificity of the drawing is beyond what is known and could preclude other opportunities. The master plan should indicate the capacity of the site and describe the goals for redevelopment, while leaving opportunities open for some uses being located off campus.
- Horan – need to make deliveries to commons area clearer
- Res Hall #1 and #2 – connect buildings as shown in sketch
- Circulation south of new Campus Center – JJR should clean-up circulation and parking patterns

**Sketches**

- Bollards – The sketches should not include them. Access should be restricted in another way.
- Buses – They are appropriately included and scaled.
- McIntyre Quad – The funding for a McIntyre façade project is unknown. JJR should artificially terminate the view with a center sculpture or similar. The open space between Schofield and Education should be considered a formal mall. The open space between Schofield and Campus Center should be considered informal.
- Visitors Center – Keep dark color on roof. Good scale and detailing.
- Sketches need some orientation for viewers. Labels? North arrow? Corner site map?



**November 15-16 Campus Visit**

- Hoffman will present the campus master plan to the City of Eau Claire Plan Commission at their regularly scheduled meeting on Monday, November 15.
- Rindo scheduling other potential meetings for the morning and early afternoon of Tuesday, November 16. Potential – CVTC, Sacred Heart, Chancellor.

**December 7 Campus Visit**

- Tentative date for next (final) Steering Committee meeting – December 7, 9am-12noon. Rindo confirming availability of Steering Committee members.
- JJR will present final campus master plan, Long-Range Vision sketch, and phasing plan.

**Action Items by JJR**

- JJR will prepare long-term vision sketch to illustrate the long-term vision for UWEC as described by the Chancellor. JJR will distribute it to the Core Group by end of this week.
- JJR and River are revising and completing the architectural and site design guidelines. JJR will refine the Preliminary Master Plan. JJR will prepare the Phasing Plan.

**Action Items by UWEC**

- Rindo will schedule meetings for Hoffman on November 15-16.
- Rindo will confirm Steering Committee meeting on December 7.

**Action Items by UW-System**

- None

**Next Meetings/Upcoming Dates**

- Tuesday, November 9, 1-2pm Central Time – Long-Range Vision Sketch review via conference call. Call-in number: 877-745-2255, meeting ID: 5284.
- Monday-Tuesday, November 15-16 Hoffman Campus Visit – Standing Conference Call CANCELLED on this day.
- Tuesday, December 7, 9am-12noon (tentative) – Steering Committee meeting on campus

**Long-Range Vision Graphic Review**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**November 9, 2010**

MEETING DATE

**1**

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OF

**2**

PAGES

**1:00-2:20pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**November 1, 2010**

ISSUE DATE

PARTICIPANT

REPRESENTING

Mike Rindo

Special Assistant to the Chancellor and Executive Director –  
University Communications

Rick Gonzales

Campus Planner

Jeff Kosloske

UW System

Kate Sullivan

UW System

Jon Hoffman

JJR

Neal Kessler

JJR

The following is a record of consensus and next steps created during the conference call. It is not a summary of all meeting discussions.

**Review of Draft Long-Range Vision to Submitted Comments**

- The long-range vision should be 20-50 years out. The current master plan is for just the next 20 years.
- Public/private partnership areas
  - Shown in yellow color (need to indicated with key/legend)
  - Expand Clairemont Gateway bubble to include entire Clairemont/Hendrickson intersection (except Sacred Heart)
  - Expand Water Street bubble to include Menomonie Street all the way to Clairemont
- Differentiate colors for those parcels now owned by UWEC
- Pedestrian connections
  - To Downtown – via 1<sup>st</sup> Avenue and Lake and Grand bridges
  - To Carson Park –via 5<sup>th</sup> Avenue and Lake bridge
- Those driving or taking special bus from Upper Campus to Carson go via Clairemont and Menomonie
- New Simpson Field structures should be limited to one
- Internal new CVTC pedestrian paths should line up with existing CVTC ped bridge
- Don't show redevelopment of Luther Midelfort or residential neighborhoods

**Hilltop Center/Governor's Hall**

- Housing and Centers are meeting on November 12 to discuss short and long-term reuse of Hilltop Center.

**Action Items by JJR**

- JJR will revise the long-range vision graphic and accompanying text by the end of the week. JJR will review the revised graphic with the Chancellor during a meeting on Tuesday, November 16.

**Action Items by UWEC**

- Rindo will schedule a meeting for Hoffman with the Chancellor on November 16.

**Action Items by UW-System**

- None

Next Meetings/Upcoming Dates

- Monday-Tuesday, November 15-16 Hoffman Campus Visit – Meeting with City Plan Commission, City Staff, Sacred Heart, and CVTC. Standing Conference Call CANCELLED on November 15.
- Tuesday, December 7, 8:30am-11:30noon– Meeting with Steering Committee and Executive Cabinet to review revised master plan. Potential afternoon meeting with just Steering Committee to work through final details.



**Off-Campus Stakeholder Meetings**

MEETING SUBJECT

**As Indicated**

LOCATION

**UW-Eau Claire Campus Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**November 15 and 16, 2010**

MEETING DATE

**1**

PAGE

OF

**3**

PAGES

**As Indicated**

MEETING TIME

**50210.001**

PROJECT NUMBER

**November 19, 2010**

ISSUE DATE

Mike Rindo, Rick Gonzales, and Jon Hoffman led discussions of the Preliminary Campus Master Plan with multiple off-campus stakeholders. The following is a summary of comments and suggestions:

*Monday, November 15*

**Plan Commission, City of Eau Claire Council Chamber, 7pm**  
**Presented by Hoffman and Mike Rindo**

- Need above-grade connection over Clairemont to Shopko
  - Campus should indicate a willingness to improve Stein Boulevard intersection
- Water Street Bridge – City expects to replace bridge within next 20 years; can the master plan accept if the bridge were expanded to 4 lanes?
- Campus should continue to coordinate with off-campus neighbors and institutions

*Tuesday, November 16*

**Chippewa Valley Technical College, Schofield Room 202, 8:30am**  
**Doug Olson (CVTC), Rindo, Gonzales, and Hoffman**

- Should the campus partner with the State Theater on a Fine/Performing Arts Center?
  - Clear Vision – Arts subcommittee will present research from other city arts facilities on December 7 to Clear Vision Committee
  - Any arts facility should also be a major event center
- Lower campus residence hall – 125-135 beds
- Crest – Should it return to commons use?
- Transit – Both campuses should reduce number of parking stalls and increase transit use
  - There are 1300 parking spaces in lot south of Clairemont
- CVTC intends to build Energy Education Center within the next 10 years on West Campus
  - Programs in north end of Business Education Center would move out
- Health Education Center – difficult to move, but there's room at West Campus
  - Health Education Center (building south of Clairemont) is mostly labs, complemented by Business Education Center (building north of Clairemont) which is mostly classrooms; if CVTC were to leave entirely Business Education Center, a replacement classroom building would be needed at Health Education Center
- CVTC has difficulty with multiple sites – Gateway Campus doesn't have student density for programming; Gateway campus – few residential options, few low-cost food options
- CVTC Lands
  - Considering residence hall off MacArthur Avenue
  - No plans for east of parking area except stormwater. Neighbors consider open space their own park and protested any changes.
  - Right-out only on Clairemont allowed by DOT from large parking lot south of Clairemont
  - Rear traffic exit plan protested by neighbors
- Transit Bus parcel near Hobbs/Carson – user is not committed to location but has good lease rates on current location

- CVTC hopes for change in governance and funding – more local control; hope to increase yearly cap from \$1.5 to \$5 million/year without referendum
- State Office Building – not using full parking lot (maybe ¼ full)

**City Staff, Schofield Room 202, 9:30am**

**Mike Huggins, Darryl Tufte, Brian Amundson, Mike Branco, Ross Spitz, Mike Schatz, Rindo, Gonzales, Hoffman**

- Height of lower campus housing will be 3-4 floors
- City requires a site plan when re-zoning to P-Public; Scale of building is concern of neighborhood; surface parking will require site plan
- Parking Structures are a concern of neighbors – the added cost will drive more students into neighborhoods to park
- Transit – there was a 33% growth in student transit users between 2009 and 2010
- Water Street – developer recently requested higher height limit, but City refused; City is unlikely to allow any change in height limit, even for campus-related project; any development would need to occur under existing zoning
- Campus should lower building heights along the bluff line; campus needs open spaces
- Stein Boulevard – segment north of Clairemont should be publicly owned; campus should not access off Frontage Road; master plan should show the correct solution (campus connection to Stein Blvd extended north to heating plant); connection to Frontage Road should be back-up plan
- YMCA parcel near Hobbs/Carson – could be returned to City if funds aren't raised in time
- Major event center redevelopment needs to spur nearby hotel and other economic development
- Markquart Toyota (southwest corner of Clairemont/Hendrickson) – moving out of town; could be assembled with truck site for large redevelopment site
- What should the Major Event Center be? Should it include a Conference Center? It should be able to house a variety of uses, including basketball, truck show, concerts
- Stein/Clairemont intersection is problematic today; campus master plan shouldn't make it worse
- Primary entrance on State Street – State Street (via Roosevelt and Garfield) is not the campus's official entrance, so this is a change from unwritten rule
  - State Street – are changes to street needed to address Visitor's Center?
  - Campus plan should state the expected impacts on the neighborhood – expect no more traffic attracted to State Street than today, reduced parking from Zorn Arena events
- Transit – include bus shelters
- Master plan should include circulation maps for every mode; consider 1-mile distance around campus
- Traffic circulation – what has been consideration of off-campus issues? e.g. traffic signal operations on State at Garfield, Summit at Park
- Student recreation is a large student driver – are there changes to student recreation in the master plan?

**Sacred Heart Hospital, City Staff, Schofield Room 202, 11:30am**

**Bob Hassemer, Wade Rudolf, Rindo, Gonzales, Hoffman**

- State Office Building – re-use of building works for hospital, it will have limited impact on traffic
- Closing Garfield to vehicles is good for safety of students
- Students crossing Clairemont Avenue creates delay at Stein intersection
  - Students are respectful when crossing street and on hospital property
  - Was there a missed opportunity for over/underpass with the recent Clairemont reconstruction?
- Hospital would like to complete a facilities plan in the next few years
- A Major Events Center would need good access - Downtown doesn't have necessary access but Clairemont corridor does
- Hospital willing to change traffic patterns on Stein Blvd, as long as ambulance and other emergency access can be guaranteed; widening Stein Blvd possible with campus after State Office Building purchased; should remain privately owned

**Chancellor, City Staff, Schofield Room 202, 1pm**

**Levin-Stankevich, Rindo, Gonzales, Hoffman**

- CVTC parking lot could support Bollinger events
- Clairemont Gateway - if the Arena were located here, is it too far from Randall Park student housing?

- University Research
  - Within the next 50 years, UWEC will need to expand into research to remain competitive
  - Campus will need on-campus research space – Upper Campus?
  - University needs to create knowledge; need to create university-to-market applications
  - Emerging Technology Park – could University partner with City on poorly developed Skypark (at Hendrickson at interstate); should Materials Sciences be in the tech park?
  - Show Emerging Technology Park on long-range vision plan as potential campus-community partnership
- Eau Claire will drive economic development of West Central Wisconsin; UWEC needs to lead that drive

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



# MASTER PLANNING MTG.

11-18-10

<u>NAME</u>	<u>REPRESENTING</u>	<u>PHONE</u>
RKK GONZALES	UWEC	
Mike Schatz	Econ. Dev City / EC	839-4914
Mike Huggins	City Mgr	839-4902
Darryl Tufte	Comm. Dev.	839-4918
Jon Hoffman	JJR	
Michael Branco	Transit Manager	839-5120
Ross Spitz	Transportation Engineer - CTRIFEC	839-4942
Brian Amundson	CEL- DPW	839-4934
MIKE RINDO		

**Steering Committee Meeting**

MEETING SUBJECT

**Chancellors Room, Davies Center**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**December 7, 2010**

MEETING DATE

**1**

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OF PAGES

**1:00-2:00 p.m.**

MEETING TIME

**50210.001**

PROJECT NUMBER

**December 10, 2010**

ISSUE DATE

Neal Kessler and Jon Hoffman met with the Master Plan Steering Committee to continue the discussion began during the morning Chancellor's Cabinet meeting. The follow is a summary of the comments:

**Design Guidelines**

- Lighting
  - Work under the Energy Conservation grant is replacing just the heads with induction lighting.
- Family of site furnishings
  - Campus needs site furnishings (esp. light fixtures) that are a neutral color, are consistent, and maintainable. Campus is concerned with the long-term availability of parts.
  - Black or brushed aluminum?
    - Clock tower is black and needs to be refinished every 10 years
    - Student Center fixtures – Campus asked design team to change light fixture style to match existing campus fixtures. (All furnishings except lighting will come out of Moveable Equipment fund.)
    - Putnam Drive lighting plan will also match existing campus fixtures
  - Campus should have a different design district around Schofield Hall/Garfield Mall/Gateways, with site furnishings that could recall 1900's Arts and Crafts. For the rest of campus, JJR should choose a style that is brushed aluminum but that isn't a 1960's/1970's style.
- Benches
  - Campus frequently replaces benches. Terry Classen is open to new bench styles.
  - Campus desires a composite material that doesn't weather and where replacement parts are available.
- Litter receptacles
  - Should accept glass, paper, and trash

**Sustainability**

- Geothermal
  - Assessed and ruled out on individual projects – Student Center, Education Bldg, Childrens Center
  - Need a campus-wide study; could have been included in the campus master plan, but can be done later
- Student fees are supporting sustainable projects out of principle – they don't care about the length of payback.
- Master plan should challenge the campus; stronger language than "encourage". Campus should push ourselves, while still considering financial payback.
- The master plan should incorporate sustainability solutions throughout the document. It should reference and support future utility analysis and carbon footprint recommendations.
- Carbon Footprint Study will have recommendations, but likely will require additional study.

**Long-Range Vision**

- The graphic and some of the language may inflame internal and external audiences. The newspaper coverage of the master plan should not be "UWEC will buy out CVTC".
- Most Steering Committee members felt that the Long-Range Vision graphic and text should be released, with a better description of the meaning of the "yellow circles" and with specific references to CVTC softened.
- Long-Range Vision is not the focus of the master plan; it should be an epilogue.

**Online-Distance Learning**

- How is this being incorporated in the master plan?

- Master plan needs to clarify any assumptions for distance learning (especially in the space needs analysis); and emphasize the need for a physical campus.

Centennial Celebration (2016)

- How will the Centennial be reflected in the master plan?
- The phasing will consider the Centennial and the campus events related to it. Potential to fundraise for iconic site improvements?

Our summarization of this meeting is transcribed as above. Please notify the preparer within five (5) business days of this transmission of any disagreement as the foregoing becomes part of the project record and is the basis upon which we will proceed.



**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**February 7, 2011**

MEETING DATE

**1:00-2:00pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**February 7, 2011**

ISSUE DATE

**1** **2**  
PAGE OF PAGES

PARTICIPANT	REPRESENTING
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Rick Gonzales	Campus Planner
Kate Sullivan	UW System
Jon Hoffman	JJR
Neal Kessler	JJR

The following is a record of consensus and next steps created during the standing conference call. It is not a summary of all meeting discussions.

**Draft Technical Report**

- Campus and System feel the general structure/layout is good. No specific concerns yet, but both groups still reviewing.
- Rindo to meet with the Steering Committee on February 11 to determine their interest in reviewing the Master Plan Technical Report.
- Steering Committee will review current draft of Technical Report. They will review any additional changes suggested by the Upper Campus Dining Study at a later time.

**Utilities Master Planning**

- Campus and System consider utilities planning necessary for a complete master plan. Traynor and Classen from Campus will coordinate with Pollei from System prepare recommendations for the Campus Master Plan.

**Upper Campus Dining Study**

- Campus and System consider utilities planning necessary for a complete master plan. JJR should hold the completion of the campus master plan at the current draft until the Dining Study is complete.
- Sullivan to invite Rich Lanphy from System to serve as a resource for the project.

**Final Campus Presentation (tentative April 25)**

- A campus presentation about the master plan is desired before the end of the spring semester.
- Once the schedule for the Upper Campus Dining Study is known, the Core Group will determine the nature and audience of this presentation.

**Action Items by JJR**

- JJR will host the Upper Campus Dining Study conference call on February 8, 2pm Central.

**Action Items by UWEC**

- Rindo and Gonzales will continue to review draft Technical Report.
- Rindo will report back to Core Group on the role that the Steering Committee will have reviewing the Technical Report.
- Rindo will coordinate with Sullivan on revised phasing plan.
- Traynor and Classen will coordinate with System regarding utilities mapping and recommendations.

**Action Items by UW-System**

- Continue to review draft Technical Report.
- Coordinate with Campus regarding utilities mapping and recommendations.

**Next Meetings/Upcoming Dates**

- Tuesday, February 8, 2pm – Upper Campus Dining Study Conference Call
- Thursday, February 17, end of business day – Deadline for campus to submit one marked up copy of Technical Report to JJR
- Friday, February 18, 9am – Standing Conference Call (rescheduled from February 21). Core Group describes and discusses edits to Technical Report.

**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**April 4, 2011**

MEETING DATE

**1**

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OF

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PAGES

**1:00-1:45pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**April 4, 2011**

ISSUE DATE

PARTICIPANT

Mike Rindo

REPRESENTING

Special Assistant to the Chancellor and Executive Director –  
University Communications

Rick Gonzales

Campus Planner

Jon Hoffman

JJR

Neal Kessler

JJR

The following is a record of consensus and next steps created during the standing conference call. It is not a summary of all meeting discussions.

**Final Campus Presentation**

- The master plan recommendations, and in particular the dining study and Hilltop/Crest recommendations, will not be ready for presentation before the end of this semester.
- The final campus presentation will occur in early Fall 2011 semester.

**Phasing Plan**

- Review of GPR projects is completed. Student Affairs will meet later this week to finalize the phasing of PR projects.
- Phasing plan will not have any dates. Rather, it will list priority projects and necessary sequencing.
- Phasing plan will need to assume future increased revenues. E.g. higher res hall costs for additional/renovated halls; higher dining costs for renovated dining; new student segregated fee for stand-alone recreational facility.

**Space Needs**

- Rick feels that some of FPC's recommendations were not sufficiently validated and that additional campus analysis is needed. Recommendations regarding Nursing and Kinesiology are particularly doubtful.
- Mike and Rick will review FPC's recommendations with the Provost to review and assess their confidence in the FPC recommendations and how they correspond with the Academic Plan. Mike noted that the FPC study was a snapshot in time and that the campus is always evolving (e.g. new College of Business dean wants to go in a different direction, new Nursing dean expected soon, new facility complaints, etc.).
- Campus is confident with sciences and fine arts-related programming recommendations, and JJR should incorporate those into the Technical Report. Campus will follow up with JJR regarding the other recommendations.

**Upcoming Steering Committee Meetings**

- Late April – status update (delay in the master plan schedule due to dining study), review draft phasing plan
- 2nd Week in May – review dining study recommendations and financials
- Over summer – review sections of the Technical Report

**Campus Outreach**

- Rick and Mike met with Ecumenical Center. They accept the campus master plan, and are OK with the vehicular access to their parking lot. A full street access is not necessary; only vehicular access.



**Action Items by JJR**

- Revise the Technical Report per comments submitted by campus and UW-System.
- Follow-up with Pollei at UW-System for update on utilities master planning.

**Action Items by UWEC**

- Rindo and Gonzales will meet with Provost to review and validate space needs recommendations.
- Rindo and Gonzales will meet with Steering Committee in late April and early May.
- Rindo and Gonzales will start exploring dates for final presentation in Fall 2011.

**Action Items by UW-System**

- None

**Next Meetings**

- Monday, April 18, 1pm – Standing Conference Call. Sullivan unable to participate. Potential agenda items – direction to JJR in response to meetings with Student Affairs (phasing), Steering Committee (phasing), and Provost (space needs).

**Standing Conference Call**

MEETING SUBJECT

**Conference Call**

LOCATION

**UW-Eau Claire Master Plan**

PROJECT NAME

**Jon Hoffman**

PREPARED BY

**July 18, 2011**

MEETING DATE

**1:00-2:05pm**

MEETING TIME

**50210.001**

PROJECT NUMBER

**July 18, 2011**

ISSUE DATE

**1** **2**  
PAGE OF PAGES

PARTICIPANT	REPRESENTING
Mike Rindo	Special Assistant to the Chancellor and Executive Director – University Communications
Kate Sullivan	UW System
Jeff Kosloske	UW System
Jon Hoffman	JJR
Neal Kessler	JJR
Val Schute	River Architects
Jen Zirkle	Brailsford and Dunlavey

JJR led a discussion about critical decisions needed to complete the campus master plan. The following is a record of consensus and next steps created during the standing conference call. It is not a summary of all meeting discussions.

**Campus Dining Study**

- Master plan will recommend that all upper campus dining be located in a renovated Hilltop Center, all active recreation to move to Crest Center. Social recreation (bowling and billiards) can stay in Hilltop. Crest may need an addition – small gym for indoor intramurals?
- Brailsford and Dunlavey to prepare order-of-magnitude costs for phased Hilltop renovation.
- Brailsford and Dunlavey should indicate when upper campus dining should be renovated in relation to the construction of new upper campus residence halls.
- B&D expects to distribute draft campus dining study report by July 29.

**Phasing Plan**

- Mike to revise the phasing plan to divide GPR and PR projects into time periods. The projects should be divided into four time periods. Phase I (first six years) will be detailed, assigning priority projects to specific years. Phase II (Intermediate), Phase III (Long-Term), and Future categories will not have dates associated with them.
- Campus to prepare project cash flow analysis for inclusion in the master plan. Will be prepared in August and reviewed by Beth Hellwig when she returns to campus in late August.

**Space Needs**

- JJR will qualify FPC and Paulien recommendations as snapshots in time that will need to be updated in relation to constantly evolving academic priorities and funding availability.
- Mike has created Space Reallocation Committee that will formulate the backfill plan for spaces vacated due to Education Building. Group is meeting this week and first week in August. First phase of the backfill plan should go in the master plan.

**Discussion of Outstanding Report Editing Issues**

- Report Language: JJR will review document and use of the word "should". The campus master plan should be a strong guide, and thus the prominent use of the word "should" is not directive enough. Other phrases such as "is recommended" and "is intended to" should be used

- Architectural Style: The current draft of the architectural design guidelines takes the right approach. It neither establishes an architectural style nor does it mandate a style that complements Schofield Hall. Rather, they limit the parameters for many design options to those that largely complement Schofield Hall, notably the primary exterior material (brick).
- Covered Bike Parking: Val expressed concern about limiting covered bike parking to only building overhangs. Guideline will be difficult to meet – not met on Education Building design without canopy on Kjer Theater. JJR to investigate best practices.
- Jon will coordinate with Rick on remaining issues regarding remaining edits to draft Technical Report.

**Action Items by JJR**

- Follow-up with Rick on remaining editing issues.
- Revise the Technical Report and distribute to Core Group, including revision to phasing plan diagrams. JJR likely will distribute revised report after scheduled July 22 date, depending on how quickly outstanding report issues can be clarified.

**Action Items by UWEC**

- Rindo to revise Phasing Plan to include four phases, forward to JJR.
- Rindo to provide JJR with project cash flow and Space Reallocation Committee's near-term backfill plan for inclusion in the master plan.

**Action Items by UW-System**

- None

**Next Meetings**

- Core Group Conference Call - Unscheduled. Potential agenda items – review the revised Technical Report. Hoffman to schedule once the revised Technical Report is released.



# Space Needs Analysis and Recommendations

Prepared by Facilities Programming and Consulting.





JJR



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PROGRAMMING  
AND CONSULTING

# Master Plan Support The University of Wisconsin - Eau Claire

Final Report - August 2010





### Acknowledgements

#### University of Wisconsin at Eau Claire

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### Executive Summary

In 2009, the team of JJR, River Architects and Facility Programming and Consulting were selected to undertake the creation of a visionary and realistic campus master plan for the University of Wisconsin Eau Claire. The campus master plan will provide a framework for the physical development of the UW-Eau Claire campus for the next 20 years, including recommendations for land use, space use, image and identity, access and circulation, parking, open space, athletic and recreation facilities, housing, utilities, stewardship and sustainability, potential acquisition, and architectural and site design guidelines. The process undertaken to complete the master plan was highly collaborative and consisted of a series of meetings including: seven master plan steering committee meetings, numerous interviews and focus groups with on and off campus stakeholders, and three master plan open houses.

Facility Programming and Consulting (FPC) provided support services to the Master Plan development culminating in the preliminary building concept – the “building blocks” that feed into the master plan stemming from the specific current and projected space requirements campus-wide. Overall, an additional 439,054 ASF (704,607 GSF) of new space is proposed as summarized by the following “building blocks”:

Summary of Proposed Building Blocks		
<b>Building</b>	<b>ASF</b>	<b>GSF</b>
Phillips Replacement Building A	84,835	141,392
Phillips Replacement Building B	72,306	120,510
New Front Door Concept	17,750	26,063
Community/University Performing Arts Facility (Kjer Replacement Building)	48,600	69,249
Community/University Fine Arts Facility	29,605	45,546
HFA Addition / Renovation	19,800	33,000
Zorn Arena Replacement / Multi-Use Event Center	97,900	163,167
New Kinesiology Facility*	63,045	96,992
Nursing Addition*	5,213	8,688
<i>* Option: Add Nursing to Kinesiology</i>		
New Kinesiology Facility	88,045	135,454
Repurpose Nursing Building for Wellness Center	26,887	46,929



## Executive Summary



### **"Front Door" Concept**

17,750 asf

26,063 gsf



### **Fine Arts Facility**

29,605 asf

45,546 gsf



### **Phillips Replacement Building A**

84,835 asf

141,392 gsf



### **HFA Addition**

19,800 asf

33,000 gsf



### **Performing Arts Facility**

48,600 asf

69,249 gsf



### **Phillips Replacement Building B**

72,306 asf

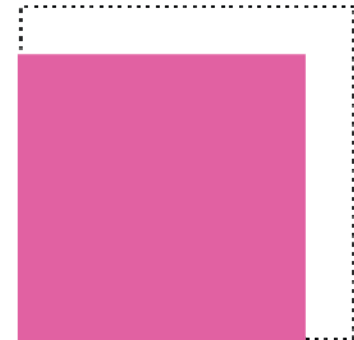
120,510 gsf



### **Nursing Addition**

5,213 asf

8,688 gsf



### **New Kinesiology Facility**

63,045 asf

96,992 gsf



### **Zorn Arena Replacement**

97,900 asf

163,167 gsf



## Executive Summary

An additional 439,054 ASF (704,607 GSF) of new space is recommended. This represents 27% of the current campus GSF. However, much of this space is recommended as replacement space of existing aging facilities. The following tables illustrates that the final overall campus space would actually only increase by 248,149 ASF (393,366 GSF). Therefore, the overall campus space will actually increase by 21% over the current space.

**Projected Building Space: 2,992,169 gsf**

**Current Building Space: 2,478,049 gsf**

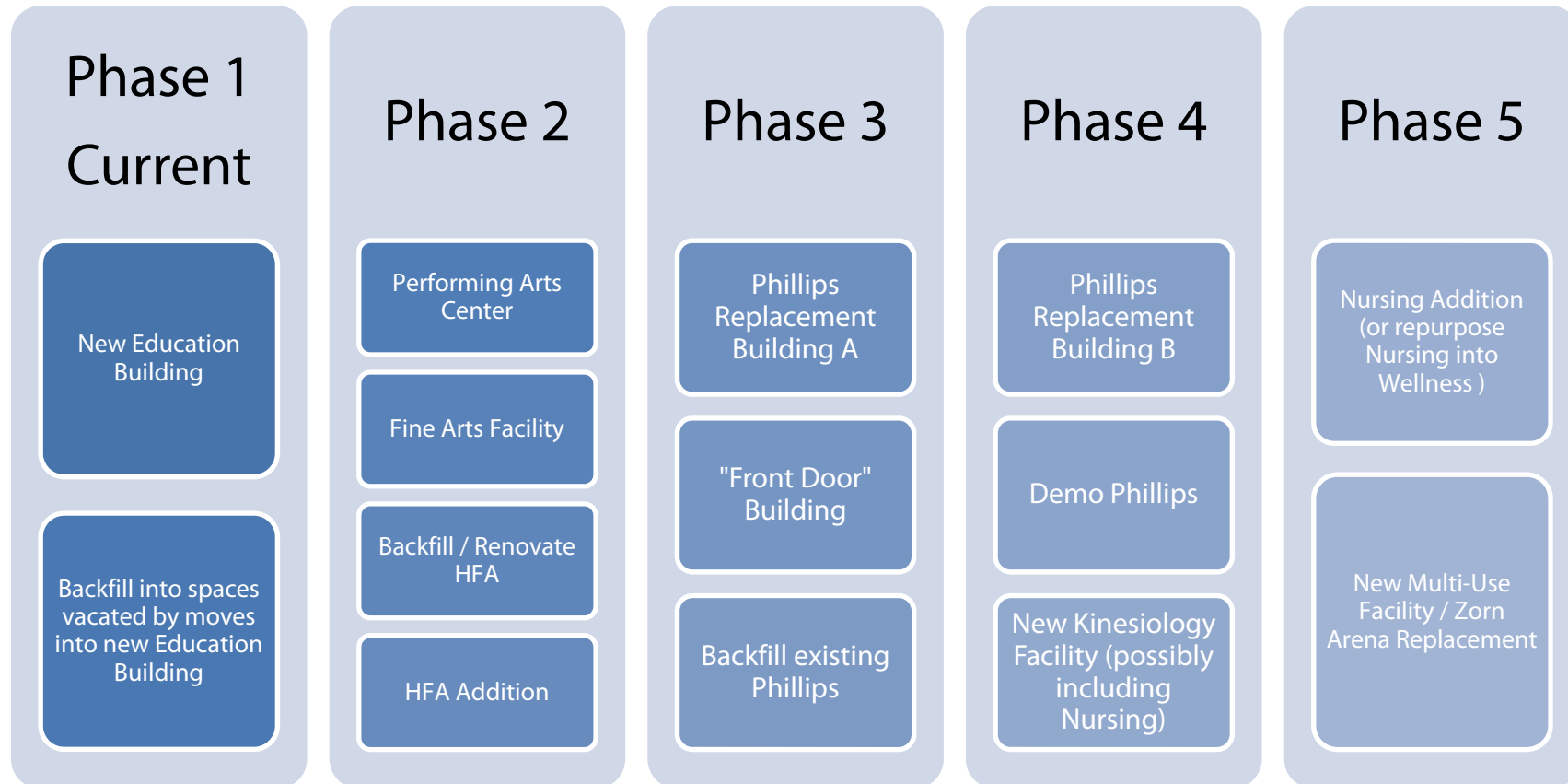
Overall Current and Proposed Campus Space		
Space Description	ASF	GSF
<b>CURRENT 2010 CAMPUS SPACE</b>	<b>1,556,546</b>	<b>2,478,049</b>
<b>Known Adjustments</b>		
Less Campus School	25,838	39,970
Less Brewer	11,984	21,711
Add New Education Building	109,461	182,435
Total Adjusted	1,628,185	2,598,803
<b>Proposed Changes (Does not reflect any changes to residence halls)</b>		
Less Phillips	115,233	192,250
Less Kjer	11,031	13,864
Less Zorn	25,798	43,884
Less Crest	19,043	28,243
<b>Total Proposed Spaces to be Replaced</b>	<b>171,105</b>	<b>278,241</b>
Phillips Replacement Building A	84,835	141,392
Phillips Replacement Building B	72,306	120,510
Performing Arts Center/Kjer Replacement	48,600	69,249
Fine Arts Center	29,605	45,546
New Front Door Concept	17,750	26,063
Nursing Addition*	5,213	8,688
Multi Use Event Center/Zorn Arena Replacement	97,900	163,167
New Kinesiology Facility*	63,045	96,992
<b>Total New Spaces Proposed</b>	<b>419,254</b>	<b>671,607</b>
<b>OVERALL 2020 CAMPUS SPACE</b>	<b>1,876,334</b>	<b>2,992,169</b>

\*note: Option to include Nursing in Kinesiology, and to repurpose Nursing for Wellness Center not included.





Currently, the additional space in the new Education Building will provide backfill opportunities in Hibbard, Schneider Social Science, Human Sciences & Services, the Old Library, and Schofield. The following table represents a preliminary look at possible phasing opportunities for the new recommended space.





### 1. Project Introduction

#### 1.1 Project Team and Scope

In 2009, the team of JJR, River Architects and Facility Programming and Consulting were selected to undertake the creation of a visionary and realistic campus master plan for the University of Wisconsin Eau Claire. The campus master plan will provide a framework for the physical development of the UW-Eau Claire campus for the next 20 years, including recommendations for land use, space use, image and identity, access and circulation, parking, open space, athletic and recreation facilities, housing, utilities, stewardship and sustainability, potential acquisition, and architectural and site design guidelines. It will support the strategic and academic visions and missions of the university. The project was carried out through five main tasks as outlined below:



### Campus Inspection/ Stakeholder Interviews

- Assessment of the function, design and location of existing campus open spaces, amenities, drainage issues, etc.
- Interviews and focus groups of on and off campus stakeholders to identify a range of issues that affect academic and student life and the physical development of the campus

### Campus Analyses/ Framework Plan

- Campus and community analyses in graphical and written form illustrating issues identified in Task 1
- Synthesis of the above analyses into a Framework Plan that highlights the chief opportunities and constraints for campus growth
- Space analysis of existing academic space use on campus and future space needs projections

### Alternative Development Concepts

- Campus Concept Charrette to prepare options for the campus development
- Preparation of three alternative opportunity concept graphics which will address a full range of campus physical development plan issues

### Preferred Master Plan Concept

- Preparation of the preferred master plan concept incorporating recommendations and input from the steering committee
- Illustration of the preliminary preferred master plan
- Revision of the Campus Design Guidelines to reflect the campus character and identity as defined in the preliminary preferred master plan concept
- Finalize the the preferred master plan based on feedback from the steering committee

### Phase Plan/Final Reports

- Preparation of a phasing plan for the recommended campus improvements, sequencing and categorizing of projects for short, mid and long-term implementation
- Draft and then Final Campus Master Plan Executive Summaries and Technical Reports





In conjunction with the tasks set out above, a Residential Demand Analysis/Housing Study was undertaken by Brailsford & Dunlavey to develop the residential and student life component of the master plan.

A series of meetings were held on campus to facilitate the completion of the project. They included:

- Seven Master Plan Steering Committee meetings
- Numerous Interviews and Focus Groups with on and off campus stakeholders
- Three Master Plan Open Houses

Facility Programming and Consulting (FPC) provided support services to the Master Plan development, specifically in the second task of Campus Analyses. This analysis was carried out in three phases as follows:

### Data Collection/Validation

- Acquire information on student demographics, current & projected student enrollment, current and projected faculty and staff counts and building and room space inventory
- Review of the Campus Physical Development Plan
- Review and Incorporation of other appropriate campus studies
- Meetings and questionnaires completed with Deans and department heads regarding enrollment and program growth
- Development of a space list by department

### Space Utilization Analysis

- Summarize academic and administrative units' issues with existing space with opportunities presented for better use of space
- Review and incorporation of existing classroom utilization data into recommendations
- Laboratory utilization analysis, included time-of-day, weekly usage and hours per week
- Analysis of departmental space and recommendations for efficiencies
- Benchmarking of current space to peers and standards

### Space Projections

- Calculation of current space and requested space for labs, offices, special use facilities (such as athletic space), classrooms
- Based on the proposed enrollment, develop the projected space needs by type and department on 5 and 15 year horizons
- Translate the space projections into specific recommendations for new or remodeled/repurposed facilities, or "building blocks"
- Review and incorporation of steering committee comments into the "building blocks"
- Preparation of a report to support the Master Plan



### 1.2 Study Background

#### *Brief History of UWEC*

UW-Eau Claire was founded in 1916 as the Eau Claire State Normal School, housed in a single building constructed on 12 acres of land. The institution evolved into a State Teachers College in 1927, the Wisconsin State College at Eau Claire in 1951 and attained university status in 1964. In 1971 the university, with other state-supported higher learning institutions, became a full partner in the new UW System and has continued to expand its mission of providing quality undergraduate programs in liberal arts and sciences, business, education, nursing, human sciences and services, and pre-professional programs.

UW-Eau Claire is located in the city of Eau Claire, Wisconsin which currently has a city population of 65,000 and a metropolitan population of 151,000. The University has 10,487 undergraduate students and 559 graduate students. The campus has grown to 333 acres with 28 major buildings which encompasses sweeping views up and down the Chippewa River. The river and the topography create an interesting campus and divide the campus into three areas:

#### Lower "The Academic Heart"

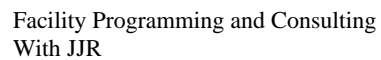
- Hibbard Hall
- Brewer Hall/Campus School
- Schofield Hall
- Davies Center
- Phillips Hall
- Old Library/McIntyre Library
- Nursing
- Zorn Arena
- Putnam/Thomas Residence Halls

#### Upper "Student Life Center"

- Crest Wellness Center
- Residence Halls: Governors, Horan, Murray, Towers, Oak Ridge, Bridgman, Sutherland, Chancellors
- McPhee Center

#### Water Street "The Creative Hub/Upper Class Housing"

- Haas Fine Arts Center
- Continuing Education
- Human Sciences and Services







### *Campus Resources*

UWEC has a previously developed a number of initiatives which feed into the mission, vision and strategy of the campus and its development. These resources were consulted as part of this study and include the following:

- The Campus Mission Statement  
Can be viewed at <http://www.uwec.edu/acadaff/policies/mission.htm>
- Campus Vision  
Can be viewed at <http://www.uwec.edu/Chancellor/stratPlan/upload/StratPlanSummFINAL.pdf>
- “Transforming our Future” Centennial Plan 2008-2016  
Can be viewed at <http://www.uwec.edu/Chancellor/stratPlan/upload/StratPlanFINAL.pdf>
- 2009-2010 Campus Priorities  
Can be viewed at <http://www.uwec.edu/Chancellor/stratPlan/upload/09-10-Gold-Arrows-FINAL.pdf>
- PEEQ -- Program to Evaluate and Enhance Quality is a university wide review of all programs and services conducted in 2009-10  
Can be viewed at <http://www.uwec.edu/acadaff/policies/mission.htm>
- CPDP -- Campus Physical Development Master Plan 2005-17  
Can be viewed at <http://www.uwec.edu/newsbureau/MasterPlanQA.htm>
- UWEC’s goals under the UW System Growth Agenda Educational Attainment Initiative



### 1.3 Classroom Study and the New Education Building

In March 2009, consultants were contracted to provide planning services which included classroom utilization analysis and classroom mix analysis. This Classroom Mix Study also led to the overall program plan for the New Education Building. This report was consulted during the master plan to examine the implications of the space coming available as part of this new project. While the space vacated by these moves was a part of the scope of this study, the departmental space needs and projections of these departments going into this new building were not a part of the scope of the master plan process as it was assumed that their space needs were identified and made whole in the new building. The units below are the programmed occupants of the New Education Building:

<b>New Education Building Occupants</b>
<b>College of Education and Human Sciences</b> Dean's Suite Teacher's Education Education Studies Special Education
<b>College of Arts and Sciences</b> English Department Foreign Languages Department
<b>Student Affairs</b> Office of Multicultural Affairs
<b>Undergraduate Studies</b> Academic Skills Center Services for Students with Disabilities

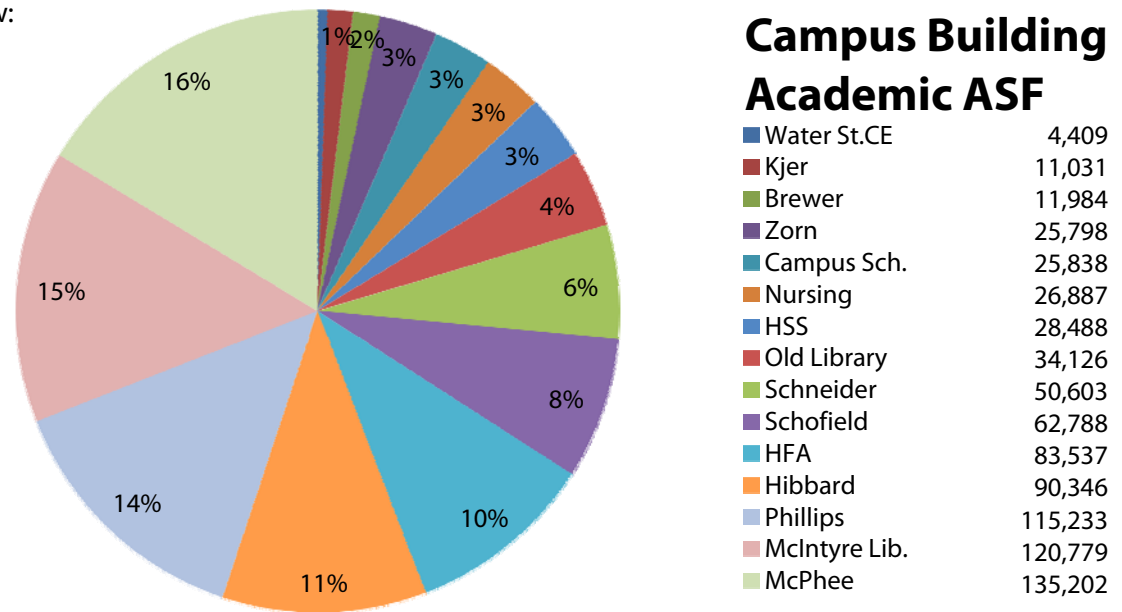


## 2. Existing Space Analysis

### 2.1 Current Buildings

The space analyzed as part of this study revolved around the academic and non-academic campus space. In all cases, the current space and needs are represented in Assignable Square Feet which describes the amount of space between walls. ASF does not include corridors, restrooms, and other building support spaces or structural elements like walls and columns. (This is in contrast to Gross Square Feet which encompasses the total enclosed area of a building.)

This study began with a thorough overview of the facilities inventory. From the facility inventory, a space list was developed for each department that was a part of the study. After the discovery process, meetings and discussions, the space summary for academic and non-academic departments was confirmed. These space summaries along with the space requested by each department are available under separate cover. Overall, there were fourteen academic buildings that were considered as part of this study. The buildings included in this study and their corresponding ASF can be found in the diagram below:







### 3. Space Utilization

#### 3.1 Introduction

Utilization measures the current practical use of the existing facilities, benchmarked against standards that are informed by the University of Wisconsin System Planning Tools. A thorough understanding of the university's space utilization serves as the analytical tool to determine space requirements and measure the viability of existing or proposed alternatives. The process also assists in identifying where deficiencies exist in scheduling practices or where facility shortages occur. The intent of the analysis is to survey the efficiency of existing space on the Eau Claire campus. This space utilization analysis assisted with elucidating and justifying the need for specific types of space. The scope of the utilization study was limited to labs as the previous classroom space study provided the required classroom utilization study.

Determining efficiency is accomplished by exploring usage trends and evaluating patterns in a multiple of factors. The factors which are considered are scheduling, occupancies, and space functionality. The lab analysis was based on the Fall 2008 Class Schedule Inventory and the Space Inventory provided by University of Wisconsin Eau-Claire. The current inventory of space was received and reviewed alongside the Fall 2008 class schedule to determine the weekly usage of classrooms and labs. Feedback on this initial utilization study revealed that several rooms were being used differently from their coded uses. Information for each of the labs and code changes were then incorporated into a revised inventory and the utilization study updated accordingly. A miscoding of a space creates a deviation of an accurate inventory and ultimately does not allow the University to operate efficiently in regards to space planning. Since this was discovered the inventory has been modified to accurately reflect the actual spaces.



### 3.2 Lab Utilization Analysis

The purpose of the Lab Utilization Analysis was to identify which labs have the highest and lowest utilization and if it meets the UW System's goal. This in turn assists in determining if any new lab space is needed or if the opportunity exists to repurpose a space. According to the UW System's Planning Guide, a laboratory with a utilization of 24 periods per week justifies the need for an additional lab of the same type, but should not be the average for all labs. Specialized instructional labs may have lower utilization and the potential for consolidation should only be investigated when very low utilization occurs within a given discipline. The Lab Utilization Analysis began with an evaluation of the classification codes assigned to each individual lab. It was determined that there was a need to modify some of the rooms' classifications with an appropriate code. This equated a valid set of data to use for this part of the project.

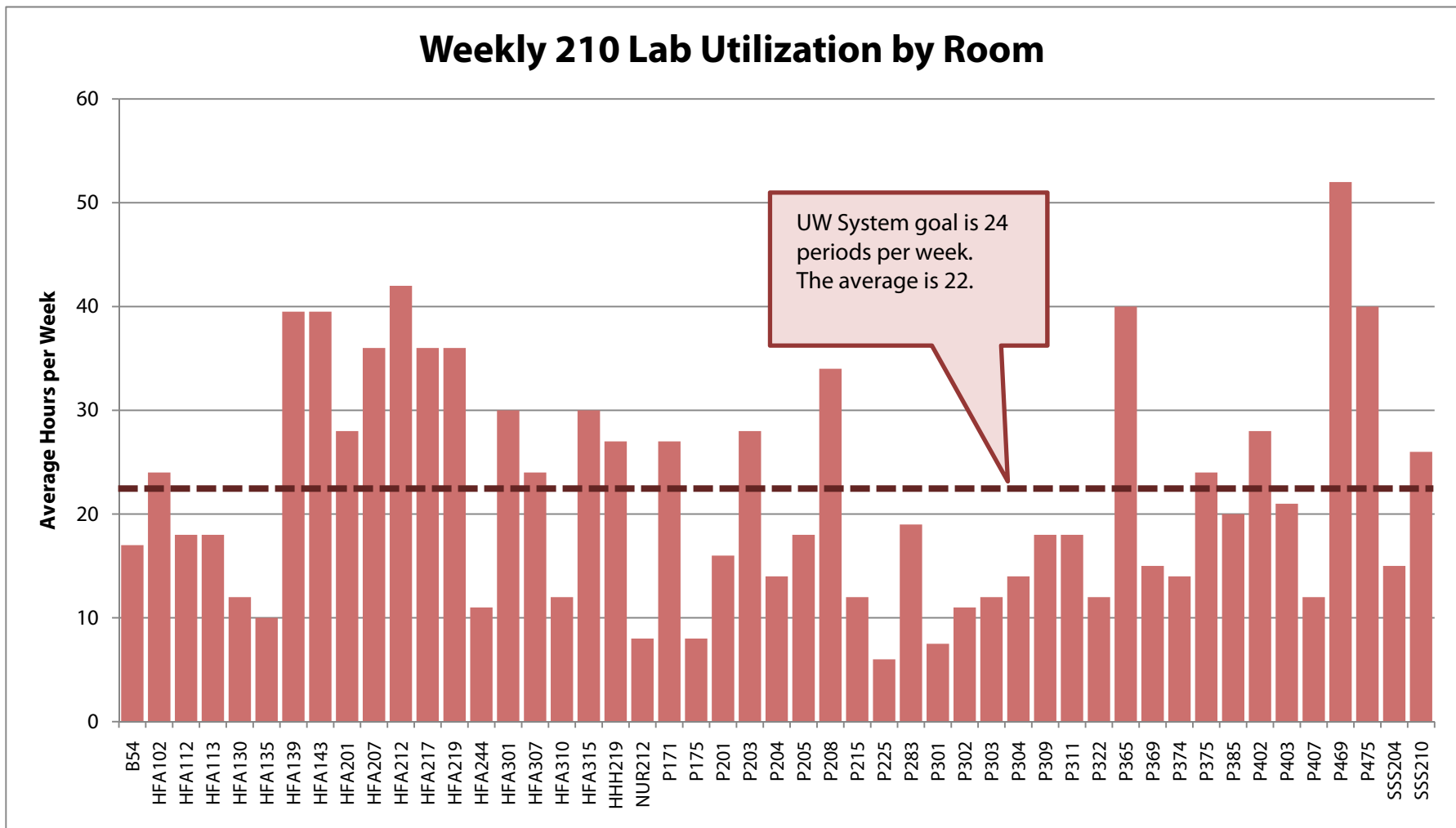
The Space Inventory is a list of spaces which are described by a numeric code representing a specific classification. In this instance, the labs are considered as follows:

200 Series LABORATORY FACILITIES	
210	Class Laboratory
215	Class Laboratory Service
220	Open Laboratory
225	Open Laboratory Service
250	Research/Nonclass Laboratory
255	Research/Nonclass Laboratory Service

For the purpose of this study all teaching labs coded as a 210 classification were considered within the analysis. The labs which were coded as a 220 classification were considered open and unscheduled. Utilization of all labs coded as a 210 were analyzed to determine the popularity of the spaces. When a space is overly or under utilized it is then subject to a further investigation to determine the reason why. The overall lab (210) data yields the conclusion that the average utilization is insufficient in meeting the UW system goal.



The following diagram illustrates that while certain labs are very heavily utilized, there are several labs which do not meet the 22 periods/week target.







### 3.3 Laboratory Utilization Findings

The findings of the laboratory utilization study show that while certain labs are highly utilized, others are not, and it is difficult to determine the exact utilization. There is a crossover of classes which take place in lab spaces and labs which take places in classrooms. There are also a number of “open” labs in which classes are scheduled. There may also a number of hours that are spent in both class and open labs which are not fully accounted for in the study. Overall, the following observations can be made:

- Average utilization is very close to UW system goal.
- The departments with the highest lab utilization are: Chemistry, Art, Music & Theater, Biology, Physics, and Geology.
- For labs with utilization well below the goal, it is recommended that they be evaluated for location, physical quality, and potential sharing with other disciplines.
- There are 79 hours/week of labs booked in 220 labs.
- UWEC could increase opportunities for improved utilization of space by limiting classes taught in labs and labs taught in classes.



## 4. Benchmarking

### 4.1 Background Information

Benchmarking is a tool which is used to compare the spaces at UWEC to its peers. This is beneficial because the tool acts as a barometer and assists the University maintaining a competitive approach in recruiting students and faculty. The benchmarking data helps define shortages or surpluses with specific types of spaces.

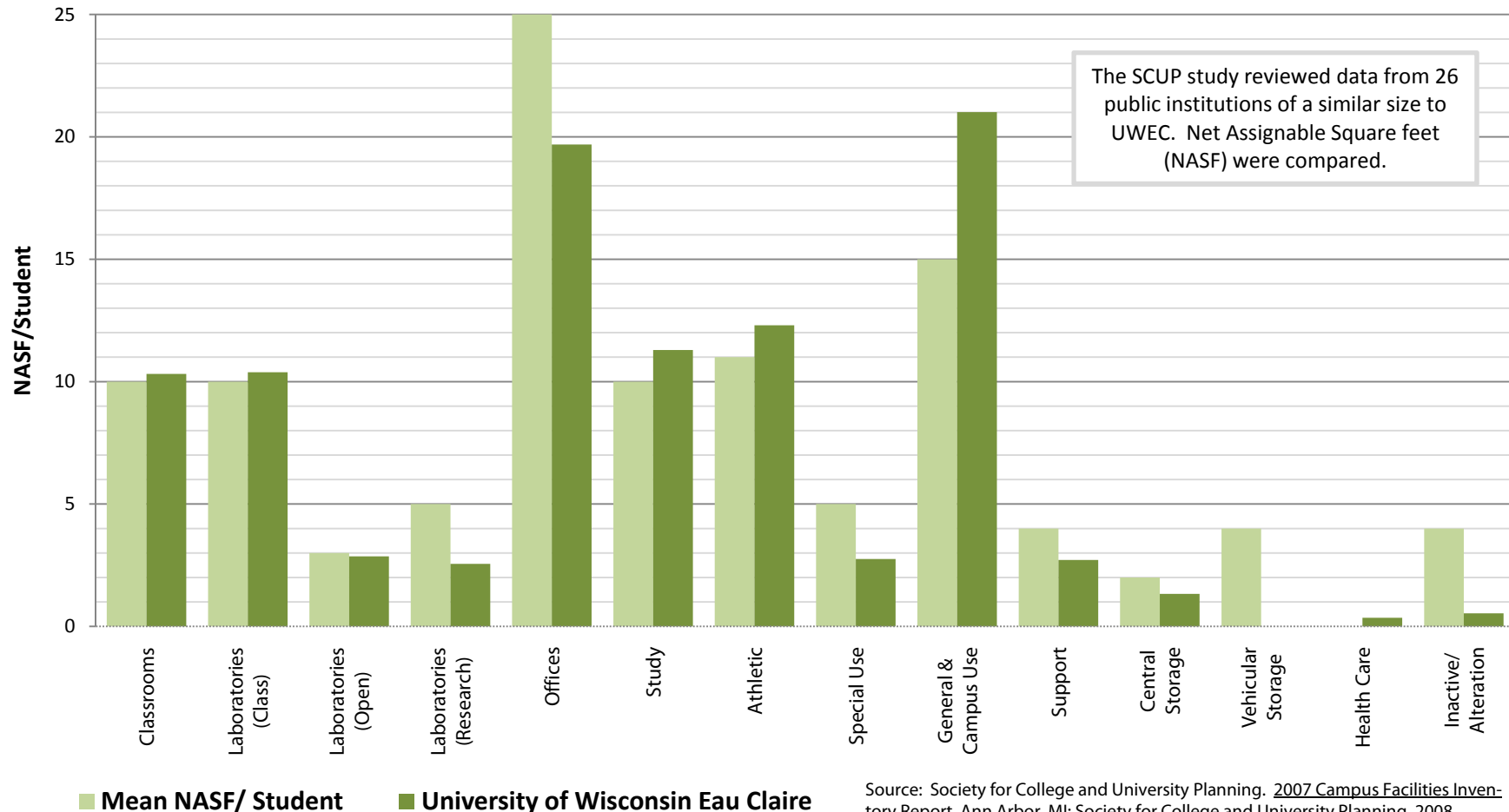
A number of studies were referenced with a variety of metrics as measuring tools.

- Variety of studies include:
  - Society for College and University Planning (SCUP)
  - University of Minnesota
  - University of Indiana
  - University of Missouri
  - North Carolina State
  - Texas Higher Education Coordinating Board
- Variety of benchmarks include:
  - Assignable Square Feet / Full-Time Employee (ASF/FTE)
  - Assignable Square Feet / Weekly Student Contact Hours (ASF/WSCH)
  - Assignable Square Feet / Station Count



### 4.2 Benchmarking of Total Space

The SCUP study reviewed data from 26 public institutions of a similar size to UWSP. The net assignable square feet (NASF) per student were compared. The graph below represents UWEC against the benchmark of peer institutions (4 year public of similar size). Net Assignable Square Feet is the term used in educational facilities programming and planning to describe functional areas such as classrooms and laboratories without required building support spaces like circulation, mechanical and structural areas. It is commonly interchanged with the term Assignable Square feet which is used in the IFMA Standard to measure space assigned to tenant personnel, furniture, equipment support areas and common support areas, not including secondary circulation within tenant's Usable Area.



Source: Society for College and University Planning. [2007 Campus Facilities Inventory Report](#). Ann Arbor, MI: Society for College and University Planning, 2008.





The following conclusions can be made from this benchmarking exercise:

- Spaces close to benchmark: Classrooms
- Spaces below benchmark: Class Labs, Research Labs, Special Use, Support and Storage
- Spaces slightly above benchmark: Open Labs, Study, Athletic and General Campus Use

### 4.3 Benchmarking of Lab Space

The SCUP benchmarking exercise confirmed that the lab spaces were below benchmarks studied. Further research was undertaken to establish benchmarks for the lab space. The chart below provides a summary of findings from University of Missouri study, measuring asf/class lab station. (Please note: This Benchmarking exercise did not consider the 12 new labs (19,709 asf) that will be in the new Education Building, which includes Education, English and Foreign Language labs.)



Class Labs - Benchmarking of ASF/Station (University of Missouri study)																				
	UWEC ASF/ Station	Avg.	Min	Max	Miss- Co	SUNY	Ctrl Conn St	Wash State	Col - Bould	IL	Minn	Ohio State	Texas A&M	Neb	Iowa State	Pur- due	OR	IN	Uni Plan	WICHE
Allied Health	47.0	53.0	30	89	80/89									40		30				
Art	47.2	68.5	40	125	65	60	60	125	45			80		90				40	70	50
Biology	40.4	56.2	25	68	68	60	60	55		68	25	60		25		60		65	68	60
Business Comm.	52.4	33.8	15	40	34	40	40	40	40	32		30	32	15	30		32		35	40
Chemistry	45.0	64.2	50	80	68	60	60		50	70	55	75	68	54	60	80	68	65	70	60
Comm. & Journalism	n/a	52.3	40	75	48		40	70		70		45	75	40	55			40		40
Computer Science	34.9	57.1	30	160	160	40	50		40		60	50		60	30	45		40	50	60
Curric. & Instruction	38.2	32.0	32	32						32			32		32					
Business	32.6	33.8	15	40	34	40	40	40	40	32		30	32	15	30		32		35	40
Foreign Languages	45.8	33.3	15	45				45		32		35		15	24	40		40	35	
Geography	29.5	51.3	34	70	34	70	45	45	50	70	40	60	68	40				40	55	50
Geology	39.7	55.0	34	75	34				50	70	40	60	68	40	75		68	40	55	60
Mgmt Info Systems	41.4	33.8	15	40	34	40	40	40	40	32		30	32	15	30		32		35	40
Math	23.0	29.0	15	40	34			35	30	32		30		15	20			40	25	
Music & Theater Arts	20.0	99.5	55	175	100	100	100			100		75		90		55	100		100	175
Nursing	50.5	51.0	15	110	89	40	40	110		32		60		15		45		25	50	55
Physics	52.2	60.5	50	75	65	60	60		50	65	50	75	65	50	53	60	65	65	65	60
Psychology	29.9	46.5	24	76	50	45	45			76			50	24	40			40	45	50
Sociology	22.3	32.0	20	45	34				45	30		30	30	32	20				35	

Source: "Comparison of Laboratory Space Planning Standards." <http://www.cf.missouri.edu/spm/standards/lab-ss.pdf>. University of Missouri. 2002. Web. 13 August 2010.

The University of Missouri study summarized above compares asf/class lab station. Some UWEC programs are shown to be within (or above) the ranges in the study (green), and many are below (red).



Metrics derived from benchmarking of other institutions must be looked at in ranges, since the details of other programs are not known.

<b>UWEC Benchmarking: 210 labs ASF/WSCH (Minnesota)</b>								
	<b>ASF</b>	<b>ASF/FTE</b>	<b># of Rooms</b>	<b>Total Station Count</b>	<b>ASF/Station</b>	<b>WSCH</b>	<b>UWEC ASF/WSCH</b>	<b>Minn ASF/WSCH</b>
110 Classrooms	112,353	10	139	6,259	18	111,046	<b>1.01</b>	0.77
210 Labs	61,143	5	59	1,599	38	24,624	<b>2.48</b>	2.91
220 Labs	35,083	3	94	924	38			
250 Labs	28,328	3	73	76	373			
2009 FTE Enrollment	11,140							
<b>WSCH = Weekly Student Contact Hours</b>								

Source: "Comparison of Laboratory Space Planning Standards." <http://www.cf.missouri.edu/spm/standards/lab-ss.pdf>. University of Missouri. 2002. Web. 13 August 2010.

<b>UWEC Benchmarking: ASF/FTE (Indiana, Texas, North Carolina)</b>											
	<b>UWEC</b>	<b>Indiana U avg</b>	<b>IU Bloomington</b>	<b>IUPUI</b>	<b>East Ko-komo</b>	<b>NW</b>	<b>South Bend</b>	<b>SE</b>	<b>Fort-wayne</b>	<b>Texas</b>	<b>NC Study</b>
<b>110 Classrooms</b>	10	10	9	11	17	15	14	10	8	11	Range 14-22, Mean 16.6
<b>210 Labs</b>	5	13	11	12	23	18	13	16	15	8	Range 15-244 Mean 75.7
<b>220 Labs</b>	3									3	

Source:

"Instruction and Instructional-Related Space per Full-time Equivalent Student Enrollment." <http://www.indiana.edu/~upira/reports/standard/doc/fact%20book/fbook04/facilities/fte.shtml>. Indiana University. August 2003. Web. 13 August 2010.

"NC State University Construction Guidelines." [http://www.ncsu.edu/facilities/con\\_guidelines/pdfs/00702\\_space\\_standards\\_r4.pdf](http://www.ncsu.edu/facilities/con_guidelines/pdfs/00702_space_standards_r4.pdf). NC State University. 19 Feb 2004. Web. 13 August 2010.

"Space Projection Model for Public Universities, Technical Colleges, and the Lamar State Colleges." <http://www.theeb.state.tx.us/reports/PDF/0255.PDF?CFID=2145512&CFTOKEN=37244130>. Texas Higher Education Coordinating Board - Division of Finance, Campus Planning and Research. September 2000. Web. 13 August 2010.





UWEC Benchmarking: 210 labs ASF/Station (Minnesota)				
Academic Unit	Class Lab	Class Lab Stations	UWEC ASF/Station	Minnesota Instruction station/service ASF
Allied Health	1834	39	47	50/15
Art	13312	282	47	90/6
Biology	11236	278	40	General 25/7, Genetics & Cell Bio 40/8, Plant, Biochem, Ecology 55/9
Business Communication	419	8	52	15/1
Chemistry	7555	168	45	54/18
Computer Science	1046	30	35	60/0
Curriculum & Instruction	1146	30	38	40/8
Dean – College of Business	1369	42	33	15/1
Foreign Languages	1375	30	46	30/2
Geography & Anthropology	1178	40	29	Geography 40/8, Anthropology 30/18
Geology	3020	76	40	40/8
Kinesiology	1939	35	55	150/50
Management Info Systems	1739	42	41	15/1
Math	276	12	23	15/1
Music & Theater Arts	7238	362	20	Music 40/8, Music Practice 70/2, Theater Arts 90/6
Nursing	3233	64	51	56/8
Physics & Astronomy	5746	110	52	50/14
Psychology	657	22	30	24/8
Sociology	535	24	22	32/16

Source: "Minnesota Facilities Model." <http://www.spacemanagement.umn.edu/services/mfm.html>. University of Minnesota. 16 July 2010. Web. 13 August 2010.



UWEC Benchmarking: 210 labs ASF/Station (North Carolina State)			
Category	Discipline (Example)	UWEC asf/station	NCS
Highly Intensive	Engineering Textiles Applied Design Dramatic Arts	Music & Theater Arts – 20 Art - 47	108
Intensive	Biological & Physical Sciences Agriculture Architecture	Biology – 40 Chemistry – 45 Geology – 40 Physics - 52	70
Moderate Intensive	Communication Computer/Info Technology Education Psychology	Psychology – 30 Computer Science – 35 Curriculum & Instruction - 38	50
Non-Intensive	Business Music Math Public Affairs Social Sciences	Sociology – 22 Math - 23	33

Source: "NC State University Construction Guidelines." [http://www.ncsu.edu/facilities/con\\_guidelines/pdfs/00702\\_space\\_standards\\_r4.pdf](http://www.ncsu.edu/facilities/con_guidelines/pdfs/00702_space_standards_r4.pdf). NC State University. 19 Feb 2004. Web. 13 August 2010.

A review of these benchmarks suggests the following with respect to UWEC:

- All available Benchmarks indicate that overall, additional 210 lab space is required.
- Using the Minnesota method, UWEC requires approximately 10,500 asf more teaching lab space.
- Most critical need in rightsizing space is in Music & Theater Arts, Art & Design.
- In the Sciences, Chemistry shows the most significant need in increasing its asf/station.



### 4.4 Benchmarking of Kinesiology/Athletics/Recreation

Benchmarking of other similar, public institutions was accomplished with the assistance of Brailsford & Dunlavey, who provided information on recreational space. Other benchmarks were obtained from previous studies by CEFPI and SCUP for insight into Athletics and Kinesiology. Due to the heavy sharing of facilities, it is a bit difficult to precisely identify the primary occupiers of these spaces. The UWEC space inventory attributes most of the space in McPhee/Olson to Kinesiology; but this seems a bit unbalanced, since it does not recognize the intense sharing of facilities that occurs each day. Nor does it take into account the priority of scheduling, with Kinesiology first, then Athletics, and finally Recreation. The reality is that Recreation uses the facilities about half of the scheduled time, with Athletics and Kinesiology splitting the remaining time about equally. The space totals are shown below, with the benchmark results as well.

Benchmarking of Kinesiology/Athletics/Recreation Spaces									
Department	Existing Space (ASF)					Existing Total	Recreation Benchmark - B&D (7.9asf / student)	Athletics Benchmark - SCUP (11 asf / student)	Kinesiology Benchmark - THECB (6 asf / student)
	McPhee / Olson	Hilltop	Crest	Bollinger Fields	Zorn Arena				
<b>Kinesiology</b>	119,316					119,316			66,000
<b>Athletics</b>	8,888			2,087	23,365	34,340		121,506	
<b>Recreation</b>	5,218	22,231	7,460			34,909	86,999		
<b>TOTAL</b>						<b>188,565</b>			<b>Benchmark Total = 274,505</b>

Source:

Society for College and University Planning. [2007 Campus Facilities Inventory Report](#). Ann Arbor, MI: Society for College and University Planning, 2008.

"Space Projection Model for Public Universities, Technical Colleges, and the Lamar State Colleges." <http://www.theccb.state.tx.us/reports/PDF/0255.PDF?CFID=2145512&CFTOKEN=37244130>. Texas Higher Education Coordinating Board - Division of Finance, Campus Planning and Research. September 2000. Web. 13 August 2010.

The benchmark suggests a net shortage of space for these functions of about 85,940 ASF. The academic programs (i.e. Kinesiology) feel the shortage intensely, and so should be the primary beneficiaries of any new facility. Athletics and Recreation also feel the shortage, particularly in scheduling, and so should also benefit from new facilities, even if the benefit is reduced use of McPhee by Kinesiology.





## 5. Space Requests and Projections

### 5.1 Non-Academic Space Requests and Projections

The following table summarizes the non-academic space requests. Further details of each request are available under separate cover. Overall, the non-academic units currently occupy 68,685 asf and have requested an additional 7,980 asf. The space requested represents an additional 11.6% of their current occupied space.

NON-ACADEMIC SPACE REQUESTS SUMMARY					
Unit	Total Existing Area (ASF)	Immediate Request		10 Year Request	
		Total Area (ASF)	Difference (ASF)	Total Area (ASF)	Difference (ASF)
<b>Administration</b>					
Financial Aid	2,355	2,945	590	3,065	710
Human Resources	2,261	2,741	480	2,981	720
Institutional Research	344	834	490	994	650
Vice-Chancellors	6,441	7,781	1,340	7,781	1,340
<b>Human Development Center</b>	2,156	2,256	100	2,256	100
<b>Student Services</b>					
Health Services	5,238	7,058	1,820	7,248	2,010
Counseling Services	1,813	2,863	1,050	2,863	1,050
Recreation and Sports Facilities*	34,909	TBD	TBD	TBD	TBD
University Communications - Alumni	512	1,712	1,200	1,712	1,200
Facility Services - Loss Prevention and Safety	1,088	1,188	100	1,188	100
Eau Claire Foundation	2,331	2,431	100	2,431	100
Unassigned Space	9,237	9,237	-	9,237	-
<b>Total Non-Academic Space Requests</b>	<b>68,685</b>	<b>41,046</b>	<b>7,270</b>	<b>41,756</b>	<b>7,980</b>

\*note: Recreation will benefit from the proposed new Kinesiology Facility



## 5.2 Academic Space Requests and Projections

The following table summarizes the departmental academic space requests by each college. Further details of each request are available under separate cover. Overall, the academic units currently occupy 533,221 asf and have requested an additional 90,059 asf. The space requested represents an additional 17% of their current occupied space.

ACADEMIC SPACE REQUESTS SUMMARY					
Unit	Total Existing Area (ASF)	Immediate Request		10 Year Request	
		Total Area (ASF)	Difference (ASF)	Total Area (ASF)	Difference (ASF)
<b>College of Arts and Sciences</b> (Depts. Relocating to Ed Bldg not included)	213,038	281,037	67,999	283,887	70,849
<b>College of Business</b>	11,918	12,158	240	12,158	240
<b>College of Education and Human Sciences</b> (Depts. Relocating to new Ed Bldg not included)	129,772	138,832	9,060	138,832	9,060
<b>College of Nursing and Health Sciences</b>	15,601	19,541	3,940	20,261	4,660
<b>Athletics*</b>	35,918	TBD	TBD	TBD	TBD
<b>Library</b>	121,490	126,340	4,850	126,340	4,850
<b>Honors Program</b>	874	1,274	400	1,274	400
<b>Continuing Education</b>	4,610	4,610	0	4,610	0
<b>Total Academic Space Requests</b>	<b>533,221</b>	<b>583,792</b>	<b>86,489</b>	<b>587,362</b>	<b>90,059</b>

\*note: Athletics will benefit from the proposed new Kinesiology Facility



## Space Requests and Projections

### Academic Departmental Space Requests

The following highlights the additional departmental requests space requested by each academic department.

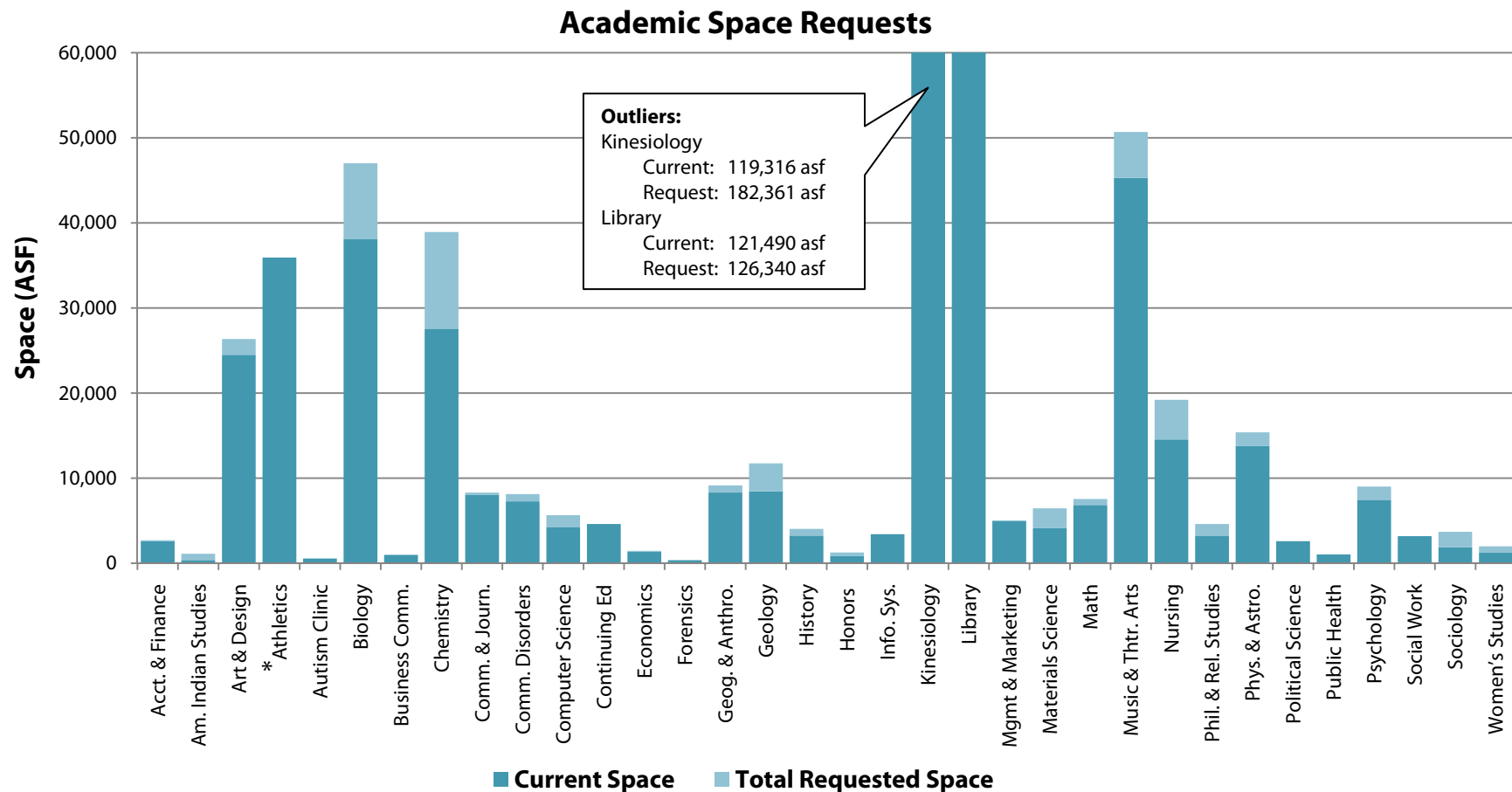
Accounting & Finance Current: 2,592 Request: 2,712	American Indian Studies Current: 375 Request: 1,115	Art & Design Current: 24,506 Request: 28,716	Athletics* Current: 35,918 Request: TBD	Autism Clinic Current: 558 Request: 558	Biology Current: 38,134 Request: 47,014
Business Communication Current: 990 Request: 990	Chemistry Current: 27,575 Request: 38,925	Communication and Journalism Current: 8,063 Request: 8,303	Communicative Disorders Current: 7,272 Request: 8,132	Computer Science Current: 4,270 Request: 5,650	Continuing Ed Current: 4,610 Request: 4,610
Economics Current: 1,351 Request: 1,471	Forensics Current: 357 Request: 357	Geography & Anthropology Current: 8,315 Request: 9,145	Geology Current: 8,455 Request: 11,740	History Current: 3,256 Request: 4,046	Honors Program Current: 874 Request: 1,274
Information Systems Current: 3,413 Request: 3,413	Kinesiology Current: 119,316 Request: 182,361	Library Current: 121,490 Request: 126,340	Management & Marketing Current: 4,923 Request: 5,045	Materials Science Current: 4,123 Request: 6,458	Math Current: 6,842 Request: 7,557
Music & Theater Arts Current: 45,291 Request: 74,391	Nursing Current: 14,558 Request: 19,218	Philosophy & Religious Studies Current: 3,188 Request: 4,618	Physics & Astronomy Current: 13,784 Request: 15,394	Political Science Current: 2,603 Request: 2,603	Public Health Current: 1,043 Request: 1,043
	Psychology Current: 7,450 Request: 9,010	Social Work Current: 3,184 Request: 3,184	Sociology Current: 1,875 Request: 3,700	Women's Studies Current: 1,237 Request: 1,987	





### Academic Departments - Current and Requested Space Analysis

The graph below indicates the gap between current space and requested space for the academic departments at UWEC. Please note that subsequent discussions with Athletics, Recreation and Kinesiology have established different requests than those graphed below. Please see the section entitled "Building Blocks" for further information regarding these spaces. After these requests, the largest academic space requests came from: Chemistry (11,350), Biology (8,880), Music and Theater Arts (5,400), the Library (4,850), Nursing (4,660) and Geology (3,285).



\*note: Recreation will benefit from the proposed new Kinesiology Facility



## 5.3 Academic Departmental Shared Space Requests

Each academic department was contacted and space requests were completed for each department.

Many departments did make requests for additional classroom space. As the previous study on classroom space had been completed, this study was instructed to assume that all classroom space would be made whole in the New Education Building. Therefore, requests for additional classroom space were not incorporated into space requests.

Many departments also made requests for shared spaces which included conference rooms, collaborative study spaces, and advising rooms. These requests were consolidated in each building and the following shared spaces were incorporated into the planning process.

Academic Departmental Shared Space Requests				
Building	Departments	Shared Spaces	No and Size of Space	Total Area (ASF)
Phillips	Geography & Anthropology	Conference Room	2 @ 500 asf	1,000
	Geology	Computer Lab (40)	1 @ 1,400 asf	1,400
	Math (moving from Hibbard)	Computer Lab (24)	1 @ 700 asf	725
	Physics & Astronomy	Tutoring Lab (25)	1 @ 725 asf	700
	Computer Science	Collaborative Study Space	1 @ 600 asf	600
	Chemistry			
Hibbard	Communication & Journalism	Computer Lab (24)	2 @ 700 asf	1,400
	Philosophy & Religious Studies	Collaborative Study Space	1 @ 800 asf	800
	Women's Studies			
	Political Science			
	Sociology			
HSS	Social Work	Video Conference Room	1 @ 500 asf	500
Haas Fine Arts	Art & Design	Conference Room	1 @ 500 asf	500
McPhee	Kinesiology	Conference Room	2 @ 500 asf	1,000



Academic Departmental Shared Space Requests (continued)				
Building	Departments	Shared Spaces	No and Size of Space	Total Area (ASF)
Nursing	Nursing	Collaborative Study Space	2 @ 400 asf	800
SSS	Accounting & Finance	Advising Room	2 @ 120 asf	240
	Business Communication	Collaborative Study Space	1 @ 800 asf	800
	Information Systems			
	Management & Marketing			
	Economics			
TOTAL				10,465

In addition to general access classroom space and shared spaces, the main space requests were for specific departmental spaces. A complete and detailed list of each type of requested space is available under separate cover. The following did not request any additional departmental space: Autism Clinic, Forensics, Information Systems, Business Communication, Political Science, Public Health Professions and Continuing Education.





### 6. Impact of the New Education Building

#### 6.1 Overview of New Space in the Education Building

A comprehensive classroom utilization analysis and classroom mix analysis was previously completed by a UWEC consultant. This process has informed the programming of the New Education Building. It has also provided an opportunity to review the appropriate “fit” of the classroom mix on lower campus (not including Water Street and upper campus) and address any deficiencies through the addition of the required space in the New Education Building. The New Education Building is projected to contain 110,000 asf.

This space is detailed in the table below:

NEW EDUCATION BUILDING SPACES	
UNIT	Current ASF
Classrooms	37,905
Misc. Instructional/Support Spaces	14,792
College of Education and Human Sciences- Dean's Office	6,058
Teacher Education	3,145
Educational Studies	9,374
Special Education	2,650
English Department	8,039
Foreign Languages Department	8,775
Academic Skills Center	4,083
Services for Students with Disabilities	2,385
Office of Multicultural Affairs	3,885
<b>Total Assignable SF</b>	<b>101,091</b>
Building Support (non-assignable sf)	8,370
<b>Total Net Usable SF</b>	<b>109,461</b>



## 6.2 Overview of Backfilling Opportunities

The New Education Building's impact across the campus will be taken account in the master planning process. The new building examined the entire classroom needs across the campus. It was determined that the new building should include five additional classrooms with capacity 36-40. In order to maintain the balance on the campus, five of these classrooms across campus should be taken off-line or repurposed.

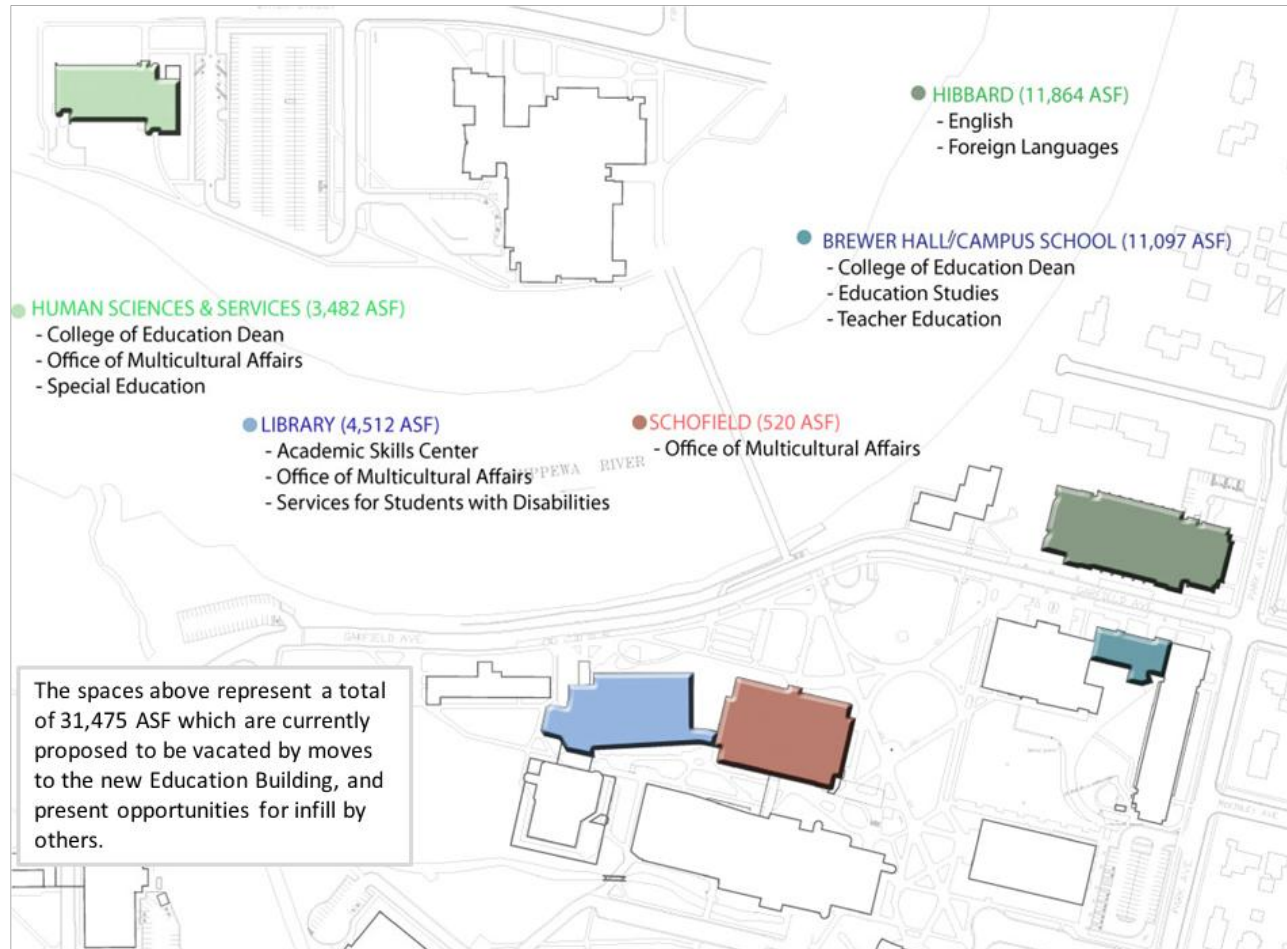
Several departments are vacating their current space to move into the new Education Building. Those spaces are summarized in the table below. These spaces will also be considered in the backfill options which are available under separate cover.

<b>Space available due to moves to Education Building</b>	
<b>Campus School and Brewer (to be demolished)</b>	
Basement	4,803
1st Floor	3,124
2nd Floor	3,170
<i>Total</i>	<i>11,097</i>
<b>Hibbard</b>	
2nd Floor	229
3rd Floor	5,390
4th Floor	4,813
6th Floor	440
7th Floor	992
<i>Total</i>	<i>11,864</i>
<b>Human Sciences and Services</b>	
2nd Floor	3,482
<b>Old Library</b>	
2nd Floor	4,512
<b>Schofield</b>	
2nd Floor	520
<b>TOTAL</b>	<b>31,475</b>
<b>Net Available ASF</b>	<b>20,378</b>



## Impact of the New Education Building

The construction of the New Education Building relieves stress across the Eau Claire campus. It creates the opportunity to backfill the proposed vacated spaces in the other academic buildings highlighted below.







## 7. Building Blocks

### 7.1 Overview

Based on the space requests and space becoming available as a result of the new Education Building, the preliminary building concept is developed. The diagram below highlights the new construction that is required. Other space needs are dealt with through backfill of existing spaces and this is highlighted through the tables that follow discussing each existing building.

Summary of Proposed Building Blocks		
Building	ASF	GSF
Phillips Replacement Building A	84,835	141,392
Phillips Replacement Building B	72,306	120,510
New Front Door Concept	17,750	26,063
Community/University Performing Arts Facility (Kjer Replacement Building)	48,600	69,249
Community/University Fine Arts Facility	29,605	45,546
HFA Addition / Kjer Replacement	19,800	33,000
Zorn Arena Replacement / Multi-Use Event Center	97,900	163,167
New Kinesiology Facility*	63,045	96,992
Nursing Addition*	5,213	8,688
<i>* Option: Add Nursing to Kinesiology</i>		
New Kinesiology Facility	88,045	135,454
Repurpose Nursing Building for Wellness Center	26,887	46,929

**"Front Door" Concept**

17,750 asf  
26,063 gsf

**Phillips Replacement Building B**

72,306 asf  
120,510 gsf

**Phillips Replacement Building A**

84,835 asf  
141,392 gsf

**HFA Addition**

19,800 asf  
33,000 gsf

**Fine Arts Facility**

29,605 asf  
45,546 gsf

**Performing Arts Facility**

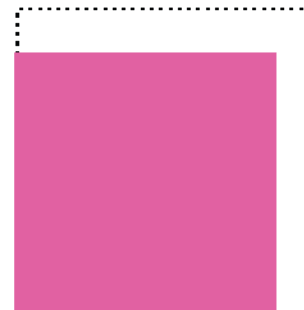
48,600 asf  
69,249 gsf

**Nursing Addition**

5,213 asf  
8,688 gsf

**Zorn Arena Replacement**

79,900 asf  
133,167 gsf

**New Kinesiology Facility**

63,045 asf  
96,992 gsf



## 7.2 Phillips

The space needs by departments in Phillips will be met through a two part Phillips Building Replacement as illustrated below:

Building:		Phillips Science Hall		
Existing ASF:		115,233		
Current Occupant Space Requests:	Dept	Current	Request	Total
	Biology	38,134	8,880	47,014
	Chemistry	27,575	11,350	38,925
	Computer Science	4,270	1,380	5,650
	Geography	8,315	830	9,145
	Geology	8,455	3,285	11,740
	Materials Science	4,123	2,335	6,458
	Physics & Astronomy	13,784	1,610	15,394
ADDITIONAL SPACE REQUIRED:			29,670	
Space Coming Available:		0		
Future Occupant Space Requests:	Math (from Hibbard)	6,842	715	7,557
Shared Space Requests:				4,425
TOTAL ADDITIONAL SPACE REQUIRED				41,652
Diff of Available to Required Space:				-41,652
Proposed New Space:				Yes
Building Blocks:	Replacement to Phillips - Bldg A			
	Chemistry	27,575	11,350	38,925
	Computer Science	4,270	1,380	5,650
	Materials Science	4,123	2,335	6,458
	Physics & Astronomy	13,784	1,610	15,394
	Math (from Hibbard)	6,842	715	7,557
	Shared Space			4,425
	Classrooms from Old Phillips			7,432
	Total			85,841
	Replacement to Phillips - Bldg B			
	Biology	38,134	8,880	47,014
	Geography	8,315	830	9,145
	Geology	8,455	3,285	11,740
	Classrooms from Old Phillips			4,407
	Total			72,306





## 7.3 Hibbard

The space needs by departments in Hibbard will be met by backfill of available space as illustrated below:

<b>Building:</b>		<b>Hibbard</b>		
<b>Existing ASF:</b>		90,346		
<b>Current Occupant Space Requests:</b>	<b>Dept</b>	<b>Current</b>	<b>Request</b>	<b>Total</b>
	<i>Math (future: move to Phillips Replacement Bldg A)</i>	6,842	750	
	American Indian Studies	375	740	1,115
	Autism Clinic	558		558
	Communication & Journalism	8,063	240	8,303
	Forensics	357		357
	History	3,256	790	4,046
	Philosophy	3,188	1,430	4,618
	Psychology	7,450	1,560	9,010
	Facilities Management	513		513
	Spectator	1,869		1,869
<b>ADDITIONAL SPACE REQUIRED:</b>			4,760	
<b>Space Coming Available:</b>	Foreign Language (to Ed Bldg)	5,291		
	English (to Ed Bldg)	6,826		
	Classrooms (to Ed Bldg) *	2,842		
<b>TOTAL SPACE AVAILABLE:</b>		<b>14,959</b>		
<b>Future Occupant Space Requests:</b>	Political Science (from SSS)	2,603		2,603
	Sociology (from SSS)	3,700		3,700
	Women's Studies (from Brewer)	1,237	750	1,987
<b>Shared Space Requests:</b>				2,200
<b>TOTAL ADDITIONAL SPACE REQUIRED</b>				<b>15,250</b>
<b>Diff of Available to Required Space:</b>				<b>-291</b>
<b>Proposed New Space:</b>				<b>No</b>
<b>Building Blocks:</b>		<b>Backfill of vacated space</b>		

\*note: Assumes a portion of 5 classrooms recommended to be repurposed (in previous consultant's study) will be in Hibbard. Page 9 of Section 1 of this report details that during the final review of the program for the new Education building, UWEC officials added five classrooms (of capacity 45). By adding these five classrooms, UWEC official realized that they will need to determine which five of the existing 22 rooms in this capacity range will need to be reallocated for other uses. FPC recommends that several of these classrooms be in Hibbard.



## 7.4 Schneider Social Science

The space needs by departments in SSS will be met by backfill of available space as illustrated below:

Building:		Schneider Social Science		
Existing ASF:		50,603		
Current Occupant Space Requests:	Dept	Current	Request	Total
	Geo & Anthro (Future: move to Phillips Replacement Bldg B)	626		
	Economics	1,351	120	1,471
	Accounting & Finance	2,592	120	2,712
	Business Communication	990		990
	Information Systems	3,413		3,413
	Management & Marketing	4,923	120	5,043
	Honors Program	874	400	1,274
	Dean - College of Arts & Sciences	307		307
	Dean - College of Business	6,149		6,149
	Parking	1,099		1,099
	Police	135		135
	University Centers	108		108
ADDITIONAL SPACE REQUIRED:			760	
Space Coming Available:	Political Science (to Hibbard)	2,603		
	Sociology (to Hibbard)	1,875		
TOTAL SPACE AVAILABLE:		4,478		
Future Occupant Space Requests:	Police (from Crest)	2,065		2,065
Shared Space Requests:				1,040
TOTAL ADDITIONAL SPACE REQUIRED				3,865
Diff of Available to Required Space:				613
Proposed New Space:				No
Building Blocks:		Backfill of vacated space		



## 7.5 New Kinesiology Facility

As was discussed in section 4.3 Benchmarking, Kinesiology has a need for new facilities, due to scheduling difficulties due to excessive use, since their facilities are shared with both Athletics and Recreation. The proposed solution is a new Kinesiology Facility, ideally located on upper campus. The facility is proposed to be approximately 63,000 ASF (96,000 GSF) and contain a two-court gymnasium, track, 25 meter pool, cardio area, weight training area, gymnastic room and wrestling room, in addition to classrooms, administrative, and support areas. Kinesiology will have priority use of this new facility, particularly during peak class times during the day. During off-peak time, the facility would be open to Recreation and Athletics use.

Proposed Kinesiology Facility			
Name of Space	No. and Size of Space		Total Area (ASF)
<b>Shared Spaces</b>			
Classrooms (55, flexible)	2	@ 1,375sf	2,750
Conference Rooms (20)	1	@ 400sf	400
Conference Rooms (12)	1	@ 250sf	250
<b>Subtotal</b>			<b>3,400</b>
<b>Administrative and Faculty Spaces</b>			
Admin Office	1	@ 1,200sf	1,200
Faculty Offices	20	@ 125sf	2,500
Circulation	1	@ 400sf	925
<b>Subtotal</b>			<b>4,625</b>
<b>Activity Spaces</b>			
Two Court Gymnasium (2 BB, 2VB, includes retractable seating for 240)	1	@ 14,200sf	14,200
Two Court Gymnasium Storage	2	@ 500sf	1,000
Lobby/Trophy Area	1	@ 1,000sf	1,000
Running Track (3 lane, 1/8 mile)	1	@ 7,000sf	7,000
25 Meter Pool (includes diving platform)	1	@ 8,000sf	8,000
Pool Seating	1	@ 1,500sf	1,500
Pool Manager's Office	1	@ 150sf	150
Chemical Storage Area	1	@ 150sf	150





First Aid/Lifeguard Station	1	@ 170sf	170
Pool Pumps/Filter Room	1	@ 800sf	800
Weight Room	1	@ 3,000sf	3,000
Cardiovascular Area	1	@ 1,800sf	1,800
Weight/Fitness Storage/Workroom	2	@ 250sf	500
Trainer's Room	1	@ 800sf	800
Whirlpool Therapy	1	@ 500sf	500
Trainer's Storage	1	@ 500sf	500
Gymnastics Room	1	@ 5,500sf	5,500
Wrestling Room	1	@ 3,000sf	3,000
Golf Area	1	@ 800sf	800
<b>Subtotal</b>			<b>50,370</b>
<b>Support Spaces</b>			
Men's Locker Room/Restroom	1	@ 1,500sf	1,500
Women's Locker Room/Restroom	1	@ 1,750sf	1,750
Storage	4	@ 250sf	1,000
Laundry	1	@ 400sf	400
<b>Subtotal</b>			<b>4,650</b>
<b>Total Kinesiology Facility</b>			<b>63,045</b>
<b>Option: Add Nursing</b>	1	@25,000sf	25,000
<b>Total Kinesiology and Nursing Facility</b>			<b>88,045</b>



## 7.6 Nursing/Possible Wellness Center

There are two options for approaching space needs for Nursing. The first is shown below, where Nursing expands with an addition to the building they now occupy. The second option, currently being explored by UWEC, is to locate Nursing with Kinesiology in the proposed new facility, thus taking advantage of the potential synergies between the two, and identifying a future home for the potential new PT/OT program currently being considered. This idea would add approximately 25,000 ASF to the Kinesiology Facility, assuming that some of the classrooms remained in the Nursing Building. This would provide the opportunity to repurpose the Nursing Building into a Wellness Center for campus (refer to sections 7.7 for additional info). If Counseling and Health Services expand to their combined request of approximately 10,000 ASF, there would be about 4,500 ASF in Nursing available for activity spaces. This assumes some classrooms would remain in Nursing as well.

<b>Building:</b>		<b>Nursing</b>		
<b>Existing ASF:</b>		26,887		
<b>Current Occupant Space Requests:</b>	<b>Dept</b>	<b>Current</b>	<b>Request</b>	<b>Total</b>
	Nursing	14,588	4,660	19,248
<b>ADDITIONAL SPACE REQUIRED:</b>			4,660	
<b>Space Coming Available:</b>	Public Health (to HSS)	247		
<b>TOTAL SPACE AVAILABLE:</b>		<b>247</b>		
				800
<b>Shared Space Requests:</b>				
<b>TOTAL ADDITIONAL SPACE REQUIRED</b>				<b>5,460</b>
<b>Diff of Available to Required Space:</b>				<b>-5,213</b>
<b>Proposed New Space:</b>				<b>Yes</b>
<b>Building Blocks:</b>		<b>Backfill of vacated space</b>		<b>5,213</b>



## 7.7 McIntyre & Old Library/Possible Wellness Center

The space needs in the McIntyre Library will be met by reducing stack space. The space needs by departments in the old Library will be met by backfill of available space as illustrated below. The Old Library has been suggested as a possible location for a Wellness Center. UWEC has envisioned a Wellness Center which combines Counseling Services with Student Health Services, and possibly with some activity spaces such as aerobics or dance. Counseling and Student Health Services would require about 10,000 ASF if their requested spaces are included. The space coming available in Old Library is about 4,500 ASF, with existing occupants requesting an additional 1,700 ASF; so is somewhat short of what appears to be required. Further discussions with UWEC are suggested to determine if there are some functions that could fit in the 4,500 which might constitute a Wellness Center.

Building:		Old Library		
Existing ASF:		34,126		
Current Occupant Space Requests:	Dept	Current	Request	Total
	Financial Aid	152		152
	Business Services	135		135
	Counseling Services	1,813	1,050	2,863
	Faculty Senate	488		488
	Grants	753		753
	Institutional Research	344	650	994
	Learning Technology	20,054		20,054
	Publications	989		989
ADDITIONAL SPACE REQUIRED:			1,700	
Space Coming Available:	Multicultural Affairs (to Ed Bldg)	818		
	Students with Disabilities (to Ed Bldg)	815		
	Academic Skills Center (to Ed Bldg)	2,879		
TOTAL SPACE AVAILABLE:		4,512		
Future Occupant Space Requests:	Grants (from CS)		430	
	Business Services (from CS)		2,382	
TOTAL ADDITIONAL SPACE REQUIRED				4,512
Diff of Available to Required Space:				0
Proposed New Space:				No
Building Blocks:		Backfill of vacated space		





## 7.8 Human Sciences and Services

The space needs by departments in HSS will be met by backfill of available space as illustrated below:

Building:		Human Sciences & Services		
Existing ASF:		28,488		
Current Occupant Space Requests:	Dept	Current	Request	Total
	Communicative Disorders	7,272	860	8,132
	Public Health	941		941
	Social Work	3,184	600	3,784
	Human Development Center	2,156	100	2,256
	Student Services	3,352		3,352
ADDITIONAL SPACE REQUIRED:			1,560	
Space Coming Available:	Music Therapy (Phase Out)	1,430		
	Dean of Education (to Ed Bldg)	318		
	Special Education (to Ed Bldg)	3,065		
TOTAL SPACE AVAILABLE:		4,813		
Future Occupant Space Requests:	Public Health (from Nursing)	247		247
Shared Space Requests:				500
TOTAL ADDITIONAL SPACE REQUIRED				2,307
Diff of Available to Required Space:				2,506
Proposed New Space:				No
Building Blocks:		Backfill of vacated space		



## 7.9 Schofield

The space needs by departments in SSS will be met by backfill of available space as illustrated below:

Building:		Old Library		
Existing ASF:		34,126		
Current Occupant Space Requests:	Dept	Current	Request	Total
	Academic Advising	3,917		3,917
	Admissions	4,324		4,324
	Affirmative Action	502		502
	Business Services	5,588		5,588
	Career Services	2,862		2,862
	Chancellor's Office	2,551		2,551
	Dean - College of Arts & Sciences	2,075		2,075
	Dean - Graduate Studies	878		878
	Duplicating Services	1,951		1,951
	Financial Aid	2,203	710	2,913
	Human Resources	2,261	720	2,981
	International Education	2,299		2,299
	Learning Technology	9,265		9,265
	News Bureau	1,306		1,306
	Office of Research & Strategic Planning	1,647		1,647
	Registrar	4,003		4,003
	Records Management	1,983		1,983
	Vice Chancellor for Academic Affairs	3,000		3,000
	Vice Chancellor for Student Affairs	3,325	1,340	4,665
ADDITIONAL SPACE REQUIRED:			2,770	
Space Coming Available:	Alumni to new "Front Door" Bldg	512	1,200	
	Foundation to new "Front Door" Bldg	2,331	100	
	Departments moving to Ed Bldg	520		
TOTAL SPACE AVAILABLE:		3,363		
Future Occupant Space Requests:	Business Services (from CS)	470		470
TOTAL ADDITIONAL SPACE REQUIRED				3,240
Diff of Available to Required Space:				123
Proposed New Space:				No
Building Blocks:		Backfill of vacated space		



## 7.10 Haas Fine Arts/Kjer Theater (Replacement)

The space needs for Haas Fine Arts are proposed to take place in a variety of projects. The underlying premise behind any new facility is that it would be a joint project with UWEC and the community. The following projects are suggested:

- 1) **New Fine Arts Facility.** This facility would move the Art and Design majors to an off-campus location, in a facility shared with the community. It is estimated to be approximately 30,000 ASF (45,000 GSF) in size, and would contain studios, classrooms, exhibit spaces, and administrative and faculty spaces.
- 2) **Haas Backfill.** It is estimated that this new facility would free up approximately 12,000 ASF in Haas. Art & Design has identified the need for a few new studios, estimated at 3,500 ASF. This would leave about 8,500 ASF available in Haas.
- 3) **Haas Addition.** Music and Theater Arts have requested a total of about 28,000 ASF additional space in Haas. If 8,500 ASF of this were provided as backfill to the vacated Art & Design space, that suggests the need for an addition to Haas of about 19,800 ASF (30,000 GSF).
- 4) **New Performing Arts Facility.** This is proposed as a joint UWEC and community facility, with a 1,000 seat theater, educational spaces, large rehearsal hall, practice rooms, support spaces such as costume and scene shops, green room, and administrative spaces.

Proposed Community/University Performing Arts Facility			
Name of Space	No. and Size of Space		Total Area (ASF)
<b>Educational Spaces</b>			<b>ASF</b>
Classrooms (55, flexible)	2	@ 1,375sf	2,750
Large Rehearsal Hall	1	@ 3,500sf	3,500
Teaching Studio	2	@ 400sf	800
Storage	1	@ 200sf	200
Recording Booth	1	@ 200sf	200
Practice Rooms	8	@ 150sf	1,200
Practice Rooms	2	@ 300sf	600
Dance Studio	1	@ 1,000sf	1,000
<b>Subtotal</b>			<b>10,250</b>
<b>Administrative and Faculty Spaces</b>			
Admin Office	1	@ 1,200sf	1,200
Faculty Offices/Studios	6	@ 180sf	1,080



Proposed Community/University Performing Arts Facility			
Name of Space	No. and Size of Space		Total Area (ASF)
Circulation	1	@ 400sf	570
Conference Rooms (12)	2	@ 250sf	500
Conference Rooms (25)	2	@ 500sf	1,000
<b>Subtotal</b>			<b>4,350</b>
<b>Performance Spaces</b>			
Performance Hall (1,000 seats)	1	@ 9,000sf	9,000
Stage	1	@ 5,000sf	5,000
Stage Wings	2	@ 1,500sf	3,000
Stage Storage	1	@ 7,000sf	7,000
Orchestra Pit	1	@ 1,000sf	1,000
Light Booth/Sound Booth	1	@ 200sf	200
<b>Subtotal</b>			<b>25,200</b>
<b>Support Spaces</b>			
Men's Dressing Room	1	@ 500sf	500
Women's Dressing Room	1	@ 800sf	800
Green Room	1	@ 250sf	250
Light and Sound Equipment Repair and Storage	1	@ 500sf	500
Scene Shop and Storage	1	@ 1,500sf	1,500
Costume Shop and Storage	1	@ 1,000sf	1,000
Control Booth	1	@ 250sf	250
<b>Subtotal</b>			<b>4,800</b>
<b>Entry Spaces</b>			
Ticket Office	1	@ 500sf	500
Lobby/Pre Function Space	1	@ 2,500sf	2,500
Concessions	2	@ 500sf	1,000
<b>Subtotal</b>			<b>4,000</b>
<b>Total Community - University Performing Arts Facility</b>			<b>48600</b>





Proposed Community - University Fine Arts Facility			
Name of Space	No. and Size of Space		Total Area(ASF)
<b>Teaching Spaces</b>			<b>ASF</b>
Classrooms (55, flexible)	2	@ 1,375sf	2,750
Classrooms (35, flexible)	2	@ 875sf	1,750
Computer Labs (30)	2	@ 1,050sf	2,100
Classroom Storage	2	@ 150sf	300
Sculpture Studio (16)	1	@ 1,440sf	1,440
Drawing Studio (16)	2	@ 1,200sf	2,400
Painting Studio (16)	1	@ 1,440sf	1,440
2D Design Studio (20)	2	@ 1,000sf	2,000
Graphic Design Studio (20)	2	@ 1,000sf	2,000
Photo Studio (16)	1	@ 800sf	800
Darkroom	1	@ 200sf	200
Digital Lab	1	@ 200sf	200
Open Labs	2	@ 1,000sf	2,000
Hazardous Materials Storage	1	@ 150sf	150
Studio Storage	4	@ 150sf	600
<b>Subtotal</b>			<b>20,130</b>
<b>Administrative and Faculty Spaces</b>			
Admin Office	1	@ 1,200sf	1,200
Faculty Offices/Studios	12	@ 185sf	2,220
Circulation	1	@ 400sf	855
Conference Rooms (12)	2	@ 250sf	500
Conference Rooms (25)	1	@ 500sf	500
<b>Subtotal</b>			<b>5,275</b>
<b>Public Spaces</b>			
Exhibition Space	1	@ 1,500sf	1,500
Lobby/Entry	1	@ 1,000sf	1,000
Informal Galleries/Collaborative Spaces	2	@ 350sf	700
<b>Subtotal</b>			<b>3,200</b>



Proposed Community - University Fine Arts Facility			
Name of Space	No. and Size of Space		Total Area(ASF)
<b>Support Spaces</b>			
Building Storage	1	@ 500sf	500
Clean Up	1	@ 500sf	500
<b>Subtotal</b>			<b>1,000</b>
<b>Total Community - University Fine Arts Facility</b>			<b>29,605</b>

Building:		Haas Fine Arts		
Existing ASF:		83,537		
<b>Current Occupant Space Requests:</b>	<b>Dept</b>	<b>Current</b>	<b>Request</b>	<b>Total</b>
	Music & Theater Arts	45,291	29,100	74,391
	Art & Design	24,506	4,210	28,716
	Learning & Technology	798		798
<b>ADDITIONAL SPACE REQUIRED:</b>			<b>33,310</b>	
<b>TOTAL SPACE AVAILABLE:</b>			<b>0</b>	
<b>Future Occupant Space Requests:</b>	Music & Theater Arts (from CS)	3,503		3,503
	Music & Theater Arts (from Brewer)	606		606
<b>Shared Space Requests:</b>				500
<b>TOTAL ADDITIONAL SPACE REQUIRED</b>			<b>37,919</b>	
<b>Diff of Available to Required Space:</b>			<b>-37,919</b>	
<b>Proposed New Space:</b>			<b>Yes</b>	
<b>Building Blocks:</b>	<i>Retrofit of existing HFA space</i>			14,200
	<i>Addition to HFA (for expansion space)</i>			29,100
	<i>Performing Arts Facility</i>			48,600
	<i>Fine Arts Facility</i>			29,605



If UWEC and the community are not able to partner in these new facility initiatives, it is recommended that UWEC consider a replacement to the Kjer theater as part of an Haas Addition. This would require approximately 12,000 ASF for the Kjer theater replacement and an additional 12,000 ASF for Art & Design that would no longer be going into the New Fine Arts Facility. In addition, the existing need for Music and Theater Arts will still need to be accommodated of 28,000 ASF. Therefore, an addition to HFA of 52,000 ASF would be required to accommodate the needs of departments currently in HFA as well as including a replacement of the Kjer Theater.

### **7.11 Campus School/Brewer Hall**

As Campus School and Brewer Hall have been slated for demolition, all departments in these two buildings have been relocated through the building block process. Many of the current occupants will move to the new Education Building. The Music & Theater Arts in Campus School and Brewer Hall will relocate to the new HFA addition. Business Services and Grants will be relocated to the Old Library, thereby amalgamating themselves with parts of their department which are already present in the Old Library. Women's Studies in Brewer Hall will move to Hibbard.

### **7.12 New "Front Door Concept"**

The new "Front Door Concept" is proposed as a replacement for the leased space currently occupied on Water Street by Continuing Education as well as for Alumni and the Foundation. The intention is to unify the space accessed by community and provide a "front door" for the community to be welcomed to UWEC. Classrooms have been included in this facility as it will be located off-campus and on-campus classrooms will not, therefore, be readily accessible for the purposes of the community outreach and continuing education. These classrooms are intended to replace the current leased space for Continuing Education as well as serve as a resource for Alumni and Foundation activities. The space lists developed for this concept are shown below:



Off Campus Educational Facility				
Use	Room Qty.	Capacity Per Room	Net SF Per Person	Area Required
Vestibule	1	4	15	60
Lobby lounge	1	15	25	375
Reception	1	2	30	60
Management office	4	1	200	800
General office	6	1	150	900
Secure ticket office	1	1	150	150
Retail (books and vending)	1	15	50	750
Conference room	1	30	25	750
Classroom	2	75	25	3,750
Classroom	4	30	25	3,000
Computer lab	1	30	50	1,500
Small meeting rooms	2	15	15	450
Staff break room	1	15	15	225
CE Offices				
CE Office – Staff (cubicles)	13	1	100	1,300
CE Office - Faculty	9	1	120	1,080
CE Office - Admin	2	1	150	300
CE Work Room	3	3	100	900
CE Reception	1	6	100	600
CE Storage	1	1	300	300
CE Conference	1	25	20	500
CE- Conference	0	50	40	0
<b>Total Assignable Area</b>	<b>56</b>	<b>322</b>	<b>55</b>	<b>17,750</b>
Restrooms	4	4	50	800
Storage room	4	1	175	700





### 7.13 Zorn Replacement/Multi-Use Event Center

UWEC has proposed that Zorn Arena be replaced, and be part of a facility that would serve both university and community needs. This report assumes that the new arena would be larger in size to Zorn, at 5,000 seats, with a basketball court, lockers for home and visiting teams and officials, and appropriate support spaces. The community influence suggests convention center spaces, with exhibit hall, large and smaller meeting rooms, catering kitchen, classrooms, administrative space, and support spaces. The entire facility would be approximately 97,900 ASF (163,167 GSF) in size. Ideally the facility would be located on upper campus, but another location may need to be found to address the high volume of traffic generated by the facility. As the location of the center may well be off-campus, the community has suggested the need for classroom spaces as the on-campus classrooms would then not be as accessible for use.

It should be noted that if this facility cannot be a part of a community multi-use even center, it is recommended that the Zorn Arena be replaced. This straight replacement would be a 3,500 seat arena and would require approximately 61,000 ASF (101,667 GSF).



Zorn Replacement/Multi Use Event Center			
Name of Space	No. and Size of Space		Total Area (ASF)
<b>Meeting/Convention Spaces</b>			
Classrooms (55, flexible)	2	@ 1,375sf	2,750
Convention Exhibit Hall	1	@ 10,000sf	10,000
Pre Function Lobby	1	@ 3,500sf	3,500
Meeting Rooms (100)	2	@ 2,000sf	4,000
Meeting Rooms (50)	4	@ 1,000sf	4,000
Conference Rooms (20)	4	@ 400sf	1,600
<b>Subtotal</b>			<b>25,850</b>
<b>Administrative Spaces</b>			
Admin Office	1	@ 1,500sf	1,500
<b>Subtotal</b>			<b>1,500</b>
<b>Activity Spaces</b>			
Basketball Court	1	@ 8,000sf	8,000
Seating (2500 seats at 7 asf/seat)	1	@ 24,500sf	24,500
Seating (2500 seats at 9 asf/seat)	1	@ 22,500sf	22,500
Lobby/Trophy Area	1	@ 1,000sf	1,000
<b>Subtotal</b>			<b>56,000</b>
<b>Support Spaces</b>			
Men's Locker Room/Restroom	1	@ 1,500sf	1,500
Women's Locker Room/Restroom	1	@ 1,750sf	1,750
Storage	4	@ 250sf	1,000
Storage	1	@ 2,000	2,000
Laundry	1	@ 400sf	400
Loading Area	1	@ 500	500
Exhibit Staging	1	@ 1,000sf	1,000
Catering Kitchen	1	@ 1,000sf	1,000
Employee Areas	1	@ 500sf	500
Visiting Lockers	2	@ 1,000sf	2,000
Officials Lockers	2	@ 150sf	300



Concessions	4	@ 500sf	2,000
Concessions Storage	4	@ 150sf	600
<b>Subtotal</b>			<b>14,550</b>
<b>Total Zorn Replacement/ Multi Use Event Center</b>			<b>97,900</b>

### 7.14 Hilltop Center

Hilltop currently provides space for student dining, in addition to recreation spaces. In the option that repurposes the Nursing Building into a Wellness Center, the recommendation is to consider relocating the Crest activity spaces to the Nursing Building, and to relocate the dining spaces from Hilltop to a new facility (or facilities) in a new residence hall. This would free up space in the building to both allow for expansion of Recreation “hang out” and programmatic activity, and to relocate the “Higher Ground” facility from Crest to Hilltop, to allow for the potential demolition of Crest.

### 7.15 Athletics

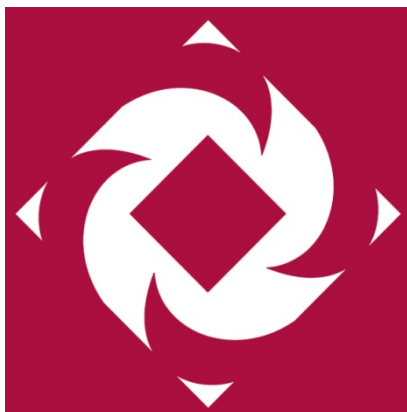
Athletics’ principal issues are consolidation of facilities and adequate practice and competition space for their 22 teams. Sharing has caused shortages of space availability and considerable time spent on facility scheduling. The new Kinesiology Facility is proposed to be principally for Kinesiology use, with Athletics and Recreation having access after-hours. Athletics and Recreation would take over the space in McPhee vacated by Kinesiology.

# Housing Demand Study

Prepared by Brailsford and Dunlavey







**FINAL  
REPORT**

**Winter 2011**



University of Wisconsin  
**Eau Claire**

**University of Wisconsin – Eau Claire**

Residential Demand Study



**BRAILSFORD & DUNLAVEY**

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### **SECTION**

- 1 ..... Executive Summary
- 2 ..... Summary of Findings

### **EXHIBITS**

- A..... Strategic Asset Value Analysis
- B..... Competitive Context Analysis
- C..... Student Survey Results
- D..... Strategic Hall Analysis
- E..... Financial Model

### ***Introduction***

B&D was contracted as part of the JJR Master Planning Team in the fall of 2009 to conduct a Residential Demand Study (“Study”). The study was intended to determine the demand for on-campus housing at the University of Wisconsin – Eau Claire (“UWEC” or the “University”) and to articulate a financially feasible implementation plan to meet housing demand. B&D’s work plan included:

- A visioning session was conducted with UWEC’s Residential Demand Steering Committee and a **strategic asset value analysis** was completed to develop strategic project objectives (Exhibit A);
- **Focus group interviews** were conducted with students to gain qualitative information regarding student housing preferences and campus life;
- An **off-campus housing analysis** was completed to better understand the costs, amenities, and other key metrics of the off-campus rental market in Eau Claire, WI;
- A **competitive context analysis** was completed to evaluate the University’s competitive position against competitor institutions and to identify opportunities to develop new housing that would improve that position (Exhibit B);
- An electronic **student survey** was completed by 3,263 students to quantify student housing preferences and analyze price sensitivity (Exhibit C);
- A **demand model** was developed to project demand for on-campus housing by bed type based on data collected during the electronic survey;
- A **strategic hall analysis** was developed to prioritize renovation projects by analyzing the existing stock based on the following criteria: occupancy, satisfaction, physical assessment, functional assessment, and building benchmark & capacity assessment (Section D); and
- A **financial model** was developed to test phasing plans and illustrate feasibility on the housing 20-year pro forma. (Section E).

### ***Executive Summary***

Student housing facility improvements are essential to meeting the University of Wisconsin – Eau Claire’s student demand and the University’s strategic objectives. The renovation and addition of new residence halls would reinforce UWEC’s brand as a University committed to providing on-campus housing, support recruitment and retention goals, and increase student life on campus.

UWEC student housing demand well exceeds its existing capacity leading to accommodations inconsistent with University student development goals. With 108% occupancy during the 2009-2010 academic year, UWEC accommodated demand by utilizing lounge space, assigned double rooms as triple occupancy and renting approximately 200 beds at two local hotels. Other housing options for students include apartments and houses off campus. Although off-campus is not student focused, the occupancy was healthy at 91% in 2009-2010.

In comparison to other University of Wisconsin System schools, UWEC is 15% below average for



## EXECUTIVE SUMMARY

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on-campus room costs. UWEC is also comparable in cost to the off-campus market. Typically, on-campus housing is priced at a premium to off-campus housing because of the increased convenience and student focused amenities. Both of these factors indicate an opportunity to increase on-campus housing cost to support renovations and new construction.

In order to meet student demand and meet the University's strategic goals, UWEC needs to increase the total supply of beds to approximately 4,700 by adding 1,250 suite beds, 300 apartment beds and renovation / de-densification to existing residence halls by fifteen percent. The majority of the existing housing stock is under-sized in relation to national benchmarks and does not adequately provide common study and programming space necessary to meet student development goals.

New housing will be developed to reinforce existing neighborhoods, while remaining appropriate to other campus development. The majority of new housing should be developed as suite-style units on Upper Campus, to create greater variety and support the student development continuum. Lower Campus should retain the existing quantity of housing and be programmed to support affinity housing. Student apartment style housing developed on Water Street will be targeted to upper classmen and could be a partnership between the University and a private developer.

### Next Steps

UWEC will need to initiate the Residential Master Plan with a new 350 bed suite-style hall, in order to meet the immediate goal of removing all students from hotels, lounges and assuring singles for RA. In order to increase the on-campus housing capacity and initiate renovations to existing halls a second 350 bed hall will be required. Once these two initial projects are complete the University may begin a systematic renovation and new construction schedule. In order to initiate this housing plan the University must undertake a number of internal investigations as follows:

- Confirm UWEC financing parameters:
  - Align Master Plan goals with State Funding Cycle
  - Determine if the UWEC will be able to access student housing reserves to fund renovations or soft cost for new construction,
- Increase escalation of existing housing cost to support housing master plan, and
- Initiate discussion with the city and private developers for Water Street apartment development focused on upper classmen.

Once the UWEC financing parameters are defined and the implementation schedule is approved the University will initiate a series of pre-development activities as follows:

- Develop detailed architectural programs for each renovation and new project,
- Initiate project financings, and
- Begin selection process for architects and developers as appropriate.



### Summary of Findings

#### *Strategic Visioning*

Nationwide, colleges and universities recognize the important role that residence life and dining play in meeting institutional goals and enhancing campus life. B&D acknowledges the University's objective to develop a long-term master plan for residence life that will support enrollment management goals and enhance the student learning experience. Although many factors impact the University's ability to meet institutional goals, carefully planned housing and other "quality of life" facilities are important components of the overall strategy. B&D worked with the Residential Demand Steering Committee to identify UWEC's strategic goals for the Residential Demand Study.

B&D uses a "Strategic Asset Value" approach to facility development to respond to the constant challenge of assuring that campus life improvements respond to the University's strategic objectives. More specifically, B&D proceeded with the understanding that:

All of the project objectives must be expressed in specific terms that demonstrate their relevance to furthering the school's mission, reinforcing campus values, responding to institutional commitments and responsibilities and improving the school's competitive position in the market.

B&D's approach required a working relationship with the Residential Demand Steering Committee to develop a detailed understanding of the institution's mission, relevant stakeholders, target market, and strategic project objectives that best serve that mission. UWEC's vision statement and the housing and residence life mission were reviewed to help define how housing improvements will support institutional goals. A full understanding of the University's values also helped B&D shape the Study to be unique to the University.

#### *UWEC's Vision Statement:*

We will be the premier undergraduate learning community in the upper Midwest, noted for rigorous, integrated, globally infused undergraduate liberal education and distinctive, select graduate programs.

*UWEC's Housing and Residence Life Mission:* Housing and Residence Life promotes student learning and success through engagement in diverse educational and social experiences, and supports residents by providing well-maintained, safe and affordable communities.

With the attributes above in mind, B&D led the Residential Demand Steering Committee through a visioning process to identify strategic values. These included:

- To enhance the academic curriculum, common spaces should be increased. These

## SUMMARY OF FINDINGS

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spaces should include study lounges, classrooms, computer labs and other informal areas where students can gather.

- A variety of housing types should be provided to offer opportunities to keep students on campus. Specific focus should be given to suites and single occupancy offerings.
- Additional housing stock should be added to accommodate all on-campus housing requests.
- Student life integration should increase with opportunities for out-of-class engagement within residence halls.
- To support the development of residential campus, capacity should grow to accommodate student demand and eliminate the need to put students in hotels or other temporary housing.
- All projects will use traditional University financing.
- To support the University's sustainability initiatives, all projects should endeavor to be LEED Silver.

The Strategic Visioning Worksheets are provided in Exhibit A.

### **Student Focus Groups**

#### ***Objectives & Methodology***

The purpose of the focus group interviews was to engage a variety of students in dynamic conversations about their opinions, observations, and recommendations regarding student housing facilities in the future. Focus groups are intended to yield qualitative data, reveal hidden sensitivities, and structure the survey questions.

Two focus group sessions were organized by Chuck Major, Director of Housing and Residence Life, and held on November 23<sup>rd</sup>, 2009. Focus groups were intended to engage students in a dialogue about housing opportunities at UWEC. In total, 19 students provided feedback related to their current living conditions, housing needs, current housing programs and preferences for improvements to on-campus housing. Participants in the sessions were generally very vocal on the subject matter, and the interaction proved informative.

The focus groups were led by a moderator from Brailsford & Dunlavey whose purpose was to guide the conversations to address issues pertaining to specific facilities. The moderator introduced a series of questions, intentionally open-ended in nature, and permitted individuals to discuss tangential issues and engage in dynamic conversation.

### **Summary of Findings**

Student participants chose to attend UWEC for a variety of reasons, including: campus aesthetic, proximity to home, suburban atmosphere, faculty, reputation, campus location and size, and academic programs (nursing, education, performing arts and forensics).



## SUMMARY OF FINDINGS

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When asked what other schools they considered, students mentioned University of Wisconsin system schools including: Green Bay, Milwaukee, Stout, Oshkosh, La Crosse, Madison, Stevens Point, and Whitewater, as well as regional schools including: University of Minnesota – Morris, University of Minnesota – Duluth, Minnesota State University – Mankato, Drake University, St. Mary's University, Elmhurst College, St. Olaf College, University of Evansville, and Marquette University.

Participants said that UWEC has exceeded expectations overall with great academics and a strong sense of community. Students said in general that they would like to see more cultural diversity and an increased level of school spirit. When asked about current on-campus housing, the group agreed that the condition of the residence halls was average. One female participant said, "I love Putnam because of the sense of community and how close it is to class." Students also said that the Resident Advisors were a great resource, especially to freshmen.

Improvements that participants would like to see in renovated or new residence halls included:

- Single rooms for Resident Advisors,
- Up-to-date furnishings,
- Kitchens on each floor,
- Increased ADA accessibility,
- Lounge on each floor,
- Wireless Internet throughout each hall,
- Better lighting in rooms / more windows and natural light,
- More sustainable attributes (materials, recycling, etc.),
- Individual thermostats per room,
- More landscaping and outdoor green space on Upper Campus, and
- Better accommodations for Hall Directors.

When asked about Living Learning Communities (LLCs), students were positive about the current programs, specifically the Global Learning Community and the Leadership Learning Community. New LLCs that students would like to see include:

- Social justice,
- Honors,
- Athletics (cross country, football, etc.),
- Academic programs (sciences, arts, etc.),
- 1<sup>st</sup> generation students,
- Sophomore experience, and
- Green / Sustainable.

In discussions regarding desirable on-campus housing at other universities, participants referenced the traditional rooms at the University of Minnesota with in-room sinks as well as the semi-suite units designed for sophomores at St. Olaf College.

Students living off campus cited rental rates at approximately \$300 per person per month for



## SUMMARY OF FINDINGS

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either a house or an apartment plus an additional \$75-100 for utilities. Participants who currently reside off campus said that they enjoy having less rules and restrictions than on campus, but that it is less convenient to commute to class.

When asked about possible locations for new on-campus housing, participants felt that Upper Campus is the preferred location for most students because it is “where all the action happens”. The Water Street area was identified as a good option for juniors and seniors and Lower campus was identified as desirable because of its proximity to class, but has limited parking.



## Off-Campus Market Analysis

The objective of the off-campus housing market analysis was to identify the nature of the private rental housing market in Eau Claire, Wisconsin, allowing a comparison of non-University housing options that are available to students at UWEC. In the winter 2010, data was collected for those neighborhoods surrounding the campus most likely to be populated with University students. This analysis highlights the prices, quality, and availability of private rental units near the University. Through conversations with students and University administrators, interviews with leasing agents, and Internet searches, B&D identified properties that were suitable as student accommodations in the areas surrounding campus. Quantitative findings, such as rental rates, lease terms, and amenities, were also analyzed and compared.



Half Moon Lake Apartments

In total, 35 properties were included in the off-campus market analysis. The evaluated properties averaged a distance of 1.6 miles from the UWEC campus, which correlates to five minutes driving time. Unit types offered in the off-campus rental housing market include studio/efficiency, one-, two-, three-, four-, five-, six- and seven-bedroom units in apartment and house configurations. Based on occupancy rates, discussions with leasing managers, and community tours, B&D established that the off-campus rental housing market in Eau Claire experiences a healthy occupancy of approximately 91%. Rates are fairly consistent across unit types, with a premium for studio and one-bedroom units as seen in Chart 1.



1310 State Street

Chart 1: Off Campus Rates

Monthly Rental Rates								
	Studio	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Average Per Unit	\$375	\$445	\$590	\$825	\$1,180	\$1,350	\$1,650	\$1,946
Average Per Bedroom	\$375	\$445	\$295	\$275	\$295	\$270	\$275	\$278

### Notes:

1. Rental rates shown do not include cost of utilities.
2. Per-bedroom rates assume single occupancy.

## SUMMARY OF FINDINGS

In comparison to on-campus rates, the off-campus market is approximately the same cost per month as seen in Chart 2 below.

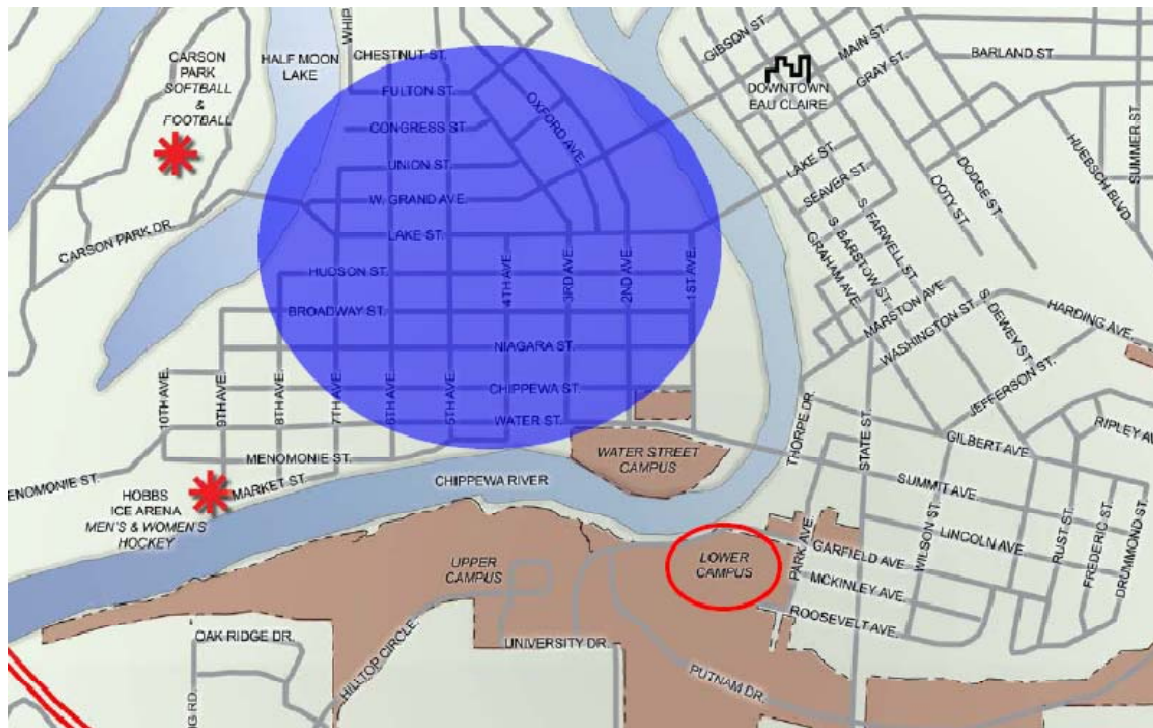
Chart 2: On v. Off Campus Rates

	Off-Campus	On-Campus
Average Per Bedroom	\$414	\$402

Notes:

1. Rental rates shown include cost of utilities. (Off campus is \$100 per person / per month.)
2. Per-bedroom rates assume single rate (\$4020/year) for on campus.

The off-campus market does not offer student-friendly amenities, such as roommate matching, utilities inclusive rates, individual leases, furnished units, social programming, academic year leases, roommate friendly floor plans, etc. The only amenity offered is convenient location, most within a ten- to fifteen-minute walk of lower campus, in the Water Street neighborhood (as seen below in Map 1).



Map 1: Off-campus Housing Location



### **Competitive Context Analysis**

#### ***Objectives & Methodology***

The objective of the competitive context analysis was to understand the extent to which changes to student housing can improve UWEC's market position for student recruitment and retention. In particular, it was B&D's intent to evaluate the University's competitive position against other institutions and to identify opportunities that would improve that position. The detailed analysis includes information for in-state and out-of-state benchmark institutions with regard to enrollment, costs, amenities, housing supply, and development.

The institutions selected for the competitive context analysis represent eight institutions that were selected by the UWEC Housing and Residence Life staff. All peers were public institutions, with the exception of the University of St. Thomas, which is a private institution.

#### Competitive Context Universities

State-supported:

- University of Wisconsin – Stevens Point
- University of Wisconsin - Oshkosh
- University of Wisconsin - La Crosse
- University of North Iowa
- Minnesota State University Mankato
- St. Cloud State University
- University of St. Thomas
- Truman State University

B&D relied heavily on websites readily accessible and typically used by students when researching prospective colleges and universities. In order to remain consistent with information available to the student market, B&D used these publicly available sources even when minor inaccuracies in the data were evident. The primary sources for this information were Peterson's on-line college guide and the universities' websites. B&D also conducted telephone interviews with housing personnel at the various universities to gather additional information that was not publicly accessible, yet important to the analysis.

While B&D is confident that the information gathered through these telephone interviews is accurate, none of the information collected from other institutions was validated by physical inspection of the facilities.

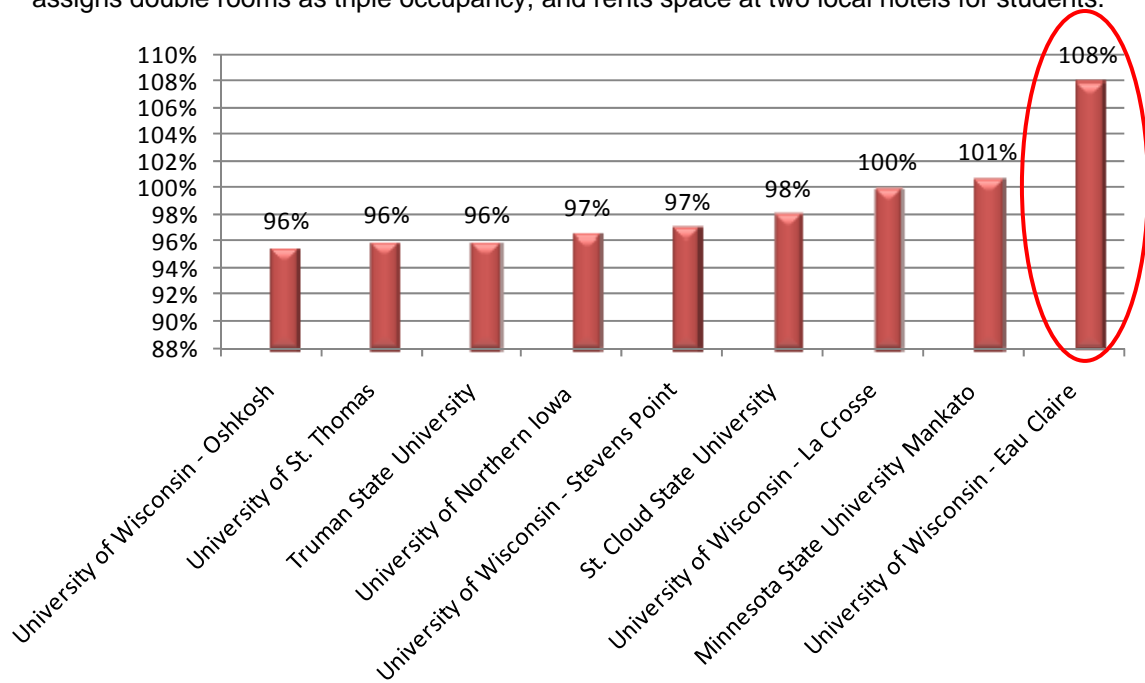
The Competitive Context Worksheets are provided in Exhibit B.

UWEC has the highest occupancy of its peers at 108% as seen in Graph 1. This represents excess demand for 282 beds beyond the University's design capacity. To accommodate additional demand for on-campus housing in excess of design capacity, UWEC utilizes lounges,



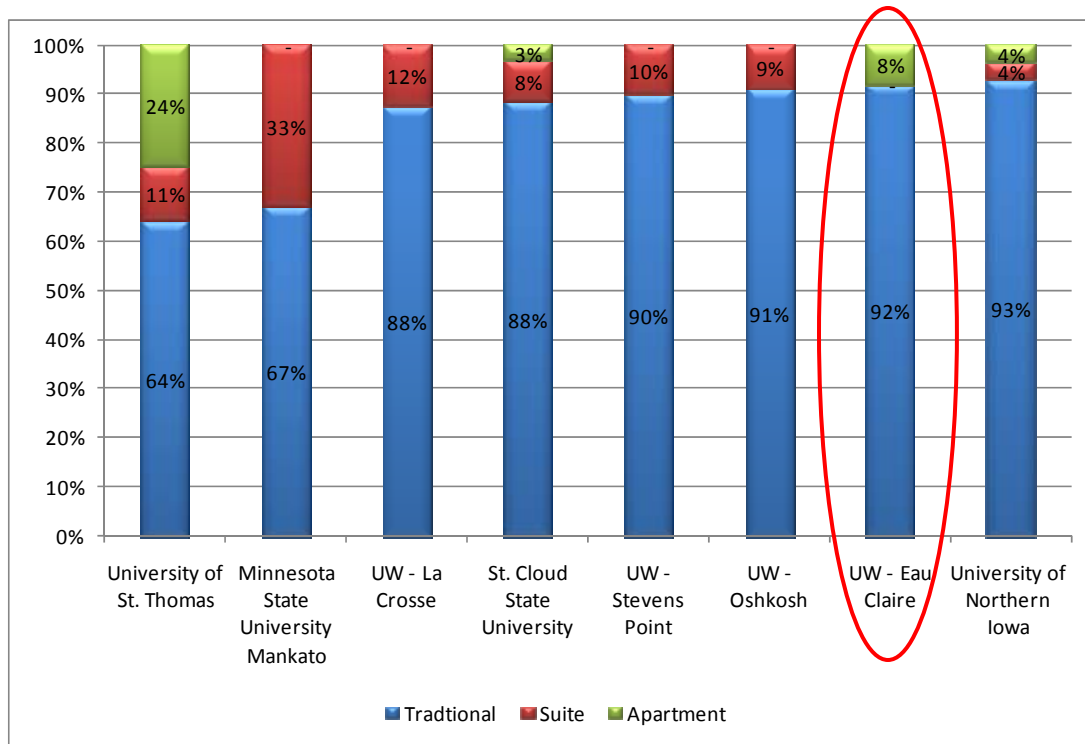
## SUMMARY OF FINDINGS

assigns double rooms as triple occupancy, and rents space at two local hotels for students.



**Graph 1: On-campus Occupancy**

UWEC's unit mix is primarily traditional with no suites and a limited number of apartments as shown in Graph 2. All of the peer institutions offer suites ranging from 4 to 33% of capacity.

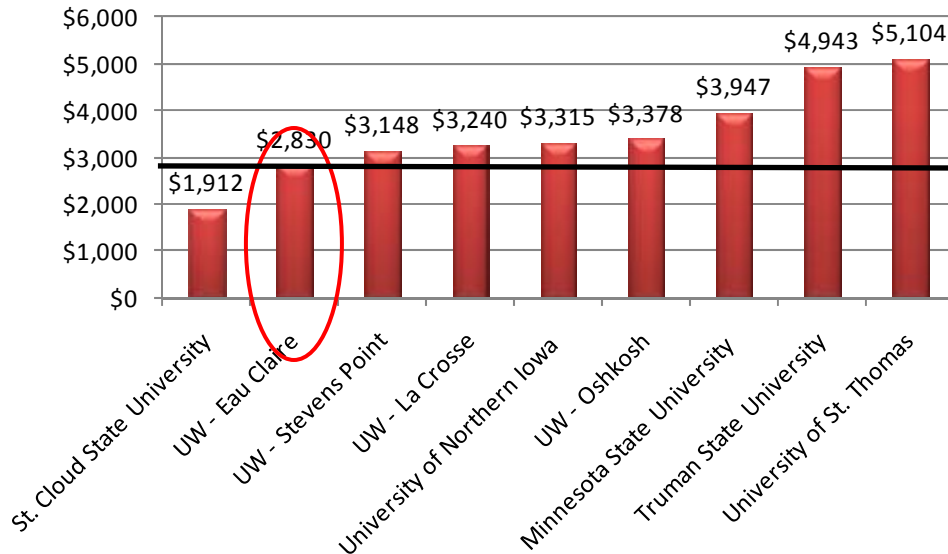


**Graph 2: Unit Mix**



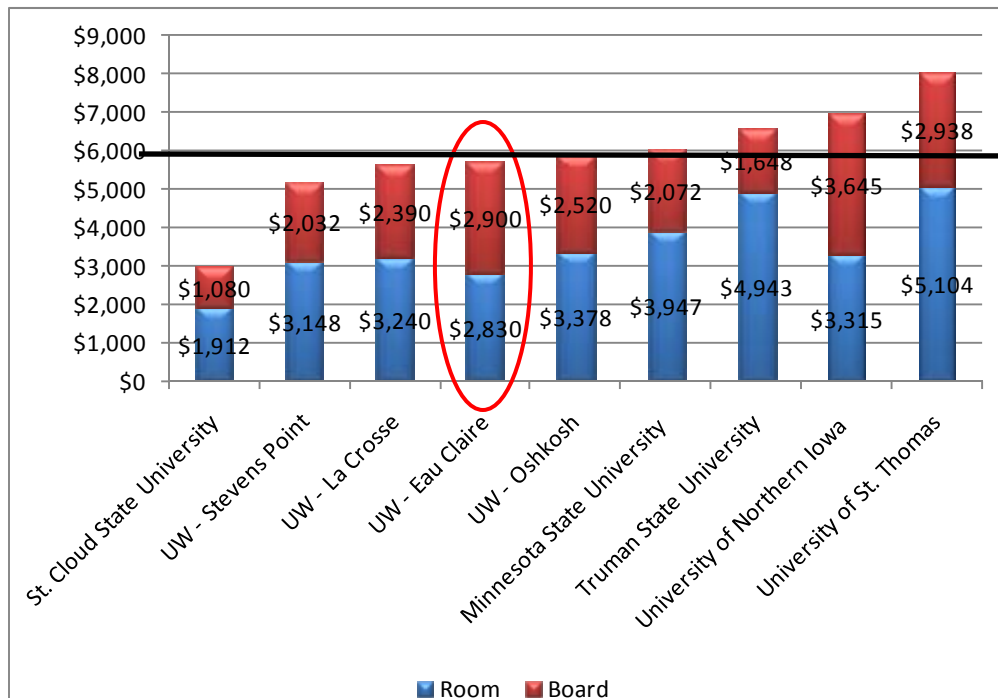
## SUMMARY OF FINDINGS

Compared to peer institutions, UWEC has the second lowest room cost at \$2,830 per year as seen in Graph 3. The average room cost is \$3,535. This represents a 20% gap between UWEC rates and the peer average.



Graph 3: Room Cost

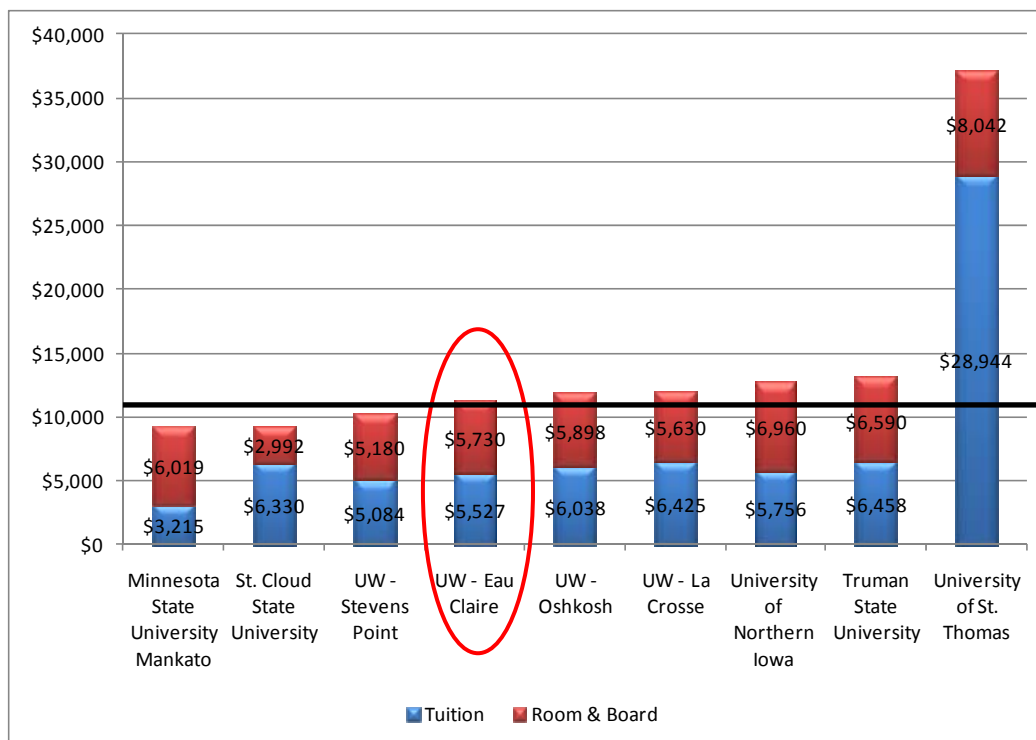
When comparing both room and board cost, UWEC is closer to average at \$5,730 as shown in Graph 4. This indicates that board cost is higher than other institutions. UWEC however is still below the peer average, which is \$5,890.



Graph 4: Room and Board

## SUMMARY OF FINDINGS

In comparing total undergraduate cost (room, board and tuition), UWEC is slightly above average at \$11,257 per year as seen in Graph 5. This is marginally higher than the average (without the University of St. Thomas) at \$11,229.



**Graph 5: Room, Board and Tuition**

UWEC's peers with newly developed student housing include: Truman State University, West Campus Suites opened in 2009 and St. Cloud State, Coburn Apartments, scheduled to open in fall 2010.

UWEC currently offers several common housing amenities in the residence halls such as cable TV, break housing, computer labs, 24-hour quiet study rooms, game / recreation rooms. However, many contemporary building features are missing at UWEC due to the age of the facilities. Improvement to housing at UWEC should include building-wide wireless Internet, group study rooms and social lounges to support academic outcomes, and residence life goals, as well as remain competitive with other UW-system schools and out-of-state peers.



### Student Survey

#### Objectives & Methodology

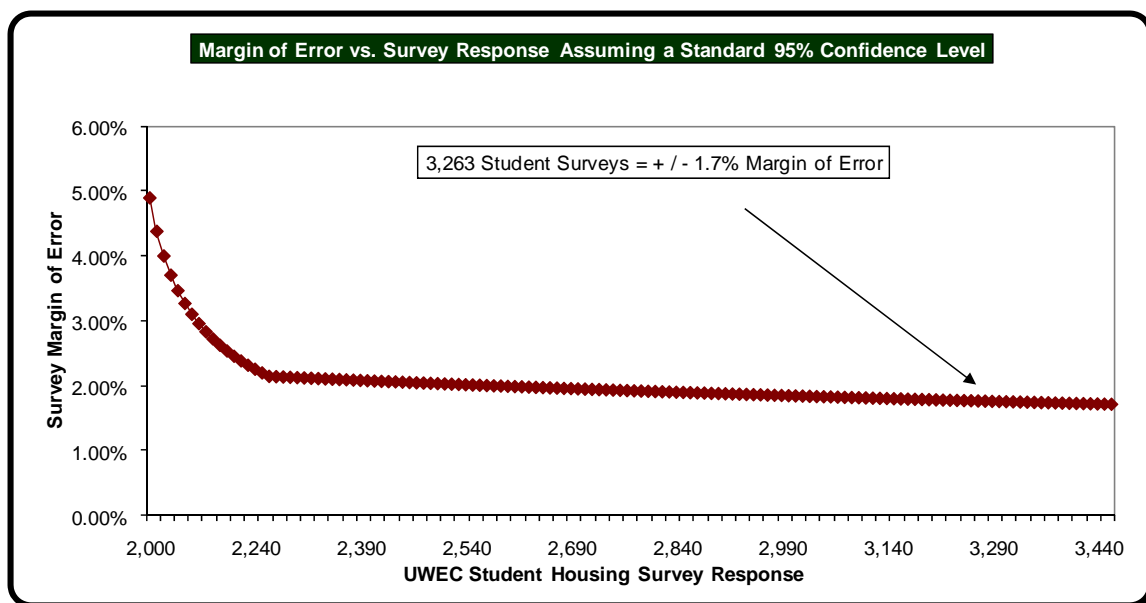
B&D conducted an Internet survey to test the housing preferences of UWEC students and to project demand for on-campus housing improvements. Survey questions were designed to assess housing preferences, housing selection criteria, unit-type preferences, and amenities. Response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific housing amenities. Demographic questions allowed the responses to be sorted to identify unique user patterns in demand results. Data collected through the survey formed the basis for B&D's unit type and bed mix recommendations.

In November 2009, 11,356 UWEC students were notified of the survey by an e-mail from Charles Major, Director of Housing. As an incentive for survey participation, the University awarded Target gift cards to randomly selected student respondents.

The student survey results are provided in Exhibit C.

#### Summary of Findings

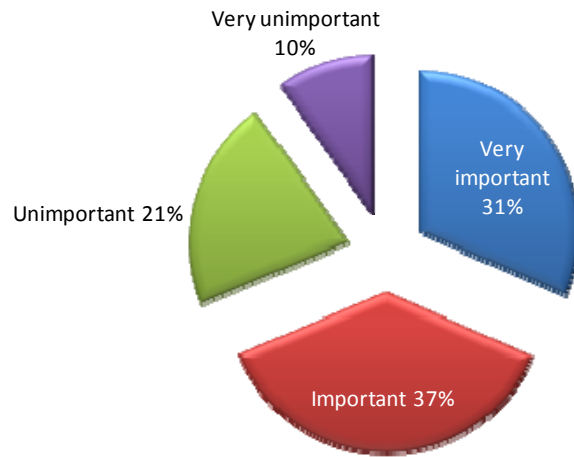
A total of 3,263 surveys were completed by UWEC students. The participation rate was 29%, which generated a margin of error of  $\pm 1.7\%$  at a 95% confidence level. The survey responses are consistent with the overall university student demographics. Females were slightly over-represented and males were slightly under-represented. However, slight skewing of the survey sample is typical and acceptable due to the fact that no single group is grossly over- or under-represented. In addition, B&D's methodology for determining demand allows for the isolation of demographic sub-groups in order to determine their responses to any single question.





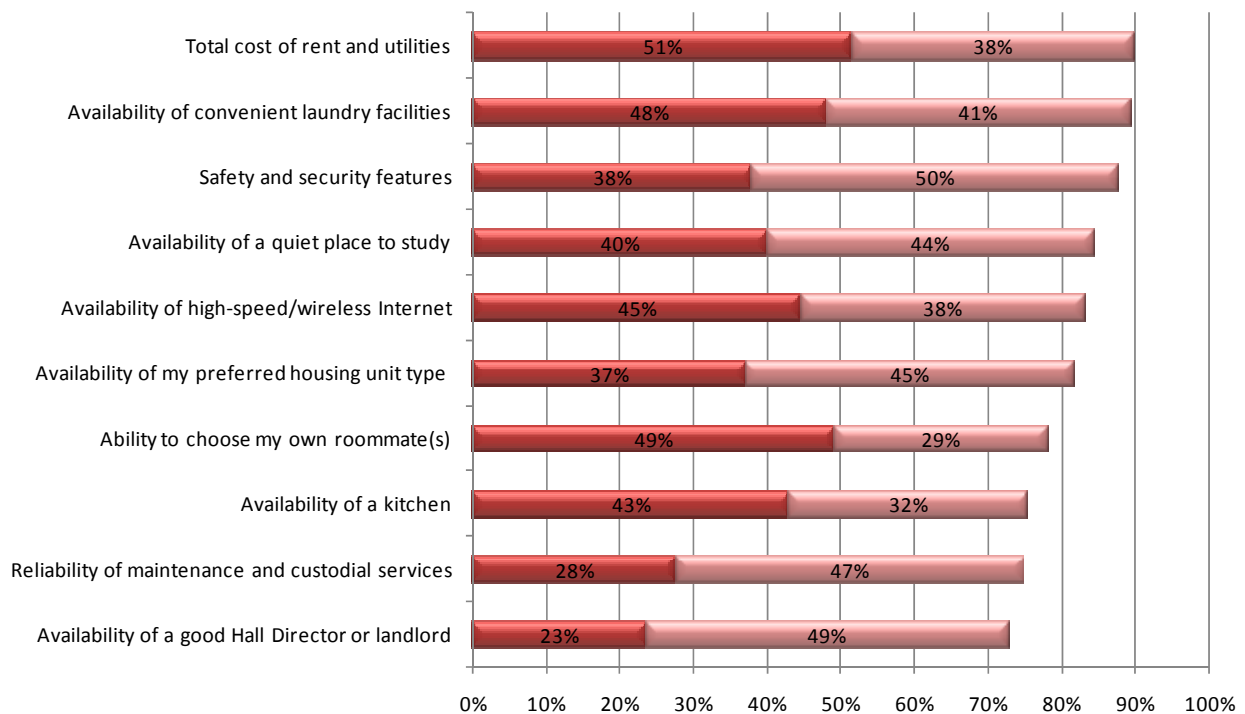
## SUMMARY OF FINDINGS

Respondents were asked to indicate how important the availability of on-campus housing was in their decision to attend UWEC. Graph 6 illustrates that 68% of respondents thought it was very important or important to their decision.



**Graph 6: Importance of On-campus Housing**

When asked how important factors were to each respondent in their housing selection, the highest ranking student responses were total cost of rent and utilities (89%), availability of convenient laundry facilities (89%), safety and security features (88%), availability of a quiet place to study (84%), and availability of high-speed/wireless Internet (83%) as seen in Graph 7.

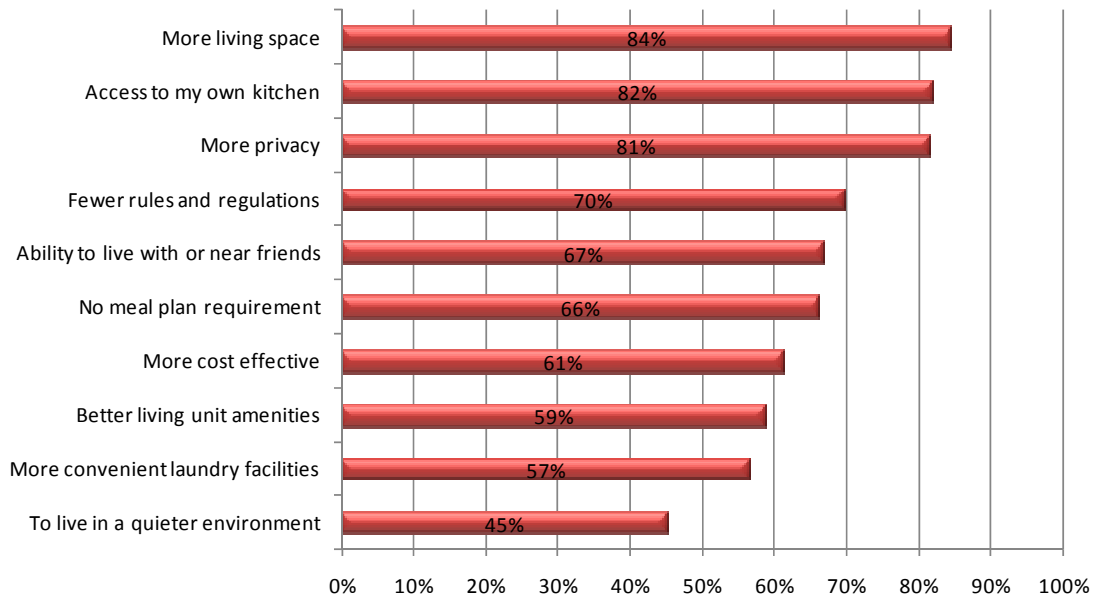


**Graph 7: Importance of Housing Factors**

Respondents who indicated that they would like to move off campus in the next academic year were asked why they would prefer to do so. As shown in Graph 8, the top student responses include: more living space (84%), access to my own kitchen (82%), more privacy (81%), fewer rules and regulations (70%), and ability to live with or near friends (67%).

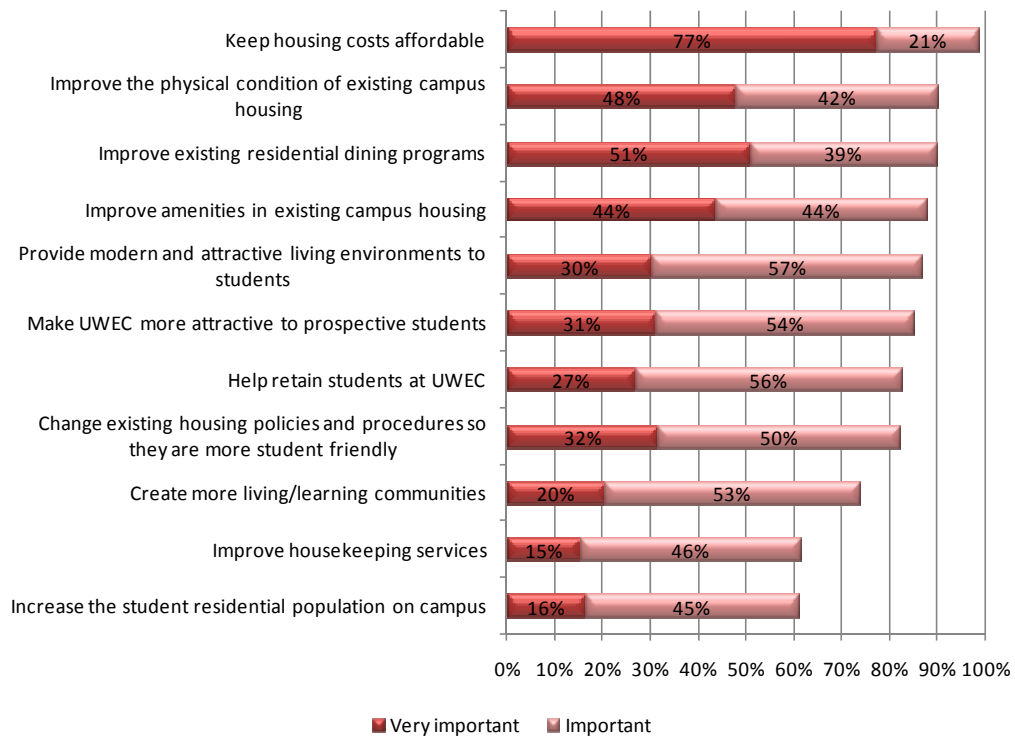


## SUMMARY OF FINDINGS



**Graph 8: Factors to move off campus**

Respondents were asked to prioritize features in new on-campus housing. The top feature was to keep housing costs affordable (98%). Other popular answers were: improve the physical condition of existing campus housing (90%), improve existing residential dining programs (90%) and improve amenities in existing campus housing (88%) as shown in Graph 9.



**Graph 9: Factors for New On-Campus Housing**

When asked their preferred location, respondents were split between the three locations tested as Shown in Map 2. The most popular answer was Water Street (36%) followed by Upper Campus (35%) and, lastly, Lower Campus (29%).

The map shows the University of North Carolina at Chapel Hill campus. The Upper Campus is highlighted in orange and includes buildings like Hovde Hall, Old Chapel Hill, and the Chapel Hill Technical College. The Lower Campus is highlighted in blue and includes buildings like the Chapel Hill Technical College and the Chapel Hill Technical College. The Water Street area is highlighted in purple and includes buildings like the Chapel Hill Technical College and the Chapel Hill Technical College. The map also shows the surrounding area, including the Chapel Hill Technical College and the Chapel Hill Technical College.

### Map 2: Potential On-Campus Housing Locations



### ***Demand-based Programming***

#### Objectives and Methodology

B&D developed a student housing demand model to quantify the market demand for existing and new on-campus housing. The model projects demand under the assumption that the housing facilities would be developed to match student preferences. The model derives demand based on responses from the survey of current UWEC students.

B&D identified a target market of students most likely to be both interested in and able to reside in student housing, given the appropriate housing accommodations and rental rates. The target market includes only full-time undergraduate students who are:

- Non-homeowners,
- Less than 24 years old, and
- Undergraduates currently paying \$300 or more per month for their share of rent (excluding utilities) if they live off campus.

Using these criteria, B&D identified a target market sample from the survey respondents that was extrapolated to the total student population of the University. The model projects demand by separately analyzing the preferences of each student classification (year in school). B&D used the extrapolated population to project the maximum potential demand for student housing.

#### Summary of Findings

Eight floor plan options were tested in the survey, as shown below. Students were also given the option of selecting “I would prefer to live off campus.” Information was provided about the units including room occupancy, floor plan, and rental rate.

- Unit A: Existing double occupancy (shared) bedroom in a traditional residence hall
- Unit B: Existing single occupancy (private) bedroom in a traditional residence hall
- Unit C: New double occupancy (shared) bedroom in a semi suite
- Unit D: New single occupancy (private) bedroom in a semi suite
- Unit E: New double occupancy (shared) bedroom in a full suite
- Unit F: New single occupancy (private) bedroom in a full suite
- Unit G: New double occupancy (shared) bedroom in a four-bedroom apartment
- Unit H: Existing single occupancy (private) in a four-bedroom apartment

The total undergraduate enrollment for 2009-2010 is approximately 11,353 and the University is maintaining stabilized enrollment. Using the survey results and the University's current enrollment as inputs, B&D used the demand-based programming model to develop the market demand for the Master Plan. The following model illustrates what the demand would be assuming that all of the housing options tested on the survey were available to students.



## SUMMARY OF FINDINGS

Chart 3 shows the potential capture rates of target market students who are interested in choosing any of the on-campus housing options described in the survey. The model projected a maximum potential demand of 5,408 beds, which is a capture rate of approximately 47% of enrollment. This demand is considered the demand ceiling, or maximum demand for the units tested in the survey.

**Chart 3: Unit Demand and Capture Projections**

Class	Current Capture Rate	Potential Capture Rate
Freshman Year	76%	59%
Sophomore Year	44%	50%
Junior Year	19%	42%
Senior Year	11%	40%
Total	33.5%	47.4%

The model reconciles student demand with a student's desired unit type. The total maximum potential demand is shown below in Chart 4.

On-Campus Housing Type: Distribution of Demand									
	Unit A - Ex. Trad. Res. Hall	Unit B - Ex. Trad Res Hall	Unit C - Semi Suite	Unit D - Semi Suite	Unit E - Full Suite	Unit F - Full Suite	Unit G - 4 BR Apt	Unit H - Ex. 4 BR Apt	Maximum Potential Demand
	Double	Single	Double	Single	Double	Single	Double	Single	
Freshman Year	269	54	415	98	192	120	225	166	1,539
Sophomore Year	140	42	200	121	122	142	195	252	1,214
Junior Year	40	30	127	110	71	113	143	290	924
Senior Year	38	44	128	104	92	226	173	492	1,297
<b>Total Demand (# beds)</b>	<b>487</b>	<b>170</b>	<b>870</b>	<b>433</b>	<b>477</b>	<b>601</b>	<b>736</b>	<b>1,200</b>	<b>4,974</b>
<b>Existing On Campus Beds</b>	<b>3,738</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>324</b>	<b>4,080</b>
<b>Surplus/(Deficit)</b>	<b>3,251</b>	<b>(152)</b>	<b>(870)</b>	<b>(433)</b>	<b>(477)</b>	<b>(601)</b>	<b>(736)</b>	<b>(876)</b>	<b>(894)</b>

**Chart 4: Maximum Undergraduate Housing Demand**

In order to develop a scenario that supports UWEC strategic goals, freshmen were excluded from suites and apartments and sophomores were excluded from apartments. The capture rate for freshmen was also adjusted to the current capture of 76% from 59%. B&D next applied occupancy coverage ratios to the maximum housing demand based on discussions with the University. The recommended build-out scenario is based on the following occupancy coverage ratios applied to maximum demand: 1.05 coverage for traditional unit demand, 1.15 coverage for suite demand, and 1.3 coverage for apartment demand. These assumptions yield 4,784 beds as shown in the Chart 5.



## SUMMARY OF FINDINGS

2009-2010 On-Campus Housing Type: Distribution of Demand									
	Unit A - Ex. Trad. Res. Hall	Unit B - Ex. Trad Res Hall	Unit C - Semi Suite	Unit D - Semi Suite	Unit E - Full Suite	Unit F - Full Suite	Unit G - 4 BR Apt	Unit H - Ex. 4 BR Apt	Maximum Potential Demand
	Double	Single	Double	Single	Double	Single	Double	Single	
Freshman Year	1,411	561	0	0	0	0	0	0	1,972
Sophomore Year	140	42	200	121	317	394	0	0	1,215
Junior Year	40	30	127	110	71	113	143	290	924
Senior Year	38	44	128	104	92	226	173	492	1,297
<b>Total Demand (# beds)</b>	<b>1,630</b>	<b>677</b>	<b>455</b>	<b>335</b>	<b>480</b>	<b>734</b>	<b>317</b>	<b>782</b>	<b>5,408</b>
<b>Existing On Campus Beds</b>	<b>3,738</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>324</b>	<b>4,080</b>
<b>Surplus/(Deficit)</b>	<b>2,108</b>	<b>(659)</b>	<b>(455)</b>	<b>(335)</b>	<b>(480)</b>	<b>(734)</b>	<b>(317)</b>	<b>(458)</b>	<b>(1,328)</b>
<b>Occupancy Coverage Ratio</b>	<b>1.05</b>	<b>1.05</b>	<b>1.15</b>	<b>1.15</b>	<b>1.15</b>	<b>1.15</b>	<b>1.30</b>	<b>1.30</b>	
<b>Recommended Supply</b>	<b>1,552</b>	<b>645</b>	<b>395</b>	<b>291</b>	<b>417</b>	<b>638</b>	<b>244</b>	<b>601</b>	<b>4,784</b>
<b>Surplus / (Deficit)</b>	<b>2,186</b>	<b>(627)</b>	<b>(395)</b>	<b>(291)</b>	<b>(417)</b>	<b>(638)</b>	<b>(244)</b>	<b>(277)</b>	<b>(704)</b>

**Chart 5: Master Plan Bed Recommendations**

The demand analysis shows that UWEC has a surplus of traditional-style beds and a deficit of suite- and apartment-style beds on campus.

## SUMMARY OF FINDINGS

### Strategic Hall Analysis

In order to support the prioritization of renovation projects and identify phasing for the implementation schedule B&D developed a strategic hall analysis. The analysis quantifies each hall's success based on a number of key housing metrics including:

- Occupancy (based on fall 2009 occupancy as reported by UWEC)
- Satisfaction (based on student survey self-reported data)
- Physical assessment (based on the "Campus Physical Development Plan" prepared by UW-Eau Claire - IEC Facilities Inventory & Classification Manual Ratings)
- Functional Assessment (based on the "Campus Physical Development Plan" prepared by UW-Eau Claire - IEC Facilities Inventory & Classification Manual Ratings)
- Building Benchmark & Capacity Assessment (based on B&D's housing database)

The residence halls were analyzed individually based on the categories above and ranked based on the cumulative score of all five areas.

The Building Benchmark & Capacity Assessment was based on B&D's housing database with a conversion from the existing size of each hall to 225 square feet per bed. Details of this analysis are provided in Chart 6 below.

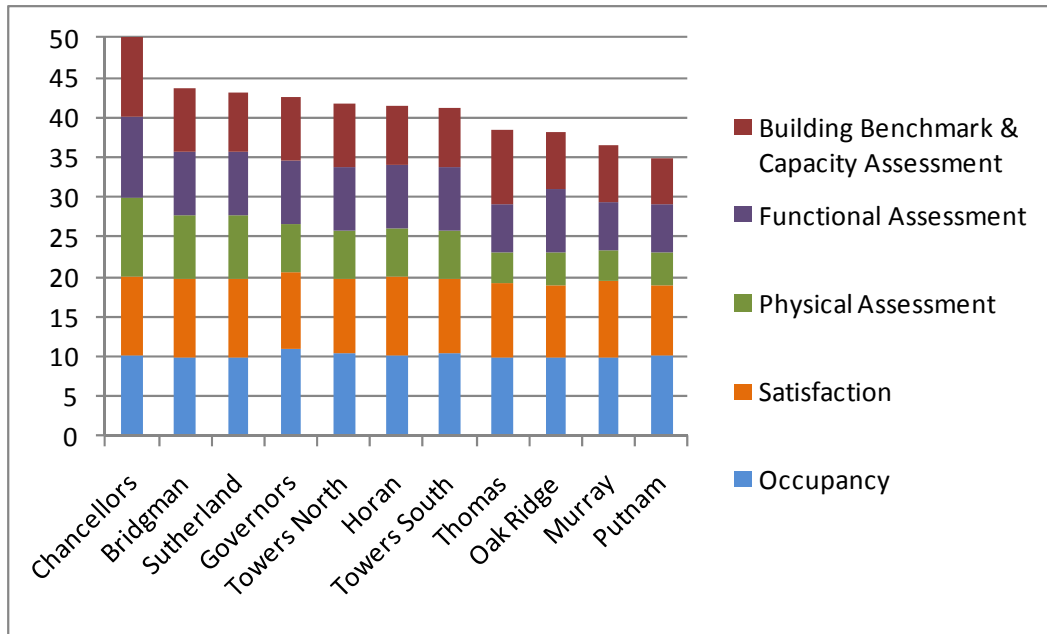
Name	Type	Location	GSF	Capacity	Existing Average sf per student	% of benchmark standard	New Capacity
Bridgman Hall	Traditional	Upper	50,022	242	207	92%	222
Chancellors Hall	4 BR Apt	Upper	133,979	324	414	103%	324
Governors Hall	Traditional	Upper	65,283	310	211	94%	290
Horan Hall	Traditional	Upper	39,925	206	194	86%	177
Murray Hall	Traditional	Upper	56,737	306	185	82%	252
Oak Ridge Hall	Traditional	Upper	63,383	346	183	81%	282
Putnam Hall	Traditional	Lower	36,769	236	156	69%	163
Sutherland Hall	Traditional	Upper	76,378	400	191	85%	339
Thomas Hall	Traditional	Lower	35,496	144	247	110%	158
Towers Residence Hall No	Traditional	Upper	133,880	657	204	91%	595
Towers Residence Hall So	Traditional	Upper	111,738	585	191	85%	497
New Project 1	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 3	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 4	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 2	4 BR Apt	Water St.	n/a	n/a	n/a	n/a	300
New Project 5	Semi-Suites	Lower	n/a	n/a	n/a	n/a	200
				3,756			4,850

Chart 6: Strategic Hall Analysis 1

### Summary of Findings

Based on the cumulative analysis with a maximum score of 50 points, Chancellors Hall (50) scored the highest and Putnam Hall (35) scored the lowest. The average score for all on-campus residence halls was 41. Graph 10 ranks all the halls by their score.





**Graph 10: Strategic Hall Analysis**

The strategic hall analysis was reconciled against master plan goals. Based on this reconciliation it was determined that the first phase of renovations should focus on Oak Ridge, Towers South and North while Putnam, Thomas, Murray and Horan renovations should be reserved for later in the phasing plan as these sites may be used for other campus developments as determined by the master plan.



# SUMMARY OF FINDINGS

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## **Financial Analysis**

### Objectives

To understand the financial implications of implementing the Housing Master Plan, B&D developed a comprehensive integrated financial model to analyze the feasibility of housing projects and the Plan's ability to meet institutional goals and finance commitments. B&D's use of conservative assumptions throughout the analysis is intended to allow the University to proceed with the knowledge that detailed implementation and operating decisions can be made within the established financial parameters without compromising the project scope or quality.

Due to circumstances outside B&D's control, projected results may vary significantly from actual performance. Therefore, B&D cannot ensure that the results highlighted in this report will portray the actual performance of the proposed project(s). However, to identify the range of risks inherent in the proposed project(s), the model allowed for the testing of multiple scenarios and included several sensitivity analyses to test the project concepts under a variety of market conditions and development options.

### Methodology

To determine the projected financial performance of the Housing Master Plan, B&D relied heavily on detailed interviews with University personnel, market analysis information detailed in this report, and prior experience planning similar projects. B&D's financial analysis used UWEC budget information and income and expense projections as primary inputs for the model. Using assumptions for these variables, the model details projected revenues, expenses, development costs, and debt capacity. Any change in assumptions within one of these components automatically forces a corresponding adjustment elsewhere to maintain the model's internal consistency. B&D examined the financial feasibility of multiple scenarios based on varying phasing plans.

The 2009 - 2010 academic year Housing budget served as a base year for the financial analysis. All revenue and expense assumptions were developed in 2010 dollars then escalated for inflation. Escalation for construction costs has been included within the model and based on the opening year of potential projects. Any changes in the opening years outlined will result in changes to total project costs, therefore impacting the overall feasibility of projects within the revenue and expense assumptions herein.

## ***Housing Assumptions***

### Revenue

The primary revenue source is student room rentals as shown in Chart 7.



## SUMMARY OF FINDINGS

Chart 7: 2009-2010 Room Rates

Existing Semester Housing Rates		2009/2010 Rates	
<u>Traditional Units</u>		<u>Semi-Suite Units</u>	
Single:	\$2,110	Single:	N / A
Double/Multi:	\$1,415	Double:	N / A
<u>Full Suite Units</u>		<u>Apartment Units</u>	
Single:	N / A	Single:	\$2,110
Double:	N / A		
UWEC '09-'10 Rates			

As new units are constructed or units are renovated, it is assumed that rates for those units will increase as indicated by the premium level in chart 8. Since there are currently no semi- or full-suite units on campus, the suite premiums were applied to the traditional unit rate.

Chart 8: Renovation & New Construction Premiums

Renovation / New Construction Premiums			
<u>Traditional Units</u>		<u>Semi-Suite Units</u>	
Single:	115%	Single:	120%
Double/Multi:	115%	Double:	120%
<u>Full Suite Units</u>		<u>Apartment Units</u>	
Single:	120%	Single:	120%
Double:	120%		

Additional revenue included in the financial model is comprised of summer room rentals, front desk food sales, washing machine use, vending, and damage collections. Overall, this additional revenue provides \$0.52 of income per square foot or approximately \$175 of income per bed.

Revenue generated for each hall was calculated using the room rental rates, hall occupancy rates, and bed counts. The base year shown in the financial model reflects projected occupancy rates of 100% for existing halls and new construction (based on the five-year housing occupancy average). It is assumed that these occupancy rates would remain constant throughout the twenty-year span of the model. Bed counts fluctuate based on renovation projects and new construction. Independent of renovations, housing rates are assumed to increase at a rate of 5.0% until 2013 and 3.0% per year thereafter. The 5.0% additional increase from 2010 to 2013 is to reflect housing rate increase across existing and renovated / new beds to close the gap between UWEC rates and peer/competitor rates and fund the master plan. Other revenues calculated within the model are inflated at 3% per year.

## SUMMARY OF FINDINGS

### Expenses

The operating expenses incorporated into the model include personnel and non-personnel expenses. The UWEC Fiscal Year 2010 – 2011 budget (3% projection) served as the base year for the expense projections. For 2009 - 2010, the residence halls are operated with \$14.17 of expenses per gross square foot or approximately \$3,028 per bed. Annual inflation varies between 1.5% and 3.0% depending on the expense category. In addition to inflation, expenses are either fixed or they fluctuate based on the number of beds or square feet as assigned in chart 9.

**Chart 9: Expenses**

Annual Housing Expenses*				
	FY10 Projections	Annual Inflation Factor	Calculation Basis	\$ / SF
Salaries (HD, Central, Cust/Sec & Maint)	\$1,750,000	1.50%	Per Bed	\$2.18
Fringe Benefits	\$1,300,000	3.00%	Per Bed	\$1.62
PT Help, Non-Federal Student & Federal Work Study	\$1,685,000	1.50%	Per Bed	\$2.10
Utilities (Electricity, Water/Sew age, Heating)	\$1,370,000	3.00%	Per SF	\$1.70
Telephone Costs	\$85,000	2.20%	Per Bed	\$0.11
Building Maintenance	\$600,000	2.20%	Per SF	\$0.75
Equipment Maintenance	\$10,000	2.20%	Per Bed	\$0.01
Service & Supplies (minus hotel)	\$1,640,000	2.20%	Per Bed	\$2.04
Food Costs (RA + Front Desk)	\$520,000	2.20%	Per Bed	\$0.65
Travel Costs + Tuition	\$45,000	2.20%	Fixed	\$0.06
Hotel Lease	\$480,000	2.20%	Per Bed	\$0.60
Capital Reserve	\$700,000	N/A	Fixed	\$0.87
Debt or Mortgage Payment	\$1,198,390	N/A	Fixed	\$1.49
Operations Reserve	\$0	N/A	Fixed	\$0.00
	<b>\$11,383,390</b>		<b>Total Housing Expenses:</b>	<b>\$14.17</b>
*Based on Proposed 2010 3% Projection from UWEC FY 10-11 Budget				



# Exhibit A

## Strategic Asset Value Analysis



# University of Wisconsin Eau Claire

## Residential Demand Study

### Strategic Asset Value Analysis

Legend:	Targeted Strategic Value											
	Low					High						
	0	1	2	3	4	5	6	7	8	9	10	
UWEC Current Conditions:	X											
UWEC Aspirations:											O	
I. Educational Outcomes	0	1	2	3	4	5	6	7	8	9	10	Notes
a. Supervision Through Maturity							X					0: Housing provided for competitive reasons, minimal staffing and programming.
										O		10: "Live-on" requirement, house significant proportion of students, high degree of staffing and programming. <b>UWEC strives to meet the needs of all students who desire to live on-campus.</b>
b. Proximity to Educational Resources						X						0: Housing provided at campus perimeter, no associated academic support facilities.
										O		10: Housing is a major part of the Master Plan, locations are close to academic core, "residential college" relationships, and integrated academic support facilities. <b>The University is comfortable with academics centered on Lower Campus, although most residence halls reside on Upper Campus. UWEC would like to integrate more academic support facilities in residence halls, rather than adding residential capacity on Lower Campus.</b>
c. Personal Development							X					0: No class distinctions made in room/building assignment, uniform rules/programming, minimum social/educational space.
										O		10: Personal development initiatives may include room assignments by class, support spaces/facilities provided, graduated programming and rules enforcement, academic tie-ins, live-in faculty. <b>Rather than room assignments by class, UWEC feels it is more beneficial to have a mix of classes, especially between freshmen and sophomores.</b>
d. Direct Curriculum Enhancement						X						0: No effort to assign rooms by major, more traditional programming/staffing, no faculty interaction. Programs offered in the residential facilities may be integrated into the academic curriculum, potentially including themed housing and living-learning programs.
										O		10:Curriculum Enhancement may include: room/building assignment by major, "interest groups," "residential colleges," living/learning emphasis, academic support spaces provided, and faculty in-residence/mentors. <b>UWEC would like to offer additional living/learning opportunities and academic support spaces.</b>
e. Development Continuum					X							0: Unit type mix dictated by other factors (see above), younger students allowed in apartments, no differentiation in programming/supervision.
										O		10: Full range of unit types available, differential programming/supervision (from parent to landlord), unit amenities responsive to market. <b>A greater breadth of unit types is desired to foster student progression. More focus will be given to first- and second- year students than upperclassmen.</b>

**University of Wisconsin Eau Claire**

Residential Demand Study

Strategic Asset Value Analysis

Legend:		Targeted Strategic Value											
X - Current Condition		Low										High	
O - Targeted Aspiration		0	1	2	3	4	5	6	7	8	9	10	
UWEC Current Conditions:		X											
UWEC Aspirations:												O	
II. Enrollment Management		0	1	2	3	4	5	6	7	8	9	10	Notes
a. Housing Market Supplement							X				O		0: Housing is intended to be provided by local market, no effort to expand recruiting radius, housing focused only on younger students
													10: Provide enough housing to ensure that all students who want to live on campus can, housing is a critical tool for recruiting, provide options for all students. <b>The ability to meet the majority of on-campus housing requests is an important priority to the University.</b>
b. Competitive Amenity					X						O		0: Focus on the basics, large proportion of doubles for efficiency, minimal support facilities and amenities, housing not "shown off."
													10: Wide range of unit types and floor configurations available (e.g., suites, apartments), emphasis on recruiting and student satisfaction. <b>Offering a greater variety of unit types based on student preference is an important priority.</b>

Residential Demand Study  
Strategic Asset Value Analysis

Legend:		Targeted Strategic Value										
		Low										High
		0	1	2	3	4	5	6	7	8	9	10
UWEC Current Conditions:		X										
UWEC Aspirations:												O
III. Campus Community		0	1	2	3	4	5	6	7	8	9	10
a. "Residential Campus" Designation									X			
											O	
		0: All Housing is to be provided by off-campus market, no real interest in 24-hour campus/activities, many students from local area. 10: Focus on increasing numbers on-campus and retaining older students, many activities/events on campus (esp. evenings and weekends), effort to recruit from beyond local market. <b>Maintaining the residential designation is important to the University, especially older students to increase the four year retention rate.</b>										
b. Out-of-class Activity									X			
											O	
		0: Campus provides primarily academic and related facilities, minimal accommodation for student activities and events, hours of operation cater to commuters 10: Extensive activities and event programming, facilities to support student activities/programming, evening and weekend focus. <b>Alternative recreation opportunities is important to the University to defer students from alcohol-related activities. A good balance of activity space between Upper and Lower Campus is desired.</b>										
c. Neighborhood Creation							X					
											O	
		0: Site selection dictated by land availability, housing spread out across campus, housing not important part of Master Plan. 10: Housing facilities offer enough density of residents to create "critical mass," facilities are close to academic, activity, and support facilities. <b>Neighborhood creation is desired, but challenging because of space constraints.</b>										
d. Quality of Life System Integration									X			
											O	
		0: No connection required between housing, dining, union, recreation, athletics. 10: Intentional plan to integrate housing with dining, union, recreation, athletics, physical proximities are master plan-level priority. <b>The University would like to create an increased "residential" feel on Upper Campus and centralize recreation activity. An overall link to non-academic activities is a priority.</b>										

# University of Wisconsin Eau Claire

## Residential Demand Study

### Strategic Asset Value Analysis

Legend:	Targeted Strategic Value											
	Low										High	
	0	1	2	3	4	5	6	7	8	9	10	
UWEC Current Conditions:	X											
UWEC Aspirations:											O	
IV. Financial Performance	0	1	2	3	4	5	6	7	8	9	10	Notes
a. Balance Sheet Utilization											X	0: Always use alternative financing; higher debt coverage ratio for off-campus developments. Miami is interested in exploring alternative financing, especially reviewing Ohio case studies. 10: Always use balance sheet, comfortable with low or negative debt coverage ratios. <b>The University has used traditional financing methods to date, but would like to explore alternative financing options.</b>
b. Revenue/Occupancy Risk Tolerance						X					O	0: Not willing to absorb operating losses and protection is derived by building to satisfy a limited proportion of demand. 10: Satisfying housing demand is a very high priority and will build up to the demand curve. Occupancy coverage will be very low. <b>The University will remain at its current enrollment of 10,500 with little deviation. The occupancy coverage ratio will remain conservative, with accommodation for part of the overall student demand.</b>
c. Financial Accessibility						X					O	0: Rates are below market, homogenous rental rates across campus, system does not need to break even. 10: Rates are at or above market (amenities or location advantages allow higher rent), high premium for singles, rate differentiation by building based on demand. <b>UWEC would like to keep a differentiated rate structure, with strategic increases to reach the same price as peer institutions and above the</b>
d. Level of Service									X		O	0: Accurate accounting and break-even analyses required for all programs/services, outsourcing considered. 10: Wide range of programs/services/personnel, academic/student life objectives provided without regards to costs of housing system, no desire to outsource. <b>The current level of service is high with a moderate increase desired.</b>
e. Sustainable Design and Operations						X					O	0: Sustainable design with no capital cost implications. 10: Sustainable design initiatives should be developed to be progressive, capital cost may exceed operations savings. <b>Sustainability is a high priority for students and the University as a whole. LEED Silver is a minimum with aspirations for higher if possible.</b>



# Exhibit B

## Competitive Context Analysis

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
Competitive Context Analysis

**General Information (Tuition, fees, room, and board represent annual 2009-2010 rates)**

	School Type	Tuition & Fees (1)		Average Costs Room (2) Board		Room & Board	Total Cost for In-State Undergraduate (3)	City/ State	Semester/ Quarter
<b>University of Wisconsin - Eau Claire</b>	<b>Public</b>	<b>\$5,527</b>	<b>\$13,100</b>	<b>\$2,830</b>	<b>\$2,900</b>	<b>\$5,730</b>	<b>\$11,257</b>	<b>Eau Claire, WI</b>	<b>S</b>
University of Wisconsin - Stevens Point	Public	\$5,084	\$13,772	\$3,148	\$2,032	\$5,180	\$10,264	Stevens Point, WI	S
University of Wisconsin - Oshkosh	Public	\$6,038	\$13,610	\$3,378	\$2,520	\$5,898	\$11,936	Osh Kosh, WI	S
University of Wisconsin - La Crosse	Public	\$6,425	\$13,998	\$3,240	\$2,390	\$5,630	\$12,055	La Crosse, WI	S
University of Northern Iowa	Public	\$5,756	\$14,020	\$3,315	\$3,645	\$6,960	\$12,716	Cedar Falls, IA	S
Minnesota State University Mankato	Public	\$3,215	\$6,431	\$3,947	\$2,072	\$6,019	\$9,234	Mankato, MN	S
St. Cloud State University	Public	\$6,330	\$13,082	\$1,912	\$1,080	\$2,992	\$9,322	St. Cloud, MN	S
University of St. Thomas	Private	\$28,944	\$28,944	\$5,104	\$2,938	\$8,042	\$36,986	St. Paul, MN	S
Truman State University	Public	\$6,458	\$11,309	\$4,943	\$1,648	\$6,590	\$13,048	Kirksville, MO	S
<b>Average (without UWEC)</b>		<b>\$8,531</b>	<b>\$14,396</b>	<b>\$3,623</b>	<b>\$2,291</b>	<b>\$5,914</b>	<b>\$14,445</b>		

NOTES:

University statistics are approximate as presented by the universities' own world wide web sites.

(1) - Undergraduate tuition and fees per university websites for student entering in the fall of 2009.

(2) - Average room rate for traditional-style shared room.

(3) - Average cost for an undergraduate student living on campus includes in-state tuition, traditional-style shared room rate, and average board cost.

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
Competitive Context Analysis

**Demographics**

	Enrollment	Fall 2009 Undergraduate	Graduate	Gender		Enrollment Status		%Out-of- State (1)	% Freshman Retained	Applied	Admitted	Enrolled	Yield
				%Male	%Female	%Full-time	%Part-time						
<b>University of Wisconsin - Eau Claire</b>	<b>11,046</b>	<b>10,487</b>	<b>559</b>	<b>41%</b>	<b>59%</b>	<b>90%</b>	<b>10%</b>	<b>22%</b>	<b>84%</b>	<b>7,414</b>	<b>4,993</b>	<b>2,013</b>	<b>40%</b>
University of Wisconsin - Stevens Point	9,155	445	8,710	46%	54%	92%	8%	7%	75%	5,423	3,991	1,618	41%
University of Wisconsin - Oshkosh	12,669	11,355	1,314	41%	59%	71%	29%	3%	76%	5,329	4,297	1,842	43%
University of Wisconsin - La Crosse	9,890	8,758	1,132	41%	59%	88%	12%	16%	86%	6,504	4,492	1,778	40%
University of Northern Iowa	13,303	11,381	1,922	42%	58%	82%	18%	5%	82%	4,133	3,505	1,946	56%
Minnesota State University Mankato	14,621	12,825	1,796	47%	53%	83%	17%	13%	78%	6,417	5,640	2,383	42%
St. Cloud State University	16,921	15,157	1,764	47%	53%	75%	25%	8%	73%	6,104	5,245	2,403	46%
University of St. Thomas	10,851	6,146	4,705	51%	49%	65%	35%	17%	86%	5,065	4,389	1,352	31%
Truman State University	5,747	5,468	279	41%	59%	97%	3%	NP	87%	NP	NP	NP	NP
<b>Average (without UWEC)</b>	<b>11,645</b>	<b>8,942</b>	<b>2,703</b>	<b>45%</b>	<b>56%</b>	<b>82%</b>	<b>18%</b>	<b>10%</b>	<b>81%</b>	<b>5,592</b>	<b>4,595</b>	<b>1,951</b>	<b>43%</b>

NOTES:

University statistics are approximate as presented by the universities' own world wide web sites.

(1) - Percentage of undergraduate population

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
Competitive Context Analysis

**Admissions**

University	Applied (1)	Admitted (1)	Admitted Percentage	Enrolled (1)	Yield (2)
<b>University of Wisconsin - Eau Claire</b>	<b>7,414</b>	<b>4,993</b>	<b>67%</b>	<b>2,013</b>	<b>40%</b>
University of Wisconsin - Stevens Point	5,423	3,991	74%	1,618	41%
University of Wisconsin - Oshkosh	5,329	4,297	81%	1,842	43%
University of Wisconsin - La Crosse	6,504	4,492	69%	1,778	40%
University of Northern Iowa	4,133	3,505	85%	1,946	56%
Minnesota State University Mankato	6,417	5,640	88%	2,383	42%
St. Cloud State University	6,104	5,245	86%	2,403	46%
University of St. Thomas	5,065	4,389	87%	1,352	31%
Truman State University	NP	NP	NP	NP	NP
<b>Average (without UWEC)</b>	<b>5,568</b>	<b>4,508</b>	<b>81%</b>	<b>1,903</b>	<b>42%</b>

Notes:

University statistics are approximate as presented by the universities' Common Data Set and the universities' own world wide web sites.

(1) - Number of first-time, freshmen applicants.

(2) - Percent of admitted students who enrolled



**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
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**Housing Programs**

	Design Capacity	% Can House	Approx # of Residents	Occupancy Rate Fall 2009	Years Required	Meal Plan Required (1)	<u>Bed Types (Single Students)</u>			<u>Family Units</u> Family Apartments (5)	Greek Housing On Campus	<u>Learning / Theme Communities</u>			Planning to Build/ Renov
							Traditional (2)	Suite (3)	Apartments (4)			Number of Communities	% of Residents Participating	Privatized Housing (10)	
<b>University of Wisconsin - Eau Claire</b>	<b>3,756</b>	<b>34%</b>	<b>4,038</b>	<b>108%</b>	<b>0</b>	<b>Yes</b>	<b>3,432</b>	<b>0</b>	<b>324</b>	<b>0</b>	<b>No</b>	<b>3</b>	<b>10%</b>	<b>No</b>	<b>No</b>
University of Wisconsin - Stevens Point	3,370	37%	3,269	97%	2	Yes	3,370	328	0	0	No	6	4%	No	Yes
University of Wisconsin - Oshkosh	3,690	29%	3,527	96%	2	Yes	3,690	340	0	0	No	1	17%	No	Yes
University of Wisconsin - La Crosse	3,080	31%	3,080	100%	0	Yes	2,700	380	0	0	No	1	16%	No	Yes
University of Northern Iowa	4,609	35%	4,450	97%	0	Yes	3,946	150	150	363	No	4	16%	No	Yes
Minnesota State University Mankato	3,007	21%	3,029	101%	0	Yes	2,015	992	0	0	No	14	12%	No	Yes
St. Cloud State University	3,017	18%	2,957	98%	0	Yes	2,668	253	96	0	No	1	1%	Yes	Yes
University of St. Thomas	2,425	22%	2,328	96%	0	Yes	1,556	275	594	0	No	8	40%	No	No
Truman State University	2,931	51%	2,633	96%	1	Yes	406	2,310	215	0	No	2	30%	No	Yes
<b>Average (without UWEC)</b>	<b>3,266</b>	<b>30%</b>	<b>3,159</b>	<b>97%</b>	<b>1</b>		<b>2,544</b>	<b>629</b>	<b>132</b>	<b>45</b>		<b>5</b>	<b>17%</b>		

NOTES:

University statistics are approximate as presented by the universities' own world wide web sites.

NA = Not Applicable

NP - Not Provided.

(1) - Meal plans required for residence hall residents excluding those in apartments.

(2) - Traditional double-loaded corridor layout; does not include bathroom, living room, and kitchen.

(3) - Includes shared bathroom and/or living room, but no individual kitchen.

(4) - Includes bathroom, living room, and kitchen in the unit.

(5) - Family housing are in units (not beds).

University of Wisconsin Eau Claire  
Residential Demand Study  
Competitive Context Analysis

Housing Amenities

	Internet/Ethernet	Phones In-unit	Cable TV	Break Housing	Controlled Access	Computer Lab	Study Room (24-hour Quiet)	Game Room	Alcohol Permissive (21+)
University of Wisconsin - Eau Claire	X		X	X	X	X	X	X	X
University of Wisconsin - Stevens Point	X		X	X	X	X	X	X	X
University of Wisconsin - Oshkosh	X		X	X	X	X	X	X	X
University of Wisconsin - La Crosse	X		X	X	X	X	X	X	X
University of Northern Iowa	X		X	X	X	X	X	X	X
Minnesota State University Mankato	X		X	X	X	X			
St. Cloud State University	X		X	X	X	X			
University of St. Thomas	X	X	X	X	X	X	X	X	X
Truman State University	X		X	X	X	X	X		
Total	100%	13%	100%	100%	100%	100%	75%	63%	

# Exhibit C

## Student Survey Results

# University of Wisconsin Eau Claire Fall 2009 Student Housing

Description:

Date Created: 11/25/2009 10:23:36 AM

Date Range: 12/3/2009 12:00:00 AM - 12/17/2009 11:59:00 PM

Total Respondents: 3263

## Q1. How important was the availability of on-campus housing in your decision to attend UWEC?

Count	Percent		
1026	31.49%		Very important
1214	37.26%		Important
694	21.30%		Unimportant
324	9.94%		Very unimportant
3258	Respondents		

## Q2. Which years have you lived in UWEC's student housing? SELECT ALL THAT APPLY, INCLUDING PARTIAL YEARS.

Count	Respondent %	Response %	
496	15.22%	9.60%	None
2460	75.48%	47.64%	Freshman year
1481	45.44%	28.68%	Sophomore year
492	15.10%	9.53%	Junior year
233	7.15%	4.51%	Senior year (including fifth year and beyond)
2	0.06%	0.04%	Graduate/professional year(s)
3259	Respondents		
5164	Responses		

## Q3. Where are you currently living while attending UWEC?

Count	Percent	
1631	50.05%	On campus (residence hall or hotel)
1628	49.95%	Off campus
3259	Respondents	

## Q4. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus helped acclimate me to life at UWEC.

Count	Percent	
1568	58.23%	Strongly agree
998	37.06%	Agree
97	3.60%	Disagree
30	1.11%	Strongly disagree
2693	Respondents	

## Q5. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a sense of community.

Count	Percent	
1372	50.98%	Strongly agree
1082	40.21%	Agree
192	7.13%	Disagree
45	1.67%	Strongly disagree
2691	Respondents	



Q6. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus had a positive influence on my academic performance.

Count	Percent		
758	28.17%	<div><div></div></div>	Strongly agree
1497	55.63%	<div><div></div></div>	Agree
370	13.75%	<div><div></div></div>	Disagree
66	2.45%	<div><div></div></div>	Strongly disagree
2691	Respondents		

Q7. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a safe, secure environment.

Count	Percent		
1431	53.40%	<div><div></div></div>	Strongly agree
1171	43.69%	<div><div></div></div>	Agree
61	2.28%	<div><div></div></div>	Disagree
17	0.63%	<div><div></div></div>	Strongly disagree
2680	Respondents		

Q8. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with leadership opportunities.

Count	Percent		
605	22.47%	<div><div></div></div>	Strongly agree
1262	46.88%	<div><div></div></div>	Agree
768	28.53%	<div><div></div></div>	Disagree
57	2.12%	<div><div></div></div>	Strongly disagree
2692	Respondents		

Q9. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus introduced me to new friends.

Count	Percent		
1805	67.00%	<div><div></div></div>	Strongly agree
766	28.43%	<div><div></div></div>	Agree
93	3.45%	<div><div></div></div>	Disagree
30	1.11%	<div><div></div></div>	Strongly disagree
2694	Respondents		

Q10. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a convenient living option.

Count	Percent		
1634	60.77%	<div><div></div></div>	Strongly agree
963	35.81%	<div><div></div></div>	Agree
70	2.60%	<div><div></div></div>	Disagree
22	0.82%	<div><div></div></div>	Strongly disagree
2689	Respondents		

Q11. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus provided me with a cost effective living option.

Count	Percent		
670	24.98%		Strongly agree
1362	50.78%		Agree
511	19.05%		Disagree
139	5.18%		Strongly disagree
2682	Respondents		

Q12. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus helped me learn about people different from me.

Count	Percent		
822	30.57%		Strongly agree
1355	50.39%		Agree
452	16.81%		Disagree
60	2.23%		Strongly disagree
2689	Respondents		

Q13. If you have lived in UWEC student housing at anytime, please indicate your level of agreement with each of the following statements: - Living on campus enhanced my overall experience at UWEC.

Count	Percent		
1248	46.52%		Strongly agree
1229	45.81%		Agree
160	5.96%		Disagree
46	1.71%		Strongly disagree
2683	Respondents		

Q14. Compared to other college or university student housing with which you are familiar, how would you rate UWEC's student housing?

Count	Percent		
373	11.71%		Very satisfactory
1839	57.74%		Satisfactory
232	7.28%		Unsatisfactory
32	1.00%		Very unsatisfactory
709	22.26%		Not familiar with any other college or university student housing
3185	Respondents		

Q15. If currently living on campus in UWEC student housing, in what building do you reside?

Count	Percent		
95	6.11%	<div><div></div></div>	Bridgman
149	9.59%	<div><div></div></div>	Chancellors
148	9.52%	<div><div></div></div>	Governors
53	3.41%	<div><div></div></div>	Horan
118	7.59%	<div><div></div></div>	Murray
163	10.49%	<div><div></div></div>	Oak Ridge
92	5.92%	<div><div></div></div>	Putnam
142	9.14%	<div><div></div></div>	Sutherland
58	3.73%	<div><div></div></div>	Thomas
243	15.64%	<div><div></div></div>	Towers North
222	14.29%	<div><div></div></div>	Towers South
55	3.54%	<div><div></div></div>	Hotel - The Plaza
16	1.03%	<div><div></div></div>	Hotel - America's Best Value Inn
1554	Respondents		

Q16. How would you describe your meal plan (variety, price, value)?

Count	Percent		
140	9.14%	<div><div></div></div>	Very satisfactory
804	52.51%	<div><div></div></div>	Satisfactory
434	28.35%	<div><div></div></div>	Unsatisfactory
153	9.99%	<div><div></div></div>	Very unsatisfactory
1531	Respondents		

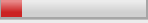
Q17. How would you describe your current living conditions?

Count	Percent		
1048	34.47%	<div><div></div></div>	Very satisfactory
1833	60.30%	<div><div></div></div>	Satisfactory
136	4.47%	<div><div></div></div>	Unsatisfactory
23	0.76%	<div><div></div></div>	Very unsatisfactory
3040	Respondents		


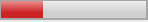
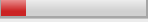
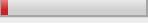
Q18. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Total cost of rent and utilities

Count	Percent		
1587	51.49%	<div><div></div></div>	Very important
1176	38.16%	<div><div></div></div>	Important
243	7.88%	<div><div></div></div>	Unimportant
76	2.47%	<div><div></div></div>	Very unimportant
3082	Respondents		


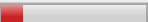
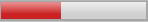
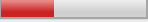
Q19. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of my preferred housing unit type (double room, private room, apartment, etc.)

Count	Percent		
1139	37.00%		Very important
1371	44.54%		Important
455	14.78%		Unimportant
113	3.67%		Very unimportant
3078	Respondents		


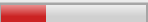
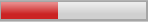
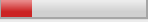
Q20. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to choose my own roommate(s)

Count	Percent		
1509	49.01%		Very important
891	28.94%		Important
527	17.12%		Unimportant
152	4.94%		Very unimportant
3079	Respondents		

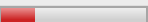


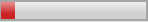
Q21. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of accommodations for persons with disabilities

Count	Percent		
212	6.90%		Very important
465	15.13%		Important
1273	41.43%		Unimportant
1123	36.54%		Very unimportant
3073	Respondents		

Q22. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Parent's or family's wishes

Count	Percent		
245	7.95%		Very important
965	31.32%		Important
1209	39.24%		Unimportant
662	21.49%		Very unimportant
3081	Respondents		

Q23. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to Lower Campus

Count	Percent		
725	23.56%		Very important
1354	44.00%		Important
697	22.65%		Unimportant
301	9.78%		Very unimportant
3077	Respondents		



Q24. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to Upper Campus

Count	Percent		
279	9.07%	<div><div></div></div>	Very important
924	30.05%	<div><div></div></div>	Important
1142	37.14%	<div><div></div></div>	Unimportant
730	23.74%	<div><div></div></div>	Very unimportant
3075	Respondents		

Q25. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to Water Street Campus

Count	Percent		
304	9.88%	<div><div></div></div>	Very important
809	26.30%	<div><div></div></div>	Important
1265	41.12%	<div><div></div></div>	Unimportant
698	22.69%	<div><div></div></div>	Very unimportant
3076	Respondents		

Q26. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to other students

Count	Percent		
808	26.25%	<div><div></div></div>	Very important
1411	45.84%	<div><div></div></div>	Important
555	18.03%	<div><div></div></div>	Unimportant
304	9.88%	<div><div></div></div>	Very unimportant
3078	Respondents		

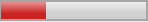
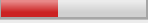
Q27. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, public transportation

Count	Percent		
489	15.90%	<div><div></div></div>	Very important
1069	34.76%	<div><div></div></div>	Important
1138	37.01%	<div><div></div></div>	Unimportant
379	12.33%	<div><div></div></div>	Very unimportant
3075	Respondents		

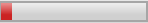
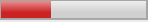
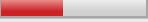
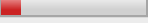
Q28. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, convenient parking

Count	Percent		
831	27.03%	<div><div></div></div>	Very important
1205	39.20%	<div><div></div></div>	Important
727	23.65%	<div><div></div></div>	Unimportant
311	10.12%	<div><div></div></div>	Very unimportant
3074	Respondents		


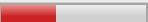
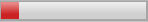
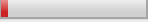
Q29. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to my work

Count	Percent		
389	12.67%		Very important
960	31.26%		Important
1222	39.79%		Unimportant
500	16.28%		Very unimportant
3071	Respondents		



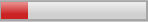
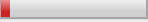
Q30. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to shopping, entertainment, or restaurants

Count	Percent		
239	7.79%		Very important
1071	34.92%		Important
1327	43.27%		Unimportant
430	14.02%		Very unimportant
3067	Respondents		

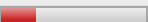


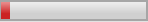
Q31. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of high-speed/wireless Internet

Count	Percent		
1369	44.58%		Very important
1176	38.29%		Important
376	12.24%		Unimportant
150	4.88%		Very unimportant
3071	Respondents		

Q32. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Reliability of maintenance and custodial services

Count	Percent		
844	27.55%		Very important
1444	47.14%		Important
581	18.97%		Unimportant
194	6.33%		Very unimportant
3063	Respondents		

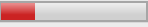

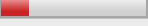
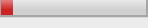
Q33. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to live in a building that has the physical features I desire (furnished, modern, well maintained, attractive, etc.)

Count	Percent		
752	24.50%		Very important
1427	46.48%		Important
694	22.61%		Unimportant
197	6.42%		Very unimportant
3070	Respondents		

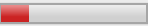
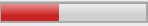
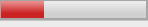
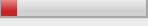
Q34. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Flexible lease/rental terms

Count	Percent		
677	22.04%		Very important
1407	45.82%		Important
773	25.17%		Unimportant
214	6.97%		Very unimportant
3071	Respondents		

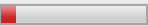
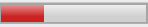

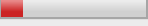
Q35. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a good Hall Director or landlord

Count	Percent		
720	23.42%		Very important
1511	49.15%		Important
587	19.10%		Unimportant
256	8.33%		Very unimportant
3074	Respondents		

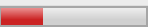

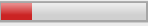
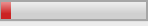
Q36. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of educational opportunities

Count	Percent		
603	19.63%		Very important
1233	40.14%		Important
906	29.49%		Unimportant
330	10.74%		Very unimportant
3072	Respondents		

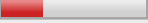
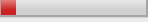
Q37. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of leadership opportunities

Count	Percent		
312	10.20%		Very important
902	29.49%		Important
1376	44.98%		Unimportant
469	15.33%		Very unimportant
3059	Respondents		

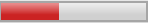

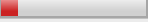
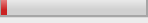
Q38. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Less restrictive rules and supervision

Count	Percent		
886	28.88%		Very important
1320	43.02%		Important
655	21.35%		Unimportant
207	6.75%		Very unimportant
3068	Respondents		


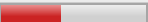
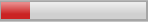
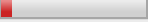
Q39. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to stay during breaks

Count	Percent		
947	30.91%		Very important
917	29.93%		Important
891	29.08%		Unimportant
309	10.08%		Very unimportant
3064	Respondents		


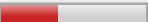
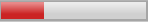
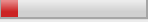
Q40. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a quiet place to study

Count	Percent		
1219	39.90%		Very important
1352	44.26%		Important
357	11.69%		Unimportant
127	4.16%		Very unimportant
3055	Respondents		

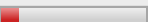
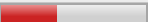

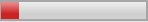
Q41. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to UWEC resources (computer labs, student services, administrative offices, etc.)

Count	Percent		
948	30.92%		Very important
1264	41.23%		Important
616	20.09%		Unimportant
238	7.76%		Very unimportant
3066	Respondents		

Q42. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in campus activities

Count	Percent		
590	19.26%		Very important
1205	39.33%		Important
915	29.86%		Unimportant
354	11.55%		Very unimportant
3064	Respondents		

Q43. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in UWEC living/learning communities

Count	Percent		
379	12.34%		Very important
1197	38.98%		Important
1112	36.21%		Unimportant
383	12.47%		Very unimportant
3071	Respondents		



Q44. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Safety and security features

Count	Percent		
1161	37.87%	<div><div></div></div>	Very important
1522	49.64%	<div><div></div></div>	Important
303	9.88%	<div><div></div></div>	Unimportant
80	2.61%	<div><div></div></div>	Very unimportant
3066	Respondents		

Q45. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private (single) bedroom

Count	Percent		
1139	37.09%	<div><div></div></div>	Very important
655	21.33%	<div><div></div></div>	Important
907	29.53%	<div><div></div></div>	Unimportant
370	12.05%	<div><div></div></div>	Very unimportant
3071	Respondents		

Q46. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private bathroom

Count	Percent		
782	25.48%	<div><div></div></div>	Very important
826	26.91%	<div><div></div></div>	Important
1138	37.08%	<div><div></div></div>	Unimportant
323	10.52%	<div><div></div></div>	Very unimportant
3069	Respondents		

Q47. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of additional living space outside my bedroom but within my unit

Count	Percent		
1066	34.76%	<div><div></div></div>	Very important
1079	35.18%	<div><div></div></div>	Important
726	23.67%	<div><div></div></div>	Unimportant
196	6.39%	<div><div></div></div>	Very unimportant
3067	Respondents		

Q48. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a kitchen

Count	Percent		
1318	42.95%	<div><div></div></div>	Very important
992	32.32%	<div><div></div></div>	Important
599	19.52%	<div><div></div></div>	Unimportant
160	5.21%	<div><div></div></div>	Very unimportant
3069	Respondents		

Q49. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of convenient laundry facilities

Count	Percent		
1469	47.85%	<div><div></div></div>	Very important
1270	41.37%	<div><div></div></div>	Important
243	7.92%	<div><div></div></div>	Unimportant
88	2.87%	<div><div></div></div>	Very unimportant
3070	Respondents		

Q50. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to campus dining

Count	Percent		
685	22.29%	<div><div></div></div>	Very important
843	27.43%	<div><div></div></div>	Important
777	25.28%	<div><div></div></div>	Unimportant
768	24.99%	<div><div></div></div>	Very unimportant
3073	Respondents		

Q51. Who made the decision regarding where you lived this year?

Count	Percent		
2115	68.80%	<div><div></div></div>	I did solely
28	0.91%	<div><div></div></div>	My parent(s)/guardian(s) solely
740	24.07%	<div><div></div></div>	My parent(s)/guardian(s) and I jointly
191	6.21%	<div><div></div></div>	Other (please specify)
Count	Percent		
1	0.52%	<div><div></div></div>	1+2+1programm
1	0.52%	<div><div></div></div>	a roommate from previous years in on-campus housing and I made the decision jointly
1	0.52%	<div><div></div></div>	Actually, I don't know. I'm an international student. I guess CIE made it.
1	0.52%	<div><div></div></div>	Administration
1	0.52%	<div><div></div></div>	all my &quot;friends&quot; ditched me when looking for houses so i was forced to live on campus again
1	0.52%	<div><div></div></div>	based on friends studying abroad
1	0.52%	<div><div></div></div>	Boyfriend and I
1	0.52%	<div><div></div></div>	Campus housing lost my form. I sent in my check and form to live in the dorms TOGETHER. But some how the school had ONLY received my check. Therefore at the last minute, I had to look for an apartment.
1	0.52%	<div><div></div></div>	Campus placed me in this residence hall.
1	0.52%	<div><div></div></div>	Combination of myself, my current roommates and all our parents
1	0.52%	<div><div></div></div>	Currently on NSE
1	0.52%	<div><div></div></div>	didnt get any of my 3 choices
1	0.52%	<div><div></div></div>	Difficult to find other places early
1	0.52%	<div><div></div></div>	distance student who lives St. Louis, MO which made student housing irrelevant in my descision to attend UVEC
1	0.52%	<div><div></div></div>	fiancee
1	0.52%	<div><div></div></div>	football coaches and I
1	0.52%	<div><div></div></div>	forced im a frosh
1	0.52%	<div><div></div></div>	Freshman required to live on campus
1	0.52%	<div><div></div></div>	freshmen dont have a choice, if could, i would be living off campus

1	0.52%	<input type="text"/>	Freshmen have to live on campus but i chose the dorm
1	0.52%	<input type="text"/>	friends
2	1.05%	<input type="text"/>	Friends
1	0.52%	<input type="text"/>	Friends and I did
1	0.52%	<input type="text"/>	Friends/roommates
1	0.52%	<input type="text"/>	Girlfriend
1	0.52%	<input type="text"/>	had to live on campus
1	0.52%	<input type="text"/>	housing office
1	0.52%	<input type="text"/>	husband
1	0.52%	<input type="text"/>	husband and me
1	0.52%	<input type="text"/>	I am a 42 year old graduate student and a homeowner in Eau Claire since 1990 nothing on this survey pertains to me.
1	0.52%	<input type="text"/>	I am a freshman so I had to live in University Housing.
1	0.52%	<input type="text"/>	I am a Freshman, so I was required to live here by UWEC
1	0.52%	<input type="text"/>	I am married and live off campus
1	0.52%	<input type="text"/>	I and my spouse
1	0.52%	<input type="text"/>	I chose to live on campus, but Oakridge was not any of my requested dorms.
1	0.52%	<input type="text"/>	I did as well as my roommate
1	0.52%	<input type="text"/>	I did not choose to be placed in Oak Ridge, but I did want to be on campus. I am just glad that I am not in the hotels, but i do wish I would have been able to get into Towers so i didn't have to move all my stuff over break because I am taking a winterim class.
1	0.52%	<input type="text"/>	I did not have a choice - I was placed in the Plaza.
1	0.52%	<input type="text"/>	I did with my roommates.
1	0.52%	<input type="text"/>	I did with my spouse
1	0.52%	<input type="text"/>	I did, but it was Random Roommate selection
1	0.52%	<input type="text"/>	i didnt have a choice
1	0.52%	<input type="text"/>	I do not live where i wanted to
1	0.52%	<input type="text"/>	I got placed in this dorm
1	0.52%	<input type="text"/>	I got put in Oak Ridge, it wasn't a choice
1	0.52%	<input type="text"/>	i had no choice, dorms were full
1	0.52%	<input type="text"/>	I have owned my own home for the past 11 years.
1	0.52%	<input type="text"/>	I live in the same residence hall as last year, and I'm hall council president so I stayed here obviously
1	0.52%	<input type="text"/>	I pretty much did solely but I live in my sorority house so I guess you could say the year in school that I am in also helped make my decision?
1	0.52%	<input type="text"/>	I was put in Oakridge. Not very good for your incoming freshman not to get a big choice in where they live.
1	0.52%	<input type="text"/>	I was put in the ABVI and moved on to campus to the only available location. I had no choice.
1	0.52%	<input type="text"/>	I was required to live in the dorms.
1	0.52%	<input type="text"/>	Im a freshmen so i had to be on campus
1	0.52%	<input type="text"/>	i'm a fresman, i didn't get to live where i wanted to
1	0.52%	<input type="text"/>	Jointly with My Wife
1	0.52%	<input type="text"/>	Left over space
1	0.52%	<input type="text"/>	live at girlfriend's house (owner)
1	0.52%	<input type="text"/>	Mainly me, also roommate/boyfriend
1	0.52%	<input type="text"/>	Me & My husband

1	0.52%	<input type="text"/>	me and my friends
1	0.52%	<input type="text"/>	me and my husband
1	0.52%	<input type="text"/>	Me and my roommate
1	0.52%	<input type="text"/>	Me and my spouse
1	0.52%	<input type="text"/>	me and roommates
1	0.52%	<input type="text"/>	My boyfriend & I
1	0.52%	<input type="text"/>	My boyfriend and I
1	0.52%	<input type="text"/>	my boyfriend and i jointly
1	0.52%	<input type="text"/>	My boyfriend and I made the decision together
1	0.52%	<input type="text"/>	my boyfriend and myself
1	0.52%	<input type="text"/>	My boyfriend and myself
3	1.57%	<input type="text"/>	my fiance and I
2	1.05%	<input type="text"/>	My fiance and I
2	1.05%	<input type="text"/>	My fiance and I jointly
1	0.52%	<input type="text"/>	My fiance' and I jointly
1	0.52%	<input type="text"/>	my finance and i did
1	0.52%	<input type="text"/>	My friend suggested I live with her until she studies abroad 2nd semester.
1	0.52%	<input type="text"/>	my friends and I
2	1.05%	<input type="text"/>	My friends and I
1	0.52%	<input type="text"/>	My friends signed up for a Chancellors apt when I was abroad and asked me to fill the fourth spot.
1	0.52%	<input type="text"/>	My girlfriend and I jointly
1	0.52%	<input type="text"/>	My girlfriend and myself
1	0.52%	<input type="text"/>	My housing contract with the university. On campus is not where I want to be anymore.
1	0.52%	<input type="text"/>	my husband
1	0.52%	<input type="text"/>	my husband and i
2	1.05%	<input type="text"/>	my husband and I
3	1.57%	<input type="text"/>	My husband and I
1	0.52%	<input type="text"/>	my husband and I did
1	0.52%	<input type="text"/>	my husband and I jointly
3	1.57%	<input type="text"/>	My husband and I jointly
1	0.52%	<input type="text"/>	My husband and I just bought a house
1	0.52%	<input type="text"/>	My husband and myself.
1	0.52%	<input type="text"/>	My husband/parents/and I
1	0.52%	<input type="text"/>	My original roommate had to back out so I had to move in with my boyfriend and his roommate
1	0.52%	<input type="text"/>	My parents, my roommate, and I jointly
1	0.52%	<input type="text"/>	My roommates and myself
1	0.52%	<input type="text"/>	my roommate
1	0.52%	<input type="text"/>	my roommate and I
5	2.62%	<input type="text"/>	My roommate and I
1	0.52%	<input type="text"/>	my roommate and i decided together
1	0.52%	<input type="text"/>	my roommate and I jointly
1	0.52%	<input type="text"/>	My roommate and I jointly
1	0.52%	<input type="text"/>	My roommate and myself



2	1.05%	<input type="text"/>	my roommates
2	1.05%	<input type="text"/>	my roommates and I
2	1.05%	<input type="text"/>	My roommates and I
1	0.52%	<input type="text"/>	My roommates and I did.
1	0.52%	<input type="text"/>	My roommates and i, my parents gave advice
1	0.52%	<input type="text"/>	My sister (roommate) and I
1	0.52%	<input type="text"/>	My sister and I jointly
1	0.52%	<input type="text"/>	My sister, brother-in law, and I
1	0.52%	<input type="text"/>	My Spouse & I
1	0.52%	<input type="text"/>	My spouse and I
1	0.52%	<input type="text"/>	my spouse and myself
1	0.52%	<input type="text"/>	My wife and I
1	0.52%	<input type="text"/>	My wife and I jointly
1	0.52%	<input type="text"/>	Myself and my roommate
1	0.52%	<input type="text"/>	Myself and My wife. I also follow a traveling circus
1	0.52%	<input type="text"/>	Myself and roommates
1	0.52%	<input type="text"/>	myself and spouse
1	0.52%	<input type="text"/>	Myself, my boyfriend, and my parents.
1	0.52%	<input type="text"/>	Not realizing that leases need to be signed so early and not having aduquate time to analyze who I woul like to live with in off campus housing
1	0.52%	<input type="text"/>	on campus housing mandatory with internship
1	0.52%	<input type="text"/>	only available space was in Oak Ridge
1	0.52%	<input type="text"/>	originally in hotel. moved to towers
1	0.52%	<input type="text"/>	overflow housing, so I didn't choose, but I was very happy with the Plaza!
1	0.52%	<input type="text"/>	Overflow space
1	0.52%	<input type="text"/>	Parents and Roommate
1	0.52%	<input type="text"/>	Placed in a hotel because I was late with everything
1	0.52%	<input type="text"/>	Previous students here
1	0.52%	<input type="text"/>	RA position
1	0.52%	<input type="text"/>	RA Position
1	0.52%	<input type="text"/>	Ran out of time to find a place off-campus
1	0.52%	<input type="text"/>	randomly placed in Plaza
1	0.52%	<input type="text"/>	required for freshmen
1	0.52%	<input type="text"/>	roomate
1	0.52%	<input type="text"/>	Roommate
1	0.52%	<input type="text"/>	Roommate and I
1	0.52%	<input type="text"/>	Roommates
1	0.52%	<input type="text"/>	roommates and i
1	0.52%	<input type="text"/>	Roommates and I decided
1	0.52%	<input type="text"/>	roommates decided while i was abroad
1	0.52%	<input type="text"/>	rooommate and i
1	0.52%	<input type="text"/>	Scholarship program
1	0.52%	<input type="text"/>	sibling
1	0.52%	<input type="text"/>	Sister and I
2	1.05%	<input type="text"/>	spouse

1	0.52%	<input type="text"/>	Spouse
1	0.52%	<input type="text"/>	spouse and i
1	0.52%	<input type="text"/>	The University, unfortunately
1	0.52%	<input type="text"/>	The Housing People put me in the hotel. Which is inconvenient.
1	0.52%	<input type="text"/>	the roommates that I knew I wanted to live with
1	0.52%	<input type="text"/>	the school
1	0.52%	<input type="text"/>	the school i am a freshman
1	0.52%	<input type="text"/>	The School, I have to live of campus in a dorm
1	0.52%	<input type="text"/>	The sponsor of the scholarship
1	0.52%	<input type="text"/>	the university
1	0.52%	<input type="text"/>	The University
1	0.52%	<input type="text"/>	the university - temp housing
1	0.52%	<input type="text"/>	The University placed me in Plaza Hotel.
1	0.52%	<input type="text"/>	the university, i didnt sign up for oakridge
1	0.52%	<input type="text"/>	there wasn't really a choice, I had to live on campus because I'm a freshman and the plaza was my only option
1	0.52%	<input type="text"/>	There were no rooms in the dorms so I was put in the hotel.
1	0.52%	<input type="text"/>	They put me in the Plaza, I would have liked to live in Towers
1	0.52%	<input type="text"/>	Turned in my form late, was placed in a random Hall that I had not listed.
1	0.52%	<input type="text"/>	university
1	0.52%	<input type="text"/>	University
1	0.52%	<input type="text"/>	university required it
1	0.52%	<input type="text"/>	UWEC Housing and Residence life
1	0.52%	<input type="text"/>	UWEC solely
1	0.52%	<input type="text"/>	we didn't find a house last year
1	0.52%	<input type="text"/>	well since i am a freshman, i got placed in an area i didn't choose. So i suppose the university

3074 Respondents

#### Q52. Where do you plan to live next year?

Count	Percent		
817	26.47%	<input type="text"/>	On campus
1466	47.49%	<input type="text"/>	Off campus
220	7.13%	<input type="text"/>	Undecided on where to live
584	18.92%	<input type="text"/>	Not applicable; I will not be attending UWEC next year.
3087	Respondents		

#### Q53. If considering living OFF CAMPUS next year, why would you prefer to do so? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
109	6.56%	0.71%	<input type="text"/> I may not be attending UWEC next year.
747	44.97%	4.86%	<input type="text"/> To live in a quieter environment
68	4.09%	0.44%	<input type="text"/> To satisfy my parent's/family's wishes
1155	69.54%	7.52%	<input type="text"/> Fewer rules and regulations
577	34.74%	3.75%	<input type="text"/> More convenient location
660	39.74%	4.29%	<input type="text"/> More convenient parking or public transportation
1017	61.23%	6.62%	<input type="text"/> More cost effective

86	5.18%	0.56%	<input type="text"/>	My preferred on-campus living accommodation may not be available
249	14.99%	1.62%	<input type="text"/>	Better Internet access
975	58.70%	6.34%	<input type="text"/>	Better living unit amenities
197	11.86%	1.28%	<input type="text"/>	Better security/safety
1111	66.89%	7.23%	<input type="text"/>	Ability to live with or near friends
350	21.07%	2.28%	<input type="text"/>	Ability to live with or near family or partner
1353	81.46%	8.80%	<input type="text"/>	More privacy
1403	84.47%	9.13%	<input type="text"/>	More living space
1097	66.04%	7.14%	<input type="text"/>	No meal plan requirement
1359	81.82%	8.84%	<input type="text"/>	Access to my own kitchen
940	56.59%	6.12%	<input type="text"/>	More convenient laundry facilities
384	23.12%	2.50%	<input type="text"/>	Better physical condition of the building
129	7.77%	0.84%	<input type="text"/>	Better building management and staffing
114	6.86%	0.74%	<input type="text"/>	Better maintenance and housekeeping services
22	1.32%	0.14%	<input type="text"/>	Better accessibility for persons with disabilities
411	24.74%	2.67%	<input type="text"/>	To establish residency or credit history in my own name
395	23.78%	2.57%	<input type="text"/>	To live away from other students
336	20.23%	2.19%	<input type="text"/>	To have a pet
124	7.47%	0.81%	<input type="text"/>	Other (please specify)

Count	Percent		
1	0.81%	<input type="text"/>	access for my kids to go to school
1	0.81%	<input type="text"/>	all ready do
1	0.81%	<input type="text"/>	because I am 30 years old and living in the dorms is silly
1	0.81%	<input type="text"/>	Bedroom fo child
1	0.81%	<input type="text"/>	better bathrooms
1	0.81%	<input type="text"/>	Can have my own space and not be forced to have a roommate
1	0.81%	<input type="text"/>	Caregiver for family member
1	0.81%	<input type="text"/>	convenient to the fine arts building (which is where i basically live!)
1	0.81%	<input type="text"/>	Couldnt' get into Chancellors because I am a transfer student.
1	0.81%	<input type="text"/>	Dishwasher
1	0.81%	<input type="text"/>	dorms are so expensive
1	0.81%	<input type="text"/>	Enforcement of Drinking
1	0.81%	<input type="text"/>	Feel more independent
1	0.81%	<input type="text"/>	First of all coming to college is supposed to be about getting away from your parents and learning to live on your own. While living on campus I feel that Hall directors and RA's are sticking their noses in issues that are none of their business. I am a grown ass woman and I feel that I can take care of myself. Yes there may be times when I need to be put in line, however I have yet to do anything to harm others and I have been punished for petty things. I want the opportunity to learn for myself without having people who have no right to tell me what to do with my life. Thank you for asking.
1	0.81%	<input type="text"/>	Freedom
1	0.81%	<input type="text"/>	Gain responsibility
2	1.61%	<input type="text"/>	getting married
1	0.81%	<input type="text"/>	Getting married so to live with Husband
1	0.81%	<input type="text"/>	getting older--like more privacy, its more grown up
1	0.81%	<input type="text"/>	graduate student
1	0.81%	<input type="text"/>	Graduating at semester but staying in Eau Claire

1	0.81%	<input type="text"/>	have good roommate and to do art work in
1	0.81%	<input type="text"/>	Have my own room
1	0.81%	<input type="text"/>	Having a child
1	0.81%	<input type="text"/>	Having own bathroom and personal living space
1	0.81%	<input type="text"/>	Help grow as a responsible, independent adult
2	1.61%	<input type="text"/>	I already live off campus
1	0.81%	<input type="text"/>	I also feel that living off campus will help me become a more well rounded person, I have lived in housing for three year and feel that it is time for me to become a more independent person. I love housing but I am looking to grow more as a person through moving off campus.
1	0.81%	<input type="text"/>	I am 27 years old and wish to not live with those that normally live in dorms. This is the main reason I didn't live in a dorm this year or last.
1	0.81%	<input type="text"/>	I am a home owner. Live with my spouse and 2 children
1	0.81%	<input type="text"/>	I am a married grad student, would be best to live with my wife
1	0.81%	<input type="text"/>	I am a non-trad with kids, and they really want to remain in Barron.
1	0.81%	<input type="text"/>	I am doing an internship in Milwaukee, so campus housing is impossible
1	0.81%	<input type="text"/>	I am graduating.
1	0.81%	<input type="text"/>	I am in a sorority
1	0.81%	<input type="text"/>	I am in the CND program at the university, I am 26, married and haven't lived on campus in 7 years
1	0.81%	<input type="text"/>	I am married and there is no married housing on campus.
1	0.81%	<input type="text"/>	I am studying abroad in the fall and in the spring, my friend and I will be leaving together.. her father owns apartments so we can rent for cheap.. nothing really against the dorms!
1	0.81%	<input type="text"/>	I already live off campus
1	0.81%	<input type="text"/>	I bought a home
1	0.81%	<input type="text"/>	I can't live on campus or have roommates, I have a child
1	0.81%	<input type="text"/>	i did not like the dorms too controlled and i didn't like the all girls dorm i didn't meet anyone
1	0.81%	<input type="text"/>	I feel I'm too old to spend my college years in the dorms
1	0.81%	<input type="text"/>	I grew up in Eau Claire, so I saw living on campus more expensive
1	0.81%	<input type="text"/>	I have a 2-year old son
1	0.81%	<input type="text"/>	I have a dog and a cat - need housing for them
1	0.81%	<input type="text"/>	I have a family and children
1	0.81%	<input type="text"/>	I have a family and children and we own our home
1	0.81%	<input type="text"/>	I have a husband and child.
1	0.81%	<input type="text"/>	I have a small baby as well.
1	0.81%	<input type="text"/>	I have a son
1	0.81%	<input type="text"/>	I have a son, there is no on campus option for students with children.
1	0.81%	<input type="text"/>	I have my own house
1	0.81%	<input type="text"/>	I have my own house.
1	0.81%	<input type="text"/>	I know the people that I am living with
1	0.81%	<input type="text"/>	I like the idea of actually having my own house, something that I'll get to pay for by month, it'll be more of an accomplishment.
1	0.81%	<input type="text"/>	I live with my husband in our own house
1	0.81%	<input type="text"/>	I lived in the dorms for 3 years and wanted to try a new experience.
1	0.81%	<input type="text"/>	I need my space!!!
2	1.61%	<input type="text"/>	I own my home
1	0.81%	<input type="text"/>	I own my house



1	0.81%	<input type="text"/>	i own my own house
1	0.81%	<input type="text"/>	I own my own house
1	0.81%	<input type="text"/>	I will be student teaching next fall and it will be easier to not live in the residence halls
1	0.81%	<input type="text"/>	I'm 32 years old and probably would not do well with people 12-14 years younger than me.
1	0.81%	<input type="text"/>	I'm a nontraditional student with children and you don't have family on-campus living. . which would be nice
1	0.81%	<input type="text"/>	I'm graduating
1	0.81%	<input type="text"/>	i'm married w/kids
1	0.81%	<input type="text"/>	independence
1	0.81%	<input type="text"/>	last semester of school
1	0.81%	<input type="text"/>	Live at home.
1	0.81%	<input type="text"/>	Live with my preferred roommates
1	0.81%	<input type="text"/>	louder enviornment
1	0.81%	<input type="text"/>	Married with a child
1	0.81%	<input type="text"/>	married with children
1	0.81%	<input type="text"/>	Meal Plans on campus are the easiest way for students to waste money.
1	0.81%	<input type="text"/>	Much Much more cost effective
1	0.81%	<input type="text"/>	My current health conditions wont allow me to live in the residence halls anymore. My low immune system is impossible to live with with all those people.
1	0.81%	<input type="text"/>	my extra large bathroom/ and jacuzzie
1	0.81%	<input type="text"/>	My own bathroom!
1	0.81%	<input type="text"/>	my own bedroom
1	0.81%	<input type="text"/>	my own room
1	0.81%	<input type="text"/>	My wife and I have a 2-year-old daughter
1	0.81%	<input type="text"/>	New experience
1	0.81%	<input type="text"/>	no bogus dorm rules
1	0.81%	<input type="text"/>	No RA
1	0.81%	<input type="text"/>	NO ROOMATES, no pressure to party, no waiting to use bathroom
1	0.81%	<input type="text"/>	not to live with parents
1	0.81%	<input type="text"/>	own my home
1	0.81%	<input type="text"/>	Own my own home, married
1	0.81%	<input type="text"/>	own my own house
1	0.81%	<input type="text"/>	own room
1	0.81%	<input type="text"/>	PARKING PARKING PARKING
1	0.81%	<input type="text"/>	Personal Freedom
1	0.81%	<input type="text"/>	personal space and time
1	0.81%	<input type="text"/>	possible internship in St. Paul
1	0.81%	<input type="text"/>	roomates parents house
1	0.81%	<input type="text"/>	see previous response
1	0.81%	<input type="text"/>	Shorter lease (&lt;12 mos.)
1	0.81%	<input type="text"/>	Student Teaching
1	0.81%	<input type="text"/>	Taking a collaborative program, half online and driving.
1	0.81%	<input type="text"/>	team mates
1	0.81%	<input type="text"/>	the meal plan is not healthy
1	0.81%	<input type="text"/>	The Meal Plan sucks!

1	0.81%	<div></div>	there is no co-ed living on campus, and I am married
1	0.81%	<div></div>	To actually live in the real world and have real responsibilities like an adult. Dorm are great when you're an 18 or 19 year old kid, but at some point you have to grow up; the living arrangement of the dorms are not consistent with post-graduation reality.
1	0.81%	<div></div>	To be able to have my bf come into town and not have to worry about where he will park
1	0.81%	<div></div>	To be my own person
1	0.81%	<div></div>	To get away from crazy roomates
1	0.81%	<div></div>	To grow up and stop relying on my parents.
1	0.81%	<div></div>	to have a child in the home
1	0.81%	<div></div>	TO HAVE A CLEAN BATHROOM
1	0.81%	<div></div>	to have better support for my sex swing
1	0.81%	<div></div>	To have my own room.
1	0.81%	<div></div>	To live by myself
1	0.81%	<div></div>	To live with mixed genders.
1	0.81%	<div></div>	to live with someone of the opposite gender
1	0.81%	<div></div>	To not be a junior living in "the dorms" - the dorms kind of has negative connotation if your an upperclassmen - in my opinion
1	0.81%	<div></div>	to not live in a tiny dorm
1	0.81%	<div></div>	To old for dorms
1	0.81%	<div></div>	To play drums.
1661 Respondents			
15368 Responses			

Q54. How important is convenient parking to your decision on where to live?			
Count	Percent		
1056	34.53%	<div></div>	Very important; I would only live where parking is immediately available.
1301	42.54%	<div></div>	Important; I would live where parking is within a convenient walking distance.
369	12.07%	<div></div>	Unimportant; I do not consider parking to be a deciding factor in my decision on where to live.
332	10.86%	<div></div>	Very unimportant; I have little or no need for parking.
3058 Respondents			

Q55. Where do you currently live off campus?			
Count	Percent		
555	36.90%	<div></div>	Apartment/condo rented
14	0.93%	<div></div>	Apartment/condo owned by me or my spouse/partner
7	0.47%	<div></div>	Apartment/condo owned by a family member other than a spouse/partner
641	42.62%	<div></div>	House rented
100	6.65%	<div></div>	House owned by me or my spouse/partner
138	9.18%	<div></div>	House owned by a family member other than a spouse/partner
28	1.86%	<div></div>	Individual room rented in a house
21	1.40%	<div></div>	Other (please specify)
Count	Percent		
1	4.76%	<div></div>	Abroad
1	4.76%	<div></div>	at my house in St. Louis, MO (distance student)
1	4.76%	<div></div>	Duplex rented
1	4.76%	<div></div>	Duplex rented, owned by HUD

1	4.76%	<div></div>	Family Home
1	4.76%	<div></div>	Fraternity House
1	4.76%	<div></div>	house own by host family
1	4.76%	<div></div>	House owned by a friend
1	4.76%	<div></div>	House owned by close friend
1	4.76%	<div></div>	House owned by employer
1	4.76%	<div></div>	house owned by friend of a family member
1	4.76%	<div></div>	house owned by internship facility
1	4.76%	<div></div>	In Murcia, Spain.
1	4.76%	<div></div>	on occasion in the dog house if i'm in trouble
1	4.76%	<div></div>	on our dairy farm
1	4.76%	<div></div>	Parents
1	4.76%	<div></div>	Side by Side house rented
1	4.76%	<div></div>	Sorority house
1	4.76%	<div></div>	study abroad
1	4.76%	<div></div>	Studying abroad
1	4.76%	<div></div>	With parents

1504 Respondents

#### Q56. With whom do you currently live?

Count	Percent		
97	6.45%	<div></div>	I live alone
799	53.13%	<div></div>	With other UWEC roommate(s)
77	5.12%	<div></div>	With other non-UWEC roommate(s)
148	9.84%	<div></div>	With both UWEC and non-UWEC roommate(s)
134	8.91%	<div></div>	With my parent(s) or other relative(s)
220	14.63%	<div></div>	With my spouse/partner and/or children
29	1.93%	<div></div>	Other (please specify)
Count	Percent		
1	3.45%	<div></div>	An elderly couple
1	3.45%	<div></div>	Both UWEC studnets and non-UWEC students
1	3.45%	<div></div>	Boyfriend
1	3.45%	<div></div>	brother
1	3.45%	<div></div>	cousin and his spouse and their two children; and friend of cousin
1	3.45%	<div></div>	host family
1	3.45%	<div></div>	Husband, brother and sister
1	3.45%	<div></div>	I live with my Daughter
1	3.45%	<div></div>	long-term boyfriend
1	3.45%	<div></div>	my boyfriend who already graduated from college
1	3.45%	<div></div>	my family
1	3.45%	<div></div>	my husband, his sister, and my sister
1	3.45%	<div></div>	other interns in the internship program not from UWEC
1	3.45%	<div></div>	Parents
1	3.45%	<div></div>	parents, and siblings
		<div></div>	

1	3.45%		partner/UWEC Graduate
1	3.45%		Sister
1	3.45%		Sorority Sisters
1	3.45%		study abroad
1	3.45%		the bearded lady, the fish face guy, and the guy with the snake tongue
1	3.45%		UWEC Alum
1	3.45%		With 2 siblings, both UWEC students
1	3.45%		with children
1	3.45%		with my boyfriend (not a college student)
1	3.45%		with my children
1	3.45%		With my partner and non-UWEC roommate
1	3.45%		with my spouse who is also a UWEC student
1	3.45%		With other graduated UWEC roommate(s)
1	3.45%		with partner and other roommate both from UWEC
1504 Respondents			

Q57. With how many other people do you share your cost of rent?			
Count	Percent		
189	12.56%		I do not pay rent
134	8.90%		No other people; I pay the rent myself
375	24.92%		1 other person
282	18.74%		2 other people
323	21.46%		3 other people
79	5.25%		4 other people
68	4.52%		5 other people
25	1.66%		6 other people
10	0.66%		7 other people
13	0.86%		8 other people
7	0.47%		9 or more other people
1505 Respondents			



**Q58. What is your personal share of monthly rent/housing costs excluding utilities?**

Count	Percent		
24	1.82%	<div><div></div></div>	Less than \$100
47	3.57%	<div><div></div></div>	\$100 - \$199
566	43.01%	<div><div></div></div>	\$200 - \$299
527	40.05%	<div><div></div></div>	\$300 - \$399
71	5.40%	<div><div></div></div>	\$400 - \$499
28	2.13%	<div><div></div></div>	\$500 - \$599
14	1.06%	<div><div></div></div>	\$600 - \$699
10	0.76%	<div><div></div></div>	\$700 - \$799
3	0.23%	<div><div></div></div>	\$800 - \$899
6	0.46%	<div><div></div></div>	\$900 - \$999
9	0.68%	<div><div></div></div>	\$1,000 or more
11	0.84%	<div><div></div></div>	I don't know
1316	Respondents		

**Q59. In addition to your rent, for which of the following utilities do you currently pay? SELECT ALL THAT APPLY**

Count	Respondent %	Response %	
193	12.88%	3.50%	<div><div></div></div> Not applicable; I do not pay for any utilities
786	52.43%	14.25%	<div><div></div></div> Cable/satellite television
911	60.77%	16.52%	<div><div></div></div> Heat
962	64.18%	17.45%	<div><div></div></div> Internet
1121	74.78%	20.33%	<div><div></div></div> Electric
535	35.69%	9.70%	<div><div></div></div> Water
290	19.35%	5.26%	<div><div></div></div> Sewer
301	20.08%	5.46%	<div><div></div></div> Telephone
415	27.69%	7.53%	<div><div></div></div> Trash
1499	Respondents		
5514	Responses		

**Q60. How much is your individual monthly cost for all the utilities selected in the previous question?**

Count	Percent		
95	7.27%	<div><div></div></div>	Less than \$25
391	29.92%	<div><div></div></div>	\$25 - \$49
482	36.88%	<div><div></div></div>	\$50 - \$99
155	11.86%	<div><div></div></div>	\$100 - \$149
61	4.67%	<div><div></div></div>	\$150 - \$199
95	7.27%	<div><div></div></div>	\$200 or more
28	2.14%	<div><div></div></div>	Don't know
1307	Respondents		

Q61. What was your personal share of the security deposit required for your current lease?

Count	Percent		
60	4.92%	<div><div></div></div>	No deposit required
15	1.23%	<div><div></div></div>	Less than \$100
60	4.92%	<div><div></div></div>	\$100 - \$199
554	45.45%	<div><div></div></div>	\$200 - \$299
416	34.13%	<div><div></div></div>	\$300 - \$399
56	4.59%	<div><div></div></div>	\$400 - \$499
31	2.54%	<div><div></div></div>	\$500 - \$599
11	0.90%	<div><div></div></div>	\$600 - \$699
1	0.08%	<div><div></div></div>	\$700 - \$799
2	0.16%	<div><div></div></div>	\$800 - \$899
3	0.25%	<div><div></div></div>	\$900 - \$999
0	0.00%	<div><div></div></div>	\$1,000 or more
10	0.82%	<div><div></div></div>	Don't know
1219	Respondents		

Q62. How long is your current lease?

Count	Percent		
23	1.89%	<div><div></div></div>	Not applicable; I have no lease
16	1.31%	<div><div></div></div>	More than 12 months
1032	84.66%	<div><div></div></div>	12 months
81	6.64%	<div><div></div></div>	Academic year (approximately 9 months)
23	1.89%	<div><div></div></div>	Academic term (e.g., semester)
27	2.21%	<div><div></div></div>	Monthly
17	1.39%	<div><div></div></div>	Other (please specify)
Count	Percent		
1	5.88%	<div><div></div></div>	10 months
1	5.88%	<div><div></div></div>	11.5
1	5.88%	<div><div></div></div>	12 months, but i was able to find a sublesser for june-august and jan-may, so i was really only in the house for 4 months
2	11.76%	<div><div></div></div>	6 month
2	11.76%	<div><div></div></div>	6 months
1	5.88%	<div><div></div></div>	6 months (Sept-Feb.)
1	5.88%	<div><div></div></div>	8 months
1	5.88%	<div><div></div></div>	9 month lease ending in March
1	5.88%	<div><div></div></div>	9 months
1	5.88%	<div><div></div></div>	I have a lease however been at my place for over a year and now is month to month
1	5.88%	<div><div></div></div>	June 1st-May 27th
1	5.88%	<div><div></div></div>	six months
1	5.88%	<div><div></div></div>	sub lease for the semester
1	5.88%	<div><div></div></div>	Technically it runs from June 1 until mid May, so not quite 12 Months
1	5.88%	<div><div></div></div>	Until we move out.
1219	Respondents		

Q63. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to students

Count	Percent		
898	30.27%	<div><div></div></div>	Very important
1677	56.52%	<div><div></div></div>	Important
349	11.76%	<div><div></div></div>	Unimportant
43	1.45%	<div><div></div></div>	Very unimportant
2967	Respondents		

Q64. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Create more living/learning communities

Count	Percent		
600	20.24%	<div><div></div></div>	Very important
1584	53.42%	<div><div></div></div>	Important
686	23.14%	<div><div></div></div>	Unimportant
95	3.20%	<div><div></div></div>	Very unimportant
2965	Respondents		

Q65. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at UWEC

Count	Percent		
790	26.69%	<div><div></div></div>	Very important
1650	55.74%	<div><div></div></div>	Important
468	15.81%	<div><div></div></div>	Unimportant
52	1.76%	<div><div></div></div>	Very unimportant
2960	Respondents		

Q66. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Increase the student residential population on campus

Count	Percent		
479	16.21%	<div><div></div></div>	Very important
1319	44.64%	<div><div></div></div>	Important
1050	35.53%	<div><div></div></div>	Unimportant
107	3.62%	<div><div></div></div>	Very unimportant
2955	Respondents		

Q67. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Make UWEC more attractive to prospective students

Count	Percent		
927	31.28%	<div><div></div></div>	Very important
1589	53.61%	<div><div></div></div>	Important
397	13.39%	<div><div></div></div>	Unimportant
51	1.72%	<div><div></div></div>	Very unimportant
2964	Respondents		

Q68. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable

Count	Percent		
2290	77.21%	<div><div></div></div>	Very important
635	21.41%	<div><div></div></div>	Important
33	1.11%	<div><div></div></div>	Unimportant
8	0.27%	<div><div></div></div>	Very unimportant
2966	Respondents		

Q69. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve the physical condition of existing campus housing, such as bathroom modernization, new carpeting, new lighting, and painting

Count	Percent		
1413	47.82%	<div><div></div></div>	Very important
1247	42.20%	<div><div></div></div>	Important
266	9.00%	<div><div></div></div>	Unimportant
29	0.98%	<div><div></div></div>	Very unimportant
2955	Respondents		

Q70. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve amenities in existing campus housing, such as room furnishings, lounges, recreation areas, and Improve maintenance services

Count	Percent		
1293	43.59%	<div><div></div></div>	Very important
1306	44.03%	<div><div></div></div>	Important
333	11.23%	<div><div></div></div>	Unimportant
34	1.15%	<div><div></div></div>	Very unimportant
2966	Respondents		

Q71. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve housekeeping services

Count	Percent		
454	15.31%	<div><div></div></div>	Very important
1363	45.95%	<div><div></div></div>	Important
1060	35.74%	<div><div></div></div>	Unimportant
89	3.00%	<div><div></div></div>	Very unimportant
2966	Respondents		

Q72. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs (value, pricing, variety)

Count	Percent		
1502	50.76%	<div><div></div></div>	Very important
1148	38.80%	<div><div></div></div>	Important
283	9.56%	<div><div></div></div>	Unimportant
26	0.88%	<div><div></div></div>	Very unimportant
2959	Respondents		



Q73. Please rate how important each of the following factors should be to UWEC as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Change existing housing policies and procedures so they are more student friendly

Count	Percent		
940	31.71%	<div><div></div></div>	Very important
1488	50.20%	<div><div></div></div>	Important
494	16.67%	<div><div></div></div>	Unimportant
42	1.42%	<div><div></div></div>	Very unimportant
2964	Respondents		

Q74. If UWEC built new housing, which five physical features would be the most important to you? SELECT UP TO FIVE

Count	Respondent %	Response %		
1144	38.60%	7.85%	<div><div></div></div>	Convenient location
953	32.15%	6.54%	<div><div></div></div>	Private (single) bedroom
978	33.00%	6.71%	<div><div></div></div>	Private bathroom
931	31.41%	6.39%	<div><div></div></div>	In-unit full kitchen (sink with garbage disposal, full-sized refrigerator, microwave, stove/oven, and dishwasher)
384	12.96%	2.63%	<div><div></div></div>	In-unit kitchenette (sink with dishwasher, small refrigerator, and microwave)
781	26.35%	5.36%	<div><div></div></div>	Living room
439	14.81%	3.01%	<div><div></div></div>	Storage space
390	13.16%	2.68%	<div><div></div></div>	Fully furnished living unit
569	19.20%	3.90%	<div><div></div></div>	Fitness or recreation area(s) in or near the housing facility
766	25.84%	5.25%	<div><div></div></div>	Computer lab in the housing facility/complex
521	17.58%	3.57%	<div><div></div></div>	Individual temperature controls in living units
504	17.00%	3.46%	<div><div></div></div>	Full-sized beds
1088	36.71%	7.46%	<div><div></div></div>	On-site parking
156	5.26%	1.07%	<div><div></div></div>	Convenient access to public transportation
439	14.81%	3.01%	<div><div></div></div>	Convenient on-campus dining options
650	21.93%	4.46%	<div><div></div></div>	Quiet study area in the building
28	0.94%	0.19%	<div><div></div></div>	Classrooms/academic facilities in the building
589	19.87%	4.04%	<div><div></div></div>	Washer and dryer in the living unit
803	27.09%	5.51%	<div><div></div></div>	Convenient laundry facilities in the building
244	8.23%	1.67%	<div><div></div></div>	Controlled/secured access to the building
265	8.94%	1.82%	<div><div></div></div>	Social lounge/TV room in the building
1492	50.34%	10.23%	<div><div></div></div>	In-room wireless Internet access
422	14.24%	2.89%	<div><div></div></div>	Environmentally-friendly design and operation
43	1.45%	0.29%	<div><div></div></div>	Other (please specify)

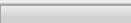
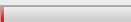
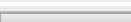
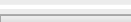
Count	Percent		
1	2.33%	<div><div></div></div>	Affordable
1	2.33%	<div><div></div></div>	affordable cost
1	2.33%	<div><div></div></div>	air conditioning/central air
1	2.33%	<div><div></div></div>	Animals Optional (Dogs, Cats, ect.)
1	2.33%	<div><div></div></div>	can have married students in an apartment
1	2.33%	<div><div></div></div>	close to camups (classes, entertainment)
1	2.33%	<div><div></div></div>	Co Ed!
1	2.33%	<div><div></div></div>	Don't be wasteful and throw out perfectly good/useful furniture etc
		<div><div></div></div>	

1	2.33%		Family environment (be able to move in with a child)
1	2.33%		Fast, wired Internet access
1	2.33%		Fewer RA's, Relaxed Policies
1	2.33%		geared to families or students with children
1	2.33%		have a quiet floor
1	2.33%		high speed internet available throughout the hall
1	2.33%		I don't think private living rooms or kitchens are necessary, but having a common living room and kitchen on each floor would be great for community and wing events...
1	2.33%		I won't be living on campus
1	2.33%		ice cream trucks
1	2.33%		Inexpensive
1	2.33%		I've never lived on campus so this question doesn't apply to me.
1	2.33%		just a sink in the living unit
1	2.33%		just a sink-doesnt need whole kitchen stuff with it but just a sink would be nice
1	2.33%		large out door area for animal waste, the ability to bury humans, naked fire rituals
1	2.33%		Larger room
1	2.33%		less rules and regulations. be treated like adults
1	2.33%		Living on campus does not require that a student needs to have a meal plan
1	2.33%		make the halls more "homey" and not so "brickey".
1	2.33%		Married or family housing.
1	2.33%		Meal plan not a requirement
1	2.33%		music practice room(s)
1	2.33%		No, meal plan requirement.
1	2.33%		none
1	2.33%		On Water Street
1	2.33%		Opportunity to have pet
1	2.33%		Option to not have a required meal plan
1	2.33%		private sinks in rooms would be amazing!
1	2.33%		RA;s have their own rooms
1	2.33%		sinks in individual units
1	2.33%		smoking rooms
1	2.33%		Smoking Rooms
1	2.33%		Suite Rooms-Share a bathroom with two rooms
1	2.33%		The amount of other upper classmen/my friends on campus
1	2.33%		Upgraded Windows
1	2.33%		upper campus

2964 Respondents

14579 Responses

Q75. If UWEC built new housing, which five personal preferences would be the most important to you? SELECT UP TO FIVE

Count	Respondent %	Response %	
340	11.53%	2.52%	 24-hour on-site management
1511	51.26%	11.19%	 Flexible occupancy terms (9, 10, or 12 months, stay over break periods, etc.)
913	30.97%	6.76%	 Flexible payment terms (e.g., pay rent monthly)
793	26.90%	5.87%	 Availability of maintenance and custodial services

194	6.58%	1.44%	<div></div>	Availability of UWEC residential communities (Living/learning programs, international house, etc.)
404	13.70%	2.99%	<div></div>	Availability of lifestyle or theme communities (smoke free, alcohol free, community service focused, gender specific, etc.)
1319	44.74%	9.77%	<div></div>	Fewer rules and regulations
1695	57.50%	12.55%	<div></div>	Little or no meal plan requirement
1732	58.75%	12.83%	<div></div>	Ability to choose my own UWEC roommates
341	11.57%	2.53%	<div></div>	Ability to live with non-UWEC friends or family
351	11.91%	2.60%	<div></div>	Ability to live near UWEC students who are in my academic program
575	19.50%	4.26%	<div></div>	Proximity to public transportation
931	31.58%	6.90%	<div></div>	Proximity to campus activities
361	12.25%	2.67%	<div></div>	Proximity to retail areas (shopping, entertainment, restaurants, etc.)
1173	39.79%	8.69%	<div></div>	Ability to retain the same living unit from year to year
813	27.58%	6.02%	<div></div>	Ability to bring my own furniture
56	1.90%	0.41%	<div></div>	Other (please specify)
	Count	Percent		
	1	1.79%	<div></div>	Ability to bring small pers (Small reptiles, terrerium pets)
	1	1.79%	<div></div>	ability to have pets
	1	1.79%	<div></div>	Ability to have pets that are in cages
	1	1.79%	<div></div>	ability to have pets.
	1	1.79%	<div></div>	Ability to live with males and/or females
	1	1.79%	<div></div>	accommodate small pets
	1	1.79%	<div></div>	added security
	1	1.79%	<div></div>	Allowing small animals and cats
	1	1.79%	<div></div>	Animals Optional (Dogs, Cats, ect.)
	1	1.79%	<div></div>	availability of kitchen area
	1	1.79%	<div></div>	be able to live with someone of the opposite gender
	1	1.79%	<div></div>	Building rent history
	1	1.79%	<div></div>	Choose Own Roommates...coed living if possible (not just by every other room/floor...meaning coed rooms)
	1	1.79%	<div></div>	close to porn shop, access to industrial size mayo containers,the ability to deep fry a turkey
	1	1.79%	<div></div>	Coed
	1	1.79%	<div></div>	co-ed living not like horan or oakridge
	1	1.79%	<div></div>	controlled access to building like swiping your Blugold
	1	1.79%	<div></div>	Cook in rooms (no meal plan)
	1	1.79%	<div></div>	Cost
	1	1.79%	<div></div>	Engaged/Married couple housing
	1	1.79%	<div></div>	Environmentally friendly
	1	1.79%	<div></div>	FAMILY HOUSING!!!
	1	1.79%	<div></div>	Fast, wired Internet access
	1	1.79%	<div></div>	Fewer RA activities/ badgering to participate in things residents are uninterested in
	1	1.79%	<div></div>	Free Parking
	1	1.79%	<div></div>	Full-sized beds
	1	1.79%	<div></div>	have work room for art majors or have rooms with big work tables
	1	1.79%	<div></div>	honors housing
	1	1.79%	<div></div>	I really wouldn't build new housing. I would update what we have.

1	1.79%	<div></div>	it sounds from this survey that it is leaning towards apartment style complex I think this is a BAD idea from my NSE experience--keep it traditional!
1	1.79%	<div></div>	I've never lived on campus
1	1.79%	<div></div>	More Affordable
2	3.57%	<div></div>	more apartment style living
1	1.79%	<div></div>	more single room options
1	1.79%	<div></div>	more study space
1	1.79%	<div></div>	none
1	1.79%	<div></div>	none..is this dorm living or student housing?? ive never lived in the dorms
1	1.79%	<div></div>	On water St.
1	1.79%	<div></div>	Own parking space, just for me! Parking is terrible on campus!!!
2	3.57%	<div></div>	parking
1	1.79%	<div></div>	PARKING!!!
1	1.79%	<div></div>	pets
1	1.79%	<div></div>	Pets
1	1.79%	<div></div>	pick own RAs
1	1.79%	<div></div>	Proximity to academic buildings
1	1.79%	<div></div>	proximity to dining services
1	1.79%	<div></div>	quiet floor
1	1.79%	<div></div>	Single rooms for RAs
1	1.79%	<div></div>	smoking rooms
1	1.79%	<div></div>	Storage
1	1.79%	<div></div>	summer storage space
1	1.79%	<div></div>	Thick walls so I could be loud
1	1.79%	<div></div>	up date showers
1	1.79%	<div></div>	would just like to stress the need for gender neutral housing/LGBT-friendly/ally option

2948 Respondents

13502 Responses

Q76. If all of the unit types described above were available on UWEC's campus at the rents outlined, what would have been your living preference for this academic year (2009 - 2010)?

Count	Percent		
554	18.70%	<div></div>	I would prefer to live off-campus
216	7.29%	<div></div>	Unit A: Double occupancy (shared) bedroom in a traditional residence hall
93	3.14%	<div></div>	Unit B: Single occupancy (private) bedroom in a traditional residence hall
389	13.13%	<div></div>	Unit C: Double occupancy (shared) bedroom in a semisuite
231	7.80%	<div></div>	Unit D: Single occupancy (private) bedroom in a semisuite
239	8.07%	<div></div>	Unit E: Double occupancy (shared) bedroom in a full suite
294	9.93%	<div></div>	Unit F: Single occupancy (private) bedroom in a full suite
370	12.49%	<div></div>	Unit G: Double occupancy (shared) bedroom in a four-bedroom, two-bathroom apartment
576	19.45%	<div></div>	Unit H: Single occupancy (private) bedroom in a four-bedroom, two-bathroom apartment
2962	Respondents		



Q77. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
526	18.06%	<div><div></div></div>	I would prefer to live off-campus
217	7.45%	<div><div></div></div>	Unit A: Double occupancy (shared) bedroom in a traditional residence hall
143	4.91%	<div><div></div></div>	Unit B: Single occupancy (private) bedroom in a traditional residence hall
310	10.65%	<div><div></div></div>	Unit C: Double occupancy (shared) bedroom in a semisuite
315	10.82%	<div><div></div></div>	Unit D: Single occupancy (private) bedroom in a semisuite
321	11.02%	<div><div></div></div>	Unit E: Double occupancy (shared) bedroom in a full suite
466	16.00%	<div><div></div></div>	Unit F: Single occupancy (private) bedroom in a full suite
278	9.55%	<div><div></div></div>	Unit G: Double occupancy (shared) bedroom in a four-bedroom, two-bathroom apartment
336	11.54%	<div><div></div></div>	Unit H: Single occupancy (private) bedroom in a four-bedroom, two-bathroom apartment
2912	Respondents		

Q78. If you were able to live on campus in your preferred unit type, what would the most desirable location be?

Count	Percent		
986	34.78%	<div><div></div></div>	Upper Campus
833	29.38%	<div><div></div></div>	Lower Campus
1016	35.84%	<div><div></div></div>	Water Street
2835	Respondents		

Q79. If your preferred housing location that you indicated on the previous question was not available, what would be the second most valuable location?

Count	Percent		
721	25.03%	<div><div></div></div>	Upper Campus
1365	47.38%	<div><div></div></div>	Lower Campus
795	27.59%	<div><div></div></div>	Water Street
2881	Respondents		

Q80. How interested are you in the following housing opportunities? - Living with people within your college and major

Count	Percent		
471	16.11%	<div><div></div></div>	Very interested
1359	46.49%	<div><div></div></div>	Interested
858	29.35%	<div><div></div></div>	Uninterested
235	8.04%	<div><div></div></div>	Very uninterested
2923	Respondents		

Q81. How interested are you in the following housing opportunities? - Living with people with related majors

Count	Percent		
361	12.35%	<div><div></div></div>	Very interested
1412	48.31%	<div><div></div></div>	Interested
906	31.00%	<div><div></div></div>	Uninterested
244	8.35%	<div><div></div></div>	Very uninterested
2923	Respondents		

**Q82. How interested are you in the following housing opportunities? - Taking core academic classes with people with whom you live**

Count	Percent		
318	10.91%	<div><div></div></div>	Very interested
1279	43.89%	<div><div></div></div>	Interested
1050	36.03%	<div><div></div></div>	Uninterested
267	9.16%	<div><div></div></div>	Very uninterested
2914	Respondents		

**Q83. How interested are you in the following housing opportunities? - Taking core academic classes in your residence hall**

Count	Percent		
239	8.21%	<div><div></div></div>	Very interested
905	31.08%	<div><div></div></div>	Interested
1234	42.38%	<div><div></div></div>	Uninterested
534	18.34%	<div><div></div></div>	Very uninterested
2912	Respondents		

**Q84. How interested are you in the following housing opportunities? - Informal faculty-led discussion groups in your residence hall**

Count	Percent		
186	6.40%	<div><div></div></div>	Very interested
812	27.95%	<div><div></div></div>	Interested
1330	45.78%	<div><div></div></div>	Uninterested
577	19.86%	<div><div></div></div>	Very uninterested
2905	Respondents		

**Q85. How interested are you in the following housing opportunities? - Living in a residence hall with faculty and senior scholars**

Count	Percent		
115	3.95%	<div><div></div></div>	Very interested
560	19.21%	<div><div></div></div>	Interested
1379	47.31%	<div><div></div></div>	Uninterested
861	29.54%	<div><div></div></div>	Very uninterested
2915	Respondents		


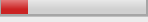
**Q86. How interested are you in the following housing opportunities? - Field trips related to your major with people with whom you live**

Count	Percent		
420	14.42%	<div><div></div></div>	Very interested
1298	44.57%	<div><div></div></div>	Interested
844	28.98%	<div><div></div></div>	Uninterested
350	12.02%	<div><div></div></div>	Very uninterested
2912	Respondents		

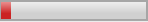
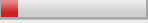

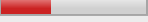
**Q87. Please select the following living/learning communities you have participated in at UWEC: SELECT ALL THAT APPLY**

Count	Respondent %	Response %		
440	15.40%	15.26%	<div><div></div></div>	Leadership
88	3.08%	3.05%	<div><div></div></div>	Global Learning Community (GLC)
2355	82.40%	81.69%	<div><div></div></div>	I have not participated in a living/learning community
2858	Respondents			
2883	Responses			


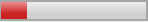
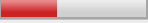
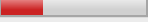
Q88. Please indicate your interest level in the following living/learning communities: - Honors

Count	Percent		
300	10.59%		Very interested
996	35.14%		Interested
1013	35.74%		Uninterested
525	18.53%		Very uninterested
2834	Respondents		


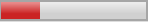
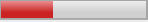
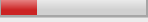
Q89. Please indicate your interest level in the following living/learning communities: - Nursing

Count	Percent		
182	6.48%		Very interested
337	12.00%		Interested
1320	47.01%		Uninterested
969	34.51%		Very uninterested
2808	Respondents		

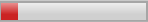
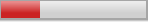
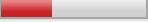
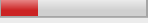
Q90. Please indicate your interest level in the following living/learning communities: - Business

Count	Percent		
390	13.86%		Very interested
504	17.92%		Interested
1100	39.10%		Uninterested
819	29.11%		Very uninterested
2813	Respondents		

Q91. Please indicate your interest level in the following living/learning communities: - Arts

Count	Percent		
336	11.94%		Very interested
764	27.15%		Interested
1017	36.14%		Uninterested
697	24.77%		Very uninterested
2814	Respondents		

Q92. Please indicate your interest level in the following living/learning communities: - Sciences

Count	Percent		
335	11.98%		Very interested
760	27.18%		Interested
993	35.52%		Uninterested
708	25.32%		Very uninterested
2796	Respondents		

Q93. Please indicate your interest level in the following living/learning communities: - Green/Sustainable

Count	Percent		
411	14.68%	<div><div></div></div>	Very interested
999	35.69%	<div><div></div></div>	Interested
870	31.08%	<div><div></div></div>	Uninterested
519	18.54%	<div><div></div></div>	Very uninterested
2799	Respondents		

Q94. Please indicate your interest level in the following living/learning communities: - Wellness

Count	Percent		
425	15.07%	<div><div></div></div>	Very interested
1208	42.84%	<div><div></div></div>	Interested
736	26.10%	<div><div></div></div>	Uninterested
451	15.99%	<div><div></div></div>	Very uninterested
2820	Respondents		

Q95. Please indicate your interest level in the following living/learning communities: - Social Justice

Count	Percent		
169	6.06%	<div><div></div></div>	Very interested
614	22.02%	<div><div></div></div>	Interested
1275	45.73%	<div><div></div></div>	Uninterested
730	26.18%	<div><div></div></div>	Very uninterested
2788	Respondents		

Q96. Please indicate your interest level in the following living/learning communities: - Sophomore Experience

Count	Percent		
125	4.47%	<div><div></div></div>	Very interested
561	20.08%	<div><div></div></div>	Interested
1273	45.56%	<div><div></div></div>	Uninterested
835	29.89%	<div><div></div></div>	Very uninterested
2794	Respondents		

Q97. Please indicate your interest level in the following living/learning communities: - Outdoor Adventure

Count	Percent		
397	14.15%	<div><div></div></div>	Very interested
1086	38.70%	<div><div></div></div>	Interested
815	29.04%	<div><div></div></div>	Uninterested
508	18.10%	<div><div></div></div>	Very uninterested
2806	Respondents		



Q98. Please indicate your interest level in the following living/learning communities: - First Generation

Count	Percent		
112	4.04%	<div><div></div></div>	Very interested
403	14.55%	<div><div></div></div>	Interested
1396	50.42%	<div><div></div></div>	Uninterested
858	30.99%	<div><div></div></div>	Very uninterested
2769	Respondents		

Q99. Please indicate your interest level in the following living/learning communities: - Lesbian, Gay, Bi-sexual, Transgender

Count	Percent		
87	3.13%	<div><div></div></div>	Very interested
336	12.07%	<div><div></div></div>	Interested
1165	41.86%	<div><div></div></div>	Uninterested
1195	42.94%	<div><div></div></div>	Very uninterested
2783	Respondents		

Q100. What additional living/learning communities would you be interested in besides those already offered?

Count	Percent	
444	100.00%	<div><div></div></div>
Count	Percent	
1	0.23%	<div><div></div></div>
3	0.68%	<div><div></div></div> -
1	0.23%	<div><div></div></div> ...
3	0.68%	<div><div></div></div> ?
1	0.23%	<div><div></div></div> A building devoted to music majors, with practice rooms in the basement, would be awesome.
1	0.23%	<div><div></div></div> A Community of people going into education. The program already creates a cohort for us, but it's not until Junior or Senior year, so it would be nice to get that support before and already have relationships in place.
1	0.23%	<div><div></div></div> a fun community where I am not tied down by pointless rules and regulations.
1	0.23%	<div><div></div></div> A general entertainment group.
1	0.23%	<div><div></div></div> A living facility where the heaters don't make distracting/sleep preventing noises.
1	0.23%	<div><div></div></div> A more realistic community feel, where every other room is of the opposite gender.
1	0.23%	<div><div></div></div> A suite-type hall (similar to chancellors) on lower campus or across the bridge by water street.
1	0.23%	<div><div></div></div> Academic communities.
1	0.23%	<div><div></div></div> Acting
1	0.23%	<div><div></div></div> Affordability is the most important quality. Students choose to live off campus because they cannot afford to live on campus and want less rules. They want to learn to be responsible and live on their own. This means cooking their own meals and having their own rooms.
1	0.23%	<div><div></div></div> Affordable well kept off campus housing run by the campus.
1	0.23%	<div><div></div></div> affordable, nice, somewhat newer homes that have ample space and all of the rooms are similar in size
1	0.23%	<div><div></div></div> all female room occupancy, Kinesiology
1	0.23%	<div><div></div></div> all sound like really great ideas, glad to see that these kind of thoughts are starting for the uwec housing!
1	0.23%	<div><div></div></div> Another building like Chancellor's.
1	0.23%	<div><div></div></div> Another Chancellors-type of residence hall. The demand for it is really high and I would LOVE to live there versus living off-campus. I love the full kitchen, the bathroom, and private

			bedrooms. I wouldn't even mind having a shared-bedroom option as long as you could have more of a choice regarding your preferred roommate (basically having it only for people who want to live together, not random roommates). I really support all of the suite-style options, it'd be a really good advantage for UWEC's residence life compared to other UW-schools.
1	0.23%	<input type="text"/>	Anything relating to Medicine. Also, technology.
1	0.23%	<input type="text"/>	As a reclusive anti-social slacker, I could not care less what communities or opportunities are offered; I would not participate in any such activities regardless of convenience or availability.
1	0.23%	<input type="text"/>	At this point in time I am done taking this survey. In the email it said approx 10 minutes. It has been 15 and I am only 64 % done. I have no problem taking surveys but when people lie to me about the time it takes then I lose interest.
1	0.23%	<input type="text"/>	Athletic
1	0.23%	<input type="text"/>	Athletic communities
1	0.23%	<input type="text"/>	athletic or sports related
1	0.23%	<input type="text"/>	athletics
2	0.45%	<input type="text"/>	Athletics
1	0.23%	<input type="text"/>	Athletics, pet-friendly (cat)
1	0.23%	<input type="text"/>	Athletics?
1	0.23%	<input type="text"/>	Available, on-site parking.
1	0.23%	<input type="text"/>	Bagpiper community
1	0.23%	<input type="text"/>	based on social simalarities...video gaming, outdoors, ..you know, grouping roommates and floors by what they liek to do during free time
1	0.23%	<input type="text"/>	Be able to live with people of the opposite sex
1	0.23%	<input type="text"/>	best layout is four single bedrooms with bathroom living area and kitchen. if you can get it between 3500-3800 dollars a year with matience on call, that would be awesome. make it so the kitchen stuff is there and end tables and desks, but otherwise occupants can bring bed, couches, tv.
1	0.23%	<input type="text"/>	Big social emphasis
1	0.23%	<input type="text"/>	Boy-girl roommates if you would prefer it.
1	0.23%	<input type="text"/>	business to business
1	0.23%	<input type="text"/>	Campus clubs (for example, I'm on the forensic speech team and it would be nice to live on a floor or wing or dorm with them)
1	0.23%	<input type="text"/>	campus events!
1	0.23%	<input type="text"/>	cannot think of any at the present time
1	0.23%	<input type="text"/>	Can't think of any
1	0.23%	<input type="text"/>	career goals
1	0.23%	<input type="text"/>	CASA advocates or other green organizations.
1	0.23%	<input type="text"/>	Cheaper overall price when looking at meal plan and housing. You can rent out and apartment for a year and still pay about the same as nine months worth of time in the dorms with a food plan.
1	0.23%	<input type="text"/>	chemical (alcohol, tobacco, and other drugs) free
1	0.23%	<input type="text"/>	Chiropractics
1	0.23%	<input type="text"/>	choirs, bands
1	0.23%	<input type="text"/>	Christian
1	0.23%	<input type="text"/>	Christian communities
1	0.23%	<input type="text"/>	Christian Organizations
1	0.23%	<input type="text"/>	Christian organizations.
1	0.23%	<input type="text"/>	closer upper classman apartments
1	0.23%	<input type="text"/>	Collegiate athletes, or based on major
1	0.23%	<input type="text"/>	College of Education
		<input type="text"/>	

1	0.23%	<input type="text"/>	Commnication & Journalism
1	0.23%	<input type="text"/>	common interest groups
1	0.23%	<input type="text"/>	Communication
1	0.23%	<input type="text"/>	Communications/Journalism
1	0.23%	<input type="text"/>	Could do freshman year experience activities in the dorms and require some activities within
1	0.23%	<input type="text"/>	Crafts, Theater, Music, Entrepreneurs
1	0.23%	<input type="text"/>	Creative Writing, like a writers collony
1	0.23%	<input type="text"/>	Cultural Diversity
1	0.23%	<input type="text"/>	different language communities would be cool. or one with foreign exchange students.
1	0.23%	<input type="text"/>	disabilities
1	0.23%	<input type="text"/>	Diversity
1	0.23%	<input type="text"/>	diversity learning
1	0.23%	<input type="text"/>	Do not raise the housing fees PLEASE! It's too much already for what we got.
1	0.23%	<input type="text"/>	Don't know.
3	0.68%	<input type="text"/>	education
14	3.15%	<input type="text"/>	Education
1	0.23%	<input type="text"/>	Education Major
1	0.23%	<input type="text"/>	Education majors
1	0.23%	<input type="text"/>	Education majors/foreign languages.
1	0.23%	<input type="text"/>	education students!
1	0.23%	<input type="text"/>	Education!
1	0.23%	<input type="text"/>	education/humanities
1	0.23%	<input type="text"/>	Education/Special Education
1	0.23%	<input type="text"/>	Education/Teachers, Psychology, Egnlish, Graduate Students.
1	0.23%	<input type="text"/>	Elementary Education
1	0.23%	<input type="text"/>	Elementary/Secondary Education Majors
1	0.23%	<input type="text"/>	English or foreign language
1	0.23%	<input type="text"/>	english and/ or language communities
1	0.23%	<input type="text"/>	English Major students, Liberal students, non-religious students,
1	0.23%	<input type="text"/>	Exchange participants semester before leaving.
1	0.23%	<input type="text"/>	family housing
1	0.23%	<input type="text"/>	Family housing options.
1	0.23%	<input type="text"/>	feminist Community
1	0.23%	<input type="text"/>	Fishing club
1	0.23%	<input type="text"/>	fitness
1	0.23%	<input type="text"/>	Floor by Floor living based upon major
1	0.23%	<input type="text"/>	Foreign Langages
1	0.23%	<input type="text"/>	Foreign Language
1	0.23%	<input type="text"/>	foreign language wings ie spanish, german, etc
1	0.23%	<input type="text"/>	Foreign Languages
1	0.23%	<input type="text"/>	Foreign languages/cultures
1	0.23%	<input type="text"/>	Friends... but also new people. Its good to go outside your box and meet others
1	0.23%	<input type="text"/>	Geology
1	0.23%	<input type="text"/>	GLC

1	0.23%	<input type="text"/>	GREEK
1	0.23%	<input type="text"/>	Greek life living communities
1	0.23%	<input type="text"/>	Health Care Administration, Spanish
1	0.23%	<input type="text"/>	History or Literature
1	0.23%	<input type="text"/>	Hot tubs
1	0.23%	<input type="text"/>	Houseing extreamly close to the bike path!. I'd use that every day if I lived by it, then I wouldn't have to drive to school.
1	0.23%	<input type="text"/>	human sciences and services
1	0.23%	<input type="text"/>	I am uninterested but maybe, sports teams?
1	0.23%	<input type="text"/>	I can not think of any.
1	0.23%	<input type="text"/>	I can't think of any besides the options listed.
1	0.23%	<input type="text"/>	I don't know of any.
1	0.23%	<input type="text"/>	I dont know, just with like majors.
1	0.23%	<input type="text"/>	I don't know, none?
1	0.23%	<input type="text"/>	I don't know. I really get along with the people I've met here even though we have almost no similarities in our backgrounds.
1	0.23%	<input type="text"/>	I don't like the idea of a living learning community. If people who have the same qualities are all put together, then how does it encourage them to learn about the differences of others? Also, for those students who don't live in a learning community, how does it help them bcome more diverse when there are fewer people to interact with because some of them are in these communities. For the academic living learning communities, to go to class with all the same people and then go home with them you can never get away. I love my major and the people in my classes, but I only have to deal with them for 50 to 75 minutes at a time. I do not like the idea of a living learning community.
1	0.23%	<input type="text"/>	I don't like the restriction of the living communities.
1	0.23%	<input type="text"/>	I don't think they are working too well as it is. I think we should improve upon the current ones instead of adding more.
1	0.23%	<input type="text"/>	I enjoyed the mix of different people with different interests when I previously lived in the dorms.
1	0.23%	<input type="text"/>	I feel that if new dorm buildings were being added, students would benefit from bathrooms shared between 2-4 people and not on within a whole hall. I also feel that something needs to be changed about the meal plan. I think the marketplaces should be incorporated more with the meal plan, or all students should be allowed to use the declining plan. I realized that I was going to these shops way more than the cafeterias. That was a poor choice on my part. I feel that students would benefit more from a declining meal plan or at least a plan that could use the marketplaces and stores more conviently.
1	0.23%	<input type="text"/>	i hate living in the hotel. do not house CVTC students. re-think the food plan/ food services.
1	0.23%	<input type="text"/>	I have no other additional communities that I am interested in.
1	0.23%	<input type="text"/>	I have no other ideas ;)
1	0.23%	<input type="text"/>	I have none in particular.
1	0.23%	<input type="text"/>	I have to have my dog...anything that would allow me to room with people that also have animal
1	0.23%	<input type="text"/>	I like the suite ideas, but what about having a kitchen on every floor. That way it would be more accessible, when there is only 1 kitchen in a huge dorm it's difficult to use. If there was one on every floor it would be beneficial.
1	0.23%	<input type="text"/>	i like the variety of people you meet in a random dorm
1	0.23%	<input type="text"/>	I live off campus because I am a single mom and have dogs and the university does not provide living arrangements for my lifestyle
1	0.23%	<input type="text"/>	I love our campus the way it is! College isn't about living in a super nice, perfect place, it's about experiencing new things and meeting people who will be friends with you for a long time.
1	0.23%	<input type="text"/>	I LOVE the substance-free floor option! It was the best choice I ever made!
1	0.23%	<input type="text"/>	I really am not sure
1	0.23%	<input type="text"/>	I think everything has been covered that I would be interested in.
		<input type="text"/>	



1	0.23%	<input type="text"/>	I think it would be neat to have a living/learning community where we have speakers from all kinds of majors come to the residence halls and talk about what they do and in what major. A lot of students are undecided and maybe having people talk about what they do would help guide those students into a major that really fits them.
1	0.23%	<input type="text"/>	I think it would be nice to have a living unit with single rooms, our own bathrooms, and also a kitchen and living area.
1	0.23%	<input type="text"/>	I think that a broad pannel is already offered - Can't think of anything particular right now.
1	0.23%	<input type="text"/>	I think that pretty much covers it.
1	0.23%	<input type="text"/>	I think that there needs to be another residence hall on either lower or upper campus....i don't however, think it needs to be a suite style apartment. If the university is going to except so many new freshman, they can't be placing them in the plaza. I know people who dropped out this year because they couldn't make friends and were way to far from campus.
1	0.23%	<input type="text"/>	I think the Universities set up is fine.
1	0.23%	<input type="text"/>	i think they are all covered above
1	0.23%	<input type="text"/>	I think they're all great.
1	0.23%	<input type="text"/>	I wish there was more apartment style living.
1	0.23%	<input type="text"/>	I would actually not be interested in these because I would rather live with a variety of people than live with all people that had the same interests as me.
1	0.23%	<input type="text"/>	I would be interested in a community for dance
1	0.23%	<input type="text"/>	I would have stayed on campus if there had been apartment style housing, for one (and only) person, with my own kitchen and bathroom. I had horrible experiences with the people with whom I was placed to live with my first two years, and do not want to live with another peer again. I also like my space, as indicated earlier, and I love to cook.
1	0.23%	<input type="text"/>	I would like to be able to live with someone who is not a student here.
1	0.23%	<input type="text"/>	I would like to live with international students... it would be a global living area
1	0.23%	<input type="text"/>	I would like to live with my siblings.
1	0.23%	<input type="text"/>	i would not be interested in living communities
1	0.23%	<input type="text"/>	I would say that having lived in the hotel, it is an AWFUL idea for freshman.
1	0.23%	<input type="text"/>	I would want to live with someone similar with me.
1	0.23%	<input type="text"/>	idk
1	0.23%	<input type="text"/>	I'm non-traditional.....so none.
1	0.23%	<input type="text"/>	I'm not really all that interested.
1	0.23%	<input type="text"/>	I'm not really sure- I devote too much time to my studies to reach out and know what all there is or might be.
1	0.23%	<input type="text"/>	I'm not sure.
1	0.23%	<input type="text"/>	In GLC, don't have international students move in beforehand, they make friends with other international students and its hard when rooming with them and they already have friends. Makes life hard for traditional students who are new coming to the school.
1	0.23%	<input type="text"/>	Increased hall/wing/floor activities such as wing outdoor games, movie nights, dinner nights.
1	0.23%	<input type="text"/>	Indoor recreational sports.
1	0.23%	<input type="text"/>	Information Systems
1	0.23%	<input type="text"/>	interested in good food and cooking
3	0.68%	<input type="text"/>	International
1	0.23%	<input type="text"/>	It seems like there are quite a few options available already.
1	0.23%	<input type="text"/>	It would be interesting to have a social living learning community, where the students would organize activities during some weeknights and weekends to keep students involved on campus and also to give them a different option on the weekends.
1	0.23%	<input type="text"/>	job opportunities within the building
1	0.23%	<input type="text"/>	Journalism
1	0.23%	<input type="text"/>	Journalism, Foreign Languages
1	0.23%	<input type="text"/>	Just make it cheap!!
		<input type="text"/>	

1	0.23%	<input type="text"/>	KEEP WHAT WE HAVE NOW (i think that the diversity of living with people of other majors and interests helps shape people, and teaches them life skills. Getting rid of that i feel would defeat the purpose of the social aspect of college.)
1	0.23%	<input type="text"/>	keeping all the dorms open over breaks, since some people actually do work and go to school
1	0.23%	<input type="text"/>	Kineiseology
1	0.23%	<input type="text"/>	Kinesiology- Pre-Physical Therapy
1	0.23%	<input type="text"/>	Language based learning communitites - people in a German wing, a Spanish wing, a French wing. That would be awesome to be able to be immersed in your language of choice. And then foreign exchange students of that language could live in that area as well.
1	0.23%	<input type="text"/>	Language intensive communities.
1	0.23%	<input type="text"/>	Language Wings, for example, people who study German all in a floor and people who study Spanish all in a few floors. Mix in some international students that are from the native country. That would improve my experience at UWEC greatly.
1	0.23%	<input type="text"/>	Language-based (ie: Spanish, French, Chinese)
1	0.23%	<input type="text"/>	Leadership and community service- emphasis on volunteering throughout the community.
1	0.23%	<input type="text"/>	Leadership opportunities.
1	0.23%	<input type="text"/>	live with people that play the same sports or like doing the same type of activities
1	0.23%	<input type="text"/>	living with foreign people
1	0.23%	<input type="text"/>	Living with other Elementary Education Majors
1	0.23%	<input type="text"/>	Living/Learning Communities are not interesting to me at all. The point of college is to meet new people and be exposed to new ideas--how can I accomplish that if I am living with the people I am taking classes with, studying with and working with? That is a very limiting experience.
1	0.23%	<input type="text"/>	Local Food
1	0.23%	<input type="text"/>	Magic the Gathering.
1	0.23%	<input type="text"/>	Major related communities
1	0.23%	<input type="text"/>	Major specific.
1	0.23%	<input type="text"/>	Many uni
1	0.23%	<input type="text"/>	Married student housing
1	0.23%	<input type="text"/>	Maybe religiously orientated ones.
1	0.23%	<input type="text"/>	Maybe you should explain what a living/learning community is.....
1	0.23%	<input type="text"/>	meal plans that were ineffect during the 08-09 year
1	0.23%	<input type="text"/>	medical
1	0.23%	<input type="text"/>	Mixed gender living if using the g or h floor plans. Also when using the others that have a connection to the main room. Roomate must be the same sex, but others living in your apartment like area can be mixed.
1	0.23%	<input type="text"/>	More apartments like chancellors, or 2 bedroom places like chancellors, but be able to pick your own roommate, not necessarily a UWEC student
1	0.23%	<input type="text"/>	More flexible options for living on/around campus year round.
1	0.23%	<input type="text"/>	More Global Learning Communities!
1	0.23%	<input type="text"/>	More living arrangements available to those who are married or with children that are on campus.
1	0.23%	<input type="text"/>	more options for incoming freshman who won't have to get stuck with a very high priced meal plan, or who would want to live in a more apartment style living area.
8	1.80%	<input type="text"/>	Music
1	0.23%	<input type="text"/>	Music majors
1	0.23%	<input type="text"/>	music students
1	0.23%	<input type="text"/>	Music...not just arts
13	2.93%	<input type="text"/>	n/a
6	1.35%	<input type="text"/>	N/A

2	0.45%	<input type="text"/>	NA
2	0.45%	<input type="text"/>	no
1	0.23%	<input type="text"/>	No ideas
1	0.23%	<input type="text"/>	NO MEAL PLAN REQUIREMENT. IT IS VERY UNHEALTHY, AND TOO EXPENSIVE.
55	12.39%	<input type="text"/>	none
18	4.05%	<input type="text"/>	None
3	0.68%	<input type="text"/>	NONE
1	0.23%	<input type="text"/>	none at the moment
1	0.23%	<input type="text"/>	None at this time.
1	0.23%	<input type="text"/>	none that come to mind.
1	0.23%	<input type="text"/>	none that I can think of
1	0.23%	<input type="text"/>	none that i can think of.
1	0.23%	<input type="text"/>	None whatsoever, unless there was some sort of drinking community.
2	0.45%	<input type="text"/>	NONE!
1	0.23%	<input type="text"/>	None, I graduate in less than a week.
1	0.23%	<input type="text"/>	None, I think we have plenty already
1	0.23%	<input type="text"/>	None, learning communities are significantly less important than other features like having more living space.
1	0.23%	<input type="text"/>	None, make a mix of everything.
1	0.23%	<input type="text"/>	None, the list is great.
1	0.23%	<input type="text"/>	None, those are good!
5	1.13%	<input type="text"/>	None.
1	0.23%	<input type="text"/>	None. don't segregate specific groups of students. Segregation, even voluntary, is not effective, just look down South.
1	0.23%	<input type="text"/>	Non-religious. Political. Open sexuality.
1	0.23%	<input type="text"/>	Nontraditional
1	0.23%	<input type="text"/>	non-traditional students
1	0.23%	<input type="text"/>	nope
2	0.45%	<input type="text"/>	Not sure
1	0.23%	<input type="text"/>	Not sure.
1	0.23%	<input type="text"/>	not to expensive
2	0.45%	<input type="text"/>	nothing
1	0.23%	<input type="text"/>	Nothing
1	0.23%	<input type="text"/>	nothing i like the options
1	0.23%	<input type="text"/>	noththing
1	0.23%	<input type="text"/>	one available to people who do not attend UWEC
1	0.23%	<input type="text"/>	One for education majors. As an education major who transfered into UWEC, it would have been nice to get to know other education majors in my residence hall. I also love the GLC, that I am currently in.
1	0.23%	<input type="text"/>	one for those who are unsure of a major
1	0.23%	<input type="text"/>	Ones that are CHEAPER.
1	0.23%	<input type="text"/>	Ones that don't involve Chuck Major, who is a generally unpleasant person.
1	0.23%	<input type="text"/>	opting out of meal plan
1	0.23%	<input type="text"/>	option to live on campus WITHOUT a meal plan!
1	0.23%	<input type="text"/>	parking spaces for guests
1	0.23%	<input type="text"/>	People interested in exercise

1	0.23%	<input type="text"/>	perhaps a hobby community
1	0.23%	<input type="text"/>	Perhaps a strong women group?
1	0.23%	<input type="text"/>	Perhaps having a community with international students mixed with those who want to learn about their language and culture, so they can share with each other. For example, students from Costa Rica, or Spanish-speaking countries, living with those who are interested in Spanish and may want to travel abroad eventually.
1	0.23%	<input type="text"/>	Pets, rule free environment, not structured
1	0.23%	<input type="text"/>	Philosophy/Rels Majors!
1	0.23%	<input type="text"/>	Political
1	0.23%	<input type="text"/>	Political Science
1	0.23%	<input type="text"/>	Prep for grad schools
1	0.23%	<input type="text"/>	PRIVATE BATHROOM!
1	0.23%	<input type="text"/>	psychology
1	0.23%	<input type="text"/>	Psychology
1	0.23%	<input type="text"/>	Psychology or social sciences
1	0.23%	<input type="text"/>	Psychology, social sciences.
1	0.23%	<input type="text"/>	psychology, track
1	0.23%	<input type="text"/>	PT program majors
1	0.23%	<input type="text"/>	Race/Ethnic
1	0.23%	<input type="text"/>	Religion
1	0.23%	<input type="text"/>	religion studies
1	0.23%	<input type="text"/>	Religions
1	0.23%	<input type="text"/>	Religious Affiliation
1	0.23%	<input type="text"/>	Religious communities. Non-exclusive. Anyone of any religion that is interested. Fosters diversity and respect.
1	0.23%	<input type="text"/>	Religious similarities
1	0.23%	<input type="text"/>	Religious Studies, Public Communication, Small Group communication, Sociology
1	0.23%	<input type="text"/>	Religious?
1	0.23%	<input type="text"/>	Sales Emphasis Major
1	0.23%	<input type="text"/>	School of Education
1	0.23%	<input type="text"/>	Seperate Intramural teams and league for Dorms or floors of dorms.
1	0.23%	<input type="text"/>	Snowboarding
1	0.23%	<input type="text"/>	social sciences
1	0.23%	<input type="text"/>	Something international
1	0.23%	<input type="text"/>	Something international, or about literature.
1	0.23%	<input type="text"/>	Something Psychological!
1	0.23%	<input type="text"/>	something to do with pets
1	0.23%	<input type="text"/>	Spanish immersion!!!!
1	0.23%	<input type="text"/>	Spanish speakers
1	0.23%	<input type="text"/>	specific majors i.e. Psychology, Biology, etc.
1	0.23%	<input type="text"/>	Sport communities.
1	0.23%	<input type="text"/>	sports
2	0.45%	<input type="text"/>	Sports
1	0.23%	<input type="text"/>	Sports so that you are living in a community where you share many things in common with
1	0.23%	<input type="text"/>	sports, nutrition
1	0.23%	<input type="text"/>	Sports/Activities.



1	0.23%	<input type="text"/>	Sports/Athletes
1	0.23%	<input type="text"/>	straight group
1	0.23%	<input type="text"/>	teaching
1	0.23%	<input type="text"/>	Teaching, Creative Writing..... Also, people who actually know things about computers/technology. Not like a major, but just technology in general. I came from Stout and I have very little patience anymore (which I know is wrong) with people who can't do something as simple as connect to wifi or hook up their tv to a game system. I understand that I'm living with girls but I'd like to not live around people who CONSTANTLY need my help. This is more of a wish though, haha!
1	0.23%	<input type="text"/>	Technology
1	0.23%	<input type="text"/>	The dorms suck. Too many people to one bathroom. Can't control temperature. Loud at night. Share a very small room with one other person.
1	0.23%	<input type="text"/>	The Greek community, the human science and services community
1	0.23%	<input type="text"/>	The meal plans are terrible and the food is bad.
1	0.23%	<input type="text"/>	The question number 16- I doesn't really apply to me but I had to pick one.
1	0.23%	<input type="text"/>	There could be some sort of media learning center for people with mass communication or public relations majors. This would be a place where you could come and work on short films or videos with digital software. You could work with media technology like video cameras, digital cameras, green screens and things of the sort. It would just be a learning/working area for anything related to the media.
1	0.23%	<input type="text"/>	There is nowhere on-campus for family/married students. If a student gets pregnant or has a family, there is nowhere for them to go. I know a lot of non-trads who've had to drop out because they could not afford living off-campus in Eau Claire without a roommate (and not many roommates are willing to accomodate babies) and moved out of town where the rents are lower. UWEC needs to be more family-friendly. One room in the library does not count (it feels more like a cell anyway).
1	0.23%	<input type="text"/>	They are options, it should remain that way, an option.
1	0.23%	<input type="text"/>	Those that cost less!
1	0.23%	<input type="text"/>	Transfer Student Experience
1	0.23%	<input type="text"/>	Transfer students: new to UWEC but not new to college
1	0.23%	<input type="text"/>	travel lovers or an international interests group
1	0.23%	<input type="text"/>	Tree Houses!
1	0.23%	<input type="text"/>	unknown
1	0.23%	<input type="text"/>	Unsure, I'm still looking into them.
1	0.23%	<input type="text"/>	Vegetarian living options
1	0.23%	<input type="text"/>	very costly on-campus housing
1	0.23%	<input type="text"/>	Weight Loss Group
1	0.23%	<input type="text"/>	whatever year I am a dorm filled with only that year. For example I am a freshman and would like to live in an all freshman dorm.
1	0.23%	<input type="text"/>	Where is the space for this building coming from? Why doesn't the UWEC take Tower's parking Lot and the Oakridge Parking lot and make them into covered parking ramps about three stories tall? Not only would that free up a ton of space, there would be less plowing and more parking spaces available. I know there would be a ton of students willing to give their left arm for a more protected parking space where snow and rain weren't an issue and the ramp could come to pay for itself through parking permits. Also...I wonder...if the new dorm complex were to be put on water street, wouldn't that attract a lot of heavy drinkers to that dorm? Final question, why would classes be offered in this dorm? I thought the policy of upper campus versus lower campus was to separate academics from what goes on socially? (no offense meant towards putman and company.) Is this 'dorm' also going to be a form of university provided living center for professors as well?
1	0.23%	<input type="text"/>	Without condoning alcohol use, a more outgoing group of people would be much appreciated. Living with other Computer Science majors could be helpful, but would definitely not be enjoyable or provide a sense of involvement.
1	0.23%	<input type="text"/>	Women's Studies
1	0.23%	<input type="text"/>	Women's Studies.
1	0.23%	<input type="text"/>	working student community, less pressure to do the things RA's are required to do and recruit for. I work, I can't do a lot. I can share meals, or have group study time. I can't do a lot else, and it would be nice to be included despite that.

1	0.23%		World of Warcraft support group
1	0.23%		Writing
444 Respondents			

Q101. If you selected a suite or apartment, how many other roommates would you want to live in the unit?

Count	Percent		
84	3.36%		No others
346	13.83%		1 other person
389	15.55%		2 other people
1295	51.76%		3 other people
281	11.23%		4 other people
107	4.28%		5 or more other people
2502 Respondents			

Q102. Would you be interested in living in a green (sustainable) building for approximately \$25 more per month?

Count	Percent		
1840	62.78%		Yes
1091	37.22%		No
2931 Respondents			

Q103. What is your class standing?

Count	Percent		
712	24.22%		Freshman
647	22.01%		Sophomore
591	20.10%		Junior
906	30.82%		Senior
64	2.18%		Graduate
1	0.03%		Professional
19	0.65%		Other
2940 Respondents			

Q104. What is your current enrollment status?

Count	Percent		
2797	95.30%		Full time
138	4.70%		Part time
2935 Respondents			

Q105. What is your age?

Count	Percent		
9	0.31%		17 or under
1121	38.13%		18 - 19
1055	35.88%		20 - 21
568	19.32%		22 - 24
108	3.67%		25 - 29
79	2.69%		30 or over
2940 Respondents			

Q106. What is your gender?

Count	Percent		
820	27.99%	<div><div></div></div>	Male
2105	71.84%	<div><div></div></div>	Female
5	0.17%	<div><div></div></div>	Other
2930	Respondents		

Q107. What is your ethnic or racial background?

Count	Percent		
111	3.79%	<div><div></div></div>	Asian/Pacific Islander
6	0.20%	<div><div></div></div>	Black
27	0.92%	<div><div></div></div>	Hispanic
10	0.34%	<div><div></div></div>	American Indian/Alaskan Native
2711	92.46%	<div><div></div></div>	White
38	1.30%	<div><div></div></div>	Multiracial
29	0.99%	<div><div></div></div>	Other (please specify)
Count	Percent		
1	3.45%	<div><div></div></div>	Anglo European
1	3.45%	<div><div></div></div>	Arab
1	3.45%	<div><div></div></div>	Arabic
1	3.45%	<div><div></div></div>	Asian/White
1	3.45%	<div><div></div></div>	caucasian
1	3.45%	<div><div></div></div>	eastern and northern european american
1	3.45%	<div><div></div></div>	German American (though I prefer Germerican)
1	3.45%	<div><div></div></div>	Hmong
1	3.45%	<div><div></div></div>	human
1	3.45%	<div><div></div></div>	Human
1	3.45%	<div><div></div></div>	i am sick of this question because it doesn't matter
1	3.45%	<div><div></div></div>	I chose not to share this information
1	3.45%	<div><div></div></div>	I don't judge my ethnicity by my skin
1	3.45%	<div><div></div></div>	Indian
1	3.45%	<div><div></div></div>	Jewish
1	3.45%	<div><div></div></div>	Klingon
1	3.45%	<div><div></div></div>	Middle Eastern (Syria)
1	3.45%	<div><div></div></div>	mixed european
1	3.45%	<div><div></div></div>	Mut. I'm from America.
1	3.45%	<div><div></div></div>	norwegian amerian
1	3.45%	<div><div></div></div>	Peruvian
1	3.45%	<div><div></div></div>	Prefer not to answer. I do not approve of this question.
1	3.45%	<div><div></div></div>	refuse
1	3.45%	<div><div></div></div>	wht/hispanic
1	3.45%	<div><div></div></div>	Why do you care, you shouldn't
1	3.45%	<div><div></div></div>	Wish not to respond
2932	Respondents		

Q108. What is your current residency status?

Count	Percent		
2898	98.84%	<div><div></div></div>	Domestic student (U.S. citizen or permanent resident)
34	1.16%	<div><div></div></div>	International student
2932	Respondents		

Q109. In what college/school are you currently enrolled or affiliated?

Count	Percent		
259	8.82%	<div><div></div></div>	Undeclared or undecided major
1105	37.65%	<div><div></div></div>	Arts & Sciences
710	24.19%	<div><div></div></div>	Education and Human Sciences
256	8.72%	<div><div></div></div>	Nursing and Health Sciences
562	19.15%	<div><div></div></div>	Business
43	1.47%	<div><div></div></div>	Other (please specify)
Count	Percent		
1	2.33%	<div><div></div></div>	Applying to Business Soon
1	2.33%	<div><div></div></div>	art & mass communication
1	2.33%	<div><div></div></div>	arts & sciences and business
1	2.33%	<div><div></div></div>	Arts and Sciences and Communication and Journalism
1	2.33%	<div><div></div></div>	Athletic Training
1	2.33%	<div><div></div></div>	biochemistry
1	2.33%	<div><div></div></div>	broadcast journalism
1	2.33%	<div><div></div></div>	Business and Arts & Sciences
1	2.33%	<div><div></div></div>	Business and Arts and Sciences
1	2.33%	<div><div></div></div>	Business and Spanish
1	2.33%	<div><div></div></div>	business/spanish
1	2.33%	<div><div></div></div>	CND
2	4.65%	<div><div></div></div>	Communication and Journalism
1	2.33%	<div><div></div></div>	Criminal Justice
1	2.33%	<div><div></div></div>	Education
2	4.65%	<div><div></div></div>	English
1	2.33%	<div><div></div></div>	English/business
1	2.33%	<div><div></div></div>	ESL
1	2.33%	<div><div></div></div>	Graduate
1	2.33%	<div><div></div></div>	Graphic Design - Entrepreneurship Double Major
1	2.33%	<div><div></div></div>	Health and Business
3	6.98%	<div><div></div></div>	Kinesiology
1	2.33%	<div><div></div></div>	Major change still in progress
1	2.33%	<div><div></div></div>	MBA Program
2	4.65%	<div><div></div></div>	Music
1	2.33%	<div><div></div></div>	nonebut will apply to college of business soon
1	2.33%	<div><div></div></div>	Nursing and Health Sciences, and Arts & Sciences for Spanish
1	2.33%	<div><div></div></div>	Pre- Human Performance (Kinesiology)
1	2.33%	<div><div></div></div>	Pre Physical Therapy
1	2.33%	<div><div></div></div>	pre-med



1	2.33%	<div></div>	Pre-pharm
1	2.33%	<div></div>	Pre-professional Program
1	2.33%	<div></div>	Psychology
1	2.33%	<div></div>	social work
3	6.98%	<div></div>	Social Work

2935 Respondents

#### Q110. Where are you from?

Count	Percent		
2210	75.17%	<div></div>	Wisconsin
649	22.07%	<div></div>	Minnesota
43	1.46%	<div></div>	Elsewhere in the US
38	1.29%	<div></div>	International (please specify)

Count	Percent		
1	2.63%	<div></div>	Brazil
1	2.63%	<div></div>	china
5	13.16%	<div></div>	China
1	2.63%	<div></div>	Eastern Europe
2	5.26%	<div></div>	France
1	2.63%	<div></div>	Germany
3	7.89%	<div></div>	Hong Kong
1	2.63%	<div></div>	Latvia
2	5.26%	<div></div>	malaysia
5	13.16%	<div></div>	Malaysia
2	5.26%	<div></div>	Mongolia
1	2.63%	<div></div>	NEPAL
2	5.26%	<div></div>	Russia
1	2.63%	<div></div>	Russia, but WI resident
1	2.63%	<div></div>	Russian Federation
1	2.63%	<div></div>	Serbia
1	2.63%	<div></div>	taiwan
1	2.63%	<div></div>	Thailand
1	2.63%	<div></div>	Ukraine

2940 Respondents

#### Q111. What was your classification upon entering UWEC for the first time?

Count	Percent		
2367	80.57%	<div></div>	New student (undergraduate)
516	17.56%	<div></div>	Transfer student (undergraduate)
46	1.57%	<div></div>	New student (graduate/professional)
9	0.31%	<div></div>	Transfer student (graduate/professional)

2938 Respondents

Q112. Please describe your current employment status:

Count	Percent		
587	19.96%	<div><div></div></div>	I work on campus
1078	36.65%	<div><div></div></div>	I work off campus
221	7.51%	<div><div></div></div>	I work both on and off campus
1055	35.87%	<div><div></div></div>	I do not work
2941	Respondents		

Q113. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with UWEC's administration but none will be personally attributable to any individual student.

Count	Percent		
462	100.00%	<div><div></div></div>	
Count	Percent		
2	0.43%	<div><div></div></div>	-
1	0.22%	<div><div></div></div>	My experiences on campus are very diverse. As a new freshman student, my 3 years in Governors Hall were very memorable. The leadership opportunities and sense of community available helped me get my college years off to a great start. I then lived off campus for a new experience and decided to move back to campus for my last semester. My experience at Chancellors this last semester has been satisfactory, but I do not think I have gained the same experiences in Chancellors as I was offered in Governors. I do think additional housing should be developed to prevent young students from living in the hotel. I think one of the main considerations to take into account is price into account. A living arrangement that allowed for shared occupancy with its own bathroom unit and kitchen unit would be a good idea, a step above the housing options in the majority of the residence halls, but there is no reason to create a duplicate of Chancellors Hall. For example, double occupancy rooms with their own bathroom and kitchen may allow a lower cost of living than Chancellors. It is important to remember that students also have the opportunities to live off campus. My expenses living off campus were very similar to my costs in Governors, and they were much lower than my cost of living in Chancellors. In order to encourage new and returning students to make the most of a new housing option on campus the cost and flexibility should be some of the prime considerations to take into account.
1	0.22%	<div><div></div></div>	Kelsey Roets is a great RA and should be considered for the social justice wing.
1	0.22%	<div><div></div></div>	...
1	0.22%	<div><div></div></div>	A dorm building without the meal plan in the water street area would be a new idea & I think would easily fill up with upper classmen.
1	0.22%	<div><div></div></div>	A meal plan should be optional for all students, NOT required
1	0.22%	<div><div></div></div>	A new dorm would be great, but it needs to be done right. A building with apartment-style living and less regulation would offer students looking to move off-campus the affordability and reliability of living on campus without all the hassles. I would not want to see a building that was not sustainable. Nor would I want to see one that is going to sit with lots of vacancies. Taking away of green spaces on upper or lower campus would, in my opinion, be detrimental to the university and its community. Therefore, a site across the river or on upper campus more toward the hospital (further away from existing buildings) may be the best choice.
1	0.22%	<div><div></div></div>	A small communal kitchen and living room on each floor might be an alternative to the full suite set up.
1	0.22%	<div><div></div></div>	About 50 questions too long.
1	0.22%	<div><div></div></div>	Acting on the wants and desires of general consensus especially from all individuals living on campus.
1	0.22%	<div><div></div></div>	Additional housing units for students to live on campus is a great idea, but I think the high costs of the units offered would detour a lot of students, since you can find off-campus housing for much cheaper, and college students don't like to spend a lot of money. If you could create an option for additional on-campus living units for students WITHOUT such high costs involved, I think it would be very beneficial to this campus. As much as I was intrigued by the layouts of these new units, I would not pay that much to live there, and would probably choose to live off-campus, in a less "nice" place, for cheaper.
1	0.22%	<div><div></div></div>	Affordability, convenience, safety, a comfortable environment (quiet place to study, relax, and have privacy) are very important to me when searching for housing
1	0.22%	<div><div></div></div>	All those new housing plans cost more than I pay to live off campus for the entire year. I have my own bedroom, shared kitchen, bathroom, and living room. I would be interested if they were cheaper to live in.

1	0.22%	<input type="text"/>	Along with the new dorm the university should also think about building a parking garage.
1	0.22%	<input type="text"/>	Although I liked the designs the prices seemed unbelievably high for only nine months of residency. If at all possible show a comparison to what the average person pays off campus and then how much a suite would be.
1	0.22%	<input type="text"/>	An important part of going to college is to become independent. I think having a resident hall experience where you have your own kitchen/living area is more realistic than making students feel like they are still in high school (going to the caf) but they now have to share their room. Also, I think having co-ed apartments is a good idea.
1	0.22%	<input type="text"/>	As a student with a wife and a daughter, on-campus living has not been an option since I was single and childless my freshman year of college. I would suggest offering family-friendly living on-campus, perhaps in a building exclusively for students with children and spouses/partners who may or may not be students at the university.
1	0.22%	<input type="text"/>	As an R.A./C.A. who gave tours over the summer, I heard quite a few complaints/uncertainty about freshman students living in the hotels. I think it is VERY important to figure out more living space ON campus in residence halls. Another suggestion would be to have a kitchen on each floor and not one in the basement like the halls have now. Bathrooms could easily be shared between two sets of roommates (Jack and Jill style) if another "dorm" style residence hall is constructed. I think having a computer lab for printing things off is very nice to have in the residence halls!
1	0.22%	<input type="text"/>	As great as it is to get feedback from UWEC students, it would probably be smart to send a survey similar to this to high school seniors. They have the real choice and they know what other schools have. Their input would be pretty valuable in my opinion.
1	0.22%	<input type="text"/>	As I mentioned, I think the hotel is an awful idea for freshmen.
1	0.22%	<input type="text"/>	As much as personal bathrooms in dorm rooms are convenient, they are not first priorities for students (in my opinion). I think the Kitchenette is more important/essential for dorm room living.
1	0.22%	<input type="text"/>	At another college I attended, the school kept a number of private two-bedroom apartments for students with families, married students, etc. It surprised me that UWEC had nothing similar.
1	0.22%	<input type="text"/>	Bad Meal Plan. RA's not doing anything... why are they gettingt paid?
1	0.22%	<input type="text"/>	Before we start trying to build new places to live in we need to improve the existing buildings and make parking accessible!
1	0.22%	<input type="text"/>	Before you worry about painting, maybe you should consider replacing things such as the heating. It's really loud and in some rooms it's super hot and in other rooms it hardly works. While the residence halls are a little older, they could be very cozy to live in if things such as the heat were reliable. Similarly, I know in Oak Ridge we have a lot of rooms in the basement that, if someone took the time to get them up to code, we could have students from the hotels living in. While this may cost a chunk of money, I'm certian that it would be a worthwhile investment in the long run.
1	0.22%	<input type="text"/>	Campus housing is definitaly not at the level it should be at. A new residence hall should be built and the old ones should be refurbished.
1	0.22%	<input type="text"/>	Change this idiotic meal plan, backto what it was or better yet a combination of this semesters and last semesters meal plan.
1	0.22%	<input type="text"/>	Cheap w/ Kitchen is best. On campus meal plans are very frustrating; most people agree. Green living should be an option no matter what else happens
1	0.22%	<input type="text"/>	Chuck Major is an unpleasant individual. I hope someone fires him for his incredibly poor people skills.
1	0.22%	<input type="text"/>	Cost is key here in any decision making for campus housing redesign. I give tours of this University to tons of prospective students and the value of our campus for the money is one of thekey selling points. Plus, keep in mind whether or not tuition will have to go up to pay for this. There are many students already angry over the blugold commitment. Increased prices are something we just do not want to see. If that means getting by with less, that's the way it has to be.
1	0.22%	<input type="text"/>	Definately concentrate on the meal plan and how it can be improved.
1	0.22%	<input type="text"/>	Ditch Sodexo! I consider their declining mealplan to be outright stealing students money. If you are going to charge \$800 or so much for the mealplan than give the students that amount of money on their card.
1	0.22%	<input type="text"/>	do not force a person to live with someone who i gay, buy or any other type! You don not let guys and girls live together why would you make someone who is uncomfortable with living with someone who is interested in the same sex as you?
1	0.22%	<input type="text"/>	do not understand why a so called "green" environment would cost more to live in. the best idea for new housing options would definately be making sure ppl can have their own bedrooms in an apt. style dorm

1	0.22%	<input type="text"/>	Don't build a new dorm in Towers Field. That would take away one of the only places for kids to be active outside. Also, don't build some super "green"; and "sustainable"; building that will cost a fortune and not help the environment in any real substantial way. And finally, don't build it on any parking lots. There is already a huge parking problem and there has been for years. Build a new dorm that is affordable for everyone and build a parking structure, so that commuters have an easier time finding a place to park everyday.
1	0.22%	<input type="text"/>	Drinking regulation and marijuana rules need to be significantly reduced. Compared to Madison our rules are ridiculous.
1	0.22%	<input type="text"/>	Eau Claire dorms are lovely
1	0.22%	<input type="text"/>	Every campus I have visited suites are available and all of my friend that have lived in them have loved it!
1	0.22%	<input type="text"/>	Finding roommates is hard, but having to live with people you don't like is the worst. I'm bad with people so apartment complexes where I do not have to talk to others is perfered to dorm style where I have to be with a bunch of people I do not know. I'm sure there are others like me so perhaps some apartments should be tought of along those lines.
1	0.22%	<input type="text"/>	food should be provided at the hotel for the students who live there because its harder for them to eat on the weekend, especially in the weekend because the bus doesn't run very often and the van is very dependent.
1	0.22%	<input type="text"/>	For freshman year, I'm happy with living in the traditional dorms. It would be nice to have more options for when I'm an upperclassmen.
1	0.22%	<input type="text"/>	For me, the main determinants to my living location were: low cost, privacy (own room), kitchen, living room. the problem is, you cant offer single rooms, a living room, and a kitchen for a low cost. thats why i left campus. Honestly, i think an empty apartment-type facility would be your best bet. compete more directly with the landlords. your target market should be students leaving campus. A well communicated transfer from dorms --> new off campus housing would be very attractive to students. many students dont know how to go about house hunting and dealing with landlords. if you made it an easy procedure - you could attract many students. Although, you would need to make it un-dorm-like (no RAs, etc)
1	0.22%	<input type="text"/>	From students I've talked to, living in hotels is not as positive of an experience as the dorms. I'm not sure about whether this even happens, but new students shouldn't be able to live there.
1	0.22%	<input type="text"/>	Get rid of the current meal plan system! Go back to the 7, 14, 19 meal plan system and add a declining. Also, keep the diners club for this next year. I like the idea of adding what you want to use and how much you want to eat and where you want to eat. I don't really enjoy eating at the cafeteria everyday time I get hungry...
1	0.22%	<input type="text"/>	Go eco-friendly! Living in the dorms was one of the most influential, best experiences I have ever had. It is where I met the majority of all my current friends. It is important to be forced outside your box and meet new people your freshman year, especially the first couple weeks. That is why it is also good to have community areas (I like Putnams) where many people can hang out, so they don't become a hermit and stick to their own area. Living with someone is also very important. Even though people complain about having to live so closely with someone in a dorm room, it is really a great thing. It forces you to make friends and learn from others. However, there is a time where you do want to be independent and live off campus and that is not a bad thing either, as long as you lived on campus first. For living in the same room as some one and having little space to yourself, the price of the dorms shouldn't be so much.
1	0.22%	<input type="text"/>	Good luck.
1	0.22%	<input type="text"/>	Great designs for possible future housing!
1	0.22%	<input type="text"/>	Having students living at a hotel is not such a good idea. Building another resident hall instead of remodeling Davies would be a very good idea.
1	0.22%	<input type="text"/>	having suites or semi suites available to underclassmen
1	0.22%	<input type="text"/>	Hotels are great. I would hope for living like those for the same price as a regular dorm. I would stay in the hotel my entire college career if possible.
1	0.22%	<input type="text"/>	I absolutely love living on campus, it definitely enhanced my experiences here at UWEC.
1	0.22%	<input type="text"/>	I always found the custodial staff to be very responsive and friendly. My main reason for moving off campus was because I have three cats that I needed to take care of and because my boyfriend and I wanted to live together (not just some random boyfriend, we have been together for 5 years now). I understand why the university doesn't allow co-ed units and wouldn't expect that to change.
1	0.22%	<input type="text"/>	I am a 30 year old divorced mother with two small boys. I know that there are a lot of other students like me and many of us talk about how nice it would be if you had apartments for families. Even though there is a lot of off-campus housing it would be nice to have "on-campus housing"; that would be in a separate location for families. This would be nice because financial aid would cover the housing for many of us and it would

			make it so much easier to go to school. The student body isn't very accepting of non traditional students and it would be a nice step into welcoming us and helping retain us as students. I know as mother things like daycare (which is fantastic at UWEC Children's Center) and housing are two of the top issues when I am looking at a college to attend. UWEC makes it difficult for those of us who are in the same position as me.
1	0.22%	<div></div>	I am a low-income student and I try to find an affordable living arrangement. I currently pay \$350 all utilities included. This is very affordable for me. Living on campus would have to be worth while, but my biggest concern was the age difference between me and the other students in the residence hall.
1	0.22%	<div></div>	I am currently living in Chancellors Hall and I like the living arrangement. However on the room diagram sheet the price for living in that type of arrangement was considerably higher that I pay at this moment. If the price were to increase that high I could move off campus to find other more affordable arrangements, as well as would most of my friends currently living in chancellors. Off campus housing is typically only around 300 dollars a month for 12 months, versus the 533 per 9 months that the projected cost would be.
1	0.22%	<div></div>	I am glad to see why are considering expanding the residence halls. About time.
1	0.22%	<div></div>	I am in favor of the living/learning community idea, but am concerned that it may create subpopulations of people. In a university that strives for inclusive excellence and diversity I feel that it is extremely important to have a variety of people living in one building and/or wing. When we share different ideas we learn more about each other and ourselves compared to surrounding ourselves with people that have the same ideas.
1	0.22%	<div></div>	I am not sure that I am sold on the idea of "learning communities". My closest friends do not necessarily have the same major as me. I would not want to be confined to live with people only within my major or academic college (especially since I have a double major plus a minor). You should encourage students to reach beyond the limits of their academic department.
1	0.22%	<div></div>	I am on National Student Exchange (enrolled at Eau Claire, attending a different school). I am on-campus in Durango. I will be living on-campus next semester. I work on-campus in Durango.
1	0.22%	<div></div>	I am proud to have lived and worked in the dormitories for my entire college career. It has offered me an affordable place to live, a great community environment, and as a Resident Assistant, a great job. I have found, however, that I disagree with some of the policies of the housing administration. I understand that there is a need to quantify and objectify the activities that occur in the dorm environment for the sake of oversight and sharing ideas, but I think that things have gotten out of hand. Documenting formal and informal interactions with students changes the dynamic of the RA-student relationship. I've found myself putting on mindless programming just for the sake of marking up a tally. I can tell you that having lived in the dorms for years that successful programming comes from the students and not from the "summer-camp" efforts of an RA. Housing and residence life needs to return its focus on providing high quality facilities to its customers, and trust more in its RA's to build the environment that impacts students and keeps them coming back. We wouldn't have a job if we weren't qualified people; let us do that job without recording our every movement. Giving RA's more ownership in the process will improve housing and residence life far more than any building ever could. Just a thought.
1	0.22%	<div></div>	I am really glad the University is taking the time to consider what the student wants for housing. Hopefully some new housing will be developed to make living situations for upcoming classes a little more comfortable!
1	0.22%	<div></div>	I appreciate that our opinions are valued!
1	0.22%	<div></div>	I believe everybody should move off campus and be more responsible for themselves after one or two years on campus because it has helped me grow as a person immensely.
1	0.22%	<div></div>	I believe question 16 was supposed to be MEAL plan not MEAN plan... Long but interesting survey
1	0.22%	<div></div>	I believe that students that are upperclassmen such as juniors or seniors and are still living in the dorms, other than chancellors, should be able to live there without having it be a requirement to have a meal plan!!!!
1	0.22%	<div></div>	I believe that there needs to be a lot more variety with on-campus housing options. There are many residence halls, but they are all the same. There is no option for air conditioning, different floor plans, or even a simple sink in the bedroom so that students do not have to go all the way to the bathroom just to brush their teeth. It would be nice to do simple stuff in the room and only have to go to the communal bathroom for showers and toilets. Different floor plans would also be nice, since students have absolutely no say in what their room could possibly look like. Also, the meal plans need more variety as well. If a meal plan is going to be required with on-campus housing, it should be attractive to students, not only having two, unattractive choices. Basically, the residence halls need to have more variety, as well as have a little bit more of a modern flare.
1	0.22%	<div></div>	I believe that there should be a photography minor. I pay all of this money for new programs and yet there still isn't the program that I want. I have talked to many students regarding the photography minor and they are upset that we can't even apply for a topical photography



			minor. This needs to be reevaluated otherwise many students are probably going to transfer including me!
1	0.22%	<div></div>	I believe the meal plans are a rip off. They are very expensive. There should be more than two options for a meal plan.
1	0.22%	<div></div>	I believe you really need to add more housing. At other universities I visited people have been given the option to have single rooms and they do not have to worry about getting a roommate forced on them because the university can't provide enough housing. Some people perform better academically when they don't have a roommate. I am one of those people and being forced to have a roommate has caused my grades to fall. I think you should consider academic success more important than reaping the greatest profit from residence halls.
1	0.22%	<div></div>	I buy a parking permit every year and it is not cheap to purchase. If I am spending that much money on a parking permit, there should be more available parking near classes. Also, at the McPhee Center there are only 10 spots for student athletes to park. It has caused many problems.
1	0.22%	<div></div>	I chose to live off campus to get the experience of living "on my own" with no R.A.s or hall directors.
1	0.22%	<div></div>	I commented in the other box. sorry i didnt read directions
1	0.22%	<div></div>	I didnt enjoy the dorms because I was stuck in Oakridge and all the girls on my floor were from the same hometown. The only people they associated with were each other. I have made way more friends the last 3 years living off campus and through my bartending job. Not everyone has a negative experience like me. If you're going to build new housing I would suggest more apartment style, but single rooms not double. People need their space!
1	0.22%	<div></div>	i didn't like any of the room layouts. most of them required a meal plan and most of the were extremely expensive. i wouldn't want to live in them if i can get my own kitchen, bathroom, and bedroo, for 1000 to 2000 dollars less off campus.
1	0.22%	<div></div>	i do not feel it is a good idea to mix housing and classes/students and faculty in living situations. it is very important for me to keep my social life seperate from my educational life so i am able to get a break from class...and also know where to go to study.
1	0.22%	<div></div>	I do not like the idea of merging the living and learning aspects of UWEC. They work well as seperate entities.
1	0.22%	<div></div>	I do not think a significantly more expensive on-campus living option would be a good idea, because it could create an elite social class on campus.
1	0.22%	<div></div>	I do not think that these modifications matter. I did fine sharing a room with someone else my freshman year. I think most of the students and their parents would appreciate less in tuition instead of having their own personal bathroom.
1	0.22%	<div></div>	I do think there should be another resident hall built because there are lots of students living in the Plaza Hotel. I think it is absolutely absurd that there is so much construction and money being put into Davie's Center because I hardly ever go in Davie's and would rather see efforts to accommodate students needs in the residence halls. Perhaps even complete RECONSTRUCTION of some residence halls like Murray. My favorite halls are Governor's, Katharine Thomas, Towers, and of course Chancellors. Additionally, I like the idea of a residence hall across the river. I think that would be a fantastic idea to build a resident hall on Waterstreet.
1	0.22%	<div></div>	I don't even understand what the living/learning thing is...
1	0.22%	<div></div>	I dont like how expensive the new dorm ideas are. Thats why i chose to say i would rather live off campus
1	0.22%	<div></div>	I don't like that a meal plan is required in the residence halls.
1	0.22%	<div></div>	I don't see why a new dorm with four single occupancy rooms, private bathroom, and full kitchen should be that much more expensive than off campus apartments or a similar already existing dorm.
1	0.22%	<div></div>	I don't think it would be a very good idea to have UWEC students and non-UWEC/college students living together in the same building. It'll cause a lot of problems because the non-UWEC students will most likely have problems with following the rules and regulations set by the school. It's also really nice, from experience, meeting and becoming friends with people in your dorm hall that also go to the same school. You are able to both to UWEC activities together, such as walking to class, eating at the dining hall (for no extra charge), and go to on-campus events.
1	0.22%	<div></div>	I enjoyed lived in the dorms my freshman year and would not have changed it, it was a great way to meet people and start off my college career. I am happy off campus now though because everyone that I have met lives around me so we are still able to see each other often, which is what I know I would miss from not being in the dorms. I like having a full house though with a living room, kitchen, bathroom, laundry, and parking.
1	0.22%	<div></div>	I enjoyed living on campus for two years. Had no problems beyond the normal complaints of

			a small room and shared bathroom (manageable). After two years of being in the dorms I felt it was time to move off campus, and am now loving it. In my opinion there is nothing wrong with UWEC on-campus living, I personally just did not want to live there for more than two years.
1	0.22%	<div></div>	I enjoyed the fact that all of the dorms were fairly close together, it made it seem more like a community compared to other UW schools.
1	0.22%	<div></div>	I feel very strongly that students should be required to at least live one full year on campus. I also think students should be discouraged from moving off campus until at least their third year at the university. Having said that university housing needs a major addition of space to achieve that. While the hotel option is an ok idea I don't like it because it separates the students living there from the larger student community. I have found chancellors to do the same thing (I have lived in the Plaza Hotel and am now in chancellors. Of the options given for new room styles I really liked the double occupancy semisuites because they would allow for a small community environment but also are not so trapping and are not so isolating as chancellors seems to be with everything being right in the apartment.
1	0.22%	<div></div>	I feel like having more areas to write in answers would be beneficial. The most important issue for me is cost-effective housing. I pay for my education on my own, so the housing options with a required meal plan are not functional for me. I also feel like a meal plan takes away from students learning the simple life skill of cooking/maintaining groceries.
1	0.22%	<div></div>	I feel that Green/sustainable living is absolutely critical for any housing options. Cost is absolutely not an issue.
1	0.22%	<div></div>	I feel that if the University chose to build another living facility it should consist of all overflow rooms. It is easier to make new friends and meet new people. This year I live in a double room and don't get along well with my roommate. By living in an overflow room there are other people that I can befriend instead of being stuck in a room with someone that I don't connect with. Plus everyone that I have met that is in an overflow room love it, and others wish that they were in one.
1	0.22%	<div></div>	I feel that more on campus employment might be nice there is a lot for those who qualify for work study but it is hard/ next to impossible to find any jobs that are open those without work study eligibility. I think that UWEC has a great on campus housing community and life and it will continue to remain a positive place as long as it is continually updated and kept up but I had a great on campus housing experience :)
1	0.22%	<div></div>	I feel that one of the biggest reasons that students move off-campus is because of the rules and restrictions that the residence halls have. Most students come to college looking for more freedom and the ability to do the things they want to do when they want to do them. Often times I felt that I could not do some of the things that I enjoy while I was living in the dorms. The biggest reason for myself to move out of the residence halls was the excessive attention that I received from the R.A.'s in my residence hall. Their strict adherence to the rules and zero use of discretion left me feeling as if I lived in a prison more than a community of fellow students. If the residence assistants acted more like a fellow student or friend, I believe that the residence hall experience would be twice as enjoyable.
1	0.22%	<div></div>	I feel that our housing options available to students are very disappointing. Housing is very important at a college/university and housing at UWEC may be a reason why many students do not come here. Another thing is that our housing obviously isn't enough because we have students staying in hotels and if I were considering the dorms an option I would never go to UWEC if that were the case. I feel that building a new Davies building is ridiculous when our housing situation is like this. The reason I live at home with my family and not in the dorms is because they are too small, not clean, and they smell funny. I understand that building a new Davies building would be better because all of our student population uses Davies but not all of our students live on campus, but I still feel it much more necessary to do something about the dorms before building a new student center.
1	0.22%	<div></div>	I feel that smaller, private rooms are the way to go, but, as this can be seclusive, it's important to have that shared living space. As such, I think that a cluster of rooms with as many people as possible around a shared living space is best. It doesn't necessarily have to have a private bathroom as well.
1	0.22%	<div></div>	I feel that the Living/Learning communities are a mistake, as detailed before. I also feel that RAs should be given their own rooms, despite the fact that we are overcrowded as it is. It is VERY difficult to keep up the level interaction with the entire hall when I have a roommate that is always there. RAs should have the option to have some space to themselves, especially in such a small room. Or, if RAs must have roommates, move them to the overflow rooms, so the space is larger and easier for them to define their own living areas.
1	0.22%	<div></div>	I feel there should be ways to teach students how to live together more safely and effectively and provide better, safer transportation for students who are foolish enough to go out drinking on a regular basis.
1	0.22%	<div></div>	I felt like this survey was wasted on me because I am married and commute to school from 1.5 hours away once a week, as most graduate students.
1	0.22%	<div></div>	I felt that the survey/questionnaire given was really helpful in getting a random roommate. We get along amazingly.
		<div></div>	

1	0.22%	<input type="text"/>	I filled out my preferences based on if I had chosen where I am living this year, since I was not able to choose. I think you should consider having the suite style with 2 showers. 8 people can use one toilet and sink, but there should be two showers. Two hole bathrooms might not be necessary, though.
1	0.22%	<input type="text"/>	I hate having to share a bathroom with so many other girls cause I hear them throwing up all the time. It's gross. Plus the food here is so boring there needs to be different types of food.
1	0.22%	<input type="text"/>	I have a family and would never have the option of living on campus. I have to live off campus in more expensive housing. I would love the idea of a small on campus living area for nontraditional students. This would be beneficial for nontrads who have not already started a life in Eau Claire. Since it is so difficult for nontrads to balance all of their responsibilities, it would be helpful to be able to live on campus.
1	0.22%	<input type="text"/>	I have gotten many complaints from freshman, for I am a freshman class mentor, stating that it is not fair to be placed in a hotel for housing. I realize UWEC is growing and there are limited spaces available for our students, however it is not fair they are paying fully for a meal plan when they have no access to it.
1	0.22%	<input type="text"/>	I have spent this current semester (Fall 2009) abroad in Scotland, where I have experienced apartment-style housing with a full kitchen but no living area and 5 flatmates. The experience has given me some insight as to what I prefer in housing, student or otherwise. I enjoy having a kitchen and no meal plan, though I have not felt much of a community in the housing area. I will be in Chancellors when I get back and am very much looking forward to having a living area and larger fridge and fewer flatmates.
1	0.22%	<input type="text"/>	I have studied abroad and experienced international dorms at a university in Germany. It seems that their approach to dorm living is to 'rent' rooms to students, more like an apartment situation. Everyone has their own room, bathrooms are co-ed and shared among 15 or so students, along with communal kitchens (full kitchen, stove, microwave, fridge, dishwasher etc.) The dorm does not have RAs, 24 hour desk staff, but rather assumes that you are an adult and can care for yourself, seeing as you are now attending the university. An attendant is on duty every day from 9-1 pm for problems or concerns and a custodian is also there during these hours to clean the kitchens, bathrooms, and the rest of the dorm. The front doors of the dorm are always locked and everyone has their own key. There are on site laundry facilities, tv room, study lounge, piano room, etc. This, is the ideal living situation in my mind. An EXTREME amount of independence, yet on campus. I absolutely dislike the idea of RAs and being constantly 'watched over' while in the dorms. I feel there are too many rules and would rather be treated like an adult and assume that we can all take care of ourselves. I can't achieve this feeling while living on campus, and am therefore moving off campus next year. If I had the opportunity or a living situation that I described above, I would definitely stay on campus, because I do love the idea of being close to others and also close to the opportunities that campus provides.
1	0.22%	<input type="text"/>	I hope some of these opportunities, such as the new halls, are made available to students in the future. Some really interesting ideas.
1	0.22%	<input type="text"/>	I hope you can provide many more useful facilities in the basement !!!!
1	0.22%	<input type="text"/>	I know it doesn't apply to housing, but the parking for off-campus students is an absolute nightmare. Possibly consider building a parking garage where the Phillips lot is. There just simply isn't enough parking close to campus. I shouldn't have to park so far away that I have to walk for 10-15 minutes if I live off-campus.
1	0.22%	<input type="text"/>	I know it's tempting to want to build, build, build new structures, but I love the campus the way it is now. I'm sure the new Davies will be great, but I'm sad that everything will be ripped up and it will have to be so much bigger. I am also aware that students are probably saying they want bigger rooms and more space, but living in close quarters with another student is such a great growing experience. I would hate to see the face of UWEC's campus scarred by a huge new fantastic structure of a residence hall. I used to attend Concordia University-Wisconsin, and they recently went through a very similar situation. Their upper class apartments, Regents, was satisfactory, but there was not enough room for all students. They completely tore down Coburg (similar to Putnam, I'd say) and built a five-story mega-hall. It looks ridiculously glassy and futuristic next to the older buildings on campus there, but it does house enough students now. I may be talking in circles now, but my suggestion is this- tear down KT and Putnam and replace them with one or two halls. If we have to go with apartment-style housing, put in the bare minimum of a "kitchen" that will allow students to opt out of the meal plan, but isn't so huge that it includes a full-sized fridge and dishwasher (to remain both economical and size-friendly). That would BY FAR be my top choice for on-campus living arrangements!
1	0.22%	<input type="text"/>	I like having my privacy and i would want to pick my own roommates. It would also be cool if there was a study area within the living area. such as a study room in an apartment or a study lounge on every floor or something to that effect
1	0.22%	<input type="text"/>	I like most of the residence halls and their set-up. However, I do think a little modernization and upgrading is in order.
1	0.22%	<input type="text"/>	I like the idea of improvements but recently the students haven't been heard and they are being forced to dish out an outrageous amount of money for university projects such as the new Student Union and the Blugold Commitment. To make this work with the students, it needs to show substantial improvement from the current situation. In order for the majority of

			the student body to be okay with another tuition increase it needs to show that it will give the students a significant return on their investment. The Blugold Commitment is an example of something that the majority of students do not support. The reason the Blugold Commitment is not supported by the investors (students), is because we are not seeing any sort of significant improvement for the ridiculous amount of money we are going to pour into it. If the student housing plan can show a significant improvement for the students, it will work great for everyone.
1	0.22%	<div></div>	I like the layout of the rooms in the residence halls, but wish they could be a little larger so things weren't so crowded. It is college though, so I like being surrounded with students from various major fields. I have loved living in a substance free wing and it is definitely one of my top priorities.
1	0.22%	<div></div>	I like the plan to possibly build more residential housing units, because I believe what is happening to overflow students are sent to the hotel is wrong. They don't get the same opportunities that people on campus do.
1	0.22%	<div></div>	I like the separation of my academic and dorm life. I don't like the idea of having classes in the same building that I'm living. Also, most of my friends are not in my major and I think it's a horrible idea to live with others in your major. Meeting my friends has really opened my eyes to other majors out there and I think it has made me appreciate them more. I think if majors were separated in their living situations too we would just be segregating the school even more. What happened to Diversity?
1	0.22%	<div></div>	I like the traditional shared dorm room with the bathroom down the hall. It creates a great social environment and is helpful in meeting people. I would have continued to live in the dorms for all of my college career if there had continued to be more people my age. I only moved off because my friends did. Next year I would like to live in Chancellors, but again, only because there are people my age. I think a Chancellor's-like atmosphere isn't good for underclassmen who are still trying to form friendships since the atmosphere is mostly that of people keeping to their own rooms and to themselves. Also, I think that compared to the other colleges my friends attend, Eau Claire has the best dorm communities. I took full advantage of dormlife and served as President of Hall Council. It was a great experience and again helped to meet people. I hope our housing situations don't change too much except for keeping more upper classmen in the dorms.
1	0.22%	<div></div>	I like the unlimited meal plan and option of eating on upper AND lower campus.
1	0.22%	<div></div>	I like this survey, because it's provide us a chance to express our opinions about the school
1	0.22%	<div></div>	I like UWEC very much. The only problems would be with the heaters in the dorms. They often run hot and I have to waste energy by opening up the window. Also, the heaters are really loud. Sometimes if I'm in a light sleep they will come on clinking and clanking and it wakes you up.....it's frustrating. The last issue I have is with the meal plan. It isn't healthy at all, and there isn't much variety. I like fruit and they usually only have apples, bananas, and pears. There isn't much selection for vegetables. And the entries seem the same every day. There is also good things about the cafe. It is close and I like the sandwich/pasta bars. The soups are usually pretty good to.
1	0.22%	<div></div>	I live an hour away, so "off campus" is how I answered questions, but I'm no where near Eau Claire, there should be a question regarding the travel time/how far away off campus students are living
1	0.22%	<div></div>	I live in Chancellors Hall and after the Vandalism I would like there to be more security
1	0.22%	<div></div>	I live off campus because it's cheaper. If the housing was more affordable and I could have a non-uwec student live with me, then I might be able to see myself living there.
1	0.22%	<div></div>	I lived in chancellors for my last semester on campus, I felt that I was treated more as a child than an adult. I think that apartments that were created that were affiliated with the university, but function more like off campus apartments would be very successful. When I was a freshman looking for housing the following year, living on campus in a very small uncomfortable room with another roommate was on the bottom of my list. If the university were to off more housing that function similar to off campus housing/apartments it would have been one of the first places I would have looked, instead I lived off campus every year until my last semester. I only chose to live in chancellors because of the flexible lease agreement that was the only reason because I knew I would not have the same freedom and decision making that I am allowed with off campus living.
1	0.22%	<div></div>	I lived in the hotel for the first semester and I didn't like how we had to buy a meal plan. I could probably count on two hands how many times I ate on campus. It was very inconvenient.
1	0.22%	<div></div>	i love how most of the dorms are up the hill. it gives people a chance to be away from campus. there should be some shops or something closer to the dorms though.
1	0.22%	<div></div>	I love some of the room ideas that you have set up, but the cost is crazy!! You're asking students to possibly pay about \$475 dollars a month to live there! There is no way I could afford to live there; especially when I can live off campus and easily have all my utilities and rent for under \$400 a month. Also, you are expecting possibly 8 people to share 1 bathroom?!?! It is hard enough to figure out shower times for 4 people who share 1 bathroom.

1	0.22%	<input type="text"/>	I love the presence of chemical free housing.
1	0.22%	<input type="text"/>	I love the two person and one person suite styles. It's evident that a new dorm has to be built in order to house all of the students that are currently wanting to live on campus. They have this suite style elsewhere, and I really like it.
1	0.22%	<input type="text"/>	I love this survey!! However, I feel like the layouts may have been slightly long and confusing at times, I really had to take my time and read the descriptions carefully. And I noticed that option H was listed as having 2 bathrooms when the layout only has one (if I remember correctly, I could be wrong). Otherwise, great survey and I really support adding another residence hall to UWEC!!
1	0.22%	<input type="text"/>	I loved everything about living on campus my freshman year. Sharing a room with someone made you get really close to them and it was a really great experience. But after that freshman year, not many people want that anymore and most move off campus (I did--but with the friends that I made on-campus). If you were to build campus housing for students other than incoming freshman, it would have to outweigh the freedom of living off-campus. le Chancellors isn't "cool" and is far from classes.
1	0.22%	<input type="text"/>	I loved living on campus and met my husband on campus. When he graduated I we were forced to move off campus. This was upsetting for us. Even if he would have still been in school though we would not have been able to live on campus anymore due to the lack of married housing. I know that there are many single parents in school who would love to have family housing opportunities. It would be great to have an apartment building available to us at a low cost through the university that would have the same security, maitanance, and opportunities as living on campus. It seems like we are punished for growing up and still going to school. It becomes a situation where you have to decide to pay your rent or pay your tuition. If there would have been married/family housing available my husband and I would have definitely taken advantage of it.
1	0.22%	<input type="text"/>	I noticed that the only options with the graphic rooms thing in which a meal plan was optional were highly expensive because they included kitchens. We don't need the campus to force us to decide between paying them for food or paying them for meal preparation space; it would be much cheaper (and therefore preferable) to be able to get food from fast food restaurants and grocery stores. Why is this not an option?
1	0.22%	<input type="text"/>	I personally feel that students are most interested in cost effectiveness. Even though we all want new and improved living arrangements and new serevices, it all affects the bottom line and I think that's what students look at first. Especially with the stride toward "being green" on campus. Everyone says they want the campus to be green...but when this equals students paying more a month to do so, it suddenly becomes not so important to the students who are actually affected by the price increase.
1	0.22%	<input type="text"/>	I personally think the security in the buildings should be a little bit better. For example, just having someone sit at the door at night isn't necessarily the safest thing. Why not have a swipe pad at each door so only people in that dorm can get in at any given time by just swiping their blugold, therefore not needing someone sitting at the door all night.
1	0.22%	<input type="text"/>	I picked having a private room because even though my roommate and I generally get along, it would be really nice to have someplace where I can just be alone. I love being around people and friends, but it seems like sometimes I just don't have anywhere I can go to be alone if I am sad, want to do something that requires focus, or if I want to play guitar. Maybe one option would be having half the rooms be private and the other half have two residences, or it could vary by floor.
1	0.22%	<input type="text"/>	I prefer the dorm unit style in Towers hall to the unit style in the other halls. They offer more options for arranging the room.
1	0.22%	<input type="text"/>	I really appreciate the overflow housing in the Plaza hotel and plan on choosing to live there again, if possible.
1	0.22%	<input type="text"/>	I really enjoy the freedom of living off campus, and feel that you learn more living off campus. Perhaps a transitional housing dorm would be nice for upper classmen who still want to live on cmpaus (a dorm like Chancellors), but less industrial.
1	0.22%	<input type="text"/>	I really hope that some of these new housing options become available before I graduate, but that doesn't seem likely. They are still good ideas to shoot around.
1	0.22%	<input type="text"/>	I really like the idea of making Eau Claire an environmentally friendly campus. If possible it would be really nice to have a few more washers/dryers in the residence halls Another residence hall like chancellors would be great, and I know there is a market for it because so many people have to be turned away from Chancellors every year
1	0.22%	<input type="text"/>	I sincerely enjoyed the 3 years I spent living on campus. The living experience, dorm setting, custodial services, and convenience all made my time here at UWEC a valuable experience. I look forward to hearing about how the University plans on changing/updating current living situations.
1	0.22%	<input type="text"/>	I think a lot of the dorm room housing options were very good ideas, however a lot of students may be turned off by the idea of going to a 'chancellor's like' building and still having to share a room with someone else. Also I think for room set up G, if you're going to have 8 people to one rooming unit my roommates and i wondered how the kichen situation



			would work. If there is only one stove, things might get very touchy between 8 roommates very fast. So, if that was the situation, randomized roommates might be the best way to go. Otherwise the drama created from that situation would be something resembling MTV's real world. I realize these must all be minor concerns when considering the sheer cost of housing facilities, but it may not be a horrible idea to building another chancellors.
1	0.22%	<div></div>	I think apartment style living is a must. Living has changed and dorms are just too small. I would have stayed with on-campus housing had there been alternative units available.
1	0.22%	<div></div>	I think building a new residence hall is a must, what with the number of students in hotels this year. To me, this is more important than a new Davies.
1	0.22%	<div></div>	I think building a new residence hall is important and will greatly increase the value of our campus. I would not like to see apartments with 4 or more people, though. In the dorms now, it's hard enough getting 4 people in a overflow to get along. I think more than 4 or 5 people is asking for many more problems within the living unit. If people want to live with 7 other people, they can go off campus to a house. Additionally I feel that opening up a 8 person apartment might encourage a drinking environment, so how to control those types of situations would be an important consideration. I think we do need a new residence hall, but I would like to see one more like Chancellors.
1	0.22%	<div></div>	I think coed rooms should be available in more than just one dorm, they should be available in at least half the residents halls.
1	0.22%	<div></div>	I think if better on campus housing were available with private bathrooms and living areas more students would live on campus after their freshmen year
1	0.22%	<div></div>	I think if the unversity provided more housing similar to chancellors on upper campus would be prefered of many of the students.
1	0.22%	<div></div>	I think if there were more places like Chancellor's at an affordable rate, people would love the housing experience.
1	0.22%	<div></div>	I think it is a really great idea to incorporate new and improved housing on campus. I have lived on campus for two years now and I love it. It is a great place to meet new people and get involved in tons of activities. I think more people should live on campus, and the new housing would encourage them to do so. I think the single bathroom is important to a lot of people because you do not get a ton of privacy in the dorms as it is. The bathroom and showers are public for the most part and I think the single bathroom would make people feel more comfortable. I like the apartment style of the new dorms in the pictures. I think in this generation a lot of people want to have freedom when they come to college. Living in a dorm where they have their own room, living room, bathroom, and own choice of roommates, would make them feel comfortable and at home so to speak. This survey was a little long but it was really cool to see the ideas you all are coming up with. Keep working hard and don't let the ideas stop with drawings. Lets make this happen. Thanks!
1	0.22%	<div></div>	I think it would be a good idea to get scanners for our blugold cards to get into the building so we do not have to be checked in.
1	0.22%	<div></div>	I think it would be nice to have an option for married people housing. It wouldn't have to be big, but it would be nice to have that option.
1	0.22%	<div></div>	I think it's great that the university is exploring new campus living arrangements for students-definatly needed! Suites are a great idea, and will definately attract new students to UWEC!
1	0.22%	<div></div>	I think most of students love to live on campus, like I do. I love to live on campus too, but I decided to live off campus, because I could not stay together with my roommate. If I could have a nice roommate, I would like to live on campus again. I'm an international student, I would suggest that if we could check the people (who are going to live with an international student ) first before we sign them together, because those people are friendly to international students or not affects how the international students being during their school years in this total different and strange country. Thanks.
1	0.22%	<div></div>	I think one of the most important things to do, if a new residence hall is indeed built, is to make it sustainable. If a new one isn't built, then the existing buildings should be made more sustainable.
1	0.22%	<div></div>	I think people would be much more apt to rent through campus housing if the meal plan was not required. I have done the math and it is much less expensive for me to live in a large house, in my own room, share a bathroom with only two other people, and do my laundry in my own place, then it would be for me to live in any of the student housing options through the university. By requiring a meal plan, it just feels like I'm being entirely ripped off. I would suggest giving the students that want to live in the student housing a discounted meal plan as an incentive to purchase this so-called needed meal plan.
1	0.22%	<div></div>	I think some of the questions were poorly worded and/or the survey should have asked different questions. I wasn't sure how to answer this question: "Living on campus had a positive influence on my academic performance." because I have no other living experience to base my opinion on. Living on campus may or may not have a positive influence on my academic performance. On the question asking whether or not the campus provides "cost-effective" housing I answered that I disagree because I don't think

			the meal plans are cost effective. They rip students off and the fact that they are required to live anywhere on campus except Chancellors Hall is ridiculous. Lastly, regarding the diagrams of the different types of housing to choose from, each diagram said that the picture was not drawn to scale. How am I supposed to make an informed decision on which housing I prefer if those pictures aren't drawn to scale? In order to make a decision about which housing is most desirable I would want to know what size they are in relation to each other and if they aren't drawn to scale that's impossible.
1	0.22%	<div></div>	I think students living within the hotels surrounding the UWEC campus is extremely unfair to their first year/s on campus and limit them from a traditional college experience.
1	0.22%	<div></div>	I think students should have the option of living with the opposite sex if they so choose.
1	0.22%	<div></div>	I think that every student should be able to have the choice of having a meal plan. I do not need \$900 dollars a semester to eat food on campus and the other meal plans are very inconvenient especially when I do not get to eat the kinds of food that I desire. I think that the 50/50 plan and the \$300 plan should be available to students living on campus as well as off.
1	0.22%	<div></div>	I think that going green is very important when considering campus development. I think a parking ramp would be better for parking, and it would provide more green space and more parking spots. There are many simple things that can be implemented in the residence halls such as better windows, lights that are turned off in the hall ways and bathrooms when not in use. If a better heating system is used there would not be people that open the windows when their room becomes too hot. Better curtains should be used for people that wish to have a dark room, because it is very hard to get a dark room in the towers hall because of outside lights from buildings, etc.
1	0.22%	<div></div>	I think that it would be important to update living facilities that are already provided with new appliances and heating, plumbing etc... because i have noticed the leaky pipes, rather chilly living conditions, heaters in rooms shooting flames and also stoves starting to flame. Although this does not accommodate fro the expansion of the college i think that it would improve the living conditions for people already here. Also, the blugold commitment talked about keeping this school as prestigious as it always has been, so i wouldnt see an issue with keeping the amount of students enrolled down. It would be more competitive and more of an honor to be here.
1	0.22%	<div></div>	I think that it's unfair to force students to have a meal plan. If the meal plan is affordable and worth the money, then students would choose to purchase it- but automatically handing the money from meal plans over to Sodexho means that they don't have to try to make the food good- because good or bad, they still get paid.
1	0.22%	<div></div>	I think that of the options for potential rooms that I saw, most were severely overpriced. That should be reevaluated. I also think that the four double room with shared living room looked like an awful idea. We have enough problems in our four-person chancellors apartment--any more than that sharing a living space would be suffocating.
1	0.22%	<div></div>	I think that the living/learning communities are going to be very important in connecting students who share common interests and goals. I also think additional concerns like diversity (race, ethnicity, gender, sexual orientation) need to be focused on as to not marginalize these students.
1	0.22%	<div></div>	I think that there should be more parking spots available to students on lower campus. I work off campus and live in Putnam (lower campus). I frequently have to park on upper campus across from Towers, and it is getting hard to walk to and from my car in the winter. At least on the weekends, students with parking passes should be allowed to park in the Faculty lot in front of Davies and the Nursing building.
1	0.22%	<div></div>	I think that traditional style residence halls are the best way to go....UNLESS it is a shared bathroom. I went on NSE to a campus where it was all apartment style living and the community is much harder to build there.
1	0.22%	<div></div>	i think that uwec is ugly in general. everything is brown and gross and dated. please change that.
1	0.22%	<div></div>	I think the best thing the University could do with a new residence hall would be to build a green building. Even in tough economic times, the opportunity to make the university more sustainable is VERY IMPORTANT.
1	0.22%	<div></div>	I think the dorms we have now should be fixed up before building a brand new expensive apartment-style building.
1	0.22%	<div></div>	I think the housing contract should be more flexible. Students should have the option of leaving at semester. Also, I believe RA's should be pushed to enforce the rules harder. Quiet hours basically don't exist in my hall, which makes it extremely difficult to study and sleep.
1	0.22%	<div></div>	I think the meal plan prices are ridiculous! There should be more options available that are a way better price. You would have to eat many MANY times right now to get the full value out of your meal plan. Also, the parking situation is a complete mess. I have a need based spot. To me I understood this as I have a job so I would get a parking spot. Nope. When I get off work at 1 in the morning I get to park at the end of the Towers lot and walk alone in the dark

			all the way to Sutherland. I voiced my concern with the parking department after receiving a ticket and the lady was INCREDIBLY rude. She did not care about my opinion and did not even want to listen. I though here at UWEC our voices were suppose to be heard?
1	0.22%	<div></div>	I think the most important change to be made to the dorms that we currently have is more convenient dining. On upper campus, walking from one of the farther dorms (sutherland, governors, etc.) in the freezing cold in the winter or other inclement weather was very inconvenient and often times I chose not to eat rather than walk to the cafeteria for a full meal.
1	0.22%	<div></div>	I think the price is too high... students can barely afford on campus housing the way it is.. I'm EXTREMELY concerned with where it would be built. I think the only option would be to remodel a current building to have those types of complexes.. Katherine Thomas hall is pretty old and withering... maybe that should be the building to transform and expand. I think the current buildings need a lot of improvements before something new can be built. its only fair.
1	0.22%	<div></div>	I think the semi-suite idea with a shared bathroom is a really good idea. I think it'd also be good if four rooms were able to share one bathroom, but still not have the living area.
1	0.22%	<div></div>	i think the suite idea is a great idea for a new building!
1	0.22%	<div></div>	I think their is a strong need for more efficient buildings.
1	0.22%	<div></div>	I think there should be a way to live on campus without a required meal plan. I don't feel like I eat enough to truly &quot;get my money's worth&quot; with the All-Access or Preferred Meal Plans. It would be nice if the Preferred Meal Plan came with an option of different amounts of declining balance dollars, because I don't think I would use \$500. Thank you!
1	0.22%	<div></div>	I think there should be more options for students to live in suit-style apartments. Right now there is only one. I think more students would choose to live on campus if there were more.
1	0.22%	<div></div>	i think this university is deeply in need of updating the current dorms and also providing a new and different living option due to the amount of students who attend and want to live on campus at UWEC. This survey is a step in the right direction towards accomplishing these two needs. I have loved my living experience here the last 4 years, and i think that is mostly due to the HD's and RA's involved in addition to the excellent maintainance. That being said, maintainence is fine, but the residence halls are still approaching 60 years old and are quite outdated in addition to all being the same type of units for the most part. This survey should be used to look at the aforementioned opinions and experiences i share in order to make necessary changes to residence life in the near future. I cannot imagine living in a hotel when i first come to college and that experience should be avoided at all costs.
1	0.22%	<div></div>	I think we need more housing for people older than freshman. I feel that more people would live on campus next year. The only reason I don't want to live on campus is because all my friends are living off campus and I don't want to be stuck in the dorms with all freshman. Also the meal plans are really expensive for what i actually eat there. It's great for people who do/can eat alot but not for some.
1	0.22%	<div></div>	I think we should have a better way to be assigned roommates. We should be able to either pick our roommates or do personality tests or something along those lines.
1	0.22%	<div></div>	I think when considering appliances to put in a suite with a kitchen, you should test them out first - would you like to use that appliance? Would you and your roommates like to use that appliance? Good luck!
1	0.22%	<div></div>	I think you should either have cheaper meal plans available or should not make it mandatory to have a meal plan while living on campus in non-apartment style housing. For people living on campus, the meal plans are so expensive and not all of us need all of that food. I have declining and am trying to waste my money because I have it. Living on campus because more expensive than off campus becuase of the expensive mandatory meal plans. For men who tend to eat much more it makes since for them to get all access to the cafeteria, but for a women like me who can get full off a small salad it doesn't make since for me to pay \$5.19 for that. This just makes me want to make use of my money and force myself to eat more. If you had declining plans that maybe only cost \$800 and gave you 4-500 dollars to use. Still keep the other meal plans, but add one like this to satisfy more students needs. Also Putnam Residence hall has their piano inside their study lounge. With the many music students residing in Putnam this makes it hard to practice without disturbing people who are studying. Also there is no workout room inside Putnam Hall. I heard that they might be remodeling Putnam if this is true I think rooms specialized for piano and exercizing would be important to add.
1	0.22%	<div></div>	I thnk location and cost are the two biggest factors for me. I also really like the idea of building a Green residence hall, I would have liked to live there when I was an incoming freshman
1	0.22%	<div></div>	I thoroughly believe in updating the apartments of Hall Directors. If they have to live with us all year, they should be compensated with newer apartments, they are in need of update. (From a former Residence Hall Student, not a Hall Director)
1	0.22%	<div></div>	I thought that this survey was not useful for those that are freshman. Most of us had no say in where we live this year, as we got placed in whatever was left over.

1	0.22%	<input type="text"/>	I thought that was an interesting and useful survey. I hope that this information will be used to actually put some of these things into action in the future. Thank you.
1	0.22%	<input type="text"/>	I understand that you are trying to figure out what to change with the University, but this survey is to long, and is annoying to keep answering after 50 questions.
1	0.22%	<input type="text"/>	I was also able to participate in the discusssion that took place a few weeks ago. I appreciate your interest in hearing the opinions of the students. I now live in Chancellors and love it, but I also spent three years in the traditional residence hall, three semesters as an RA. I think it is a great way for students to live and there is a lot of opportunity for encouraging community with a new residence hall. Having a community living space and kitchen on every floor would help a lot - there just wasn't space for social acitivites and that made for little interaction between residents. I think that is more important than everyone having their own private bathroom.
1	0.22%	<input type="text"/>	I was originally placed in an overflow room in Governors Hall. I was very excited to be living there, and I really like the girls that were going to be my room mates. Then less than a month before semester started I received a letter in the mail saying I was being moved out of overflow into a double room in Oak Ridge. Oak Ridge was NOT one of my choices for where I wanted to live, and I really do not enjoy living here. My room mate and I have had a lot of problems, and most of the time I feel like i'm at an all girls summer camp. The staff does announcements over the PA system far too often and it is very disruptive when i'm trying to get work done or study. I also feel very disconnected from the rest of campus because Oak Ridge is a pretty good distance away from the hill and from hilltop center.
1	0.22%	<input type="text"/>	I went to undergrad/grad school at Eau Claire and now I am back earning credits towards a professional license.....so I am old and most of this does not pertain to me. However, if I was still in undergrad I think there are many great ideas that are brought forth in this survery and will appeal to many students. I like the idea of the professional learning communities and living with people who are similiar; however, I also feel this may limit life experiences for new students.
1	0.22%	<input type="text"/>	I wish housing were closer to things off campus - I rarely did anything outside of the immediate campus location because the transportation system is not very solid and there is little within walking distance. I often felt like I was at boarding school. Living off campus was the best choice I ever made. I finally feel part of life again, not just surrounded by college students. I can do things outside of my room besides go to the caf and work out in Crest!
1	0.22%	<input type="text"/>	I wish I would have been able to live in Towers this year instead of Horan.
1	0.22%	<input type="text"/>	I wish that there was better parking! Some people really need it and we can't get it because all those empty spots in towers parking lot are taken up for some reason?! Come on!!! Some people actually need a parking place to get to work, but instead you do a lottery?! Hmm...
1	0.22%	<input type="text"/>	I wish that there would have been a personality questionnaire that I would have been given during my first year. This way I could have been match up with some one like me. I also wish that I was match up with someone who like me didn't have anyone from the same school attending here, because this caused me to be alone a lot and my roommate to leave with his high school friends.
1	0.22%	<input type="text"/>	I wish the meal plans had more options, the dorms had an open door drinking policy and soft water. I also wish my roommate didn't suck.
1	0.22%	<input type="text"/>	I wish these housing opportunites would have been available when it would benefit TODAY'S campus body.
1	0.22%	<input type="text"/>	I wish when we were filing out housing papers, some of these questions were asked and awarded during the school year. I also think the meal plan is ridiculous. The price either needs to go down, or there needs to be more than two options. And I don't think freshman should HAVE to get the meal plan. Especially since I live in the hotel, I'm getting more than ripped off with this meal plan and can't afford it. Along with the new \$1500 dollar raise they will be making in the next 4 years, I won't be able to afford Eau Claire's tuition and will be forced to transfer to a different University.
1	0.22%	<input type="text"/>	I worked full-time while living in the dorms and on the weekend I could never use my dining dollars because I worked from 10:00 AM until 11:00 pm. All I could get was fast food. It would have been nice to be able to go to the caf for breakfast before work. I loved living in Chancellors because the parking was right there and you had an entire apartment of space. Everything was put together nicely in chancellors. The living room is not even neccessary because my roommates and I didn't use it. We all stayed in our rooms on most days. Having a kitchen of our own was the best part of living in Chancellors. Other perks: close parking (I worked 7 days a week) my own room (it was a good size) only a few people to share the kitchen with, and our bathroom got cleaned for us.
1	0.22%	<input type="text"/>	I would be more worried about the meal plans than the dorms. Granted the dorms need a lot of improvement, but I can deal with the less than adequate sanitation. I spend more money than I could ever eat on a meal plan that I never use. Huge waste of my money for no reason. Way to rip the students off Eau Claire!
1	0.22%	<input type="text"/>	I would be very interested in the option of having an apartment with a kitchen, but a partial meal plan as well. In the past, the only meal plan options have either been a full meal plan or no meal plan. Possibly that's changed this past semester; I've been abroad so unaware

			of the situation. If that hasn't changed, though, it would be nice to have the option of having seven meals a week on campus, but then rather than using meal plan dollars for dinner, instead buy food at the grocery store.
1	0.22%	<div></div>	I would be willing to pay more to have bigger rooms available.
1	0.22%	<div></div>	I would definitely prefer to live away from Water Street if a new housing building is constructed. I know it is closer to campus, but am not a fan of the noise, inappropriate behaviors, and crime rates on that street.
1	0.22%	<div></div>	I would have added a choice of saying "No Opinion". I answered the best I could on some, but I didn't truly have an opinion either way.
1	0.22%	<div></div>	I would have liked the option of the four private bedroom sweet; however, it was only open for upper class men and it is much more expensive.
1	0.22%	<div></div>	I would have loved to live on campus past my freshman year, but as a special education major in the winter months the walk from upper campus apartments like Chancellors was so much farther than my walk from off campus. I also did not enjoy the food options and would like my own kitchen and cooking opportunities.
1	0.22%	<div></div>	i would just like to point out that many of those room arrangements were appealing however it is cheaper for me to live off campus and that is why i chose that answer. i think that this is also a great idea, really get the ideas of what the students want!!!
1	0.22%	<div></div>	I would like there to be a common living space. It doesn't have to be part of each individual suite, but as long as there would be a living room-like room somewhere on each floor or every couple floors.
1	0.22%	<div></div>	I would love it if there was another housing building similar to Chancellors. I feel that it is very hard to get in there and the spots are limited.
1	0.22%	<div></div>	I would love to see another Chancelors like dorm on UPPER campus! Housing is fun, and I wish I could have lived up there longer, but all my friends wanted to move off
1	0.22%	<div></div>	I would suggest not housing students in hotels. It isolates the students and most of them do not feel apart of the campus. The trasportation was bad, the internet only worked half the time, and the laundry situation was terrible. Since the transportation was bad, I had to walk back a lot at night when it was dark, which is unsafe. Sometimes the RESS van would drive right past me at the Towers stop when it was on its last rounds. I just don't think it is fair for students to be housed in a hotel when they came here looking for the college experience, which living in the hotel is not.
1	0.22%	<div></div>	I would've preferred to live on campus if the housing amenities were similar to off-campus housing. For me cost was the most important factor, followed by privacy. I think as students get older they prefer their own space, i.e. kitchen, bathroom, bedroom etc. I like the idea of only having to make one payment per month or semester (not havig to pay for heat, water, cable, etc. seperate) but do not think it should be required for students living on campus to have a meal plan. Furthermore, I feel new housing should be more accomodating towards nontraditional students. For example, I am married and my husband has already graduated from college--are there currently housing options that would allow us to live on campus year round? An apartment complex on campus I feel would be a more attractive housing option than what UWEC offers currently.
1	0.22%	<div></div>	I'd love the idea of having a newer residence hall on campus or even updated residence halls. If a new one were to be built, the apartment style's are attractive options even though they are more costly. However, I like more space with things, so I'd be willing to pay the cost. I don't know how many students feel the same, but I'd think people would pay a bit more extra to have a little more space and convenience (such as kitchen/private bathroom) then be crammed in some small rooms and have to share everything. Also, the required meal plan option...no good. Personally, I'd like to spend my own money on my own food as opposed to paying a lump sum for food I eat about once a week. Hopefully we get something new! Looking forward to what you come up with!
1	0.22%	<div></div>	If funds were to come around, I think it would be a wise idea to tear down any of the older res halls (e.g. Putnam) and build high rises like towers in its place
1	0.22%	<div></div>	If there is something that the school is going to do towards housing that will increase the tuition amount, I'd say don't even bother. People do not need the top of the line housing options especially freshman year. Of course everyone wants to live in a great beautiful room, but no one wants to pay a fortune. Also, if it affects other people that attend UWEC and their tuition, you will get a lot of angry people.
1	0.22%	<div></div>	If we have enough money to even -think- about building new residency halls, we should first think about keeping the faculty positions that have been eliminated as well as the Music Therapy program that was discontinued despite it providing a connection to the community and specifically reflecting UWEC's mission statement and all the other Liberal Education goals and outcomes. I'm outraged. I honestly feel betrayed by this university for letting this happen to something held in such high regard by many faculty, people in the community, and other influential people and at the same time proposing huge expensive projects like this. I'm so disappointed in whomever is in charge of allocating funds for not seeing the travesty in this situation. I came here from another part of the country to study HERE



			because I had faith in this university system. Not Colorado. Not Iowa. Not Kansas. Not Michigan. Here. I brought my money, expertise in my main instrument, previous experiences and leadership - all because I thought this university wasn't like my last one. Office politics and money issues. I'm so sick of it continually ruining education experiences for myself and others. . I'm going to finish my degree here and always cite the professors for my success and training, but not the university which has not taken care of their own students and upheld their supposed ideals.
1	0.22%	<input type="text"/>	If you could make it cheaper to live on campus, I think more people would be interested. Also, if Eau Claire could eliminate the rule that freshmen are not allowed to rent apartments or houses in the surrounding area I think that would draw in more students. I know if I wasn't able to commute my first few years because I am from nearby, I would not have considered UWEC as my college of choice.
1	0.22%	<input type="text"/>	If you put too many people (more than four) in an apartment where there is one bathroom or one kitchen to share, then you create more stress and room for conflict between roommates.
1	0.22%	<input type="text"/>	If you want to have more of the student population live on campus- you MUST make more modern changes. Off-campus living has it's downsides, but compared to the restrictions and out-dated living conditions on-campus, it's really not so bad! Glad you finally asked for the student's input.....
1	0.22%	<input type="text"/>	I'm currently studying abroad and have been having a really hard time dealing with housing with getting rooming assignments on campus for spring semester 2010 even though I've paid everything and completed everything. Its really frustrating and I don't think studying abroad should mean my housing situation is more difficult to figure out.
1	0.22%	<input type="text"/>	I'm very, VERY disappointed with parking. I made the choice to move back to campus (for the fifth year strait) during the summer. Because of that, I was not included in the lottery parking. After a short while, I did get a parking spot in Bollinger Lot. HOWEVER, no bus goes to Bollinger on Saturdays or Sundays and the RESS shuttle doesn't start going there until 8 pm. Much of the semester, it's dark by 5 (or earlier) so it's awfully dangerous (let alone very time consuming) to walk to or from Bollinger on the weekends. Similarly, I live on lower campus, which, makes Bollinger even further. Don't you think the most popular time to get to and from Bollinger Lot is on the weekends, yet no rides start until 8 pm? Come on university. If there is some ubscure way to get a ride there, why isn't it better advertised?
1	0.22%	<input type="text"/>	improve internet connection in dorms!
1	0.22%	<input type="text"/>	Improve the lighting in the dorms.
1	0.22%	<input type="text"/>	In order to get more students to stay on campus longer, meal plan prices should be lowered
1	0.22%	<input type="text"/>	In the winter the sidewalks should be shoveled 1-2 days after it snows at the latest... Not never shoveled or a week or two later. Walking in all that slop/slush is terrible.
1	0.22%	<input type="text"/>	Increase front desk services. The ones already available are great, so keep going!
1	0.22%	<input type="text"/>	Instead of building a new residence hall, you could modify or improve the existing ones. For example, you could make them more "green/sustainable. Even just new windows and motion sensor lights in the bathroom can help with that. You can also get rid of that coal plant. I also think it would be AWESOME if every residence hall had some way of disposing of compostable material because students that care about that stuff don't want to have to drag their nasty smelling compost down the hill to the Phillips gardens.
1	0.22%	<input type="text"/>	It concerned me that I pay so much for one small room this year that I have to share with. My apartment. I am living in next year is less expensive than my whole house with me and 3 roomates splitting the cost. I also think that you should be able to room with someone of the opposite gender if you prefer it.
1	0.22%	<input type="text"/>	It got a little long...
1	0.22%	<input type="text"/>	It is considerably cheaper to live off-campus, especially without a meal plan. I found myself literally wasting money because I had to try to use up my meals as a freshmen (I had the lowest plan possible). Living on campus was a great experience. However, one year was quite enough. Thank you very much for not limiting the number of years/semesters a student must stay on-campus as some campuses have done.
1	0.22%	<input type="text"/>	It is hard to get a job off campus if you do not have a car because most places you could apply would be out of walking distance (more so in winter) when living on campus
1	0.22%	<input type="text"/>	It is not necessary to ask my gender, age, or race. One may counteract that statement by saying that they need to know the makeup of the diversity on campus, however such programs should be available no matter what.
1	0.22%	<input type="text"/>	It is possible to find cheaper and better housing off-campus all over the place. The prices for on-campus housing are very very high, especially the required meal plans. It would also be nice to have a living contract by semester. I had a very bad roommate experience this semester and have been living in the dorm for 2.5 years. There was a perfect opportunity to move off-campus second semester and sublease for a friend, but the dorm contract is disgustingly binding.

1	0.22%	<input type="text"/>	It is too important to me to have my own quiet living space so that I can focus on my schooling. Socializing is not a priority which is why I chose to live off campus. I've felt this way since I was an incoming undergraduate freshman. I've always lived off campus for this reason and the only way I'd live on campus is if I were able to have a full efficiency apartment at the same cost as I could get off campus.
1	0.22%	<input type="text"/>	it took me more than 12 minutes to complete this survey!
1	0.22%	<input type="text"/>	It was hard for me to answer some of the questions because I'm a senior and have been living off campus for a while now. If you are planning to build a new residence hall I think it's important to think about what age group you are trying to attract. Incoming freshmen want to be living around more people because a big concern for many of them is making friends. So suites that students have to share bedrooms wouldn't be a bad thing because it provides a very social experience. We typically get sick of sharing a room though. A couple years into school, privacy becomes a bigger issue. My friends and I moved off campus because we all wanted our own room. We also wanted nothing to do with the meal plan. We were so sick of cafeteria food. I think it would be helpful if you took those things into consideration if you plan to build a new res. hall.
1	0.22%	<input type="text"/>	It was quite intersting and it didn't take me so long to do the survey. I think this kind of survey will help students living oncampus a lot and what kind of suggestions do they have for the housing department.
1	0.22%	<input type="text"/>	It would be nice to be able to live with opposite sex roomates. Another residence hall like Chancellors would be beneficial. I applied and was put on the waitlist at number 210 solely because I have not lived on UWEC campus previously. I transferred here as a second semester sophomore so I didn't feel the need to stay on campus. I would like to be able to live in Chancellors so I do not need a meal plan, but now I am stuck with living off campus again because I am a transfer student and didn't have enough points to stay in chancellors next year.
1	0.22%	<input type="text"/>	It would be nice to have housing available for non-trad students where they could live with their children if single.
1	0.22%	<input type="text"/>	It would be very nice if i could find an affordable single room somewhere on campus...instead of paying twice as much for a double to get my own room.
1	0.22%	<input type="text"/>	It'd be nice to have keys or codes or some way that we could enter the residence buildings at anytime without having to check in like many other schools do. It could cut down on required workers because they wouldnt need to sit up all night waiting for people to come in, and it'd be nice to enter in the doors closest to the parking lot or are rooms especially during these cold winter months.
1	0.22%	<input type="text"/>	It's a great idea to suggest improvements to UWEC facilities, but the basic idea should probably be kept in mind at all times. For example, a few of the personal preference/importance questions asked me to rate the preference to have a quiet study area available in the building. A university is an academic environment- a high degree of academic focus, facilities conducive to academics, and appropriate studying facilities are all implicit in such an environment. Having them downgraded to 'options' doesn't seem like a terribly good idea.
1	0.22%	<input type="text"/>	It's very important to me to be able to avoid partying and other rule/law breaking in my living area.
1	0.22%	<input type="text"/>	Just make sure that all residence halls and on-campus living is LGBTQ-A friendly and is an open/comfortable community for ALL people.
1	0.22%	<input type="text"/>	kerry day is a terrible hall director. should be canned.
1	0.22%	<input type="text"/>	KT could use new carpet on the second floor hallway, it is ripped and duct taped and dingy looking. Also the bathrooms took me a while to get used to. They are gross and need to be cleaned more throughly.
1	0.22%	<input type="text"/>	Living communities sound like a great idea; it helps to be motivated by others around you that relate to you. Also, a transfer student living community would help transfers get to know people on campus like they are freshmen, because everyone is new. When I transferred, I was really attracted to how UW-Madison had this type of living community and how they had classes/tutoring right in the dorms. I came here in the Spring of my Junior year, lived in the dorms, and I didn't feel very welcome.
1	0.22%	<input type="text"/>	living in the dorms is like living in a shoebox. If student are forced their first year to live on campus and have a meal plan, then the meal plan should accommodate vegans and vegetarians. Oak ridge is miserable, and shouldn't exist.
1	0.22%	<input type="text"/>	Living in the Plaza is very unconvenient. I do not recogmend that the University continues to use this option in the future. The distance has interfered with my academics because being forced to walk when trasportation is not available makes me late to class or unavailable to print something at a convenient time. Also, constantly having to walk is making me ill, something that I have not seemed to recover from in the past month. The bus system would be better if it was just offred to the Plaza students. Because so many lazy people living in upper campus take the bus, us Plaza people are forced to stand, which is very unsafe, or are forced to wait until the next available bus because there is no more room. The bus

			drivers drive very recklessly and are super unfriendly. Half of the time they don't show up on time or don't even wait for students to sit down before the start driving again. But, I have to say, the tip of the ice berg for me would have to be the fact that the internet is now unavailable to us, during finals week no less. Making it difficult to study and once again interfering with my academics. We weren't informed that we were no longer able to use the wireless internet, so us students that didn't buy an ethernet cord are essentially "screwed" during this studying period. Living in the Plaza has its perks, but in the end, has been a horrible first year experience.
1	0.22%	<div></div>	Living on campus is not an enjoyable experience. I wouldn't advise anyone if they had the choice to live on campus. Changes may make it a little better but overall it's not what I would have wanted for my first experience in college.
1	0.22%	<div></div>	Living on campus sucked my freshman year. There were way too many rules (in Oakridge Hall) that everyone had to abide to. Also it was way more expensive than living in an off campus apartment where there were no rules and no dining plan! I would not want to live on campus again (with a hall director and RA's).
1	0.22%	<div></div>	Living on campus the first two years of my academic career was very beneficial. I was able to meet friends and form a 'UWEC' identity. However, I appreciate living off-campus now, and would not consider moving back on campus. Living off-campus has helped me identify with Eau Claire as a community and not just the campus. I hate the Water Street area and am living in the downtown area, which I like the best. All of the units you described as possibilities were just too expensive. I am only paying about \$250 a month for rent, and your cheapest option was close to double that!!! As a college student who is already taking out a lot of money in loans for my education, I DO NOT need to be spending that much on living arrangements.
1	0.22%	<div></div>	Living on uppercampus can truly be quite daunting, especially after you have a long day at school and you know you have to walk up that dreaded hill. It's quite a turn-off factor.
1	0.22%	<div></div>	Living space close to the bike path would be amazing!
1	0.22%	<div></div>	love the idea of green living!
1	0.22%	<div></div>	Lower campus seriously NEEDS better parking.
1	0.22%	<div></div>	Make an all athlete dorm! I play hockey and it would have been nice my freshman year to live in the same dorm as all the other freshman hockey players
1	0.22%	<div></div>	Make another dorm because I do not think that freshman should be living in a hotel for this first college experience. I had so much fun in the dorms my first year which is a huge reason why I decided to stay on campus my second year. I want other freshman to have that same awesome experience I did instead of thinking it sucked and then transferring!
1	0.22%	<div></div>	married student housing should be available!
1	0.22%	<div></div>	Meal plan has been very unsatisfactory this year, rules and RA's have been iffy.
1	0.22%	<div></div>	Meal plan is largest drawback to living on campus by far. Put meal plan money towards maintaining kitchens in which students can cook for themselves.
1	0.22%	<div></div>	Meal plan is not worth it, would prefer to cook my own meals. Need more discretion in random roommate selection.
1	0.22%	<div></div>	Meal plan is too expensive
1	0.22%	<div></div>	meal plan is unreasonable
1	0.22%	<div></div>	Meal Plan updated!!!! and to go boxes are free because i'm already paying 1400 for the meal plan. we should be able to use it more than once a day!
1	0.22%	<div></div>	Meal plans are way too expensive. There needs to be a way for upper classmen to have the option to have a meal plan or not. There is no way that I would spend \$1,300 on food in one semester if I was grocery shopping.
1	0.22%	<div></div>	Meal plans should not be required for upperclassmen. They are way overpriced. I didn't even spend half as much as what we are charged per year on the meal plan on groceries when I lived off-campus.
1	0.22%	<div></div>	More aesthetically pleasing furnishings in combination with student friendly conduct policy should be a priority.
1	0.22%	<div></div>	more available parking is most important!! On-campus parking excludes so many people and is inconvenient.
1	0.22%	<div></div>	More available parking to guests... I live off campus and during the winter there is no over-night parking available for me when I visit or stay with friends.
1	0.22%	<div></div>	More easily available and just more parking in general would be appreciated on lower campus for resident students.
1	0.22%	<div></div>	more on campus apartments, with optional meal plans.

1	0.22%	<input type="text"/>	More questions about the meal plans - there was only one and I'm very dissatisfied with this years meal plans.
1	0.22%	<input type="text"/>	More single rooms
1	0.22%	<input type="text"/>	More then three people in a room may be to much. I lived in an overflow and all of us did not enjoy living with that many people to a room.
1	0.22%	<input type="text"/>	Most grad students like me would not live on campus. I would have been very interested in some of the newer housing options you presented when I was an undergrad.
1	0.22%	<input type="text"/>	Most of these things would be nice to have, but most students have trouble paying the tuition as it is and having these other choices available wouldn't change many of their minds.
1	0.22%	<input type="text"/>	Most people, including myself, get put off on staying in the dorms becaues of power-hungry RA's and hall directors. I would never move back to the dorms because of this reason.
1	0.22%	<input type="text"/>	Mostly I'm bothered with the heating in the dorms, there is a knob to close the vent, but even with the vent closed the room still gets quite warm. My roommate and I had to open the window in order to be comfortable enough to sleep. It's a terrible waste of energy but we don't know what else to do about it. Some years the heat has stayed on super late almost to summer, we were told it was because of budgeting, there should be somewhere the money not used goes- maybe to save up for years that extra heat are needed, or maintenance. It is not logical to simply keep the heat one, wasting energy and making the students unhappy/uncomfortable.
1	0.22%	<input type="text"/>	Much better than last year!
1	0.22%	<input type="text"/>	Much of this survey does not apply to me as a married, non-traditional student. I would never live on campus and know absolutely nothing about the dorms that exist. I do know that unlike most students who rent, I have a good apartment. However, it is about two miles from campus. Those that live in the water street area, are often victimized, and I think the school should have some sort of advocacy office for student renters. This office could help represent students to the city, so slum lords can't get away with letting students live in squalor.
1	0.22%	<input type="text"/>	My first year at UWEC has been a blast. It is so much harder and more fun than high school and I am looking forward to my sophmore year!
1	0.22%	<input type="text"/>	My only comment I had about housing was the one I made earlier about keeping the halls diverse of majors! It helps people grow and learn other things about other people with different interests! I would NEVER want to live with an entire building or floor of people with my same interest/major. Lastly, I love the upper campus location separate from the lower campus-academic buildings, and that academic classrooms are all separate from the halls!! I love that once your up the hill, school buildings are left behind and it becomes your own time to study!
1	0.22%	<input type="text"/>	My primary wants are being able to have a private room and an area to cook in. I'm also looking for the best deal. I currently lve off campus and I want to move on campus but the rules are too strict and dining plans are required that I cant afford...
5	1.08%	<input type="text"/>	n/a
2	0.43%	<input type="text"/>	N/A
1	0.22%	<input type="text"/>	n/a
1	0.22%	<input type="text"/>	na
2	0.43%	<input type="text"/>	NA
1	0.22%	<input type="text"/>	Need to consider pet owners
1	0.22%	<input type="text"/>	Never EVER make a survey this long. Surveys this long are precisely why people never fill out your surveys and you make them resent you for it when they do!
1	0.22%	<input type="text"/>	New and better freshman dorms would help attract students to UWEC. However, I would not want more students unless there was a larger selection of classes. The cafeteria is sub-par compared to the many other colleges I have visited. When I say sub-par I mean that it is dumpster diving compared to some other schools.
1	0.22%	<input type="text"/>	new furniture
1	0.22%	<input type="text"/>	New housing on-campus sounds like a great idea. The bathrooms and hallways could be cleaned more frequently. I am a student that loves to cook, so having a kitchen within my flat would be fantastic.
1	0.22%	<input type="text"/>	New housing would be a big improvement! There are limited options on campus for those who want apartment style housing on campus.
1	0.22%	<input type="text"/>	New housing would be SO beneficial, especially to new students coming into UWEC. A lot of other universities I toured when I was in high school had very nice living accommodations and UWEC's were very sub-par. Luckily the school offered other things I that drew me to it!

1	0.22%	<input type="text"/>	NEW HOUSING!!! YEAH!!!
4	0.87%	<input type="text"/>	no
1	0.22%	<input type="text"/>	no comments
9	1.95%	<input type="text"/>	none
2	0.43%	<input type="text"/>	None
1	0.22%	<input type="text"/>	none.
1	0.22%	<input type="text"/>	Ntohing
1	0.22%	<input type="text"/>	Obviously this is going to result in another increase in our tuition. It costs money to build these new buildings. Why don't you start asking people how much more per year they are willing to pay for tuition so that the students who will graduate after them can have a more luxurious style of living???? Isn't that what this is really going to come down to? I can't imagine that an increase in rent is going to cover the full cost of this project.
1	0.22%	<input type="text"/>	Off-campus housing is not kept up on. People assume that students don't care, but we really don't have other options for housing outside of th dorms.
1	0.22%	<input type="text"/>	on campus housing is a good idea because off campus housing is not enough!
1	0.22%	<input type="text"/>	On campus housing is great, especially the idea of suites and apartments, but the cost is often times higher then renting off campus. Let's try to keep the cost down for on campus housing!
1	0.22%	<input type="text"/>	On campus housing is nice, but I found it cheaper to live off campus because the meal plans are so high that I can use that extra money towards rent and other things, including saving the money.
1	0.22%	<input type="text"/>	On campus housing should provide more ammenities for the cost and be more flexible to student lifestyles. Otherwise, it is not worth it. Also, the meal plan requirement is obnoxious because there aren't very many good food options on campus.
1	0.22%	<input type="text"/>	On one of the early questions, it asked about mean plans, when I think you meant meal plans.
1	0.22%	<input type="text"/>	One of my favorite parts about UWEC's housing is the fact that I can live on upper campus and "get away" from school at night. I am very studious and spend a lot of my time in the study lounge, however, it's nice to know that I can come "home" and be away from classroom buildings. I love having the residence halls on a separate campus because I don't feel smothered by the academic side of being in college all of the time.
1	0.22%	<input type="text"/>	Parking parking parking! I think the current state of parking on campus is problematic at best and I would like to see some way to a) reduce the need for parking by off-campus students or b) more parking spaces in convenient locations. If new residence halls would lower the pressure on our parking lots by offering students living space similar to off-campus housing, but still within a convenient distance from campus (walking distance) then I would be in favor of any proposal. I think any new housing projects need to consider our parking needs, with special care taken to lower the amount off off-campus students parking in the on campus lots (particularly davies and hibbard lots).
1	0.22%	<input type="text"/>	Personally, the worst part of living on campus wasn't sharing a room, it was sharing a bathroom with 50 other girls. There is just a general lack of thinking about others when it comes to this. There would be music blaring at 5am in the bathroom, and while I understand that some people get up that early, the entire floor does not. It was just the noise level and not being able to have any control over that that caused me to move off campus for my second year. I do think that living on campus my freshman year was very valuable and did help me get into the swing of things at college, and helped me build friendships that I still have four years later.
1	0.22%	<input type="text"/>	places to get food in residence halls more than just the front desk would be nice... coffee house type with some snacks or sandwiches (the ones at the front desk now aren't very good or fresh and usually unavailable
1	0.22%	<input type="text"/>	Placing students in the Plaza is a bad idea. However, I will say that living in the overflow rooms in Towers were by far my most enjoyable college experience thus far. The best option for a new student housing area would be across the bridge in the HFA/Water Street area. They should be standard double-occupancy rooms, built solely to solve the problem with lack of space. Suites are unnecessary and over-expensive. Relax the drinking policies as well.
1	0.22%	<input type="text"/>	Please don't make us have a meal plan if the food is never going to change even with our comments
1	0.22%	<input type="text"/>	Please fix all crazy, loud, squealing heaters in residence halls. If a student says their heater is really noisy and ask to have it fixed, and maintenance guys come and say it's fixed, then the problem is still not fixed, please come back and fix it!
1	0.22%	<input type="text"/>	Please have more kitchens in any new building designed and maybe install more in existing buildings. access to cooking areas are so important to the health of students here.



1	0.22%	<input type="text"/>	Please include a &quot;prefer not to answer&quot; selection for race. This question can lead to bias, and people should feel free not to answer.
1	0.22%	<input type="text"/>	Please keep housing low-cost, increase parking for on-campus residents (that was such an issue when I lived in the dorms), offer a Spanish-speaking TV channel, and continue to promote the GLC!!!!
1	0.22%	<input type="text"/>	please make surveys for us to answer anonymously.
1	0.22%	<input type="text"/>	Please pay more attention to handicap accessibility in the future.
1	0.22%	<input type="text"/>	Please update current dorms, with the new Davie's center going in you will get students to want to come to this school, but when they come up and see where they have to live they might change their minds.
1	0.22%	<input type="text"/>	Please, please, please, ALLOW MORE PARKING! Rather than building all these new buildings, build a parking garage! I think this is something most students will agree on, or buy some land for parking lots.
1	0.22%	<input type="text"/>	Please, please, please, don't require meal plans for upperclassmen. For freshmen it is acceptable, but for seniors that still live on campus it is a little ridiculous.
1	0.22%	<input type="text"/>	Provide more job opportunities for students without work study.
1	0.22%	<input type="text"/>	Providing house for upperlevel students with less rules and restrictions and ability to choose own roommates would help retain upperlevel students on campus housing.
1	0.22%	<input type="text"/>	pubic
1	0.22%	<input type="text"/>	Putting a residence hall on lower campus would most likely result in it being placed between the library and putnam. I don't believe this would be a very good idea considering the amount of open space that would be lost for residents who enjoy it. Placing a new residence hall should be done in a way that does not affect the natural beauty of UWEC's campus by filling up such areas as the one I've stated with buildings.
1	0.22%	<input type="text"/>	Quiet floors should be made available or stricter requirements created for the hiring of RAs. I have lived in 2 different residence halls, on 2 different floors in the one, and every single one of them has been unbelievably loud. Both courtesy and quiet hours are completely disregarded and the RAs either haven't done anything or have been ignored. This has been incredibly stressful to deal with. I would greatly prefer to live on a quiet floor where quiet hours are always in effect, like during finals.
1	0.22%	<input type="text"/>	Quiet hours are not being enforced on my floor & The Hall Director's punishments are harsh
1	0.22%	<input type="text"/>	Regarding the questions about mixing faculty and education with the residence halls, I think this is a poor idea. One of the beautiful things (though somewhat bothersome) is the hill. It is a divide between education and home and allows us to relax upon returning. By mixing more education with home it would ruin this experience. It would be comparable to having an apartment on the back side of your work building.
1	0.22%	<input type="text"/>	Regardless of whether or not meal plans are required, I would prefer to see fewer or no disposable dinnerware used on campus. Even though the disposable dinnerware has been changed over to compostable, I still believe this attributes to too much to waste. Hopefully the new student center will have only disposable cups available at the coffee carts for coffee, coffee drinks and tea. This would help to reduce waste students leave around campus when going to their dorms and classes and/or in the dorms.
1	0.22%	<input type="text"/>	Residence halls are over crowded, and we have many students in a hotel. I think it is more important to build housing than any other type of building on campus right now.
1	0.22%	<input type="text"/>	same as before
1	0.22%	<input type="text"/>	Sharing a bathroom with 30 other girls like in a traditional resident hall was horrible!
1	0.22%	<input type="text"/>	Sharing bedrooms is not fun at all. Don't make semisuites with shared bedrooms. The 8-person apartment with only one bathroom, shared bedrooms, and no kitchen would be awful.
1	0.22%	<input type="text"/>	Some of my comments are low (uninterested) because my current internship is in Milwaukee and I am married. Thus, THIS year I am not interested in those ammenities. However, I lived on campus all 4 years (this is my 5th year) and was an RA for 3 years. I think that Housing and Residence life is vital to the college experience. Thanks for asking students what their needs/preferences are for on-campus housing options!
1	0.22%	<input type="text"/>	some of the questions were interesting to answer because i didn't really know what they meant. I also wish there was a &quot;neutral&quot; option-some i didn't really favor but i didn't really dislike the idea either- it really didn't matter to me, so that would have been nice.
1	0.22%	<input type="text"/>	Something in the residence halls that would help us find jobs may be nice, or maybe more jobs in the residence halls, it has been really hard for me to find a job around here, especially without a car
1	0.22%	<input type="text"/>	Sorry if my answers are skewed; I live off campus & have no interest in living on

			campus=)
1	0.22%	<input type="text"/>	Students should not have to live in hotels. More dorms should be built to accomodate higher numbers of people.
1	0.22%	<input type="text"/>	Sure, I am all for a new building, however, I am not for raising tuition rates for everyone on campus to do it!
1	0.22%	<input type="text"/>	Survey was a little long winded
1	0.22%	<input type="text"/>	Thank you for all you do.
1	0.22%	<input type="text"/>	thanks for this survey opportunity, it's actually very interesting. sorry for not participating earlier, but it definitely was worth my time :) it's really nice that UWEC housing is thinking about progress!
1	0.22%	<input type="text"/>	thanks for your time
1	0.22%	<input type="text"/>	The bathrooms in the dorms are disgusting, I can't believe the showers only get cleaned once a week and the toilets once a day.
1	0.22%	<input type="text"/>	The bathrooms should at least be attached to the room so you don't have to walk down a long hallway to go to the bathroom in the middle of the night. The spread of disease is also a factor to consider when you have so many students defecating and vomiting in the same space.
1	0.22%	<input type="text"/>	The campus housing now is nice but it is nothing spectacular or very appealing to the outside public. They are out of date and could use some updates and retouching. I don't mind sharing a bathroom with an entire hall but if we are all sharing a bathroom then the rooms should at least be a little nicer. Or perhaps sharing a bathroom for every two rooms. Also, new housing ideas sound great but remember we are still students who can not afford a lot and we would like to be close to campus. The new designs are more designed for upperclassmen, most of which have cars for different reasons. Parking will be important to them so don't think that is something unimportant and just leave out because that can be the deciding factor for many students since most offcampus housing offers parking.
1	0.22%	<input type="text"/>	The changed meal plan is extremely undesirable. No one that I know agrees with the change. There should be some sort of plan where you have a certain amount of transfer meals. The to-go containers have been a major issue as well. There used to not be enough, then we had to pay for them? That is ridiculous, the cost of the containers could have came out of the original meal-plan fee.
1	0.22%	<input type="text"/>	The classification of race is unimportant, irrelevant and unnecessary to receive quality results to this particular survey.
1	0.22%	<input type="text"/>	The cost for the new suite is doesn't seem very comparable to living off campus which is a turn-off for me
1	0.22%	<input type="text"/>	The current residence halls need improvements; they're becoming out-of-date. I would also like to say that as an RA, I believe that the Living/Learning Communities is a terrible idea. Housing is in too high-demand here on campus. If the spots aren't filled with people who want to live there, then they'll be filled with people who don't want to live there. Also, it seems to me that the Living/Learning Communities is a means of segregating people by interests and whatever else. We should encourage different types of people to live together and build friendships with other residents who have diverse interests. The Living/Learning Communities are not practical, and I don't think they will be well received. Please reconsider implementing them.
1	0.22%	<input type="text"/>	The current residence units are not that bad at all, but I think it's just a natural desire for students to live off campus. I spent two years in the dorms, and while I enjoyed that time, I wanted the experience of living off campus, with every aspect of it on my own terms. I wanted a setting that was more quiet and private, with less people. I wanted to live only with people I chose. I wanted to be able to cook, to have my own schedule. In the dorms, you must match up all these things with other people-when you sleep, when you eat, when you watch tv, etc. I don't really understand the need for the university to have more students living on campus- particularly when the university has had to house students in hotels- for a number of years! I think if you had students living on campus longer, the univeristy would not be as appealing. Living off campus makes you feel more independent, and that's part of what college is supposed to do, isn't it?
1	0.22%	<input type="text"/>	The custodial services are great! It's just irresponsible and disrpectful students that create messy living areas. When it comes to choosing living options, cost and condition are most important to me. Also, having laundry available on-site (and not coined) is necessary.
1	0.22%	<input type="text"/>	The dorms reminded me of summer camp. I felt like we could have been treated more as adults when we came in as freshmen. I was grateful for all the friends I met in the dorms, we're all still very good friends today. There was a certain level of awkwardness living with strangers, maybe initially, more group activities that forces everyone to interact would be beneficial.
1	0.22%	<input type="text"/>	The first college I attended had sinks in each room which was wonderful! If nothing else, something like this would be very helpful for students.

1	0.22%	<input type="text"/>	The food HAS to be healthier. Especially for the price. I would have lived on campus my entire time here at UWEC but the food (health wise) was gross. Whole grain please.
1	0.22%	<input type="text"/>	The food served in the cafeterias is incredibly unhealthy and unvaried.
1	0.22%	<input type="text"/>	The housing staff needs to be reexamined to keep people wanting to live on campus. All the staff from RA's through the head should be reexamined.
1	0.22%	<input type="text"/>	The idea of improving campus housing is great, especially if you are a freshman or sophomore...but if you want to target upperclassmen, I don't think adding a building on upper or lower campus would increase the amount of upperclassmen who would decide to live there. Most upperclassmen want to be a little removed from campus.
1	0.22%	<input type="text"/>	The lack of meal plan options is detrimental to the on-campus community. Providing more meal plan options (rather than the current 'one or the other' system) while also granting the ability to forgo the meal plan all together would most certainly attract more students to on-campus housing as well as increasing enrollment.
1	0.22%	<input type="text"/>	The largest consideration in moving off campus was how money was being spent on the meal plans. Students do not like the meal plans here because we do not get a good return for our money. If the current room and board for the entire academic year is added, and divided by 12 (the average 12 month lease given in Eau Claire) it works out to about \$469-month. Currently I am paying 300 including all utilities and cable and internet. This is common place among Eau Claire students. While this leaves 169 dollars for food, I still feel as though I getting a better deal off campus because of the environment, and the ability to cook food whenever I want. The housing plans looked nice, but a lot of money should be put towards updating facilities already on campus.
1	0.22%	<input type="text"/>	The living environments do not have enough rules. There is too much drinking on campus and in dorm rooms, and it is not "user-friendly" to those who do not abuse illegal substances (i.e. drugs and alcohol)
1	0.22%	<input type="text"/>	The main goal of any new housing should be to keep it affordable. It would be nice to have a dorm that was different from the current dorms, like a semi-suite.
1	0.22%	<input type="text"/>	the main reasons for moving off campus was to have access to my own kictchen, because the campus food was terrible, and to have more freedom. Rules and regulations in the dorms is too strict for me. If i am paying for my room, I should be able to do what I want in it!
1	0.22%	<input type="text"/>	The majority of upper class man do not want to live in a place where the University is paying people to jam team building, bonding experiences down our throats. That is why we move off campus. (In addition to the fact that Chancellors is horrendously expensive, only offers twin beds and has a horrible location.)
1	0.22%	<input type="text"/>	The meal plan and cost is what made me move off campus. If these things are fixed I would consider moving back.
1	0.22%	<input type="text"/>	The meal plan is pretty bad
1	0.22%	<input type="text"/>	The meal plan MUST be revised! Very few people need to use as much money as is being charged to eat on campus. I am having to buy needless extras at Hilltop in order to deplete my declining balance before the end of he semester. I do not want to have to waste my money on items I don't need because the university over charged me to eat. Also, the housing contract needs to be advertised in a more obvious way. Many students sign a lease off campus unaware that they are in a contract with the dorms. The only real option for students is to drop the lease or drop out of school. This may be causing a drop in the enrollment since people are very rarely let out of their contract with the housing office. This happened to me and I almost had to drop out of school. Although I made a mistake, the university was not willing to work with me or help me in any way. I have lost a lot of faith in my university and I have felt as though they do not value me as a person or a student. I am only a sourse of money. This goes hand in hand with the tuition increase. All they want from me is my money and I they are already getting all that I have.
1	0.22%	<input type="text"/>	The meal plan options basically suck-you're either a cafeteria person or a declining person, making lunches with friends complicated if you're on different meal plans. Also, there are options for people who eat a LOT, and an average amount, but nothing for people who make more food in the room or have small appetites. Also, the food here is boring after about 2 months (if one's lucky) and the new alfredo sauce at Enzo's sucks. Brink back the old stuff!
1	0.22%	<input type="text"/>	The meal plan should not be a requirement. It was the biggest reason I decided to live off campus this year.
1	0.22%	<input type="text"/>	The meal plans are much too expensive for what you get! The meal plan requirement is by far the biggest downfall of living on campus.
1	0.22%	<input type="text"/>	The meal plans are unnecessarily expensive and I believe that there should be a better way for us to get food.
1	0.22%	<input type="text"/>	The meal plans have been terrible this year. Forcing upperclassmen to get one at all creates a desire to move off campus. I would be FAR more willing to stay on campus if I didn't have to pay for food that was over priced, unhealthy, and generally not what I would want. Please get rid of this!

1	0.22%	<input type="text"/>	The meal plans should not be required and if they are, they should be much more affordable.
1	0.22%	<input type="text"/>	The most important consideration is if there will be more space. The current dorms are infuriatingly small, just having 1 extra living space per 4 students would be phenomenal.
1	0.22%	<input type="text"/>	The most important feature for me overall is NOT having to have a dining plan.
1	0.22%	<input type="text"/>	The number one reason I moved off campus after my freshman year was due to the cost of living on campus. I broke down the monthly costs of room and meal plan and was paying more than \$500 month, whereas if I live off campus I can typically survive for less than \$400 a month. I have to pay all of my own expenses so this seemed more reasonable.
1	0.22%	<input type="text"/>	The on campus housing options are way too expensive compared to the rent I pay now. It would be excellent if cheaper options that did not require a meal plan were available all year. I dislike our dining services because of my food allergy, I feel if I have my own kitchen I can make healthier meals to fit my needs.
1	0.22%	<input type="text"/>	The ONLY two reasons I want to live off campus: affordability (including the month the month payment option) and Having my own kitchen ( I really dislike not being able to cook my own food)
1	0.22%	<input type="text"/>	The option to pay monthly for student housing would make it easier for those who pay for their own tuition and housing. I have found living off-campus this year that it has been easier to make the payments.
1	0.22%	<input type="text"/>	The options for the housing were incorrect. The last option only had one bathroom and when asked to choose it was stated that it had two bathrooms, so which one is it? I believe that should be corrected. Two bathrooms is better than one.
1	0.22%	<input type="text"/>	The Plaza needs to be more connected to the dorms!
1	0.22%	<input type="text"/>	the prices are getting quite outrageous. honestly, paying anything over \$350 makes me cringe. therefore i am moving off campus. right now, i am paying over \$350 a month, and when you add on the mandatory meal plans (WHICH SUCK!) i'm paying over \$678 dollars a month! if i moved off campus, and payed \$400 (which i would never do) on rent, i would have over \$250 to spend on food every month. which my entire family of 5 doesn't even spend. that is absurd! either lower your prices, or i know i will be recommending off-campus housing to all people who are complaining about it. also, the one thing i am really looking forward to next year, is actually doing real grocery shopping. and not having to eat at the same 4 places all the time. preparing my own healthy and delicious food will be very satisfying. not to mention saving all the money for my next study abroad experience. '
1	0.22%	<input type="text"/>	The question about living green, I agree yes if it makes a big enough difference.
1	0.22%	<input type="text"/>	The reason for many of my choices was simply that I am married and have no desire to live on campus anymore. I had great experiences living on campus.
1	0.22%	<input type="text"/>	The reason I moved off campus so early was because I didn't want to have a dining plan. I also didn't want to pay outrageous amounts to live in Chancellours where a dining plan wasn't needed. I think that improving the food or at least the cost of food would be more beneficial than changing the on campus living situation for prospective students.
1	0.22%	<input type="text"/>	The reason I stayed in the dorms as a sophomore was because I am studying abroad, it was nice because I didnt have to worry about finding a sublease. I really enjoyed my time in the dorms, i met a lot of friends, but after this year I am also excited to live off campus for a different experience.
1	0.22%	<input type="text"/>	The resident halls are way too expensive. Reign in costs and i would consider living on campus. Right now it is about double the cost of living off campus.
1	0.22%	<input type="text"/>	the rooms are too small
1	0.22%	<input type="text"/>	The sooner these buildings can be built, the better.
1	0.22%	<input type="text"/>	The survey seemed to repeat itself at times (middle of the survey), and in that regard it was too lengthy. The prizes at the end of the survey are a good incentive though. Thanks
1	0.22%	<input type="text"/>	The traditional two-person rooms need to be bigger. It would be nice if they could have sinks in the rooms so you wouldn't have to go to the bathroom and wash your face and brush your teeth with everyone else. Soundproof walls would be nice and carpeted floors. Maybe a different color on the walls other than white. Get rid of the fluorescent lighting and the dark, old furniture.
1	0.22%	<input type="text"/>	The two biggest factors for me are the availability of on-campus parking and residence halls on campus. There should be much more parking/parking passes and students should live in residence halls on campus instead of in hotels.
1	0.22%	<input type="text"/>	The UWEC dorms are nice from what I've seen, but they just aren't a good value for the amount of space and amenities provided, especially with meal plans required. I work hard to eat healthy and affordably, and that would be impossible without having my own kitchen to use. Once costs from food are added in, I pay way less to share a good-sized apartment with one roommate and buy and cook my own healthy food than I would to share a tiny

dorm room with another student and eat the junk they serve at most of the food service places on campus. (The healthy options are improving, but it's still mostly horrible.) If the costs weren't a factor and healthy food was easily available on campus, I'd love to be able to live on campus, skip commuting, etc. The items that would motivate me to live there are the exercise facilities available (although again, they're too expensive), proximity to the library, professors, etc, being around people with similar interests, and potentially having "green" living areas - if the dorms were as affordable as my current apartment, I'd be willing to pay an extra \$25 a month to know that my living space was environmentally friendly.

- |   |       |             |  |
|---|-------|-------------|--|
| 1 | 0.22% | <div></div> | There are too many rules/restrictions for living in the dorms that are completely unnecessary. Most of your RA's are ridiculous and did nothing but hinder my time spent in the dorms. I felt like they singled me and my friends out, consequently leading to issues with law enforcement (which was a waste of their time) and other school officials. I think there should be an option to live on a floor without an RA. They provided nothing for me, and I didn't need them to.            |
| 1 | 0.22% | <div></div> | There is much need for improving current student housing options. It seems that even making some of the suggestions proposed in this survey could lead to more desirable on-campus living opportunities.   |
| 1 | 0.22% | <div></div> | there needs to be better transition for transfer student to the campus. first year experience is not what we need but still to be intergrated somehow. I didnt need most of the stuff at orientation....   |
| 1 | 0.22% | <div></div> | There should have been "not applicable" options more often, such as in the agree/disagree and important/unimportant sections.  |
| 1 | 0.22% | <div></div> | Think about people who do not identify with either gender, such as myself; why must we have to resign to a sex that we feel we truly are not? Co-ed dorms don't really sound like good ideas, but if they could be made to work for students like me, for androgynous young people, or people who are accepting of transgendered, bigendered, etc. people. Take that into consideration, please. Thanks for your time.   |
| 1 | 0.22% | <div></div> | this could be exciting.  |
| 1 | 0.22% | <div></div> | This survey should not be sent to people that are graduating.  |
| 1 | 0.22% | <div></div> | This survey took longer then 10-12 minutes.  |
| 1 | 0.22% | <div></div> | this survey took more than ten minutes! also that racial question is irrelevant!   |
| 1 | 0.22% | <div></div> | This survey was far too long.  |
| 1 | 0.22% | <div></div> | This took a long time to complete....  |
| 1 | 0.22% | <div></div> | This worthles survey the only reason I filled this out was the chace to win a gift card.   |
| 1 | 0.22% | <div></div> | too long!  |
| 1 | 0.22% | <div></div> | too long.  |
| 1 | 0.22% | <div></div> | total housing costs on-campus are high.  |
| 1 | 0.22% | <div></div> | Try not to increase tuition  |
| 1 | 0.22% | <div></div> | University Area Housing needs to be shut down they are the WORST!  |
| 1 | 0.22% | <div></div> | Until asking about current living opportunities which included owning a home there were many instances where questions didn't really apply to a homeowner  |
| 1 | 0.22% | <div></div> | Upper Campus housing is too expensive, too distant from classes and off campus activities, and has too many rules and regulations.   |
| 1 | 0.22% | <div></div> | UWEC housing is too expensive.   |
| 1 | 0.22% | <div></div> | uw-ec housing should be more affordable and better meal plans.   |
| 1 | 0.22% | <div></div> | UWEC is a great school that provided me with many opportunities for leadership and academic success. I am graduating this Saturday, and I realize there is always need for improvement, but anything you decide to do would be an added benefit to an already great school. I speak very fondly of UWEC and I will continue to do so in the future, especially because I am an education major who will be working for and towards the betterment for all people who learn and teach. Thank you! |
| 1 | 0.22% | <div></div> | UWEC values independence. Because of this, they should consider giving financial aid to students who live off-campus.  |
| 1 | 0.22% | <div></div> | Very long survey but well designed. I hope that some of these points get implemented! Those new suite design living situations would be pretty cool.   |
| 1 | 0.22% | <div></div> | We have plans to build a new Davies while yet our students live in ancient buildings. Stop renovating buildings that have been renovated already and look at where the money payers live. I have been saying that for FOUR years.  |



1	0.22%	<input type="text"/>	We need a new dorm. I think that it is unacceptable that we have to house students so far away in the hotel. It cuts them off from the community and is not welcoming to new freshmen. Having a dorm on the water street campus would be really great. As a music major, it really stinks having to walk across the bridge so many times a day during the freezing cold winter! I am in Haas easily 12 hours a day or more, so it would be really convenient to live right next to Haas.
1	0.22%	<input type="text"/>	We need another apartment building! It's impossible to get into Chancellor's (400 apply, 90 spots).
1	0.22%	<input type="text"/>	We need another Residence Hall. It is very unprofessional for a school to put students in a Hotel. If we had just one more residence hall this would completely take care of this problem!
1	0.22%	<input type="text"/>	We need better food in the cafeteria! Not necessarily more variety, but better quality.
1	0.22%	<input type="text"/>	we need better roommate matching... those little boxes selecting sleep hours, music, and television have never matched up for me, and other things should be considered such as "minimalist" vs. people who have EVERYTHING... or those who talk on the phone A LOT... I've just been rather unhappy with most of my roommates on campus, and I feel that there's really very little to do about it.
1	0.22%	<input type="text"/>	We need different housing other than the hotels. They barely accomodate to students as much as on-campus housing does, and they seem to have a lot more "smaller" petty issues to deal with.
1	0.22%	<input type="text"/>	We need more on campus parking...DESPERATELY! This should be a major concern. (and not just permit parking either)
1	0.22%	<input type="text"/>	We should build a new res hall INSTEAD of a new Davies. Or we could build the res hall first. We could save so much money by not having to put students up in hotels. Then we could use that money for a new Davies, instead of OUR tuition when we're never going to see it.
1	0.22%	<input type="text"/>	what about non-traditional students... example single parents with children... what type of housing would be avaiable for these type of students... and what about possible daycare assistance for those if this housing was available?
1	0.22%	<input type="text"/>	What about students with children...Can you make it any easier and more affordable for people who have children to take care of?
1	0.22%	<input type="text"/>	What about two shared bedrooms, one bathroom, and a smaller kitchen/ living area.
1	0.22%	<input type="text"/>	What attention are you giving to married student/family housing?
1	0.22%	<input type="text"/>	What do you mean by green?
1	0.22%	<input type="text"/>	While living in the dorms, I felt that a more convenient kitchen was the most missed quality. Shared bathrooms are okay, but having a personal kitchen, or a kitchen on each floor would be much more convenient than only one per building. The design options in this survey showed suites with a bathroom, or with both a kitchen and a bathroom. I think a suite with a kitchen but an outside shared bathroom would be highly desirable.
1	0.22%	<input type="text"/>	Why do we get the fsn for minnesota. I am in wisconsin so I should be able to watch a bucks game when I want to. If I wanted to watch a Timberwolves game I would live in Minnesota.
1	0.22%	<input type="text"/>	With regards to residence hall parking on lower campus, there needs to be more parking areas for resident hall students. Putnam parking lot does not meet the demands and the requirements for people living on lower campus.
1	0.22%	<input type="text"/>	Would love to see more resident halls like chancellors. Bathrooms between a group of possibly 4-6 students would be nice instead of 50. Bigger rooms as well, can only really have a couple room set ups.
1	0.22%	<input type="text"/>	You need to update your building big time and build more apt. style living.
1	0.22%	<input type="text"/>	you should pay students ten or fifteen dollars to do these surveys, you will get more responses and you would help out your students who need money.
1	0.22%	<input type="text"/>	Your housing options are really limited with allowing pets especially. Considering that most landlords that allow dogs require that they are housebroken and spayed/neutered. Aside from that, I have been in horrendous housing to the point where it makes me question how houses like that are passing their city inspections. The houses are way too overpriced for the quality of housing that we are receiving. No wonder our energy bills can be too high, there are so many holes and cracks in the walls and along the windows that we have to continue to increase the thermostat just to feel some heat in the middle of winter! Stop robbing the students of hard earned money in their housing! I paid less and had better quality housing in Menomonie when I attended UW-Stout. Very irritated in student housing availability.

# Exhibit D

## Strategic Hall Analysis

**University of Wisconsin- Eau Claire**

Residential Demand Study

Strategic Hall Analysis

**Standards**

Traditional 225

Apartment 400

Name	Type	Location	GSF	Capacity	Existing Average sf per student	% of benchmark standard	New Capacity
Bridgman Hall	Traditional	Upper	50,022	242	207	92%	222
Chancellors Hall	4 BR Apt	Upper	133,979	324	414	103%	324
Governors Hall	Traditional	Upper	65,283	310	211	94%	290
Horan Hall	Traditional	Upper	39,925	206	194	86%	177
Murray Hall	Traditional	Upper	56,737	306	185	82%	252
Oak Ridge Hall	Traditional	Upper	63,383	346	183	81%	282
Putnam Hall	Traditional	Lower	36,769	236	156	69%	163
Sutherland Hall	Traditional	Upper	76,378	400	191	85%	339
Thomas Hall	Traditional	Lower	35,496	144	247	110%	158
Towers Residence Hall Nor	Traditional	Upper	133,880	657	204	91%	595
Towers Residence Hall Sou	Traditional	Upper	111,738	585	191	85%	497
New Project 1	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 3	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 4	Suites	Upper	n/a	n/a	n/a	n/a	350
New Project 2	4 BR Apt	Water St.	n/a	n/a	n/a	n/a	300
New Project 5	Semi-Suites	Lower	n/a	n/a	n/a	n/a	200
				3,756			4,850

**University of Wisconsin- Eau Claire  
Residential Demand Study  
Strategic Hall Analysis**

*Summary (Ranked by Cumulative Score)*

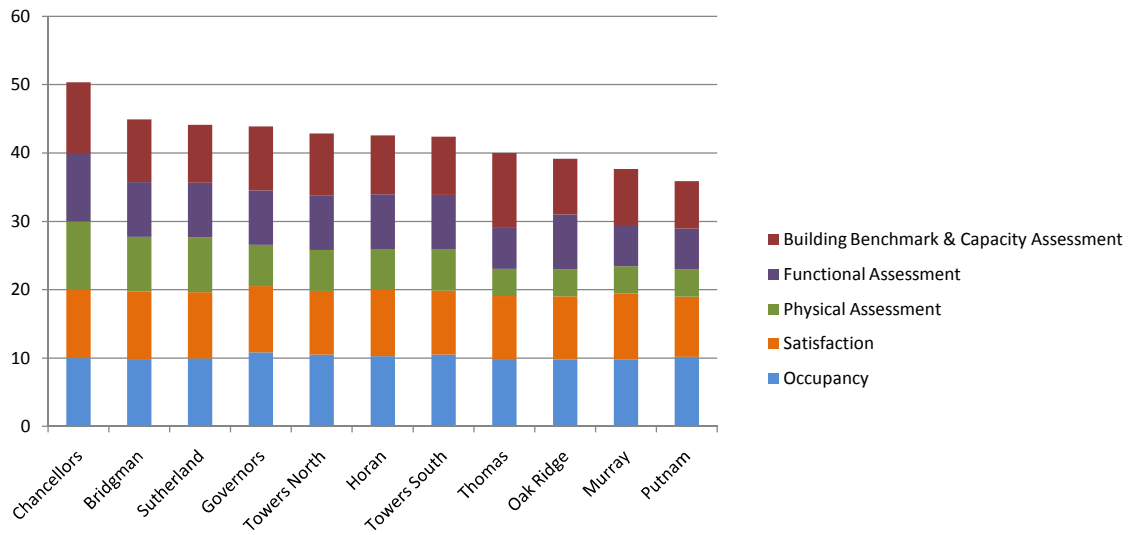
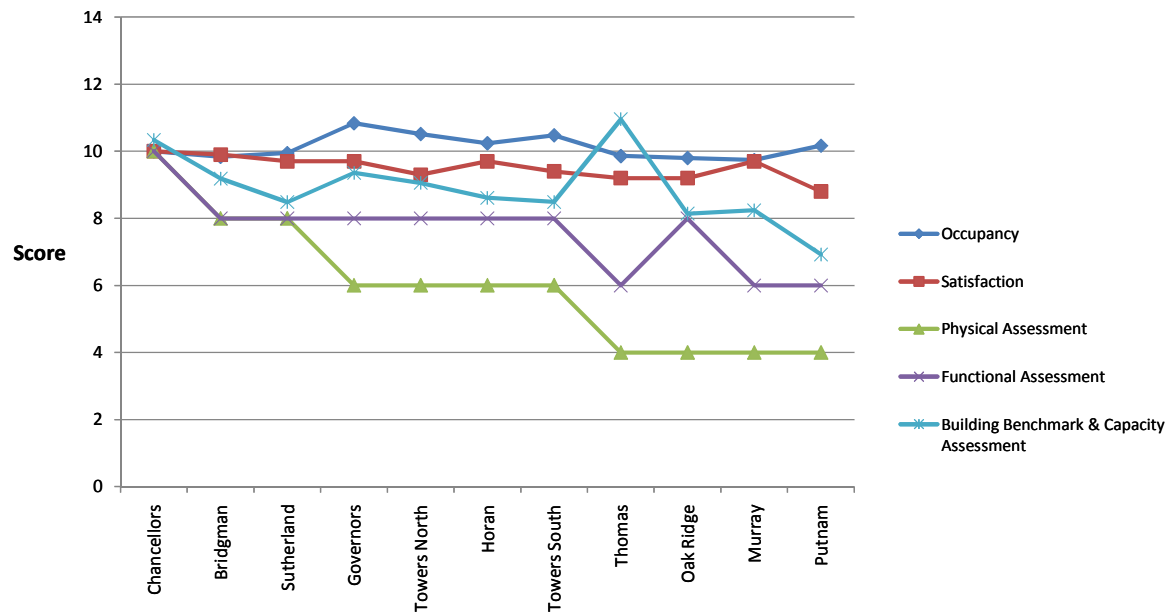
Hall	Capacity	Occupancy	Satisfaction	Physical Assessment	Functional Assessment	Building Benchmark & Capacity Assessment	Cumulative Score
Chancellors	324	10.0	10.0	10.0	10.0	10.3	50.34
Bridgman	242	9.8	9.9	8.0	8.0	9.2	44.92
Sutherland	400	10.0	9.7	8.0	8.0	8.5	44.14
Governors	310	10.8	9.7	6.0	8.0	9.4	43.90
Towers North	657	10.5	9.3	6.0	8.0	9.1	42.87
Horan	206	10.2	9.7	6.0	8.0	8.6	42.56
Towers South	585	10.5	9.4	6.0	8.0	8.5	42.37
Thomas	144	9.9	9.2	4.0	6.0	11.0	40.02
Oak Ridge	346	9.8	9.2	4.0	8.0	8.1	39.14
Murray	306	9.7	9.7	4.0	6.0	8.2	37.68
Putnam	236	10.2	8.8	4.0	6.0	6.9	35.89
<b>Average</b>		<b>10.1</b>	<b>9.5</b>	<b>6.0</b>	<b>7.6</b>	<b>8.9</b>	<b>42.17</b>

Occupancy - based on UWEC fall 2009 occupancy

Satisfaction - based on survey responses

Building Assessment - based on the "Campus Physical Development Plan" prepared by UW-Eau Claire (IEC Facilities Inventory & Classification Manual Ratings)

## Strategic Hall Analysis





# Exhibit E

## Financial Model

### ***Introduction***

The financial model contained in the following section details the projected revenues, expenses, project costs, and debt service. Each residence hall generated an individual pro forma over a span of twenty years which contributed to an overall housing system pro forma.

### ***Sheet Index***

1. *Housing Pro Forma* – totals all individual hall pro formas to create a housing financial analysis over the 20-year span of the financial model.
2. *Hall Status Matrix* – contains the construction and renovation schedule for each residence hall in the system.
3. *Debt Assumptions* – contains the existing debt service payments, totals of debt issued, and debt terms.
4. *Revenue Assumptions* – contains the existing and renovation semesterly housing rates as well as housing additional revenue.
5. *Expense Assumptions* – contains projected personnel and operating costs based on square feet or total number of beds.

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
System-Wide Pro Forma

Pro Forma																					
	FY10 Projection	1 BASE YEAR	2 2010/2011	3 2011/2012	4 2012/2013	5 2013/2014	6 2014/2015	7 2015/2016	8 2016/2017	9 2017/2018	10 2018/2019	11 2019/2020	12 2020/2021	13 2021/2022	14 2022/2023	15 2023/2024	16 2024/2025	17 2025/2026	18 2026/2027	19 2027/2028	20 2028/2029
Total Bed Capacity (excluding hotel beds)	3,756	3,756	3,756	3,756	3,756	3,756	3,756	4,128	4,097	4,188	4,246	4,316	4,420	4,420	4,420	4,420	4,420	4,420	4,420	4,420	
Total Occupied Beds (excluding hotel beds)	3,606	3,760	3,760	3,760	3,760	3,760	3,760	4,107	4,076	4,174	4,219	4,278	4,389	4,389	4,389	4,389	4,389	4,389	4,389	4,389	
Occupancy (%)	100%	100%	100%	100%	100%	100%	100%	100%	99%	100%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	
Revenue																					
Academic Year Room Rentals																					
Traditional Units:	\$10,247,580	\$9,723,000	\$10,503,000	\$11,345,000	\$12,255,000	\$12,627,000	\$13,008,000	\$12,080,000	\$12,498,000	\$13,471,000	\$12,606,000	\$11,907,000	\$12,938,000	\$13,327,000	\$13,728,000	\$14,140,000	\$14,566,000	\$15,004,000	\$15,455,000	\$15,921,000	\$16,399,000
Semi Suite Units:	included above	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Full Suite Units:	included above	\$0	\$0	\$0	\$0	\$0	\$0	\$4,902,000	\$5,049,000	\$5,201,000	\$8,036,000	\$11,037,000	\$11,368,000	\$11,710,000	\$12,062,000	\$12,425,000	\$12,798,000	\$13,182,000	\$13,579,000	\$13,987,000	\$14,408,000
Apartment Units:	included above	\$1,367,000	\$1,477,000	\$1,595,000	\$1,723,000	\$1,775,000	\$1,828,000	\$1,883,000	\$1,940,000	\$1,998,000	\$2,058,000	\$2,120,000	\$2,184,000	\$2,250,000	\$2,318,000	\$2,387,000	\$2,459,000	\$2,533,000	\$2,609,000	\$2,688,000	\$2,768,000
Hotel Revenue	\$588,640	\$635,856	\$686,816	\$741,936	\$764,400	\$787,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Other Revenue (includes summer rentals):	\$694,500	\$695,000	\$695,000	\$695,000	\$695,000	\$695,000	\$695,000	\$723,000	\$718,000	\$734,000	\$744,000	\$756,000	\$774,000	\$774,000	\$774,000	\$774,000	\$774,000	\$774,000	\$774,000	\$774,000	
Total Revenue	\$12,119,360	\$12,420,856	\$13,361,816	\$14,376,936	\$15,437,400	\$15,884,488	\$15,531,000	\$19,588,000	\$20,205,000	\$21,404,000	\$23,444,000	\$25,820,000	\$27,264,000	\$28,061,000	\$28,882,000	\$29,726,000	\$30,597,000	\$31,493,000	\$32,417,000	\$33,370,000	\$34,349,000
Expenses																					
Salaries (HD, Central, Cust/Sec & Maint)	\$1,750,000	\$1,750,000	\$1,803,000	\$1,830,000	\$1,857,000	\$1,885,000	\$1,914,000	\$2,122,000	\$2,137,000	\$2,221,000	\$2,279,000	\$2,346,000	\$2,443,000	\$2,479,000	\$2,516,000	\$2,554,000	\$2,592,000	\$2,631,000	\$2,671,000	\$2,711,000	\$2,752,000
Fringe Benefits	\$1,300,000	\$1,300,000	\$1,379,000	\$1,421,000	\$1,463,000	\$1,507,000	\$1,552,000	\$1,747,000	\$1,785,000	\$1,883,000	\$1,960,000	\$2,048,000	\$2,164,000	\$2,229,000	\$2,296,000	\$2,364,000	\$2,435,000	\$2,508,000	\$2,584,000	\$2,661,000	\$2,741,000
PT Help, Non-Federal Student & Federal Work Study	\$1,685,000	\$1,685,000	\$1,736,000	\$1,762,000	\$1,788,000	\$1,815,000	\$1,842,000	\$2,043,000	\$2,058,000	\$2,139,000	\$2,194,000	\$2,259,000	\$2,352,000	\$2,387,000	\$2,423,000	\$2,459,000	\$2,496,000	\$2,534,000	\$2,572,000	\$2,610,000	\$2,649,000
Utilities (Electricity, Water/Sewage, Heating)	\$1,370,000	\$1,370,000	\$1,453,000	\$1,497,000	\$1,542,000	\$1,588,000	\$1,636,000	\$2,058,000	\$2,120,000	\$2,244,000	\$2,484,000	\$2,781,000	\$2,914,000	\$3,002,000	\$3,092,000	\$3,184,000	\$3,280,000	\$3,378,000	\$3,480,000	\$3,584,000	\$3,692,000
Telephone Costs	\$85,000	\$85,000	\$89,000	\$91,000	\$93,000	\$95,000	\$97,000	\$99,000	\$101,000	\$103,000	\$105,000	\$107,000	\$109,000	\$111,000	\$113,000	\$115,000	\$118,000	\$121,000	\$124,000	\$127,000	\$130,000
Building Maintenance	\$600,000	\$600,000	\$627,000	\$641,000	\$655,000	\$669,000	\$684,000	\$699,000	\$714,000	\$730,000	\$746,000	\$762,000	\$779,000	\$796,000	\$814,000	\$832,000	\$850,000	\$869,000	\$888,000	\$908,000	\$928,000
Equipment Maintenance	\$10,000	\$10,000	\$10,000	\$11,000	\$11,000	\$11,000	\$11,000	\$13,000	\$13,000	\$14,000	\$14,000	\$14,000	\$15,000	\$15,000	\$16,000	\$16,000	\$17,000	\$17,000	\$17,000	\$18,000	\$18,000
Service & Supplies (minus hotel)	\$1,640,000	\$1,640,000	\$1,713,000	\$1,751,000	\$1,789,000	\$1,829,000	\$1,869,000	\$2,086,000	\$2,116,000	\$2,215,000	\$2,287,000	\$2,371,000	\$2,486,000	\$2,541,000	\$2,596,000	\$2,654,000	\$2,712,000	\$2,772,000	\$2,833,000	\$2,895,000	\$2,959,000
Food Costs (RA + Front Desk)	\$520,000	\$520,000	\$543,000	\$555,000	\$567,000	\$580,000	\$593,000	\$662,000	\$671,000	\$702,000	\$725,000	\$752,000	\$788,000	\$806,000	\$823,000	\$841,000	\$860,000	\$879,000	\$898,000	\$918,000	\$938,000
Travel Costs + Tuition	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Hotel Lease	\$480,000	\$480,000	\$501,000	\$512,000	\$524,000	\$535,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$9,485,000	\$9,485,000	\$9,899,000	\$10,116,000	\$10,334,000	\$10,559,000	\$10,243,000	\$11,574,000	\$11,760,000	\$12,296,000	\$12,839,000	\$13,485,000	\$14,095,000	\$14,411,000	\$14,734,000	\$15,064,000	\$15,405,000	\$15,754,000	\$16,112,000	\$16,477,000	\$16,852,000
Net Operating Income	\$2,634,360	\$2,935,856	\$3,462,816	\$4,260,936	\$5,103,400	\$5,325,488	\$5,288,000	\$8,014,000	\$8,445,000	\$9,108,000	\$10,605,000	\$12,335,000	\$13,169,000	\$13,650,000	\$14,148,000	\$14,662,000	\$15,192,000	\$15,739,000	\$16,305,000	\$16,893,000	\$17,497,000
Debt Service																					
Existing Debt Service	\$1,275,000	\$1,275,000	\$1,276,000	\$1,329,000	\$1,327,000	\$1,339,000	\$1,307,000	\$1,337,000	\$1,295,000	\$1,337,000	\$1,302,000	\$909,000	\$301,000	\$283,000	\$261,000	\$261,000	\$261,000	\$177,000	\$177,000	\$140,000	\$127,000
New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,372,000	\$6,013,000	\$6,673,000	\$9,819,000	\$13,644,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000
Debt Coverage Ratio (pre-transfers)	2.07	2.30	2.71	3.21	3.85	3.98	4.05	1.19	1.16	1.14	0.95	0.85	0.91	0.94	0.98	1.01	1.05	1.09	1.13	1.17	1.22
											(\$516,000)	(\$2,218,000)	(\$1,379,000)	(\$880,000)	(\$360,000)						
Reserves																					
CR&R	\$1,500,000	\$700,000	\$668,091	\$718,847	\$771,870	\$794,224	\$776,550	\$979,400	\$1,010,250	\$1,070,200	\$1,172,200	\$1,291,000	\$1,363,200	\$1,403,050	\$1,444,100	\$1,486,300	\$1,529,850	\$1,574,650	\$1,620,850	\$1,668,500	\$1,717,450
Cumulative R&R Fund		\$2,200,000	\$2,868,091	\$3,586,938	\$4,358,808	\$5,153,032	\$5,929,582	\$6,908,982	\$7,919,232	\$8,989,432	\$10,161,632	\$11,452,632	\$12,815,832	\$14,218,882	\$15,662,982	\$17,149,282	\$18,679,132	\$20,253,782	\$21,874,632	\$23,543,132	\$25,260,582
Debt Coverage Ratio																					
	0.89	1.75	2.19	2.67	3.26	3.38	3.45	1.05	1.02	1.00	0.85	0.76	0.81	0.84	0.88	0.91	0.94	0.98	1.02	1.06	1.10
Surplus (Deficit)																					
Surplus (Deficit)	(\$140,640)	\$960,856	\$1,518,725	\$2,213,089	\$3,004,530	\$3,192,264	\$3,204,450	\$325,600	\$126,750	\$27,800	(\$1,688,200)	(\$3,509,000)	(\$2,742,200)	(\$2,283,050)	(\$1,804,100)	(\$1,332,300)	(\$845,850)	(\$259,650)	\$260,150	\$837,500	\$1,405,550
Cumulative Surplus (Deficit)	(\$140,640)	\$960,856	\$2,479,581	\$4,692,670	\$7,697,200	\$10,889,464	\$14,093,914	\$14,419,514	\$14,546,264	\$14,574,064	\$12,885,864	\$9,376,864	\$6,634,664	\$4,351,614	\$2,547,514	\$1,215,214	\$369,864	\$109,714	\$369,864	\$1,207,364	\$2,612,914

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*Hall Status Matrix*

[illegible]

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
General Assumptions

Capital Cost Assumptions				
Project Type:	Tier 1 Renovation (Finish Upgrade)	Tier 2 Renovation (Finishes & System Upgrades)	Tier 3 Renovation (Unit Type Reconfiguration)	New Construction
Hard Cost per SF	\$35	\$70	\$100	\$165
Hard Cost % of Total	70%	70%	70%	70%
Soft Cost per SF (includes A/E fees, consultant fees, bidding printing/advertising, partnering, special inspections/testing, permit fees, furniture, equip., telecom, security, signage, abatement, A/V, local admin fee, in house costs)	\$15	\$30	\$43	\$71
Soft Cost % of Total	30%	30%	30%	30%
<b>Total Project Cost per SF</b>	<b>\$50</b>	<b>\$100</b>	<b>\$143</b>	<b>\$236</b>

Hard / soft cost assumptions provided by UW System via "Recent Residence Hall Project Summary"

Operating Assumptions	
Reserve and Replacements	5%
Other Revenue Inflation Rate	0%
Construction Inflation Rate	3%

Residence Hall Counts										
			Existing				Renovated			
			Traditional	Semi Suite	Full Suite	Apartment	Traditional	Semi Suite	Full Suite	Apartment
Bridgman	Upper									
	50,022 GSF	Single:	0	0	0	0	0	0	0	0
	207 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	50,022 (R) GSF	Double/Multi:	242	0	0	0	222	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			242	0	0	0	222	0	0	0
Chancellors	Upper									
	133,979 GSF	Single:	0	0	0	324	0	0	0	324
	414 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	133,979 (R) GSF	Double/Multi:	0	0	0	0	0	0	0	0
	414 (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			0	0	0	324	0	0	0	324
Horan	Upper									
	39,925 GSF	Single:	0	0	0	0	0	0	0	0
	194 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	39,925 (R) GSF	Double/Multi:	206	0	0	0	177	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			206	0	0	0	177	0	0	0
Governors	Upper									
	65,283 GSF	Single:	0	0	0	0	0	0	0	0
	211 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	65,283 (R) GSF	Double/Multi:	310	0	0	0	290	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			310	0	0	0	290	0	0	0
Putnam	Lower									
	36,769 GSF	Single:	0	0	0	0	0	0	0	0
	156 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	36,769 (R) GSF	Double/Multi:	236	0	0	0	163	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			236	0	0	0	163	0	0	0
Thomas	Lower									
	35,496 GSF	Single:	0	0	0	0	0	0	0	0
	247 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	35,496 (R) GSF	Double/Multi:	144	0	0	0	158	0	0	0
	225 (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			144	0	0	0	158	0	0	0
Murray	Upper									
	56,737 GSF	Single:	0	0	0	0	0	0	0	0
	185 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	56,737 (R) GSF	Double/Multi:	306	0	0	0	252	0	0	0
	225 (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			306	0	0	0	252	0	0	0
Oak Ridge	Upper									
	63,383 GSF	Single:	0	0	0	0	0	0	0	0
	183 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	63,383 (R) GSF	Double/Multi:	346	0	0	0	282	0	0	0
	225 (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			346	0	0	0	282	0	0	0



Sutherland	Upper		Traditional	Semi Suite	Full Suite	Apartment	Traditional	Semi Suite	Full Suite	Apartment
	76,378 GSF	Single:	0	0	0	0	0	0	0	0
	191 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	76,378 (R) GSF	Double/Multi:	400	0	0	0	339	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			400	0	0	0	339	0	0	0
Towers North - Phase I	Upper		Traditional	Semi Suite	Full Suite	Apartment	Traditional	Semi Suite	Full Suite	Apartment
	66,940 GSF	Single:	0	0	0	0	0	0	0	0
	204 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	66,940 (R) GSF	Double/Multi:	328.5	0	0	0	297.5	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			328.5	0	0	0	297.5	0	0	0
Towers North - Phase II	Upper		Traditional	Semi Suite	0	Apartment	Traditional	Semi Suite	0	Apartment
	66,940 GSF	0	0	0	0	0	0	0	0	0
	204 GSF/Bed	Single:	0	0	0	0	0	0	0	0
	66,940 (R) GSF	Premier Single:	328.5	0	0	0	297.5	0	0	0
	N/A (R) GSF/Bed	Double/Multi:	0	0	0	0	0	0	0	0
			328.5	0	0	0	297.5	0	0	0
Towers South - Phase I	Upper		Traditional	Semi Suite	Full Suite	Apartment	Traditional	Semi Suite	Full Suite	Apartment
	55,869 GSF	Single:	0	0	0	0	0	0	0	0
	191 GSF/Bed	Premier Single:	0	0	0	0	0	0	0	0
	55,869 (R) GSF	Double/Multi:	292.5	0	0	0	248.5	0	0	0
	N/A (R) GSF/Bed	Double as Single:	0	0	0	0	0	0	0	0
			292.5	0	0	0	248.5	0	0	0
Towers South - Phase II	Upper		Traditional	Semi Suite	0	Apartment	Traditional	Semi Suite	0	Apartment
	55,869 GSF	0	0	0	0	0	0	0	0	0
	191 GSF/Bed	Single:	0	0	0	0	0	0	0	0
	55,869 (R) GSF	Premier Single:	292.5	0	0	0	248.5	0	0	0
	N/A (R) GSF/Bed	Double/Multi:	0	0	0	0	0	0	0	0
			292.5	0	0	0	248.5	0	0	0

New Projects										
New Project 1	Upper		Traditional	Semi Suite	Full Suite	Apartment				
	245,000 GSF	Single:	0	0	300	0				
	350 GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	0	400	0				
		Double as Single:	0	0	0	0				
			0	0	700	0				
New Project 2	Upper		Traditional	Semi Suite	Full Suite	Apartment				
	131,250 GSF	Single:	0	0	150	0				
	375 GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	0	200	0				
		Double as Single:	0	0	0	0				
			0	0	350	0				
New Project 3	Upper		Traditional	Semi Suite	Full Suite	Apartment				
	131,250 GSF	Single:	0	0	150	0				
	375 GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	0	200	0				
		Double as Single:	0	0	0	0				
			0	0	350	0				
New Project 4 (Water Street)	Water Street		Traditional	Semi Suite	Full Suite	Apartment				
	100,000 GSF	Single:	0	0	0	250				
	400 GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	0	0	0				
		Double as Single:	0	0	0	0				
			0	0	0	250				
New Project 5	Lower		Traditional	Semi Suite	Full Suite	Apartment				
	90,000 GSF	Single:	0	0	0	0				
	300 GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	300	0	0				
		Double as Single:	0	0	0	0				
			0	300	0	0				
Hotel Beds	Off-campus		Traditional	Semi Suite	Full Suite	Apartment				
	0 GSF	Single:	0	0	0	0				
	#DIV/0! GSF/Bed	Premier Single:	0	0	0	0				
		Double/Multi:	0	0	0	0				
		Double as Single:	0	0	0	0				
			0	0	0	0				

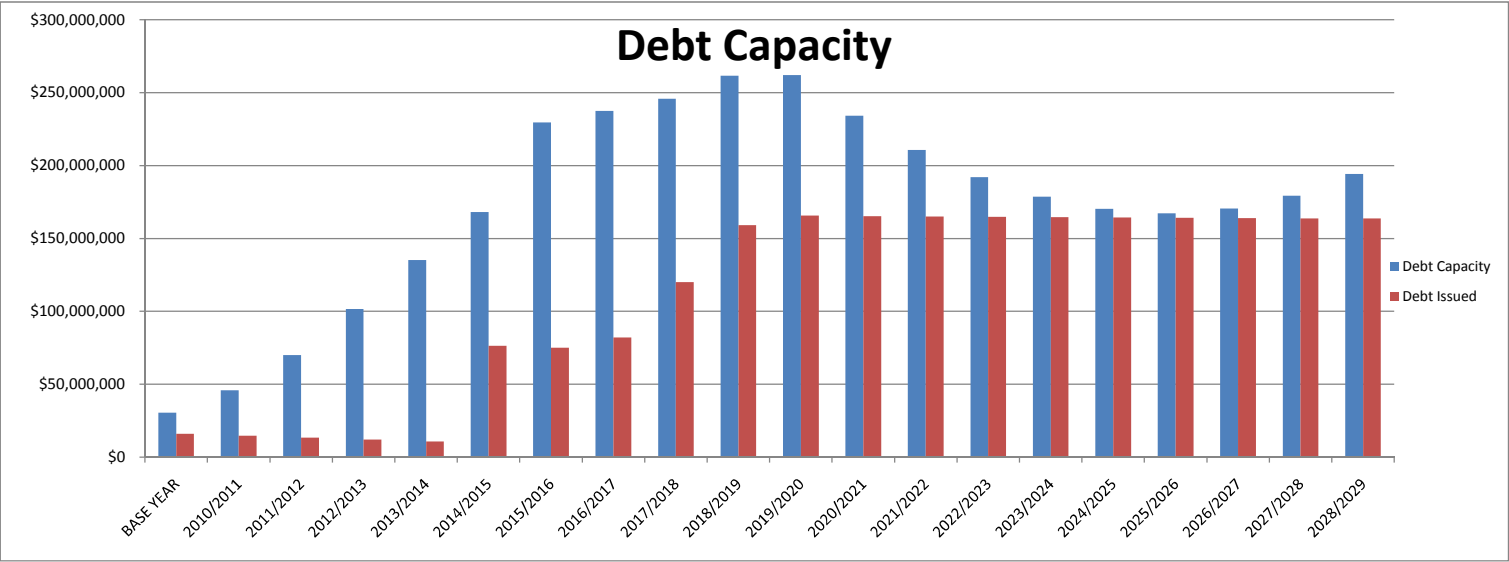
Existing Debt Service		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	Existing Debt Service	\$1,275,442	\$1,276,289	\$1,329,427	\$1,327,481	\$1,339,385	\$1,307,265	\$1,337,145	\$1,294,507	\$1,337,113	\$1,301,964	\$908,874	\$301,202	\$283,241	\$261,128	\$261,182	\$260,983	\$177,246	\$176,984	\$139,902	\$127,426
	New Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$5,372,000	\$6,013,000	\$6,673,000	\$9,819,000	\$13,644,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000	\$14,247,000
Total Debt Service:		\$1,275,442	\$1,276,289	\$1,329,427	\$1,327,481	\$1,339,385	\$1,307,265	\$6,709,145	\$7,307,507	\$8,010,113	\$11,120,964	\$14,552,874	\$14,548,202	\$14,530,241	\$14,508,128	\$14,508,182	\$14,507,983	\$14,424,246	\$14,423,984	\$14,386,902	\$14,374,426

Construction and Interest Rate By Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	Construction Inflation		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

Rate Assumptions				
	Tier 1 Renovation	Tier 2 Renovation	Tier 3 Renovation	New Construction
	(Finish Upgrade)	(Finishes & System Upgrades)	(Unit Type Reconfiguration)	
	Debt Term (years)	20	20	20
	Interest Rate	5.00%	5.00%	5.00%

Debt Capacity			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
			Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Debt Term	20	Debt Capacity	\$30,489,000	\$45,941,000	\$70,001,000	\$101,734,000	\$135,243,000	\$168,006,000	\$229,595,000	\$237,452,000	\$245,654,000	\$261,489,000	\$261,923,000	\$234,143,000	\$210,660,000	\$192,122,000	\$178,724,000	\$170,392,000	\$167,288,000	\$170,470,000	\$179,278,000	\$194,248,000
Interest Rate	5.00%																					
Debt Coverage Ratio	1.20		Debt Issued	\$16,150,572	\$14,874,282	\$13,544,856	\$12,217,375	\$10,877,990	\$76,518,803	\$75,181,658	\$82,115,008	\$119,983,523	\$159,063,357	\$165,666,975	\$165,365,774	\$165,082,533	\$164,821,406	\$164,560,223	\$164,299,240	\$164,121,993	\$163,945,010	\$163,805,108
		Difference		\$14,338,428	\$31,066,718	\$56,456,144	\$89,516,625	\$124,365,010	\$91,487,197	\$154,413,342	\$155,336,992	\$125,670,477	\$102,425,643	\$96,256,025	\$68,777,226	\$45,577,467	\$27,300,594	\$14,163,777	\$6,092,760	\$3,166,007	\$6,524,990	\$15,472,892

Note: debt capacity calculations are based on debt term, interest rate, debt coverage ratio, and the housing system NOI each year - amounts do not reflect institution-wide debt capacity.



Existing Debt Service	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Totals
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	
Residence Halls	\$965,465	\$965,678	\$970,137	\$969,312	\$980,754	\$948,291	\$978,380	\$935,748	\$977,673	\$946,934	\$553,281	\$39,440	\$22,034									\$10,253,126
Residence Halls Cabling	\$100,789	\$100,921	\$101,014	\$99,442	\$99,674	\$99,796	\$99,449	\$99,267	\$99,113	\$94,769	\$94,631	\$622										\$1,089,486
Towers Halls Fire System	\$104,020	\$104,472	\$104,587	\$104,972	\$105,080	\$105,224	\$105,340	\$105,467	\$106,142	\$105,997	\$106,868	\$106,874	\$106,872	\$106,923	\$106,972	\$107,020	\$23,509	\$23,508				\$1,739,850
Bridgman Electrical Svc	\$7,179	\$7,181	\$7,181	\$7,179	\$7,178	\$7,181	\$7,180	\$7,179	\$7,180	\$7,179	\$7,180	\$7,178	\$7,179	\$7,193	\$7,206	\$7,221	\$7,221	\$7,221				\$129,395
Governor's Hall Roof Repl	\$5,847	\$5,848	\$5,848	\$5,847	\$5,846	\$5,848	\$5,848	\$5,847	\$5,848	\$5,847	\$5,848	\$5,846	\$5,847	\$5,858	\$5,869	\$5,881	\$5,881	\$5,881				\$105,385
Mutli-Bldg Chiller/Tower	\$92,142	\$92,189	\$140,660	\$140,729	\$140,853	\$140,926	\$140,947	\$140,999	\$141,158	\$141,238	\$141,066	\$141,241	\$141,308	\$141,154	\$141,135	\$140,861	\$140,635	\$140,373	\$139,902	\$127,426	\$126,386	\$2,833,329
Total Existing Debt Service:	\$1,275,442	\$1,276,289	\$1,329,427	\$1,327,481	\$1,339,385	\$1,307,265	\$1,337,145	\$1,294,507	\$1,337,113	\$1,301,964	\$908,874	\$301,202	\$283,241	\$261,128	\$261,182	\$260,983	\$177,246	\$176,984	\$139,902	\$127,426	\$126,386	\$16,150,572
Total Debt Issued	\$16,150,572	\$14,874,282	\$13,544,856	\$12,217,375	\$10,877,990	\$9,570,725	\$8,233,580	\$6,939,074	\$5,601,960	\$4,299,996	\$3,391,122	\$3,089,920	\$2,806,679	\$2,545,552	\$2,284,369	\$2,023,386	\$1,846,140	\$1,669,156	\$1,529,254	\$1,401,828	\$1,275,442	

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*Rental Rate Summary*

Annual Increase		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Rate Structure:		Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	
FY10-13 Avg Increase:	Traditional Double Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
108.0%	Traditional Single Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
FY13+ Avg Increase:	Other Double Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
103.0%	Other Single Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
	Suite Double Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
	Suite Single Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
	Apartment Double Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
	Apartment Single Rate Increase:	108.0%	108.0%	108.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	103.0%	
Existing Units																					
Traditional Units																					
	Single	\$4,220	\$4,558	\$4,923	\$5,317	\$5,477	\$5,642	\$5,812	\$5,987	\$6,167	\$6,353	\$6,544	\$6,741	\$6,944	\$7,153	\$7,368	\$7,590	\$7,818	\$8,053	\$8,295	\$8,544
	Double/Multi:	\$2,830	\$3,057	\$3,302	\$3,567	\$3,675	\$3,786	\$3,900	\$4,017	\$4,138	\$4,263	\$4,391	\$4,523	\$4,659	\$4,799	\$4,943	\$5,092	\$5,245	\$5,403	\$5,566	\$5,733
Apartment Units - Semester Rates																					
	Single	\$4,220	\$4,558	\$4,923	\$5,317	\$5,477	\$5,642	\$5,812	\$5,987	\$6,167	\$6,353	\$6,544	\$6,741	\$6,944	\$7,153	\$7,368	\$7,590	\$7,818	\$8,053	\$8,295	\$8,544
Renovated / New Units																					
Traditional Units																					
	Single	\$4,068	\$4,394	\$4,746	\$5,126	\$5,280	\$5,439	\$5,603	\$5,772	\$5,946	\$6,125	\$6,309	\$6,499	\$6,694	\$6,895	\$7,102	\$7,316	\$7,536	\$7,763	\$7,996	\$8,236
	Double/Multi:	\$3,255	\$3,515	\$3,797	\$4,101	\$4,225	\$4,352	\$4,483	\$4,618	\$4,757	\$4,900	\$5,047	\$5,199	\$5,355	\$5,516	\$5,682	\$5,853	\$6,029	\$6,210	\$6,397	\$6,589
Semi-Suite Units																					
	Single:	\$4,882	\$5,273	\$5,695	\$6,151	\$6,336	\$6,527	\$6,723	\$6,925	\$7,133	\$7,347	\$7,568	\$7,796	\$8,030	\$8,271	\$8,520	\$8,776	\$9,040	\$9,312	\$9,592	\$9,880
	Double:	\$3,905	\$4,218	\$4,556	\$4,921	\$5,069	\$5,222	\$5,379	\$5,541	\$5,708	\$5,880	\$6,057	\$6,239	\$6,427	\$6,620	\$6,819	\$7,024	\$7,235	\$7,453	\$7,677	\$7,908
Full Suites																					
	Single	\$5,858	\$6,327	\$6,834	\$7,381	\$7,603	\$7,832	\$8,067	\$8,310	\$8,560	\$8,817	\$9,082	\$9,355	\$9,636	\$9,926	\$10,224	\$10,531	\$10,847	\$11,173	\$11,509	\$11,855
	Double	\$4,686	\$5,062	\$5,467	\$5,905	\$6,083	\$6,266	\$6,454	\$6,648	\$6,848	\$7,054	\$7,266	\$7,484	\$7,709	\$7,941	\$8,180	\$8,426	\$8,679	\$8,940	\$9,209	\$9,486
Apartment Units - Semester Rates																					
	Single	\$7,030	\$7,593	\$8,201	\$8,858	\$9,124	\$9,398	\$9,680	\$9,971	\$10,271	\$10,580	\$10,898	\$11,225	\$11,562	\$11,909	\$12,267	\$12,636	\$13,016	\$13,407	\$13,810	\$14,225

Existing Rate Structure																						
Existing Units																						
Number of terms:		2																				
Traditional Units																						
Single:		\$2,110	\$4,220	\$4,558	\$4,923	\$5,317	\$5,477	\$5,642	\$5,812	\$5,987	\$6,167	\$6,353	\$6,544	\$6,741	\$6,944	\$7,153	\$7,368	\$7,590	\$7,818	\$8,053	\$8,295	\$8,544
Double/Multi:		\$1,415	\$2,830	\$3,057	\$3,302	\$3,567	\$3,675	\$3,786	\$3,900	\$4,017	\$4,138	\$4,263	\$4,391	\$4,523	\$4,659	\$4,799	\$4,943	\$5,092	\$5,245	\$5,403	\$5,566	\$5,733
Apartment Units - Semester Rates																						
Single		\$2,110	\$4,220	\$4,558	\$4,923	\$5,317	\$5,477	\$5,642	\$5,812	\$5,987	\$6,167	\$6,353	\$6,544	\$6,741	\$6,944	\$7,153	\$7,368	\$7,590	\$7,818	\$8,053	\$8,295	\$8,544
Renovated / New Units																						
Traditional Units																						
Single		\$2,034	\$4,068	\$4,394	\$4,746	\$5,126	\$5,280	\$5,439	\$5,603	\$5,772	\$5,946	\$6,125	\$6,309	\$6,499	\$6,694	\$6,895	\$7,102	\$7,316	\$7,536	\$7,763	\$7,996	\$8,236
Double/Multi:		\$1,627	\$3,255	\$3,515	\$3,797	\$4,101	\$4,225	\$4,352	\$4,483	\$4,618	\$4,757	\$4,900	\$5,047	\$5,199	\$5,355	\$5,516	\$5,682	\$5,853	\$6,029	\$6,210	\$6,397	\$6,589
Semi-Suite Units																						
Single		\$2,441	\$4,882	\$5,273	\$5,695	\$6,151	\$6,336	\$6,527	\$6,723	\$6,925	\$7,133	\$7,347	\$7,568	\$7,796	\$8,030	\$8,271	\$8,520	\$8,776	\$9,040	\$9,312	\$9,592	\$9,880
Double		\$1,953	\$3,905	\$4,218	\$4,556	\$4,921	\$5,069	\$5,222	\$5,379	\$5,541	\$5,708	\$5,880	\$6,057	\$6,239	\$6,427	\$6,620	\$6,819	\$7,024	\$7,235	\$7,453	\$7,677	\$7,908
Full Suites																						
Single		\$2,929	\$5,858	\$6,327	\$6,834	\$7,381	\$7,603	\$7,832	\$8,067	\$8,310	\$8,560	\$8,817	\$9,082	\$9,355	\$9,636	\$9,926	\$10,224	\$10,531	\$10,847	\$11,173	\$11,509	\$11,855
Double		\$2,343	\$4,686	\$5,062	\$5,467	\$5,905	\$6,083	\$6,266	\$6,454	\$6,648	\$6,848	\$7,054	\$7,266	\$7,484	\$7,709	\$7,941	\$8,180	\$8,426	\$8,679	\$8,940	\$9,209	\$9,486
Apartment Units - Semester Rates																						
Single		\$3,515	\$7,030	\$7,593	\$8,201	\$8,858	\$9,124	\$9,398	\$9,680	\$9,971	\$10,271	\$10,580	\$10,898	\$11,225	\$11,562	\$11,909	\$12,267	\$12,636	\$13,016	\$13,407	\$13,810	\$14,225

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*Revenue Assumptions*

Existing Semester Housing Rates		2009/2010 Rates	
<u>Traditional Units</u>		<u>Semi-Suite Units</u>	
Single:	\$2,110	Single:	\$0
Premier Single:	\$0		
Double/Multi:	\$1,415	Double:	\$0
Double as Single:	\$0		
<u>Full Suite Units</u>		<u>Apartment Units</u>	
Single:	\$0	Single:	\$2,110
Double:	\$0		
UWEC '09-'10 Rates			

Renovated / New Housing Rates		2009/2010 Rates	
<u>Traditional Units</u>		<u>Semi-Suite Units</u>	
Single:	\$2,034	Single:	\$2,441
Premier Single:	\$0		
Double/Multi:	\$1,627	Double:	\$1,953
Double as Single:	\$0		
<u>Full Suite Units</u>		<u>Apartment Units</u>	
Single:	\$2,929	Single:	\$3,515
Double:	\$2,343		

Renovation / New Construction Premiums			
<u>Traditional Units</u>		<u>Semi-Suite Units</u>	
Single:	115%	Single:	120%
Double/Multi:	115%	Double:	120%
<u>Full Suite Units</u>		<u>Apartment Units</u>	
Single:	120%	Single:	120%
Double:	120%		0%

Number of Hotel Beds	
Double	208

Additional Revenues*			
		\$/SF	\$/Bed
Summer Room Rental Revenue	\$275,000	\$0.34	\$69
Front Desk Food Sales	\$235,000	\$0.29	\$59
Washing Machine Revenue	\$190,000	\$0.24	\$48
Vending Commission	\$2,000	\$0.00	\$1
J-Board Fine Payments	\$5,000	\$0.01	\$1
Previous Year Collections	\$500	\$0.00	\$0
Interest Income	\$0	\$0.00	\$0
Misc Income	\$6,000	\$0.01	\$2
Damage Collections	\$5,000	\$0.01	\$1
State Sales Tax	-\$24,000	-\$0.03	-\$6
Open	\$0	\$0.00	\$0
Total Additional Revenue per SF		\$0.52	\$175
*Based on Proposed 2010 3% Projection from UWEC FY 10-11 Budget			



University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Expense Assumptions

Annual Housing Expenses*									
	FY10		Annual	Calculation		\$ / SF		\$ / Bed	
	Projections	2009/2010	Inflation Factor	Basis			(Total Beds 09/10)	Year	Semester
Salaries (HD, Central, Cust/Sec & Maint)	\$1,750,000	\$1,750,000	1.50%	Per Bed	\$/SF	\$2.18	\$/Bed	\$465	\$233
Fringe Benefits	\$1,300,000	\$1,300,000	3.00%	Per Bed	\$/SF	\$1.62	\$/Bed	\$346	\$173
PT Help, Non-Federal Student & Federal Work Study	\$1,685,000	\$1,685,000	1.50%	Per Bed	\$/SF	\$2.10	\$/Bed	\$448	\$224
Utilities (Electricity, Water/Sewage, Heating)	\$1,370,000	\$1,370,000	3.00%	Per SF	\$/SF	\$1.70	\$/Bed	\$364	\$182
Telephone Costs	\$85,000	\$85,000	2.20%	Per Bed	\$/SF	\$0.11	\$/Bed	\$23	\$11
Building Maintenance	\$600,000	\$600,000	2.20%	Per SF	\$/SF	\$0.75	\$/Bed	\$160	\$80
Equipment Maintenance	\$10,000	\$10,000	2.20%	Per Bed	\$/SF	\$0.01	\$/Bed	\$3	\$1
Service & Supplies (minus hotel)	\$1,640,000	\$1,640,000	2.20%	Per Bed	\$/SF	\$2.04	\$/Bed	\$436	\$218
Food Costs (RA + Front Desk)	\$520,000	\$520,000	2.20%	Per Bed	\$/SF	\$0.65	\$/Bed	\$138	\$69
Travel Costs + Tuition	\$45,000	\$45,000	2.20%	Fixed	\$/SF	\$0.06	\$/Bed	\$12	\$6
Hotel Lease	\$480,000	\$480,000	2.20%	Per Bed	\$/SF	\$0.60	\$/Bed	\$128	\$64
Capital Reserve	\$700,000	\$700,000	N/A	Fixed	\$/SF	\$0.87	\$/Bed	\$186	\$93
Debt Service	\$1,198,390	\$1,198,390	N/A	Fixed	\$/SF	\$1.49	\$/Bed	\$319	\$159
Operations Reserve	\$0	\$0	N/A	Fixed	\$/SF	\$0.00	\$/Bed	\$0	\$0
	\$11,383,390	\$11,383,390		Total Housing Expenses:	\$/SF	\$14.17	\$/Bed	\$3,028	\$1,514

\*Based on Proposed 2010 3% Projection from UWEC FY 10-11 Budget

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Bridgman

Bridgman						Existing
<i>Existing Conditions</i>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	97%
Premier Single:	0	0	0	0	Avg Occupancy:	97%
Double/Multi:	242	0	0	0	Avg Occupancy:	97%
Double as Single:	0	0	0	0	Avg Occupancy:	97%
Total Beds:	242	0	0	0		
Location:	Upper					
Gross SF:	50,022				SF Per Bed:	207

Bridgman						Renovated
<i>Renovated Conditions</i>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	97%
Premier Single:	0	0	0	0	Avg Occupancy:	97%
Double/Multi:	222	0	0	0	Avg Occupancy:	97%
Double as Single:	0	0	0	0	Avg Occupancy:	97%
Total Beds:	222	0	0	0		
Location:	Upper					
(R) Gross SF:	50,022				SF Per Bed:	225

Expense Assumptions	
<i>Costs per Square Foot</i>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
<i>Costs per Bed</i>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 1 Renovator
Net Gain / Loss of Beds:	20
Total Project Size (GSF):	50,000
Hard Cost per Square Foot:	\$35
Total Hard Costs:	\$1,750,000
Soft Costs per Square Foot:	\$15
Total Soft Costs:	\$750,000
Total Project Cost (2009 Dollars):	\$2,500,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Bridgman Pro Forma																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242
Occupied Beds	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235
% Occupied	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
Non-Revenue Beds	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
<i>Revenue</i>																				
Traditional Units:	\$664,314	\$717,600	\$775,111	\$837,318	\$862,670	\$888,726	\$915,486	\$942,951	\$971,354	\$1,000,697	\$1,030,743	\$1,061,729	\$1,093,654	\$1,126,517	\$1,160,320	\$1,195,296	\$1,231,211	\$1,268,300	\$1,306,563	\$1,345,764
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Full Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$664,314	\$717,600	\$775,111	\$837,318	\$862,670	\$888,726	\$915,486	\$942,951	\$971,354	\$1,000,697	\$1,030,743	\$1,061,729	\$1,093,654	\$1,126,517	\$1,160,320	\$1,195,296	\$1,231,211	\$1,268,300	\$1,306,563	\$1,345,764
<i>Expenses</i>																				
Salaries (HD, Central, Cust/Sec & Maint)	\$109,260	\$112,562	\$114,251	\$115,965	\$117,704	\$119,470	\$121,262	\$123,081	\$124,927	\$126,801	\$128,703	\$130,633	\$132,593	\$134,582	\$136,600	\$138,649	\$140,729	\$142,840	\$144,983	\$147,158
Fringe Benefits	\$81,165	\$86,108	\$88,691	\$91,352	\$94,092	\$96,915	\$99,822	\$102,817	\$105,901	\$109,078	\$112,351	\$115,721	\$119,193	\$122,769	\$126,452	\$130,245	\$134,153	\$138,177	\$142,323	\$146,592
PT Help, Non-Federal Student & Federal Work Study	\$105,202	\$108,382	\$110,007	\$111,657	\$113,332	\$115,032	\$116,758	\$118,509	\$120,287	\$122,091	\$123,922	\$125,781	\$127,668	\$129,583	\$131,527	\$133,500	\$135,502	\$137,535	\$139,598	\$141,692
Utilities (Electricity, Water/Sewage, Heating)	\$85,280	\$90,474	\$93,188	\$95,983	\$98,863	\$101,829	\$104,884	\$108,030	\$111,271	\$114,609	\$118,047	\$121,589	\$125,237	\$128,994	\$132,863	\$136,849	\$140,955	\$145,183	\$149,539	\$154,025
Telephone Costs	\$5,307	\$5,543	\$5,665	\$5,790	\$5,917	\$6,047	\$6,180	\$6,316	\$6,455	\$6,597	\$6,742	\$6,891	\$7,042	\$7,197	\$7,355	\$7,517	\$7,683	\$7,852	\$8,024	\$8,201
Building Maintenance	\$37,349	\$39,010	\$39,869	\$40,746	\$41,642	\$42,558	\$43,494	\$44,451	\$45,429	\$46,429	\$47,450	\$48,494	\$49,561	\$50,651	\$51,766	\$52,904	\$54,068	\$55,258	\$56,474	\$57,716
Equipment Maintenance	\$624	\$652	\$666	\$681	\$696	\$711	\$727	\$743	\$759	\$776	\$793	\$811	\$828	\$847	\$865	\$884	\$904	\$924	\$944	\$965
Service & Supplies (minus hotel)	\$102,392	\$106,947	\$109,300	\$111,705	\$114,162	\$116,674	\$119,240	\$121,864	\$124,545	\$127,285	\$130,085	\$132,947	\$135,872	\$138,861	\$141,916	\$145,038	\$148,229	\$151,490	\$154,823	\$158,229
Food Costs (RA + Front Desk)	\$32,466	\$33,910	\$34,656	\$35,419	\$36,198	\$36,994	\$37,808	\$38,640	\$39,490	\$40,359	\$41,246	\$42,154	\$43,081	\$44,029	\$44,998	\$45,988	\$46,999	\$48,033	\$49,090	\$50,170
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$29,968	\$31,302	\$31,990	\$32,694	\$33,413	\$34,148	\$34,900	\$35,667	\$36,452	\$37,254	\$38,074	\$38,911	\$39,767	\$40,642	\$41,536	\$42,450	\$43,384	\$44,338	\$45,314	\$46,311
Total Expenses	\$589,013	\$614,889	\$628,283	\$641,990	\$656,020	\$670,378	\$685,075	\$700,118	\$715,517	\$731,279	\$747,414	\$763,932	\$780,842	\$798,154	\$815,879	\$834,026	\$852,606	\$871,630	\$891,111	\$911,058
Net Operating Income	\$75,301	\$102,711	\$146,828	\$195,327	\$206,650	\$218,347	\$230,411	\$242,832	\$255,838	\$269,418	\$283,329	\$297,797	\$312,811	\$328,363	\$344,441	\$361,270	\$378,605	\$396,670	\$415,452	\$434,707
<i>Debt Service</i>																				
Existing Debt Service																				
New Debt Service																				
Debt Coverage Ratio																				
<i>Capital Funds &amp; Transfers</i>																				
R & R Fund @	5.00%																			
	\$33,216	\$35,880	\$38,756	\$41,866	\$43,133	\$44,436	\$45,774	\$47,148	\$48,568	\$50,035	\$51,537	\$53,086	\$54,683	\$56,326	\$58,016	\$59,765	\$61,561	\$63,415	\$65,328	\$67,288
<i>Total Cash Flow</i>																				
Cash Flow after Expenditures	\$42,085	\$66,831	\$108,073	\$153,461	\$163,516	\$173,911	\$184,637	\$195,685	\$207,270	\$219,383	\$231,792	\$244,710	\$258,129	\$272,037	\$286,425	\$301,506	\$317,045	\$333,255	\$350,124	\$367,418

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Chancellors

Chancellors										Existing
<u>Existing Conditions</u>										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	324	Avg Occupancy:					100%
Premier Single:	0	0	0	0	Avg Occupancy:					100%
Double/Multi:	0	0	0	0	Avg Occupancy:					100%
Double as Single:	0	0	0	0	Avg Occupancy:					100%
Total Beds:	0	0	0	324						
Location:	Upper									
Gross SF:	133,979				SF Per Bed:					414

Chancellors										Renovated
<u>Renovated Conditions</u>										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	324	Avg Occupancy:					100%
Premier Single:	0	0	0	0	Avg Occupancy:					100%
Double/Multi:	0	0	0	0	Avg Occupancy:					100%
Double as Single:	0	0	0	0	Avg Occupancy:					100%
Total Beds:	0	0	0	324						
Location:	Upper									
(R) Gross SF:	133,979				SF Per Bed:					414

Expense Assumptions	
<u>Costs per Square Foot</u>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
<u>Costs per Bed</u>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	0
Total Project Size (GSF):	134,000
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$9,380,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$4,020,000
Total Project Cost (2009 Dollars):	\$13,400,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Chancellors Pro Forma		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324
Occupied Beds		324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324	324
% Occupied		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Non-Revenue Beds		5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Revenue																					
Traditional Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:		\$1,367,280	\$1,476,792	\$1,595,052	\$1,722,708	\$1,774,548	\$1,828,008	\$1,883,088	\$1,939,788	\$1,998,108	\$2,058,372	\$2,120,256	\$2,184,084	\$2,249,856	\$2,317,572	\$2,387,232	\$2,459,160	\$2,533,032	\$2,609,172	\$2,687,580	\$2,768,256
Total Revenue		\$1,367,280	\$1,476,792	\$1,595,052	\$1,722,708	\$1,774,548	\$1,828,008	\$1,883,088	\$1,939,788	\$1,998,108	\$2,058,372	\$2,120,256	\$2,184,084	\$2,249,856	\$2,317,572	\$2,387,232	\$2,459,160	\$2,533,032	\$2,609,172	\$2,687,580	\$2,768,256
Expenses																					
Salaries (HD, Central, Cust/Sec & Maint)		\$150,806	\$155,364	\$157,695	\$160,060	\$162,461	\$164,898	\$167,372	\$169,882	\$172,430	\$175,017	\$177,642	\$180,307	\$183,011	\$185,757	\$188,543	\$191,371	\$194,242	\$197,155	\$200,113	\$203,114
Fringe Benefits		\$112,028	\$118,850	\$122,416	\$126,088	\$129,871	\$133,767	\$137,780	\$141,913	\$146,171	\$150,556	\$155,072	\$159,724	\$164,516	\$169,452	\$174,535	\$179,771	\$185,164	\$190,719	\$196,441	\$202,334
PT Help, Non-Federal Student & Federal Work Study		\$145,205	\$149,594	\$151,838	\$154,115	\$156,427	\$158,773	\$161,155	\$163,572	\$166,026	\$168,516	\$171,044	\$173,610	\$176,214	\$178,857	\$181,540	\$184,263	\$187,027	\$189,832	\$192,680	\$195,570
Utilities (Electricity, Water/Sewage, Heating)		\$228,414	\$242,324	\$249,594	\$257,082	\$264,794	\$272,738	\$280,920	\$289,348	\$298,029	\$306,969	\$316,178	\$325,664	\$335,434	\$345,497	\$355,862	\$366,537	\$377,534	\$388,860	\$400,525	\$412,541
Telephone Costs		\$7,325	\$7,651	\$7,819	\$7,991	\$8,167	\$8,347	\$8,530	\$8,718	\$8,906	\$9,106	\$9,306	\$9,511	\$9,720	\$9,934	\$10,152	\$10,376	\$10,604	\$10,837	\$11,076	\$11,319
Building Maintenance		\$100,035	\$104,485	\$106,784	\$109,133	\$111,534	\$113,988	\$116,496	\$119,059	\$121,678	\$124,355	\$127,091	\$129,887	\$132,744	\$135,664	\$138,649	\$141,699	\$144,817	\$148,003	\$151,259	\$154,586
Equipment Maintenance		\$862	\$900	\$920	\$940	\$961	\$982	\$1,004	\$1,026	\$1,048	\$1,071	\$1,095	\$1,119	\$1,144	\$1,169	\$1,194	\$1,221	\$1,248	\$1,275	\$1,303	\$1,332
Service & Supplies (minus hotel)		\$141,327	\$147,614	\$150,861	\$154,180	\$157,572	\$161,039	\$164,582	\$168,202	\$171,903	\$175,685	\$179,550	\$183,500	\$187,537	\$191,663	\$195,879	\$200,189	\$204,593	\$209,094	\$213,694	\$218,395
Food Costs (RA + Front Desk)		\$44,811	\$46,804	\$47,834	\$48,886	\$49,962	\$51,061	\$52,184	\$53,332	\$54,506	\$55,705	\$56,930	\$58,183	\$59,463	\$60,771	\$62,108	\$63,474	\$64,871	\$66,298	\$67,757	\$69,247
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease		\$41,364	\$43,204	\$44,155	\$45,126	\$46,119	\$47,133	\$48,170	\$49,230	\$50,313	\$51,420	\$52,551	\$53,707	\$54,889	\$56,096	\$57,331	\$58,592	\$59,881	\$61,198	\$62,545	\$63,921
Total Expenses		\$972,177	\$1,016,791	\$1,039,915	\$1,063,603	\$1,087,868	\$1,112,726	\$1,138,192	\$1,164,283	\$1,191,013	\$1,218,399	\$1,246,460	\$1,275,211	\$1,304,671	\$1,334,859	\$1,365,793	\$1,397,493	\$1,429,979	\$1,463,271	\$1,497,391	\$1,532,360
Net Operating Income		\$395,103	\$460,001	\$555,137	\$659,105	\$686,680	\$715,282	\$744,896	\$775,505	\$807,095	\$839,973	\$873,796	\$908,873	\$945,185	\$982,713	\$1,021,439	\$1,061,667	\$1,103,053	\$1,145,901	\$1,190,189	\$1,235,896
Debt Service																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Existing Debt Service																					
New Debt Service																					
Debt Coverage Ratio																					
Capital Funds & Transfers																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
R & R Fund @	5.00%	\$68,364	\$73,840	\$79,753	\$86,135	\$88,727	\$91,400	\$94,154	\$96,989	\$99,905	\$102,919	\$106,013	\$109,204	\$112,493	\$115,879	\$119,362	\$122,958	\$126,652	\$130,459	\$134,379	\$138,413
Total Cash Flow																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Cash Flow after Expenditures		\$326,739	\$386,161	\$475,384	\$572,970	\$597,953	\$623,881	\$650,741	\$678,516	\$707,190	\$737,054	\$767,784	\$799,669	\$832,692	\$866,834	\$902,077	\$938,709	\$976,401	\$1,015,442	\$1,055,810	\$1,097,483

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*Horan*

Horan					Existing	
<u>Existing Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	101%
Premier Single:		0	0	0	Avg Occupancy:	101%
Double/Multi:	206	0	0	0	Avg Occupancy:	101%
Double as Single:	0	0	0	0	Avg Occupancy:	101%
<b>Total Beds:</b>	<b>206</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Location:	Upper					
Gross SF:	39,925				SF Per Bed:	194

Horan					Renovated
Renovated Conditions					
	Traditional	Semi Suite	Open Suite	Apartment	
Singles:	0	0	0	0	Avg Occupancy: 101%
Premier Single:		0	0	0	Avg Occupancy: 101%
Double/Multi:	177	0	0	0	Avg Occupancy: 101%
Double as Single:	0	0	0	0	Avg Occupancy: 101%
<b>Total Beds:</b>	<b>177</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Location:	Upper				
(R) Gross SF:	39,925			SF Per Bed:	226

<b>Expense Assumptions</b>	
<i>Costs per Square Foot</i>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
<i>Total per SF:</i>	<i>\$2.45</i>
<i>Costs per Bed</i>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
<i>Total per Bed:</i>	<i>\$1,986.81</i>

Capital Cost Assumptions	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	29
Total Project Size (GSF):	39,900
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$2,793,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$1,197,000
Total Project Cost (2009 Dollars):	\$3,990,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

[illegible]

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Governors

Governors						Existing
<u>Existing Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	106%
Premier Single:	0	0	0	0	Avg Occupancy:	106%
Double/Multi:	310	0	0	0	Avg Occupancy:	106%
Double as Single:	0	0	0	0	Avg Occupancy:	106%
Total Beds:	310	0	0	0		
Location:	Upper					
Gross SF:	65,283				SF Per Bed:	211

Governors						Renovated
<u>Renovated Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	106%
Premier Single:	0	0	0	0	Avg Occupancy:	106%
Double/Multi:	290	0	0	0	Avg Occupancy:	106%
Double as Single:	0	0	0	0	Avg Occupancy:	106%
Total Beds:	290	0	0	0		
Location:	Upper					
(R) Gross SF:	65,283				SF Per Bed:	225

Expense Assumptions	
<u>Costs per Square Foot</u>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
<u>Costs per Bed</u>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 1 Renovator
Net Gain / Loss of Beds:	20
Total Project Size (GSF):	65,300
Hard Cost per Square Foot:	\$35
Total Hard Costs:	\$2,285,500
Soft Costs per Square Foot:	\$15
Total Soft Costs:	\$979,500
Total Project Cost (2009 Dollars):	\$3,265,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Governors		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Pro Forma		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310
Occupied Beds		329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329	329
% Occupied		106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%	106%
Non-Revenue Beds		12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Revenue																					
Traditional Units:		\$929,938	\$1,004,530	\$1,085,037	\$1,172,116	\$1,207,605	\$1,244,080	\$1,281,540	\$1,319,986	\$1,359,747	\$1,400,822	\$1,442,883	\$1,486,258	\$1,530,947	\$1,576,951	\$1,624,270	\$1,673,231	\$1,723,507	\$1,775,426	\$1,828,988	\$1,883,864
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue		\$929,938	\$1,004,530	\$1,085,037	\$1,172,116	\$1,207,605	\$1,244,080	\$1,281,540	\$1,319,986	\$1,359,747	\$1,400,822	\$1,442,883	\$1,486,258	\$1,530,947	\$1,576,951	\$1,624,270	\$1,673,231	\$1,723,507	\$1,775,426	\$1,828,988	\$1,883,864
Expenses																					
Salaries (HD, Central, Cust/Sec & Maint)		\$152,947	\$157,570	\$159,934	\$162,333	\$164,768	\$167,239	\$169,748	\$172,294	\$174,878	\$177,502	\$180,164	\$182,867	\$185,610	\$188,394	\$191,220	\$194,088	\$196,999	\$199,954	\$202,954	\$205,998
Fringe Benefits		\$113,618	\$120,537	\$124,154	\$127,878	\$131,714	\$135,666	\$139,736	\$143,928	\$148,246	\$152,693	\$157,274	\$161,992	\$166,852	\$171,857	\$177,013	\$182,324	\$187,793	\$193,427	\$199,230	\$205,207
PT Help, Non-Federal Student & Federal Work Study		\$147,266	\$151,718	\$153,993	\$156,303	\$158,648	\$161,028	\$163,443	\$165,895	\$168,383	\$170,909	\$173,472	\$176,074	\$178,716	\$181,396	\$184,117	\$186,879	\$189,682	\$192,527	\$195,415	\$198,347
Utilities (Electricity, Water/Sewage, Heating)		\$111,298	\$118,076	\$121,618	\$125,267	\$129,025	\$132,895	\$136,882	\$140,989	\$145,218	\$149,575	\$154,062	\$158,684	\$163,444	\$168,348	\$173,398	\$178,600	\$183,958	\$189,477	\$195,161	\$201,016
Telephone Costs		\$7,429	\$7,759	\$7,930	\$8,105	\$8,283	\$8,465	\$8,651	\$8,842	\$9,036	\$9,235	\$9,438	\$9,646	\$9,858	\$10,075	\$10,296	\$10,523	\$10,754	\$10,991	\$11,233	\$11,480
Building Maintenance		\$48,744	\$50,912	\$52,032	\$53,177	\$54,346	\$55,542	\$56,764	\$58,013	\$59,289	\$60,593	\$61,927	\$63,289	\$64,681	\$66,104	\$67,559	\$69,045	\$70,564	\$72,116	\$73,703	\$75,324
Equipment Maintenance		\$874	\$913	\$933	\$953	\$974	\$996	\$1,063	\$1,040	\$1,063	\$1,086	\$1,110	\$1,135	\$1,160	\$1,185	\$1,211	\$1,238	\$1,265	\$1,293	\$1,322	\$1,351
Service & Supplies (minus hotel)		\$143,334	\$149,710	\$153,003	\$156,369	\$159,809	\$163,325	\$166,918	\$170,591	\$174,344	\$178,179	\$182,099	\$186,105	\$190,200	\$194,384	\$198,660	\$203,031	\$207,498	\$212,063	\$216,728	\$221,496
Food Costs (RA + Front Desk)		\$45,447	\$47,469	\$48,513	\$49,580	\$50,671	\$51,786	\$52,925	\$54,090	\$55,280	\$56,496	\$57,739	\$59,009	\$60,307	\$61,634	\$62,990	\$64,376	\$65,792	\$67,239	\$68,719	\$70,230
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease		\$41,951	\$43,817	\$44,781	\$45,767	\$46,773	\$47,802	\$48,854	\$49,929	\$51,027	\$52,150	\$53,297	\$54,470	\$55,668	\$56,893	\$58,145	\$59,424	\$60,731	\$62,067	\$63,433	\$64,828
Total Expenses		\$812,908	\$848,481	\$866,891	\$885,732	\$905,012	\$924,745	\$944,940	\$965,609	\$986,764	\$1,008,418	\$1,030,583	\$1,053,271	\$1,076,495	\$1,100,270	\$1,124,609	\$1,149,527	\$1,175,037	\$1,201,155	\$1,227,896	\$1,255,277
Net Operating Income		\$117,030	\$156,049	\$218,146	\$286,385	\$302,593	\$319,335	\$336,600	\$354,377	\$372,982	\$392,404	\$412,300	\$432,987	\$454,452	\$476,681	\$499,660	\$523,704	\$548,470	\$574,271	\$601,091	\$628,587
Debt Service		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Existing Debt Service																					
New Debt Service																					
Debt Coverage Ratio																					
Capital Funds & Transfers		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
R & R Fund @ 5.00%		\$46,497	\$50,227	\$54,252	\$58,606	\$60,380	\$62,204	\$64,077	\$65,999	\$67,987	\$70,041	\$72,144	\$74,313	\$76,547	\$78,848	\$81,213	\$83,662	\$86,175	\$88,771	\$91,449	\$94,193
Total Cash Flow		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Cash Flow after Expenditures		\$70,533	\$105,823	\$163,894	\$227,779	\$242,212	\$257,131	\$272,523	\$288,378	\$304,995	\$322,363	\$340,156	\$358,674	\$377,905	\$397,833	\$418,447	\$440,043	\$462,295	\$485,499	\$509,642	\$534,394



**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*Putnam*

Putnam					Existing	
<u>Existing Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	101%
Premier Single:	0	0	0	0	Avg Occupancy:	101%
Double/Multi:	236	0	0	0	Avg Occupancy:	101%
Double as Single:	0	0	0	0	Avg Occupancy:	101%
<b>Total Beds:</b>	<b>236</b>	<b>0</b>	<b>0</b>	<b>0</b>		
Location:	Lower					
Gross SF:	36,769				SF Per Bed:	156

Putnam					Renovated
Renovated Conditions					
	Traditional	Semi Suite	Open Suite	Apartment	
Singles:	0	0	0	0	Avg Occupancy: 101%
Premier Single:		0	0	0	Avg Occupancy: 101%
Double/Multi:	163	0	0	0	Avg Occupancy: 101%
Double as Single:	0	0	0	0	Avg Occupancy: 101%
Total Beds:	163	0	0	0	
Location:	Lower				
(R) Gross SF:	36,769			SF Per Bed:	226

Expense Assumptions	
<i>Costs per Square Foot</i>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
<i>Costs per Bed</i>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

<b>Capital Cost Assumptions</b>	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	73
Total Project Size (GSF):	36,800
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$2,576,000
Soft Cost per Square Foot:	\$30
Total Soft Costs:	\$1,104,000
Total Project Cost (2009 Dollars):	\$3,680,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Putnam Pro Forma		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		236	236	236	236	236	236	236	236	236	236	0	0	0	0	0	0	0	0	0	
Occupied Beds		238	238	238	238	238	238	238	238	238	238	0	0	0	0	0	0	0	0	0	
% Occupied		101%	101%	101%	101%	101%	101%	101%	101%	101%	101%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Non-Revenue Beds		8	8	8	8	8	8	8	8	8	8	0	0	0	0	0	0	0	0	0	
<u>Revenue</u>																					
Traditional Units:		\$674,559	\$728,667	\$787,065	\$850,230	\$875,973	\$902,431	\$929,604	\$957,492	\$986,334	\$1,016,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Apartment Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Revenue		\$674,559	\$728,667	\$787,065	\$850,230	\$875,973	\$902,431	\$929,604	\$957,492	\$986,334	\$1,016,129	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<u>Expenses</u>																					
Salaries (HD, Central, Cust/Sec & Maint)		\$110,945	\$114,298	\$116,013	\$117,753	\$119,519	\$121,312	\$123,132	\$124,979	\$126,853	\$128,756	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Fringe Benefits		\$82,416	\$87,435	\$90,059	\$92,760	\$95,543	\$98,409	\$101,362	\$104,403	\$107,535	\$110,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
PT Help, Non-Federal Student & Federal Work Study		\$106,824	\$111,053	\$111,704	\$113,379	\$115,080	\$116,806	\$118,558	\$120,337	\$122,142	\$123,974	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Utilities (Electricity, Water/Sewage, Heating)		\$62,686	\$66,503	\$68,498	\$70,553	\$72,670	\$74,850	\$77,095	\$79,408	\$81,791	\$84,244	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Telephone Costs		\$5,389	\$5,628	\$5,762	\$5,879	\$6,008	\$6,140	\$6,275	\$6,414	\$6,555	\$6,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Building Maintenance		\$27,454	\$28,675	\$29,306	\$29,950	\$30,609	\$31,283	\$31,971	\$32,674	\$33,393	\$34,128	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Equipment Maintenance		\$634	\$662	\$677	\$692	\$707	\$722	\$738	\$755	\$771	\$788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Service & Supplies (minus hotel)		\$103,971	\$108,596	\$110,986	\$113,427	\$115,923	\$118,473	\$121,079	\$123,743	\$126,465	\$129,248	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Food Costs (RA + Front Desk)		\$32,967	\$34,433	\$35,191	\$35,965	\$36,756	\$37,565	\$38,391	\$39,236	\$40,099	\$40,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hotel Lease		\$30,431	\$31,784	\$32,484	\$33,198	\$33,929	\$34,675	\$35,438	\$36,217	\$37,014	\$37,829	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Expenses		\$563,716	\$588,069	\$600,668	\$613,557	\$626,744	\$640,235	\$654,040	\$668,165	\$682,618	\$697,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Net Operating Income		\$110,843	\$140,597	\$186,397	\$236,673	\$249,229	\$262,195	\$275,564	\$289,328	\$303,716	\$318,722	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Debt Service		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Existing Debt Service																					
New Debt Service																					
Debt Coverage Ratio																					
Capital Funds & Transfers		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
R & R Fund @	5.00%	\$33,728	\$36,433	\$39,353	\$42,512	\$43,799	\$45,122	\$46,480	\$47,875	\$49,317	\$50,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Cash Flow		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Cash Flow after Expenditures		\$77,115	\$104,164	\$147,044	\$194,162	\$205,431	\$217,074	\$229,084	\$241,453	\$254,399	\$267,916	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Thomas

Thomas						Existing
<u>Existing Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	99%
Premier Single:	0	0	0	0	Avg Occupancy:	99%
Double/Multi:	144	0	0	0	Avg Occupancy:	99%
Double as Single:	0	0	0	0	Avg Occupancy:	99%
Total Beds:	144	0	0	0		
Location:	Lower					
Gross SF:	35,496				SF Per Bed:	247

Thomas						Renovated
<u>Renovated Conditions</u>						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	99%
Premier Single:	0	0	0	0	Avg Occupancy:	99%
Double/Multi:	158	0	0	0	Avg Occupancy:	99%
Double as Single:	0	0	0	0	Avg Occupancy:	99%
Total Beds:	158	0	0	0		
Location:	Lower					
(R) Gross SF:	35,496				SF Per Bed:	225

Expense Assumptions	
<u>Costs per Square Foot</u>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
<u>Costs per Bed</u>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	14
Total Project Size (GSF):	35,500
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$2,485,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$1,065,000
Total Project Cost (2009 Dollars):	\$3,550,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Thomas																					
Pro Forma		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		144	144	144	144	144	144	144	144	144	144	144	0	0	0	0	0	0	0	0	0
Occupied Beds		143	143	143	143	143	143	143	143	143	143	143	0	0	0	0	0	0	0	0	0
% Occupied		99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	99%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Non-Revenue Beds		6	6	6	6	6	6	6	6	6	6	6	0	0	0	0	0	0	0	0	0
<u>Revenue</u>																					
Traditional Units:		\$403,445	\$435,806	\$470,733	\$508,512	\$523,908	\$539,732	\$555,984	\$572,664	\$589,913	\$607,733	\$625,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue		\$403,445	\$435,806	\$470,733	\$508,512	\$523,908	\$539,732	\$555,984	\$572,664	\$589,913	\$607,733	\$625,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Expenses</u>																					
Salaries (HD, Central, Cust/Sec & Maint)		\$66,355	\$68,360	\$69,386	\$70,427	\$71,483	\$72,555	\$73,644	\$74,748	\$75,869	\$77,007	\$78,163	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fringe Benefits		\$49,292	\$52,294	\$53,863	\$55,479	\$57,143	\$58,857	\$60,623	\$62,442	\$64,315	\$66,244	\$68,232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PT Help, Non-Federal Student & Federal Work Study		\$63,890	\$65,821	\$66,809	\$67,811	\$68,828	\$69,860	\$70,908	\$71,972	\$73,051	\$74,147	\$75,259	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities (Electricity, Water/Sewage, Heating)		\$60,515	\$64,201	\$66,127	\$68,111	\$70,154	\$72,258	\$74,426	\$76,659	\$78,959	\$81,328	\$83,767	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone Costs		\$3,223	\$3,366	\$3,440	\$3,516	\$3,593	\$3,672	\$3,753	\$3,836	\$3,920	\$4,006	\$4,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Building Maintenance		\$26,503	\$27,682	\$28,291	\$28,913	\$29,550	\$30,200	\$30,864	\$31,543	\$32,237	\$32,946	\$33,671	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Equipment Maintenance		\$379	\$396	\$405	\$414	\$423	\$432	\$442	\$451	\$461	\$471	\$482	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service & Supplies (minus hotel)		\$62,184	\$64,950	\$66,379	\$67,839	\$69,332	\$70,857	\$72,416	\$74,009	\$75,637	\$77,301	\$79,002	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Costs (RA + Front Desk)		\$19,717	\$20,594	\$21,047	\$21,510	\$21,983	\$22,467	\$22,961	\$23,466	\$23,983	\$24,510	\$25,049	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease		\$18,200	\$19,010	\$19,428	\$19,855	\$20,292	\$20,739	\$21,195	\$21,661	\$22,138	\$22,625	\$23,123	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$370,258	\$386,674	\$395,174	\$403,874	\$412,781	\$421,898	\$431,232	\$440,787	\$450,571	\$460,587	\$470,842	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income		\$33,186	\$49,131	\$75,559	\$104,637	\$111,127	\$117,834	\$124,752	\$131,876	\$139,343	\$147,146	\$155,139	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Debt Service</u>																					
Existing Debt Service																					
New Debt Service																					
Debt Coverage Ratio																					
<u>Capital Funds &amp; Transfers</u>																					
R & R Fund @ 5.00%		\$20,172	\$21,790	\$23,537	\$25,426	\$26,195	\$26,987	\$27,799	\$28,633	\$29,496	\$30,387	\$31,299	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total Cash Flow</u>																					
Cash Flow after Expenditures		\$13,014	\$27,341	\$52,022	\$79,212	\$84,932	\$90,847	\$96,953	\$103,243	\$109,847	\$116,760	\$123,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Murray

Murray										Existing
Existing Conditions										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	0	Avg Occupancy:		97%			
Premier Single:	0	0	0	0	Avg Occupancy:		97%			
Double/Multi:	306	0	0	0	Avg Occupancy:		97%			
Double as Single:	0	0	0	0	Avg Occupancy:		97%			
Total Beds:	306	0	0	0						
Location:	Upper									
Gross SF:	56,737				SF Per Bed:		185			

Murray										Renovated
Renovated Conditions										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	0	Avg Occupancy:		97%			
Premier Single:	0	0	0	0	Avg Occupancy:		97%			
Double/Multi:	252	0	0	0	Avg Occupancy:		97%			
Double as Single:	0	0	0	0	Avg Occupancy:		97%			
Total Beds:	252	0	0	0						
Location:	Upper									
(R) Gross SF:	56,737				SF Per Bed:		225			

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	54
Total Project Size (GSF):	56,700
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$3,969,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$1,701,000
Total Project Cost (2009 Dollars):	\$5,670,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Murray	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Pro Forma	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306
Occupied Beds	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297	297
% Occupied	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
Non-Revenue Beds	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Revenue																				
Traditional Units:	\$840,001	\$907,379	\$980,100	\$1,058,757	\$1,090,814	\$1,123,761	\$1,157,598	\$1,192,326	\$1,228,241	\$1,265,344	\$1,303,337	\$1,342,517	\$1,382,884	\$1,424,439	\$1,467,181	\$1,511,407	\$1,556,821	\$1,603,718	\$1,652,100	\$1,701,669
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$840,001	\$907,379	\$980,100	\$1,058,757	\$1,090,814	\$1,123,761	\$1,157,598	\$1,192,326	\$1,228,241	\$1,265,344	\$1,303,337	\$1,342,517	\$1,382,884	\$1,424,439	\$1,467,181	\$1,511,407	\$1,556,821	\$1,603,718	\$1,652,100	\$1,701,669
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$138,155	\$142,331	\$144,466	\$146,633	\$148,833	\$151,065	\$153,331	\$155,631	\$157,965	\$160,335	\$162,740	\$165,181	\$167,659	\$170,174	\$172,726	\$175,317	\$177,947	\$180,616	\$183,325	\$186,075
Fringe Benefits	\$102,630	\$108,880	\$112,146	\$115,511	\$118,976	\$122,545	\$126,222	\$130,008	\$133,908	\$137,926	\$142,063	\$146,325	\$150,715	\$155,237	\$159,894	\$164,690	\$169,631	\$174,720	\$179,962	\$185,361
PT Help, Non-Federal Student & Federal Work Study	\$133,024	\$137,044	\$139,100	\$141,187	\$143,304	\$145,454	\$147,636	\$149,850	\$152,098	\$154,380	\$156,695	\$159,046	\$161,431	\$163,853	\$166,311	\$168,805	\$171,337	\$173,907	\$176,516	\$179,164
Utilities (Electricity, Water/Sewage, Heating)	\$96,728	\$102,619	\$105,697	\$108,868	\$112,134	\$115,498	\$118,963	\$122,532	\$126,208	\$129,994	\$133,894	\$137,911	\$142,048	\$146,310	\$150,699	\$155,220	\$159,877	\$164,673	\$169,613	\$174,702
Telephone Costs	\$6,710	\$7,009	\$7,163	\$7,321	\$7,482	\$7,646	\$7,815	\$7,986	\$8,162	\$8,342	\$8,525	\$8,713	\$8,905	\$9,100	\$9,301	\$9,505	\$9,714	\$9,928	\$10,146	\$10,370
Building Maintenance	\$42,363	\$44,247	\$45,221	\$46,215	\$47,232	\$48,271	\$49,333	\$50,419	\$51,528	\$52,661	\$53,820	\$55,004	\$56,214	\$57,451	\$58,715	\$60,006	\$61,327	\$62,676	\$64,055	\$65,464
Equipment Maintenance	\$789	\$825	\$843	\$861	\$880	\$900	\$919	\$940	\$960	\$981	\$1,003	\$1,025	\$1,048	\$1,071	\$1,094	\$1,118	\$1,143	\$1,168	\$1,194	\$1,220
Service & Supplies (minus hotel)	\$129,471	\$135,231	\$138,206	\$141,246	\$144,354	\$147,529	\$150,775	\$154,092	\$157,482	\$160,947	\$164,488	\$168,106	\$171,805	\$175,584	\$179,447	\$183,395	\$187,430	\$191,553	\$195,767	\$200,074
Food Costs (RA + Front Desk)	\$41,052	\$42,878	\$43,821	\$44,785	\$45,771	\$46,778	\$47,807	\$48,858	\$49,933	\$51,032	\$52,155	\$53,302	\$54,475	\$55,673	\$56,898	\$58,150	\$59,429	\$60,736	\$62,073	\$63,438
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$37,894	\$39,580	\$40,450	\$41,340	\$42,250	\$43,179	\$44,129	\$45,100	\$46,092	\$47,106	\$48,143	\$49,202	\$50,284	\$51,391	\$52,521	\$53,677	\$54,858	\$56,064	\$57,298	\$58,558
Total Expenses	\$728,817	\$760,643	\$777,114	\$793,968	\$811,216	\$828,866	\$846,930	\$865,417	\$884,338	\$903,704	\$923,526	\$943,815	\$964,583	\$985,843	\$1,007,606	\$1,029,884	\$1,052,692	\$1,076,043	\$1,099,949	\$1,124,426
Net Operating Income	\$111,184	\$146,736	\$202,986	\$264,789	\$279,598	\$294,894	\$310,668	\$326,909	\$343,903	\$361,639	\$379,811	\$398,702	\$418,301	\$438,596	\$459,576	\$481,523	\$504,129	\$527,676	\$552,151	\$577,244
Debt Service	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Existing Debt Service																				
New Debt Service																				
Debt Coverage Ratio																				
Capital Funds & Transfers	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
R & R Fund @ 5.00%	\$42,000	\$45,369	\$49,005	\$52,938	\$54,541	\$56,188	\$57,880	\$59,616	\$61,412	\$63,267	\$65,167	\$67,126	\$69,144	\$71,222	\$73,359	\$75,570	\$77,841	\$80,186	\$82,605	\$85,083
Total Cash Flow	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Cash Flow after Expenditures	\$69,184	\$101,367	\$153,981	\$211,851	\$225,057	\$238,706	\$252,788	\$267,293	\$282,491	\$298,372	\$314,644	\$331,576	\$349,157	\$367,374	\$386,217	\$405,953	\$426,288	\$447,490	\$469,546	\$492,160

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Oak Ridge

Oak Ridge										Existing
Existing Conditions										
	Traditional	Semi Suite	Full Suite	Apartment						
Single:	0	0	0	0	Avg Occupancy:					94%
Premier Single:	0	0	0	0	Avg Occupancy:					94%
Double/Multi:	346	0	0	0	Avg Occupancy:					94%
Double as Single:	0	0	0	0	Avg Occupancy:					94%
Total Beds:	346	0	0	0						
Location:	Upper									
Gross SF:	63,383				SF Per Bed:					183

Oak Ridge										Renovated
Renovated Conditions										
	Traditional	Semi Suite	Full Suite	Apartment						
Singles:	0	0	0	0	Avg Occupancy:					94%
Premier Single:	0	0	0	0	Avg Occupancy:					94%
Double/Multi:	282	0	0	0	Avg Occupancy:					94%
Double as Single:	0	0	0	0	Avg Occupancy:					94%
Total Beds:	282	0	0	0						
Location:	Upper									
(R) Gross SF:	63,383				SF Per Bed:					225

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 1 Renovator
Net Gain / Loss of Beds:	64
Total Project Size (GSF):	63,400
Hard Cost per Square Foot:	\$35
Total Hard Costs:	\$2,219,000
Soft Costs per Square Foot:	\$15
Total Soft Costs:	\$951,000
Total Project Cost (2009 Dollars):	\$3,170,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Oak Ridge Pro Forma																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346	346
Occupied Beds	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325
% Occupied	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%	94%
Non-Revenue Beds	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
Revenue																				
Traditional Units:	\$920,429	\$994,259	\$1,073,942	\$1,160,131	\$1,195,257	\$1,231,359	\$1,268,436	\$1,306,489	\$1,345,843	\$1,386,498	\$1,428,129	\$1,471,061	\$1,515,293	\$1,560,827	\$1,607,661	\$1,656,122	\$1,705,884	\$1,757,272	\$1,810,286	\$1,864,601
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$920,429	\$994,259	\$1,073,942	\$1,160,131	\$1,195,257	\$1,231,359	\$1,268,436	\$1,306,489	\$1,345,843	\$1,386,498	\$1,428,129	\$1,471,061	\$1,515,293	\$1,560,827	\$1,607,661	\$1,656,122	\$1,705,884	\$1,757,272	\$1,810,286	\$1,864,601
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$151,383	\$155,959	\$158,298	\$160,673	\$163,083	\$165,529	\$168,012	\$170,532	\$173,090	\$175,687	\$178,322	\$180,997	\$183,712	\$186,467	\$189,264	\$192,103	\$194,985	\$197,910	\$200,878	\$203,892
Fringe Benefits	\$112,456	\$119,305	\$122,884	\$126,571	\$130,368	\$134,279	\$138,307	\$142,456	\$146,730	\$151,132	\$155,666	\$160,336	\$165,146	\$170,100	\$175,203	\$180,459	\$185,873	\$191,449	\$197,193	\$203,109
PT Help, Non-Federal Student & Federal Work Study	\$145,761	\$150,166	\$152,419	\$154,705	\$157,026	\$159,381	\$161,772	\$164,198	\$166,661	\$169,161	\$171,699	\$174,274	\$176,888	\$179,542	\$182,235	\$184,968	\$187,743	\$190,559	\$193,417	\$196,318
Utilities (Electricity, Water/Sewage, Heating)	\$108,058	\$114,639	\$118,078	\$121,621	\$125,269	\$129,027	\$132,898	\$136,885	\$140,992	\$145,222	\$149,578	\$154,066	\$158,688	\$163,448	\$168,352	\$173,402	\$178,604	\$183,962	\$189,481	\$195,166
Telephone Costs	\$7,353	\$7,680	\$7,849	\$8,022	\$8,198	\$8,376	\$8,563	\$8,751	\$8,944	\$9,140	\$9,342	\$9,547	\$9,757	\$10,041	\$10,191	\$10,415	\$10,644	\$10,879	\$11,118	\$11,363
Building Maintenance	\$47,325	\$49,430	\$50,518	\$51,629	\$52,765	\$53,926	\$55,112	\$56,324	\$57,564	\$58,830	\$60,124	\$61,447	\$62,799	\$64,180	\$65,592	\$67,035	\$68,510	\$70,017	\$71,558	\$73,132
Equipment Maintenance	\$865	\$904	\$923	\$944	\$964	\$986	\$1,007	\$1,030	\$1,052	\$1,075	\$1,099	\$1,123	\$1,148	\$1,173	\$1,199	\$1,225	\$1,252	\$1,280	\$1,308	\$1,337
Service & Supplies (minus hotel)	\$141,868	\$148,179	\$151,439	\$154,770	\$158,175	\$161,655	\$165,212	\$168,846	\$172,561	\$176,357	\$180,237	\$184,202	\$188,255	\$192,396	\$196,629	\$200,955	\$205,376	\$209,894	\$214,512	\$219,231
Food Costs (RA + Front Desk)	\$44,983	\$46,984	\$48,017	\$49,074	\$50,153	\$51,257	\$52,384	\$53,537	\$54,714	\$55,918	\$57,148	\$58,406	\$59,691	\$61,004	\$62,346	\$63,717	\$65,119	\$66,552	\$68,016	\$69,512
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$41,522	\$43,369	\$44,324	\$45,299	\$46,295	\$47,314	\$48,355	\$49,418	\$50,506	\$51,617	\$52,752	\$53,913	\$55,099	\$56,311	\$57,550	\$58,816	\$60,110	\$61,432	\$62,784	\$64,165
Total Expenses	\$801,574	\$836,615	\$854,749	\$873,306	\$892,297	\$911,732	\$931,622	\$951,979	\$972,814	\$994,139	\$1,015,967	\$1,038,310	\$1,061,181	\$1,084,594	\$1,108,561	\$1,133,097	\$1,158,217	\$1,183,934	\$1,210,265	\$1,237,224
Net Operating Income	\$118,855	\$157,644	\$219,194	\$286,825	\$302,960	\$319,627	\$336,814	\$354,511	\$373,029	\$392,359	\$412,162	\$432,750	\$454,112	\$476,233	\$499,100	\$523,025	\$547,667	\$573,337	\$600,021	\$627,377
Debt Service	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Existing Debt Service																				
New Debt Service																				
Debt Coverage Ratio																				
Capital Funds & Transfers	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
R & R Fund @ 5.00%	\$46,021	\$49,713	\$53,697	\$58,007	\$59,763	\$61,568	\$63,422	\$65,324	\$67,292	\$69,325	\$71,406	\$73,553	\$75,765	\$78,041	\$80,383	\$82,806	\$85,294	\$87,864	\$90,514	\$93,230
Total Cash Flow	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Cash Flow after Expenditures	\$72,833	\$107,931	\$165,496	\$228,818	\$243,198	\$258,059	\$273,393	\$289,186	\$305,737	\$323,034	\$340,755	\$359,197	\$378,347	\$398,192	\$418,717	\$440,219	\$462,373	\$485,474	\$509,507	\$534,147

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Sutherland

Sutherland						Existing
Existing Conditions						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	97%
Premier Single:	0	0	0	0	Avg Occupancy:	97%
Double/Multi:	400	0	0	0	Avg Occupancy:	97%
Double as Single:	0	0	0	0	Avg Occupancy:	97%
Total Beds:	400	0	0	0		
Location:	Upper					
Gross SF:	76,378				SF Per Bed:	191

Sutherland						Renovated
Renovated Conditions						
	Traditional	Semi Suite	Open Suite	Apartment		
Singles:	0	0	0	0	Avg Occupancy:	97%
Premier Single:	0	0	0	0	Avg Occupancy:	97%
Double/Multi:	339	0	0	0	Avg Occupancy:	97%
Double as Single:	0	0	0	0	Avg Occupancy:	97%
Total Beds:	339	0	0	0		
Location:	Upper					
(R) Gross SF:	76,378				SF Per Bed:	225

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 1 Renovator
Net Gain / Loss of Beds:	61
Total Project Size (GSF):	76,400
Hard Cost per Square Foot:	\$35
Total Hard Costs:	\$2,674,000
Soft Costs per Square Foot:	\$15
Total Soft Costs:	\$1,146,000
Total Project Cost (2009 Dollars):	\$3,820,000
Project Year	0
Project Cost @ Project Year:	\$0
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$0
Debt Issued:	\$0

Sutherland Pro Forma		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Occupied Beds		388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388
% Occupied		97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%	97%
Non-Revenue Beds		14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Revenue																					
Traditional Units:		\$1,098,040	\$1,186,116	\$1,281,176	\$1,383,996	\$1,425,900	\$1,468,968	\$1,513,200	\$1,558,596	\$1,605,544	\$1,654,044	\$1,703,708	\$1,754,924	\$1,807,692	\$1,862,012	\$1,917,884	\$1,975,696	\$2,035,060	\$2,096,364	\$2,159,608	\$2,224,404
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue		\$1,098,040	\$1,186,116	\$1,281,176	\$1,383,996	\$1,425,900	\$1,468,968	\$1,513,200	\$1,558,596	\$1,605,544	\$1,654,044	\$1,703,708	\$1,754,924	\$1,807,692	\$1,862,012	\$1,917,884	\$1,975,696	\$2,035,060	\$2,096,364	\$2,159,608	\$2,224,404
Expenses																					
Salaries (HD, Central, Cust/Sec & Maint)		\$180,595	\$186,054	\$188,844	\$191,677	\$194,552	\$197,471	\$200,433	\$203,439	\$206,491	\$209,588	\$212,732	\$215,923	\$219,162	\$222,449	\$225,786	\$229,173	\$232,610	\$236,099	\$239,641	\$243,236
Fringe Benefits		\$134,156	\$142,327	\$146,596	\$150,994	\$155,524	\$160,190	\$164,995	\$169,945	\$175,044	\$180,295	\$185,704	\$191,275	\$197,013	\$202,924	\$209,011	\$215,282	\$221,740	\$228,392	\$235,244	\$242,301
PT Help, Non-Federal Student & Federal Work Study		\$173,887	\$179,143	\$181,830	\$184,558	\$187,326	\$190,136	\$192,988	\$195,883	\$198,821	\$201,803	\$204,830	\$207,903	\$211,021	\$214,187	\$217,400	\$220,661	\$223,970	\$227,330	\$230,740	\$234,201
Utilities (Electricity, Water/Sewage, Heating)		\$130,213	\$138,143	\$142,287	\$146,556	\$150,953	\$155,481	\$160,146	\$164,950	\$169,898	\$174,995	\$180,245	\$185,653	\$191,222	\$196,959	\$202,868	\$208,954	\$215,222	\$221,679	\$228,329	\$235,179
Telephone Costs		\$8,772	\$9,162	\$9,364	\$9,570	\$9,780	\$9,995	\$10,215	\$10,440	\$10,670	\$10,904	\$11,144	\$11,389	\$11,640	\$11,896	\$12,158	\$12,425	\$12,698	\$12,978	\$13,263	\$13,555
Building Maintenance		\$57,028	\$59,564	\$60,875	\$62,214	\$63,583	\$64,982	\$66,411	\$67,872	\$69,365	\$70,891	\$72,451	\$74,045	\$75,674	\$77,339	\$79,040	\$80,779	\$82,556	\$84,373	\$86,229	\$88,126
Equipment Maintenance		\$1,032	\$1,078	\$1,102	\$1,126	\$1,151	\$1,176	\$1,202	\$1,228	\$1,255	\$1,283	\$1,311	\$1,340	\$1,369	\$1,400	\$1,430	\$1,462	\$1,494	\$1,527	\$1,560	\$1,595
Service & Supplies (minus hotel)		\$169,243	\$176,772	\$180,661	\$184,636	\$188,698	\$192,849	\$197,092	\$201,428	\$205,859	\$210,388	\$215,017	\$219,747	\$224,581	\$229,522	\$234,572	\$239,732	\$245,006	\$250,396	\$255,905	\$261,535
Food Costs (RA + Front Desk)		\$53,663	\$56,050	\$57,283	\$58,543	\$59,831	\$61,147	\$62,492	\$63,867	\$65,272	\$66,708	\$68,176	\$69,676	\$71,209	\$72,775	\$74,376	\$76,013	\$77,685	\$79,394	\$81,141	\$82,926
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease		\$49,535	\$51,738	\$52,876	\$54,040	\$55,229	\$56,444	\$57,685	\$58,954	\$60,251	\$61,577	\$62,932	\$64,316	\$65,731	\$67,177	\$68,655	\$70,166	\$71,709	\$73,287	\$74,899	\$76,547
Total Expenses		\$958,124	\$1,000,031	\$1,021,719	\$1,043,913	\$1,066,626	\$1,089,870	\$1,113,659	\$1,138,007	\$1,162,927	\$1,188,434	\$1,214,542	\$1,241,267	\$1,268,623	\$1,296,627	\$1,325,296	\$1,354,645	\$1,384,692	\$1,415,455	\$1,446,952	\$1,479,201
Net Operating Income		\$139,916	\$186,085	\$259,457	\$340,083	\$359,274	\$379,098	\$399,541	\$420,589	\$442,617	\$465,610	\$489,166	\$513,657	\$539,069	\$565,385	\$592,588	\$621,051	\$650,368	\$680,909	\$712,656	\$745,203
Debt Service																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Existing Debt Service																					
New Debt Service																					
Debt Coverage Ratio																					
Capital Funds & Transfers																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
R & R Fund @ 5.00%		\$54,902	\$59,306	\$64,059	\$69,200	\$71,295	\$73,448	\$75,660	\$77,930	\$80,277	\$82,702	\$85,185	\$87,746	\$90,385	\$93,101	\$95,894	\$98,785	\$101,753	\$104,818	\$107,980	\$111,220
Total Cash Flow																					
Base Year		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Cash Flow after Expenditures		\$85,014	\$126,780	\$195,399	\$270,883	\$287,979	\$305,650	\$323,881	\$342,659	\$362,340	\$382,908	\$403,981	\$425,911	\$448,684	\$472,284	\$496,694	\$522,266	\$548,615	\$576,091	\$604,676	\$633,983



University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Towers North - Phase I

Towers North - Phase I							Existing
Existing Conditions							
	Traditional	Semi Suite	Open Suite	Apartment			
Singles:	0	0	0	0	Avg Occupancy:	103%	
Premier Single:	0	0	0	0	Avg Occupancy:	103%	
Double/Multi:	328.5	0	0	0	Avg Occupancy:	103%	
Double as Single:	0	0	0	0	Avg Occupancy:	103%	
Total Beds:	328.5	0	0	0			
Location:	Upper						
Gross SF:	66,940				SF Per Bed:	204	

Towers North - Phase I							Renovated
Renovated Conditions							
	Traditional	Semi Suite	Open Suite	Apartment			
Singles:	0	0	0	0	Avg Occupancy:	103%	
Premier Single:	0	0	0	0	Avg Occupancy:	103%	
Double/Multi:	297.5	0	0	0	Avg Occupancy:	103%	
Double as Single:	0	0	0	0	Avg Occupancy:	103%	
Total Beds:	297.5	0	0	0			
Location:	Upper						
(R) Gross SF:	66,940				SF Per Bed:	225	

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work S	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work S	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovation
Net Gain / Loss of Beds:	31
Total Project Size (GSF):	66,900
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$4,683,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$2,007,000
Total Project Cost (2009 Dollars):	\$6,690,000
Project Year	2015
Project Cost @ Project Year:	\$7,988,210
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$641,000
Debt Issued:	\$7,988,210

Towers North - Phase I																				
Pro Forma																				
	1	2	3	4	5	6	Under Reno/Constr.	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	329	329	329	329	329	329	0	298	298	298	298	298	298	298	298	298	298	298	298	298
Occupied Beds	338	338	338	338	338	338	0	306	306	306	306	306	306	306	306	306	306	306	306	306
% Occupied	103%	103%	103%	103%	103%	103%	#DIV/0!	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%
Non-Revenue Beds	18	18	18	18	18	18	0	16	16	16	16	16	16	16	16	16	16	16	16	16
Revenue																				
Traditional Units:	\$957,545	\$1,034,351	\$1,117,248	\$1,206,912	\$1,243,455	\$1,281,012	\$0	\$1,415,071	\$1,457,664	\$1,501,483	\$1,546,527	\$1,593,104	\$1,640,906	\$1,690,240	\$1,741,107	\$1,793,506	\$1,847,436	\$1,902,899	\$1,960,201	\$2,019,034
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$957,545	\$1,034,351	\$1,117,248	\$1,206,912	\$1,243,455	\$1,281,012	\$0	\$1,415,071	\$1,457,664	\$1,501,483	\$1,546,527	\$1,593,104	\$1,640,906	\$1,690,240	\$1,741,107	\$1,793,506	\$1,847,436	\$1,902,899	\$1,960,201	\$2,019,034
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$157,488	\$162,248	\$164,682	\$167,152	\$169,659	\$172,204	\$0	\$160,667	\$163,077	\$165,523	\$168,006	\$170,526	\$173,084	\$175,680	\$178,316	\$180,990	\$183,705	\$186,461	\$189,258	\$192,097
Fringe Benefits	\$116,991	\$124,116	\$127,839	\$131,674	\$135,625	\$139,693	\$0	\$134,215	\$138,242	\$142,389	\$146,661	\$151,060	\$155,592	\$160,260	\$165,068	\$170,020	\$175,120	\$180,374	\$185,785	\$191,359
PT Help, Non-Federal Student & Federal Work Study	\$151,638	\$156,222	\$158,565	\$160,943	\$163,358	\$165,808	\$0	\$154,699	\$157,020	\$159,375	\$161,766	\$164,192	\$166,655	\$169,155	\$171,692	\$174,268	\$176,882	\$179,535	\$182,228	\$184,962
Utilities (Electricity, Water/Sewage, Heating)	\$114,123	\$121,073	\$124,705	\$128,446	\$132,299	\$136,268	\$0	\$144,567	\$148,904	\$153,371	\$157,972	\$162,712	\$167,593	\$172,621	\$177,799	\$183,133	\$188,627	\$194,286	\$200,115	\$206,118
Telephone Costs	\$7,649	\$7,990	\$8,165	\$8,345	\$8,529	\$8,716	\$0	\$8,245	\$8,426	\$8,612	\$8,801	\$8,995	\$9,193	\$9,395	\$9,602	\$9,813	\$10,029	\$10,249	\$10,475	\$10,705
Building Maintenance	\$49,981	\$52,204	\$53,353	\$54,526	\$55,726	\$56,952	\$0	\$59,485	\$60,794	\$62,131	\$63,498	\$64,895	\$66,323	\$67,782	\$69,273	\$70,797	\$72,355	\$73,947	\$75,573	\$77,236
Equipment Maintenance	\$900	\$940	\$961	\$982	\$1,003	\$1,025	\$0	\$970	\$991	\$1,013	\$1,035	\$1,058	\$1,081	\$1,105	\$1,130	\$1,154	\$1,180	\$1,206	\$1,232	\$1,259
Service & Supplies (minus hotel)	\$147,589	\$154,154	\$157,545	\$161,011	\$164,554	\$168,174	\$0	\$159,079	\$162,578	\$166,155	\$169,810	\$173,546	\$177,364	\$181,266	\$185,254	\$189,330	\$193,495	\$197,752	\$202,102	\$206,549
Food Costs (RA + Front Desk)	\$46,796	\$48,878	\$49,953	\$51,052	\$52,176	\$53,323	\$0	\$50,440	\$51,549	\$52,683	\$53,842	\$55,027	\$56,237	\$57,475	\$58,739	\$60,031	\$61,352	\$62,702	\$64,081	\$65,491
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$43,197	\$45,118	\$46,111	\$47,125	\$48,162	\$49,222	\$0	\$46,560	\$47,584	\$48,631	\$49,701	\$50,794	\$51,911	\$53,054	\$54,221	\$55,414	\$56,633	\$57,879	\$59,152	\$60,453
Total Expenses	\$836,351	\$872,942	\$891,879	\$911,258	\$931,090	\$951,386	\$0	\$918,927	\$939,166	\$959,884	\$981,093	\$1,002,806	\$1,025,035	\$1,047,793	\$1,071,094	\$1,094,951	\$1,119,378	\$1,144,390	\$1,170,002	\$1,196,229
Net Operating Income	\$121,193	\$161,409	\$225,369	\$295,655	\$312,365	\$329,626	\$0	\$496,144	\$518,498	\$541,598	\$565,434	\$590,298	\$615,871	\$642,447	\$670,013	\$698,555	\$728,058	\$758,509	\$790,199	\$822,806
Debt Service																				
Existing Debt Service																				
New Debt Service								\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000	\$641,000
Debt Coverage Ratio								0.77	0.81	0.84	0.88	0.92	0.96	1.00	1.05	1.09	1.14	1.18	1.23	1.28
Capital Funds & Transfers																				
R & R Fund @	5.00%																			
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	\$47,877	\$51,718	\$55,862	\$60,346	\$62,173	\$64,051	\$0	\$70,754	\$72,883	\$75,074	\$77,326	\$79,655	\$82,045	\$84,512	\$87,055	\$89,675	\$92,372	\$95,145	\$98,010	\$100,952
Total Cash Flow																				
Cash Flow after Expenditures	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	\$73,316	\$109,692	\$169,507	\$235,309	\$250,192	\$265,575	\$0	(\$215,610)	(\$195,385)	(\$174,476)	(\$152,893)	(\$130,358)	(\$107,174)	(\$83,065)	(\$58,042)	(\$32,120)	(\$5,313)	\$22,364	\$51,189	\$80,854

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Towers North - Phase II

Towers North - Phase II Existing									
Existing Conditions									
	Traditional	Semi Suite	Open Suite	Apartment					
Singles:	0	0	0	0	Avg Occupancy:		103%		
Premier Single:	0	0	0	0	Avg Occupancy:		103%		
Double/Multi:	328.5	0	0	0	Avg Occupancy:		103%		
Double as Single:	0	0	0	0	Avg Occupancy:		103%		
Total Beds:	328.5	0	0	0					
Location:	Upper								
Gross SF:	66,940				SF Per Bed:		204		

Towers North - Phase II Renovated									
Renovated Conditions									
	Traditional	Semi Suite	Open Suite	Apartment					
Singles:	0	0	0	0	Avg Occupancy:		103%		
Premier Single:	0	0	0	0	Avg Occupancy:		103%		
Double/Multi:	297.5	0	0	0	Avg Occupancy:		103%		
Double as Single:	0	0	0	0	Avg Occupancy:		103%		
Total Beds:	297.5	0	0	0					
Location:	Upper								
(R) Gross SF:	66,940				SF Per Bed:		225		

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work Stu	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work Stu	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovation
Net Gain / Loss of Beds:	.31
Total Project Size (GSF):	66,900
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$4,683,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$2,007,000
Total Project Cost (2009 Dollars):	\$6,690,000
Project Year	2016
Project Cost @ Project Year:	\$8,227,856
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$660,000
Debt Issued:	\$8,227,856

Towers North - Phase II Pro Forma	1	2	3	4	5	6	7	Under Reno/Constr.	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	8	9	10	11	12	13	14	15	16	17	18	19	20
Total Bed Count	329	329	329	329	329	329	329	0	298	298	298	298	298	298	298	298	298	298	298	298
Occupied Beds	338	338	338	338	338	338	338	0	306	306	306	306	306	306	306	306	306	306	306	306
% Occupied	103%	103%	103%	103%	103%	103%	103%	#DIV/0!	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%	103%
Non-Revenue Beds	18	18	18	18	18	18	18	0	16	16	16	16	16	16	16	16	16	16	16	16
Revenue																				
Traditional Units:	\$957,545	\$1,034,351	\$1,117,248	\$1,206,912	\$1,243,455	\$1,281,012	\$1,319,585	\$0	\$1,457,664	\$1,501,483	\$1,546,527	\$1,593,104	\$1,640,906	\$1,690,240	\$1,741,107	\$1,793,506	\$1,847,436	\$1,902,899	\$1,960,201	\$2,019,034
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$957,545	\$1,034,351	\$1,117,248	\$1,206,912	\$1,243,455	\$1,281,012	\$1,319,585	\$0	\$1,457,664	\$1,501,483	\$1,546,527	\$1,593,104	\$1,640,906	\$1,690,240	\$1,741,107	\$1,793,506	\$1,847,436	\$1,902,899	\$1,960,201	\$2,019,034
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$157,488	\$162,248	\$164,682	\$167,152	\$169,659	\$172,204	\$174,787	\$0	\$163,077	\$165,523	\$168,006	\$170,526	\$173,084	\$175,680	\$178,316	\$180,990	\$183,705	\$186,461	\$189,258	\$192,097
Fringe Benefits	\$116,991	\$124,116	\$127,839	\$131,674	\$135,625	\$139,693	\$143,884	\$0	\$138,242	\$142,389	\$146,661	\$151,060	\$155,592	\$160,260	\$165,068	\$170,020	\$175,120	\$180,374	\$185,785	\$191,359
PT Help, Non-Federal Student & Federal Work Study	\$151,638	\$156,222	\$158,565	\$160,943	\$163,358	\$165,808	\$168,295	\$0	\$157,020	\$159,375	\$161,766	\$164,192	\$166,655	\$169,155	\$171,692	\$174,268	\$176,882	\$179,535	\$182,228	\$184,962
Utilities (Electricity, Water/Sewage, Heating)	\$114,123	\$121,073	\$124,705	\$128,446	\$132,299	\$136,268	\$140,356	\$0	\$148,904	\$153,371	\$157,972	\$162,712	\$167,593	\$172,621	\$177,799	\$183,133	\$188,627	\$194,286	\$200,115	\$206,118
Telephone Costs	\$7,649	\$7,990	\$8,165	\$8,345	\$8,529	\$8,716	\$8,908	\$0	\$8,426	\$8,612	\$8,801	\$8,995	\$9,193	\$9,395	\$9,602	\$9,813	\$10,029	\$10,249	\$10,475	\$10,705
Building Maintenance	\$49,981	\$52,204	\$53,353	\$54,526	\$55,726	\$56,952	\$58,205	\$0	\$60,794	\$62,131	\$63,498	\$64,895	\$66,323	\$67,782	\$69,273	\$70,797	\$72,355	\$73,947	\$75,573	\$77,236
Equipment Maintenance	\$900	\$940	\$961	\$982	\$1,003	\$1,025	\$1,048	\$0	\$991	\$1,013	\$1,035	\$1,058	\$1,081	\$1,105	\$1,130	\$1,154	\$1,180	\$1,206	\$1,232	\$1,259
Service & Supplies (minus hotel)	\$147,589	\$154,154	\$157,545	\$161,011	\$164,554	\$168,174	\$171,874	\$0	\$162,578	\$166,155	\$169,810	\$173,546	\$177,364	\$181,266	\$185,254	\$189,330	\$193,495	\$197,752	\$202,102	\$206,549
Food Costs (RA + Front Desk)	\$46,796	\$48,878	\$49,953	\$51,052	\$52,176	\$53,323	\$54,497	\$0	\$51,549	\$52,683	\$53,842	\$55,027	\$56,237	\$57,475	\$58,739	\$60,031	\$61,352	\$62,702	\$64,081	\$65,491
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$43,197	\$45,118	\$46,111	\$47,125	\$48,162	\$49,222	\$50,304	\$0	\$47,584	\$48,631	\$49,701	\$50,794	\$51,911	\$53,054	\$54,221	\$55,414	\$56,633	\$57,879	\$59,152	\$60,453
Total Expenses	\$836,351	\$872,942	\$891,879	\$911,258	\$931,090	\$951,386	\$972,158	\$0	\$939,166	\$959,884	\$981,093	\$1,002,806	\$1,025,035	\$1,047,793	\$1,071,094	\$1,094,951	\$1,119,378	\$1,144,390	\$1,170,002	\$1,196,229
Net Operating Income	\$121,193	\$161,409	\$225,369	\$295,655	\$312,365	\$329,626	\$347,426	\$0	\$518,498	\$541,598	\$565,434	\$590,298	\$615,871	\$642,447	\$670,013	\$698,555	\$728,058	\$758,509	\$790,199	\$822,806
Debt Service	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Existing Debt Service																				
New Debt Service									\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
Debt Coverage Ratio									0.79	0.82	0.86	0.89	0.93	0.97	1.02	1.06	1.10	1.15	1.20	1.25
Capital Funds & Transfers	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
R & R Fund @ 5.00%	\$47,877	\$51,718	\$55,862	\$60,346	\$62,173	\$64,051	\$65,979	\$0	\$72,883	\$75,074	\$77,326	\$79,655	\$82,045	\$84,512	\$87,055	\$89,675	\$92,372	\$95,145	\$98,010	\$100,952
Total Cash Flow	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Cash Flow after Expenditures	\$73,316	\$109,692	\$169,507	\$235,309	\$250,192	\$265,575	\$281,447	\$0	(\$214,385)	(\$193,476)	(\$171,893)	(\$149,358)	(\$126,174)	(\$102,065)	(\$77,042)	(\$51,120)	(\$24,313)	\$3,364	\$32,189	\$61,854

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Towers South - Phase I

Towers South - Phase I										Existing
Existing Conditions										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	0	Avg Occupancy:		102%			
Premier Single:	0	0	0	0	Avg Occupancy:		102%			
Double/Multi:	292.5	0	0	0	Avg Occupancy:		102%			
Double as Single:	0	0	0	0	Avg Occupancy:		102%			
Total Beds:	292.5	0	0	0						
Location:	Upper									
Gross SF:	55,869				SF Per Bed:		191			

Towers South - Phase I										Renovated
Renovated Conditions										
	Traditional	Semi Suite	Open Suite	Apartment						
Singles:	0	0	0	0	Avg Occupancy:		102%			
Premier Single:	0	0	0	0	Avg Occupancy:		102%			
Double/Multi:	248.5	0	0	0	Avg Occupancy:		102%			
Double as Single:	0	0	0	0	Avg Occupancy:		102%			
Total Beds:	248.5	0	0	0						
Location:	Upper									
(R) Gross SF:	55,869				SF Per Bed:		225			

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work S	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work S	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovation
Net Gain / Loss of Beds:	44
Total Project Size (GSF):	55,900
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$3,913,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$1,677,000
Total Project Cost (2009 Dollars):	\$5,590,000
Project Year	2018
Project Cost @ Project Year:	\$7,293,682
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$585,000
Debt Issued:	\$7,293,682

Towers South - Phase I																				
Pro Forma																				
	1	2	3	4	5	6	7	8	9	Under Reno/Constr.	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	293	293	293	293	293	293	293	293	293	0	249	249	249	249	249	249	249	249	249	249
Occupied Beds	298	298	298	298	298	298	298	298	298	0	253	253	253	253	253	253	253	253	253	253
% Occupied	102%	102%	102%	102%	102%	102%	102%	102%	102%	#DIV/0!	102%	102%	102%	102%	102%	102%	102%	102%	102%	102%
Non-Revenue Beds	18	18	18	18	18	18	18	18	18	0	15	15	15	15	15	15	15	15	15	15
Revenue																				
Traditional Units:	\$844,331	\$912,056	\$985,152	\$1,064,214	\$1,096,436	\$1,129,553	\$1,163,565	\$1,198,472	\$1,234,572	\$0	\$1,279,263	\$1,317,791	\$1,357,332	\$1,398,141	\$1,440,217	\$1,483,560	\$1,528,171	\$1,574,049	\$1,621,448	\$1,670,114
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$844,331	\$912,056	\$985,152	\$1,064,214	\$1,096,436	\$1,129,553	\$1,163,565	\$1,198,472	\$1,234,572	\$0	\$1,279,263	\$1,317,791	\$1,357,332	\$1,398,141	\$1,440,217	\$1,483,560	\$1,528,171	\$1,574,049	\$1,621,448	\$1,670,114
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$138,867	\$143,065	\$145,211	\$147,389	\$149,600	\$151,844	\$154,121	\$156,433	\$158,780	\$0	\$138,972	\$141,057	\$143,172	\$145,320	\$147,500	\$149,712	\$151,958	\$154,237	\$156,551	\$158,899
Fringe Benefits	\$103,159	\$109,441	\$112,724	\$116,106	\$119,589	\$123,177	\$126,872	\$130,678	\$134,599	\$0	\$121,315	\$124,955	\$128,703	\$132,565	\$136,542	\$140,638	\$144,857	\$149,203	\$153,679	\$158,289
PT Help, Non-Federal Student & Federal Work Study	\$133,710	\$137,751	\$139,817	\$141,914	\$144,043	\$146,204	\$148,397	\$150,623	\$152,882	\$0	\$133,810	\$135,817	\$137,855	\$139,922	\$142,021	\$144,152	\$146,314	\$148,509	\$150,736	\$152,997
Utilities (Electricity, Water/Sewage, Heating)	\$95,248	\$101,049	\$104,080	\$107,203	\$110,419	\$113,731	\$117,143	\$120,658	\$124,277	\$0	\$131,846	\$135,801	\$139,875	\$144,072	\$148,394	\$152,845	\$157,431	\$162,154	\$167,018	\$172,029
Telephone Costs	\$6,745	\$7,045	\$7,200	\$7,358	\$7,520	\$7,686	\$7,855	\$8,028	\$8,204	\$0	\$7,280	\$7,440	\$7,604	\$7,771	\$7,942	\$8,117	\$8,296	\$8,478	\$8,665	\$8,855
Building Maintenance	\$41,715	\$43,570	\$44,529	\$45,508	\$46,510	\$47,533	\$48,578	\$49,647	\$50,739	\$0	\$52,997	\$54,162	\$55,354	\$56,572	\$57,816	\$59,088	\$60,388	\$61,717	\$63,075	\$64,462
Equipment Maintenance	\$794	\$829	\$847	\$866	\$885	\$904	\$924	\$944	\$965	\$0	\$866	\$875	\$885	\$895	\$904	\$914	\$924	\$934	\$944	\$954
Service & Supplies (minus hotel)	\$130,139	\$135,928	\$138,918	\$141,974	\$145,098	\$148,290	\$151,552	\$154,886	\$158,294	\$0	\$140,465	\$143,555	\$146,713	\$149,941	\$153,239	\$156,611	\$160,056	\$163,577	\$167,176	\$170,854
Food Costs (RA + Front Desk)	\$41,263	\$43,099	\$44,047	\$45,016	\$46,007	\$47,019	\$48,053	\$49,110	\$50,191	\$0	\$44,538	\$45,517	\$46,519	\$47,542	\$48,588	\$49,657	\$50,749	\$51,866	\$53,007	\$54,173
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$38,089	\$39,784	\$40,659	\$41,553	\$42,468	\$43,402	\$44,357	\$45,333	\$46,330	\$0	\$41,112	\$42,016	\$42,940	\$43,885	\$44,851	\$45,837	\$46,846	\$47,876	\$48,930	\$50,006
Total Expenses	\$729,728	\$761,560	\$778,033	\$794,889	\$812,137	\$829,789	\$847,853	\$866,341	\$885,261	\$0	\$813,190	\$831,196	\$849,631	\$868,504	\$887,827	\$907,612	\$927,871	\$948,614	\$969,855	\$991,607
Net Operating Income	\$114,602	\$150,496	\$207,119	\$269,326	\$284,299	\$299,764	\$315,712	\$332,131	\$349,311	\$0	\$466,073	\$486,594	\$507,701	\$529,637	\$552,389	\$575,948	\$600,300	\$625,434	\$651,592	\$678,507
Debt Service																				
Existing Debt Service																				
New Debt Service											\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000	\$585,000
Debt Coverage Ratio											0.80	0.83	0.87	0.91	0.94	0.98	1.03	1.07	1.11	1.16
Capital Funds & Transfers																				
R & R Fund @	5.00%																			
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
	\$42,217	\$45,603	\$49,258	\$53,211	\$54,822	\$56,478	\$58,178	\$59,924	\$61,729	\$0	\$63,963	\$65,890	\$67,867	\$69,907	\$72,011	\$74,178	\$76,409	\$78,702	\$81,072	\$83,506
Total Cash Flow																				
Cash Flow after Expenditures	\$72,385	\$104,893	\$157,861	\$216,115	\$229,477	\$243,286	\$257,533	\$272,208	\$287,582	\$0	(\$182,890)	(\$164,295)	(\$145,165)	(\$125,270)	(\$104,622)	(\$83,230)	(\$61,109)	(\$38,268)	(\$14,480)	\$10,001

University of Wisconsin Eau Claire  
Residential Demand Study  
Financial Analysis  
Towers South - Phase II

Towers South - Phase II Existing									
Existing Conditions									
	Traditional	Semi Suite	Open Suite	Apartment					
Singles:	0	0	0	0	Avg Occupancy:		102%		
Premier Single:	0	0	0	0	Avg Occupancy:		102%		
Double/Multi:	292.5	0	0	0	Avg Occupancy:		102%		
Double as Single:	0	0	0	0	Avg Occupancy:		102%		
Total Beds:	292.5	0	0	0					
Location:	Upper								
Gross SF:	55,869				SF Per Bed:		191		

Towers South - Phase II Renovated									
Renovated Conditions									
	Traditional	Semi Suite	Open Suite	Apartment					
Singles:	0	0	0	0	Avg Occupancy:		102%		
Premier Single:	0	0	0	0	Avg Occupancy:		102%		
Double/Multi:	248.5	0	0	0	Avg Occupancy:		102%		
Double as Single:	0	0	0	0	Avg Occupancy:		102%		
Total Beds:	248.5	0	0	0					
Location:	Upper								
(R) Gross SF:	55,869				SF Per Bed:		225		

Expense Assumptions	
Costs per Square Foot	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal Work	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
Total per SF:	\$2.45
Costs per Bed	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal Work	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
Total per Bed:	\$1,986.81

Capital Cost Assumptions	
Project Type:	Tier 2 Renovator
Net Gain / Loss of Beds:	44
Total Project Size (GSF):	55,900
Hard Cost per Square Foot:	\$70
Total Hard Costs:	\$3,913,000
Soft Costs per Square Foot:	\$30
Total Soft Costs:	\$1,677,000
Total Project Cost (2009 Dollars):	\$5,590,000
Project Year	2019
Project Cost @ Project Year:	\$7,512,493
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$603,000
Debt Issued:	\$7,512,493

Towers South - Phase II Pro Forma																				
	1	2	3	4	5	6	7	8	9	10	Under RenolConstr.	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count	293	293	293	293	293	293	293	293	293	293	0	249	249	249	249	249	249	249	249	249
Occupied Beds	298	298	298	298	298	298	298	298	298	298	0	253	253	253	253	253	253	253	253	253
% Occupied	102%	102%	102%	102%	102%	102%	102%	102%	102%	102%	#DIV/0!	102%	102%	102%	102%	102%	102%	102%	102%	102%
Non-Revenue Beds	18	18	18	18	18	18	18	18	18	18	0	15	15	15	15	15	15	15	15	15
Revenue																				
Traditional Units:	\$844,331	\$912,056	\$985,152	\$1,064,214	\$1,096,436	\$1,129,553	\$1,163,565	\$1,198,472	\$1,234,572	\$1,271,866	\$0	\$1,317,791	\$1,357,332	\$1,398,141	\$1,440,217	\$1,483,560	\$1,528,171	\$1,574,049	\$1,621,448	\$1,670,114
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$844,331	\$912,056	\$985,152	\$1,064,214	\$1,096,436	\$1,129,553	\$1,163,565	\$1,198,472	\$1,234,572	\$1,271,866	\$0	\$1,317,791	\$1,357,332	\$1,398,141	\$1,440,217	\$1,483,560	\$1,528,171	\$1,574,049	\$1,621,448	\$1,670,114
Expenses																				
Salaries (HD, Central, Cust/Sec & Maint)	\$138,867	\$143,065	\$145,211	\$147,389	\$149,600	\$151,844	\$154,121	\$156,433	\$158,780	\$161,161	\$0	\$141,057	\$143,172	\$145,320	\$147,500	\$149,712	\$151,958	\$154,237	\$156,551	\$158,899
Fringe Benefits	\$103,159	\$109,441	\$112,724	\$116,106	\$119,589	\$123,177	\$126,872	\$130,678	\$134,599	\$138,637	\$0	\$124,955	\$128,703	\$132,565	\$136,542	\$140,638	\$144,857	\$149,203	\$153,679	\$158,289
PT Help, Non-Federal Student & Federal Work Study	\$133,710	\$137,751	\$139,817	\$141,914	\$144,043	\$146,204	\$148,397	\$150,623	\$152,882	\$155,175	\$0	\$135,817	\$137,855	\$139,922	\$142,021	\$144,152	\$146,314	\$148,509	\$150,736	\$152,997
Utilities (Electricity, Water/Sewage, Heating)	\$95,248	\$101,049	\$104,080	\$107,203	\$110,419	\$113,731	\$117,143	\$120,658	\$124,277	\$128,006	\$0	\$135,801	\$139,875	\$144,072	\$148,394	\$152,845	\$157,431	\$162,154	\$167,018	\$172,029
Telephone Costs	\$6,745	\$7,045	\$7,200	\$7,358	\$7,520	\$7,686	\$7,855	\$8,028	\$8,204	\$8,385	\$0	\$7,440	\$7,604	\$7,771	\$7,942	\$8,117	\$8,296	\$8,478	\$8,655	\$8,855
Building Maintenance	\$41,715	\$43,570	\$44,529	\$45,508	\$46,510	\$47,533	\$48,578	\$49,647	\$50,739	\$51,856	\$0	\$54,162	\$55,354	\$56,572	\$57,816	\$59,088	\$60,388	\$61,717	\$63,075	\$64,462
Equipment Maintenance	\$794	\$829	\$847	\$866	\$885	\$904	\$924	\$944	\$965	\$986	\$0	\$975	\$995	\$1,014	\$1,034	\$1,055	\$1,076	\$1,097	\$1,119	\$1,142
Service & Supplies (minus hotel)	\$130,139	\$135,928	\$138,918	\$141,974	\$145,098	\$148,290	\$151,552	\$154,886	\$158,294	\$161,776	\$0	\$143,555	\$146,713	\$149,941	\$153,239	\$156,611	\$160,056	\$163,577	\$167,176	\$170,854
Food Costs (RA + Front Desk)	\$41,263	\$43,099	\$44,047	\$45,016	\$46,007	\$47,019	\$48,053	\$49,110	\$50,191	\$51,295	\$0	\$45,517	\$46,519	\$47,542	\$48,588	\$49,657	\$50,749	\$51,866	\$53,007	\$54,173
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease	\$38,089	\$39,784	\$40,659	\$41,553	\$42,468	\$43,402	\$44,357	\$45,333	\$46,330	\$47,349	\$0	\$42,016	\$42,940	\$43,885	\$44,851	\$45,837	\$46,846	\$47,876	\$48,930	\$50,006
Total Expenses	\$729,728	\$761,560	\$778,033	\$794,889	\$812,137	\$829,789	\$847,853	\$866,341	\$885,261	\$904,627	\$0	\$831,196	\$849,631	\$868,504	\$887,827	\$907,612	\$927,871	\$948,614	\$969,855	\$991,607
Net Operating Income	\$114,602	\$150,496	\$207,119	\$269,326	\$284,299	\$299,764	\$315,712	\$332,131	\$349,311	\$367,240	\$0	\$486,594	\$507,701	\$529,637	\$552,389	\$575,948	\$600,300	\$625,434	\$651,592	\$678,507
Debt Service																				
Existing Debt Service																				
New Debt Service												\$603,000	\$603,000	\$603,000	\$603,000	\$603,000	\$603,000	\$603,000	\$603,000	\$603,000
Debt Coverage Ratio												0.81	0.84	0.88	0.92	0.96	1.00	1.04	1.08	1.13
Capital Funds & Transfers																				
R & R Fund @ 5.00%	\$42,217	\$45,603	\$49,258	\$53,211	\$54,822	\$56,478	\$58,178	\$59,924	\$61,729	\$63,593	\$0	\$65,890	\$67,867	\$69,907	\$72,011	\$74,178	\$76,409	\$78,702	\$81,072	\$83,506
Total Cash Flow																				
Cash Flow after Expenditures	\$72,385	\$104,893	\$157,861	\$216,115	\$229,477	\$243,286	\$257,533	\$272,208	\$287,582	\$303,646	\$0	(\$182,295)	(\$163,165)	(\$143,270)	(\$122,622)	(\$101,230)	(\$79,109)	(\$56,268)	(\$32,480)	(\$7,999)

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*New Project 1*

New Project 1						New
<u>Conditions</u>						
	Traditional	Semi Suite	Suite	Apartment		
Single:	0	0	300	0	Avg Occupancy:	98%
Premier Single:	0	0	0	0	Avg Occupancy:	98%
Double/Multi:	0	0	400	0	Avg Occupancy:	98%
Double as Single:	0	0	0	0	Avg Occupancy:	98%
<b>Total Beds:</b>	<b>0</b>	<b>0</b>	<b>700</b>	<b>0</b>		
Location:	Upper					
Gross SF:	245,000				SF Per Bed:	350

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<b>Expense Assumptions</b>	
<u><i>Costs per Square Foot</i></u>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal W	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
<i>Total per SF:</i>	<b>\$2.45</b>
<u><i>Costs per Bed</i></u>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal W	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
<i>Total per Bed:</i>	<b>\$1,986.81</b>

<b>Capital Cost Assumptions</b>	
Project Type:	New Construction
Net Gain / Loss of Beds:	700
Total Project Size (GSF):	245,000
Hard Cost per Square Foot:	\$165
Total Hard Costs:	\$40,425,000
Soft Costs per Square Foot:	\$71
Total Soft Costs:	\$17,325,000
<b>Total Project Cost (2009 Dollars):</b>	<b>\$57,750,000</b>
Project Year:	2014
Project Cost @ Project Year:	\$66,948,078
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$5,372,000
Debt Issued:	\$66,948,078

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**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*New Project 2*

New Project 2						New
<u>Existing Conditions</u>						
	Traditional	Semi Suite	Suite	Apartment		
Single:	0	0	150	0	Avg Occupancy:	98%
Premier Single:	0	0	0	0	Avg Occupancy:	98%
Double/Multi:	0	0	200	0	Avg Occupancy:	98%
Double as Single:	0	0	0	0	Avg Occupancy:	98%
<b>Total Beds:</b>	<b>0</b>	<b>0</b>	<b>350</b>	<b>0</b>		
Location:	Upper					
Gross SF:	131,250				SF Per Bed:	375

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<b>Expense Assumptions</b>	
<u><i>Costs per Square Foot</i></u>	
Salaries (HD, Central, Cust/Sec & Maint)	
Fringe Benefits	
PT Help, Non-Federal Student & Federal W	
Utilities (Electricity, Water/Sewage, Heating)	\$1.70
Telephone Costs	
Building Maintenance	\$0.75
Equipment Maintenance	
Service & Supplies (minus hotel)	
Food Costs (RA + Front Desk)	
Travel Costs + Tuition	
Hotel Lease	
<i>Total per SF:</i>	<b>\$2.45</b>
<u><i>Costs per Bed</i></u>	
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45
Fringe Benefits	\$345.76
PT Help, Non-Federal Student & Federal W	\$448.16
Utilities (Electricity, Water/Sewage, Heating)	
Telephone Costs	\$22.61
Building Maintenance	
Equipment Maintenance	\$2.66
Service & Supplies (minus hotel)	\$436.19
Food Costs (RA + Front Desk)	\$138.31
Travel Costs + Tuition	
Hotel Lease	\$127.67
<i>Total per Bed:</i>	<b>\$1,986.81</b>

<b>Capital Cost Assumptions</b>	
Project Type:	New Construction
Net Gain / Loss of Beds:	350
Total Project Size (GSF):	131,300
Hard Cost per Square Foot:	\$165
Total Hard Costs:	\$21,664,500
Soft Costs per Square Foot:	\$71
Total Soft Costs:	\$9,284,786
Total Project Cost (2009 Dollars):	\$30,949,286
Project Year	2017
Project Cost @ Project Year:	\$39,205,629
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$3,146,000
Debt Issued:	\$39,205,629

New Project 2 Pro Forma		Under Reno/Constr.																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Total Bed Count		0	0	0	0	0	0	0	0	0	350	350	350	350	350	350	350	350	350	350	350
Occupied Beds		0	0	0	0	0	0	0	0	0	343	343	343	343	343	343	343	343	343	343	343
% Occupied		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%
Non-Revenue Beds		0	0	0	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
<u>Revenue</u>																					
Traditional Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Semi Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Open Suite Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,678,683	\$2,759,190	\$2,842,049	\$2,927,456	\$3,015,558	\$3,106,208	\$3,199,553	\$3,295,593	\$3,394,671	\$3,496,787	\$3,601,941
Apartment Units:		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,678,683	\$2,759,190	\$2,842,049	\$2,927,456	\$3,015,558	\$3,106,208	\$3,199,553	\$3,295,593	\$3,394,671	\$3,496,787	\$3,601,941
<u>Expenses</u>																					
Salaries (HD, Central, Cust/Sec & Maint)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,280	\$188,059	\$190,880	\$193,743	\$196,650	\$199,599	\$202,593	\$205,632	\$208,717	\$211,848	\$215,025
Fringe Benefits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159,385	\$164,166	\$169,091	\$174,164	\$179,389	\$184,770	\$190,313	\$196,023	\$201,904	\$207,961	\$214,199
PT Help, Non-Federal Student & Federal Work Study		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$178,398	\$181,074	\$183,790	\$186,547	\$189,346	\$192,186	\$195,068	\$197,995	\$200,964	\$203,979	\$207,039
Utilities (Electricity, Water/Sewage, Heating)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,717	\$309,738	\$319,030	\$328,601	\$338,459	\$348,613	\$359,072	\$369,844	\$380,939	\$392,367	\$404,138
Telephone Costs		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,640	\$9,852	\$10,068	\$10,290	\$10,516	\$10,748	\$10,984	\$11,226	\$11,473	\$11,725	\$11,983
Building Maintenance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,822	\$124,502	\$127,241	\$130,040	\$132,901	\$135,825	\$138,813	\$141,867	\$144,988	\$148,178	\$151,438
Equipment Maintenance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,134	\$1,159	\$1,185	\$1,211	\$1,237	\$1,264	\$1,292	\$1,321	\$1,350	\$1,379	\$1,410
Service & Supplies (minus hotel)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$185,987	\$190,079	\$194,261	\$198,535	\$202,902	\$207,366	\$211,928	\$216,591	\$221,356	\$226,225	\$231,202
Food Costs (RA + Front Desk)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,972	\$60,269	\$61,595	\$62,950	\$64,335	\$65,750	\$67,197	\$68,675	\$70,186	\$71,730	\$73,308
Travel Costs + Tuition		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hotel Lease		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,435	\$55,633	\$56,857	\$58,108	\$59,386	\$60,693	\$62,028	\$63,392	\$64,787	\$66,212	\$67

**University of Wisconsin Eau Claire**  
**Residential Demand Study**  
**Financial Analysis**  
*New Project 3*

New Project 3						New
Existing Conditions						
	Traditional	Semi Suite	Suite	Apartment		
Single:	0	0	150	0	Avg Occupancy: 98%	
Premier Single:	0	0	0	0	Avg Occupancy: 98%	
Double/Multi:	0	0	200	0	Avg Occupancy: 98%	
Double as Single:	0	0	0	0	Avg Occupancy: 98%	
<b>Total Beds:</b>	<b>0</b>	<b>0</b>	<b>350</b>	<b>0</b>		
Location:	Upper					
Gross SF:	131,250			SF Per Bed:	375	

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<b>Expense Assumptions</b>		
<b><u>Costs per Square Foot</u></b>		
Salaries (HD, Central, Cust/Sec & Maint)		
Fringe Benefits		
PT Help, Non-Federal Student & Federal W		
Utilities (Electricity, Water/Sewage, Heating)	\$1.70	
Telephone Costs		
Building Maintenance	\$0.75	
Equipment Maintenance		
Service & Supplies (minus hotel)		
Food Costs (RA + Front Desk)		
Travel Costs + Tuition		
Hotel Lease		
	<b>Total per SF:</b>	<b>\$2.45</b>
<b><u>Costs per Bed</u></b>		
Salaries (HD, Central, Cust/Sec & Maint)	\$465.45	
Fringe Benefits	\$345.76	
PT Help, Non-Federal Student & Federal W	\$448.16	
Utilities (Electricity, Water/Sewage, Heating)		
Telephone Costs	\$22.61	
Building Maintenance		
Equipment Maintenance	\$2.66	
Service & Supplies (minus hotel)	\$436.19	
Food Costs (RA + Front Desk)	\$138.31	
Travel Costs + Tuition		
Hotel Lease		
	<b>Total per Bed:</b>	<b>\$1,986.81</b>

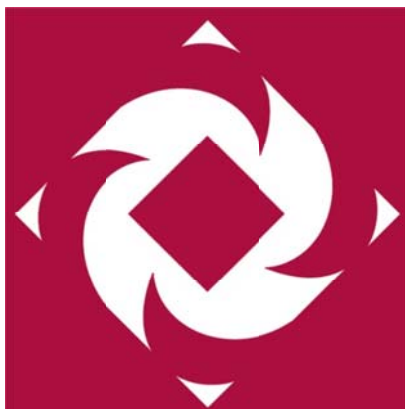
Capital Cost Assumptions	
Project Type:	New Construction
Net Gain / Loss of Beds:	350
Total Project Size (GSF):	131,300
Hard Cost per Square Foot:	\$165
Total Hard Costs:	\$21,664,500
Soft Costs per Square Foot:	\$71
Total Soft Costs:	\$9,284,786
Total Project Cost (2009 Dollars):	\$30,949,286
Project Year:	2018
Project Cost @ Project Year:	\$40,381,798
Debt Term:	20
Interest Rate:	5.00%
Annual Debt Service:	\$3,240,000
Debt Issued:	\$40,381,798

New Project 3 Pro Forma		Under Reno/Constr.																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	
Total Bed Count	0	0	0	0	0	0	0	0	0	0	350	350	350	350	350	350	350	350	350	350	
Occupied Beds	0	0	0	0	0	0	0	0	0	0	343	343	343	343	343	343	343	343	343	343	
% Occupied	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	98%	98%	98%	98%	98%	98%	98%	98%	98%	98%	
Non-Revenue Beds	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
Revenue																					
Traditional Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Semi Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Open Suite Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,759,190	\$2,842,049	\$2,927,456	\$3,015,558	\$3,106,208	\$3,199,553	\$3,295,593	\$3,394,671	\$3,496,787	\$3,601,941	
Apartment Units:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,759,190	\$2,842,049	\$2,927,456	\$3,015,558	\$3,106,208	\$3,199,553	\$3,295,593	\$3,394,671	\$3,496,787	\$3,601,941	
Expenses																					
Salaries (HD, Central, Cust/Sec & Maint)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$188,059	\$190,880	\$193,743	\$196,650	\$199,599	\$202,593	\$205,632	\$208,717	\$211,848	\$215,025	
Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184,166	\$187,091	\$189,964	\$192,839	\$195,714	\$198,589	\$201,464	\$204,339	\$207,214	\$210,089	
PT Help, Non-Federal Student & Federal Work Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$181,074	\$183,790	\$186,547	\$189,346	\$192,186	\$195,068	\$197,995	\$200,964	\$203,979	\$207,039	
Utilities (Electricity, Water/Sewage, Heating)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$309,738	\$319,030	\$328,601	\$338,459	\$348,613	\$359,072	\$369,844	\$380,939	\$392,367	\$404,138	
Telephone Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,852	\$10,068	\$10,290	\$10,516	\$10,748	\$10,984	\$11,226	\$11,473	\$11,725	\$11,983	
Building Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$124,502	\$127,241	\$130,040	\$132,901	\$135,825	\$138,813	\$141,867	\$144,988	\$148,178	\$151,438	
Equipment Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,159	\$1,185	\$1,211	\$1,237	\$1,264	\$1,292	\$1,321	\$1,350	\$1,379	\$1,410	
Service & Supplies (minus hotel)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$190,079	\$194,261	\$198,535	\$202,902	\$207,366	\$211,928	\$216,591	\$221,356	\$226,225	\$231,202	
Food Costs (RA + Front Desk)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,269	\$61,595	\$62,950	\$64,335	\$65,750	\$67,197	\$68,675	\$70,186	\$71,730	\$73,308	
Travel Costs + Tuition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Hotel Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,633	\$56,857	\$58,108	\$59,386	\$60,693	\$62,028	\$63,392	\$64,787	\$66,212	\$67,669	
Total Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,284,531	\$1,313,998	\$1,344,189	\$1,375,121	\$1,406,814	\$1,439,289	\$1,472,565	\$1,506,663	\$1,541,604	\$1,577,411	
Net Operating Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,474,659	\$1,528,051	\$1,583,267	\$1,640,437	\$1,699,394	\$1,760,264	\$1,823,028	\$1,888,008	\$1,955,183	\$2,024,530	
Debt Service																					
Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
Existing Debt Service																					
New Debt Service											\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	\$3,240,000	
Debt Coverage Ratio											0.46	0.47	0.49	0.51	0.52	0.54	0.56	0.58	0.60	0.62	
Capital Funds & Transfers																					
Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
R & R Fund @ 5.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$137,960	\$142,102	\$146,373	\$150,778	\$155,310	\$159,978	\$164,780	\$169,734	\$174,839	\$179,997	\$180,097	
Total Cash Flow																					
Base Year	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029		
Cash Flow after Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,903,301)	(\$1,854,052)	(\$1,803,106)	(\$1,750,341)	(\$1,695,917)	(\$1,639,714)	(\$1,581,751)	(\$1,521,725)	(\$1,459,657)	(\$1,395,567)		

# Campus Dining Study

Prepared by Brailsford and Dunlavey





## FINAL REPORT

Summer 2011



University of Wisconsin  
**Eau Claire**

## University of Wisconsin – Eau Claire

Campus Dining Planning Analysis



BRAILSFORD & DUNLAVEY

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## PREFACE

Brailsford & Dunlavey (“B&D”) was retained by JJR in partnership with the University of Wisconsin – Eau Claire (“UW-Eau Claire” or “the University”) in the spring of 2011 to perform a Campus Dining Planning Analysis. As a part of this project, B&D conducted a student survey, a demand analysis, and a preliminary financial analysis.

Throughout the analysis and reporting process, B&D coordinated efforts with the University of Eau Claire Campus Dining Planning Committee:

**Mike Rindo**, Assistant Chancellor for Facilities / Executive Director, University Communications

**Charles Farrell**, Director, The University Centers, Division of Student Affairs

**Rick Gonzales**, Director of Facilities Planning

**Kate Sullivan**, Director of Facilities Planning, University of Wisconsin System

**Jeff Kosloske**, Senior Architect, University of Wisconsin System

This report sets forth B&D’s findings and recommendations for the Campus Dining Planning Analysis. The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources which are deemed to be reliable, but whose accuracy B&D cannot guarantee.

# Section 1

## Executive Summary



## EXECUTIVE SUMMARY

### INTRODUCTION

The University of Wisconsin - Eau Claire's Blugold Dining program serves the needs of the campus community, including students, faculty, staff, and visitors. The University understands that facility modifications, including the New W.R. Davies Student Center and the need for renovation at Hilltop Center, may cause the type and quantity of on-campus dining to change in the near future. The University seeks to understand what steps could provide enhanced dining services that respond to the needs of the campus community. In the spring of 2011, The University hired Brailsford & Dunlavy to conduct a Campus Dining Planning Analysis. The analysis included strategic visioning, student survey, a demand based analysis, and conceptual budget development.

### WORK PLAN

B&D has completed the Planning Analysis ("Analysis") for the University with an approach designed to determine the demand for on-campus dining facilities to support the UW - Eau Claire's student population within the current market conditions. The work plan included the following analyses:

An **Internet-based student survey** was administered to test student demand and quantify on-campus dining usage and preferences (Exhibit A).

A **demand model** was developed to project demand utilization for on-campus dining facilities based on data collected during the electronic survey (Exhibit B).

**Conceptual budget development** was completed to inform the University of initial project costs for three potential Hilltop Center renovation scenarios.

### FINDINGS & RECOMMENDATIONS

Through this Analysis, B&D developed three renovation scenarios for Hilltop to meet the demand for 27,000SF of dining on upper campus. The New W.R. Davies Student Center, scheduled to open in fall of 2012, will provide 23,500SF of dining space for lower campus. A rendering of the New W.R. Davies Student Center is shown below as provided by Burt, Hill and Bray Architects.



## EXECUTIVE SUMMARY



### *Strategic Visioning*

B&D initiated a strategic visioning session with the UW – Eau Claire Campus Dining Planning Committee (“Committee”). The goal of this discussion was to determine the strategic objectives for on-campus dining. These objectives are to be referenced throughout the planning and design process to determine the best approach to meet the University’s stated strategic needs. The Committee identified the following prioritized objectives for the on-campus dining facilities:

- On-campus dining should **complement academic endeavors** with event support (living / learning communities, theme nights, special events, etc.)
- A high level of **quality and service with a range of options** should be provided (all you care to eat, food court, grab and go, coffeehouse, etc.)
- Facilities should be **conveniently located and operated** with hours of operation to serve both the on- and off-campus community.
- The University seeks to provide a **high level of service** while maintaining affordability for users.
- All projects should achieve a high level of **sustainable practices**, including LEED Silver certification for any new construction.





## EXECUTIVE SUMMARY

### *Key Survey Findings*

The student survey, administered April 20, 2011 yielded over 2,600 responses and provided key insight into existing student usage and satisfaction of on-campus dining. This data is essential to developing an appropriate renovation strategy for Hilltop Center. Any new or renovated facilities should provide convenience, value and healthy choices to support student demand. With 73% of students choosing the All Access meal plan, and the new Davies Center focused on Food Court and Grab and Go dining, The Hilltop renovation should focus on All Access Dining to meet demand.

Improvements to the Blugold Dining Program will continue to strengthen the University's strategic priorities of providing a high quality experience for students incorporating variety, value, and a strong complement to academic activities.

### *Demand Based Program*

B&D's demand based programming (DBP) model first projects the survey results for the frequency and time of use of various on-campus dining spaces by the campus population. The model then translates these demand numbers into quantities of spaces depending on the type of activity and the space required. The DBP reconciliation below in Table 1.1 outlines total activity space demands based on the relative priority of different activity types among survey respondents. Based on the levels of accommodation, the DBP process recommends that the following quantities of space be provided on campus to most effectively accommodate the demand of students.

Detailed View	Activity	Priority Category	Peak Accommodation	Space Type	Peak Demand	Space Allocation Based on Prioritization of Demand		
1	All YouCare to Eat - Lunch	first	75% to 85%	Sq. Ft.	31,598	23,700	to	25,900
2	All YouCare to Eat - Dinner	first	75% to 85%	Sq. Ft.	10,369	7,800	to	8,800
3	All YouCare to Eat - Breakfast	second	55% to 65%	Sq. Ft.	6,082	3,300	to	4,000
4	Coffeehouse	second	55% to 65%	Sq. Ft.	1,903	1,000	to	1,200
5	Convenience Store	second	55% to 65%	Sq. Ft.	1,349	700	to	900
6	Food Court - Lunch	second	55% to 65%	Sq. Ft.	7,713	4,200	to	5,000
7	Food Court - Dinner	third	40% to 50%	Sq. Ft.	1,722	700	to	900
8	Grab and Go - Lunch	third	40% to 50%	Sq. Ft.	2,212	900	to	1,100
9	Grab and Go - Breakfast	fourth	25% to 35%	Sq. Ft.	502	126	to	176
10	Food Court - Breakfast	fourth	25% to 35%	Sq. Ft.	1,004	300	to	400
11	Grab and Go - Dinner	fourth	25% to 35%	Sq. Ft.	501	125	to	175



## EXECUTIVE SUMMARY

Though each type of dining (ex. food court) is tested for each meal period, each type of space's demand should be considered by the highest amount in each category. For example, the all you care to eat type of space has the highest demand during lunch, so the demand for that type of space should be considered on lunch numbers only, rather than adding all three types together as they indicate different time periods of the day and are not cumulative. A summary table outlining peak demand is provided for each type of space is provided in Table 1.2.

Summary View		Type	Space Demand		
Activity					
1 All You Care to Eat	Sq. Ft.		23,700	to	26,900
3 Food Court	Sq. Ft.		4,200	to	5,000
5 Conv. Store / Grab and Go	Sq. Ft.		1,600	to	2,000
6 Coffeehouse	Sq. Ft.		1,000	to	1,200
			30,500		35,100

The cumulative demand for dining space is between thirty- and thirty-five thousand for all four types of dining space. The New W.R. Davies Student Center will accommodate 23,500SF of food court space, 400SF coffee house and a 600SF convenience store. Therefore, the Hilltop Center renovation should accommodate the remaining demand as follows:

- 26,900SF of All You Care To Eat Dining
- 800SF of Coffee Shop
- 1,400SF of Convenience Store

Coffee shop and convenience store could also be accommodated at satellite locations on-campus, both upper and lower, such as the existing Library Grounds, a coffee stop at McIntyre Library.



## EXECUTIVE SUMMARY

### *Conceptual Budget Development*

Three conceptual budgets are outlined below to show the cost impact of various levels of renovation at Hilltop Center.

#### *Concept 1 - Renovation of Hilltop Center Dining Space Only*

Hard Costs	\$9,450,000
Soft Costs	\$2,362,500
<b>Total Cost:</b>	<b>\$11,812,500</b>

Concept #1 includes renovation to accommodate the 27,000SF of dining space needed to accommodate demand. Hard Cost is estimated at \$350 per square foot inclusive of all renovation costs, including equipment and furniture. Soft costs, including of architectural and engineering fees, testing fees, permits, contingency, are estimated at 25% of construction costs.

#### *Concept 2 - Renovation of All of Hilltop Center*

Hard Costs	\$18,450,000
Soft Costs	\$4,612,500
<b>Total Cost:</b>	<b>\$23,062,500</b>

Concept #2 includes all components of Concept #1 and renovation of the additional 45,000 sf of space with Hilltop Center. The estimated construction cost \$200 / sf, based on lower cost associated with MEP and FF&E.

#### *Concept 3 - Renovation of All of Hilltop Center + Structural Repairs*

Hard Costs	\$18,450,000
Soft Costs	\$4,612,500
Allowance for Structural Repairs*	\$9,036,000
<b>Total Cost:</b>	<b>\$32,098,500</b>

\*Value based on estimate from UWEC's document, "All Agency Project Request".

Concept #3 include all components of Concept #2 and an allowance for structural repairs, as noted by information provided by the University in a document entitled, All Agency Project Request – Hilltop Center.



## EXECUTIVE SUMMARY

### *Phasing of Hilltop Center Renovation*

The phasing of Hilltop Center should be carefully considered to maintain adequate space for campus operations during construction. As discussed with the University, all recreation activities currently housed at Hilltop Center should be moved to Crest Wellness Center. This will allow swing space in Hilltop Center during renovation work in the short term and a more centralized location for recreation in the long term.

Conceptual phasing should progress as follows:

- Re-locate non-recreation services from Crest Wellness Center to other campus locations
- Move recreation services from Hilltop Center to Crest Wellness Center
- Use former recreation area in Hilltop Center for Upper Campus dining space while second floor undergoes renovation (Phase I)
- Open renovated dining space within Hilltop Center upon Phase I renovation completion
- Renovate remaining space within Hilltop Center to enhanced dining space (Phase II)
- Open Phase II Hilltop Center all-you-care-to-eat dining space

### *Next Steps*

To further refine the Hilltop renovation concept and project cost the University should explore conceptual design. Phasing of the renovation should be coordinated with the overall Master Plan and the availability of funding.

A follow-up survey should also be conducted 6 - 12 months after the New W.R. Davies Student Center is open, as the shift in the type of dining offered in the new facility will likely result in modified usage patterns, meal plan preferences and demand of spaces.

## Section 2

# Student Survey Analysis





# SURVEY ANALYSIS

## OBJECTIVES

The student survey was developed to quantitatively test the demand for on-campus dining. The survey was designed to identify, in a statistically reliable manner, existing and projected dining facility usage patterns as well as sensitivities to specific types of dining usage and service features. Data collected through the survey also forms the basis for B&D's recommendations of the types and size of dining spaces projected.

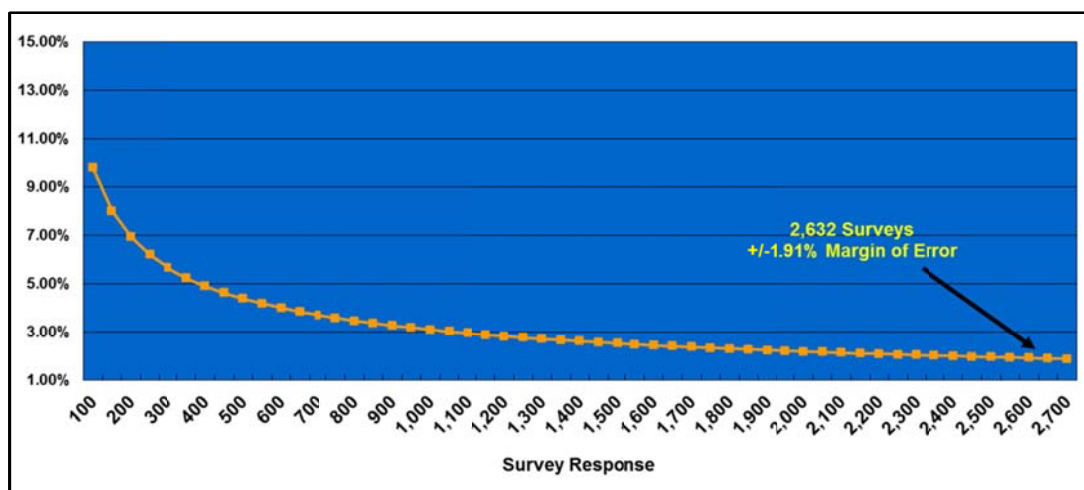
## METHODOLOGY

Survey questions were designed to assess current on-campus dining usage, opinions of the current facilities and demographic profiles. Response options were structured to maximize informational utility for projecting desirable facility characteristics and square footage requirements by type of space. Data could also be sorted by various demographic characteristics to identify differences in behavior among sub-populations.

UW-Eau Claire students completed 2,632 electronic surveys on-line after being notified by an e-mail from Beth Hellwig, Vice Chancellor for Student Affairs and Charles Farrell, Director of The University Centers. As an incentive for survey participation, the University awarded several prizes, including Target gift cards to randomly selected student respondents. Survey results are available in Exhibit A.

## SURVEY DEMOGRAPHICS

A total of 2,632 surveys were completed by students, meaning the margin of error is +/- 1.91% at a 95% confidence level (Chart 2.1). The response rate was 25%, which is very high in comparison to other University surveys.





## SURVEY ANALYSIS

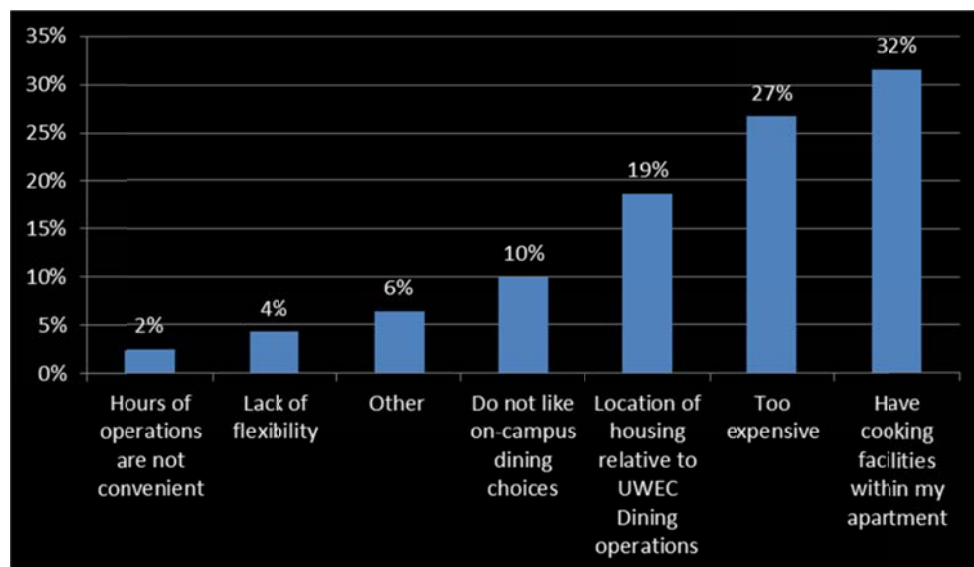
Survey sample demographics are fairly consistent with the overall university student demographics. Slight skewing of the survey sample is typical and acceptable due to the fact that no single group is grossly over- or under-represented. In addition, B&D's methodology for determining demand allows for the isolation of demographic sub-groups in order to determine their response to any single question.

### SUMMARY OF FINDINGS

#### *General*

Survey respondents were asked to indicate whether or not they were currently on a meal plan. 53% of respondents currently had a meal plan, while 47% did not. The group that did not have a meal plan was composed primarily of off-campus students, or those that lived in Chancellor's Hall, an on-campus apartment building.

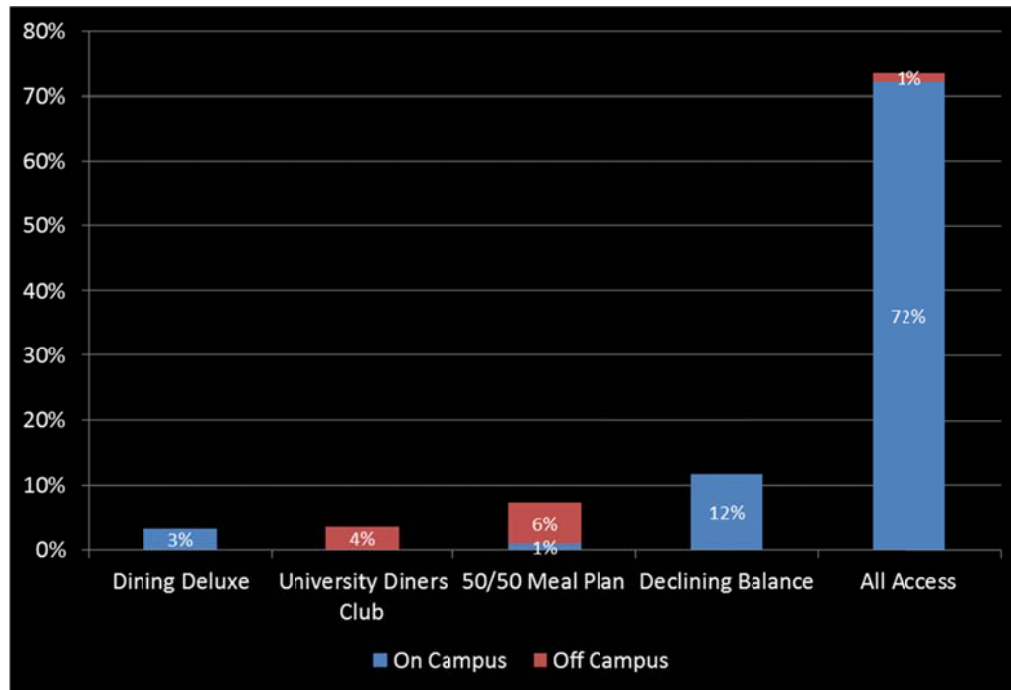
Students who indicated they did not have a meal plan were asked why they made this decision. Thirty-two percent indicated that they had cooking facilities within their apartment, 27% said the meal plan was too expensive and 19% said the location relative to their current housing was inconvenient (Chart 2.2).



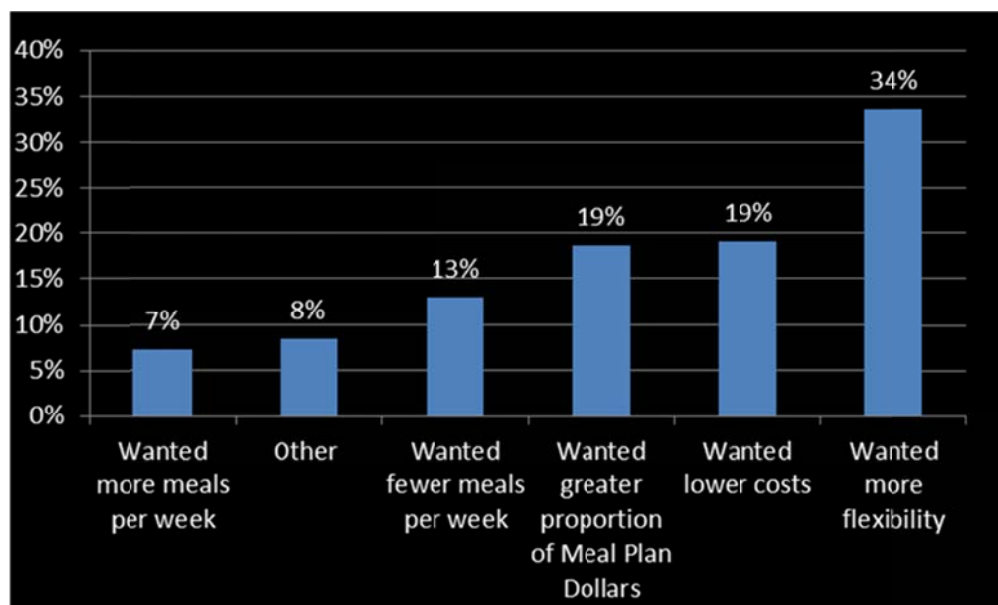


## SURVEY ANALYSIS

When asked what meal plan current participants choose, 73% reported having the All Access meal plan. This was almost 100% on-campus students as the plan is designed for most meals in the all-you-care-to-eat facilities at Hilltop and Davies (Chart 2.3).



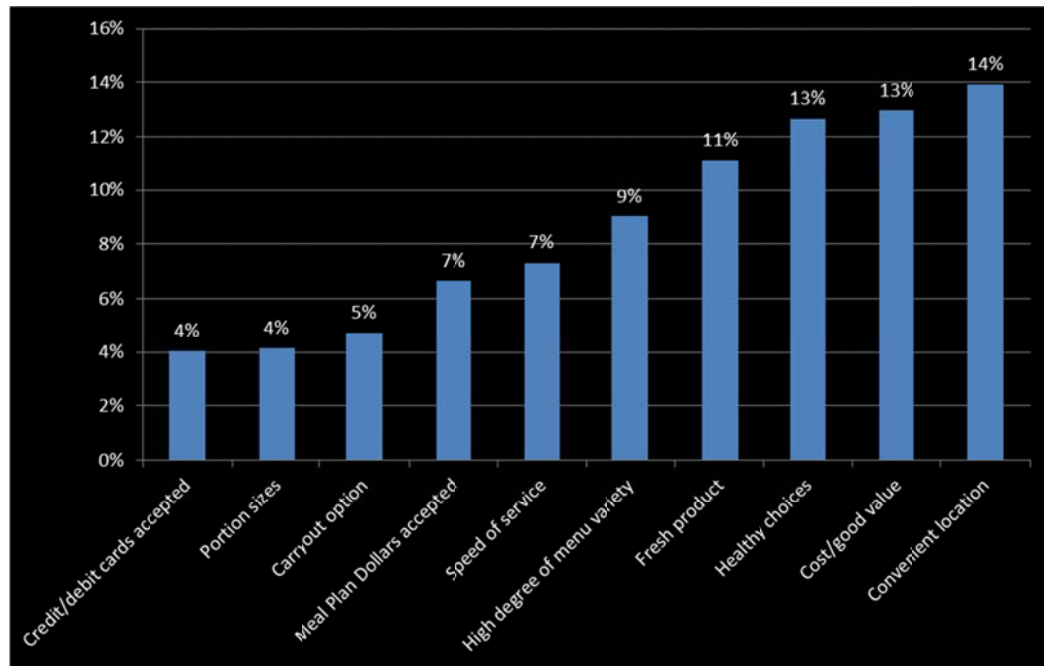
Only 14% of current meal plan holders had changed their meal plan in the last year. Of those that had, 34% wanted more flexibility and 19% wanted either lower cost or a greater proportion of Meal Plan Dollars, which can be used at any on-campus dining facility (Chart 2.4).



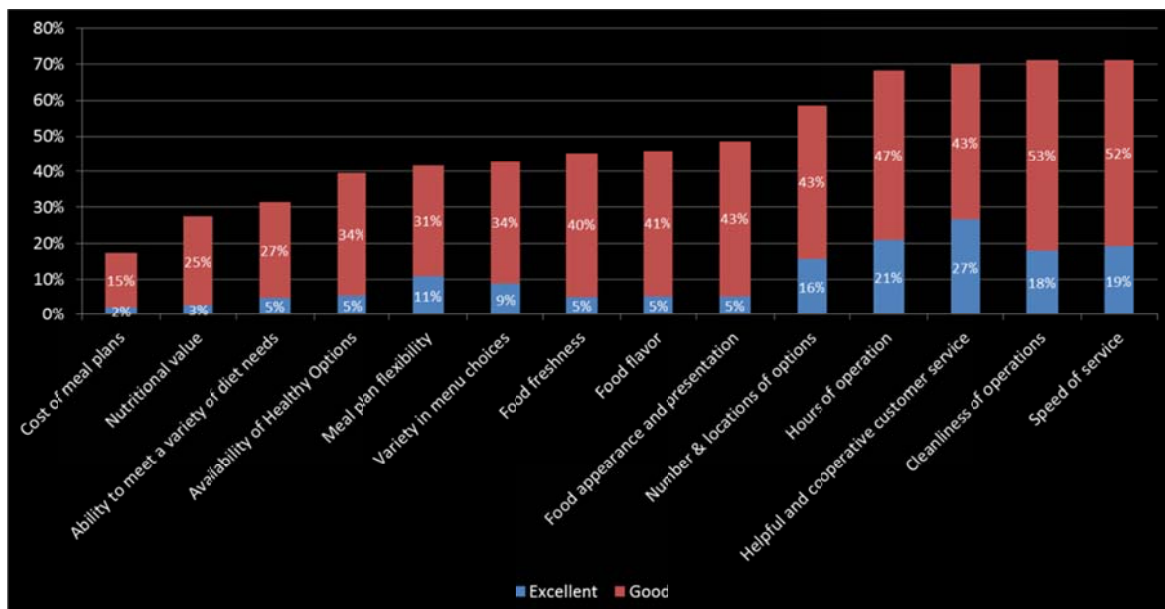


## SURVEY ANALYSIS

When asked to identify the top three factors when deciding where to eat on campus, 14% of respondents cited a convenient location, while 13% indicated cost/ good value or healthy choices (Chart 2.5).



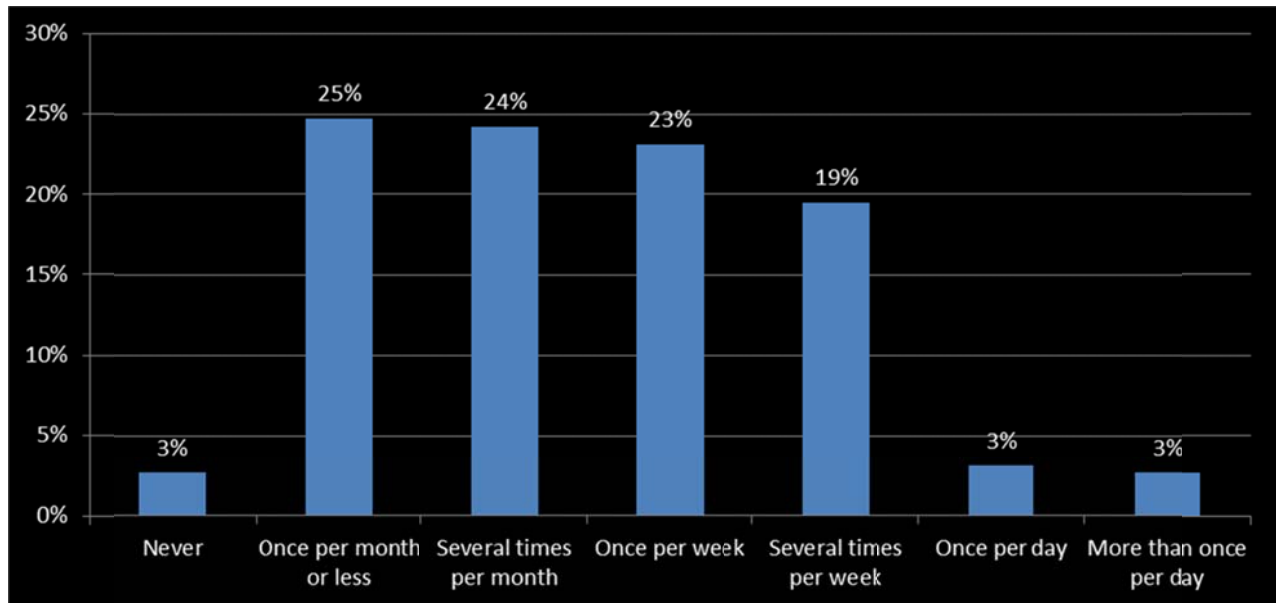
Students were asked to rate satisfaction with various components of UW-Eau Claire's current dining based on a list of factors. Overall, students were satisfied with the speed of service (71%), cleanliness of operations (71%), customer service (70%), and hours of operation (68%). Respondents were less satisfied with cost of meal plans (17%) and nutritional value (28%) as seen in Chart 2.6.



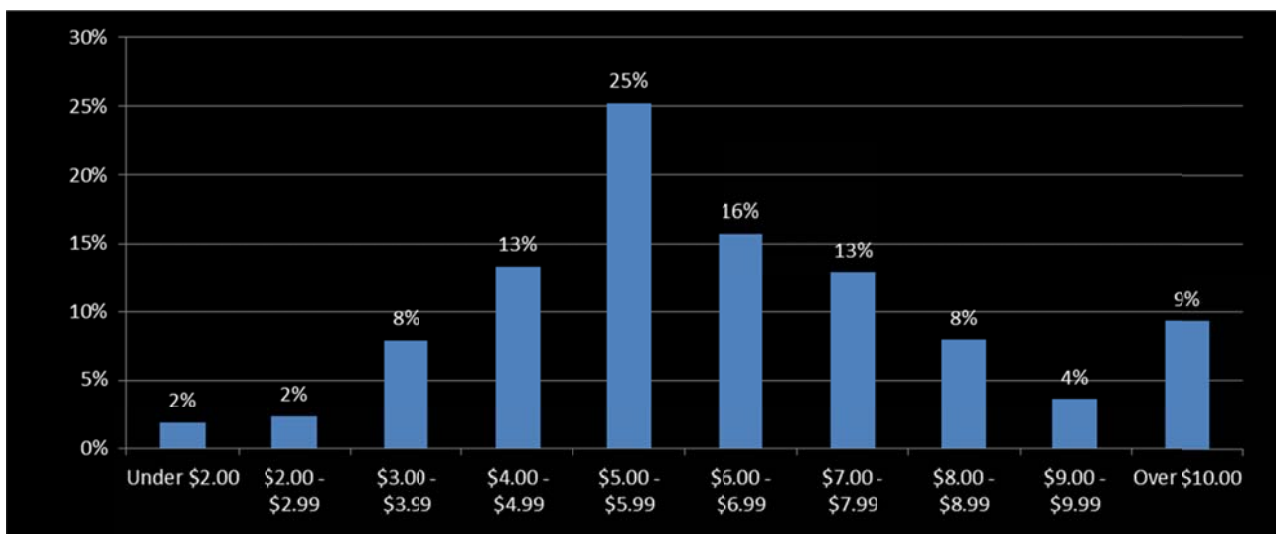


## SURVEY ANALYSIS

Respondents were asked a series of questions about off-campus dining including how often they visited an off-campus food outlet. Twenty-five percent visited only once per month or less, 24% visited several times a week, 23% visited once per week, and 19% visited several times per week. Only 3% never visited an off-campus food outlet (Chart 2.7).



When asked how much respondents spend per visit, 54% reported spending between \$4.00 and \$6.99 per visit (Chart 2.8).





# Exhibit A

## Student Survey Results

# University of Wisconsin Eau Claire Spring 2011 Dining

Description:

Date Created: 4/4/2011 9:03:47 AM

Date Range: 4/6/2011 12:00:00 AM - 4/29/2011 4:00:00 PM

Total Respondents: 2634

## Q1. What is your class standing?

Count	Percent		
710	26.98%	<div><div></div></div>	Freshman year
554	21.05%	<div><div></div></div>	Sophomore year
617	23.44%	<div><div></div></div>	Junior year
661	25.11%	<div><div></div></div>	Senior
54	2.05%	<div><div></div></div>	Graduate
0	0.00%	<div><div></div></div>	Professional
36	1.37%	<div><div></div></div>	Other (please specify)
Count	Percent		
1	2.78%	<div><div></div></div>	2nd bachelor degree student
1	2.78%	<div><div></div></div>	2nd Bachelor's Degree
1	2.78%	<div><div></div></div>	2nd degree
1	2.78%	<div><div></div></div>	2nd Degree undergraduate
2	5.56%	<div><div></div></div>	5th year
1	2.78%	<div><div></div></div>	5th yr jr
1	2.78%	<div><div></div></div>	Accelerated Nursing
1	2.78%	<div><div></div></div>	Accelerated Nursing Student
1	2.78%	<div><div></div></div>	College Writing course
1	2.78%	<div><div></div></div>	Distance learning student
1	2.78%	<div><div></div></div>	Exchange senior student
1	2.78%	<div><div></div></div>	exchange student
1	2.78%	<div><div></div></div>	Exchange Student
1	2.78%	<div><div></div></div>	Fifth Year
1	2.78%	<div><div></div></div>	hybred online courses
1	2.78%	<div><div></div></div>	I am a first year student here at UWEC, but because of PSEO/AP testing, I have a sophomore standing.
1	2.78%	<div><div></div></div>	Non trad
1	2.78%	<div><div></div></div>	Nontrad student
1	2.78%	<div><div></div></div>	Non-Traditional
1	2.78%	<div><div></div></div>	post-bacc undergrad
1	2.78%	<div><div></div></div>	post-baccalaureate
2	5.56%	<div><div></div></div>	second degree
1	2.78%	<div><div></div></div>	Second degree
1	2.78%	<div><div></div></div>	second degree seeking
1	2.78%	<div><div></div></div>	second degree seeking student
1	2.78%	<div><div></div></div>	special returning student
2	5.56%	<div><div></div></div>	special student
1	2.78%	<div><div></div></div>	Special Undergrad
2	5.56%	<div><div></div></div>	Super Senior
1	2.78%	<div><div></div></div>	Youth Option Student

	1	2.78%	<div></div>	Youth Options student
2632	Respondents			

Q2. What is your current enrollment status?				
Count	Percent			
2478	94.65%	<div></div>		Full time
140	5.35%	<div></div>		Part time
2618	Respondents			


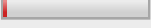
Q3. What is your age?				
Count	Percent			
3	0.11%	<div></div>		17 or under
869	33.07%	<div></div>		18 - 19
1050	39.95%	<div></div>		20 - 21
516	19.63%	<div></div>		22 - 24
91	3.46%	<div></div>		25 - 29
99	3.77%	<div></div>		30 or over
2628	Respondents			

Q4. What is your gender?				
Count	Percent			
737	28.11%	<div></div>		Male
1884	71.85%	<div></div>		Female
1	0.04%	<div></div>		Other
2622	Respondents			

Q5. What is your ethnic or racial background?				
Count	Percent			
133	5.07%	<div></div>		Asian/Pacific Islander
8	0.30%	<div></div>		Black
30	1.14%	<div></div>		Hispanic
11	0.42%	<div></div>		American Indian/Alaskan Native
2398	91.35%	<div></div>		White
32	1.22%	<div></div>		Multiracial
13	0.50%	<div></div>		Other (please specify)
Count	Percent			
1	7.69%	<div></div>		decline to specify
1	7.69%	<div></div>		European
2	15.38%	<div></div>		European American
2	15.38%	<div></div>		Hmong
1	7.69%	<div></div>		human
2	15.38%	<div></div>		Human
1	7.69%	<div></div>		Human-we are all one race.
1	7.69%	<div></div>		libyan
1	7.69%	<div></div>		middle eastern
1	7.69%	<div></div>		Saudi Arabia

## Q6. What is your current residency status?

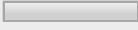
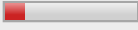
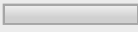
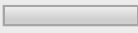
Count Percent

2548 97.40%  Domestic student (U.S. citizen or permanent resident)68 2.60%  International student

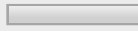
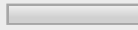
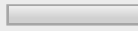
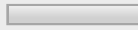
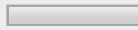
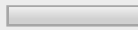
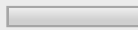
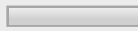
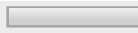
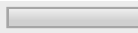


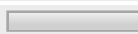

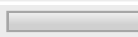
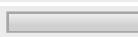
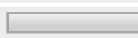
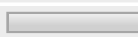
2616 Respondents

## Q7. In what college/school are you currently enrolled or affiliated?

Count Percent

162 6.17%  Undeclared or undecided major1033 39.37%  Arts & Sciences610 23.25%  Education and Human Sciences243 9.26%  Nursing and Health Sciences536 20.43%  Business40 1.52%  Other (please specify)

Count Percent

1 2.50%  AIS1 2.50%  Biochemistry1 2.50%  Both Arts & Sciences and Business1 2.50%  Business and Arts and Sciences1 2.50%  Communication & Journalism1 2.50%  Communication and journalism2 5.00%  Communication and Journalism1 2.50%  Communications and Journalism1 2.50%  criminal justice2 5.00%  Criminal Justice1 2.50%  CRMJ1 2.50%  English1 2.50%  ESL1 2.50%  HCAD1 2.50%  High School3 7.50%  History1 2.50%  kinesiology3 7.50%  Kinesiology1 2.50%  kins1 2.50%  Liberal Studies1 2.50%  Mathematics1 2.50%  MST of Reading1 2.50%  music ed1 2.50%  non degree seeking1 2.50%  Physical Education1 2.50%  Pre-Architecture1 2.50%  Pre-Engineering2 5.00%  Psychology

1	2.50%	<div><div></div></div>	Religious studies
2	5.00%	<div><div></div></div>	Social Work
1	2.50%	<div><div></div></div>	Theatre
2624 Respondents			

Q8. Please describe your current employment status:

Count	Percent		
634	24.18%	<div><div></div></div>	I work on campus
936	35.70%	<div><div></div></div>	I work off campus
236	9.00%	<div><div></div></div>	I work both on and off campus
816	31.12%	<div><div></div></div>	I do not work
2622 Respondents			

Q9. Do you live in on-campus housing?

Count	Percent		
1331	50.76%	<div><div></div></div>	Yes
1291	49.24%	<div><div></div></div>	No
2622 Respondents			

Q10. In which on-campus residence do you currently live?

Count	Percent		
82	6.17%	<div><div></div></div>	Bridgman
102	7.67%	<div><div></div></div>	Chancellors
121	9.10%	<div><div></div></div>	Governors
43	3.24%	<div><div></div></div>	Horan
11	0.83%	<div><div></div></div>	America's Best Value Inn
22	1.66%	<div><div></div></div>	Plaza Inn and Suites
110	8.28%	<div><div></div></div>	Murray
141	10.61%	<div><div></div></div>	Oak Ridge
79	5.94%	<div><div></div></div>	Putnam
156	11.74%	<div><div></div></div>	Sutherland
53	3.99%	<div><div></div></div>	Thomas
216	16.25%	<div><div></div></div>	Towers North
193	14.52%	<div><div></div></div>	Towers South
1329 Respondents			

Q11. Are you currently on a meal plan?

Count	Percent		
1404	53.49%	<div><div></div></div>	Yes
1221	46.51%	<div><div></div></div>	No
2625 Respondents			

Q12. Why aren't you on a meal plan? SELECT TOP THREE (3)

Count	Respondent %	Response %		
749	61.49%	26.72%	<div><div></div></div>	Too expensive
521	42.78%	18.59%	<div><div></div></div>	Location of housing relative to UWEC Dining operations

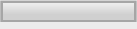
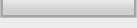
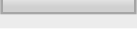
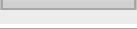


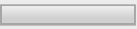
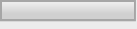

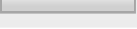
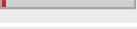



119	9.77%	4.25%	<div></div>	Lack of flexibility
69	5.67%	2.46%	<div></div>	Hours of operations are not convenient
885	72.66%	31.57%	<div></div>	Have cooking facilities within my apartment
280	22.99%	9.99%	<div></div>	Do not like on-campus dining choices
180	14.78%	6.42%	<div></div>	Other (please specify)
Count	Percent			
1	0.56%	<div></div>	50/50 did not end up being convenient (use Marketplace more)	
1	0.56%	<div></div>	All of my classes are in HSS	
1	0.56%	<div></div>	all of my courses are in HSS, which is far from dining operations	
1	0.56%	<div></div>	Am not sure that a meal plan makes sense for me	
1	0.56%	<div></div>	at Marshfield site	
1	0.56%	<div></div>	At the Marshfield Nursing Program site	
1	0.56%	<div></div>	can buy way better quality food for cheaper price	
1	0.56%	<div></div>	Celiac Disease	
1	0.56%	<div></div>	Chancellors allows me to cook my own food.	
1	0.56%	<div></div>	Cheaper to eat off campus.	
1	0.56%	<div></div>	close enough to home I can go home and eat	
1	0.56%	<div></div>	Cold Lunch	
1	0.56%	<div></div>	cook myself	
1	0.56%	<div></div>	Dietary needs	
1	0.56%	<div></div>	Do not feel the need to buy food on campus	
1	0.56%	<div></div>	Do not frequent the uni enough to eat here all the time	
1	0.56%	<div></div>	Do not like losing allocated money if unused at end of year	
1	0.56%	<div></div>	do not live close to campus	
1	0.56%	<div></div>	Do not live in eau claire	
1	0.56%	<div></div>	do not live on campus	
1	0.56%	<div></div>	Do not live on campus	
1	0.56%	<div></div>	Do not take classes on campus	
1	0.56%	<div></div>	Don't know anything about it	
1	0.56%	<div></div>	Don't know much about them and where to get them etc.	
1	0.56%	<div></div>	don't live on campus	
1	0.56%	<div></div>	Don't live on-campus	
1	0.56%	<div></div>	Eat at home or bring my lunch	
1	0.56%	<div></div>	expensive!	
1	0.56%	<div></div>	few options near the HSS building	
1	0.56%	<div></div>	Few vegetarian options	
1	0.56%	<div></div>	Food here doesn't agree with my stomach	
1	0.56%	<div></div>	food quality	
1	0.56%	<div></div>	Food sucks	
1	0.56%	<div></div>	Friends do not	
1	0.56%	<div></div>	Gluten-free diet	
1	0.56%	<div></div>	gone a lot on weekends	
1	0.56%	<div></div>	grad student	
1	0.56%	<div></div>	hard to get food to take to work with me, better now with containers	

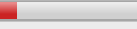

1	0.56%	<input type="text"/>	Healthy choices hard to find for applicable price
1	0.56%	<input type="text"/>	I am a commuter student only come to campus a couple days a week.
1	0.56%	<input type="text"/>	I am a senior in high school
1	0.56%	<input type="text"/>	I am an adult who lives in a house
1	0.56%	<input type="text"/>	I am currently not on the UWEC campus for classes as I am in my internship semester
1	0.56%	<input type="text"/>	I am currently studying abroad
1	0.56%	<input type="text"/>	I am in my internship living in Lacrosse.
1	0.56%	<input type="text"/>	I am meal provider/planner/preparer for my own family
1	0.56%	<input type="text"/>	I am not on campus enough
1	0.56%	<input type="text"/>	I am not on-campus.
1	0.56%	<input type="text"/>	I am on study abroad this semester.
1	0.56%	<input type="text"/>	I can bring food from home
1	0.56%	<input type="text"/>	I can buy a sub at subway for \$5 but at school it costs me around \$7, I don't see how subway who is making a profit can charge less for their subs than does the school, maybe the school should think about dropping sodexo as they obviously are out to make a even larger profit margin then subway.
1	0.56%	<input type="text"/>	I cook my own food
1	0.56%	<input type="text"/>	I cook my own food at home and am enrolled in the satelite campus in Marshfield.
1	0.56%	<input type="text"/>	I didn't know I could have a meal plan while living off campus.
1	0.56%	<input type="text"/>	I do Diner's Club
1	0.56%	<input type="text"/>	I do not need, rarely on campus
1	0.56%	<input type="text"/>	I don't have time to eat lunch at school.
1	0.56%	<input type="text"/>	I don't know if I would benefit from being on one, or how to get on one.
1	0.56%	<input type="text"/>	I don't need one
1	0.56%	<input type="text"/>	i dont live on campus
1	0.56%	<input type="text"/>	I have a family and eat with them at home
1	0.56%	<input type="text"/>	I like cooking at home
1	0.56%	<input type="text"/>	I like to cook.
1	0.56%	<input type="text"/>	I like to prepare my own food so I know it's healthy.
1	0.56%	<input type="text"/>	I live at home
1	0.56%	<input type="text"/>	I live in Altoona with my husband and daughter
1	0.56%	<input type="text"/>	I live in Milwaukee for an internship
1	0.56%	<input type="text"/>	I live in my own house, no need for meal plan.
1	0.56%	<input type="text"/>	I live off campus
1	0.56%	<input type="text"/>	I live off campus and it is easier for me to buy my own food.
1	0.56%	<input type="text"/>	I live off campus and only have class three days a week
1	0.56%	<input type="text"/>	i live off campus so i always eat at home or pack a lunch to bring
1	0.56%	<input type="text"/>	I live off campus, and it is cheaper to do pack my own lunch
1	0.56%	<input type="text"/>	I love cooking my own food :)
1	0.56%	<input type="text"/>	i love to cook
1	0.56%	<input type="text"/>	I only go o HSS and locaion of dining halls inconvenien
1	0.56%	<input type="text"/>	I prefer to cook my own meals
1	0.56%	<input type="text"/>	I'm a non-traditional student and live with my husband.
1	0.56%	<input type="text"/>	I'm not on campus at mealtime
1	0.56%	<input type="text"/>	I'm not on campus enough to need it.
1	0.56%	<input type="text"/>	I'm on the Diner's Club

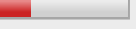
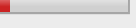
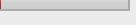
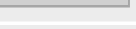

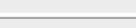
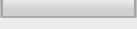
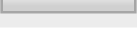
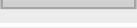
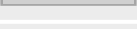
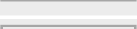
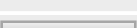



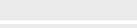
1	0.56%	<input type="text"/>	In Chancellors - not required to have one
1	0.56%	<input type="text"/>	inconvenient
1	0.56%	<input type="text"/>	It not as healthy as eating at home and less expensive
1	0.56%	<input type="text"/>	It wouldn't make sense to drive to campus when I can cook in my own kitchen.
1	0.56%	<input type="text"/>	It's cheaper to pay cash because you don't get charged the \$300 fee, and the food is way too expensive so I try to mostly bring my own food.
1	0.56%	<input type="text"/>	its not too expensive but it is cheaper to cook my own food at home
1	0.56%	<input type="text"/>	just haven't bought one
1	0.56%	<input type="text"/>	Lack of choices
1	0.56%	<input type="text"/>	lack of info
1	0.56%	<input type="text"/>	lack of local food
1	0.56%	<input type="text"/>	Like to have healthier choices
1	0.56%	<input type="text"/>	Little variety
1	0.56%	<input type="text"/>	live at home
1	0.56%	<input type="text"/>	Live in my own house
3	1.67%	<input type="text"/>	live off campus
6	3.33%	<input type="text"/>	Live off campus
1	0.56%	<input type="text"/>	live off campus with my family and provide meals for them
1	0.56%	<input type="text"/>	Live off campus, graduate student
1	0.56%	<input type="text"/>	live off-campus
1	0.56%	<input type="text"/>	Live off-campus, no need for meal plan.
1	0.56%	<input type="text"/>	live out of town
1	0.56%	<input type="text"/>	Live with parent
1	0.56%	<input type="text"/>	Live with parents; meal plan is not necessary
1	0.56%	<input type="text"/>	Location relative to McPhee
1	0.56%	<input type="text"/>	Mainly because of the price
1	0.56%	<input type="text"/>	MORE CHOICES.... would a mcdonalds on campus kill you guys? How big does your yacht gotta be?
1	0.56%	<input type="text"/>	most of my classes are not near the Davies center and the little booths set up in the arts building and Hibbard are really limited and very expensive
1	0.56%	<input type="text"/>	mostly in Haas
1	0.56%	<input type="text"/>	mostly unhealthy food or the healthy food is just too expensive
1	0.56%	<input type="text"/>	Never lived on campus
1	0.56%	<input type="text"/>	no aware of off campus options
1	0.56%	<input type="text"/>	no need to use - own my own home
1	0.56%	<input type="text"/>	no need to with living off campus
1	0.56%	<input type="text"/>	Non-healthy options
1	0.56%	<input type="text"/>	Non-trad student, living off campus, with a family
1	0.56%	<input type="text"/>	Non-trad with a family
1	0.56%	<input type="text"/>	NonTraditional Student
1	0.56%	<input type="text"/>	not enough food choices on upper
1	0.56%	<input type="text"/>	not enough health and reasonably priced options
1	0.56%	<input type="text"/>	not expensive but my food is cheaper
1	0.56%	<input type="text"/>	Not good vegetarian options
1	0.56%	<input type="text"/>	Not living on campus
1	0.56%	<input type="text"/>	not many healthy choices

1	0.56%	<input type="text"/>	Not on campus
1	0.56%	<input type="text"/>	Not on campus enough
1	0.56%	<input type="text"/>	Not on campus often enough to justify
1	0.56%	<input type="text"/>	Not on campus very much
1	0.56%	<input type="text"/>	Not sure if I would make good use of it
1	0.56%	<input type="text"/>	Not there enough
1	0.56%	<input type="text"/>	not worth it for off-campus students
1	0.56%	<input type="text"/>	on-line student - resides in another state
1	0.56%	<input type="text"/>	Only in class 1 day/week, live off campus, make my own meals
1	0.56%	<input type="text"/>	only on campus few days/week
1	0.56%	<input type="text"/>	only on campus for immersion days
1	0.56%	<input type="text"/>	Only on campus for one meal a day
1	0.56%	<input type="text"/>	Only on campus in evenings once a week, but I did get my undergrad at UWEC
1	0.56%	<input type="text"/>	only part time in school
1	0.56%	<input type="text"/>	only taking one class at UWEC
1	0.56%	<input type="text"/>	Only use in school dining one a week
1	0.56%	<input type="text"/>	Own a house in different city where I live and cook and eat
1	0.56%	<input type="text"/>	Own home
1	0.56%	<input type="text"/>	Own my home
1	0.56%	<input type="text"/>	Pack my own
1	0.56%	<input type="text"/>	parking
1	0.56%	<input type="text"/>	Poor quality of food
1	0.56%	<input type="text"/>	Portion sizes and quality decrease, prices increased
1	0.56%	<input type="text"/>	Prefer to cook
1	0.56%	<input type="text"/>	purchase own groceries
1	0.56%	<input type="text"/>	Short of a salad, most campus food choices aren't healthy enough
1	0.56%	<input type="text"/>	Single mom - eat meals at home with family
1	0.56%	<input type="text"/>	sodexo= evil corporation
1	0.56%	<input type="text"/>	studying abroad
1	0.56%	<input type="text"/>	Studying abroad
2	1.11%	<input type="text"/>	Studying Abroad
1	0.56%	<input type="text"/>	Studying abroad this semester
1	0.56%	<input type="text"/>	the 50/50 plan doesn't work well even though i do commute
1	0.56%	<input type="text"/>	the food is bad and dirty
1	0.56%	<input type="text"/>	The food is unhealthy
1	0.56%	<input type="text"/>	The food isn't very good, especially in the cafeteria. They have very little variety.
1	0.56%	<input type="text"/>	time constraints- my schedule not theirs
1	0.56%	<input type="text"/>	Tired of the food in cafeteria
1	0.56%	<input type="text"/>	to go boxes cost money, I don't have time to eat in the cafeteria.
1	0.56%	<input type="text"/>	TOO EXPENSIVE
1	0.56%	<input type="text"/>	Too far away from my apartment
1	0.56%	<input type="text"/>	Unhealthy
1	0.56%	<input type="text"/>	Value for price paid
1	0.56%	<input type="text"/>	Vegetarian options are seriously lacking- moved off campus to cook my own meals

1	0.56%		Was unsure if it would work with my schedule and living conditions (I live at home.)
1	0.56%		Work schedules don't usually allow me to eat on camps
1	0.56%		Wouldn't use it
1	0.56%		Wouldn't use it enough.
1218 Respondents			
2803 Responses			

Q13. What meal plan are you currently on?			
Count	Percent		
103	7.35%		50/50 Mean Plan
49	3.50%		University Diners Club
1033	73.68%		All Access
47	3.35%		Dining Deluxe
168	11.98%		Declining Balance
2	0.14%		Other (please specify)
Count	Percent		
1	50.00%		Blugold Dollars
1	50.00%		none
1402 Respondents			

Q14. Have you changed your meal plan in the last year?			
Count	Percent		
192	13.68%		Yes
1211	86.32%		No
1403 Respondents			

Q15. Why did you change meal plans in the past year? SELECT TOP THREE (3)				
Count	Respondent %	Response %		
135	70.68%	33.58%		Wanted more flexibility
77	40.31%	19.15%		Wanted lower costs
52	27.23%	12.94%		Wanted fewer meals per week
29	15.18%	7.21%		Wanted more meals per week
75	39.27%	18.66%		Wanted greater proportion of Meal Plan Dollars
34	17.80%	8.46%		Other (please specify)
Count	Percent			
1	2.94%		able to eat on weekends	
1	2.94%		Better food	
1	2.94%		Caf food isn't that great	
1	2.94%		changed from no meal plan so I could eat on campus.	
1	2.94%		Chose wrong meal plan first semester	
1	2.94%		deluxe time for eating is when I eat	
1	2.94%		Did not change meal plan.	
1	2.94%		Did not have a meal plan last year	
1	2.94%		Didn't like the cafeteria food	
1	2.94%		First semester I lived off campus, I was on the 50/50 meal plan then. Now that I live on campus I chose the All Access mean plan.	

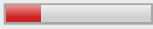
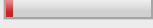
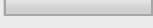
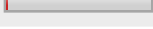
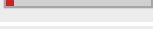
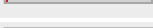





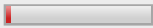
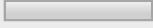
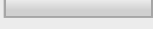
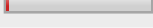
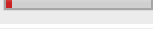
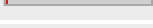

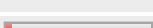
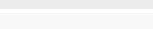
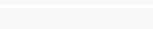


1	2.94%	<input type="text"/>	gluten allergy
1	2.94%	<input type="text"/>	gross cafe food, not enough variety of what i liked, fattening
1	2.94%	<input type="text"/>	Have kitchen in Chancellors
1	2.94%	<input type="text"/>	I didn't have one before
1	2.94%	<input type="text"/>	I didn't want any more caf food.
1	2.94%	<input type="text"/>	I didn't want to pay the ridiculously high price of having a meal plan in the cafeteria
1	2.94%	<input type="text"/>	I thought I'd try deluxe and hated it
1	2.94%	<input type="text"/>	I wasn't previously on a meal plan.
1	2.94%	<input type="text"/>	lived off campus
3	8.82%	<input type="text"/>	moved off campus
2	5.88%	<input type="text"/>	Moved off campus
1	2.94%	<input type="text"/>	moved off-campus
1	2.94%	<input type="text"/>	Specials
1	2.94%	<input type="text"/>	the times I eat vary each semester because of night classes.
1	2.94%	<input type="text"/>	timing didn't work out
1	2.94%	<input type="text"/>	To get a wider selection of meals
1	2.94%	<input type="text"/>	Wanted better food (a.k.a. not Riverview Cafe/The Terrace
1	2.94%	<input type="text"/>	Wanted more choices
1	2.94%	<input type="text"/>	Wanted to eat later at night
1	2.94%	<input type="text"/>	was on exchange last year, didn't have meal plan here

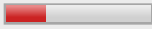
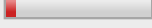
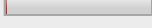
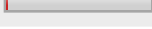
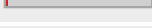
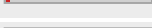





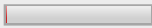
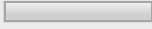
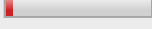
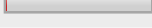
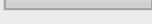
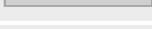

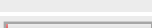
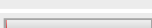



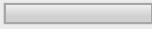
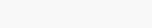
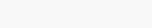
191 Respondents

402 Responses

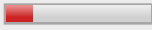
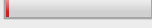
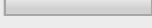
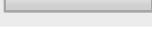
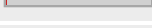
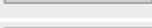





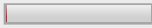
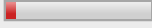
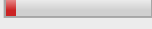
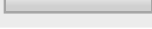
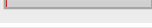
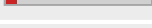




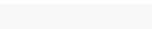
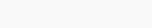
Q16. From the following list please indicate the top three locations where you most often purchase breakfast/morning meal:

Count	Respondent %	Response %		
745	53.52%	24.19%		Lower Campus - The Terrace
158	11.35%	5.13%		Lower Campus - Blu Plate Diner
12	0.86%	0.39%		Lower Campus - Enzo' Italiano
42	3.02%	1.36%		Lower Campus - Green Bean
167	12.00%	5.42%		Lower Campus - Intermezzos Cafe
57	4.09%	1.85%		Lower Campus - Library Grounds
15	1.08%	0.49%		Lower Campus - Pacific Traders
43	3.09%	1.40%		Lower Campus - Simply To Go
20	1.44%	0.65%		Lower Campus - Sub Connection
1	0.07%	0.03%		Lower Campus - The Little Ladle
759	54.53%	24.64%		Upper Campus - Riverview Cafe
40	2.87%	1.30%		Upper Campus - Hilltop Bakery
121	8.69%	3.93%		Upper Campus - Hilltop Center C-Store
2	0.14%	0.06%		Upper Campus - Pretzel Logic
13	0.93%	0.42%		Upper Campus - Simply To Go
66	4.74%	2.14%		Haas Fine Arts - Cafe a la Cart
132	9.48%	4.29%		Hibbard Hall - Cafe a la Cart
36	2.59%	1.17%		McIntyre Library - Cafe a la Cart
495	35.56%	16.07%		At home/In my residence hall
28	2.01%	0.91%		At a retail location/restaurant off-campus
128	9.20%	4.16%		I do not eat this meal
1392	Respondents			
3080	Responses			

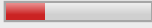
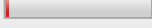
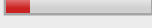
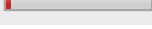
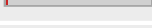

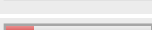
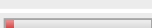
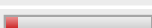
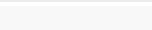
Q17. From the following list please indicate the top three locations where you most often purchase lunch:

Count	Respondent %	Response %		
1021	73.40%	28.20%		Lower Campus - The Terrace
267	19.19%	7.37%		Lower Campus - Blu Plate Diner
35	2.52%	0.97%		Lower Campus - The Dulany
51	3.67%	1.41%		Lower Campus - Enzo' Italiano
54	3.88%	1.49%		Lower Campus - Green Bean
93	6.69%	2.57%		Lower Campus - Intermezzos Cafe
13	0.93%	0.36%		Lower Campus - Library Grounds
143	10.28%	3.95%		Lower Campus - Pacific Traders
61	4.39%	1.68%		Lower Campus - Simply To Go
197	14.16%	5.44%		Lower Campus - Sub Connection
36	2.59%	0.99%		Lower Campus - The Little Ladle
803	57.73%	22.18%		Upper Campus - Riverview Cafe
21	1.51%	0.58%		Upper Campus - Freshens
13	0.93%	0.36%		Upper Campus - Hilltop Bakery
169	12.15%	4.67%		Upper Campus - Hilltop Center C-Store
29	2.08%	0.80%		Upper Campus - Pacific Traders
2	0.14%	0.06%		Upper Campus - Pretzel Logic
13	0.93%	0.36%		Upper Campus - Simply To Go
123	8.84%	3.40%		Upper Campus - Sub Connection
110	7.91%	3.04%		Upper Campus - Taco Bell
51	3.67%	1.41%		Haas Fine Arts - Cafe a la Cart
39	2.80%	1.08%		Hibbard Hall - Cafe a la Cart
5	0.36%	0.14%		McIntyre Library - Cafe a la Cart
225	16.18%	6.21%		At home/In my residence hall
31	2.23%	0.86%		At a retail location/restaurant off-campus
16	1.15%	0.44%		I do not eat this meal
1391	Respondents			
3621	Responses			

Q18. From the following list please indicate the top three locations where you most often purchase dinner:

Count	Respondent %	Response %		
670	48.27%	18.78%		Lower Campus - The Terrace
89	6.41%	2.49%		Lower Campus - Blu Plate Diner
13	0.94%	0.36%		Lower Campus - Enzo' Italiano
15	1.08%	0.42%		Lower Campus - Green Bean
36	2.59%	1.01%		Lower Campus - Intermezzos Cafe
5	0.36%	0.14%		Lower Campus - Library Grounds
45	3.24%	1.26%		Lower Campus - Pacific Traders
16	1.15%	0.45%		Lower Campus - Simply To Go
76	5.48%	2.13%		Lower Campus - Sub Connection
5	0.36%	0.14%		Lower Campus - The Little Ladle
1020	73.49%	28.59%		Upper Campus - Riverview Cafe
54	3.89%	1.51%		Upper Campus - Freshens
22	1.59%	0.62%		Upper Campus - Hilltop Bakery
251	18.08%	7.03%		Upper Campus - Hilltop Center C-Store
248	17.87%	6.95%		Upper Campus - Pacific Traders
7	0.50%	0.20%		Upper Campus - Pretzel Logic
27	1.95%	0.76%		Upper Campus - Simply To Go
289	20.82%	8.10%		Upper Campus - Sub Connection
291	20.97%	8.16%		Upper Campus - Taco Bell
5	0.36%	0.14%		McIntyre Library - Cafe a la Cart
268	19.31%	7.51%		At home/In my residence hall
100	7.20%	2.80%		At a retail location/restaurant off-campus
16	1.15%	0.45%		I do not eat this meal
1388	Respondents			
3568	Responses			

Q19. From the following list please indicate the top three locations where you most often purchase late night:

Count	Respondent %	Response %		
760	54.64%	26.97%		Upper Campus - Riverview Cafe
55	3.95%	1.95%		Upper Campus - Hilltop Bakery
478	34.36%	16.96%		Upper Campus - Hilltop Center C-Store
97	6.97%	3.44%		Upper Campus - Pacific Traders
42	3.02%	1.49%		Upper Campus - Pretzel Logic
49	3.52%	1.74%		Upper Campus - Simply To Go
372	26.74%	13.20%		Upper Campus - Taco Bell
558	40.12%	19.80%		At home/In my residence hall
169	12.15%	6.00%		At a retail location/restaurant off-campus
238	17.11%	8.45%		I do not eat this meal
1391	Respondents			
2818	Responses			

Q20. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Coffeehouse

Count	Percent		
135	5.74%	<div><div></div></div>	5 or more times per week
407	17.30%	<div><div></div></div>	2 - 4 times per week
271	11.52%	<div><div></div></div>	Once per week
731	31.08%	<div><div></div></div>	Sometimes
808	34.35%	<div><div></div></div>	Never
2352	Respondents		

Q21. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Convenience store (e.g., pre-packaged snacks, bottled drinks)

Count	Percent		
105	4.52%	<div><div></div></div>	5 or more times per week
456	19.63%	<div><div></div></div>	2 - 4 times per week
402	17.31%	<div><div></div></div>	Once per week
898	38.66%	<div><div></div></div>	Sometimes
462	19.89%	<div><div></div></div>	Never
2323	Respondents		

Q22. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Breakfast

Count	Percent		
499	21.13%	<div><div></div></div>	5 or more times per week
363	15.37%	<div><div></div></div>	2 - 4 times per week
144	6.10%	<div><div></div></div>	Once per week
388	16.43%	<div><div></div></div>	Sometimes
968	40.98%	<div><div></div></div>	Never
2362	Respondents		

Q23. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Lunch

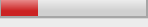
Count	Percent		
731	30.86%	<div><div></div></div>	5 or more times per week
389	16.42%	<div><div></div></div>	2 - 4 times per week
125	5.28%	<div><div></div></div>	Once per week
378	15.96%	<div><div></div></div>	Sometimes
746	31.49%	<div><div></div></div>	Never
2369	Respondents		

Q24. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Dinner

Count	Percent		
782	33.19%	<div><div></div></div>	5 or more times per week
302	12.82%	<div><div></div></div>	2 - 4 times per week
107	4.54%	<div><div></div></div>	Once per week
326	13.84%	<div><div></div></div>	Sometimes
839	35.61%	<div><div></div></div>	Never
2356	Respondents		



Q25. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Breakfast

Count	Percent		
77	3.34%		5 or more times per week
181	7.86%		2 - 4 times per week
155	6.73%		Once per week
591	25.66%		Sometimes
1299	56.40%		Never
2303	Respondents		

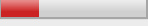
Q26. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Lunch

Count	Percent		
117	4.97%		5 or more times per week
408	17.33%		2 - 4 times per week
321	13.64%		Once per week
869	36.92%		Sometimes
639	27.15%		Never
2354	Respondents		

Q27. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Dinner

Count	Percent		
122	5.25%		5 or more times per week
246	10.59%		2 - 4 times per week
240	10.34%		Once per week
677	29.16%		Sometimes
1037	44.66%		Never
2322	Respondents		

Q28. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Breakfast

Count	Percent		
61	2.63%		5 or more times per week
214	9.22%		2 - 4 times per week
184	7.93%		Once per week
606	26.12%		Sometimes
1255	54.09%		Never
2320	Respondents		

Q29. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Lunch

Count	Percent		
63	2.69%	<div><div></div></div>	5 or more times per week
240	10.27%	<div><div></div></div>	2 - 4 times per week
270	11.55%	<div><div></div></div>	Once per week
764	32.68%	<div><div></div></div>	Sometimes
1001	42.81%	<div><div></div></div>	Never
2338	Respondents		

Q30. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Dinner

Count	Percent		
52	2.26%	<div><div></div></div>	5 or more times per week
160	6.94%	<div><div></div></div>	2 - 4 times per week
176	7.64%	<div><div></div></div>	Once per week
590	25.60%	<div><div></div></div>	Sometimes
1327	57.57%	<div><div></div></div>	Never
2305	Respondents		

Q31. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Coffeehouse

Count	Percent		
129	5.97%	<div><div></div></div>	6 am - 8 am
711	32.93%	<div><div></div></div>	8 am - 11 am
243	11.26%	<div><div></div></div>	11 am - 1 pm
210	9.73%	<div><div></div></div>	1 pm - 4 pm
53	2.45%	<div><div></div></div>	4 pm - 6 pm
62	2.87%	<div><div></div></div>	6 pm - 9 pm
43	1.99%	<div><div></div></div>	9 pm - 12 am
7	0.32%	<div><div></div></div>	12 am - 6 am
701	32.47%	<div><div></div></div>	Never
2159	Respondents		

Q32. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Convenience store (e.g., pre-packaged snacks, bottled drinks)

Count	Percent		
22	1.07%	<div><div></div></div>	6 am - 8 am
121	5.90%	<div><div></div></div>	8 am - 11 am
378	18.44%	<div><div></div></div>	11 am - 1 pm
488	23.80%	<div><div></div></div>	1 pm - 4 pm
243	11.85%	<div><div></div></div>	4 pm - 6 pm
290	14.15%	<div><div></div></div>	6 pm - 9 pm
133	6.49%	<div><div></div></div>	9 pm - 12 am
19	0.93%	<div><div></div></div>	12 am - 6 am
356	17.37%	<div><div></div></div>	Never
2050	Respondents		

Q33. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Breakfast

Count	Percent		
237	11.57%	<div><div></div></div>	6 am - 8 am
979	47.80%	<div><div></div></div>	8 am - 11 am
90	4.39%	<div><div></div></div>	11 am - 1 pm
14	0.68%	<div><div></div></div>	1 pm - 4 pm
8	0.39%	<div><div></div></div>	4 pm - 6 pm
7	0.34%	<div><div></div></div>	6 pm - 9 pm
6	0.29%	<div><div></div></div>	9 pm - 12 am
4	0.20%	<div><div></div></div>	12 am - 6 am
703	34.33%	<div><div></div></div>	Never
2048	Respondents		

Q34. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Lunch

Count	Percent		
1	0.05%	<div><div></div></div>	6 am - 8 am
19	0.91%	<div><div></div></div>	8 am - 11 am
1057	50.67%	<div><div></div></div>	11 am - 1 pm
411	19.70%	<div><div></div></div>	1 pm - 4 pm
23	1.10%	<div><div></div></div>	4 pm - 6 pm
20	0.96%	<div><div></div></div>	6 pm - 9 pm
4	0.19%	<div><div></div></div>	9 pm - 12 am
3	0.14%	<div><div></div></div>	12 am - 6 am
548	26.27%	<div><div></div></div>	Never
2086	Respondents		

Q35. Please indicate how often and which time period you would most frequently use the following types of food service if available: - All you care to eat - Dinner

Count	Percent		
1	0.05%	<div><div></div></div>	6 am - 8 am
9	0.44%	<div><div></div></div>	8 am - 11 am
17	0.83%	<div><div></div></div>	11 am - 1 pm
36	1.76%	<div><div></div></div>	1 pm - 4 pm
647	31.65%	<div><div></div></div>	4 pm - 6 pm
671	32.83%	<div><div></div></div>	6 pm - 9 pm
38	1.86%	<div><div></div></div>	9 pm - 12 am
5	0.24%	<div><div></div></div>	12 am - 6 am
620	30.33%	<div><div></div></div>	Never
2044	Respondents		

Q36. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Breakfast

Count	Percent		
146	7.66%	<div><div></div></div>	6 am - 8 am
695	36.48%	<div><div></div></div>	8 am - 11 am
81	4.25%	<div><div></div></div>	11 am - 1 pm
14	0.73%	<div><div></div></div>	1 pm - 4 pm
3	0.16%	<div><div></div></div>	4 pm - 6 pm
6	0.31%	<div><div></div></div>	6 pm - 9 pm
4	0.21%	<div><div></div></div>	9 pm - 12 am
2	0.10%	<div><div></div></div>	12 am - 6 am
954	50.08%	<div><div></div></div>	Never
1905	Respondents		

Q37. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Lunch

Count	Percent		
0	0.00%	<div><div></div></div>	6 am - 8 am
23	1.11%	<div><div></div></div>	8 am - 11 am
1045	50.36%	<div><div></div></div>	11 am - 1 pm
449	21.64%	<div><div></div></div>	1 pm - 4 pm
30	1.45%	<div><div></div></div>	4 pm - 6 pm
13	0.63%	<div><div></div></div>	6 pm - 9 pm
7	0.34%	<div><div></div></div>	9 pm - 12 am
1	0.05%	<div><div></div></div>	12 am - 6 am
507	24.43%	<div><div></div></div>	Never
2075	Respondents		

Q38. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Food court - Dinner

Count	Percent		
2	0.10%	<div><div></div></div>	6 am - 8 am
6	0.31%	<div><div></div></div>	8 am - 11 am
20	1.02%	<div><div></div></div>	11 am - 1 pm
45	2.30%	<div><div></div></div>	1 pm - 4 pm
527	26.97%	<div><div></div></div>	4 pm - 6 pm
536	27.43%	<div><div></div></div>	6 pm - 9 pm
46	2.35%	<div><div></div></div>	9 pm - 12 am
4	0.20%	<div><div></div></div>	12 am - 6 am
768	39.30%	<div><div></div></div>	Never
1954	Respondents		

Q39. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Breakfast

Count	Percent		
194	10.14%		6 am - 8 am
694	36.26%		8 am - 11 am
59	3.08%		11 am - 1 pm
21	1.10%		1 pm - 4 pm
4	0.21%		4 pm - 6 pm
9	0.47%		6 pm - 9 pm
8	0.42%		9 pm - 12 am
2	0.10%		12 am - 6 am
923	48.22%		Never
1914	Respondents		

Q40. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Lunch

Count	Percent		
2	0.10%		6 am - 8 am
29	1.46%		8 am - 11 am
778	39.08%		11 am - 1 pm
365	18.33%		1 pm - 4 pm
24	1.21%		4 pm - 6 pm
14	0.70%		6 pm - 9 pm
4	0.20%		9 pm - 12 am
4	0.20%		12 am - 6 am
771	38.72%		Never
1991	Respondents		

Q41. Please indicate how often and which time period you would most frequently use the following types of food service if available: - Grab-and-go - Dinner

Count	Percent		
2	0.10%		6 am - 8 am
4	0.21%		8 am - 11 am
14	0.73%		11 am - 1 pm
52	2.71%		1 pm - 4 pm
378	19.67%		4 pm - 6 pm
418	21.75%		6 pm - 9 pm
46	2.39%		9 pm - 12 am
5	0.26%		12 am - 6 am
1003	52.19%		Never
1922	Respondents		

Q42. Please identify the top three (3) factors when deciding where to eat on-campus: SELECT TOP THREE (3)

Count	Respondent %	Response %	
817	32.86%	11.13%	 Fresh product
177	7.12%	2.41%	 Friendly service
305	12.27%	4.15%	 Portion sizes



537	21.60%	7.31%	<div></div>	Speed of service
662	26.63%	9.02%	<div></div>	High degree of menu variety
931	37.45%	12.68%	<div></div>	Healthy choices
74	2.98%	1.01%	<div></div>	Ethnic foods available
30	1.21%	0.41%	<div></div>	Well-known brands
1023	41.15%	13.93%	<div></div>	Convenient location
348	14.00%	4.74%	<div></div>	Carryout option
232	9.33%	3.16%	<div></div>	Late night options
101	4.06%	1.38%	<div></div>	Green/sustainable initiatives
488	19.63%	6.65%	<div></div>	Meal Plan Dollars accepted
296	11.91%	4.03%	<div></div>	Credit/debit cards accepted
952	38.29%	12.97%	<div></div>	Cost/good value
279	11.22%	3.80%	<div></div>	Location/venue is appealing and/or comfortable
90	3.62%	1.23%	<div></div>	Other (please specify)

Count	Percent		
1	1.11%	<div></div>	all access availability
1	1.11%	<div></div>	All Access.
1	1.11%	<div></div>	All you can eat
1	1.11%	<div></div>	allergy friendly
1	1.11%	<div></div>	Amount of available time
1	1.11%	<div></div>	Availability of allergen-free food
1	1.11%	<div></div>	Availability of soda
1	1.11%	<div></div>	Because I have a meal plan..
1	1.11%	<div></div>	being able to eat with others
1	1.11%	<div></div>	Better Food on Lower Campus
1	1.11%	<div></div>	Better than alternative
1	1.11%	<div></div>	buffet and cafe!!
1	1.11%	<div></div>	cafeteria being open all day
1	1.11%	<div></div>	Can't go home to eat
1	1.11%	<div></div>	Carryout WITHOUT additional fee.
1	1.11%	<div></div>	Class times
1	1.11%	<div></div>	Don't eat on-campus
1	1.11%	<div></div>	dont eat on campus
1	1.11%	<div></div>	food being available (i.e-Terrace having really short meal periods with long breaks of 'dead' meals inbetween)
1	1.11%	<div></div>	Foods better at food court
1	1.11%	<div></div>	forced to pay
1	1.11%	<div></div>	friends
1	1.11%	<div></div>	Friends and what they want
1	1.11%	<div></div>	friends eat there
1	1.11%	<div></div>	gluten free
1	1.11%	<div></div>	gluten-free and dairy free
1	1.11%	<div></div>	Gluten-free options
1	1.11%	<div></div>	Good quality
1	1.11%	<div></div>	good quality of food

1	1.11%	<input type="text"/>	how busy it is
1	1.11%	<input type="text"/>	How busy it will be
1	1.11%	<input type="text"/>	How crowded a place is is a big factor.
1	1.11%	<input type="text"/>	How they make the omelettes
1	1.11%	<input type="text"/>	I do not eat on campus
1	1.11%	<input type="text"/>	i don't eat on campus. i bring food from home since i know what i am getting and cheaper
1	1.11%	<input type="text"/>	i dont want to walk back home and back to campus for lunch. dont have time to pack one in the morning
1	1.11%	<input type="text"/>	I eat at home.
1	1.11%	<input type="text"/>	I have already paid to eat in the cafeteria so I eat there most often
1	1.11%	<input type="text"/>	i have never eaten on campus
1	1.11%	<input type="text"/>	I have to pay for the meal plan so I have no money to buy my own healthy food
1	1.11%	<input type="text"/>	I never eat on campus
1	1.11%	<input type="text"/>	If I work that day depends on where I eat
1	1.11%	<input type="text"/>	If it is not Sunday
1	1.11%	<input type="text"/>	If the food actually looks appealing.
1	1.11%	<input type="text"/>	if there is nothing good at the caf(s) I eat elsewhere but caf is first choice
1	1.11%	<input type="text"/>	if there is room in that location
1	1.11%	<input type="text"/>	It is literally never even up for consideration
1	1.11%	<input type="text"/>	need to have available coffee on weekends!!!
1	1.11%	<input type="text"/>	no trays is a downer for Davie's upstairs
1	1.11%	<input type="text"/>	number of people there
1	1.11%	<input type="text"/>	Only Choice, not enough declining to go elsewhere
1	1.11%	<input type="text"/>	Parto of Meal Plan
1	1.11%	<input type="text"/>	quality
1	1.11%	<input type="text"/>	Quality
1	1.11%	<input type="text"/>	Quality of food
1	1.11%	<input type="text"/>	Quality of Food
1	1.11%	<input type="text"/>	Quality of product
1	1.11%	<input type="text"/>	QUALITY!
1	1.11%	<input type="text"/>	seating
1	1.11%	<input type="text"/>	Sitting room
1	1.11%	<input type="text"/>	taste
3	3.33%	<input type="text"/>	Taste
1	1.11%	<input type="text"/>	taste good
1	1.11%	<input type="text"/>	Taste/quality
1	1.11%	<input type="text"/>	taste/what i'm in the mood for
1	1.11%	<input type="text"/>	Tastes better/made better
1	1.11%	<input type="text"/>	Tastes good
1	1.11%	<input type="text"/>	Tastes Good
1	1.11%	<input type="text"/>	Tasty Food (Pacific Traders)
1	1.11%	<input type="text"/>	Time
1	1.11%	<input type="text"/>	Time of day
1	1.11%	<input type="text"/>	Time on Meal Plan
1	1.11%	<input type="text"/>	type of food

1	1.11%	<div></div>	variety at locations
1	1.11%	<div></div>	Vegetarian Friendly
1	1.11%	<div></div>	vegetarian options
1	1.11%	<div></div>	We are required to eat on campus unless we want to spend extra money on top of the \$1400 we already have to spend
1	1.11%	<div></div>	What I feel like eating
1	1.11%	<div></div>	what mean plan i have
1	1.11%	<div></div>	what time it is, whether or not there it is during lunch or dinner hours
1	1.11%	<div></div>	whatever food I am in the mood for at that time
1	1.11%	<div></div>	Where friends eat
1	1.11%	<div></div>	wherever has what I'm in the mood for
1	1.11%	<div></div>	which is least busy/fastest
1	1.11%	<div></div>	Working on campus, it is close
2486 Respondents			
7342 Responses			

Q43. Rate your satisfaction with UWEC Dining based on the factors listed below: - Availability of healthy options			
Count	Percent		
133	5.36%	<div></div>	Excellent
850	34.25%	<div></div>	Good
973	39.20%	<div></div>	Adequate
413	16.64%	<div></div>	Poor
113	4.55%	<div></div>	No opinion
2482 Respondents			

Q44. Rate your satisfaction with UWEC Dining based on the factors listed below: - Food appearance and presentation			
Count	Percent		
129	5.20%	<div></div>	Excellent
1078	43.42%	<div></div>	Good
999	40.23%	<div></div>	Adequate
192	7.73%	<div></div>	Poor
85	3.42%	<div></div>	No opinion
2483 Respondents			

Q45. Rate your satisfaction with UWEC Dining based on the factors listed below: - Food freshness			
Count	Percent		
126	5.07%	<div></div>	Excellent
998	40.16%	<div></div>	Good
1055	42.45%	<div></div>	Adequate
227	9.13%	<div></div>	Poor
79	3.18%	<div></div>	No opinion
2485 Respondents			

Q46. Rate your satisfaction with UWEC Dining based on the factors listed below: - Food flavor

Count	Percent		
131	5.28%		Excellent
1007	40.60%		Good
1017	41.01%		Adequate
251	10.12%		Poor
74	2.98%		No opinion
2480	Respondents		

Q47. Rate your satisfaction with UWEC Dining based on the factors listed below: - Variety in menu choices

Count	Percent		
216	8.72%		Excellent
844	34.06%		Good
971	39.18%		Adequate
374	15.09%		Poor
73	2.95%		No opinion
2478	Respondents		

Q48. Rate your satisfaction with UWEC Dining based on the factors listed below: - Cost of meal plans

Count	Percent		
49	1.98%		Excellent
378	15.29%		Good
883	35.72%		Adequate
928	37.54%		Poor
234	9.47%		No opinion
2472	Respondents		

Q49. Rate your satisfaction with UWEC Dining based on the factors listed below: - Helpful and cooperative customer service

Count	Percent		
660	26.63%		Excellent
1074	43.34%		Good
514	20.74%		Adequate
95	3.83%		Poor
135	5.45%		No opinion
2478	Respondents		

Q50. Rate your satisfaction with UWEC Dining based on the factors listed below: - Hours of operation

Count	Percent		
521	20.98%		Excellent
1171	47.16%		Good
566	22.80%		Adequate
117	4.71%		Poor
108	4.35%		No opinion
2483	Respondents		

Q51. Rate your satisfaction with UWEC Dining based on the factors listed below: - Meal plan flexibility

Count	Percent		
268	10.80%	<div><div></div></div>	Excellent
765	30.83%	<div><div></div></div>	Good
642	25.88%	<div><div></div></div>	Adequate
324	13.06%	<div><div></div></div>	Poor
482	19.43%	<div><div></div></div>	No opinion
2481	Respondents		

Q52. Rate your satisfaction with UWEC Dining based on the factors listed below: - Speed of service

Count	Percent		
475	19.14%	<div><div></div></div>	Excellent
1293	52.10%	<div><div></div></div>	Good
557	22.44%	<div><div></div></div>	Adequate
54	2.18%	<div><div></div></div>	Poor
103	4.15%	<div><div></div></div>	No opinion
2482	Respondents		

Q53. Rate your satisfaction with UWEC Dining based on the factors listed below: - Nutritional value

Count	Percent		
65	2.62%	<div><div></div></div>	Excellent
615	24.82%	<div><div></div></div>	Good
1080	43.58%	<div><div></div></div>	Adequate
557	22.48%	<div><div></div></div>	Poor
161	6.50%	<div><div></div></div>	No opinion
2478	Respondents		

Q54. Rate your satisfaction with UWEC Dining based on the factors listed below: - Ability to meet a variety of diet needs

Count	Percent		
117	4.77%	<div><div></div></div>	Excellent
655	26.69%	<div><div></div></div>	Good
878	35.78%	<div><div></div></div>	Adequate
489	19.93%	<div><div></div></div>	Poor
315	12.84%	<div><div></div></div>	No opinion
2454	Respondents		

Q55. Rate your satisfaction with UWEC Dining based on the factors listed below: - Number and locations of food service operations across campus

Count	Percent		
386	15.63%	<div><div></div></div>	Excellent
1061	42.97%	<div><div></div></div>	Good
723	29.28%	<div><div></div></div>	Adequate
184	7.45%	<div><div></div></div>	Poor
115	4.66%	<div><div></div></div>	No opinion
2469	Respondents		



Q56. Rate your satisfaction with UWEC Dining based on the factors listed below: - Cleanliness of operations

Count	Percent		
446	18.09%	<div><div></div></div>	Excellent
1310	53.12%	<div><div></div></div>	Good
549	22.26%	<div><div></div></div>	Adequate
75	3.04%	<div><div></div></div>	Poor
86	3.49%	<div><div></div></div>	No opinion
2466	Respondents		

Q57. How would you rate Hilltop Center Dining in the following areas? - Time required to get food and drinks in the serving area before moving into the dining area

Count	Percent		
325	13.14%	<div><div></div></div>	Very satisfactory
1333	53.90%	<div><div></div></div>	Satisfactory
107	4.33%	<div><div></div></div>	Unsatisfactory
12	0.49%	<div><div></div></div>	Very unsatisfactory
696	28.14%	<div><div></div></div>	Not familiar
2473	Respondents		

Q58. How would you rate Hilltop Center Dining in the following areas? - Availability of the types of foods that appeal to you

Count	Percent		
122	4.94%	<div><div></div></div>	Very satisfactory
1028	41.59%	<div><div></div></div>	Satisfactory
503	20.35%	<div><div></div></div>	Unsatisfactory
149	6.03%	<div><div></div></div>	Very unsatisfactory
670	27.10%	<div><div></div></div>	Not familiar
2472	Respondents		

Q59. How would you rate Hilltop Center Dining in the following areas? - Your ability to quickly and easily find a seat in the dining room

Count	Percent		
287	11.62%	<div><div></div></div>	Very satisfactory
1132	45.85%	<div><div></div></div>	Satisfactory
268	10.85%	<div><div></div></div>	Unsatisfactory
81	3.28%	<div><div></div></div>	Very unsatisfactory
701	28.39%	<div><div></div></div>	Not familiar
2469	Respondents		

Q60. How would you rate Hilltop Center Dining in the following areas? - Hours Hilltop Center is open for service

Count	Percent		
482	19.53%	<div><div></div></div>	Very satisfactory
1055	42.75%	<div><div></div></div>	Satisfactory
150	6.08%	<div><div></div></div>	Unsatisfactory
41	1.66%	<div><div></div></div>	Very unsatisfactory
740	29.98%	<div><div></div></div>	Not familiar
2468	Respondents		

Q61. How would you rate Hilltop Center Dining in the following areas? - Ambiance and comfort of Hilltop Center as a place to socialize with your friends and classmates

Count	Percent		
531	21.59%	<div><div></div></div>	Very satisfactory
1049	42.64%	<div><div></div></div>	Satisfactory
130	5.28%	<div><div></div></div>	Unsatisfactory
26	1.06%	<div><div></div></div>	Very unsatisfactory
724	29.43%	<div><div></div></div>	Not familiar
2460	Respondents		

Q62. Do you have any of the following special dietary or nutritional requirements? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
174	7.66%	6.07%	<div><div></div></div> Carbohydrate free/Reduced sugars
34	1.50%	1.19%	<div><div></div></div> Diabetic
401	17.66%	13.98%	<div><div></div></div> Fat free/reduced calorie
154	6.78%	5.37%	<div><div></div></div> Lactose intolerant
190	8.37%	6.62%	<div><div></div></div> Low sodium
28	1.23%	0.98%	<div><div></div></div> Kosher
13	0.57%	0.45%	<div><div></div></div> Halal
212	9.34%	7.39%	<div><div></div></div> Vegetarian
39	1.72%	1.36%	<div><div></div></div> Vegan
47	2.07%	1.64%	<div><div></div></div> Other religious or ethnic needs (please specify)

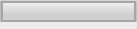
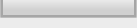

Count	Percent	
1	2.13%	<div><div></div></div> beef
1	2.13%	<div><div></div></div> Can't eat meat on Friday's in Lent.
1	2.13%	<div><div></div></div> catholic - no meat on Friday's during lent
1	2.13%	<div><div></div></div> Catholic (fridays)
1	2.13%	<div><div></div></div> Catholic during Lent
1	2.13%	<div><div></div></div> do not eat beef
1	2.13%	<div><div></div></div> Fish Fridays
2	4.26%	<div><div></div></div> fish on fridays during lent
1	2.13%	<div><div></div></div> Fish on Fridays during Lent
1	2.13%	<div><div></div></div> Fish on Fridays during lent.
1	2.13%	<div><div></div></div> Friday Lent
1	2.13%	<div><div></div></div> Gluten
1	2.13%	<div><div></div></div> Gluten Free
1	2.13%	<div><div></div></div> I like having no meat options of Friday and Ash Wednesday
1	2.13%	<div><div></div></div> I need no meat options on all Friday's of the year because I am Catholic.
1	2.13%	<div><div></div></div> Lent- No Meat on Fridays
1	2.13%	<div><div></div></div> Lent- no meat on Holy Days
1	2.13%	<div><div></div></div> Lent: No meat on Fridays
1	2.13%	<div><div></div></div> loca/organic preference
1	2.13%	<div><div></div></div> meatless Fridays
1	2.13%	<div><div></div></div> Meatless options on Fridays
1	2.13%	<div><div></div></div> More vegetarian options on Fridays during Lent

1	2.13%	<input type="text"/>	need veggies but not vegetarian
1	2.13%	<input type="text"/>	No Ham
1	2.13%	<input type="text"/>	No meat during Fridays in Lent
1	2.13%	<input type="text"/>	no meat during lent on Fridays
1	2.13%	<input type="text"/>	No meat on Friday
1	2.13%	<input type="text"/>	no meat on friday during lent
1	2.13%	<input type="text"/>	No meat on friday's during lent
1	2.13%	<input type="text"/>	no meat on fridays
1	2.13%	<input type="text"/>	no meat on Fridays
1	2.13%	<input type="text"/>	No meat on Fridays
1	2.13%	<input type="text"/>	no meat on Fridays during Lent season
1	2.13%	<input type="text"/>	No meat on Fridays for Lent.
1	2.13%	<input type="text"/>	No meat on the Friday's of Lent
1	2.13%	<input type="text"/>	Non-Meat options for Lenten Fridays
1	2.13%	<input type="text"/>	not enough fish options for lent
1	2.13%	<input type="text"/>	Organic options
1	2.13%	<input type="text"/>	Organic, unprocessed foods
1	2.13%	<input type="text"/>	PLEASE have more fish options for Catholic students during time of Lent in the spring.
1	2.13%	<input type="text"/>	pork is foul
1	2.13%	<input type="text"/>	raw food options
1	2.13%	<input type="text"/>	specifically for religious holidays
1	2.13%	<input type="text"/>	Sushi (It's easy to make)
1	2.13%	<input type="text"/>	When beef is served, I'd like to have other varieties such as chicken or seafood as well. I do not eat beef in accordance with my religion

76 3.35% 2.65%  Other food allergies not listed above (please specify)

Count	Percent		
1	1.32%	<input type="text"/>	Allergic to fish
1	1.32%	<input type="text"/>	Allergic to peanuts
1	1.32%	<input type="text"/>	Allergic to Red 40
1	1.32%	<input type="text"/>	artificial sweetners
1	1.32%	<input type="text"/>	aspartame, msg
1	1.32%	<input type="text"/>	Barley, Buckwheat, Oats
1	1.32%	<input type="text"/>	Bleu Cheese
1	1.32%	<input type="text"/>	Celiac (Gluten-Free)
1	1.32%	<input type="text"/>	Celiac Disease
1	1.32%	<input type="text"/>	Celiac disease/ gluten free diet
1	1.32%	<input type="text"/>	celic-sprue
1	1.32%	<input type="text"/>	Ciliac Disease
1	1.32%	<input type="text"/>	coconut
1	1.32%	<input type="text"/>	Corn (including corn syrups, starches, etc) and soy (including soybean oil)
1	1.32%	<input type="text"/>	Dairy Allergy, Soy Allergy
1	1.32%	<input type="text"/>	egg allergy
1	1.32%	<input type="text"/>	eggs
1	1.32%	<input type="text"/>	fish/shellfish
		<input type="text"/>	

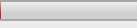
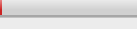
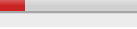
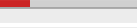
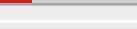

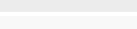
2	2.63%	<div></div>	gluten
6	7.89%	<div></div>	Gluten
1	1.32%	<div></div>	gluten allergies
1	1.32%	<div></div>	Gluten and Shellfish
2	2.63%	<div></div>	gluten free
1	1.32%	<div></div>	Gluten free
3	3.95%	<div></div>	Gluten Free
1	1.32%	<div></div>	Gluten free (due to celiac's disease)
1	1.32%	<div></div>	gluten intolerance/celiac disease
1	1.32%	<div></div>	Gluten-Free
1	1.32%	<div></div>	Gluten-free (Caeliac)
1	1.32%	<div></div>	It doesn't have to be fat/sugar free, just not excessive amounts (in a healthy range). Also, 100% WHOLE grain offering would be nice (not just wheat)
1	1.32%	<div></div>	lactose intolerance
1	1.32%	<div></div>	Lactose Intolerance
1	1.32%	<div></div>	Latex allergy= fruits
1	1.32%	<div></div>	milk
1	1.32%	<div></div>	MSG Caffeine
1	1.32%	<div></div>	No allergies, but I need easy-to-chew foods because of my bad jaw
1	1.32%	<div></div>	non-chocolate options, non-soy options
1	1.32%	<div></div>	Not an allergy, but very strong psychological aversion to anything with green onions.
1	1.32%	<div></div>	Nut Allergy!!!!
2	2.63%	<div></div>	nuts
1	1.32%	<div></div>	Nuts (not including Legumes)
1	1.32%	<div></div>	NUTS! Please label your desserts/ice cream flavors better
1	1.32%	<div></div>	nuts!!! No fucking nuts!!!! please
1	1.32%	<div></div>	onions
2	2.63%	<div></div>	peanuts
1	1.32%	<div></div>	Peanuts
1	1.32%	<div></div>	perservativies
1	1.32%	<div></div>	Red Dye
1	1.32%	<div></div>	sea food
1	1.32%	<div></div>	seafood, too much oil makes me have stomach discomfort
1	1.32%	<div></div>	shell fish
1	1.32%	<div></div>	shellfish
1	1.32%	<div></div>	soy intolerance
1	1.32%	<div></div>	Stomach problems so anything to greasy or to much sugar
1	1.32%	<div></div>	strawberries
1	1.32%	<div></div>	Sulfites, Nutrasweet
1	1.32%	<div></div>	too salty
1	1.32%	<div></div>	tree nuts
1	1.32%	<div></div>	Tree nuts
1	1.32%	<div></div>	Walnuts
1	1.32%	<div></div>	watermelon, cantelope,
1	1.32%	<div></div>	Wheat, Gluten, Yeast, Sugar

	1	1.32%		wheat, yeast, dairy free
	1	1.32%		yeast/ gluten
1500	66.05%	52.30%		None/no special needs
2271	Respondents			
2868	Responses			

Q63. If you have any special dietary or nutritional requirements as defined in the previous question, how adequately does UWEC Dining meet your needs?

Count	Percent		
62	7.35%		Very well
463	54.86%		Adequately
267	31.64%		Poorly
52	6.16%		Does not meet my needs
844	Respondents		

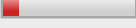
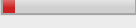
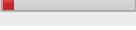
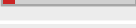

Q64. How often do you typically frequent food outlets located off campus?

Count	Percent		
67	2.71%		More than once per day
77	3.11%		Once per day
481	19.44%		Several times per week
572	23.12%		Once per week
599	24.21%		Several times per month
612	24.74%		Once per month or less
66	2.67%		Never
2474	Respondents		

Q65. When frequenting food outlets not operated by UWEC Dining (off campus), how much do you typically spend per visit?

Count	Percent		
46	1.87%		Under \$2.00
57	2.31%		\$2.00 - \$2.99
194	7.87%		\$3.00 - \$3.99
328	13.31%		\$4.00 - \$4.99
622	25.23%		\$5.00 - \$5.99
387	15.70%		\$6.00 - \$6.99
318	12.90%		\$7.00 - \$7.99
195	7.91%		\$8.00 - \$8.99
89	3.61%		\$9.00 - \$9.99
229	9.29%		Over \$10.00
2465	Respondents		

Q66. How do you get information about UWEC Dining and its programs? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
891	37.36%	20.24%	 Dining Services website
762	31.95%	17.31%	 Flyers and pamphlets
752	31.53%	17.08%	 Posters
785	32.91%	17.83%	 E-mail notification
			



982	41.17%	22.31%		Talking with staff/students
141	5.91%	3.20%		Facebook
10	0.42%	0.23%		Twitter
79	3.31%	1.79%		Other (please specify)
Count	Percent			
1	1.27%			Actually at the location
1	1.27%			Advertising/Being On Campus
1	1.27%			Dining Representatives
1	1.27%			Divination
1	1.27%			does not apply to me
1	1.27%			don't
1	1.27%			Don't get info
1	1.27%			Don't really pay attention
1	1.27%			Dont need it
1	1.27%			experience on campus
1	1.27%			friends
2	2.53%			Friends
1	1.27%			Hall Council
1	1.27%			Hall Council & Residence Hall Association
1	1.27%			i don't
9	11.39%			I don't
1	1.27%			I DON'T
1	1.27%			I don't get any info
1	1.27%			i don't look
1	1.27%			I don't recieve info.
1	1.27%			I don't.
1	1.27%			I don't. Big issue!!!
1	1.27%			i dont get any information
1	1.27%			I dont receive any information.
1	1.27%			I haven't gotten information
1	1.27%			I just go there
1	1.27%			I rarely get any information and almost never read e-mails sent.
1	1.27%			I would only eat on weekends, but no kiosks are open for me
1	1.27%			im not aware of any information
1	1.27%			It was required for the dorms and is the main reason I will not be living in the dorms
1	1.27%			lived on campus
1	1.27%			menu at cafe
1	1.27%			my dad
1	1.27%			Never sought out info
8	10.13%			none
5	6.33%			None
1	1.27%			None of the above. It's my meal plan, therefore, I go where I've already paid to eat.
1	1.27%			None! Have to attend complaint sessions to get info!
1	1.27%			not received info and not interested

1	1.27%	<div></div>	on site
1	1.27%	<div></div>	passing by or through facility
1	1.27%	<div></div>	postings in the cafeteria area
1	1.27%	<div></div>	R.A.
1	1.27%	<div></div>	RHA meetings and Towers Hall Council
1	1.27%	<div></div>	side of napkin holders
1	1.27%	<div></div>	UWEC planner for hours, etc.
1	1.27%	<div></div>	Walking by
1	1.27%	<div></div>	Walking through Davies
1	1.27%	<div></div>	walking through the area
2	2.53%	<div></div>	What programs?
1	1.27%	<div></div>	when I go there
2	2.53%	<div></div>	word of mouth
1	1.27%	<div></div>	You can see them not hard to find

2385 Respondents

4402 Responses

#### Q67. How satisfied are you with existing recreational sports and fitness facilities on campus?

Count	Percent		
382	15.48%	<div></div>	Very satisfied
1049	42.50%	<div></div>	Satisfied
542	21.96%	<div></div>	Neutral
95	3.85%	<div></div>	Dissatisfied
15	0.61%	<div></div>	Very dissatisfied
385	15.60%	<div></div>	Not familiar
2468	Respondents		

#### Q68. How often do you participate in the following activities? - Weights and Cardio

Count	Percent		
319	12.96%	<div></div>	5 or more times per week
720	29.24%	<div></div>	2 - 4 times per week
219	8.90%	<div></div>	Once a week
450	18.28%	<div></div>	Sometimes
754	30.63%	<div></div>	Never
2462	Respondents		

#### Q69. How often do you participate in the following activities? - Bowling and Billiards

Count	Percent		
7	0.29%	<div></div>	5 or more times per week
29	1.19%	<div></div>	2 - 4 times per week
82	3.36%	<div></div>	Once a week
953	39.01%	<div></div>	Sometimes
1372	56.16%	<div></div>	Never
2443	Respondents		

Q70. How often do you participate in the following activities? - Outdoor Recreation Center

Count	Percent		
25	1.03%	<div><div></div></div>	5 or more times per week
102	4.19%	<div><div></div></div>	2 - 4 times per week
97	3.99%	<div><div></div></div>	Once a week
537	22.08%	<div><div></div></div>	Sometimes
1671	68.71%	<div><div></div></div>	Never
2432	Respondents		

Q71. How often do you participate in the following activities? - Intramural Sports

Count	Percent		
15	0.61%	<div><div></div></div>	5 or more times per week
212	8.67%	<div><div></div></div>	2 - 4 times per week
330	13.49%	<div><div></div></div>	Once a week
454	18.56%	<div><div></div></div>	Sometimes
1435	58.67%	<div><div></div></div>	Never
2446	Respondents		

Q72. If you do not participate in any of the activities, why do you choose not to participate?

Count	Percent		
101	10.79%	<div><div></div></div>	I do not like to participate in recreation sports and fitness activities
498	53.21%	<div><div></div></div>	I do not have time to participate in recreational sports and fitness activities
71	7.59%	<div><div></div></div>	I am not aware of the participation opportunities that are available to me
84	8.97%	<div><div></div></div>	I cannot currently afford the cost of my preferred activity
42	4.49%	<div><div></div></div>	I do not have the skills to participate in activities comfortably
53	5.66%	<div><div></div></div>	I am self-conscious about my current physical condition
15	1.60%	<div><div></div></div>	I have an injury or disability that makes physical activity difficult or uncomfortable
43	4.59%	<div><div></div></div>	My friends are not willing or able to participate with me
29	3.10%	<div><div></div></div>	I feel that facilities are too crowded during my preferred time(s)
936	Respondents		

Q73. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with UWEC's administration but none will be personally attributable to any individual student.

Count	Percent		
594	100.00%	<div><div></div></div>	
	Count	Percent	
	2	0.34%	<div><div></div></div>
	2	0.34%	<div><div></div></div> -
	1	0.17%	<div><div></div></div> ,
	1	0.17%	<div><div></div></div> :)
	1	0.17%	<div><div></div></div> 1.) The food quality and nutritional value is terrible in the cafs on campus. 2.) The fact that cheeseburgers and fries are served everyday, but healthy food is just considered the "poor salad bar" is a terrible representation of what this university sees important. I would NEVER recommend the eating establishments to anyone (besides the Dulany) 3.) The caf on upper should open BEFORE 10:00AM on the weekends! Some residents have things to do (work, study, etc) and we dont want to wait til its 10:00am to eat breakfast! Dont assume just cause some residents drink and party that we all have hangovers and sleep in until ungodly hours in the morning.
	1	0.17%	<div><div></div></div> 50/50 is a good plan, but I would enjoy the offer being able to be expanded out so you could

			purchase additional "bundles" of 5 meals for \$25 to customize based on semester needs.
1	0.17%	<input type="text"/>	A lot of my friends and I love the Caribou Java Chunk ice cream and would like to see it in the Riverview and Terrace more often.
1	0.17%	<input type="text"/>	a meal plan should not be required to live in the dorms. that was most important reason I made the move off campus. It is WAY too expensive to live on campus with the meal plan included.
1	0.17%	<input type="text"/>	a wrap station in hilltop would be nice.
1	0.17%	<input type="text"/>	Add more nutritional foods and offer healthy dinner options. Have more calorie and nutrition facts available in cafeteria posted next to food so students know what they are consuming.
1	0.17%	<input type="text"/>	All I would like to say is, please use clean pans to put food into before it is served. I always notice fresh fries being mixed in with old ones in the same pan that has been sitting there all day. THIS IS WRONG!!!! I would lose my job if I would do it there so please don't let it happen here! Its how people get sick!
1	0.17%	<input type="text"/>	All is well.
1	0.17%	<input type="text"/>	All of my responses for how often I would use certain meal options and at what time are assuming that there would be one on the Water St. side of campus, in or near HSS. I would not trek across the bridge solely for food, and I do not often have other reasons to go there.
1	0.17%	<input type="text"/>	Although I found the meal plan fairly convenient for me, a lot of the time it caused me trouble. It was hard to choose from unhealthy choices, especially when just having wraps and salad as the only options got a little repetitive at times. Overall I liked the fact the dining hall gave me a chance to socialize with friends, but the options for healthy foods sometimes are lacking.
1	0.17%	<input type="text"/>	Although it is not fun for the workers, I believe that the caf should stay open later on the weekends. Also: Bagels all day on upper!
1	0.17%	<input type="text"/>	An additional suggestion that I have pertaining to the McPhee Strenght and Performance Center would be to make sure that all weight room workers be on time for Saturday morning shifts. Since the weight room opens at 10 am, there have been times where individuals have had to wait for extended periods of time on Saturday mornings to get into the weight room. If these workers cannot get to work on time to open the door, please get some workers who can get out of bed on time and open the door . It really can't be that hard to show up by 10 am.
1	0.17%	<input type="text"/>	As a graduate/nontraditional/commuter student, most of my classes are in the evening. I would love it if there were more choices in the evening for me, even if the grab n go kiosks were open until 3 or 4.
1	0.17%	<input type="text"/>	As far as the dining food options, I think whole grain pasta's should be introduced, Frosted Shredded Wheat should be offered in both cafeteria's for breakfast everyday, and more vegetarian dishes should be offered.
1	0.17%	<input type="text"/>	As for the food options, I know people who need gluten free food, and there are absolutely no options for that. They are forced to have a meal plan in which they cannot eat any of the food without getting sick and they could not get out of it. The need for a meal plane should be waved for people like this and people with allergies which would stop them from eating almost all the food that is offered in a meal plan.Also the vegetarian selection is poor, could have more of a variety and better quality! And I do not understand why the refried beans are not made vegetarian.
1	0.17%	<input type="text"/>	As mentioned before the prices are outrageous for the quality of food that we receive, so either pressure sodexo into lowering prices or raising the quality of foods they made over 393 million dollars profit in 2009. That is insane for a non-profit university to be teamed up with a profit hungry food service organization.
1	0.17%	<input type="text"/>	At times the card swiper is not near the register and have to wait a couple minutes or so before I can enter the caf. I find this inconvenient.
1	0.17%	<input type="text"/>	Attention UWEC administration: Sodexo is a union-busting fascist organization that poisons millions of students and prisoners with their disgusting MSG laced garbage. Please end all contracts with this corporation. Thank you.
1	0.17%	<input type="text"/>	Because there are evening graduate classes held in Hibbard, it would be nice to have vending machines with healthy food options, and most importantly a coffee machine where we can get coffee to go during class breaks! Food options in the evening for graduate students are poor (we never have time to walk all the way over to Davies...)
1	0.17%	<input type="text"/>	Being a non-traditional student and supporting a family, it is really hard to participate in anything above academics due to lack of finances, time, and people your own age with same interests.
1	0.17%	<input type="text"/>	Being a nontraditional student, I find that we do not get enough information about the meal options and locations available on campus. I also did not receive any information about health facilities available to me on campus.
		<input type="text"/>	

1	0.17%		Being a transfer student coming in as a second semester sophomore I didn't remember there was a bowling alley and pool tables until you reminded me with this survey. I still do not know how much each of those costs and I probably would have used them if they had been advertised around lower campus more?
1	0.17%		Being we (wife and I) live an hour's drive away we mostly bring a lunch, getting milk or fruit once or twice a week from one of the coffee shop stops.
1	0.17%		Besides having burgers and grilled cheese in the hot food lines, it'd be nice to have chicken for a healthier option.
1	0.17%		Better quality proteins would be very much appreciated in the cafeteria's
1	0.17%		Better selection in diet soda, sugar-free syrup and jams/jellies, equal/splenda packets ALWAYS available, sugar-free jellios/puddings, and light yogurt would be GREATLY appreciated as I am a Type 1 Diabetic. As someone who tries to eat healthily, fat-free dressings and more vinaigrette selections, light sour cream, cream cheese, butter, cottage cheese, and yogurt options, and natural peanut butter would also be greatly appreciated.
1	0.17%		Better sub sandwiches, better fresh variety of vegetables, and seating in Davies is terrible (I'm hoping we have more seating in the new building)
1	0.17%		Breakfast hours on weekends should start earlier. Meal plans should be cheaper. Better variety of foods in All Access dining locations.
1	0.17%		Bring back the wrap and baja place that was in Davies. It was the best food option and now I don't eat on campus at all because this place is gone!
1	0.17%		Buffet meals are god awful. Little selection, a gamble to eat at, oppressive folks running the show. Went to an open discussion with food representatives, was told essentially to "deal with it." Hours are terrible, food is bad, other Universities put it to shame. When friends come from out of town, usually go out for pizza instead of eating ANYTHING on campus. Removal of transfer meals butchered the social dynamic of having meals together. Very very poor!
1	0.17%		Caf's being open all day is AWESOME!
1	0.17%		Cafe should open earlier in weeded.
1	0.17%		Cafeteria needs more variety.
1	0.17%		Can't believe the new student center won't have a cafeteria! Should definitely try and fix that.
1	0.17%		Certain employees at the caf do not seem to care about doing their job, the rest are fine. Often on Lower The Terrace is crowded and dirty, what happened to the smaller tables? Hilltop caf should be open later on weekends. Something about the eggs makes me sick every time I eat them. The C-store is too expensive.
1	0.17%		Cheaper commuter dining options might be nice.
1	0.17%		CLEAN IS IMPORTANT! I think the Blugold area needs be cleaner. Often times, when I sit at a table to eat, the table is filthy. Is it possible to have sanitizer and toweling for students to use to clean the table after the last person? I think many would appreciate it!
1	0.17%		Cleanliness of food area and dining rooms need better care.
1	0.17%		Cook the pasta better at the grill on lower campus. The noodles are more often than not undercooked.
1	0.17%		Could you consider the possibility of having more fruits and vegetable available to students? Or possibly having more options for on the grill such as chicken breasts or pork products (pork loin); mainly, just anything that could be grilled other than hamburgers. Maybe some kabobs? or stir fry options?
1	0.17%		cut back on the fried meats in the cafs. more unfried meat options
1	0.17%		Davies center terrace is getting extremely crowded at lunch time. Went in to eat lunch and there were at least 20 people sitting on the side of the wall eating on the ground. I think that that is unsanitary, and it wasn't like they weren't just sitting with others at half open tables it was just that there was no seating. Also the food options need to change. Incorporate healthier food options, and change it up every now and then. I like Susie who always gives you a smile when you go into the caf though. So I like how nice the workers are.
1	0.17%		dining isn't accommodating to those of different religions we cater to christianity but little if anything else very bias, staff is unfriendly
1	0.17%		Dining on campus is kind of expensive. The prices rival takeout places off campus, but the places off campus definitely put out a much better product. If the campus wants to compete with off-campus places and charge the same prices, they need to make the food much better. The other alternative is to make it cheaper.
1	0.17%		Disappointed with fringe location of Green Bean store and lack of produce being produced on campus. Love Pacific Traders.



1	0.17%	<input type="text"/>	Don't get rid of the Dining hall on lower campus. It is already packed as it is during lunch and breakfast time and because of the fact that I can rarely find seats on lower I rarely go there. If you get rid of the lower campus dining hall there will only be one dining hall on campus, which is upper campus. The dining hall on upper campus is much more inconvenient, and is much less appealing to go to in between classes. I will be extremely disappointed if the food options for all access is reduced to one cafeteria.
1	0.17%	<input type="text"/>	Dont send surveys like this to people who never eat on campus and who are transfer students that have never lived in UWEC dorms and rarely leave HFA, thank you.
1	0.17%	<input type="text"/>	Earlier breakfast on weekends would be nice.
1	0.17%	<input type="text"/>	Everything is good, except wish there was a wider variety of fresh fruit everyday!
1	0.17%	<input type="text"/>	Everytime I use the Lower campus food court I am blown away wth the customer service there. They are the nicest people there, and to be honest they are the reason I keep coming back.
1	0.17%	<input type="text"/>	Expand the rock climbing area in the gym!
1	0.17%	<input type="text"/>	Facilities for dining MUST be incorporated into the new Davies Center.
1	0.17%	<input type="text"/>	fat free and reduced fat products would be greatly desired on upper campus
1	0.17%	<input type="text"/>	fix the piano in the lobby o the dorm
1	0.17%	<input type="text"/>	Food at Hilltop Store should cost less. I can buy more of what I need at a grocery store for a lower price. Students feel they are getting ripped off.
1	0.17%	<input type="text"/>	Food available in the HSS building would be AWESOME.
1	0.17%	<input type="text"/>	food choices suck
1	0.17%	<input type="text"/>	Food provided in lower campus cafeteria should have more variety at night. Sometimes we eat BREAKFAST for dinner meal!
1	0.17%	<input type="text"/>	Food was good back 20 years ago and is still good now. obviously there have been changes, but all ahve been for the better
1	0.17%	<input type="text"/>	For the comments cards on upper, have a pen that wont get stolen and attached to area, because i like to comment sometimes and there never is a pencil
1	0.17%	<input type="text"/>	For the last question about participating in activities on campus, I could not find the answer I wanted, which is I am a commuter and I do not stay here for my activities.
1	0.17%	<input type="text"/>	Fresh Fruit variety, Natural Peanut Butter, and wheat products should be available more often. I would also prefer if Hilltop Cafe was open earlier, on weekends and weekdays.
1	0.17%	<input type="text"/>	get healthier food and quit hiring weirdos/creeps!
1	0.17%	<input type="text"/>	Get more low carb options, when there are none it's hard to cater to one's diet of not gaining the freshman 15.
1	0.17%	<input type="text"/>	Get rid of Sodexo. The food is terrible, provide more fresh options-there should be a salad bar option for students who don't have a meal plan. In addition, the individuals who are in charge of Sedexo are unreasonable and take advantage of faculty and students. There is no way in hell that students stole \$70,000 worth of dishes from the caf unless they are secretly buying Waterford china-which I highly doubt.
1	0.17%	<input type="text"/>	Gluten-free options would be great to have. The only think I can eat on campus, is yogurt, fruit, or veggies. There are some great gluten-free foods out there. It would probably help everyone. There are more caeliacs than you think.
1	0.17%	<input type="text"/>	Good survey. I'm looking forward for the results.
1	0.17%	<input type="text"/>	Got nothing.
1	0.17%	<input type="text"/>	Great dining staff here at UWEC. One of the best parts of my day is conversing with the employees at the different dining places.
1	0.17%	<input type="text"/>	Gym membership for student should be free or cheaper. Many other schools do not require gym memberships and I would be more inclined to take advantage of out equipment.
1	0.17%	<input type="text"/>	Have a different variety of food. Recently, I will go to the upper campus cafe (riverview?) and it is the same general stuff everytime. Some kind of meat with mashed potatos. Overall though I think having pizza and the grill as different options is a good thing to have.
1	0.17%	<input type="text"/>	Have hilltop open at least by 7 to 8 in the morning thinks its so late to open at 11 else I wouldve probably eaten breakfast there
1	0.17%	<input type="text"/>	Have more variety in Hilltop (next to the sandwiches) instead of tacos or pasta everyday. Also, melt the cheese on the burger for longer, but otherwise good.
1	0.17%	<input type="text"/>	Healthy choices need to be added to campus dining. I would love to be able to grab a fruit or veggie that wasn't tiny and gross looking or in a container filled with cheese or other items.

			A salad bar would be great. I don't use blugold dining because it's too expensive for what I would eat. Please give us healthy choices that aren't \$5 white bread sandwiches or old salads.
1	0.17%	<div></div>	healthy choices: salad, wrap, or soup. GET MORE.
1	0.17%	<div></div>	Hilltop Cafe has inconvenient weekend hours. Especially for someone who has to work or has other commitments because there is nowhere to eat breakfast using your meal plan before 10:00 AM on Saturdays and Sundays. I think this promotes lazy sleeping habits among students in the residence halls. Also, why does the cafeteria close earlier on the two days of the week that everyone is awake later? If you are going to charge us \$1400 per semester to eat, then we shouldn't be forced to purchase food from other places multiple times per week.
1	0.17%	<div></div>	Hilltop cafe is not open till 10:00 am on the weekends and serves breakfast for most of the weekend also. Both of these needs to be changed.
1	0.17%	<div></div>	Hilltop cafe should open earlier on weekends. SSS should have some coffee vendings like library and HHH.
1	0.17%	<div></div>	Hilltop Cafeteria should open earlier on the weekends
1	0.17%	<div></div>	Hilltop is way too crowded at dinner most days. Alot of times spoons and forks run out and don't get replaced for a very long time. When that happens, I know it will take more time to replace them than eat my meal so I will borrow a friend's already used utensil. I don't bother eating at the lower caf anymore for lunch because it is SO crowded. Also, most in including myself don't like the new tables as much because alot of people eat with just one or two other people so its annoying to take up a whole table or share it with another group. I understand why we are paying a dollar for the white to go boxes on lower but it is kind of lame that we have to pay that extra expense when all access people are paying something like \$1,500 per semester for food anyways. So in a nutshell, I pop in the caf to grab food then eat it in The Cabin or the coffee shop area because its crowded and busy
1	0.17%	<div></div>	Hilltop needs major improvements! The Terrace Cafeteria is the place of choice for most students. The food is better and the staff is WAY friendlier.
1	0.17%	<div></div>	Hours of operation are slightly inconvenient. Late night studying happens and you could capitalize off of it by having some sort of shop open..
1	0.17%	<div></div>	I also look for organic options where my meals are concerned.
1	0.17%	<div></div>	I am a 40 year old non-traditional mother of a seven year old daughter as well as a junior here at the U. The food court services and the recreational services do not offer a space for family freindly activities. AKA: a place not surrounded by students whose choice of language and its topics which are not suitable for the general mature public and its children. If this survey is concereng any modifications in either of these areas...I suggest making room for ALL students to feel as if they belong.
1	0.17%	<div></div>	I am a nursing student and with the current construction it is very inconvenient for the nursing students to go from the Nursing building, to food locations in Davies. Has the Dining center ever considered have some type of food location in the nursing building?
1	0.17%	<div></div>	I am a very picky eater and I feel like I can not always find something to eat. I think that sometimes the food is cold or only luke warm.
1	0.17%	<div></div>	I am always impressed with the customer service I receive, especially in the Grill and Sub-Connection in the first level of Davies.
1	0.17%	<div></div>	I am an athlete here, and that is not on the list for exercise. I like that there is a salad bar, but could there be a better variety on upper in dressings or toppings. Like diced tomatoes. Maybe only make hamburgers on certain days of the week and offer something else on the other days.
1	0.17%	<div></div>	I am anemic and feel that the meat options on campus are lacking. Because of this I have to get my iron from a supplement. Overall the food quality is poor. I have actually lost weight because of this. Approximately 20 lbs.
1	0.17%	<div></div>	I am concerned that there will not be a cafeteria on lower campus once the new student center project is completed. I would appreciate if Dining Services would address this topic and in a manner that all students be informed (email, brochures, etc.)
1	0.17%	<div></div>	I am diabetic, but I really don't know what you need to provide for that in the UWEC facilities, unless you provided Nutrition Facts for everything.
1	0.17%	<div></div>	I am extremely disappointed in the quality of the eggs. They are CONSISTENTLY undercooked and watery. This is disgusting and probably not healthy/sanitary. I know they are just poured out of a jog onto the grill so it should not be too hard to make sure they are COOKED ALL THE WAY THROUGH. The eggs here used to be a staple in my breakfasts, providing protein and a filling food item, I no longer eat them because I rarely see any that are properly cooked. This is true for The Terrace AND Riverview Cafe. This is also not the first time I have brought this issue up in surveys and comment cards in the cafeteria itself. Please fix this. Thank you.
		<div></div>	

1	0.17%	<input type="text"/>	I am generally pretty satisfied with all that is available.
1	0.17%	<input type="text"/>	I am located at the marshfield site and not able to access any of the on campus facilities
1	0.17%	<input type="text"/>	I am so frustrated with the dining at UWEC. I can't eat practically anything at the caf. I'm allergic to soy and corn, and while soy is listed in foods for allergy information (and is in nearly every meal entree or side), corn isn't. I have no idea whether I can eat something or not even if my other allergies aren't present in the food. I check the nutrition facts online to see if I can eat anything at the caf for the day, and there is hardly any information on the actual ingredients in the food. I have stopped eating at the cafeteria entirely, but still have to pay for a meal plan as a freshman. If I could eat at the caf, I would, but since my only options are pretty much Cinnamon Toast Crunch and Tomato Soup (when they have it) for food at the cafeteria, I'm discouraged to even bother trying. Please add options that I could eat if you want me to have a meal plan. Otherwise, add corn into the allergy alert information, because I'm tired of getting sick.
1	0.17%	<input type="text"/>	I am unsure of how our use of exercise equipment is relevant in this survey. I also have quit frequenting The Terrace as the menu outside the door is often wrong, and unfortunately, often the quality of the food is poor and often, there would be nights that the innovation was noodles, there is a noodle bar and sometimes the entree would be a carb as well. It concerns me there is not that variety of vegetables along with the excessive amount of noodles. I do not like to eat there as I often do not feel as though there is a selection of fruit either. I often only see apples and bananas available. I am not fond of apples and my fiance is allergic to bananas, so I am unable to eat the fruit selection. Is there any way the Terrace can have a similar fruit selection to Riverview Cafe?
1	0.17%	<input type="text"/>	I am very happy that the hours of operation of the lower campus dining center are very flexible and open at all times of the day. It encourages me as an off-campus student to purchase a meal plan because I know I can eat whenever I will be on campus. Overall, I am very please with the cafeteria as an off-campus student. Very convenient, alright price.
1	0.17%	<input type="text"/>	I am very involved in sports and fitness. I usually eat in the Terrace. This facility usually meets my dietary needs.
1	0.17%	<input type="text"/>	I appreciated the other option for class standing. I have not filled out a few of the other surveys I've recieved because it didn't have an option that fit my standing.
1	0.17%	<input type="text"/>	I attended UW Platteville my freshman year before transferring here. When I arrived here i thought the dining was terrible compared to Platteville's. They had Many more options of food, better food, and nicer seating. Not to metion it was a lot cheaper than the prices here. I think it is ridiculous that the special at the Blu Dinner with drink is more than \$7.
1	0.17%	<input type="text"/>	I believe that some of the students that work within the Cafeterias should be a bit more polite and keep up with the pace that all the other cafeteria workers are doing. It doesn't look professional when a student is in a bad mood and disrespects those who are dining in the cafeteria and doesn't keep up with the pace at which students are coming to dine.
1	0.17%	<input type="text"/>	I believe that the manager from Riverview Cafe should take some advice from the Terrace manager. She needs to calm down. Example: not being able to take other things besides beverages in the to-go drink cups? If you have to-go checked out, why does it matter if you fill a container (shouldn't matter what type of container it is) with cereal or even a salad with dressing? And also, I was told (after checking out a to-go container) that I cannot eat food at the same time. I don't know if this rule is based on some problems, but, If I take to-go during one of my meal times, I want to have my to-go food with me to put in my room when I don't want to walk back to campus for a late night meal. The only problem I have with the terrace is that during the time before closing (seems to be an hour and a half) the food options are next to nothing. Also, between the lunch and dinner times (~2-4) there is practically nothing available to eat. I wish they would continue to have food available (more than wraps and pizza). Another thing with Riverview Cafe: the quality of the food being made has terrible quality. If you were to ask someone to eat the same entree from the terrace and Riverview Cafe, Im sure they would prefer the terrace. I believe these questions were not covered in this survey specifically. The quality issue is why I think that the terrace should offer excellent meals during the whole day, not only during set times. Sorry for my rant. Thanks you for reading this whole thing. I love everyone that works at the Terrace. They offer excellent service
1	0.17%	<input type="text"/>	I believe that this campus has awesome dinning services but I am scared for when the new student center no longer has a cafeteria.
1	0.17%	<input type="text"/>	I believe the change in times the upper cafe is open is ridiculous. We pay extreme amounts of money to be able to eat here. I do not believe it is fair that the whole student body should be punished for something other students have done. Maybe you should not have the trash conveyor outside of the cafe. That might fix some of your problems. But everyone else should not get punished and we should not be forced to pay more money for a meal plan when we are coming here to get an education. The amount of food I eat while I am here does not even come close to how much I have to pay to eat. It is too expensive.
1	0.17%	<input type="text"/>	I believe there needs to be healthier food choices provided for meals.
1	0.17%	<input type="text"/>	I came to eat in the Blugold DIner in Davies and many employees did NOT wash their hands before they prepared my meal at all. It was really gross. They need to practice changing their gloves before preparing a meal. It's NOT sanitize at all. He was wiping down and

			squeezing the dirt out into the dirty water tub and when I came up to order, he greeted me well, but thought he could just prepare my meal right away with his unchanged gloves? no, I had to go somewhere else. That's SO gross and disgusting. It happened twice to me already. PLEASE, change your gloves!!!!
1	0.17%	<input type="text"/>	I can't afford to work out at Crest anymore. It's way too expensive for those of us whose parents aren't paying for our college. It's hard enough to support ourselves emotionally with the high level of stress in college and our lives. We need to have a place to work out and relieve our stress. Who cares how healthy the expensive food on campus is if we can't even afford to work out!
1	0.17%	<input type="text"/>	I chose not to eat on campus per being lactose intolerant and everytime I ate there I would feel sick afterward.
1	0.17%	<input type="text"/>	I chose to use the Diner's Club because plain math says that all other services are inferior. When I started using it in 2008 declining dollars cost \$1000 and you received \$500 declining dollars for the year. With Diner's Club, for paying \$1000 dollars you are given \$1000 plus a \$100 gift card. I feel badly for students on campus forced to get a meal plan other than Diner's Club. Everything else is a complete ripoff and those responsible should be ashamed.
1	0.17%	<input type="text"/>	I commute from Marshfield 3 days a week, so I don't have a lot of time to participate in on campus activities.
1	0.17%	<input type="text"/>	I currently live in Chancellors Hall, and am unable to eat with my friends who live in the dorms because they are not allowed to leave the cafeteria without a to-go box, and I am not allowed to sit in the dining area with them. It would be nice if there was a common dining area so that everyone, on and off campus, are able to eat together.
1	0.17%	<input type="text"/>	I do not have anything to say
1	0.17%	<input type="text"/>	I do not like that the few times I do frequent the Terrace there is limited food options because it is after 8:00. Also I do not participate in many exercise activities because I live on Lower and all the activities and weight centers are on Upper. Another major grievance I have is that I spend \$1400 for the meal plan but only receive \$990. I do not think that it is fair to take that amount of money for "administrative fees" or whatever. It is students with the all access meal plans that are costing Sodexo and the University money, not declining balance people and for us to get charged more for less I feel is ridiculous. I will be very angry if my meal plan costs rise because other people are greedy. I also do not like that upperclass stuents living in the residence halls are required to purchase a meal plan. I would prefer not to have one at all at this point.
1	0.17%	<input type="text"/>	I do not live on the UWEC campus since I am in the marshfield site nursing program. I did answer some questions based on what I would be doing but I could now give an opinion on how good or bad these services are.
1	0.17%	<input type="text"/>	I do participate in dance, which I was not sure fell under any of the categories
1	0.17%	<input type="text"/>	I don't agree with the options given to freshmen for meal plans. Either lower the cost of the plans, or allow the freshmen to have open option to all meal plans.
1	0.17%	<input type="text"/>	I don't do the recreational athletics because I am a student athlete.
1	0.17%	<input type="text"/>	i don't ever eat on campus. I don't even consider it an option.
1	0.17%	<input type="text"/>	I don't like how the new Davies center won't have a cafeteria. What are the K.T. Students supposed to do? You know, the ones who can't walk up the hill.
1	0.17%	<input type="text"/>	I don't participate in the activities because they do not mesh with my class schedul & work schedule. The cafe i love, but it is so expensive to eat there for one meal when you pay with a debit card, why I don't eat there more often and pack food. If it were less expensive i'd eat there more often.
1	0.17%	<input type="text"/>	I don't use the facilities on campus to work out because there is no easy way to get there from off campus--parking is very difficult esp. at crest and taking the bus is not convenient from off-campus.
1	0.17%	<input type="text"/>	I dont feel this surbery really applies to non-traditional students who are only on campus one day per week; this is why I didnt answer the survey the first time it came around. Also as far as activities--it woudl be great for non trad students to be made aware of the recreatioanl activities that are availabel to us and (hopefully) our families.
1	0.17%	<input type="text"/>	I enjoy the current meal plan, but the food on the lower campus cafeteria tastes much better than the food on upper campus. I understand this may be due to the high quantity of food that needs to be put out. I would like to see more advertisement for intra-murals as they are entertaining, but I did not realize how many I could actually participate in.
1	0.17%	<input type="text"/>	I feel as the food served in the 'all you can eat' cafeterias do not allow a person to eat healthy unless they are okay with eating the same thing every day for every meal.
1	0.17%	<input type="text"/>	I feel like a lot of cuisine is just concentrated on American variety, but I never found anything related to my taste. I would appreciate if you could change your menu as "Asian food day" in the cafe atleast once in a day so that we could savor our taste. I really like the cafe but sometimes, i feel we get breakfast during lunch, i never understood this part of cafeteria.

1	0.17%	<input type="text"/>	I feel that everything is fine, i wouldnt change to much.
1	0.17%	<input type="text"/>	I feel that it was good survey, but the dining at UWEC need to be more conerned with healty options and either lowering prices on food at places accepting delcling money or putting more money onto our declining accounts. For a person who is watching their weight and what they eat it is hard to have many choices becuase healthy options such as subconnection and pacific traders is expensive and there is not much healthy options in the cafe much either.
1	0.17%	<input type="text"/>	I feel that most of the meal plans are too expensive and shouldn't be required for students living on campus because of them would prefer just to feed themselves
1	0.17%	<input type="text"/>	I feel that the C-store should have more space for students to sit, and not have to go to just the dug out.
1	0.17%	<input type="text"/>	I feel that the meal plans cost too much for what we are given.
1	0.17%	<input type="text"/>	I feel that the university has been trying to meet students nutritional needs but there are still some areas that need improvement.
1	0.17%	<input type="text"/>	I feel that there is room for a greater variety of food choices beyond the grill area and the salad bar and the main line in the Buffet-style cafeterias. The main issue is having a variety which people will readily consume, and every now and then, the food presented as alternative to this is more unappealing than eating the same old thing. At the same time, I know from experience it is difficult to cater to the tastes of everyone, which is why there are alternatives like Blu-Plate diner or the eateries in the C-Store.
1	0.17%	<input type="text"/>	I feel that there should be more ethnic options besides Pacific Traders. Maybe Gyro Kabob as a lot of students and friends I know likes it. More healthier options for to-go food/snack on lower campus (most people are rushing in between classes, does not apply to upper campus but there is a huge food court that has a lot of to go food that people spend when they want to finish up their declining) as most of them are candy, cookies, muffin and the only healthy option is salad and sandwich. Could maybe do a health bar or something. One option that I know would be really be great is to-go sushi which is really convenient, is a proper meal other than cookies and can last a few days.
1	0.17%	<input type="text"/>	I feel that when looking for healthy options I have very few choices. I eat a high protein diet but feel that most things offered are very high in carbs.
1	0.17%	<input type="text"/>	I feel the food served in the dinning halls are not hot. They are only warm. I have heard about this complaint from many friends of mine.
1	0.17%	<input type="text"/>	I feel there should be more food choices across the river, particularly in the Human Sciences and Services buliding. Currently there are none.
1	0.17%	<input type="text"/>	I feels that the food in the dinning isnt that healthy and not enough good food to choose from. Hilltop have this really nice lady who give super good guest services. I really like her.
1	0.17%	<input type="text"/>	I find cheese pizza being the quickest cheapest and easiest food to get and wish that wasn't the case ...
1	0.17%	<input type="text"/>	I frequent Freshens a lot on upper campus for smoothies, but that was not an option to choose, since it doesn't fit into a meal category, i heard rumors that it might be replaced, I think that is a bad idea, freshen is probably the best dinning option on campus for taste and nutritional value. The food in the cafes are very unhealthy, mostly due to the high saturated fat content and the salt content and also the fact that a lot of the food is processed. More fresh fruits and vegies would be a great addition as well as less hamburgers. we don't need hamburgers everyday.
1	0.17%	<input type="text"/>	I have always thought that it would be a wonderful idea to have a taco bell or kfc or some kind of fast food restaurant located in Davies or somewhere on lower campus. I know a lot of students who live off campus that will leave and go eat at a fast food restaurant (because it is cheap, fast, and a common craving), and then come back to campus. If we had a fast food place on lower campus I think this would raise more interest in the meal plans with off campus students.
1	0.17%	<input type="text"/>	I have an 8am class every weekday morning, so if you could open the caf up at 6:30am insted of 7am that would give me more time to eat before class. Also on Sundays if you could open up the caf (Hilltop) up a half hour earlier that would be great, because I would love to have breakfast before my church service.
1	0.17%	<input type="text"/>	I have commuted to UWEC since Freshmen year. I did not know about many of the opportunities available to me since I did not live in the dorms. Promotion of activities and dining options could have been advertised better since I have a majority of my classes in HSS on Water St. Felt disconnected from the college atmosphere.
1	0.17%	<input type="text"/>	I have declining for my mean plan and I feel it is ridiculous that I have to pay almost \$1400 dollars for only \$990 dollars of meal plan. Whereas if I wasn't required to have a meal plan I could put 1400 dollars on my blugold account and have ALL of it to spend. Meal plans are grossly overpriced.
1	0.17%	<input type="text"/>	I have had only positive experiences dealing with the food service employees; Steve Rules!
		<input type="text"/>	



1	0.17%	<input type="text"/>	I have had poor service lately at the upper campus cafeteria. First off food is either cold when its not suppose to be or warm when it should be cold. Also when asked for an extra serving I am not given it. I pay to eat there I should get as much as I want. The table are not cleaned and when I sit at a dirty one the workers come and clean it while Im eating and get super close to my food. That disgusts me. I think you will see a decrease in people eating at the cafeteria with service like this. I will not be eating or supporting these food places on campus next year, I will bring my own food from home.
1	0.17%	<input type="text"/>	I have heard that Freshens will not be here next year. I am extremely disappointed in that decision especially in the fact that the student body had no voice in this decision. I get Freshens multiple times per week because it is a delicious and healthy snack for me. I feel that there are not a lot of healthy options on campus and that this is one of the great places to get something healthy. I understand that there may be a reason that is absolutely had to go, but the students should have been told of this and should have a voice. If that were the case, we should have had the opportunity to choose or suggest what we would want.
1	0.17%	<input type="text"/>	I have heard that the Freshens store on Upper Campus is being replaced with a fried chicken place. I am not completely sure if these rumors are true but if they are, many of my classmates and I will be VERY disappointed if this happens. The smoothies there are honestly one of the few healthy options on campus and we would like it to remain in the convenience store. I woud also suggest that you add chicken nuggets as a staple in the cafes because I notice that whenever they are available, everyone seems to be eating them.
1	0.17%	<input type="text"/>	I have not participated in any intermurals because I always miss the sign up window to sign up with a group...or I don't hear about it in time.
1	0.17%	<input type="text"/>	I have not stolen one single plate, cup, utensil, or anything else from any dining area; yet i get punished for what others have done. I work 2-10 most nights so this means i don't get to eat supper. I have paid a lot of money for my meal plan, a meal plan that I don't get to use because i have to work. My mommy and daddy don't pay for school, I do and all of it is on loans, including this meal plan which i can not access because i am working. I am very upset about this situation!
1	0.17%	<input type="text"/>	I have not visited the Hilltop often, but they do no readily provide food options that accommodate wheat, yeast, and dairy allergies. At the Terrace, there is a cooler, toaster, and freezer designated as Gluten free with dairy free milk, which is very helpful. The staff at the Hilltop tried to be helpful, but the cafeteria is not accessible to students with allergies as a whole.
1	0.17%	<input type="text"/>	I have recently heard about next years hours being shortened at night for the Hilltop caf. I will be EXTREMELY DISSATISFIED with this institution if this happens. I enjoy the option to be able to eat late at night. It provides me a study break, and a time to "recharge" myself. I also REALLY enjoy that during later hours of the night Hilltop offers hot breakfast. In all honesty, UWEC has one of the best dining plans. I love it how it is, and wouldn't like to see anything change, really. You're doing good!
1	0.17%	<input type="text"/>	I haven't bought a meal plan since my freshman year, but I've seen the price of one currently, and I think that they are too expensive. I buy my own food off campus and I know I don't pay nearly as much to feed myself for the semester.
1	0.17%	<input type="text"/>	I haven't eaten on campus or even been to upper campus in the fitness center, so I'm sorry I didn't have much input.
1	0.17%	<input type="text"/>	I heard that Freshens was going to be replaced next year and I think thats a horrible decision. Freshens is a healthy, refreshing snack that A LOT of students enjoy. Replacing it with just another unhealthy and fatty fast food chain would be very upsetting.
1	0.17%	<input type="text"/>	I heard that there will not be a cafeteria on lower once the new Davies is built. I feel that only having it on upper is insufficient and far too time consuming for many students to walk up the hill. I am an off campus student and I got the meal plan for its convenience in how much time I spend on campus, sopecifically, lower campus. I have heard from many students that this is an issue. There is also not enough seating wthin the cafeteria as is during lunch time. Small tables would also be nice to implement again. Thank you for listening.
1	0.17%	<input type="text"/>	I highly suggest the availability of using meal plan dollars in the dorm. It makes me angry that if I want some food that I have to go all the way to the C-Store to get it if I want to use my meal plan dollars, it's VERY inconvenient. Please change this!!
1	0.17%	<input type="text"/>	I hope that the dinning service hours will not be cut to get rid of late night dinning. If that occured I dont' see the point in having an all access meal plan that is significantly limited. In addition I feel as though the fines for bringing out dishes is excessive and this limits students ability to bring food outside of the caf to socialize with those who have no meal plan.
1	0.17%	<input type="text"/>	I hope the Dining service can provide more Asian food. I hope can provide more chicken because i do not eat beef
1	0.17%	<input type="text"/>	I hope the service can find ways to cut down on sodium in the foods.
1	0.17%	<input type="text"/>	I just want more healthy food items. I find myself eating the same thing all the time.
1	0.17%	<input type="text"/>	I just wanted to inform you that I get breakfast every morning in Hilltop between 8:30 and 8:45. The majority of the time when I'd like to enjoy a glass of orange juice or apple juice I am unable to do so. I would greatly appreciate it if there was an additional juice machine.

			Furthermore, I would like to see a greater option of sea food options such as shrimp or fish. Lent is one of my favorite times of the year because usually a sea food option is offered. Thank you very much.
1	0.17%	<div></div>	I know that most students sleep in late on weekends, but it would be nice if we could purchase food somewhere on campus before 10AM.
1	0.17%	<div></div>	I know this is probably a hassle, but it'd be nice to have someone with authority walk around the cafeteria's now and then to stop immature "adults" from being extremely loud and goofing off. I was eating at upper a few weeks ago and three kids walked past me and they were throwing chairs around in front of one another in the walkway (which looked like they were trying to block each other). They hit my chair and my table, when I told them to be careful, they came back and got in my face about it. I do not know their names, but if I find out, I will definitely let the staff know.
1	0.17%	<div></div>	I like meat and protein with no cheese. Have chili more often on lower campus. Thanks.
1	0.17%	<div></div>	I like the availability of food and the convenience of the products. The staff is always friendly and I have very pleased with the overall quality of dining on campus.
1	0.17%	<div></div>	I like the convenience of a cafeteria on both upper campus and lower campus. It helps manage time with a busy schedule. The Terrace at lower used to have smaller tables along with the large tables. I know lots of people who are disappointed there are not small 2 person tables anymore. I would also like to see a few of those back in that cafeteria.
1	0.17%	<div></div>	I like the fact that the campus is becoming more green and also is promoting a healthy lifestyle.
1	0.17%	<div></div>	I like the organic food store at the corner. I also like the coffee places. However, I think that the food trolley in HAAS should be open later than 2; there would still be plenty of business, even by 5 or 6 most nights.
1	0.17%	<div></div>	I liked the old meal plan with the 7-14-21 option! I think that a 7 meals per week is perfect for students who live off campus to get 1 meal/day during the week inbetween classes. I also liked the option of using "meals" for places like blue plate, so if someone has meals left over at the end of the week they can use 2 meals (\$3.50 vaule per meal) to get \$7 worth of food.
1	0.17%	<div></div>	I liked this survey to show how the students can affect the UWEC campus in a positive way.
1	0.17%	<div></div>	I live at home with my parents, so I feel that eating at home as opposed to on-campus is much much cheaper for me.
1	0.17%	<div></div>	I live in a duplex now. I shop at Festival foods for groceries and make my own meals at home. That being said I stayed in the dorms Freshman and Sophomore years and remember the dining and the exercise rooms in the dorms! The exercise room in the dorms was pathetic and worthless for those who didn't want to pay extra to go to the Fitness center. The dining was very convenient and well-rounded. I had an all-around good experience with Hilltop... The dining on Lower campus was not as nice.
1	0.17%	<div></div>	I live off campus so I almost always make my own food and bring it to campus to eat. Or I just eat at my house. I do not use on campus meal options that much anymore, I prefer my own food.
1	0.17%	<div></div>	I love having coffee places, i just wish there were more of them in every building, so that when students are running late they can still get they're fix!
1	0.17%	<div></div>	I love having the caf open late at night so I can go after work or before an all-nighter. It is frustrating that it doesn't open until 10am on weekends because then I cannot eat before church or sometimes even work.
1	0.17%	<div></div>	I love the 50/50 meal plan and love that it carries over from semester to semester!
1	0.17%	<div></div>	I love the all access meal plan.
1	0.17%	<div></div>	I love the cafeterias and the all-you-can-eat plan. If it is true that there is not a caf-style eating arrangement in the New Davies Center, I will be dropping my meal plan!
1	0.17%	<div></div>	I love the employees at the Terrace - they are usually very friendly and welcoming, which always makes the experience better. I'm wondering where these people are going to work if there is no cafeteria in the new Davies Center like I've heard?
1	0.17%	<div></div>	I love the green bean, but some of the prices are a little steep
1	0.17%	<div></div>	I love the staff...almost everyone I've met is very friendly and make me want to come back again! I would prefer more vegetarian options though.
1	0.17%	<div></div>	I love to participate in Zumba. Only on Sunday's is Zumba instructed in the dance studio. I feel that is a more comfortable environment and is alot less crowded than when it's held in the track of McPhee
1	0.17%	<div></div>	I loved that our campus has "gone Green" but now we need to provide healthy options with the rates of obesity and diabetes. Foods that are lower in fat and preservatives.
1	0.17%	<div></div>	I miss the pasta section in the davies food court!

1	0.17%	<input type="text"/>	I only eat at Haas for the most part, grab a sandwich. They are super soggy some days. There has got to be a better way to package wraps and sandwiches. Other than that, there isn't a whole lot of variety but it works for being in the art building.
1	0.17%	<input type="text"/>	I prefer to use my Blugold account to purchase food on campus. I feel the food is already over priced compared to getting the same items elsewhere and the current meal plans do not provide dollar-for-dollar comparisons to what is being paid by students. I feel the meal plans make students pay way too much for the food provided and for this reason have not had a meal plan since moving off campus (2009), since there were transfer meals and declining dollars in the plans.
1	0.17%	<input type="text"/>	I realize there is an attempt at making the food more healthy, but sometimes it gets downright ridiculous. Quite often the foods are practically disguised as one thing and SURPRISE! its actually mostly your least favorite vegetable. I developed a very powerful taste aversion to green onions after getting stomach flu after eating some (the green onions did not cause this, but the aversion doesn't appear to care about this fact). It is currently difficult to not throw up upon viewing green onions from across the room. As such I really don't enjoy it when I take one of my favorite foods in the world, meat lasagna, take one bite and realize it is mostly various vegetables including green onions. Generally about one meal per week is outright ruined for me thanks to these ninja vegetables, and I haven't dared try cheesy eggs in half a year, despite it being one of my favorite dishes.
1	0.17%	<input type="text"/>	I really like having the option of soup, but each time I have gotten it, the noodles are so over cooked that it is really mushy and makes me not want it.
1	0.17%	<input type="text"/>	I really like the current served food options in Hilltop with Freshens, Sub Connection, and Pacific Traders specifically. Good variety and healthy options.
1	0.17%	<input type="text"/>	I really liked the meal plan we had my freshman year with transfer meals. That worked extremely well for me and really met my needs. The all-access is nice, but if there was a transfer meal option, that would be my first choice.
1	0.17%	<input type="text"/>	I see all the comment cards providing the general mindset of the student body to the staff at the cafeterias, but no change has been brought. Also, ticket dinners are a waste of resources across the board. Finally, if there isn't a line for a certain food (tough steak that no one chooses, dry turkey, other crummy options) then we should stop providing it. When chicken patties, nuggets and totellini are filling the caf with 10-minute lines, include them in the menu more often. This will both reduce the lines and bring a much more positive attitude toward the cafeteria.
1	0.17%	<input type="text"/>	i should win the gift card
1	0.17%	<input type="text"/>	I think as far as the cafe goes, there should be more fresh fruit and more variety. I hardly eat anything there, because it's all high in fat.
1	0.17%	<input type="text"/>	I think fresh fruit really needs to have more variety. The canned fruit it not cutting it. Grapes especially need to come out more. Instead of having things for a full week at a time like Nacho bar one week, potatoe bar the next have it be a dailey switch. I think there should be some form of pasta every day too on upper campus cafe. The people the cafe hires look like slob. Their shirts are very tucked in and look discusting. They should be required to look professional for the amount we are paying. Hair nets, black pants. There is one guy that works at the store in hilltop who always wears a black button shirt and black pants. He stands like he is proud to work there and always smiles. Thats wat I want to see. It also gets annoying when the milk is constantly running out in the morning. I drink whole milk so my options are 2% or chocolate. Who wants to eat chocolate with cereal.
1	0.17%	<input type="text"/>	I think it is inconvenient that the cafeteria first opens at 10:00am on weekends. An early opening would be more convenient
1	0.17%	<input type="text"/>	i think it is ridiculous that the new davies center will not have a cafeteria. With so many students on lower campus during the day time for classes, we shouldn't be forced to use declining balance money just because it was decided that there would be no lower caf. Please reconsider this...it is a ridiculous choice.
1	0.17%	<input type="text"/>	I think it would be extremely beneficial for us to have an indoor complex, such as a turf field. I am a club sports player and it is EXTREMELY difficult to get adequate practice when we cannot play in a full gym like Zorn!
1	0.17%	<input type="text"/>	I think it would be great to have a meal plan with one cafe option per day and the rest on declining.
1	0.17%	<input type="text"/>	I think it's great that you have different food options (specifically in the food court on lower campus such as chinese, subs, pizza, etc) but I think you should have more options of healthy food than just salads and yogurt. Or have some of the good food items be low in calories/fat. I also suggest you re-do the cafeteria on lower campus. I think it's poorly organized, looks unappealing and needs more work. I suggest visiting Stout's cafeteria because the first time I went to it it was amazing! The cafeteria looks incredibly nice and is catered more for college students. Our cafeteria looks like a high school cafeteria and I think in college it should be able to be upgraded.
1	0.17%	<input type="text"/>	I think more ice cream toppings should be on upper campus like lower campus, such as m and m's. also more fruit!!! I feel like all we ever get is bananas and apples, how about

			pinneapple and strawberries on upper? or watermelon?
1	0.17%	<input type="text"/>	I think that hotdogs should become a daily option at the grill in the Hilltop Riverview Cafe because a lot of people I know prefer hotdogs over hamburgers.
1	0.17%	<input type="text"/>	I think that it is an awful idea to take out the cafeteria in Davies Center. I have also talked to numerous people who are agree and are very upset that their won't be a caferteria on lower campus.
1	0.17%	<input type="text"/>	I think that it is outrageous that i bought a meal plan to be able to get to go boxs from the cafe and eat then while i am studying on campus or in a meeting, and now i am required to pay extra for a to go box, essentially increasing my meal plan of 50 meals by 50 dollars if i were to get a to go box every meal, and if i had know my meal plan would be 50 dollars more i would have never purchased it.
1	0.17%	<input type="text"/>	I think that the Cafes should have more healthy options. I think that It should also buy better fruit because the fruit that is there is inadequate and I also think it would be cool to have a fruit bar with FRESH cut strawberries, grapes, melons, oranges, pineapples not just fruit from a can.
1	0.17%	<input type="text"/>	I think that the dining options are very versatile, and I appreciate that. I wish that healthier or grab-and-go options were more inexpensive for students.
1	0.17%	<input type="text"/>	I think that the meal plan and times here at UWEC are great i know that alot of other school do not have their cafe open all the time and that it is not good for them.
1	0.17%	<input type="text"/>	I think that there need to be more vegitarrian options, even though I'm not vegetarian, I know a lot of people that complain about it who may or may not be taking this survey. Also, I am satisfied with every food tastewise except for the pizza. I'm not sure what it is, but it seems undercooked.
1	0.17%	<input type="text"/>	I think that we need fresher fruits and vegetables at the Terrace. There should be baby carrots, cauliflower, broccoli, and more variety of foods in the grill area.
1	0.17%	<input type="text"/>	I think that you should offer the 50/50 meal plan to upper classman who are still living on campus but not in chancellor's. It would be well worth my money than wasting a ton of dollars at the end of the semester with the declining meal plan.
1	0.17%	<input type="text"/>	I think the dining services is okay on campus. I think the food carts should have a little more variety and maybe somethings a little less expensive.
1	0.17%	<input type="text"/>	I think the price to have a food plan is absolutely ridiculous. It's way over priced. There is no way that I eat \$1400 worth of food in four months, and then I have to pay it again. That is \$2800 worth of food! It doesn't cost that much to feed me. I have the declining so that my food bill for college isn't as much, but the cost of food in the market is super over priced as well, and there really isn't a ton of variety. I would love to go to walmart and buy food that I want to eat, but knowing that I'm spending so much money on food for the year already makes me not want to go out and spend anymore. Being required to have a food plan doesn't benefit the stupents. It should be an option of whether or not we want to have one. Or, if we are required to have them, the price should be reduced dramatically.
1	0.17%	<input type="text"/>	I think the recreation services should be free to all students, other campuses offer free membership to their work out facilities
1	0.17%	<input type="text"/>	I think the recreational facilities cost should be included with our tuition.
1	0.17%	<input type="text"/>	I think the UW-Eau Claire dependency on Sodexo is limiting as far as food choices. I also think it is too strict - coming from the perspective of an exec board member of multiple organizations that often want to bring food for meetings and must go through the tedious process of getting non-Sodexo food approved.
1	0.17%	<input type="text"/>	I think there needs to be healthier food menu items that are cooked fresh, and more options of fresh fruit/veggies, not canned stuff.
1	0.17%	<input type="text"/>	I think there needs to be more variety. Usually each week there is the same thing offered on the same day of the week.
1	0.17%	<input type="text"/>	I think unlimited food plans make kids fat..
1	0.17%	<input type="text"/>	I think UWEC has a nice variety of food. I would like to see Freshen's back on lower campus possibly and I would also like to see more options for low calorie or low fat diets on lower campus. A store or location such as the C-Store in Hilltop would be very nice with the variety of other food options that they have. Otherwise I'm pretty happy with our food selection here.
1	0.17%	<input type="text"/>	I think UWEC's food service is decent. I'm not strictly a vegetarian, but I prefer to not eat meat 90% of the time and I don't feel that UWEC accommodates a vegetarian diet well. Sure there is always the sandwich line, pasta, veggie pizza, and maybe some sort of side dishes that come with whatever entree is being served. But the typical sandwich, pizza, and pasta options get very boring as the semester continues. Not because I'm not fine having a sandwich/pasta/pizza for lunch OR dinner maybe once everyday, it's when I have to eat them for lunch AND dinner in one day. Students' schedules are irregular and sometimes I eat 2 meals instead of 3. Breakfast is always fine, I think the omelette line is great (although

			it can take a long time). But having to always do pretty much the same thing for lunch and dinner seems to happen too often.
1	0.17%	<input type="text"/>	I think we need more healthy food with less fat. less fried food.
1	0.17%	<input type="text"/>	I think you should be emailing out everyone with a dinners club plan and telling them of weekly specials. I only know of it sometimes because the people at the cashier register tell me what is going to be the special for the next upcoming week. You would get lots more business if you communicated your deals better.
1	0.17%	<input type="text"/>	i transfered here this semester, and although my old school had the same food service i feel that the food at UWEC is far less appetizing with far less choices i dont really enjoy eating here all that much because the food doesnt taste good and its really greasy i am usually not satified when i go to eat, overall the food and choices here just suck
1	0.17%	<input type="text"/>	I understand that they are going to be moving into the new Davies building soon-ish, but lunchtime 11am-1pm in the Terrace is kind of ridiclous. Otherwise, I love the giant cookies, cheerio bars, and coffee at Intermezzos.
1	0.17%	<input type="text"/>	I want to have meals like other campuses that you CAN GIVE TO PEOPLE THAT COME TO VISIT. It is just ridiculous.....that we pay that much, but can not have meals like LaCrosse that you can give to your friends...or Transfers meals like they used to have.
1	0.17%	<input type="text"/>	i want to have the transfer meals back. or a cheap plan where you can just have a few meals per week. i always want to eat on campus but im not going to pay \$1000 to get a meal plan. i want to pay maybe a few hundred to be able to eat on campus a few times per week.
1	0.17%	<input type="text"/>	I was extremely disappointed with the Salad Toss place was taken away and added to the caf. The quality of food in taht area was the best of all of the on-campus dining facilities. The wraps, Mexican meals, and salads were much more top-notch than those found in the caf. Luckily, i am a senior and I live in Milwaukee for a year-long internship, so I never have to eat on that campus again. Stop worrying about going "green". The environmental impacts of using the corn cups are usually worse than plastic.
1	0.17%	<input type="text"/>	I wish Crest had longer hours during the summer. Very difficult to work out when I work and have summer class and it's hours are so limited.
1	0.17%	<input type="text"/>	I wish that the all access work out area in McPhee was cheaper or that the price offered was for the whole year instead of a semester price
1	0.17%	<input type="text"/>	I wish that the shop located in the hallway of Hibbard was open later. I find that sometimes when I go to my later classes the shop is closed and it would be nice to have it open later because of the healthier options. Even if it stayed open until 4pm.
1	0.17%	<input type="text"/>	I wish that there was an egg white option for an omelette, or for eggs at the blue plate diner.
1	0.17%	<input type="text"/>	I wish the cafeterias were open earlier on the weekends. Sometimes I work early on Saturdays and it would be nice to be able to go to the caf and get a good breakfast. Also, unhappy about the fact that Freshens is closing. I know a lot of people who are upset by this and my friends and I are frequent customers.
1	0.17%	<input type="text"/>	I wish the hot foods weren't as greasy and that the sandwich's weren't as expensive. \$2.50 for a PBJ is crazy!!!!!!!!
1	0.17%	<input type="text"/>	I wish the terrace would keep scramblers/omlets a little longer because a lot of times i want one and I get there at 10:50ish and they are already gone and I can't go any earlier because of my schedule. Could they go till 11:30 maybe??
1	0.17%	<input type="text"/>	I wish there was more friut and veggies available.
1	0.17%	<input type="text"/>	I wish there was more meal options especially around dinner time. I also wish breakfast would be open till 11 on both upper and lower campus
1	0.17%	<input type="text"/>	I wish there was more variety in the cafe on lower and upper campus. It would be nice to have a wrap station where they make your wraps on upper campus. It seems like there is always the same meals at the cafe. The meat quality is not good. The lasagna and bread sticks are delicious. Many times at the grill on upper the food is not fresh and has been sitting for a long time. Subway would be better than subconnection.
1	0.17%	<input type="text"/>	I wish there was more variety. It's always burgers or pizza... burgers or pizza... It gets kind of old after a while. Also, I eat at random times of the day but some lines in the caf aren't open all the time so I have to choose between mashed potatoes and a sandwich. It gets annoying.
1	0.17%	<input type="text"/>	I wish there were less fried foods, more whole grains, etc. The fruit is also very expensive...
1	0.17%	<input type="text"/>	I wish there were more healthy options.
1	0.17%	<input type="text"/>	I wish there would be more healthy option in the cafeteria other than just two fat-free or low calorie salad dressings. And while it may be more economical, fruit from a can is not that great due to the syrup and is just not appetizing. I also wish the nutritional value for each item was displayed more clearly (ie- is the yogurt low fat, low calorie, and/or low carb)?



1	0.17%	<input type="text"/>	I wish we had guest passes. Also, I wish we were allowed a certain number of meals a week rather than paying a lot of money for not much variety. I have had two different meal plans and neither are what I had hoped for.
1	0.17%	<input type="text"/>	I work at a restaurant and am serve safe certified. I choose not to eat at the cafe and terrace very much because I have repeatedly became sick from eating lettuce or sandwich meat. I do not know if you have a timing system in place, but where I work that is very important. Also, I have heard of other students that I know getting sick from when you have sushi night or other special night like that. Also, this could be related to the quality and timing of your products. I am very dissatisfied and mostly turn to eating cereal, which does not give you the necessities. But I would rather be malnourished rather than vomiting for the next several hours when I have studying to do.
1	0.17%	<input type="text"/>	I would appreciate earlier hours when it comes to weekends
1	0.17%	<input type="text"/>	I would appreciate more variety or healthy options that taste good. Also, I would appreciate it if my vegetables were not frozen or hot mush. Another suggestion would be to have a different kind of shrimp, the fried small shrimp used in stir fries or on steak night still has the tails on. Eating a shrimp tail is not appetizing. Also, if you are going to have a potato bar or a pasta bar please don't have the main entree a potato or pasta because it limits peoples options. Another suggestion would be to rotate the bar more frequently. Instead of having a potato bar for an entire week have it for 2 days, this way you can still have potatoes as a part of the main entree later in the week!! In general I would appreciate to have more health meal options at every meal besides green beans and potatoes. With the growing obesity problem I hope providing more healthy meal options is one of your goals too!!
1	0.17%	<input type="text"/>	I would be extremely grateful if more food options were available all day. Also, if breakfast could be served until 11 on weekdays. Other than that keep up the good work and hospitality. Thank you for taking the time to read this.
1	0.17%	<input type="text"/>	I would be nice to have the choice to have omlets on an english muffin or a bagel. Also, I feel like lower has more fresh fruit than upper. However, the burgers, fries, and pasta is always better on upper than lower. I like that because I usually get lunch on upper.
1	0.17%	<input type="text"/>	I would just like to comment that I have seen the University strive to meet more dietary needs for students on campus which I find very encouraging, but still a lot needs to be done which I do not think anyone is unaware of. I do a lot of work with International students and each semester we are seeing more and more students from the Middle East and Pacific Asian countries join our campus community. Some of them have dietary restrictions that become even more restricted when they realize the lack of options they have for food on campus, such as a Kosher meat option or a place that they can conveniently go to to get food after sundown during Ramadan. Also there is the growing issue of students who cannot have gluten in their diet. Just some things I have noticed.
1	0.17%	<input type="text"/>	I would like if hilltop were open earlier each day. I work an off campus job on the weekends but I never get breakfast because the cafe isn't open and I don't keep much food in my room. Also During the week I have class before the cafe is open and by the time I get out of class and/or get back to campus I have hardly any time to run to the cafe before my next class which I could if it were open beforehand.
1	0.17%	<input type="text"/>	I would like information about the nutritional value and the origin of the food I'm buying. I'm an organic eater and don't buy anything I don't know information about.
1	0.17%	<input type="text"/>	I would like it if the cafe could provide California Rolls for us to eat.
1	0.17%	<input type="text"/>	I would like it if the cafeterias (Riverview, specifically) would offer bananas more often because I have a jaw injury and bananas are the only fresh fruit I can easily eat. Also, if there's any way the cafeteria can have whole milk available, that would be nice, but if it's not feasible that's okay.
1	0.17%	<input type="text"/>	I would like it if there was a cafe or other food place open early in the morning on weekends. I know that there are probably not many other students that would say the same thing since most of them sleep most of the morning, but I myself would like for there to be somewhere for me to eat within tow hours of when I get up early in the morning (which is about 6-7am), rather than always having to wait until 10 to eat.
1	0.17%	<input type="text"/>	I would like more fresh fruit, Less cookies and cakes and icecream.
1	0.17%	<input type="text"/>	I would like to be able to eat an early breakfast on the weekends before my day begins (especially Sunday morning before church), but hilltop is not open for breakfast early enough.
1	0.17%	<input type="text"/>	I would like to see more availability of carbonated beverages. Specifically, the library does not sell soda at that location. I know the vending machines are located close by but I never have cash or change, only a debit card, and not a Blugold one either. Also, I would like it if Sprite Zero or Diet 7Up was available at more locations beyond the main dining area.
1	0.17%	<input type="text"/>	I would like to see more cafeteria options that students ACTUALLY like. Many times I feel like I force myself to eat whatever is on the main food line just because there is nothing else to choose from. I wish they would ask students what we want to eat or food that we would like to be more available. I think that would make the cafeterias that much better! I also with that the Hilltop C-Store would have more options. Sometimes I get tired of eating a sub,

			sandwich, tacos, or stir fry. They need to offer at least a few more hot meal plan options in my opinion!
1	0.17%	<input type="text"/>	I would like to see more healthy fresh food options here on campus. I find it hard to eat healthy when I want to quite often. (salad gets old quickly)
1	0.17%	<input type="text"/>	I would like to see more variation in healthy food more than anything.
1	0.17%	<input type="text"/>	I would like to see more variety of places for the food court on lower, adding something ethnic, maybe add on to the options at pacific traders (different dishes), hispanic food, or salad bar, etc.
1	0.17%	<input type="text"/>	I would like to see the cafeteria open earlier than 10am on weekend mornings. It is ridiculous waiting until 10am to start the day with breakfast. Also, It would be nice if Hilltop was open even an hour earlier on the weekends.
1	0.17%	<input type="text"/>	I would like to use the work-out facilities but both Mcphee and the other one cost too much for the amount of time I would like to go.
1	0.17%	<input type="text"/>	I would LOVE a more flexible meal plan at a reasonable price with great access to the caf, with more flexibility in declining dollars. Also, the ambience in the Davies cafeteria is not very good. The large tables make it extremely difficult to find seating, and it is very congested. The to-go option was great, except you now have to pay for it, taken off of declining, which we don't have much money to do so anyways.
1	0.17%	<input type="text"/>	I would love it if we had a salad bar that was fresher. This year, I have eaten frozen, wilted lettuce and warm dressing. The salad bar has gone down hill quite a bit and I find it difficult to eat healthy options. We need more. Offering grilled chicken every day at the grill would be a good start.
1	0.17%	<input type="text"/>	I would love more fresh fruit and vegetable options.
1	0.17%	<input type="text"/>	I would love more vegetarian, protein filled options!
1	0.17%	<input type="text"/>	i would love to have small tables for two around the periphery of the lower caf again, it's so hard to sit at huge tables with so many people you dont know. it makes it difficult to study and eat or to have serious conversations with one other person. And since we can't leave the caf any more, we have to stay in there.. it would be amazing if there were FANS in the McPhee weight room.
1	0.17%	<input type="text"/>	I would love to see a workout facility on lower campus
1	0.17%	<input type="text"/>	I would love to see more dining choices in all places gear towards a healthier and reduced fat menu. A lot of people specially students don't realize how much fat they take in from a hamburger or pizza, granted most don't need to worry about it unless they are obese but it is not too early to be worrying about heart problems.
1	0.17%	<input type="text"/>	I would love to see more local food options in campus dining. I know we are already ahead of most UW system schools, but we can still get better!
1	0.17%	<input type="text"/>	I would prefer that individual desserts and ice cream flavors be labeled with specific allergy warnings rather than the broad warning that "some" of the items "may" contain a list of things people are allergic to. That may save you from the liability, but that does not help anyone with the allergies know what the ingredients are.
1	0.17%	<input type="text"/>	I would really appreciate having low fat/fat free salad dressings offered on a regular basis especially low fat ranch. Sometimes there will be an italian dressing but not always and the low fat bottles are rarely labeled. There is also just not enough room in the serving area at the hilltop center! Daily there is a near accident from people crashing into each other and lines will wrap in spirals for certain foods.
1	0.17%	<input type="text"/>	I would really appreciate whole-grain rice/pasta/etc. served right alongside the traditional kind. It is so much healthier and not too much more expensive, and I always feel much better after eating it! In addition, it would be nice to have more gluten-free options on campus, since my boyfriend is gluten intolerant and often has a difficult time eating in the cafeteria. Thank you!
1	0.17%	<input type="text"/>	I would REALLY like for there to be solami at the terrace more often than them being out of it. Its very frustrating. I like the bowling ally, its cheap, its fun, its a cool way to hang out without blowing the budget, please keep that operational. I go to hilltop more because of the late night hours, but Davies is really very convenient in between classes (especially majoring in music, living at the Haas) and I will be sorry to see it go. We may no longer have those "Statesmen Dinners" if everyone disperses on their way up the hill.
1	0.17%	<input type="text"/>	I would really like to see another dining area kept on lower campus once the new student center is built. I think it would be terribly convenient for many people otherwise.
1	0.17%	<input type="text"/>	I would really like to see more fruit options @ the a la carte places. I really like the fruit cups you have now, but I think it would be awesome if you had some with other fruits and if you filled them with the individual fruit also. Not everybody like the 4 fruits you have in there. Thanks for your consideration!
1	0.17%	<input type="text"/>	I would use the fitness facilities but have no one to look after my 5 year old while I exercise

			and the facility is not family-friendly.
1	0.17%	<input type="text"/>	I'd like to see more fruit in the cafeterias, year-round. Not just apples and oranges, but real, fresh fruit. I'm desperate for it and I feel like I can't ever get actual fresh fruit on campus (strawberries, grapes, etc; things with juices).
1	0.17%	<input type="text"/>	I'd like to see more vegetable-based options on the lower campus that are budget friendly.
1	0.17%	<input type="text"/>	I've been consistently disappointed with the difference in quality of food between the Riverview Cafe and The Terrace. I can have a chicken Parmesan sandwich on lower and head up to my dorm, stop by Riverview with a friend for another bite, and it is honestly prepared at a lower standard. This is consistent with many difference menu items, but more important than the failure to standardize quality across the campus, is the difference in options. I've had some awesome meals at the Terrace that I never see make it up to the Terrace. I'm just going to point out that I've noticed that a majority of Administrators, Faculty, and Staff are more prone to choose the Terrace as a food option over the Riverview Cafe (obviously). I may be wrong, but there seems to be a correlation between the quality of food and menu options and the status of person using the food services. If we had Administrators and Faculty and Staff eating at the Terrace they'd be upset with the differences. I know I am. But who am I? I'm just a 20 yr whose working on his first degree. And considering the perception that I as a student probably don't care enough about this issue or that if I did it would be of little effect if I spoke up, it's unlikely anything will change. (Well for what its worth, I'm fully in support of Self Run food services and ending our contracts with Sodexo early. I'll be exploring this with my peers on Student Senate) Anyways, I only wish I could eat more often in the Terrace - it's always a treat. That's for sure. Thanks
1	0.17%	<input type="text"/>	I've never been very impressed with the various dining facilities on campus, particularly the cafeterias, and even when I lived in the dorms I would eat elsewhere whenever I could. This year I most frequently eat at the food court area on the lower level of Davies Center; I find that the food is slightly better quality (fresher, generally) and slightly better priced (I can't afford a \$7 all-you-can-eat meal when all I'm getting is a burger or salad or sandwich). I like the idea of the Diners Club meal plan for faculty and off-campus students; unfortunately I don't use on-campus dining often enough to justify getting that meal plan.
1	0.17%	<input type="text"/>	If stolen dishware becomes an even greater problem, limit people to one bowl, plate, and cup per visit
1	0.17%	<input type="text"/>	If the cafe closes before 12 at night i wouldnt buy the meal plan. I tend to eat a lot late at night after i work out.. All you can eat meal plan is the best thing compared to everycampus
1	0.17%	<input type="text"/>	If there could be egg whites or an alternative/low cal for the eggs in the morning. Margarine I understand is economic but health wise there are better ways to prepare. Additionally, serving egg whites reducing a good portion of cholesterol and calories...perhaps make it an option like the veggie burgers?
1	0.17%	<input type="text"/>	If there was more flexibility in the meal plans I would more than likely have one. The 50/50 is a good idea and I was close to purchasing it but I didn't think I would use fifty meals and didn't want to spend 300 dollars in one lump sum.
1	0.17%	<input type="text"/>	If there were more choices and more consistant quality, the dining facilities would be very desirable. It is because of the previously stated factors that many students tend to shy away from a meal plan. Also, the price must be able to compete a student who cooks for themselves.
1	0.17%	<input type="text"/>	If you close the cafe at 8 I want my money back.
1	0.17%	<input type="text"/>	If you're not going to have a caf on lower, please put a lot of thought into the new meal plan. Healthier (and cheaper) chocies would be great! Thanks!
1	0.17%	<input type="text"/>	Im sick of eating the same food every other day in the cafe because thats all i like!
1	0.17%	<input type="text"/>	In regard to the recreational facilities, more free parking opportunities on upper campus and/or a more conveniently located facility would increase my participation in UW Eau Claires recreational facilities.
1	0.17%	<input type="text"/>	In regards to the hours that campus cafeterias are open, it would be helpful if there was one open before 10 on Saturdays. I like to get started early in the day, but having to wait for breakfast is not conducive to that. Just a suggestion, thanks!
1	0.17%	<input type="text"/>	In the Cafe I would love to see more fruit options. Maybe grapes, tangerines, or something other than bananas, pears, and apples. Sometimes there isn't enough variety of foods between the main line, the burger line, and the smaller line on upper campus.
1	0.17%	<input type="text"/>	In the five years I have been a student here, I have seen so much improvement. I am very pleased with on-campus services such as food and recreation. The staff is so friendly and helpful and they remember who you are. They really make the experience better.
1	0.17%	<input type="text"/>	intramurals fill up way to fast, need to solve this problem
1	0.17%	<input type="text"/>	It is really hard to find a table that is available during lunch and dinner in the lower terrace cafeteria. Also the food is quite good, but i don't like it when the employees tell me no when i want an extra portion of something, that i have to comeback and get it; it wastes dishes and employee time, and also makes me irritated and that of the people i am with. I think the

50/50 meal plan was a great idea by the university because it is very affordable to off campus students and that is what students are looking for; cheap and convenient options. the meal plan keeps me on campus, which makes me study more, which makes me a better student, therefore makes the university better. The only food quality issue i have with the cafeteria is the vegetables.WAY OVER COOKED, other then that i'm quite impressed with the work done by the staff. The round tables on lower are good for meeting new people, but when someone is by themselves or want to eat alone, they can't because there aren't any small tables like there used to be, but its not really that big of a deal. What puts a smile on my face are the old ladies that swipe the card before entering, they are the nicest women on earth and make my day more enjoyable. Since i have gotten the meal plan, i've spent less money on quick to go things down in the davis food court(by the way, the food could be a bit more cheaper if u can swing that).this is all i have.

1	0.17%	<div></div>	It is VERY difficult to find food options for being a vegetarian on weekends. It is no fun having to resort to salad and cereal all the time. Try it, then maybe you'll change it. Omelet bar throws ingredients around too much and I often times get bits of meat in my food that I didn't want in there. I find it offensive and unappetizing. Since I am required to have a meal plan while living on-campus, I wish dining services would be more conscientious of vegetarian needs.
1	0.17%	<div></div>	It seems like if I want something healthy to eat, I'm relegated to the salads in the Green Bean. They're fresh and all, but I don't want salad every day. Grilled chicken and steamed veggies would be a great option to add in the Davies food court. I don't want to spend \$8 on an all-you-can-eat buffet in Dulaney (which does have good food and a stellar staff!) or Terrace if I'm only going to eat one small plate. I've also heard vegetarians lamenting that they're sick of steamed rice and stir-fry. Options like vegetarian lasagna and vegetable chili would be great additions to the menu as well.
1	0.17%	<div></div>	It would be amazing if the cafe could be opened earlier on the weekends! instead of constantly serving hamburgers, maybe try to serve more chicken.
1	0.17%	<div></div>	It would be awesome if the cafeteria on upper was open earlier on the weekends! Thanks!
1	0.17%	<div></div>	It would be cool if I didn't have to walk the hill for all of the work-out activities-maybe have some programs in Davis from time to time.
1	0.17%	<div></div>	It would be great for McPhee to get some sort of healthy food items in it for people who are there for the majority of the day. The only food item that is there is a vending machine with chips in it. Having a smoothie place, or salad cart, or other healthier option would be great to have.
1	0.17%	<div></div>	It would be great to have a food option besides vending machine food after 10 in the library. I know that many students who are up late studying begin to get hungry and the only options are to remember to pack something from home or eat chips/candy out of the vending machine.
1	0.17%	<div></div>	It would be nice if Hilltop and Riverview were open before 10a.m. on Saturday mornings.
1	0.17%	<div></div>	It would be nice if it was easier to eat healthy.
1	0.17%	<div></div>	It would be nice if Starbucks Coffee could be brought to campus. :-)
1	0.17%	<div></div>	It would be nice if the attendants were more familiar with dining services specials. I often have to tell them, and remind them to give the discount. Perhaps notifications on the registers of weekly specials would be a good idea, along with posters that I can look at in the dining areas. It is hard to know what the specials are without looking on the dining services website.
1	0.17%	<div></div>	It would be nice if the Hilltop Center was open on Saturday and Sunday mornings at 8 because many times we have athletic events that leave before the cafeteria opens, and church on Sundays. It would be nice to be able to eat breakfast since we pay so much money for all-access.
1	0.17%	<div></div>	It would be nice if the meal plans could be exchanged for cash at the end of the semester for the students to use at hilltop.
1	0.17%	<div></div>	It would be nice if there were more options for healthy food. The salads are usually just iceberg lettuce with no nutritional value and there should be more whole wheat bread. It's hard to find meals that are not high in fat and calories. The soup bar is great!
1	0.17%	<div></div>	It would be nice to get food for people that care about what they put in their body. Most foods that are served on upper campus are excessively high in fat, calories, saturated fat, and sodium. It would be very nice to have foods that were a little healthier. On lower campus it is a little better. At least down there they have a wrap place so you are always guaranteed at least something healthy. The other nice thing about lower campus is the food quality is so much higher. I don't know if that's because that is where they take all their guests on campus or what, but the quality of food on upper campus is horrible compared to the food on lower. You would think it would be the other way around because more students eat on upper campus but this is certainly not the case! It would be very nice to have a wrap station on upper campus like the one on lower campus.
1	0.17%	<div></div>	It would be nice to have a weight room that is included in the price of tuition. I know UW-Oshkosh students have free access to a weight room with their tuition costs. I would

			love to have access to the weight room but the price is too expensive!
1	0.17%	<div></div>	It would be nice to have a women's and men's gym. As a woman sometimes I feel self-conscious about working out (weights especially) in McPhee.
1	0.17%	<div></div>	It would be nice to have better meal plan deals for just the marketplace. As a Senior I never go to the cafe, one because of time issues, and two because none of my older friends don't go there anymore either.
1	0.17%	<div></div>	It would be nice to have more gluten- free options on campus! I get pretty tired of either a fruit cup or a salad as my lunch choices every day!
1	0.17%	<div></div>	It would be nice to have more meal/food options on the HAAS and HSS side of campus as many students do not have any classes or requirements on main campus.
1	0.17%	<div></div>	It would be nice to have some of the nice food options (sundae bar, same sodas/drinks, etc.) as they have on lower campus caf to be transferred up onto upper once there is not going to be a caf on lower soon. Bring some of the nice staff members to upper campus and take some of the other not-so-nice employees on upper out.
1	0.17%	<div></div>	It would be nice to have the variety that is found in the lower campus dining areas to be on upper.
1	0.17%	<div></div>	It would be really great if there were more options at the A la Cart in Haas, or if there were options somewhere in HSS. Those of us who do live off campus, but may want some type of snack during the day in both these buildings are out of luck with the current situation.
1	0.17%	<div></div>	It would be really nice if there was a vending machine on the Visual Arts side of HAAS. Once they close the door to the music department food and drink is not readily available.
1	0.17%	<div></div>	It would be really nice to have a workout facility on lower campus, rather than 2 on upper.
1	0.17%	<div></div>	It would benefit me greatly if the food court on lower campus would open at 6am or 6:30. I sometimes work at 7am, and so I can't eat because it starts at 7. other than that, lower prices would be great, local produce and maybe even on campus-student run gardens would be cool.
1	0.17%	<div></div>	It'd be nice to have the food courts open later during exam weeks so it would be more convenient for students to just grab food quickly. Sometime around 3 or 4, I would go grab coffee at the coffee ground in the library and there will be no one there. I'd be nice to have someone there at all times. That way the students don't have to walk all the way to the one in Davies.
1	0.17%	<div></div>	It's better to provide more choices on food for students
1	0.17%	<div></div>	It's great. I like it :)
1	0.17%	<div></div>	It's tough. Everyone wants cheap prices and more food. It's just the way it is. I usually get a drink and taco bell at Hilltop. I don't think i would ever buy anything else because of the amount charged for something as cheap as a Lunchable - or cereal. How can a box of Frosted Flakes be like \$6? Tony the Tiger would be pretty disappointed. There's other stuff that is super outrageous and i'm not sure how you put a price on certain items; it definitely puzzles me. Idk, maybe i'm wrong, but, i'm sure someone is making a lot of money off charging these crazy prices. but i did buy a loaf of bread for \$1.99. That may be my most valuable purchase yet. Anyway, enough of my rambling, have a good day.
1	0.17%	<div></div>	It's very sad that we have to pay to work out at McFee and Crest. I don't know of any other colleges that require a fee to use these types of facilities.
1	0.17%	<div></div>	Itramural sports should be a place to have fun not to compete!!! Also On Campus Dining has really unhealthy food options.
1	0.17%	<div></div>	Keep honey mustard out on hilltop every day!
1	0.17%	<div></div>	Keep Late Night Dinning!! FOREVER!
1	0.17%	<div></div>	Keep late night dinning. As a person who often works until 11 pm during the week I rely on the cafe being open so I can get some dinner.
1	0.17%	<div></div>	Keep the dining halls open til midnight and don't switch it next year (even though I won't be using them because I'll be living off campus). Most nights I work from 4-9 so I get no real dinner so it's nice to be able to go get food if I want but that won't be possible for others like me if you decide to close earlier next year. I also really liked the disposable boxes on lower before you started to charge for them it was so nice to be able to grab something and eat it in the hallway before going to class and I don't want to carry that big green thing with me all the time so now it's just inconvenient and I don't eat as much throughout the day so I'm glad they made the caf on upper stay open late so I can go eat.
1	0.17%	<div></div>	Keep the pickles fresher.
1	0.17%	<div></div>	keep up the good work but it is really nice to have two cafs.
1	0.17%	<div></div>	Living in Putnam, it would be nice if the lower cafeteria would stay open longer at night. The wraps in the lower cafeteria is AMAZING! and Amy is a great worker there as well!



1	0.17%	<input type="text"/>	Longer hours on lower campus would be quite nice for those living off-campus.
1	0.17%	<input type="text"/>	love crest fitness center!
1	0.17%	<input type="text"/>	Love the Blugold Diner staff and the rest of the food court employees. I love all of the A la carte staff. The managers or supervisors who monitor cashiers and some food staff always appear snooty and never seem approachable.
1	0.17%	<input type="text"/>	Low fat, high protein meals for the fitness-conscious among us. I lift weights and would love the cafeteria to get some sort of "FIT Meal" or whatever that is low fat, high protein.
1	0.17%	<input type="text"/>	lower campus should be open later, or at least have a stand or something open so that students on lower have a place to go.
1	0.17%	<input type="text"/>	Lower the price on the buffet for lower campus
1	0.17%	<input type="text"/>	Make davis food court more accessible to nursing building.
1	0.17%	<input type="text"/>	Make sure there is a place to sell food in the new davies or somewhere on lower campus for sure.
1	0.17%	<input type="text"/>	Maybe ask about athletes, in the last part. I also cook for myself pretty much 3 meals a day, so maybe ask about grocery store stuff
1	0.17%	<input type="text"/>	Maybe more protein?
1	0.17%	<input type="text"/>	Maybe some more variety with the salad bar would be good, and I feel like stir fry is served in the Terrace a lot. The ice cream is great, overall, even more fresh veggies and fruits are welcome.
1	0.17%	<input type="text"/>	Meal plans should NOT be required for everyone living on campus. After 1st semester freshman year, the student should be able to chose. The meal plans are way to expensive. I could have saved TONS of money by buying my food off campus and budgeting.
1	0.17%	<input type="text"/>	More casserole, and healthy/non vegetarian meals on a regular rotation. Smaller tables in the Terrace. If Hilltop Center is going to be remodeled/rebuilt, more open space in the serving area is a must so that it doesn't get so congested during peak rush hours. The oils used for cooking and deep-frying can be very rough on the stomach, if there is a different, higher quality product that could be substituted it would be much appreciated.
1	0.17%	<input type="text"/>	More choices of food! PLEASE. Just alittle more variety.
1	0.17%	<input type="text"/>	More corned beef hash
1	0.17%	<input type="text"/>	More ethnically varying food would be nice. I like when you make interesting pizza's.
1	0.17%	<input type="text"/>	More food in haas!
1	0.17%	<input type="text"/>	More food options on lower campus! Maybe a stir-fry 88 or hot wok, anything Chinese will do.
1	0.17%	<input type="text"/>	More fresh food on upper campus dining
1	0.17%	<input type="text"/>	more fresh fruits and veggies options at the C-store would be nice
1	0.17%	<input type="text"/>	More fruits and vegetables
1	0.17%	<input type="text"/>	More healthy options should be available other than just grapes and carrots/celery at the snack stations.
1	0.17%	<input type="text"/>	more high protein choices.
1	0.17%	<input type="text"/>	more intramural seasons should be available. People love sports and can always make teams! offer more sports on more days.
1	0.17%	<input type="text"/>	More options should be available for late night dining and on the weekends, Hilltop should be open later.
1	0.17%	<input type="text"/>	More reduced sodium soups and more vegetable dishes for dinner
1	0.17%	<input type="text"/>	more variety on food please.
1	0.17%	<input type="text"/>	more varitiy of food please
1	0.17%	<input type="text"/>	More vegetarian and cheaper options. Also we have contestable containers, but we only have a compost bin in Davies, not Haas or the Library. It does not make sense to just throw away compostable things because we don't have access to the containers.
1	0.17%	<input type="text"/>	more vegetarian and low-fat options
1	0.17%	<input type="text"/>	More vegetarian options would be great, but perhaps the staff should be better educated on what qualifies a meal as vegetarian or vegan. When I was living on campus in the dorms and regularly ate in the cafeteria, I often found meals mislabeled as "vegan", when in fact, they were covered in cheese.
		<input type="text"/>	

1	0.17%	<input type="text"/>	More vegetarian options!!
1	0.17%	<input type="text"/>	Most of the staff is great, and very friemly. One in particular sometimes acts a little bothered when there is a customer.
1	0.17%	<input type="text"/>	My favorite part of moving out of the Residence Halls was not having to eat in the dining halls ever again.
1	0.17%	<input type="text"/>	My husband and I are both students and commute 1 hour each way from Chetek daily to go to school. We also have an 18 mo. old child who is in daycare in Chetek. Time constraints for us are directly related to having our day split up by our commute so unfortunately we will always use the Barron Area Community Center for family exercise and activities because UWEC facilities will never be convenient for us.
1	0.17%	<input type="text"/>	My overall experience here has been good :)
3	0.51%	<input type="text"/>	n/a
5	0.84%	<input type="text"/>	N/A
1	0.17%	<input type="text"/>	need more food options. i get so sick of everything
1	0.17%	<input type="text"/>	Need more healthy options in the cafeterias. I feel like I can't eat healthy because I have no options when I go to eat.
1	0.17%	<input type="text"/>	need more options for places to eat and a much bigger variety. Sysco foods is terrible and doesn't really care about the quality of the food, just quantity. build a new fitness center or add on to mcphee and allow all students to use it without charging a semester fee (can buy better equipment and more of it. Put turf fields either behind mc phee with lights or turf at bollinger fields (soccer or multipurpose fields).
1	0.17%	<input type="text"/>	Need more options such as GOOD chinese, mexican, GOOD italian, cajun, etc.
1	0.17%	<input type="text"/>	Need more variety in the Davies Diner for their BluPlate specials....they are tasty though
1	0.17%	<input type="text"/>	Need to have more lactose-intolerant food please
1	0.17%	<input type="text"/>	Nice survey, well worded.
1	0.17%	<input type="text"/>	no cafe in the new davies center is a very poor choice
2	0.34%	<input type="text"/>	No comment
1	0.17%	<input type="text"/>	no comments
1	0.17%	<input type="text"/>	No comments.
1	0.17%	<input type="text"/>	no thanks
5	0.84%	<input type="text"/>	none
2	0.34%	<input type="text"/>	None
2	0.34%	<input type="text"/>	None.
1	0.17%	<input type="text"/>	Nope
1	0.17%	<input type="text"/>	Not everyone is stealing plates and to-go boxes should have more flexible hours and still be free. If we are paying for the plan the students should decide on those things
1	0.17%	<input type="text"/>	Now that the construction blocks the route between the nursing building and Davies Center, I do not go there as often. In fact I haven't eaten there once since it started because it takes too much time to walk there in between classes or appointments.
1	0.17%	<input type="text"/>	Often go to hilltop or davies on any given day, mostly because even if your having the worst day with tests, the ladies who swipe your card-dish food are always very nice and boost your day for the good 30min for lunch before going back to a long day of studying
1	0.17%	<input type="text"/>	Often on Fridays, there are no fish, tuna, or meatless options. On some Fridays there are MORE meat options than usual. Also staff isn't always cheerful. I always say thank you after being served food and rarely get a response. The caferteria rarely has healthy options. Grilled chicken should replace chicken patties in the entree line. The grill section could serve chicken patties. Also, fresh fesh would be nice instead of breaded. Fresh fruit would be great, seeing grapes and watermelon always makes my day. Leaving the yogurt bar out longer on upper until 10:30 or 11 would be great. Staff likes cleaning spots when dining alone, this is awkward. Replenish fruit juices more often in the mornings on upper. Frosted mini wheats on upper would be great. They were in their own seperate container and then that container vanished one day. Cranberry sauce on upper again would be great.
1	0.17%	<input type="text"/>	Often times, dining facilities are crowded, unsanitary, and generally uncomfortable. I would take more advantage of dining services if they served better food and a wider range of options. Also, customer service is usually lazy, inefficient, or unprofessional.
1	0.17%	<input type="text"/>	On Hilltop there is a lack of attention toward the forks. When they run out, no one can really eat unless they have to improvise. This needs to be attended too. It has happened multiple

			times where it has taken 10 minutes or so to get forks back on. Also, the hot silverware burns my hands. It is WAY too hot for anyone to grab. I usually grab a napkin before getting something. It isn't good service in that department. Also, I think that on the weekend having Hilltop open only until 10 PM is a little ridiculous. On the weekends, people stay awake longer, and thus get hungrier and they have no where to eat late at night. Other than that, great!
1	0.17%	<div></div>	On the last question I answered that I do not have time because there was no option for people who work out on their own or who use different facilities off campus which is what I do. I prefer to use other facilities off campus since I live off campus.
1	0.17%	<div></div>	On the weekends, it would be nice if the caf opened at 9:00 because it seems that a lot of students would be ready to get food then. I find that I end up eating breakfast in my room before 10 because I'm so hungry. I would be okay with the caf closing earlier in order for this to happen.
1	0.17%	<div></div>	On-campus dining options are extraordinarily overpriced, especially when quality is considered. I don't eat on campus more often because it would cost me \$8-\$10 for a meal that would cost me \$5-7 elsewhere.
1	0.17%	<div></div>	On-Campus gyms are dirty with not updated equipment, and they are ALWAYS crowded. I would rather go to Anytime Fitness and pay more for more available machines, cleaner and less crowded.
1	0.17%	<div></div>	One of my biggest issues with the dining on campus is the weekends. I don't like breakfast foods, so on Saturday and Sunday that is all they have besides the burgers. It makes me not eat on campus on the weekends.
1	0.17%	<div></div>	One of my major complaints about the the cafeterias is in regards to their hours of operation on the weekends. I do not party on the weekends and therefore I am usually up by 830 and hungry for food but the caf doesnt open until 10am. Why can the cafeteria not open at 9? I know from talking to people there would be people in there eating at 9am, especially on Sundays when people have church services at 10am.
1	0.17%	<div></div>	One thing I do not like about the cafeteria is the fact that everything is white. White noodles, white bread, white bagels, white rice... I try to eat healthy and would LOVE to see wheat/multi-grain bagels, brown rice, whole grain noodles, and more wheat bread. Thank you!
1	0.17%	<div></div>	Open breakfast earlier on weekends. Not everyone sleeps in.
1	0.17%	<div></div>	open earlier on weekends and stop frying everything
1	0.17%	<div></div>	Orientation didn't give us enough information about the dining services for us to make a reasonable decision to get a meal plan or not
1	0.17%	<div></div>	Overall I do not feel it is that bad. There is always room for improvement, but if that means additional costs--at this time I think most students will not be interested in it.
1	0.17%	<div></div>	Overall I feel the University is doing a decent job at providing healthy, sustainable food for our campus but I think more progress could be made to include local foods from our farmers markets and other gardens in the meal plan. Yes, the farmers who come and sell food outside of Hibbard are wonderful but most people are unaware of how to prepare food. If our finished food products on campus could include more food and perhaps label food that is prepared locally to inform students that would rise awareness of how important it is to support our local farmers and CSA.
1	0.17%	<div></div>	overall quality service
1	0.17%	<div></div>	Overall the dining services at UWEC provide a very high level of service. The main thing that I would change is the hours of Hilltop's dining center on friday and have it open till 11 or midnight. Almost every night of the week I stop in there for a snack before bed, even more so on the weekends, and its frustrating to have it close at such an early hour on the night I can stay up the longest. Additionally it would be nice to have a little more variety on the weekends for lunch and dinner.
1	0.17%	<div></div>	Overall the food is too overpriced, and there is not enough variety for students who have to eat on campus everyday. A big reason why I wanted to get out of the residence halls was so I would not be required to purchase a meal plan, and would have the option to cook for myself.
1	0.17%	<div></div>	Overall the food options are good. I would like to see the healthy foods offered at a better price if possible.
1	0.17%	<div></div>	Overall, as a freshman in college I have enjoyed the experience of the BluGold Dining experience. I like the food sometimes, but I wish there were more options to choose from.
1	0.17%	<div></div>	Parking availability for the on-campus fitness centers is AWFUL and I will reconsider where I purchase a membership in the future because of this.
1	0.17%	<div></div>	Perhaps give more options to vegans and vegetarians? I debated changing my diet, but ultimately decided not to because of the lack of options. Of course, this would need to reflect the number of students wishing for more of these options.

1	0.17%	<input type="text"/>	Personally, I would have liked to have a meal plan option that did not require so many meal plan dollars. I go home on the weekends and do not eat in the cafeteria that often so i thought a \$1,000 worth of meal plan dollars would be the best option for me. I have found that this is way too high and I'm having a very hard time using up my money. Either a refund should be available for those who do not use all their dollars or a smaller plan of possibly \$500 available.
1	0.17%	<input type="text"/>	Please bring back the 14 and 7 Transfer Meal Plans. Those were BY FAR the best meal plans that Sodexo offered. Also, create a meal plan that is very INEXPENSIVE for people living in the dorms or elsewhere who cannot pay the \$1,400 (on avg) for a meal plan. I know the 50/50 meal plan for \$300 is a very good deal, but something in between there. Maybe a 100/100 meal plan for \$600? Or even a declining balance meal plan with only \$500 on it as opposed to the ridiculous \$990 we currently have. Just some food for thought.
1	0.17%	<input type="text"/>	Please consider grab and go lunch/dinner options. At st Olaf, we had that option - could choose sandwich type, piece of fresh fruit, chips or small garden salad, and cookie. Also had choice of milk, soft drink or juice. Loved that option to eat healthfully on the go.
1	0.17%	<input type="text"/>	Please do not get rid of a dining hall on lower campus. I know that you are planning on adding more "to go" places like the Marketplace, but I don't eat at those places. I have a medical need to count calories, and so far, the Terrace is the ONLY dining facility on campus that offers healthy choices WITH NUTRITIONAL INFORMATION POSTED FOR CUSTOMERS TO SEE!
1	0.17%	<input type="text"/>	Please don't get rid of the Lower Campus cafeteria!!!!!!!!
1	0.17%	<input type="text"/>	Please don't move all dining to upper campus. Larger portions? More meat on sandwiches and in servings?
1	0.17%	<input type="text"/>	PLEASE don't take away the smoothies. Who even eats fried chicken anyway?? We're in the NORTH.
1	0.17%	<input type="text"/>	Please dont get rid of the lower cafe!! The food selection and staff are amazing and it is such a big part of the UWEC atmosphere. Hilltop cannot compare in any area to the quality offered in lower.
1	0.17%	<input type="text"/>	Please extend the Terrace's hours. Lower campus students would like late night access.
1	0.17%	<input type="text"/>	Please get more fresh food!!
1	0.17%	<input type="text"/>	PLEASE get rid of Sudexho!!!!
1	0.17%	<input type="text"/>	Please Halal/Kosher meat in your menu !
1	0.17%	<input type="text"/>	Please keep FRESHENS!!!! why would you ever get rid of that? It's healthy, the lady who works there is so nice. It doesn't stink up the entire place like grease which is just unpleasant. Please keep the cafe open until midnight! I LOVE the late night hours. the cafe always seems really full at those times too.
1	0.17%	<input type="text"/>	Please keep the wide variety of vegetarian and vegan soups available - especially the Cuban Black Bean!
1	0.17%	<input type="text"/>	PLEASE PUT FOOD IN HSS! OR AT LEAST A VENDING MACHINE THAT ACCEPTS BLUGOLD! HAAS IS TOO FAR TO WALK TO INBETWEEN CLASSES!
1	0.17%	<input type="text"/>	Possibly try and open before 7:00 a.m for the students who have class at 7 am. Try around 6:30, don't have to have a lot open, maybe just cereal, bagels and basic starting foods to get something in the stomach before class starts.
1	0.17%	<input type="text"/>	prices are a bit ridiculous with the food
1	0.17%	<input type="text"/>	Put green tea out at the cafe. It's never there and when I ask the workers they say they don't have any. Also start offering more specialty ice creams instead of vanilla and chocolate everyday because there is chocolate and vanilla softserve. More chicken fried steak/pork
1	0.17%	<input type="text"/>	real meat
1	0.17%	<input type="text"/>	Reduce the unhealthy food like cakes, ice cream, increase the food with nutritional value that are actually low-calorie and good for the body. It is very odd that there's more variety in the type of unhealthy food provided in comparison with the healthy food. Most of the food contains too much oil, most of the items served are soaking and dripping in oil or butter. The type of vegetables provided are always the same, very bland, very boring. The meats are loaded with fat. The cakes and ice cream are way too sweet. It's bad for the health of students and faculty. Also, given a choice I absolutely would not take the meal plan. I do not eat enough to cover the cost spent on it considering all I can eat is the salad and fruits, even then, sometimes I get so tired of it that I avoid the cafeteria.
1	0.17%	<input type="text"/>	Regarding food services. I would like it if meat products are not cooked with non meat products for people who are vegetarians or those who eat halal food. I always see that non meat products are always contaminated by meat products by either being handled with out changing the gloves or being cooked on same grill as the meat product. And for these reasons I barely have any variety in what I eat. Thank you.
1	0.17%	<input type="text"/>	Regarding the hours of operation for the cafeteria, I marked it as poor and unsatisfactory

			because of the time it is open on the weekends. I am up way before 10 AM and usually very hungry before it opens. Consequently, I am forced to find food elsewhere and pay for it even though I am paying a large sum of money for all access. Not everyone stays up late on weekends and sleeps in late. I have observed almost every weekend a long line of people waiting to come in and eat at 10 AM. If the amount of hours in operation would stay the same, I suggest opening the cafeteria at least a little earlier and closing earlier (i.e. open at 9 AM, close at 9 PM). On the weekdays, some people eat lunch at 11. Therefore, it throws people off schedule when on Saturday and Sunday they have barely had breakfast by that time. I have discussed this topic with other students, and many feel the same way about this late start. Thank you for considering my comments and suggestions.
1	0.17%	<div></div>	Requiring an All Access Meal Plan for Freshman is extremely expensive. Unless a student is in sports and is required to eat large meals at least 3 times a day, it is unrealistic to think that the average student would ever eat enough to pay for the food expenses.
1	0.17%	<div></div>	Riverview Cafe could greatly benefit from more food options (like those found in The Terrace) and friendlier service (EASILY found in The Terrace).
1	0.17%	<div></div>	Riverview Cafe- During slow times of the day, fresh food is poorly maintained. The salad bar runs low, the pizza is old, and there is obviously no food at the main serving center. The only options are cereal, a sandwich, or a hamburger/grilled cheese. When I bought my meal plan at the beginning of the year, I was under the impression I would be able to get what I want, when I want. That's why I paid so much. Also, the majority of the food is incredibly high in salt. The loaded baked potato soup has something like 800mg of sodium per ladle??? Fresh, healthy, low sodium, low fat options are very hard to come by and this is the main reason I won't be purchasing a meal plan next semester.
1	0.17%	<div></div>	Riverview Cafe, even though most of the staff are students, could be ALOT better. There could be more choices at the grill and the burgers could definately taste a little better especially by not putting the burger rite from the water to my bun. PUT IT BACK ON THE GRILL QUICK. It will taste better. Also, always be checking if something runs out. I can't tell you how many times i've had to wait over 10 minutes just to wait for the onions or the next dessert. Quick and reliable service makes us happy. Not sitting around.
1	0.17%	<div></div>	Riverview should be open before 10am on weekends! I also really wish there were more fresh foods at both cafeterias.
1	0.17%	<div></div>	Schneider needs some sort of food cart such as in Hibbard.
1	0.17%	<div></div>	Seating in Terrace is NOT good!
1	0.17%	<div></div>	Seating is very cramped and uncomfortable in the lower cafeteria, but the food is pretty good and diverse from day to day. Hilltop has better, more comfortable seating (primarily because small tables are an option), but the food choice is terrible. The options at the salad bar are pretty good though.
1	0.17%	<div></div>	Services provided by the University are great, however, the people working in the Crest Fitness Center should be more outgoing. I once went to this gym to obtain a membership, however, after probing for more and more information about the facility I finally gave up. I have worked in customer service before and I feel that it is important to inform your clients of the amenities and if the customer keeps asking about the facility I would think that it would be important to ask if they wanted to be taken on a tour of the facility. This was never done for me and detered me so much that I went to a facility that was more expensive just because of the way I was treated better.
1	0.17%	<div></div>	Silverware needs to be restocked (washed) much more frequently, and orange juice is empty about 1/2 of the time I want in in the morning.
1	0.17%	<div></div>	Since I have a job off campus I usually never get to eat lunch or dinner on campus, only breakfast. I think that there should be a meal plan for students who have jobs that gives all access but maybe only twice a day for less money. Because right now it is not worth it for me to have a meal plan because i live on lower so by the time I am home from work then the cafe is closed so i have to go out to eat or buy food from the store and make it at my room. Not worth it to be paying over 1000\$ for something I dont use.
1	0.17%	<div></div>	Sodexo sucks as a food service provider. The variety is limited, everything is frozen, then deep fried. The amount of sodium in every meal is unhealthy. In comparison to food services on other UW campuses (ex. Madison) Sodexo is overpriced, especially considering the points above.
1	0.17%	<div></div>	Some of the dining staff can be exceptionally rude when serving or answering questions.
1	0.17%	<div></div>	Some of the people working in Hilltop are extremely rude. I know that it isn't a five star restaurant, but come on. Smile or something, don't just glare at everyone that walks in. It makes the students feel really uncomfortable.
1	0.17%	<div></div>	Sometimes just plain food--like plain chicken patties--would be nice.
1	0.17%	<div></div>	Sometimes on weekends before I go to work at about 8 the hilltop cafe isn't open and I have to buy my breakfast off campus, I wish they would open at 8
1	0.17%	<div></div>	Sometimes the fruits, vegetables, and bread are not very fresh at all. It is clear that it has been sitting out for a very long time. This disappoints me considering all that I pay for my

			meal plan.
1	0.17%	<input type="text"/>	Staff is not always friendly.
1	0.17%	<input type="text"/>	STOP USING NUTS IN THE ASIAN FOOD. you could kill me one day
1	0.17%	<input type="text"/>	Survey was hard to fill out because I have lived off campus for three years now, and it doesn't really pertain to me.
1	0.17%	<input type="text"/>	Thanks for all your hard work!
1	0.17%	<input type="text"/>	Thanks!
1	0.17%	<input type="text"/>	The additional cost of recreational facilities is very discouraging. As a second degree student I was looking forward to utilizing the facilities and taking part in classes; however have been unable to do so because of the cost. None of the other campuses I have been a part of attached an extra cost to staying in shape. Unfortunately, it does not promote a healthy lifestyle.
1	0.17%	<input type="text"/>	The big tables in the lower campus food court are stupid. You should have smaller table options for those of us who have no friends. I don't like the bread at the sub connection.
1	0.17%	<input type="text"/>	The Blugold Dining Services are wonderful. I am able to get what I need and do what I need to do with happy/funny workers. I also like the facebook page because I can find out about things that are happening before they begin! Keep up the good work!
1	0.17%	<input type="text"/>	The cafe food seems fairly unhealthy. Also, I feel that it is not right to make students pay to have a membership to the gyms. I am a transfer student and I was shocked. I really think it is ridiculous to pay to go to the gym when I already pay enough for tuition.
1	0.17%	<input type="text"/>	The cafeteria food is poorly seasoned and low quality. I often end up skipping meals because nothing looks appetizing, and I am by no means a picky eater.
1	0.17%	<input type="text"/>	The cafeteria needs to quit threatening to take away things students have already paid for. Seriously, we pay more than enough for our meal plans. And as a vegetarian, I really don't have many options. Why do I have to pay the same as everybody else when I don't get the same amount of choices?
1	0.17%	<input type="text"/>	The cafeteria on upper campus needs a wider variety of healthy food options. It is a shame that there will only be one cafeteria with the selection that is current. Upper campus needs the same type of variety that Davies provides.
1	0.17%	<input type="text"/>	The cafeterias need to focus on improving the quality of food offered. I understand that they are operating on a limited budget, but our meal plans are extremely overpriced if you look at them on a per meal basis and, for that reason, we deserve to have the freshest ingredients and the highest quality food. It is unacceptable to charge for take out meals, given that my meal plan is all access. Furthermore, it is also unacceptable for late night dining to shut down.
1	0.17%	<input type="text"/>	The Cafeterias should get sprouts available for sandwiches and salads
1	0.17%	<input type="text"/>	The cost is why off campus students try to avoid eating while on campus. Subway has 5 dollar foot long subs, it costs me nearly that much to get the same 6 inch sub on campus. I can make my sub a meal and get a drink and chips for a dollar more - or I can make my sub a meal on campus and spend 8 dollars for a smaller drink, smaller sub, and less chip options. The dining areas are often too crowded not because there aren't enough tables, but because there aren't enough chairs. The Blue Plate Diner should probably be renamed as the "Heart Attack Express" and I would never eat a single thing from there (this is why you are fat Wisconsin....) The Asia Pacific stir fry place is good but SO EXPENSE. Half that meal is rice which I can get an entire box for a dollar the store - why should I pay 7 dollars for 5 pieces of chicken, some veggies, and enough rice to celebrate a wedding with? Only once did I ever eat at the caf after leaving off campus housing and I regret it. Although "All you can eat" style of dining can be nice once in a while, the foods are the same nearly every day (Pizza, burgers, something with pasta, a meat dish, fries, so on). The only possible saving grace of the Caf is the salad bar. Meal plans are foolish for anyone living off campus. Here's a meal plan I would buy into - for every 100 dollars I put on my bluegold account, give me 25 extra bucks or something. Do not offer plans that include the caf as an option. The caf is like the playpen for the freshman - a place to keep them contained during dinner so the adults can be with adults. As upperclassmen, we cross our fingers the freshman will eat at the caf so there is enough room and we may eat peacefully in Davies. Eating in the caf is a right of passage for freshman. We all did it and now that we have grown up, we should never have to do it again. No self respecting junior or senior will eat in the caf unless their parents have paid for a meal plan, which is maybe 5 or 10 percent of population of upperclassmen. NO ONE I know eats at the caf. THE CAF IS NOT A REALISTIC OPTION FOR OFF CAMPUS STUDENTS. The food in Davies is barely a real choice and it hurts my bank account, self esteem, and body image every time I have to eat there.
1	0.17%	<input type="text"/>	The current dining manager is very professional and supports the staff and customers with respect. OUTSTANDING ASSET!
1	0.17%	<input type="text"/>	The current meal plans are quite expensive. I also didn't like the fact that Sudexo/Blugold Dining attempted to change hours mid year. Due to complications with Sudexo I will be discontinuing my meal plan after this year. If they would show an actual budget rather than



			<p>what they call a "formulary" there could be some potential for a better system with Sudexo. Based on how the current system seems to be leaning I would venture to say there is no room for Sudexo if the school wants to operate an efficient food service. Also, it would be nice if they would actually show students who are involved in shared governance their actual data regarding stolen items before jumping to action. As I stated before I am discontinuing my meal service at UWEC because of complications with the services offered currently. Thank you for your time.</p>
1	0.17%	<div></div>	<p>The current selection of food does not really meet my needs regardless of which plan I use. The director of Blugold Dining refused to answer my emails regarding getting out of a meal plan. With my current health it is very important that I should be able to meet my dining needs.</p>
1	0.17%	<div></div>	<p>The davies food court is outrageously overpriced. \$8.00 for a foot long ham? Get serious. Workers are nice</p>
1	0.17%	<div></div>	<p>the dietary workers in davies center are phenomenal with excellent customer service skills. they all deserve a raise!</p>
1	0.17%	<div></div>	<p>The dining deleux plan has really sucky eating hours. N considering u pay more the hours should be more flexible</p>
1	0.17%	<div></div>	<p>The dining hall on upper campus is too expensive for the quality of food you receive there.</p>
1	0.17%	<div></div>	<p>The dining options are of very limited variety. There are not enough healthy options. If anyone desires to eat healthy, they have to shop at a grocery store. The food court is where I eat because I am fed up with the cafeteria. Now, I am fed up with the food court. I wish I could say that I am very satisfied with our dining here at UWEC, but I am continually disappointed and frustrated by the lack of quality, variety, and healthy choices. I appreciate all the hard work that the dining employees do day in and day out. I really must thank all of those who cook, prepare, and serve food on campus. I do not wish to insult the employees, but I do wish to convey the dissatisfaction I have towards the food on campus. The problem is not with how the food is prepared or served; rather, the problem is the actual products the university is buying and the company the university has contracted with (Sodexo). Sodexo is the largest international supplier of prison food. That is the quality of food that I am eating, and for which I am dissatisfied. Healthy options are extremely important. I buy fresh fruit, yogurt, cottage cheese, milk, etc. from the Hilltop Food Court all the time. I try to eat as healthy as I can, but it is basically impossible. I would like to see more variety at the Hilltop Food Court, including more options from the C-Store and more/better vendors. Thank you for taking the time to read what I have to say. Please use it to guide the dining improvement process.</p>
1	0.17%	<div></div>	<p>The dining service is good and is getting much better at being green!! :) But we shouldn't sell plastic water bottles and we should advertise using reusable water bottles. Also more drinking fountains with spouts should be added to lower campus for easy refill (because people are lazy and it adds incentive)</p>
1	0.17%	<div></div>	<p>The Dinning Service may add some more Asian food in the market place .</p>
1	0.17%	<div></div>	<p>The entrees are very high calorie with very little nutritional value. The food is "cheap" and it seems like Sodexho is always cutting corners to maximize profits.</p>
1	0.17%	<div></div>	<p>The fact that we have to have a meal plan when living on campus is not good. The price is expencive and not flexble.</p>
1	0.17%	<div></div>	<p>The food at both cafes can be good, there are times when there is a complete miss, with very little food thats tastes good. Sauces can be bland. And the vegitable assortments that are in the stirfries are not those that appeal to everyone. PLEASE STOP SERVING BROCOLI CUTS. It is gross, we want fresh veggies that taste good, not their stems!</p>
1	0.17%	<div></div>	<p>The food at the Hilltop is a significantly lower quality than the lower campus food on most days. I understand that this is probably because there are more people eating on upper and therefore they need to go with quantity over quality but it is still very frustrating.</p>
1	0.17%	<div></div>	<p>The food at the Riverview and Terrace Caf's is not good. The food is tasteless, the workers are rude, and the variety of food options is poor. I will never understand why mashed potatoes and gravy is an option at least three times per week. The lack of variety and nutritional value is very disappointing. I pay almost \$1500 PER SEMESTER and I do not feel as though the food options offered are any where near the value I would like them to be at. Service could be improved. If their are no more bananas out, the workers should be aware of this and I should not have to beg and employee to refill them and wait 5 mins for them.</p>
1	0.17%	<div></div>	<p>the food court food is too expensive if you don't have a meal plan.</p>
1	0.17%	<div></div>	<p>The food in all the places on-campus is really unhealthy, and the only healthy option is to eat salad and there is no much variety so you get really bored of that, and fresh fruit should be ALWAYS available, not only for breakfast (which is a very small time in the day)</p>
1	0.17%	<div></div>	<p>The food in the cafeteria is complete crap. There are hardly any options. When there are, they are the same options for a few days in a row and I know that the food is re-used. There is never any good healthy options. No good fruit ever. Our meal plan is more expensive than any other college in Wisconsin and we have the absolute worst food. I would know because</p>

			I have visited most other campuses. One of the main reasons I'm transferring is because I know what a rip off the meal plan is here. I eat one meal a day at the cafeteria because I can't handle all the grease and processed foods more than once a day. The salad bar has lettuce that is brown. One of the healthy options and it is inedible and rotten. Please try and get more options than hamburger, fries, and mashed potatoes for dinner. Sometimes I got to the cafeteria and leave because there is really nothing healthy and good to eat.
1	0.17%	<div></div>	The food in the cafeterias is beyond unacceptable. I have written very specific complaints in comment boxes multiple times, and nothing has ever changed. The food is simply unappetizing and incredibly unhealthy, even though UWEC claims to pride itself on its meal plans. I am transferring to another university in the fall and am looking forward to having nutritious and edible meals. Seriously, something needs to change, and I personally believe it's a problem with the supplier because all the food is flavorless and unhealthy.
1	0.17%	<div></div>	The food is ok - it is not good per se but it is adequate. This survey was necessary and thank you for taking the time to do so.
1	0.17%	<div></div>	The food is typical caf food. I'm not sure what UWEC can do to change that fact. Caf food is never good, but the food in our caf's are alright so I am satisfied with the quality of the food. The dining area is always clean and is nice and open so you can be social so that is nice. The service is a little slow at times though. Overall I am satisfied with the food services.
1	0.17%	<div></div>	the food variety is poor. Sometimes the time the food is available collides with class schedule, therefore when i get out of class to eat something, there is next to nothing there. Occasionally the food tastes bad. Sometime the "fresh" vegetables literally taste like soap: maybe the container is not cleaned good enough. Most of all, i'm just concerned about the taste of the food.
1	0.17%	<div></div>	The friendly service at Intermezzos makes my day!
1	0.17%	<div></div>	The Gyrros (the greek entre) is GREAT! I would love see more of that and strawberries!!
1	0.17%	<div></div>	The initial required meal plan is way too expensive.
1	0.17%	<div></div>	The lower campus dining in The Terrace is terrible when it comes to seating. I'm not sure why we have all those round tables, but it is impossible to find a seat most days at lunch. It also takes a long time to wait in line for the station where they cook the eggs. I don't have any suggestions as to how to fix that, but I hope it will be solved in the new Davies. But the seating problem could be fixed.
1	0.17%	<div></div>	The lunch and dinner foods in the upper caf should be switched around because the lunch foods are better and people are more likely to eat a big lunch rather than a big dinner....
1	0.17%	<div></div>	The McPhee workout center should be expanded. I bought a membership but each time I go, there aren't enough machines open for me to get my money's worth.
1	0.17%	<div></div>	The meal plan costs way too much money. I like to eat off campus and make my own meals, so it is unfair to pay the same price as someone who utilizes the services much more than I do. It would be better to choose how many meals per week you want. I am very disappointed with the money I am wasting because Blugold Dining doesn't give me these choices.
1	0.17%	<div></div>	The meal plan is very expensive (and not in a good way).
1	0.17%	<div></div>	The meal plans need to be changed to afford students greater flexibility, such as allowing students a certain number of meals a day instead of the current system.
1	0.17%	<div></div>	The nutritional value of the food is severely lacking. There is roughly 20 unhealthy options to each healthy one, which is scary. I don't eat at the cafeteria anymore because I gained so much weight there. I think nutritional information should be more available and we should make the choice to promote healthy eating.
1	0.17%	<div></div>	The nutrtnal value of the food on campus is horrendous! The sodium content in practically everything outside of the salad bar is ridiculous!! Could the food be made fresh instead of coming packaged? Freshly made lunch and dinner specials would appeal to a larger variety of people. Thank you
1	0.17%	<div></div>	the omelets in Davies are excellent!! Rosie in Haas is so sweet, but I wish the hours were open longer. Having access to a microwave 24/7 in Haas would also be fantastic so I can heat up my dinner without having to cross the bridge in winter
1	0.17%	<div></div>	The options for fresh and healthy are incredibly limited. It's hard to even find deli meat that is good for you unless you want to use your declining dollars. For the amount I spend, I should be getting much more variety and healthful options, especially when you're REQUIRED to use a meal plan. C-Store products are incredibly over priced and it's sad how much you take advantage over already tight college budgets, while not offering foods that even fit our preferences. Stop trying to make the cheapest meals possible.
1	0.17%	<div></div>	The options for healthy foods that are free of butter, cheese and other sources of fat are limited. I end up getting the same thing everyday (a wrap) because the salad dressings are all full of fat/calories and there aren't other options for protein on salads besides ham or egg. I think there needs to be more low calorie dressings available and more chicken.
		<div></div>	

1	0.17%		The parking for recreation is too limited/inaccessible for off-campus students.
1	0.17%		The people working at the cafe do a great job, and are always willing to help with any questions.
1	0.17%		The price and portion size of meals on campus are the main determinants of what I buy. I usually just get a slice of pizza because it is cheap (\$2.50) and spending \$4-\$5 for a sub/stir-fry (healthier options) is too expensive for a college student to do everyday.
1	0.17%		The prices in the non-meal plan areas (The Hilltop Center C-Store, The Marketplace, etc.) have prices that are way too high for college students. I have seen cereal boxes that cost up to 7 dollars, which is ridiculously priced.
1	0.17%		The quality of the food when compared to other schools lack significantly. The food in both the food court and the all you care to eat cafeteria could be compared to the food in a high school lunch room. In this institution of higher learning I feel that the students and staff deserve better.
1	0.17%		The real reason I do not participate in any recreation is because there is no parking. I got a free membership to McPhee this semester, and was so excited to use it, but whenever I would go to use it, there was never anywhere to park. The lack of parking on campus, and also, AFFORDABLE parking, is the most frustrating and unfair thing about this campus.
1	0.17%		The reason why I stated I wasn't extremely with the hours of operation for the upper cafeteria is because the weekend hours are inconvenient. I and my friends stay up later on the weekends, and it would be great if the cafeteria stayed open later also! Even if it was just till midnight like the rest of the week, that would make all the difference. Thanks!
1	0.17%		The recreation facilities are not convenient for off-campus students. parking is NEVER available.
1	0.17%		The rotation needs to be more balanced. Sometimes there are four very tasty food options (popular) in the caf. all in one night and then the rest of the week does not have these popular options for food. Or there will be only one option, for example three different pasta options in the caf. on the same night.
1	0.17%		The service in Davies is horrible! The workers are too busy chatting and not moving fast enough. They getting nosy and don't just wait on you. I do not go there because of the long lines and then invasive behavior of the full time or regular workers.
1	0.17%		The soup and bread night was dumb. If regular food would have been provided and we were asked if we would like to donate \$5 declining to a good cause I would have done it, but I'm an athlete and I just got done with a 4 hour throwing practice and lifting session and I needed some substance. The pizza could use a revamp too.
1	0.17%		The space in lower campus terrace is very inadequate for the amount of people that eat from 11-2ish. It's always crowded with not enough room for people to sit. Dinner time (4-6) always is too crowded in Hilltop.
1	0.17%		The staff rocks! Sodexo does not...
1	0.17%		The survey layout was horrible! Very confusing! Especially with the time and food times questions
1	0.17%		The Terrace Caf. is very busy and crowded, especially during the lunch time. The new Davies Center should really have a cafeteria with more seating. I have had to sit on the floor multiple times because there were no open seats.
1	0.17%		The Terrace needs to be open later than 8:00 PM for students who live on lower campus, and it also needs to be open earlier than 11:00 AM on weekends. Seating is also horrible in The Terrace around the noon rush hour. More seating please :)
1	0.17%		The Terrace should have longer hours in the evening. There are two dorms full of people, plus people from upper campus or off campus studying in the library who would like to eat in a convenient location after 8:00, but can't. The trip up the hill isn't worth it, so they order from an off campus restaurant or eat in their rooms. It's very frustrating for me and others who are very busy until after 8 and would like to get something to eat, but cannot eat at the nearest location because it's closed. Also, chicken nuggets should be served more often and there should be a wider variety of food. It can be very boring.
1	0.17%		The time I can eat lunch is at 3:00 PM in the Terrace (the Davies buffet if that's not what it's called). For some reason, you thought it was a good idea to not have the lunch or dinner options from 2:00 to 4:00 PM. What's up with that? Do people who like to eat lunch at three not deserve it or something?
1	0.17%		The U-W dining program is good, maybe more variety or have the same standards for both lower and upper dining halls. The lower cafeteria has wraps but upper does not. If upper have the variety of lower I think more people would be satisfied.
1	0.17%		The vegetarian options are limited and are often eaten up quickly from food court areas. Also, just because it does not contain meat does not mean vegetarians want to eat it. There are many junk food/processed foods available, but they aren't meal worthy. More fresh, healthy and sustainable food should be available. Thanks!

1	0.17%	<input type="text"/>	There are some days when the cafeterias are excellent. But there are also some days when they are terrible. If you have something spicy on the main line, make the secondary option NOT spicy. If you're serving pork on the main line, for the love of G-d GIVE SOMETHING OTHER THAN HAM FOR THE SANDWICHES. Also, PLEASE bring back the smaller tables for the lower caf. Oh I'm sorry, ~The Terrace~ (seriously?). Not everyone feels comfortable having to ask strangers if they can join their table. And before you say "but it promotes meeting new people!", you can stuff it. Mostly we just sit awkwardly. I've skipped lunch because it's just way too fucking awkward. My friends got off the cafeteria meal plans because they could afford to, so the least you could do for those of us who can't is make sure there's some decent hearty food and more comfortable tables we can scarf it at in peace.
1	0.17%	<input type="text"/>	there are time conflictions for the sports and activities. I live north of Chippewa Falls and it is unreasonable to be here at 6am to do arobics or stay until 7pm at night to participate in these activities.
1	0.17%	<input type="text"/>	There aren't as many gluten free options available. I'm gluten free and have a hard time finding quick food to eat on campus that will fill me more than a piece of fruit.
1	0.17%	<input type="text"/>	There doesn't seem to be a lot of variation in the menu, particularly at the Hilltop Cafe. I'd also appreciate more ethnic foods on upper.
1	0.17%	<input type="text"/>	There have been a couple of times that I have eaten on lower campus in the Davies center where they have the three different places to eat and I have found hair in my food. One time not only was there hair in my food, but a friend of mine who was eating with me had a very long strand of hair in his taco salad. Some of the food that dining services pre-packages like the vegetables, fruits, and salads have rotting pieces of food like the salads have brown slimy pieces of lettuce in them or the tomatoes were going bad. The vegetables have browning pieces of broccoli or the carrots are slimy. It is very disgusting and I try to only get food that has been packaged by an outside company.
1	0.17%	<input type="text"/>	There is a lot of food that sounds good but every time you get up to get your food you realize that its deep fried. A lot of times if you go to make a sandwich there is usually ham or salami not turkey which is a lean protein and a lot better for you than the other meats. There is hardly any good tasting healthy foods at the cafeterias.
1	0.17%	<input type="text"/>	There is a serious lack of seating in Davis between the hours of 11am and 1pm. We NEED more places to sit. It is difficult to get your food and then not be able to find an open table. Thank you for taking this into consideration.
1	0.17%	<input type="text"/>	There is hardly enough seating for the student body. When it is around noon any day of the week, there are no spots left for someone to sit down and eat.
1	0.17%	<input type="text"/>	There is not enough seating in the Terrace during busy times. This is incredibly frustrating. Greater variety of small (two person) and large tables is preferable to all of the large tables. During busy times at the Terrace, the lines take too long to get through. Some students have very limited time for lunch. In the past I have noticed the entrance in the Skylight Lounge area being open during busy times, but lately I have not seen this. This entrance should be always available during the busiest lunch hours.
1	0.17%	<input type="text"/>	There needs to be a dining area in the new Davies Center. There will not be enough time between classes for students to go up the hill to eat a meal. This inconvenience will affect every student. Next semester I have 9 hours of class in a row on Thursdays and at most a half an hour break, which is not sufficient time for me to eat.
1	0.17%	<input type="text"/>	There needs to be a greater variety and better quality of fruits in the cafeterias on campus. The food is bland and lacks flavor, a simple solution to this problem would be the use of spices. Most if not all of the bread and many other products contain high fructose corn syrup, because this is believed by many to be harmful to your health non-corn syrup options should be available. Also real maple syrup should be offered not imitation syrup.
1	0.17%	<input type="text"/>	There needs to be a meal plan that works for those of us that live off campus with kids
1	0.17%	<input type="text"/>	There needs to be an all-access dining option on lower campus after Davie's is torn down. Fast food is not a healthy way to get meals when we're down for classes during the day and it severely limits the variety available.
1	0.17%	<input type="text"/>	There needs to be more fresh fruit and veggies offered as well as more healthy options.
1	0.17%	<input type="text"/>	There needs to be more healthy food!
1	0.17%	<input type="text"/>	There really aren't any reasonable meal plan options for off-campus students. Though I live off-campus, I spend enough time on campus that I would definitely sign up for a meal plan if there was a reasonable option. On a side note, I really didn't appreciate the quotation from the administration about students not caring about theft. Of course most of us care about theft. None of us want to be spending \$35,000-\$70,000 per year in fees to make up for stolen dishes.
1	0.17%	<input type="text"/>	There should be a student gym on lower campus for students who live off campus to access! Having both our gyms on upper campus makes it inconvenient for off campus people to use. BluGold dining is horrible. There is nothing healthy to choose from, besides a salad and that tiresome of eating every day. When i lived on campus I felt bad eating every day. There needs to be a change in the quality of our food. If it was better health wise, I

			know many people who would eat on campus. People off campus don't always have time to make something, and when they don't most people just go grab a sub. If we had a cheaper and heather option on campus we would just go to the caff.
1	0.17%	<div></div>	There should be food choices available in McPhee where there are currently only junk food filled vending machines.
1	0.17%	<div></div>	there should be more food selection in the Terrace during weekends!
1	0.17%	<div></div>	There wasn't an option to specify what we thought of the prices for buying things in the davies downstairs food area. I don't eat there very frequently because the prices are really expensive for what you get and there is nothing you get get as a snack for less than a dollar.
1	0.17%	<div></div>	This semester in the Terrace my boyfriend found a beetle in the salad and the staff didn't do anything about it.
1	0.17%	<div></div>	This was a really long survey. I would rather have to participate in many small surveys where I can just do them quickly, but more often instead of setting aside 10 minutes. Plus, I think you would have more participation then.
1	0.17%	<div></div>	This year students were limited to 4 leagues of any sport in intramurals. Unfortunately, the leagues in both basketball and softball have frequent byes since this has been done. I don't think that the university realizes that the people who do play those sports play every night of the week and on some occasions more than once a night. Limiting people to 4 leagues has forced more byes and therefore we do not get as many games in.
1	0.17%	<div></div>	To go boxes should be free The 7-14-17 meal plan would eliminate theft bad hours for the C-Store Very unhealthy options for the marketplaces
1	0.17%	<div></div>	Try to get Fresh Banana's and "Good" apples more often.
1	0.17%	<div></div>	Try to have a wider variety of foods to choose from during breakfast, lunch and dinner. More options means more satisfaction.
1	0.17%	<div></div>	Unfortunately I do not live on or near the campus in Eau Claire, because I live in Marshfield and am a student at the satellite campus for Nursing. I tried to answer these questions appropriately.
1	0.17%	<div></div>	Using brand name companies may help off campus students know what to expect and make them more comfortable with grabbing some food while on campus.
1	0.17%	<div></div>	UWEC dining needs better vegetarian options and should more clearly label vegetarian foods. If it's not labeled, even if it's something just some mashed potatoes, I always avoid the food because I assume there's probably some seasoning that's not vegetarian. Also, bring back the chocolate soy milk! :)
1	0.17%	<div></div>	UWEC's meal service does not offer enough fresh, unprocessed foods to allow us to get the nutrients we need. There are no whole grains at all (including breads, pastas, etc.). The only raw fruits and vegetables available on a regular basis are apples, bananas, oranges, and salads, and even these are rarely fresh and never organic. There are no fresh herbs available. There is no extra virgin olive oil available. Many foods are cooked in margarine, which is horrible for the human body. I am extremely frustrated by the unavailability of healthy options. I am forced to go grocery shopping off campus to get foods that provide the nutrients I can't get here. This is unacceptable. Why not try to partner with businesses around town to sell healthy foods on campus? I'm certain that enough students would be interested in supporting. For example, Great Harvest Bread locally bakes fresh, healthy, whole grain bread. Maybe the university could sell some of their bread somewhere on campus like the Hilltop food court. I'm sure that many solutions are available. It would be no extra cost to the university; we, the students, would be the ones paying.
1	0.17%	<div></div>	We could use more space for club sports and intramurals because often times club sports do not get sufficient space/gym time due to intramurals
1	0.17%	<div></div>	We need a new rec center. We are the only one in the UW system without one. This could be a huge deciding factor for prospective new students.
1	0.17%	<div></div>	we need more spicy food, food has no taste unless we use a lot of dressing or any other spice
1	0.17%	<div></div>	We need pasta and pizza available in Hilltop Center again. My stomach does not tolerate the food from the Pacific Trader and I refuse to eat taco bell more than once a week. This limits my main course selection to the salad bar and subs from Sub Connection. I miss having Enzo's Italian! I used to get noodles at least three times a week! Now I must make my own which can become costly, or order delivered pizza (because the residence hall front desk pizza isn't as good as Enzo's).
1	0.17%	<div></div>	We want better food in the cafes.
1	0.17%	<div></div>	Well i am filling out this survey during passover (a religious holiday). There are specific food regulation during this holiday and due to that i was unable to have anything that was offered in the caf for dinner one evening. i think that if there were ethnic foods associated with holidays from differing religions and cultures it would educate some students and provide needed food to others.

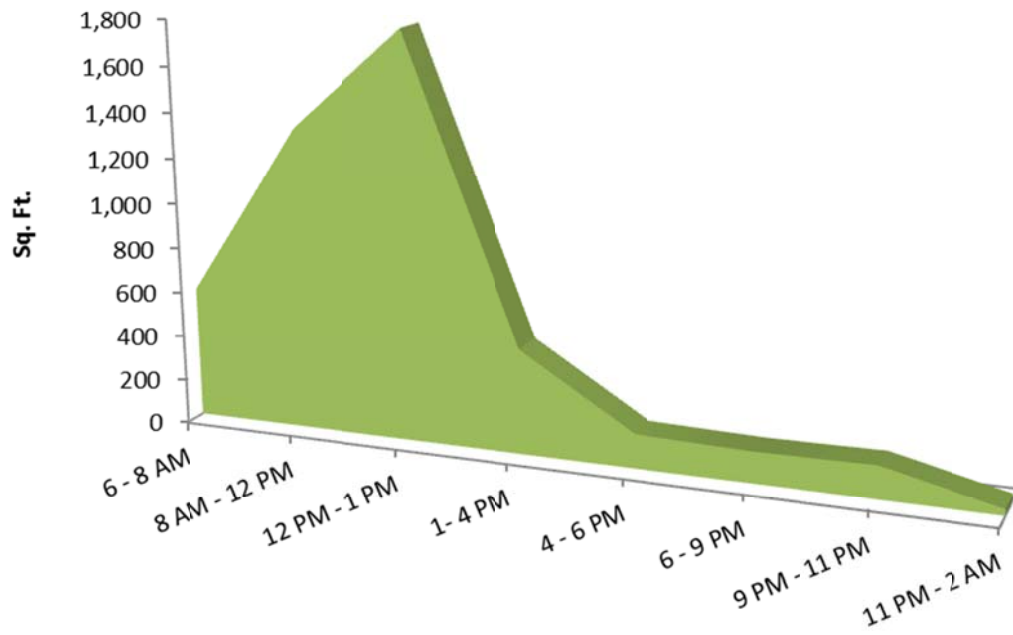
1	0.17%	<input type="text"/>	What will the results of this survey be used for? What is the goal of this research?
1	0.17%	<input type="text"/>	when cooking hamburgers pleas cook them close to done but not quite then trough them on the grill as they are ordered to keep them more fresh and so that they are hot not nuc warm.
1	0.17%	<input type="text"/>	When Hilltop Cafeteria closed at 8pm that was completely unacceptable. As a student I pay for an all access meal plan and for Hilltop to be open until midnight during the week. I have an outside job and often don't return to campus until after 9pm, so for that week I was not able to eat dinner or had to find a fast food place in order to eat. It is not my fault or problem that some students took dishes and utensils, I should not be punished for that yet I was. The administration should have had a better on the dishes to begin with so we wouldn't have had this problem or should have thought of an alternative solution than closing Hilltop. Again it was completely unacceptable and not at all what we as students at this University wanted or payed for.
1	0.17%	<input type="text"/>	When I did have a meal plan, I hated eating in The Terrace because during lunch time it was so crowded that there were no available seats, I had to sit on the ground and eat. This is ridiculous, I spend \$1500 a semester for a meal plan and I cannot even have a place to sit and eat!
1	0.17%	<input type="text"/>	When you do the math, if you only eat on campus once per week, it makes no sense what-so-ever to get a meal plan. You only get about half of your money's worth. There should be an option for students who only eat on campus once or twice per week.
1	0.17%	<input type="text"/>	-Wish there were more times there was a sub of the day -6 inch sub, drink, and chips used to be \$5, should go back to that -Should have a workout facility located on lower campus
1	0.17%	<input type="text"/>	With regards to the weight room in McPhee. Hopefully it is this University's goal to excell in both academics and athletics. One way to help promote/improve atheltics would be to offer a free or reduced cost for using the weight room and other services to athletes. When I was an athlete here, it was hard to lift when I could not afford \$90 to get the pass. This deters a lot of people from using the facility. Reducing or removing the price would influence more athletes to go out for a sport who are trying to decide if its right for them. Just knowing that the University will hold them higher and actually give them one benefit would go a long way in these decisions. The more people going out for our teams will result in a greater selection and increase the competition which will make our athletics stronger.
1	0.17%	<input type="text"/>	With the price of the meal plans that we are required to get as a first year on campus is outrageous. There is barely any food for vegitartains that doesn't taste like crap. The dinning keeps complaining of losing money but they are gaining money off of me when sometimes the only thing there is for me to eat is cereal or a peanut butter and jelly sandwich.
1	0.17%	<input type="text"/>	Workers are always very friendly! I just wish the prices weren't as expensive as they are; it's a big turn off.
1	0.17%	<input type="text"/>	Would be nice to have a rec. area near lower campus for students without a car.
1	0.17%	<input type="text"/>	Would be nice to have free range chicken and eggs; to have the coffee shop near the library open between lunch and dinner; to have a grab and go cheeseburger (or fries) like McDonalds for less than a dollar.
1	0.17%	<input type="text"/>	you have very friendly staff :)
1	0.17%	<input type="text"/>	You should put a workout facility in the new davies center on LOWER CAMPUS for those who live off campus. Have cheaper options for food
1	0.17%	<input type="text"/>	you would make a killing if you offered fast and good chinese food and also sushi..... think about it. :)
1	0.17%	<input type="text"/>	Your food is food. Whenever you eat it, you always feel like something is missing about it. It is never an outstanding meal. Its always just a "blah" meal. Along with that, your kitchen staff is too slow...and doesn't get through orders very quickly because they always seem confused towards what they need to make.
1	0.17%	<input type="text"/>	Your food is too fattening. I used to eat your eggs every day until I found out you guys make them with butter which is absolutely disgusting. It shouldn't matter if you guys save a few dollars because our health is the most important thing, and it seems like you guys don't seem to matter. I am a huge fan of vegetables, and your vegetables are the worst thing you guys serve and they are not cooked well at all.
1	0.17%	<input type="text"/>	Your food sucks. Everything is pre-made, you know how disgusting that is? Bagged hard boiled eggs, powered POTATOES? Disgusting. High sodium everywhere. Ham and pastrami out all the time, the two worst tasting meats and the two worst for you meats, and if it's not that it's SAUSAGE? Also a terrible, terrible meat. Disgusting.



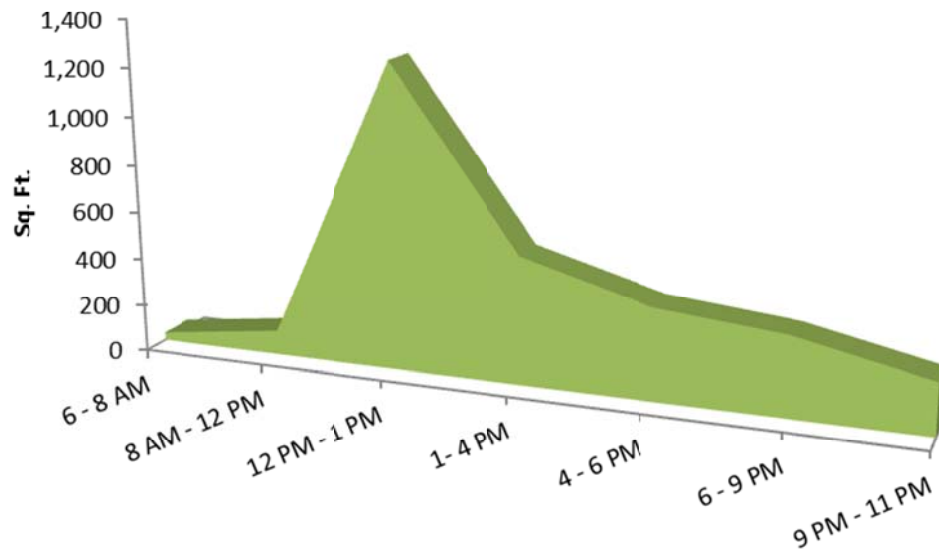
# Exhibit B

## Demand Utilization Charts

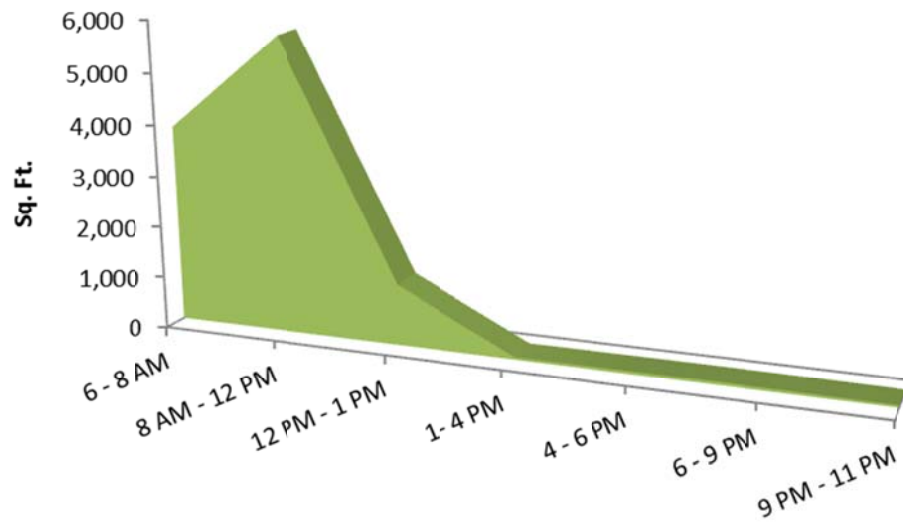
## Coffeehouse



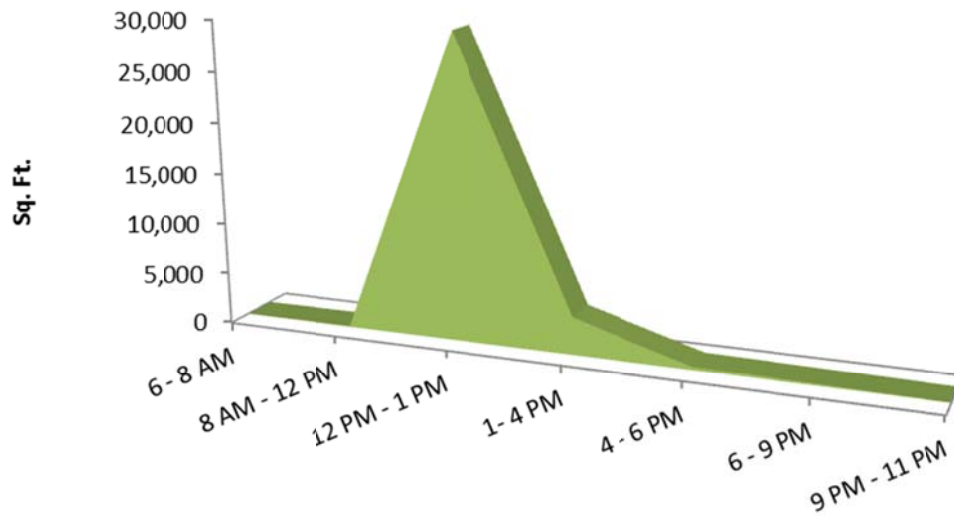
## Convenience Store



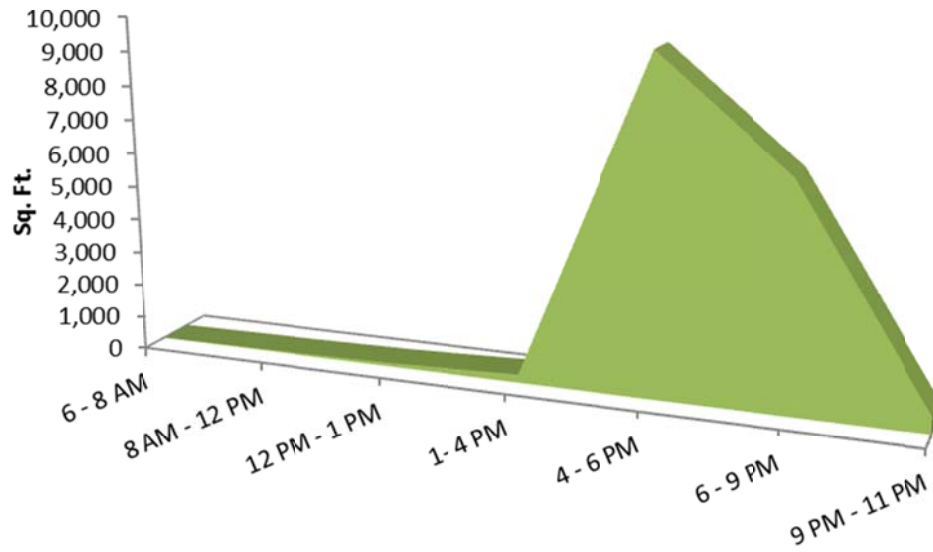
## All You Care to Eat - Breakfast



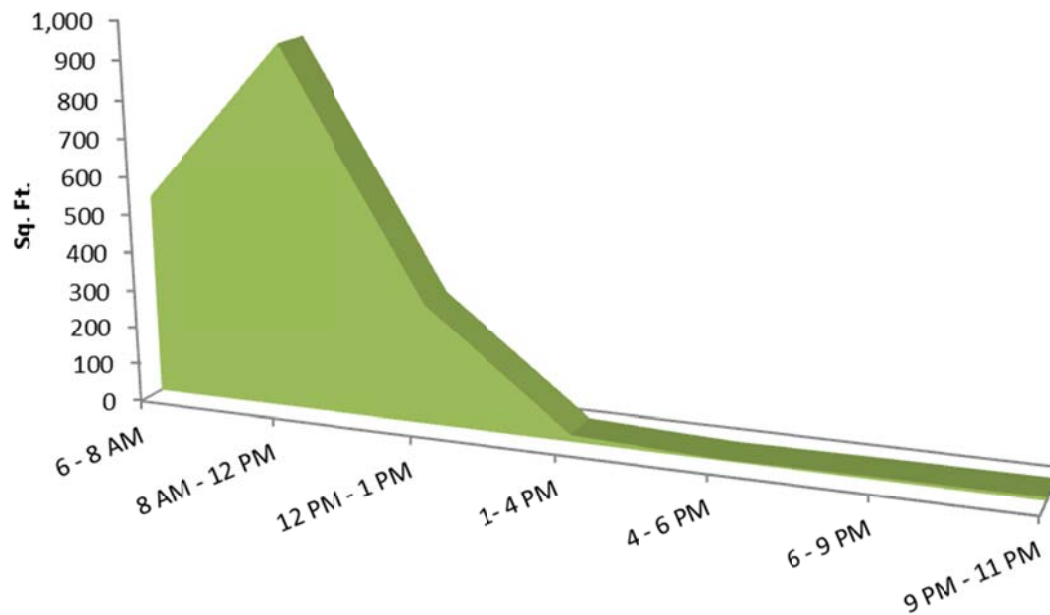
## All You Care to Eat - Lunch



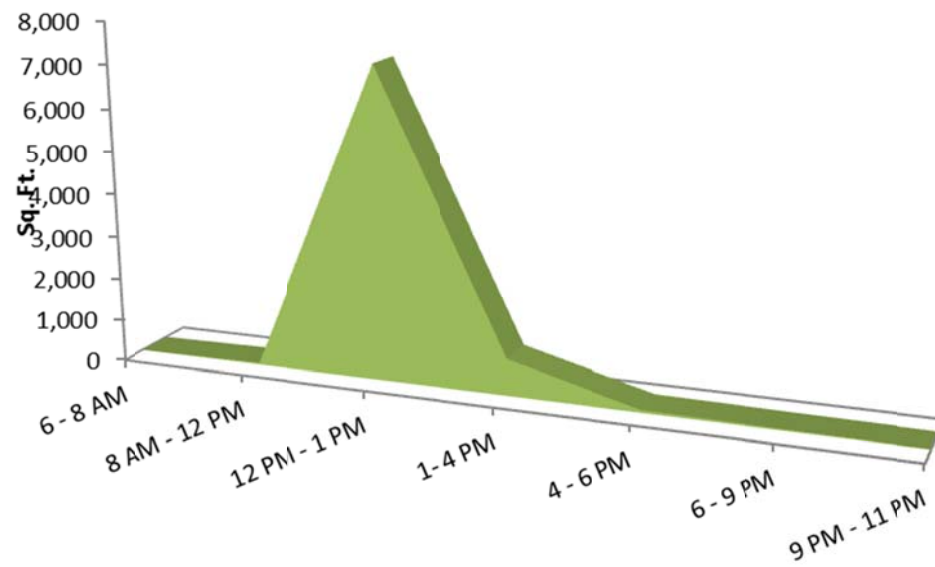
## All You Care to Eat - Dinner



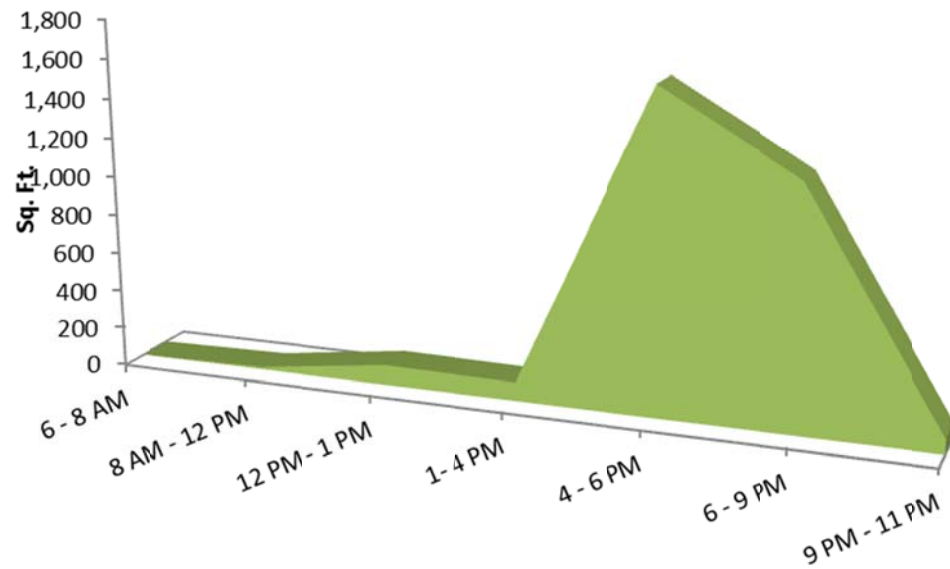
## Food Court - Breakfast



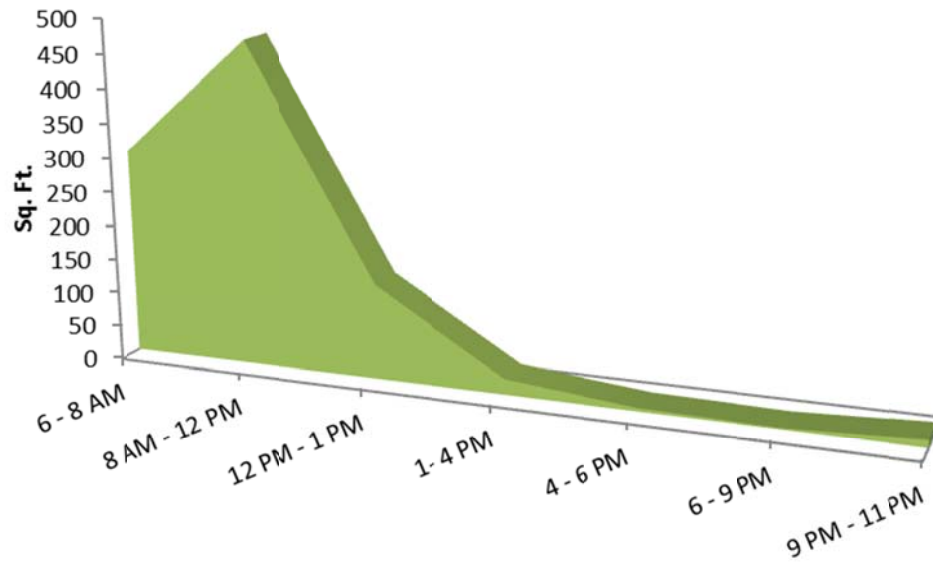
## Food Court - Lunch



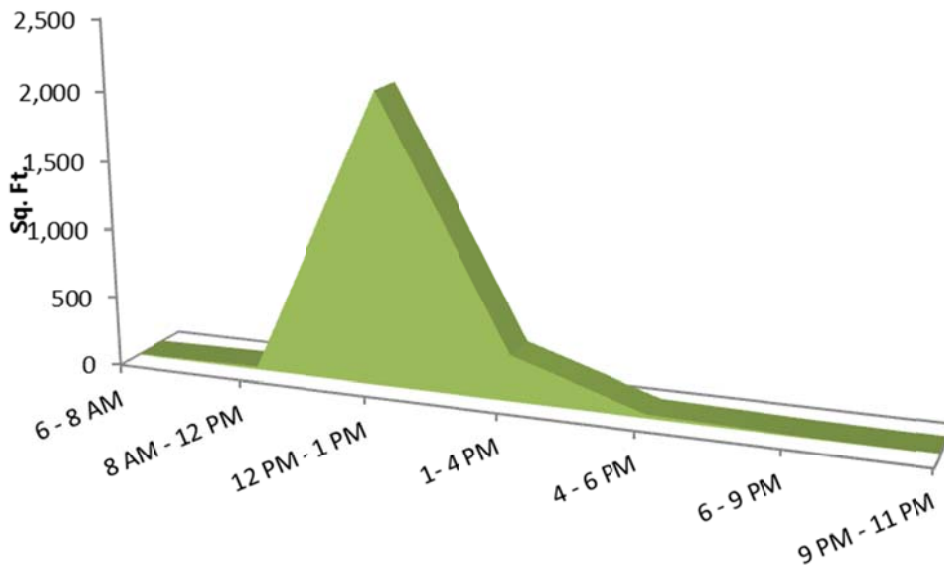
## Food Court - Dinner



## Grab and Go - Breakfast

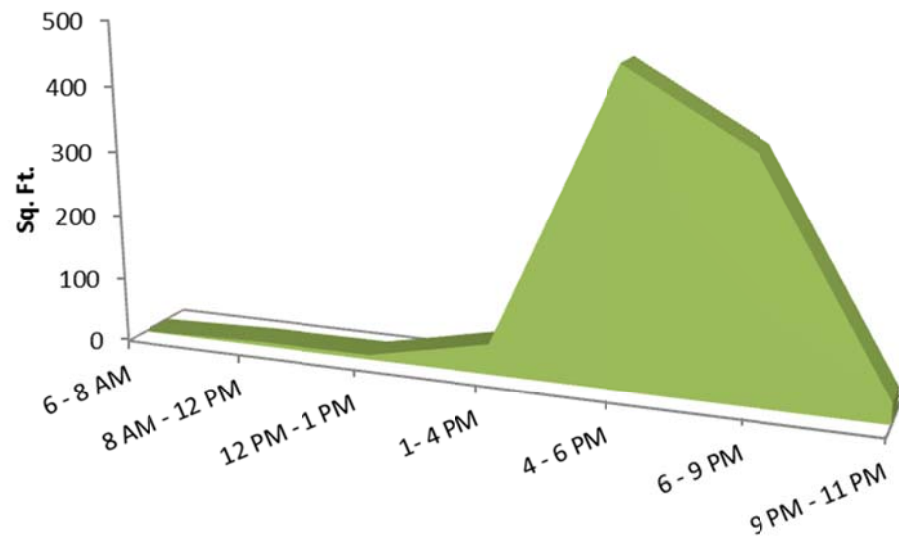


## Grab and Go - Lunch





## Grab and Go - Dinner



# Exhibit C

## Presentations to Committee



# University of Wisconsin Eau Claire Campus Dining Planning Analysis

Kick-off Meeting  
April 1<sup>st</sup> 2011



BRAILSFORD & DUNLAVEY



University of Wisconsin  
Eau Claire

## ■ Introduction

Work Plan

Work Session

Next Steps



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University of Wisconsin  
Eau Claire

# Introduction

## B&D Project Team

### **Julie Skolnicki, AIA, Regional Vice President**

- Over 10 Years Campus Planning Experience
- LEED Accredited Professional
- Columbus, Ohio Office

### **Jennifer Zirkle, Project Manager**

- Planning Background
- LEED Accredited Professional
- Detroit, MI Office

### **Ray Petit, Senior Consultant**

- 30+ years of food service
- Expertise in University dining
- Washington, DC





# Introduction

- Work Plan

## Work Session

## Next Steps





# Work Plan

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## Campus Dining Planning Analysis

- Kick-Off Conference Call
- Demographic & Enrollment Analysis
- Student Survey
- Demand Based Programming

## Concept Development

- Program Development
- Financial Feasibility Analysis



Introduction

Work Plan

- Work Session

Next Steps



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University of Wisconsin  
Eau Claire

# Work Session

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## Mission Statement of the University

We foster in one another creativity, critical insight, empathy, and intellectual courage, the hallmarks of a transformative liberal education and the foundation for active citizenship and lifelong inquiry.

## University Commitments

- Multicultural and international learning experiences for a diverse world;
- An inclusive campus community that challenges students to develop their intellectual, personal, cultural, and social competencies.

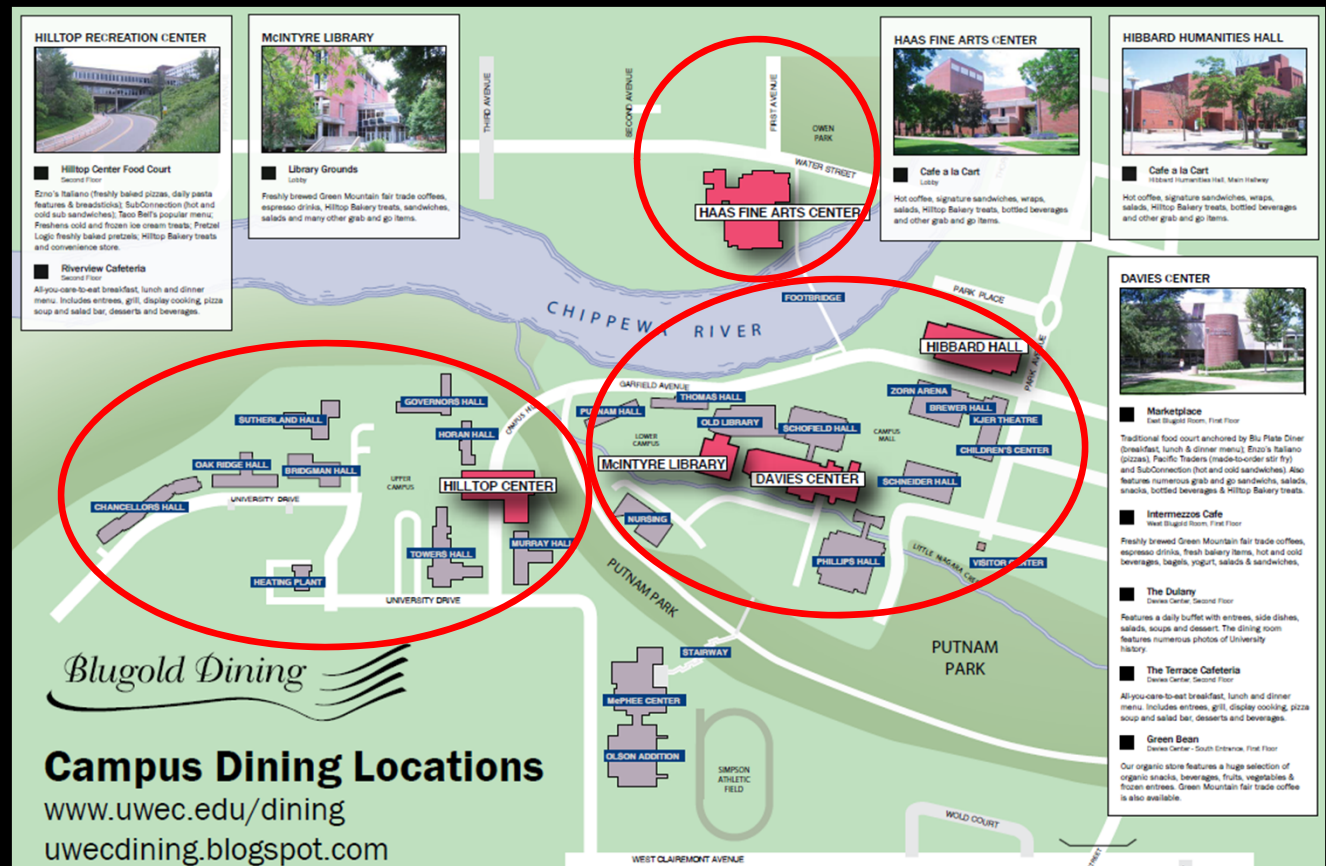




# Work Session

## Dining Locations

- Upper Campus
- Lower Campus
- Water Street



# Work Session

## Range of Dining Options

- All You Care to Eat / Resident Dining
- Food Court
- Independent Retail / Grab n' Go
- Vending
- Catering

## Dining Experience

- On-campus Residents
- University Community



# Work Session

## Curriculum Enhancement

- Living / Learning Opportunities
- Theme Nights / Special Events

## Competitive Amenity

- Quality
- Variety

## Financial Performance

- Level of Service
- Financial Accessibility
- Sustainability





Introduction

Work Plan

Work Session

- Next Steps



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# Next Steps

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- Review Data & Documentation
- Survey Implementation
  - Review of survey draft
  - Invitation text / Incentives
  - Email Database





# University of Wisconsin Eau Claire Campus Dining Planning Analysis

Kick-off Meeting  
April 1<sup>st</sup> 2011



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# University of Wisconsin Eau Claire Campus Dining Planning Analysis

Survey Analysis, Demand and Financial Assumptions

June 28<sup>th</sup> 2011



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Work Plan

Strategic Visioning

Survey Analysis

Demand Analysis

Financial Assumptions

Next Steps



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Eau Claire

# Work Plan

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## Campus Dining Planning Analysis

- Demographic & Enrollment Analysis
- Student Survey
- Demand Based Programming

## Concept Development

- Program Development
- Financial Feasibility Analysis





## Work Plan

- Strategic Visioning

Survey Analysis

Demand Analysis

Financial Assumptions

Next Steps



# Strategic Visioning

- Curriculum Enhancement:
  - Compliment academic endeavors with event support
    - Living / learning communities, theme nights, special events, etc.
- Competitive Amenity:
  - Provide a high level of quality and service with a range of options:
    - All you care to eat, food court, grab n' go, etc.
- Campus Life Integration:
  - Provide convenient locations / hours of operation for both the on-campus and overall campus community



# Strategic Visioning

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- Balance Sheet Utilization:
  - Provide high level of service while maintaining affordability
  - All projects will use Traditional University Financing
- Sustainable Design:
  - All projects should achieve a high level of sustainable practices, including LEED Silver certification for any new construction





Work Plan  
Strategic Visioning

- Survey Analysis

Demand Analysis

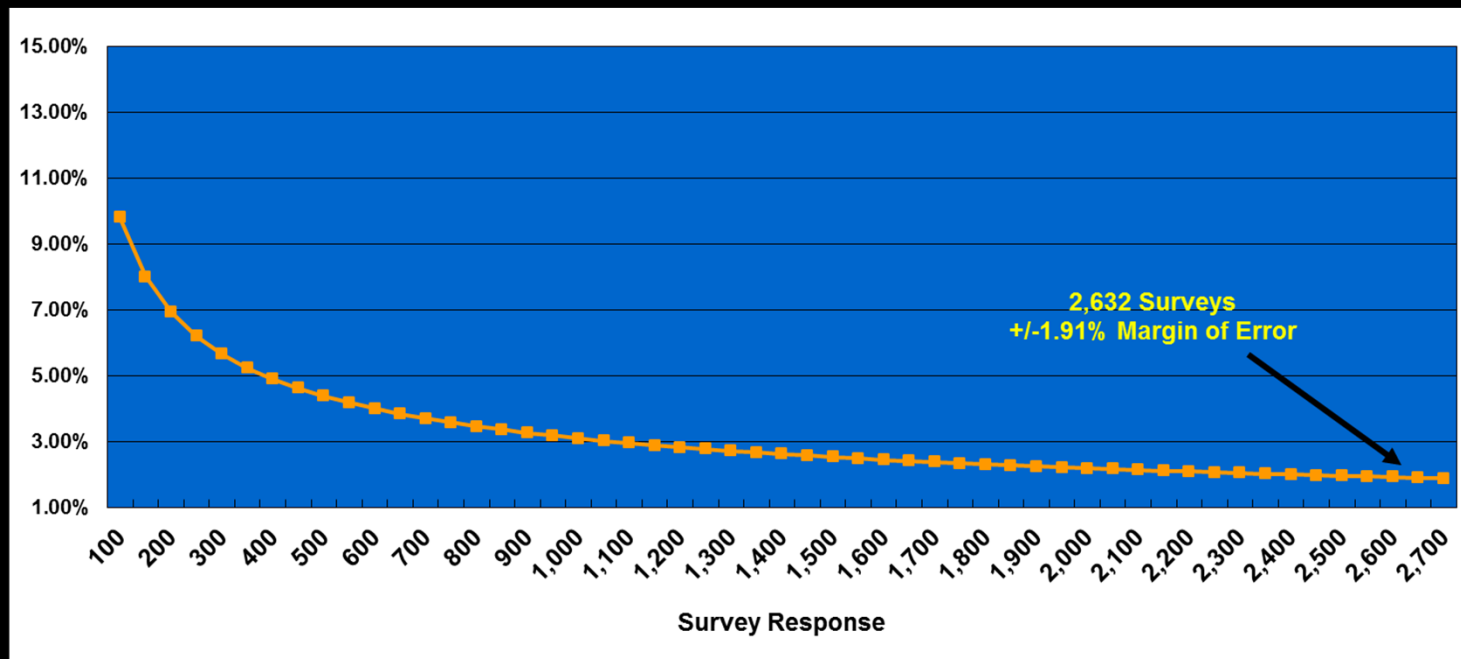
Financial Assumptions

Next Steps



# Survey Analysis

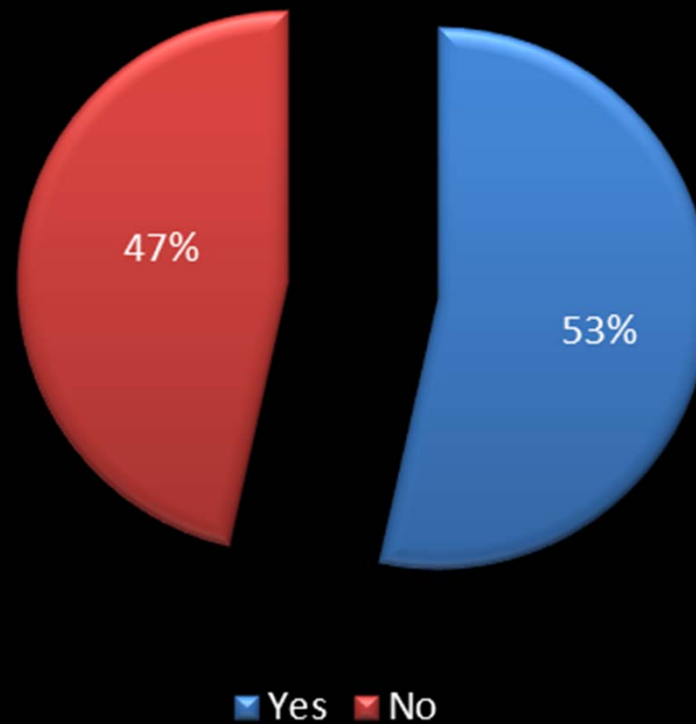
- 2,632 total respondents
  - 51% on-campus
  - 49% off-campus
- 25% response rate
- +/- 1.91% margin of error



# Survey Analysis

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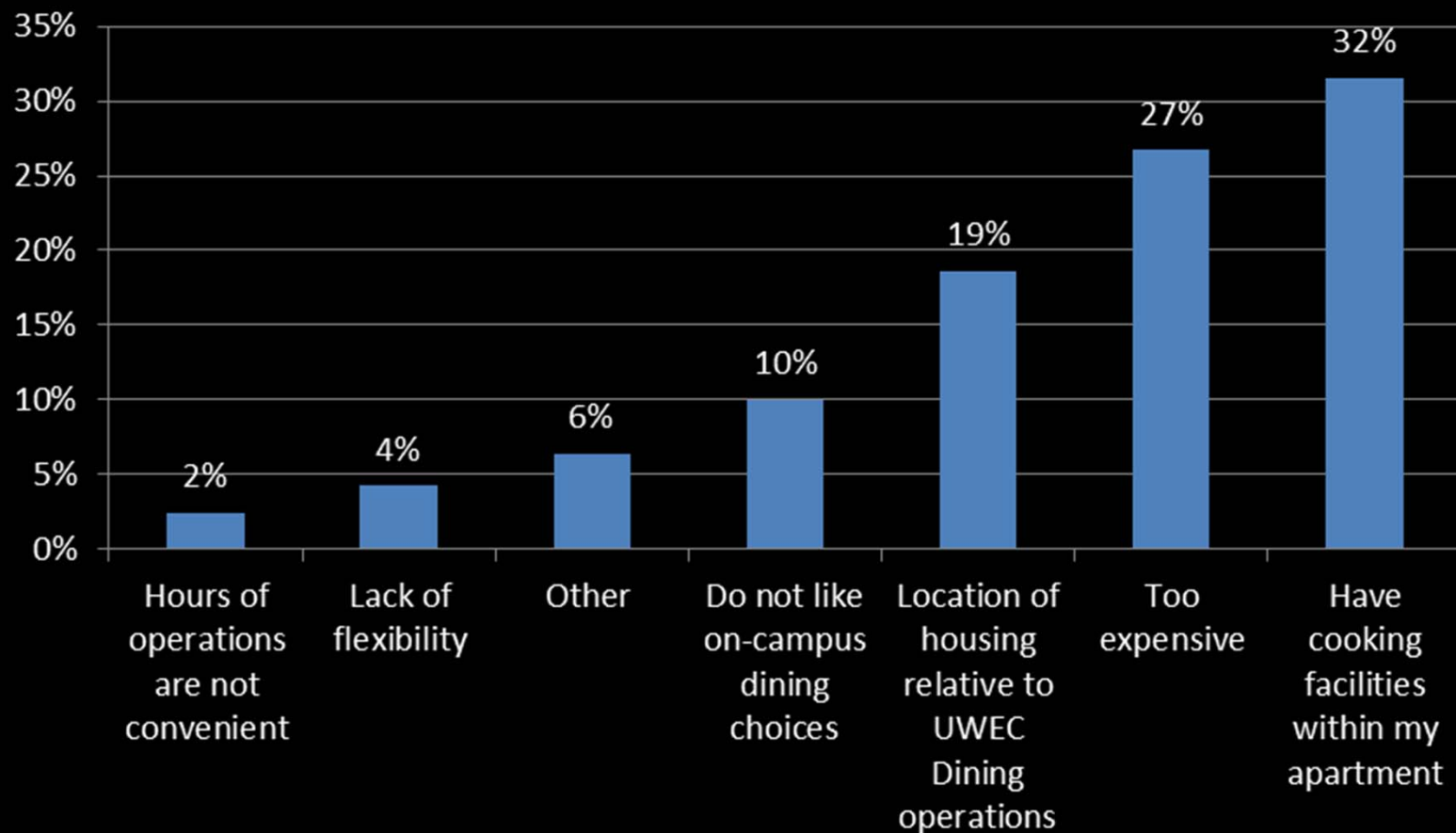
Q11. Are you currently on a meal plan?





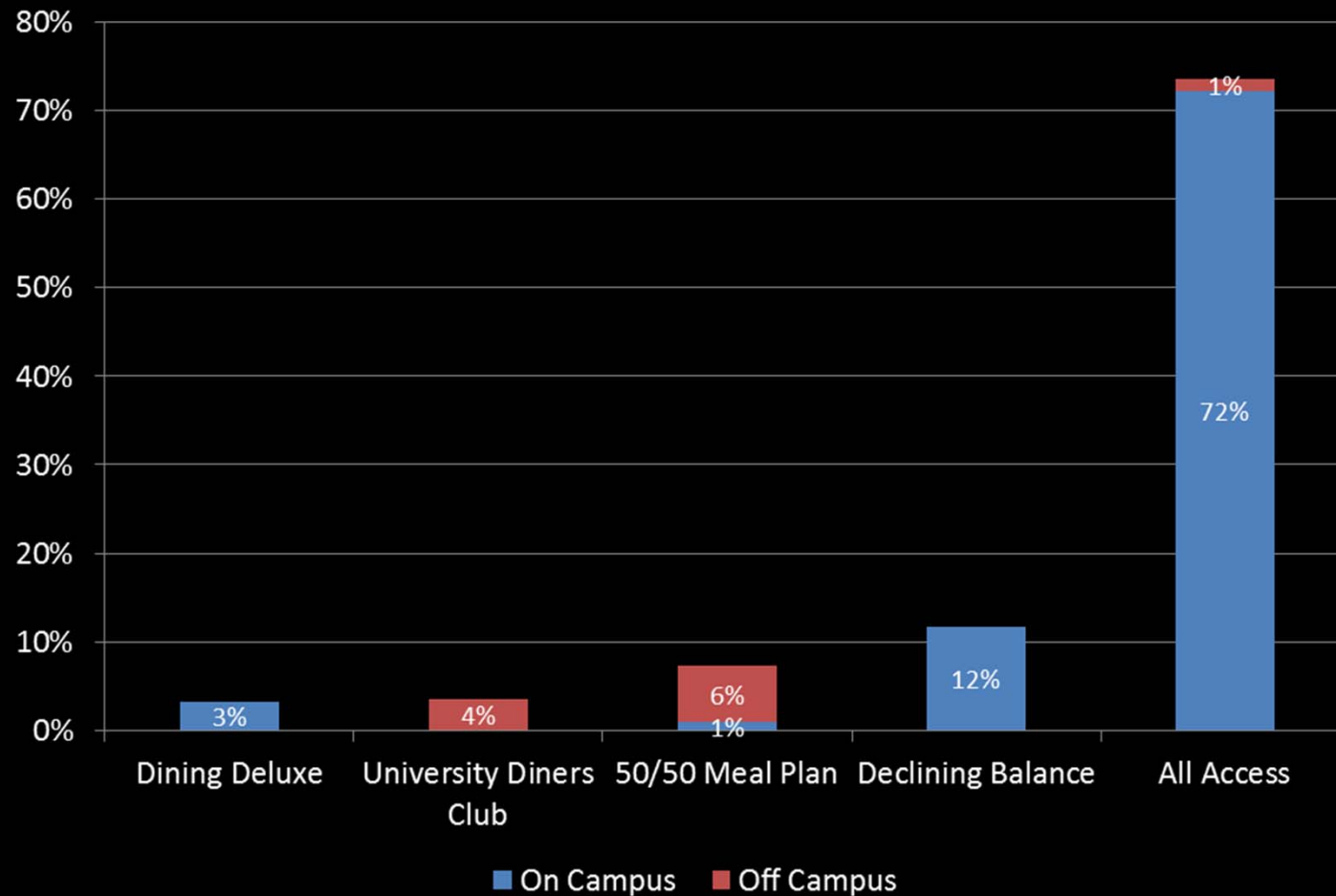
# Survey Analysis

Q12. Why aren't you on a meal plan?



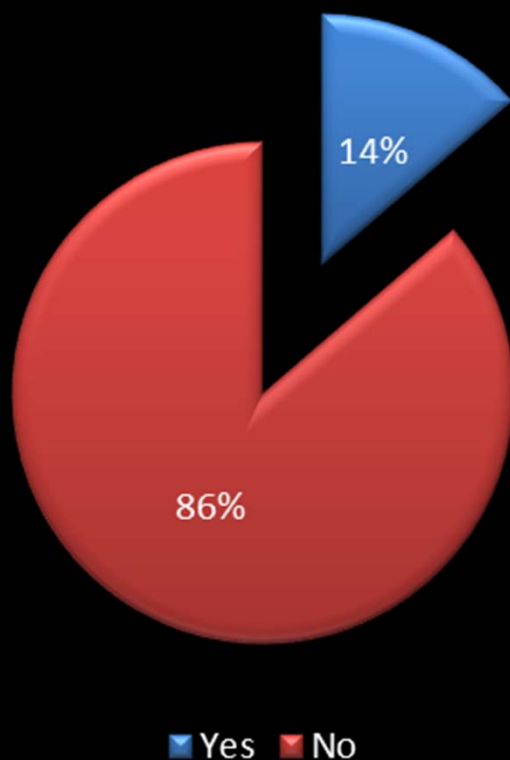
# Survey Analysis

Q13. What meal plan are you currently on?

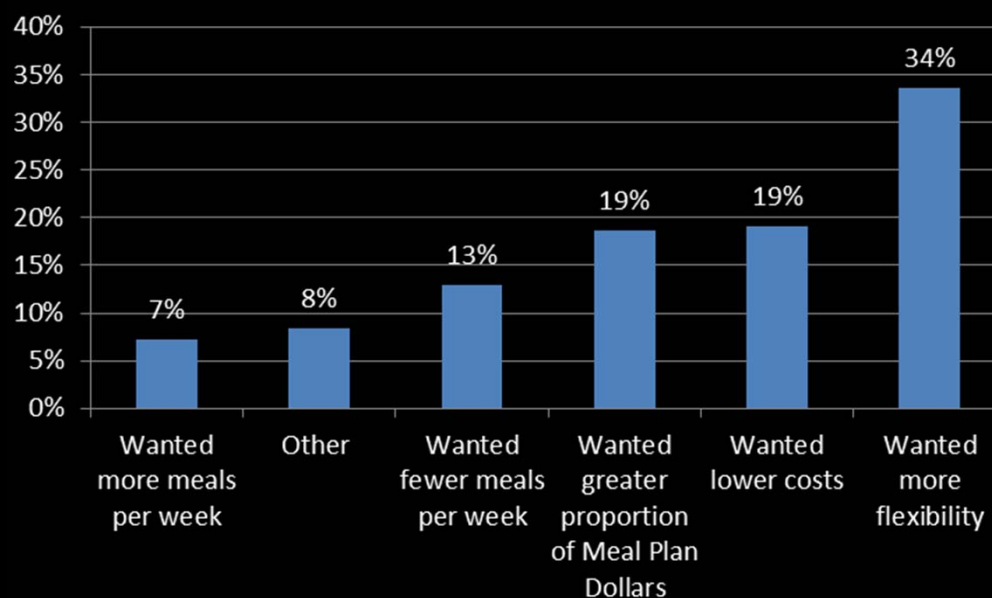


# Survey Analysis

Q14. Have you changed your meal plan in the last year?

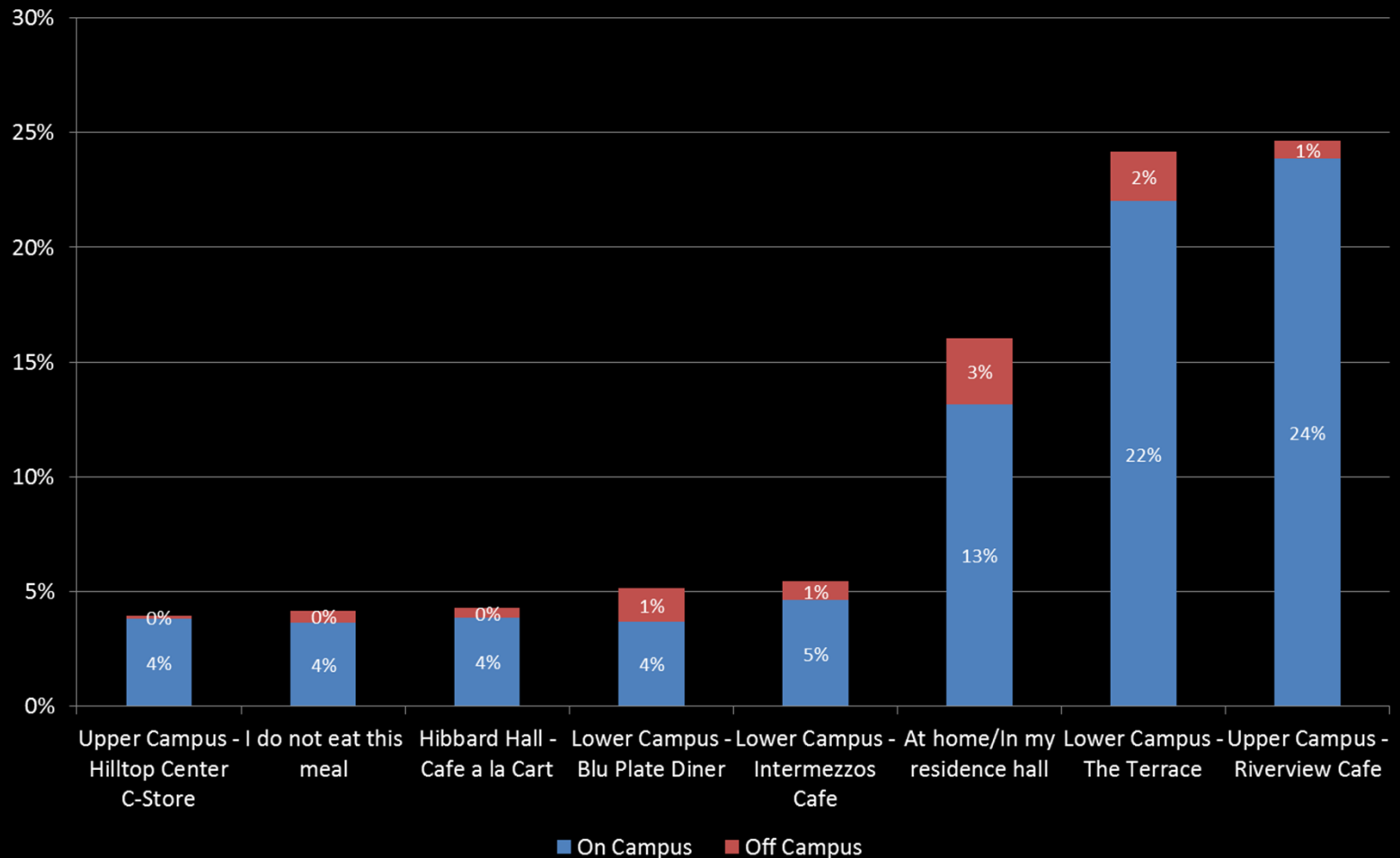


Q15. Why did you change meal plans in the past year?



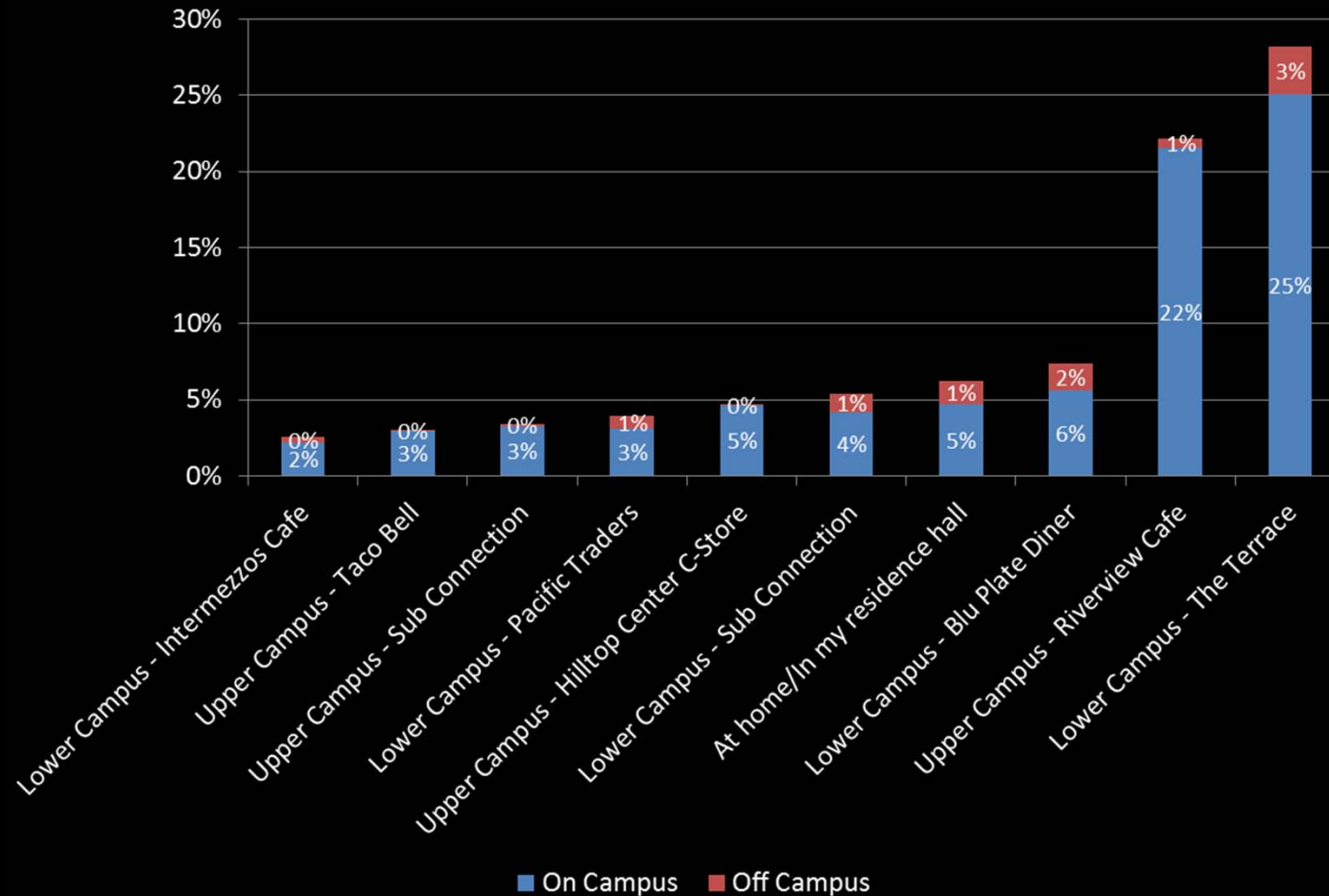
# Survey Analysis

Q16. From the following list please indicate the top three locations where you most often purchase breakfast:



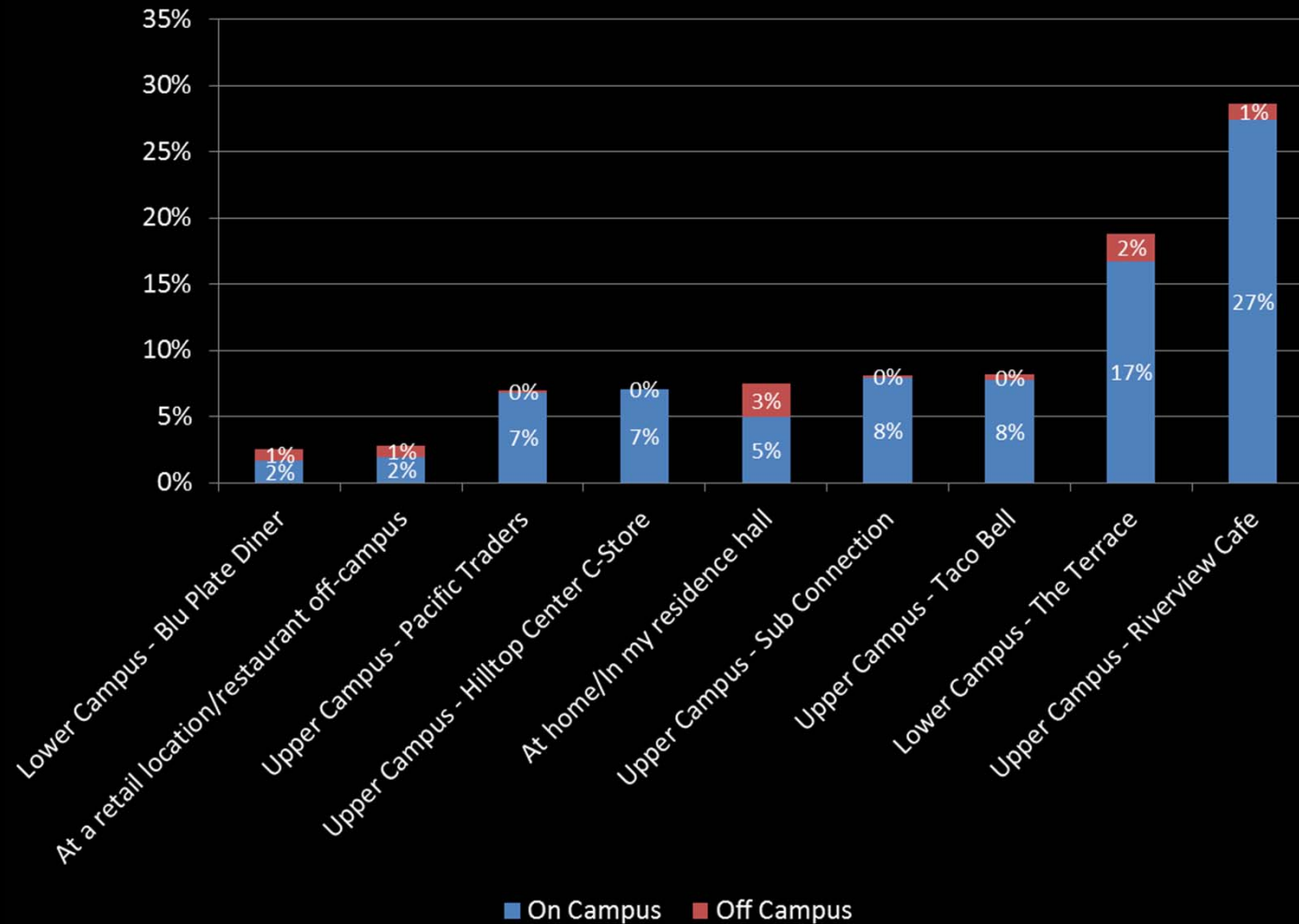
# Survey Analysis

Q17. From the following list please indicate the top three locations where you most often purchase lunch:



# Survey Analysis

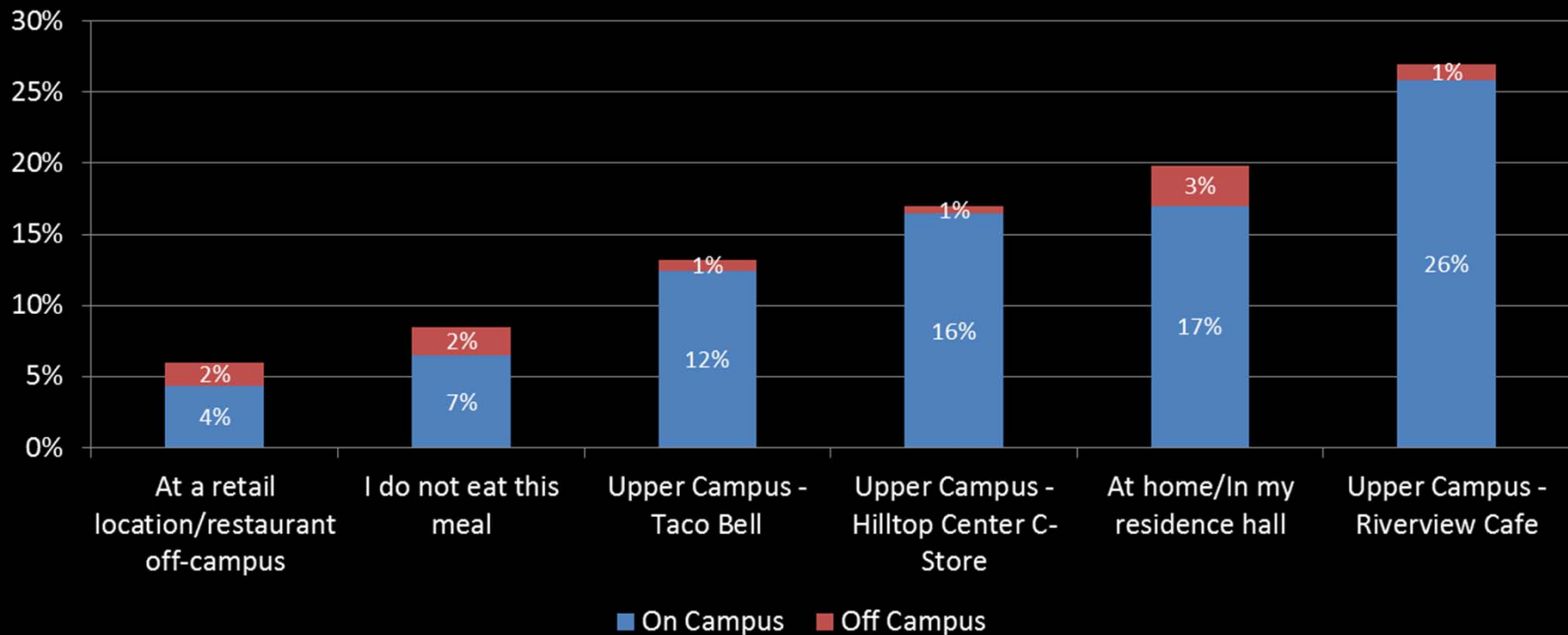
Q18. From the following list please indicate the top three locations where you most often purchase dinner:





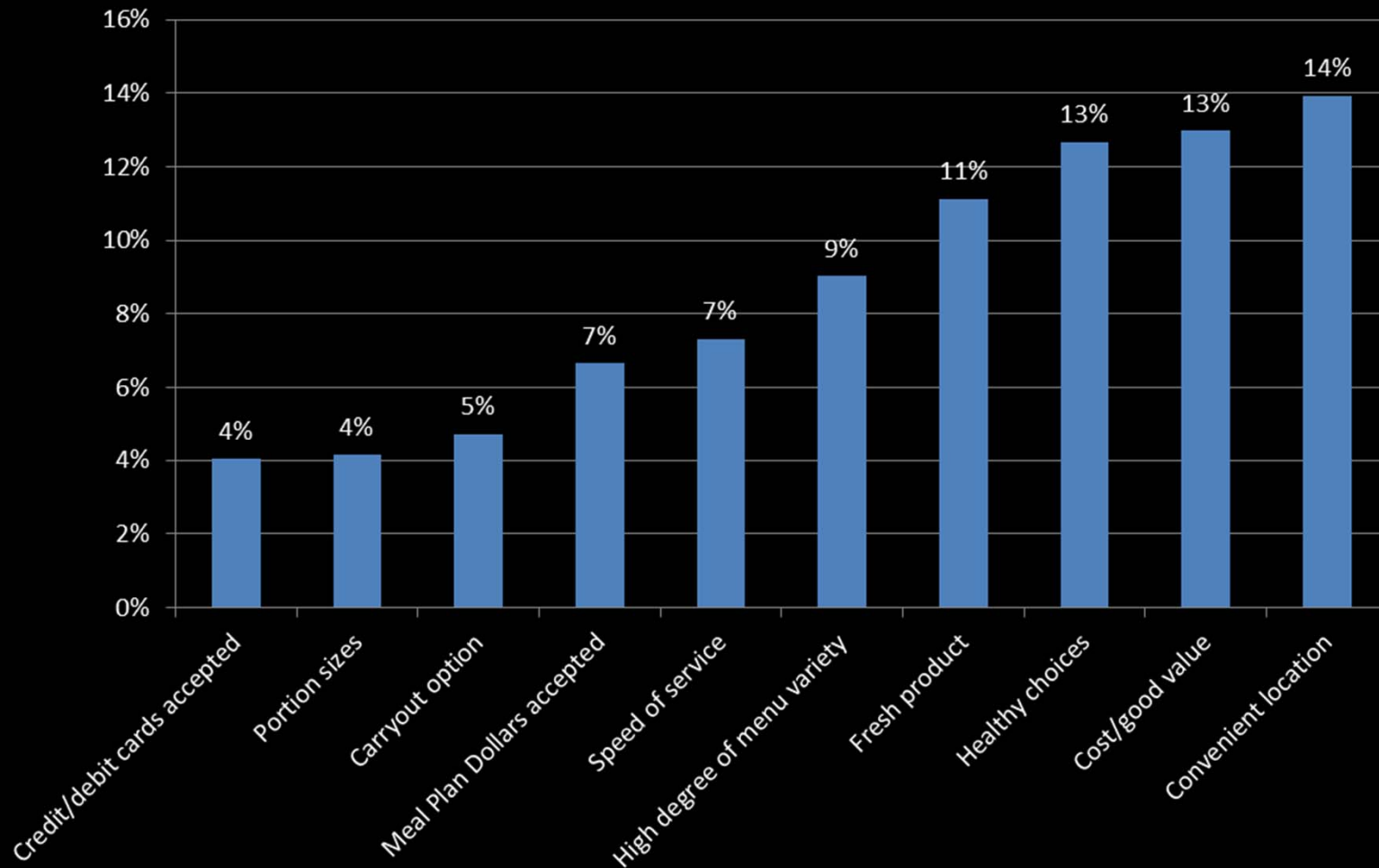
# Survey Analysis

Q19. From the following list please indicate the top three locations where you most often purchase late night:



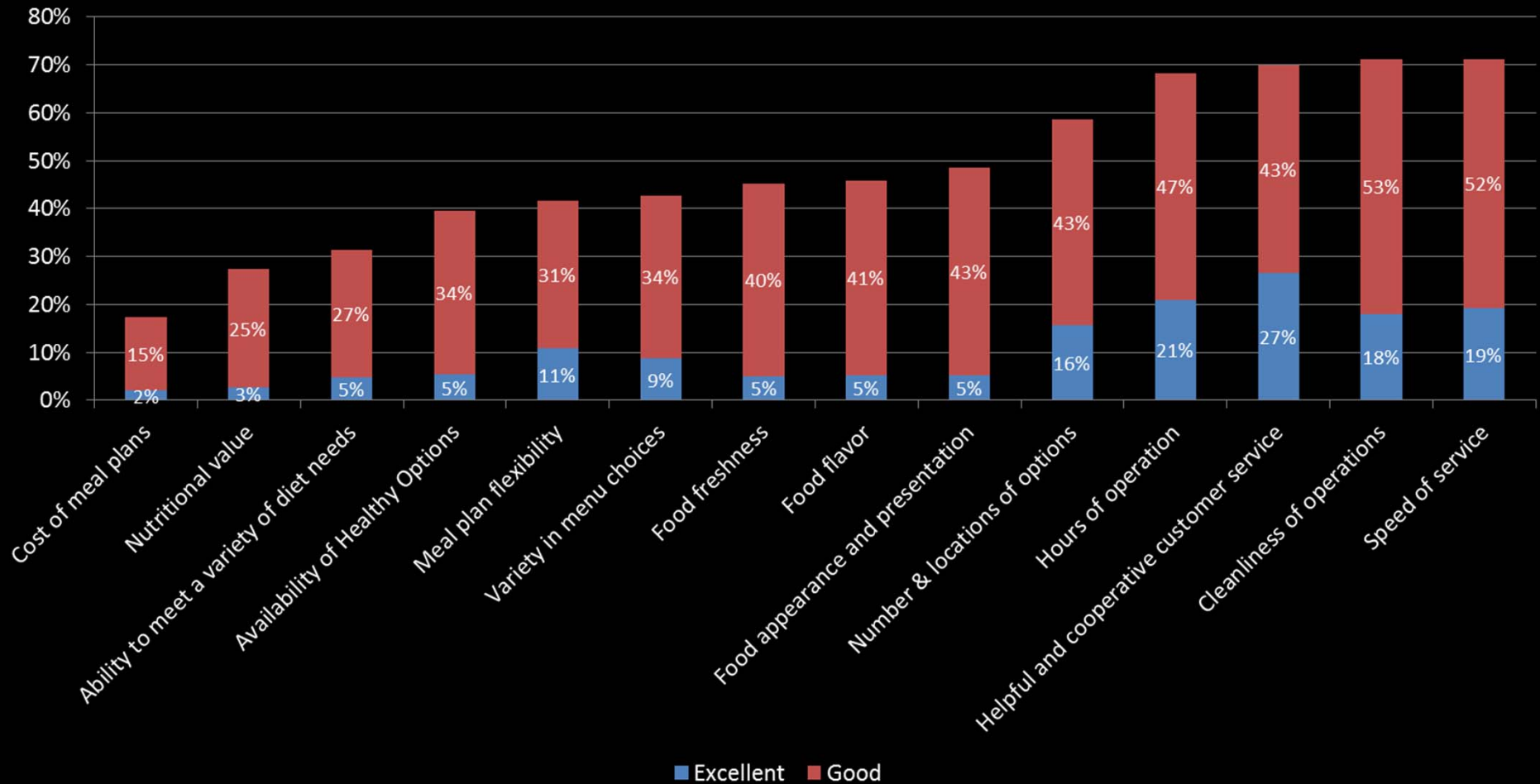
# Survey Analysis

Q42. Please identify the top three (3) factors when deciding where to eat on-campus:



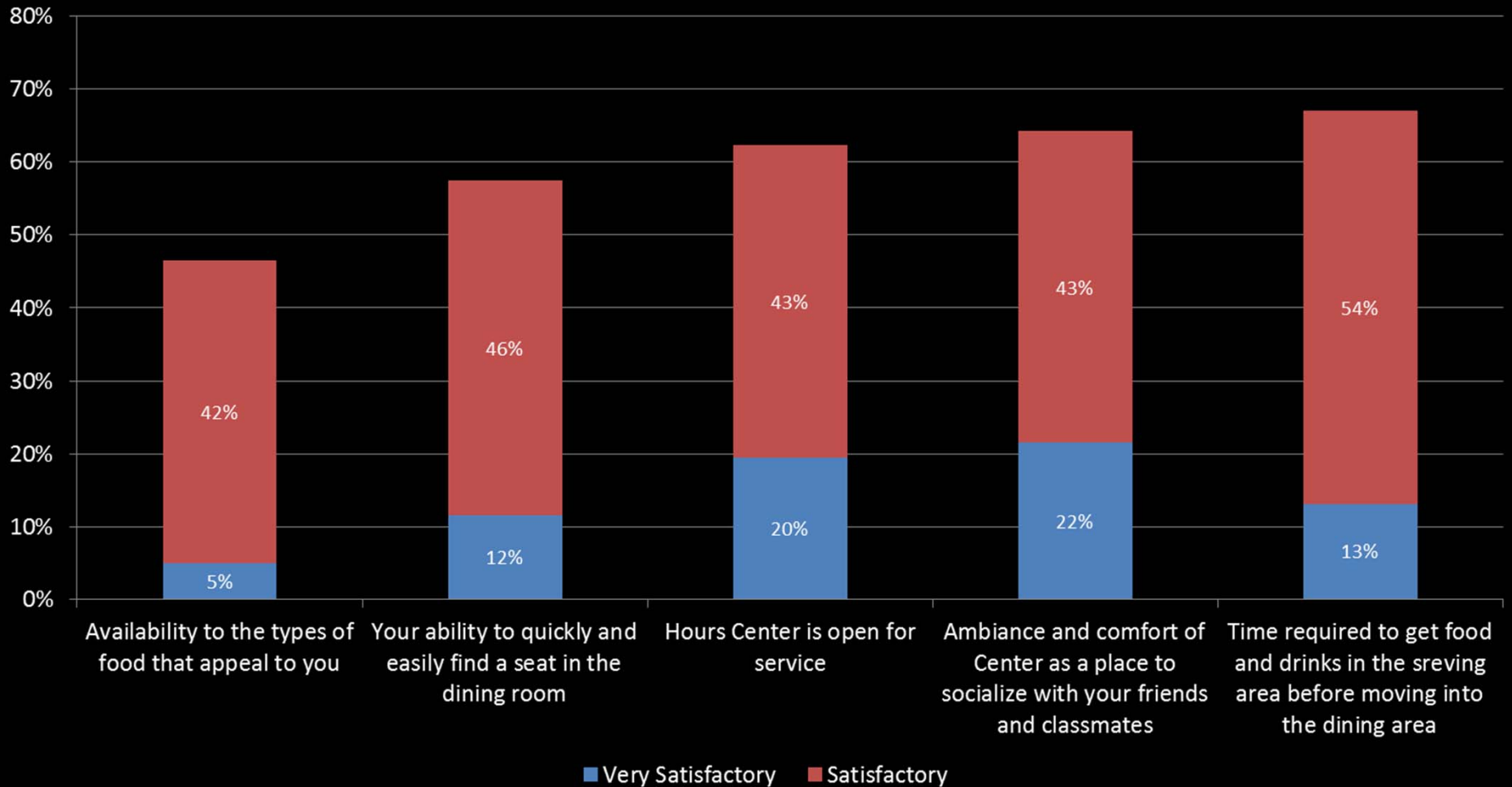
# Survey Analysis

Q43-56. Rate your satisfaction with UWEC Dining based on the factors listed below



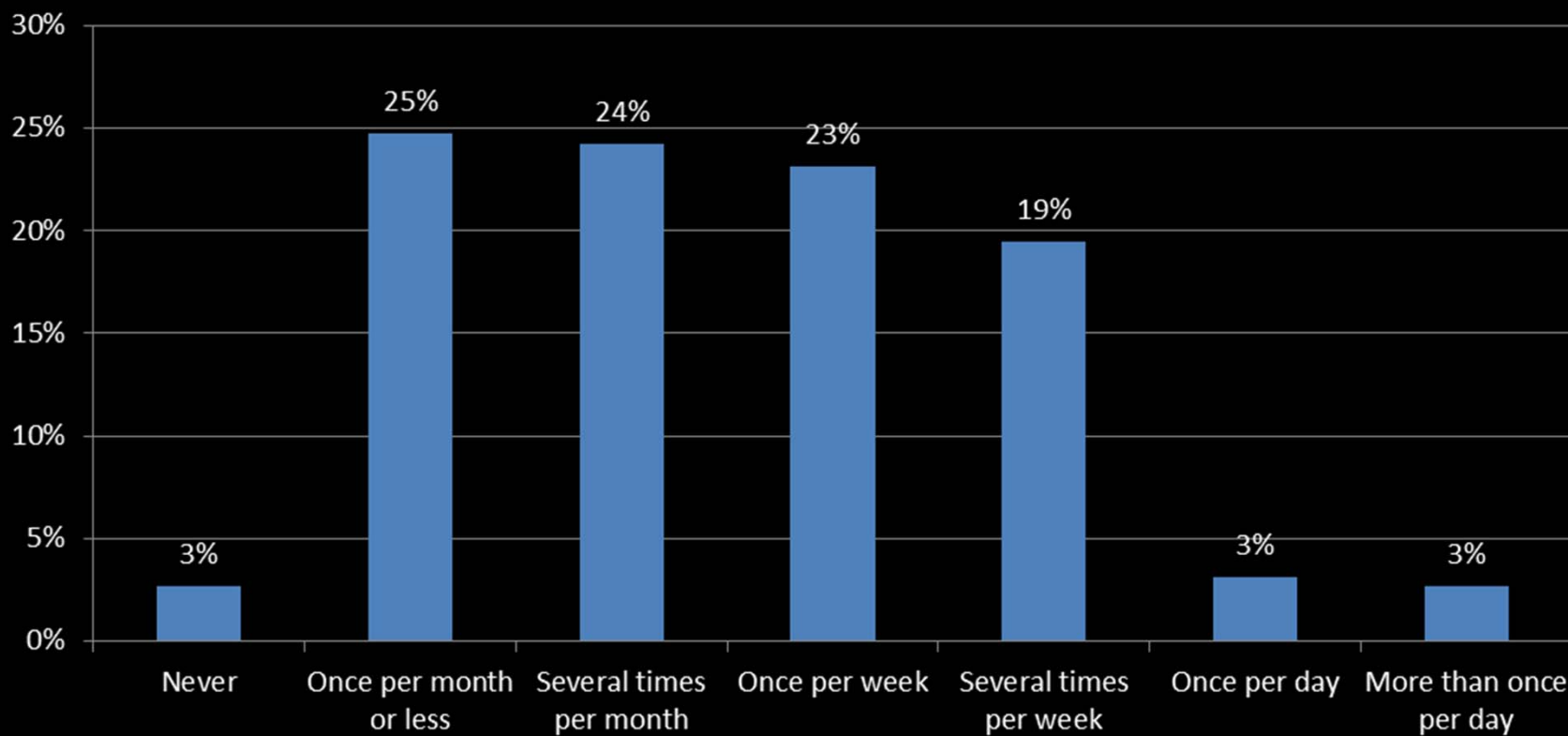
# Survey Analysis

Q57-61. How would you rate Hilltop Center Dining in the following areas:



# Survey Analysis

Q64. How often do you typically frequent food outlets located off campus?



# Survey Analysis

Q65. When frequenting food outlets not operated by UWEC Dining (off campus), how much do you typically spend per visit?

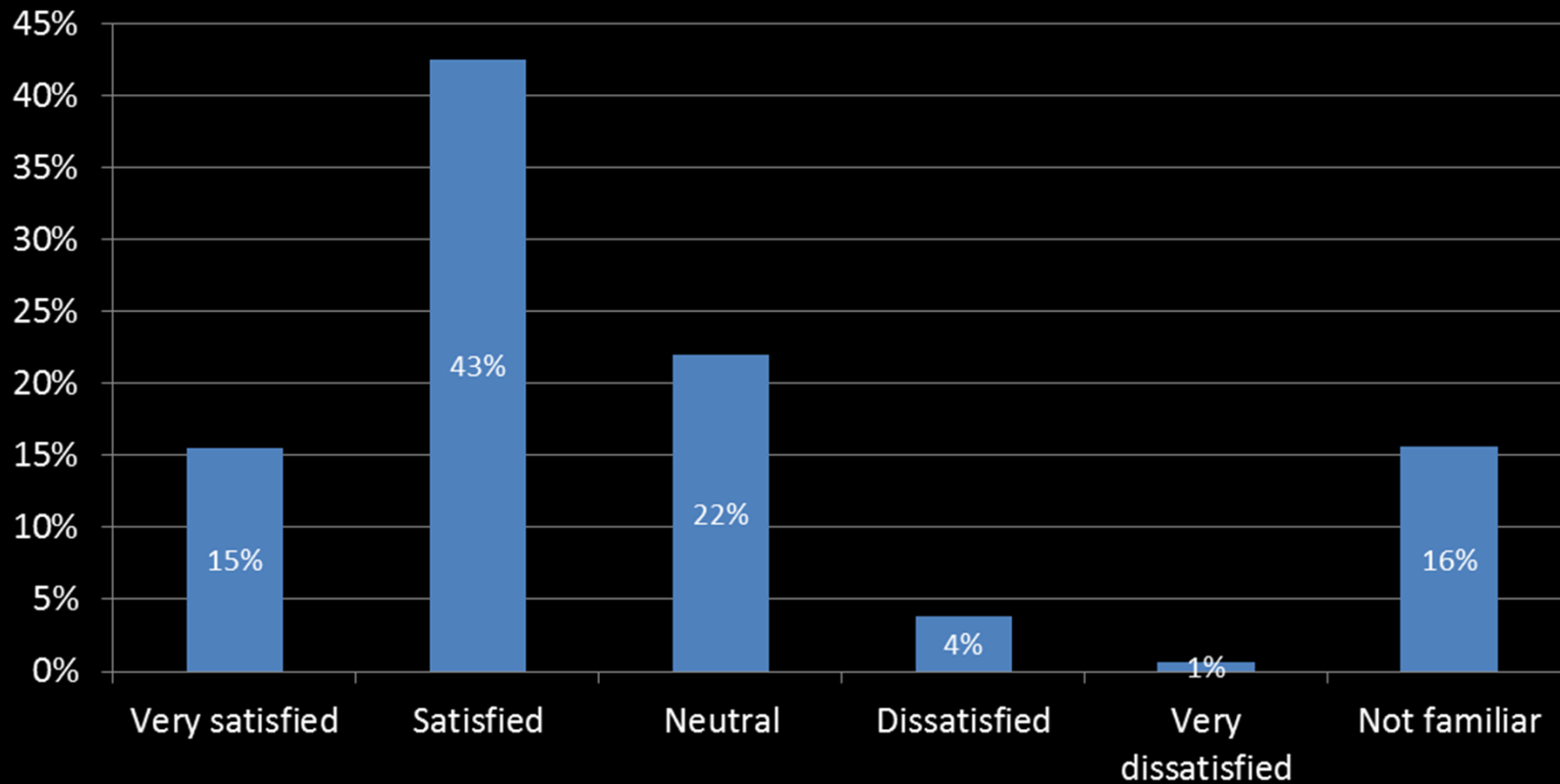




# Survey Analysis

## Recreation

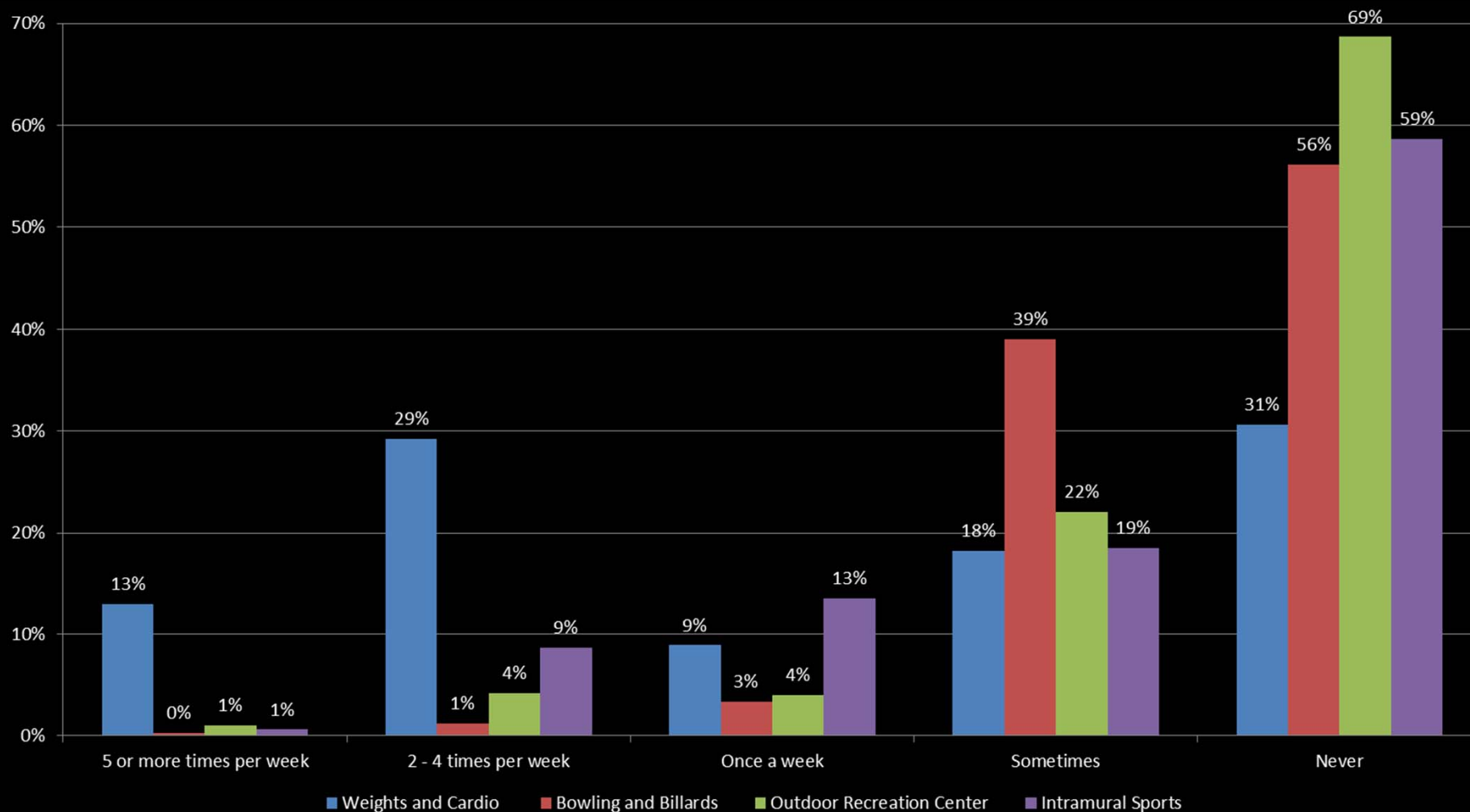
Q67. How satisfied are you with existing recreational sports and fitness facilities on campus?



# Survey Analysis

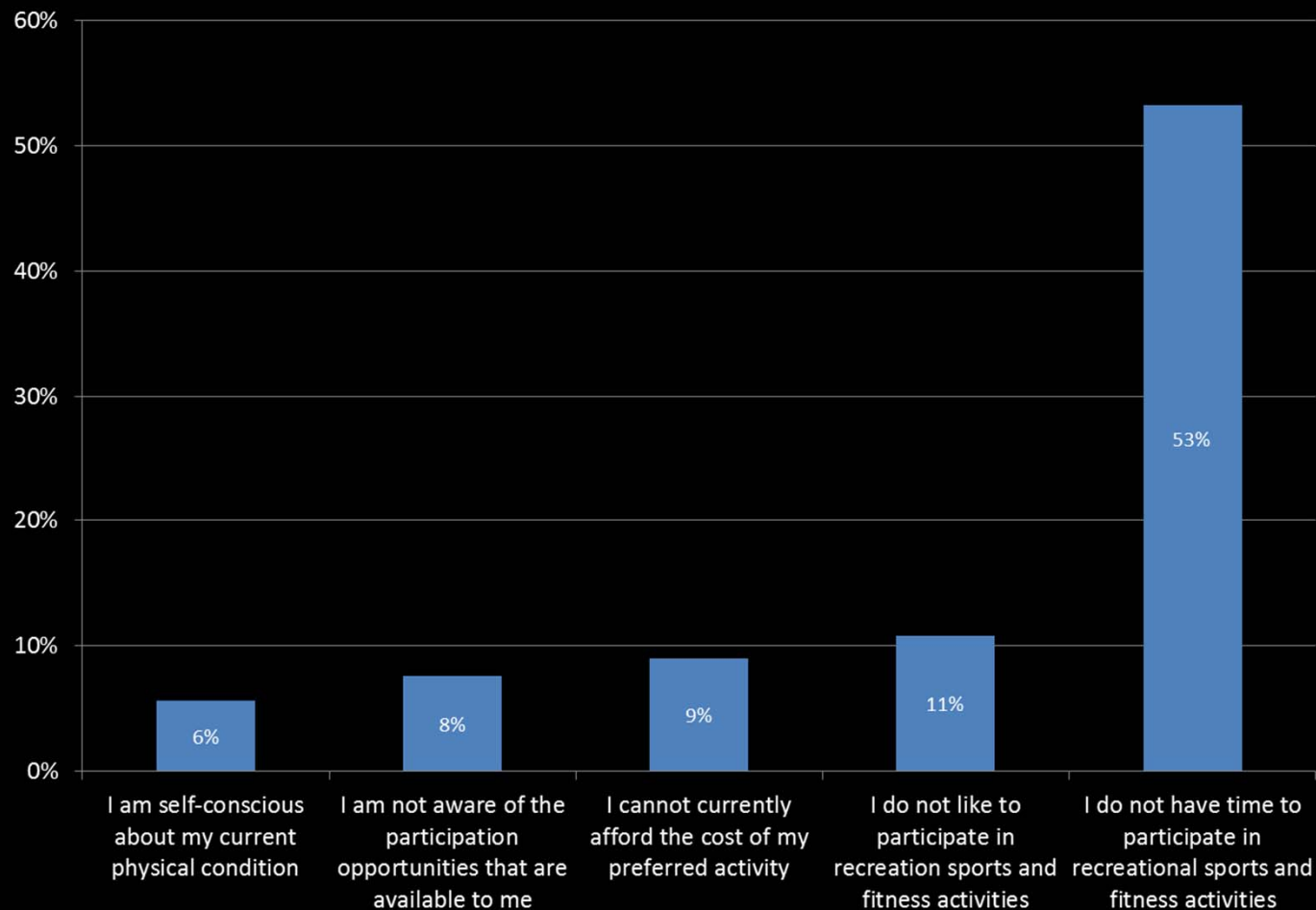
## Recreation

Q68. How often do you participate in the following activities?



# Survey Analysis

Q72. If you do not participate in any of the activities, why do you choose not to participate?



Work Plan  
Strategic Visioning  
Survey Analysis

- Demand Analysis

Financial Assumptions

Next Steps



# Demand Analysis

## **Objective:**

Translates Survey-Measured Demand Into Spatial Requirements

## **Methodology**

- Projects Frequencies & Times of Activities onto Student Population
- Translates Demand Numbers Into Quantities of Space
- Analyze Depth and Breadth of Demand
- Prioritize and Discount



# Demand Analysis

## Survey



University of Wisconsin  
Eau Claire

50% Complete

Questions 11 - 32

Please indicate how often and which time period you would most frequently use the following types of food service if available:

	Frequency					Time Period																
	5 or more times per week	2 - 4 times per week	Once per week	Sometimes	Never	6 am - 8 am		8 am - 11 am		11 am - 1 pm		1 pm - 4 pm		4 pm - 6 pm		6 pm - 9 pm		9 pm - 12 am		12 am - 6 am		Never
Coffeehouse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Convenience store (e.g., pre-packaged snacks, bottled drinks)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
All you care to eat - Breakfast	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
All you care to eat - Lunch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
All you care to eat - Dinner	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Food court - Breakfast	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

DBP



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Eau Claire



# Demand Analysis

## Depth

**Depth of Demand** - measured by the number of respondents indicating they would engage in a specific service or activity at least two times per week. The measure is significant in that it indicates the extent to which activities are integral to students' regular routine.

	Activity	Number	Percent
1	All You Care to Eat - Lunch	1048	39.4%
2	All You Care to Eat - Dinner	1003	37.7%
3	All You Care to Eat - Breakfast	815	30.6%
4	Coffeehouse	509	19.1%
5	Convenience Store	505	19.0%
6	Food Court - Lunch	470	17.7%
7	Food Court - Dinner	326	12.2%
8	Grab and Go - Lunch	278	10.4%
9	Grab and Go - Breakfast	246	9.2%
10	Food Court - Breakfast	235	8.8%
11	Grab and Go - Dinner	193	7.3%



# Demand Analysis

## Breadth

**Breadth of Demand** - measured by the number of respondents indicating they would engage in a specific service or activity, even if only occasionally. The measure is significant in that it indicates the extent to which activities have some amount of appeal to students.

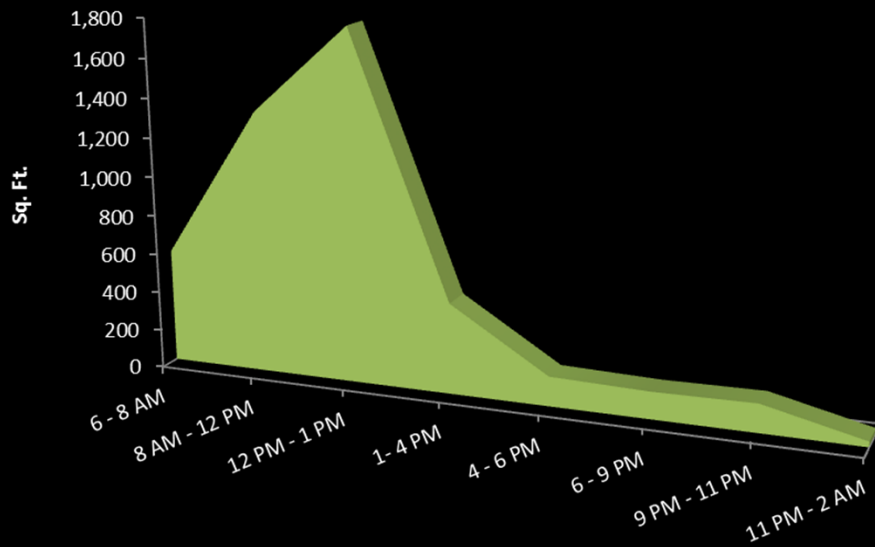
	Activity	Number	Percent
1	Convenience Store	1671	62.8%
2	Food Court - Lunch	1554	58.4%
3	All You Care to Eat - Lunch	1499	56.3%
4	Coffeehouse	1438	54.0%
5	All You Care to Eat - Dinner	1393	52.3%
6	All You Care to Eat - Breakfast	1294	48.6%
7	Grab and Go - Lunch	1205	45.3%
8	Food Court - Dinner	1152	43.3%
9	Grab and Go - Breakfast	954	35.8%
10	Food Court - Breakfast	896	33.7%
11	Grab and Go - Dinner	877	32.9%



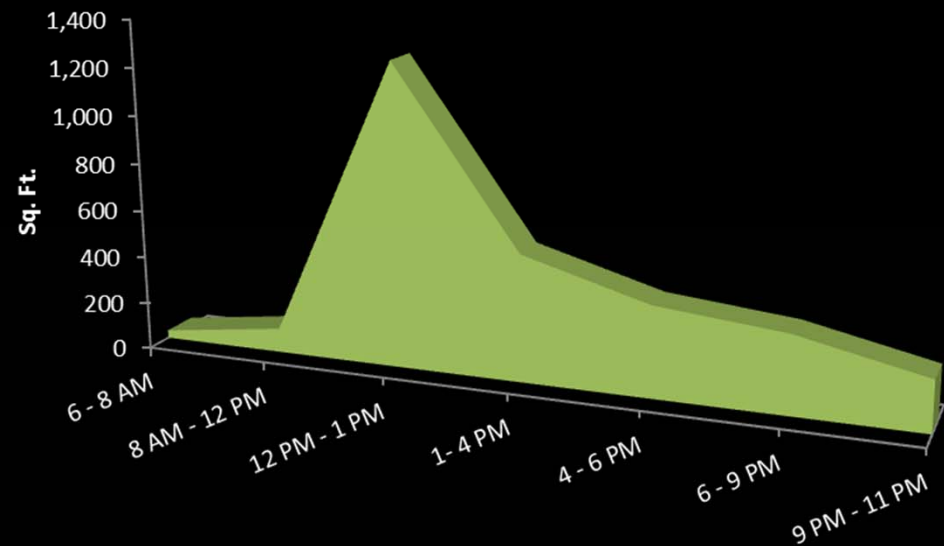
# Demand Analysis

## Utilization by Activity Type

**Coffeehouse**



**Convenience Store**



# Demand Analysis

## Priority Reconciliation

Detailed View		Priority	Peak	Space	Peak	Space Allocation		
Activity		Category	Accommodation	Type	Demand	Based on Prioritization of Demand		
1	All You Care to Eat - Lunch	first	75% to 85%	Sq. Ft.	31,598	23,700	to	26,900
2	All You Care to Eat - Dinner	first	75% to 85%	Sq. Ft.	10,369	7,800	to	8,800
3	All You Care to Eat - Breakfast	second	55% to 65%	Sq. Ft.	6,082	3,300	to	4,000
4	Coffeehouse	second	55% to 65%	Sq. Ft.	1,903	1,000	to	1,200
5	Convenience Store	second	55% to 65%	Sq. Ft.	1,349	700	to	900
6	Food Court - Lunch	second	55% to 65%	Sq. Ft.	7,713	4,200	to	5,000
7	Food Court - Dinner	third	40% to 50%	Sq. Ft.	1,722	700	to	900
8	Grab and Go - Lunch	third	40% to 50%	Sq. Ft.	2,212	900	to	1,100
9	Grab and Go - Breakfast	fourth	25% to 35%	Sq. Ft.	502	126	to	176
10	Food Court - Breakfast	fourth	25% to 35%	Sq. Ft.	1,004	300	to	400
11	Grab and Go - Dinner	fourth	25% to 35%	Sq. Ft.	501	125	to	175

Summary View		Space Demand	
Activity		Type	
1	All You Care to Eat	Sq. Ft.	23,700 to 26,900
3	Food Court	Sq. Ft.	4,200 to 5,000
5	Conv. Store / Grab and Go	Sq. Ft.	1,600 to 2,000
6	Coffeehouse	Sq. Ft.	1,000 to 1,200
			30,500 to 35,100



# Demand Analysis

## Gap Program

Existing Davies Activity		Type	Space Demand			Existing	Difference		
1	All You Care to Eat	Sq. Ft.	23,700	to	26,900	21,657	(2,043)	to	(5,243)
3	Food Court	Sq. Ft.	4,200	to	5,000	20,379	16,179	to	15,379
5	Conv. Store / Grab and Go	Sq. Ft.	1,600	to	2,000	1,500	(100)	to	(500)
6	Coffeehouse	Sq. Ft.	1,000	to	1,200	1,000	0	to	(200)
			30,500		35,100	44,536			

New W.R. Davies Student Center			Space Demand			Existing	Difference		
Activity		Type							
1	All You Care to Eat	Sq. Ft.	23,700	to	26,900	11,560	(12,140)	to	(15,340)
3	Food Court	Sq. Ft.	4,200	to	5,000	38,840	34,640	to	33,840
5	Conv. Store / Grab and Go	Sq. Ft.	1,600	to	2,000	1,500	(100)	to	(500)
6	Coffeehouse	Sq. Ft.	1,000	to	1,200	1,000	0	to	(200)
			30,500		35,100	52,900			

\*Existing square footages need to be verified with University before final recommendations



Work Plan  
Strategic Visioning  
Survey Analysis  
Demand Analysis

- Financial Assumptions

Next Steps





# Financial Assumptions

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## Assumptions

- Traditional University Financing
  - Interest Rate: 5%
  - Debt Term: 30 years
  - DCR: 1.2
- Revenue Inflation: 2.5%
  - Trend of 10'-11' and 09'-10'
- Expense Inflation: 3% or other as indicated by Operator Agreement



Work Plan  
Strategic Visioning  
Survey Analysis  
Demand Analysis  
Financial Assumptions

- Next Steps



# Next Steps

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- Refinement of Financials
- Documentation





# University of Wisconsin Eau Claire Campus Dining Planning Analysis

Survey Analysis, Demand and Financial Assumptions

June 28<sup>th</sup> 2011



BRAILSFORD & DUNLAVEY



University of Wisconsin  
Eau Claire

## Campus and Community Mapping and Analysis

To understand the physical configuration of the UW-Eau Claire campus, the campus master planning team prepared a series of campus and community analysis maps. In each, a particular component of the campus was separated and examined. Each layer then highlights particular challenges and opportunities. JJR prepared nine analysis maps:

- Campus and Community
- Building Timeline
- Cultural
- Natural Features
- Land Use
- Open Space
- Pedestrian/Bicycle/Transit
- Automobile
- Utilities



## Campus & Community

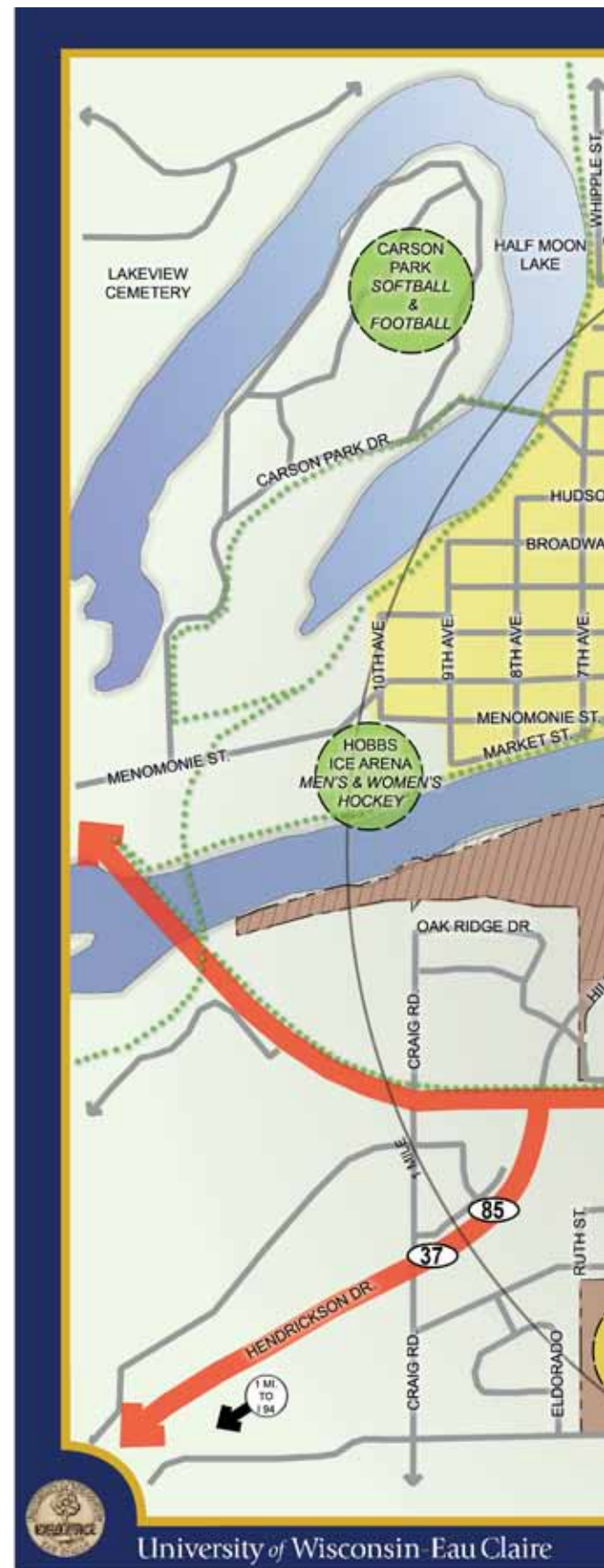
UW-Eau Claire is an integral component within the Eau Claire community from the services it provides, the employment it creates and the natural and built environment it impacts. The campus is adjacent to the Historic Third Ward Neighborhood located east of campus and the Randall Park Neighborhood located north of campus. Future campus development should respect the characteristics within each of the neighborhoods.

The campus itself is divided into three precincts due to the unique natural landscape. A steep bluff divides the lower and upper campus precincts and limits pedestrian connections. The lower and Water Street campus precincts are divided by the Chippewa River and pedestrian access occurs at only one point via the footbridge.

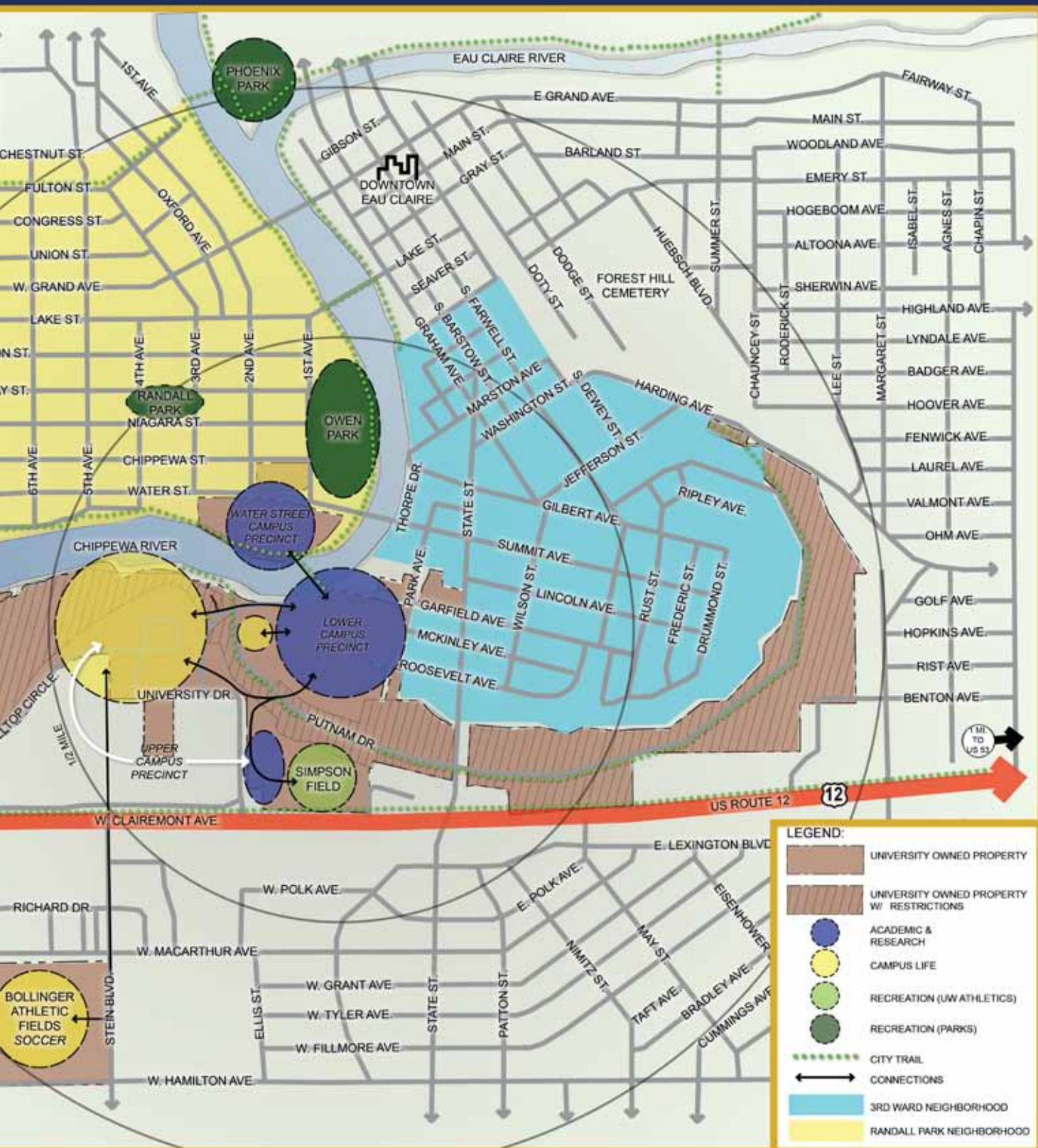
Track and field and football practice occurs on the upper campus precinct at Simpson Field. However, a number of the University's athletics teams compete off-campus at remote locations within the community but with little to no pedestrian access. Bollinger Fields, home of soccer, is located south of campus along Stein Boulevard. The university-owned facility is less than a mile walk from the upper campus precinct residential halls and has the most direct access to campus, although pedestrian crossings of West Clairemont Avenue could be improved.

Hobbs Ice Center, one mile from the Davies Center, is the home for UW-Eau Claire men's and women's hockey. Hobbs Ice Center is a City-owned facility which is shared with other community groups and was recently upgraded to better meet the needs of the University and other user groups.

Football and softball occur at Carson Park, another City-owned and shared facility. Carson Park is located two miles from campus, beyond a typical walking and biking distance. Carson Park can be reached by personal automobile or by buses provided for special events. There is also pedestrian access for students living in the Randall Park neighborhood.







## CAMPUS AND COMMUNITY

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## Building Timeline

In 1916, Schofield Hall was constructed and UW-Eau Claire was founded as the Eau Claire State Normal School. Schofield Hall served the institution for over three decades, during which the institution evolved into a State Teachers College in 1927. The institution became the Wisconsin State College at Eau Claire in 1951 and Zorn Arena, Campus School, Brewer Hall and Kjer Theatre were built a year later. These buildings created the campus edge along the Historic Third Ward residential neighborhood that remains today.

From its origins, the campus was a riverfront campus. Katharine Thomas Hall and Putnam Hall were both constructed in 1958 to meet the housing demand on campus. Similar to Schofield Hall, the two residential buildings offer great views of the river. One year later Old Library and the original Davies Center were erected. Old Library was tucked immediately west of Schofield Hall and east of Katharine Thomas Hall as riverfront property was quickly becoming unavailable. The Davies Center was the first building to have obstructed river views. With riverfront space unavailable, McIntyre Library was situated directly south of Old Library. Even as it grew away from the Chippewa River, the campus was compact, remaining north of the Little Niagara.

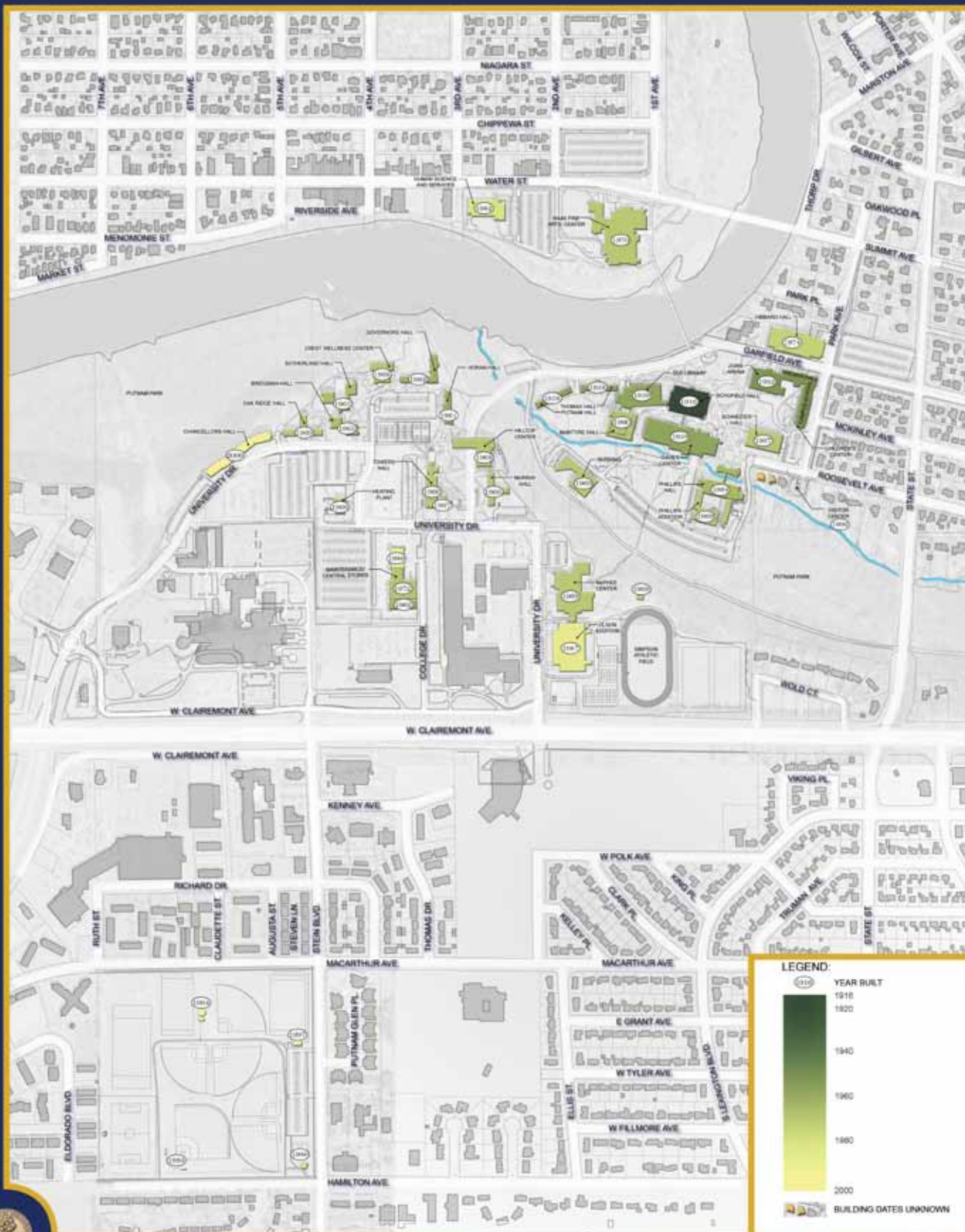
The 1960's saw significant growth in student populations throughout Wisconsin and the institution responded with tremendous growth. Beginning in 1961 with the construction of Horan Hall, the campus made the leap uphill. One if not two buildings were erected each year of that decade. The residential aspect grew rapidly on the upper campus precinct, which established the divide between the residential upper campus precinct and the academic lower campus precinct. Initial placement of the upper campus precinct buildings occurred along the bluff ridge with views of the Chippewa River and a focus on a central green, currently the Governors parking lot. Residential buildings continued to spread on the upper campus precinct until 1969 and Phillips Science Hall, Schneider Hall, the Phillips Science Hall Addition and Nursing Building were constructed in the late 1960's on lower campus. In the midst of this growth, the institution gained university status in 1964.

Campus crossed the Chippewa River for the first time in 1970 when it built the largest building footprint to date, the Haas Fine Arts Center and the necessary pedestrian bridge to connect back to the lower campus precinct. The bridge

not only provided a connection to the arts center, but it also provided a direct pedestrian route to the historic commercial district on Water Street. This was the first time that the University had any street presence on a heavily traveled and visited corridor, accompanied by Human Science and Services in 1982.

In 1971, the University, with other state-supported higher learning institutions, became a full partner in the new UW System and new construction has slowed since. Hibbard Hall moved further into the Historic Third Ward neighborhood in 1974 and the Ade Olson Addition to the McPhee Physical Education Center was built in 1987 and inched the campus toward West Clairemont Avenue. Besides a small addition to the maintenance and central stores facility in 1989 and a Davies Center addition in 1991, 13 years passed before Chancellors Hall was constructed in 2000 and remains the newest building on campus. A new round of building construction is now underway, with plans for a new student center south of the Little Niagara Creek and a new education building on the Historic Third Ward edge.





University of Wisconsin-Eau Claire

## BUILDING TIMELINE



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## Cultural

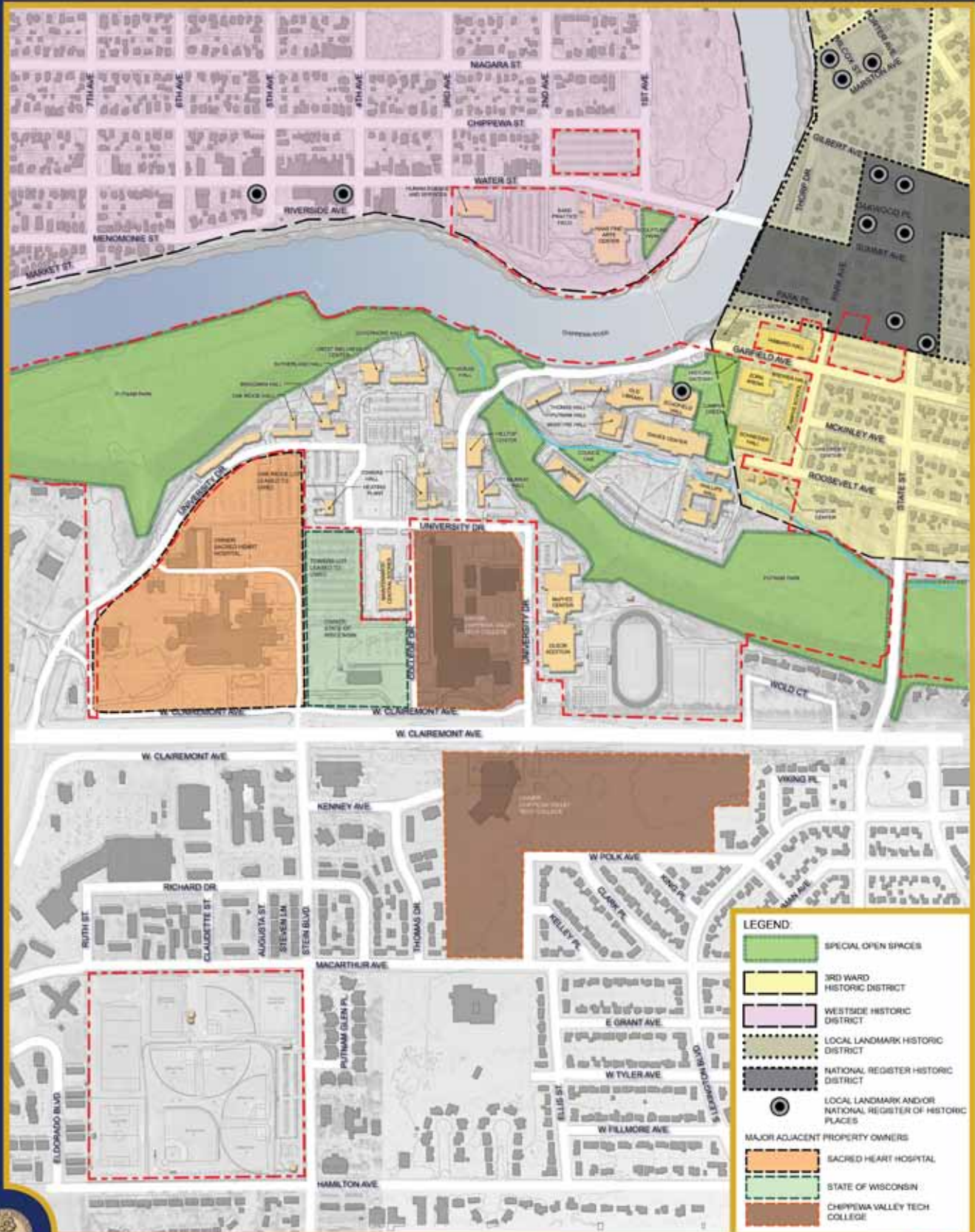
Portions of the UW-Eau Claire campus primarily fall within two historic districts. The Third Ward Historic District borders the lower campus to the east. Hibbard Hall, Zorn Arena, Brewer Hall, Kjer Theatre, Campus School and Schneider Hall are within this district. The UW-Eau Claire property owned north of the Chippewa River along Water Street is located in the Westside Historic District. One small campus parcel north of the Hibbard parking lot falls within three separate historic districts – the Third Ward Historic District, the Local Landmark Historic District and the National Register Historic District. Future development in these areas of campus must conform to the City of Eau Claire and national guidelines of the respective historic district. Likewise, development along Water Street must comply with Water Street Commercial District guidelines.

Campus is comprised of a variety of special spaces and places. The locations of some of these spaces are sacred, while only the function of others is important. While improvements could be incorporated into Putnam Park to better the overall functionality, it truly is special and irreplaceable part of campus. The Council Oak tree and its surroundings near the Little Niagara Creek served as a shelter, marker and gathering place for generations of Native Americans who lived in the area and its former location is historically and culturally significant.

The campus has multiple locations where students informally gather, socialize and recreate, so these locations and open spaces should be respected but their functions could be improved. The campus green on the lower campus precinct is traditional open space, while the open green space on the upper campus precinct west of Towers Hall and east of the heating plant is the only large open space for students to participate in intramural recreation and informally recreate.

Art and sculpture has been incorporated into many areas on campus. Some art and sculpture has been placed within specific settings while others are not as site-specific. The existing sculpture park along Water Street serves as a gateway to the Water Street campus precinct.





University of Wisconsin-Eau Claire

CULTURAL



## Natural Features

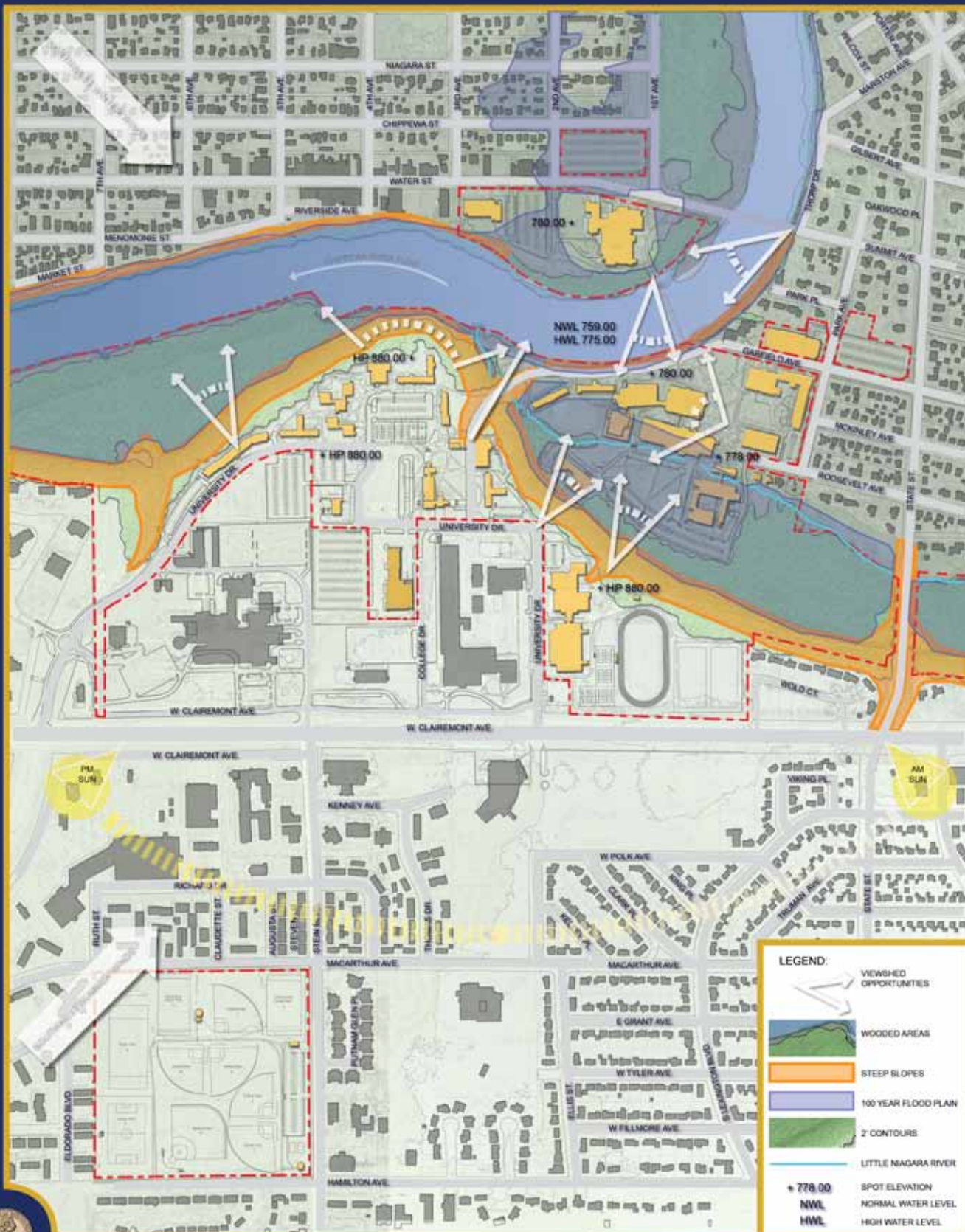
The UW-Eau Claire campus is situated within a unique geographic area. The upper campus precinct sits atop a bluff that has numerous viewshed opportunities to the Chippewa River and downtown Eau Claire and gives the sense of expansion and outwardness. Conversely, the lower campus precinct is nestled into the base of the bluff and offers the feeling of seclusion. The one-hundred foot elevation change provides differentiating dramatic effect on both the lower and upper campus precincts but it also creates challenges moving pedestrians between the two. The steep slopes of the bluff inhibit any development within this zone. Many students report that they decided to attend UW-Eau Claire in part because of the beauty of the campus.

The lower campus precinct is located on the north side of the bluff and casts shadows to the buildings below, more particularly buildings located at the very base of the bluff. Lower winter sun angles could potentially increase shading of the lower campus precinct. Future plans should consider solar orientation to maximize solar gain for all buildings on campus.

The bluff provides a wind block from winter's northwesterly winds for areas of the lower campus precinct, but winter winds from the open river create extreme conditions for other areas such as the pedestrian footbridge. The harsh winter winds of this climate should play an important role in future plans for campus. The upper campus precinct is open to southwest "summer winds" which create a cooling effect during times of higher temperatures. Buildings placement shall not obstruct the cooling summer winds from campus open spaces.

The Chippewa River is an invaluable resource to the campus, the community and the greater natural environment and should be protected and preserved. The Little Niagara Creek is an important natural feature of the lower campus precinct, providing both stormwater drainage and aquatic and riparian habitat. After the relocation of the new student center, the Little Niagara Creek will have a more prominent aesthetic and riparian role. Wetlands east of Phillips Science Hall filter stormwater runoff from the lower campus precinct before it flows into the Little Niagara Creek and the Chippewa River. Campus should reduce stormwater run-off to this water system. Nearly half of the lower and Water Street campus precincts fall within the 100-year flood plain and while development in these areas is feasible, careful attention to building elevation and impacts on water flow is necessary.





University of Wisconsin-Eau Claire

NATURAL FEATURES

riverARCHITECTS JJR

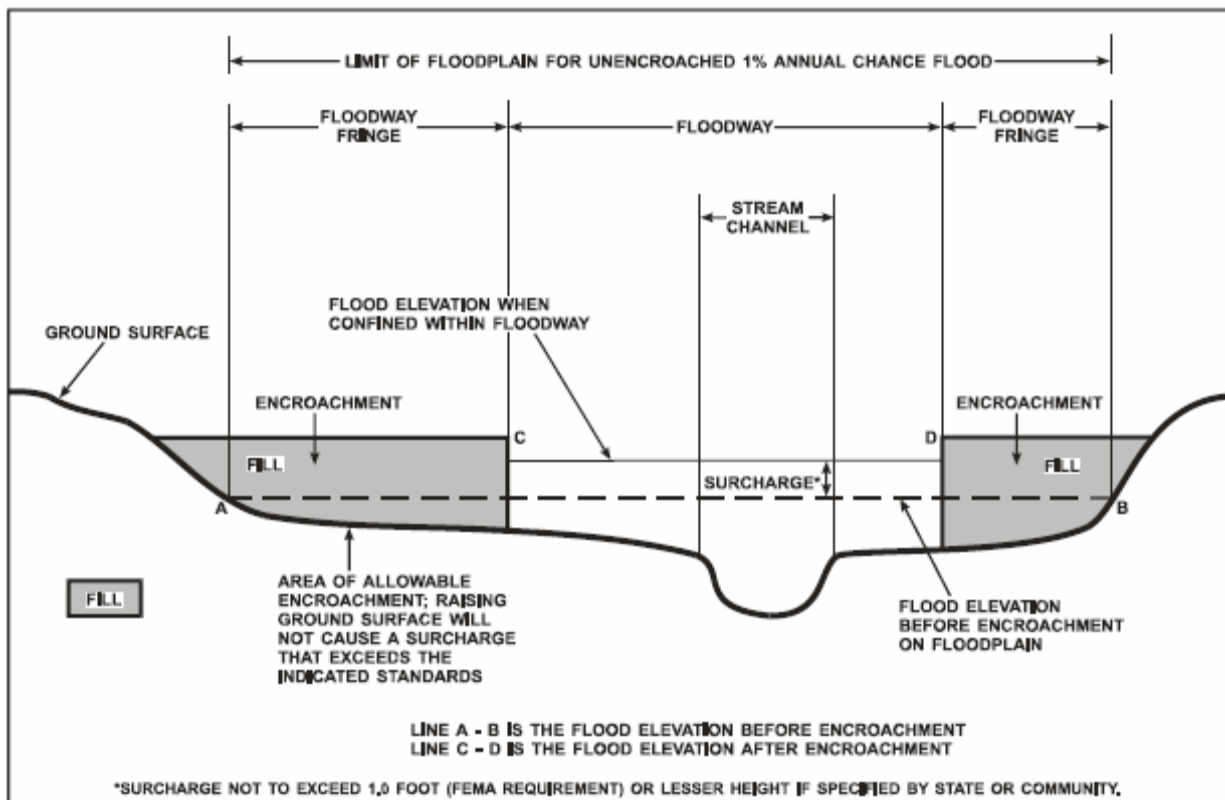
## Chippewa River and Little Niagara Creek Floodplains

Future campus construction must respect the presence of the Chippewa River and Little Niagara Creek floodplains. Proposed construction in “Floodway”, “Floodfringe” and “Floodplain” areas is regulated by the City of Eau Claire Zoning Code, Wisconsin Department of Natural Resources statutes and the Federal Emergency Management Agency. In addition, floodplain and floodway areas are vital components of natural river systems and should be preserved and enhanced to the extent practical. Preserving the function of these areas will help protect the campus and neighboring areas from the adverse impacts of flooding.

City, state and federal floodplain regulations recognize three distinct portions of a waterway’s flood hazard area. The “floodplain” describes the area of a river system that has been or may be covered by flood water during the regional (i.e., “100-year” flood). It includes the “floodway” and the “floodfringe”. The “floodway” includes the stream channel and those portions of the floodplain adjoining the channel that are required to convey the regional flood flow without creating an upstream backwater condition. The “floodfringe” includes that portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than

flowing water. Development in a floodway is very likely to be flooded at some point after construction and is also likely to impact flood heights upstream from the development. For this reason, federal, state and local laws severely restrict construction in floodway areas. “Floodfringe” development is also likely to be flooded at some point but is less likely to adversely impact flood heights on neighboring properties. Therefore, federal, state and local laws generally allow construction in these areas but with restrictions to limit the risk of flood impacts in the future. Generally, a high level of technical analysis and documentation is required to facilitate permitting of construction within floodplain areas.

This section provides a general guide to restrictions that will affect new development and reconstruction of existing buildings in floodplain areas during implementation of the Campus Master Plan. Much of the information in this section is either paraphrased or obtained directly from Chapter 18.11 of the City of Eau Claire Zoning Code. This description is not all-inclusive so the Zoning Code should be reviewed in detail by campus designers prior to implementation of specific floodplain-related improvements.



### ***Acceptable and Prohibited Development Within the Floodway District***

Campus areas along the Chippewa River, particularly on the south side of the River near Water St. lie within the “Floodway District”. There do not appear to be any campus buildings currently located within a designated floodway. However, campus planners and designers should be aware of floodway restrictions when considering future campus improvements.

The following uses may be allowed within the Campus Floodway District under the City’s Zoning Code if they meet City standards and receive required permits and certifications:

1. Nonstructural industrial and commercial uses, such as loading and parking areas.
2. Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves and hiking and horseback riding trails.
3. Uses or structures accessory to open space uses or classified as historic structures.
4. Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines and pipelines
5. Public utilities, streets and bridges.

Uses not listed above are generally prohibited in the floodway, including the following:

1. Habitable structures, structures with high flood damage potential or those not associated with permanent open-space uses;
2. Public or private wells which are used to obtain potable water,
3. Wastewater treatment ponds or facilities,
4. Sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

### ***Development Requirements Within the Floodfringe District (Along Little Niagara Creek and portions of the Chippewa River)***

Campus areas along Little Niagara Creek and portions of the Chippewa River lying below approximately elevation 778.0 are considered to be in the “floodfringe”. The grounds and parking areas of Putnam Hall, McIntyre Library, Katharine Thomas Hall, Nursing Building, Davies Hall, Phillips Science Hall are located within the Little Niagara Creek floodfringe. Portions of the Haas Fine Arts Center and adjacent surface parking lots north and south of Water Street are located in the Chippewa River floodfringe. Whether the buildings themselves are in the floodplain or not depends on whether the “lowest adjacent grade” of the building is above or below the base flood elevation of 778.0.

Development and redevelopment of areas within the floodfringe must conform to requirements described below.

1. The elevation of the lowest floor, excluding the basement or crawlway, must be at or above the flood protection elevation (i.e., 2 feet above the 100-year flood elevation) on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. Other floodproofing measures may be considered if the elevations of existing streets or sewer lines make compliance with the fill standards impractical.
2. The basement or crawlway floor may be placed at the regional flood elevation (i.e., the 100-year flood elevation) if it is floodproofed to the flood protection elevation. No basement or crawlway floor is allowed below the regional flood elevation;
3. Contiguous dryland access must be provided to the structure in the event of a 100-year flood. Where existing street or sewer line elevations make provision of contiguous dryland access impractical, new development and substantial improvements may be permitted where access roads are at or below the 100-year flood elevation if written assurance is provided from local police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a flood event and the municipality has a natural disaster plan approved by Wisconsin Emergency Management and the Department.

Storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property. An accessory

structure which is not connected to a principal structure may be constructed with its lowest floor at or above the regional flood elevation. An accessory structure which is not connected to the principal structure and which is less than 600 square feet in size and valued at less than \$10,000 may be constructed with its lowest floor up to two feet below the 100-year flood elevation if it is subject to flood velocities of no more than two feet per second and it meets all other provisions of the City Zoning Code.

### ***Reconstruction/Improvement of Buildings in the Floodplain***

An existing lawful structure or building that is in the floodplain and not in conformity with the dimensional or structural requirements for the area of the floodplain which it occupies is considered a “nonconforming structure”. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming). Based on this definition, Putnam Hall, Katharine Thomas Hall, Phillips Science Hall, McIntyre Library and Nursing Building all may be considered “nonconforming structures” if their lowest floor elevations are indeed lower than the “flood protection elevation” (i.e., elevation 780.0). Future reconstruction or improvement of affected buildings must be completed in conformance with the following provisions: The following excerpts from the City Zoning Code should be considered when evaluating improvements to “nonconforming structures” within campus floodplain areas:

1. “...the words “modification” and “addition” include, but are not limited to any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification or addition; these include painting, decorating, paneling and the replacement of doors, windows and other nonstructural components, and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Ordinary maintenance repairs do not include any costs associated with the repair of a damaged structure. The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.”

2. If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property and any structure or building thereon shall conform to the applicable requirements of this chapter.
3. No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this chapter. Contiguous dry land access must be provided for residential and commercial uses.

Modifications or additions to nonconforming structures in the floodfringe will be allowed if granted a permit or variance by the City of Eau Claire and the modification or addition is placed on fill or floodproofed to the flood protection elevation (i.e., elevation 780.0) in compliance with the standards for that particular use. Where the City agrees that compliance with the above would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the zoning board of appeals, using the procedures established in the City Zoning Ordinance may grant a variance from certain ordinance provisions for modifications or additions, using the criteria listed below.

Modifications or additions that are protected to elevations lower than the flood protection elevation may be permitted if:

1. No floor is allowed below the regional flood elevation (elevation 778.0) for residential or commercial structures;
2. Human lives are not endangered;
3. Public facilities, such as water or sewer, will not be installed;
4. Flood depths will not exceed two feet;
5. Flood velocities will not exceed two feet per second; and
6. The structure will not be used for storage of materials as described in s. 18.11.110 E of the ordinance.

One addition to an existing room in a nonconforming building or a building with a nonconforming use may be allowed in the floodfringe, if the addition:

1. Meets all other regulations and will be granted by permit or variance;
2. Does not exceed 60 square feet in area; and
3. In combination with other previous modifications or additions to the building, does not equal or exceed 50% of the present equalized assessed value of the building.

### ***Additional Recommendations***

It appears the regional flood elevation designated for Little Niagara Creek is based on backwater from the Chippewa River. Since this original designation by FEMA, a pumping station and gate well has been constructed at Garfield Avenue to prevent backflow from the Chippewa River from entering Little Niagara Creek. As a result, the current floodplain designation may be incorrect. Campus may wish to perform a hydrologic and hydraulic analysis of Little Niagara Creek and the Garfield Avenue Pumping Station in conformance with FEMA methodology. Such an analysis would achieve the following:

1. Provide an updated estimate of Little Niagara Creek regional flood elevation with the structure in place. If lower than the current regional flood elevation, the campus may wish to petition FEMA for a "Letter of Map Revision" to officially modify the floodplain limits. This could impact future building grades and permit requirements for campus properties within floodfringe areas.
2. Identify the floodway and floodfringe limits of Little Niagara Creek floodplain. Because there is not currently a floodway designation for Little Creek, future development within the Little Niagara Creek floodplain will be dependent on a technical analysis by the campus to identify floodway limits. Development of areas within the delineated floodway will be severely restricted, as described above. Development of areas within the floodfringe will be allowable, subject to restrictions described previously. An understanding of where these limits exist will provide more accurate siting of proposed campus facilities.



## Land Use

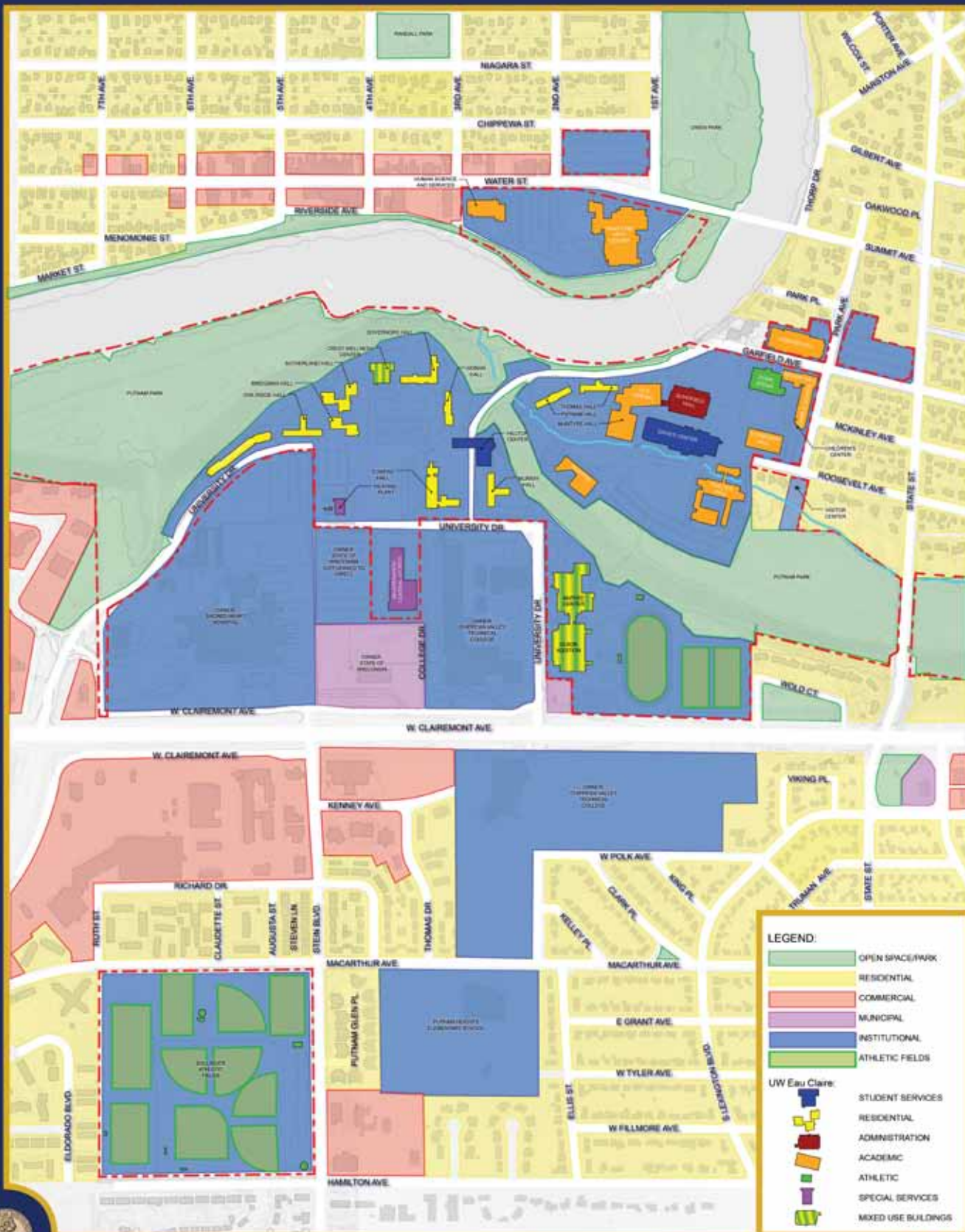
The lower campus precinct is the primary academic and research area while the upper campus precinct serves the majority of the student life and housing aspect of campus. Due primarily to the extreme change in elevation the campus is divided into an AM/PM campus. Once students have reached the lower campus precinct they tend to stay throughout the course of the day to avoid the trek back and forth between the lower and upper campus precincts. This necessitates the need for dual student services on campus, such as two cafeterias.

The lower campus precinct is situated immediately west of the Third Ward residential neighborhood, a primarily owner-occupied single-family neighborhood. Zorn Arena is located in close proximity to the Third Ward Neighborhood. During Monday-Friday daytime hours and scheduled events, parking congestion occurs throughout the neighborhood.

The Water Street campus precinct (Human Science and Service Building, Haas Fine Arts Center and associated parking and open spaces) are in the eastern extents of the Water Street Commercial District Plan, which recommends zero front setbacks and higher-density multi-story buildings. The Randall Park Neighborhood located north of the Water Street commercial corridor is comprised of primarily student rental housing. Bollinger Fields are surrounded by multi-family residential developments and without a significant change in use of the property, this is considered neither an opportunity nor a constraint.

Sacred Heart Hospital, Chippewa Valley Technical College and the State of Wisconsin office building border the upper campus precinct. As each of these institutions plans its own campus, UW-Eau Claire has the opportunity to collaborate so that campus change is mutually beneficial. Each property owner has significant amount of frontage along West Clairemont Avenue, which the University currently lacks. If a property along West Clairemont Avenue were to become available, it would allow the opportunity for UW-Eau Claire to gain a strong image on West Clairemont Avenue and could provide a front door affect and a strong wayfinding solution for visitors. The upper campus precinct is within the Clairemont Avenue Educational and Medical District, which recommends street connections, development densification and building and open space design guidelines.





University of Wisconsin-Eau Claire

LAND USE

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## Open Space

There is a significant amount of open space on the lower campus precinct though the design of many of the spaces is not distinctive and could be improved. The building configuration of Katharine Thomas Hall and Putnam Hall has cut off the open space to the south from the rest of campus. The Davies Center project will create a new campus open space south of Schofield Hall and the education building project will eliminate the open space between Zorn Arena and Schneider Hall.

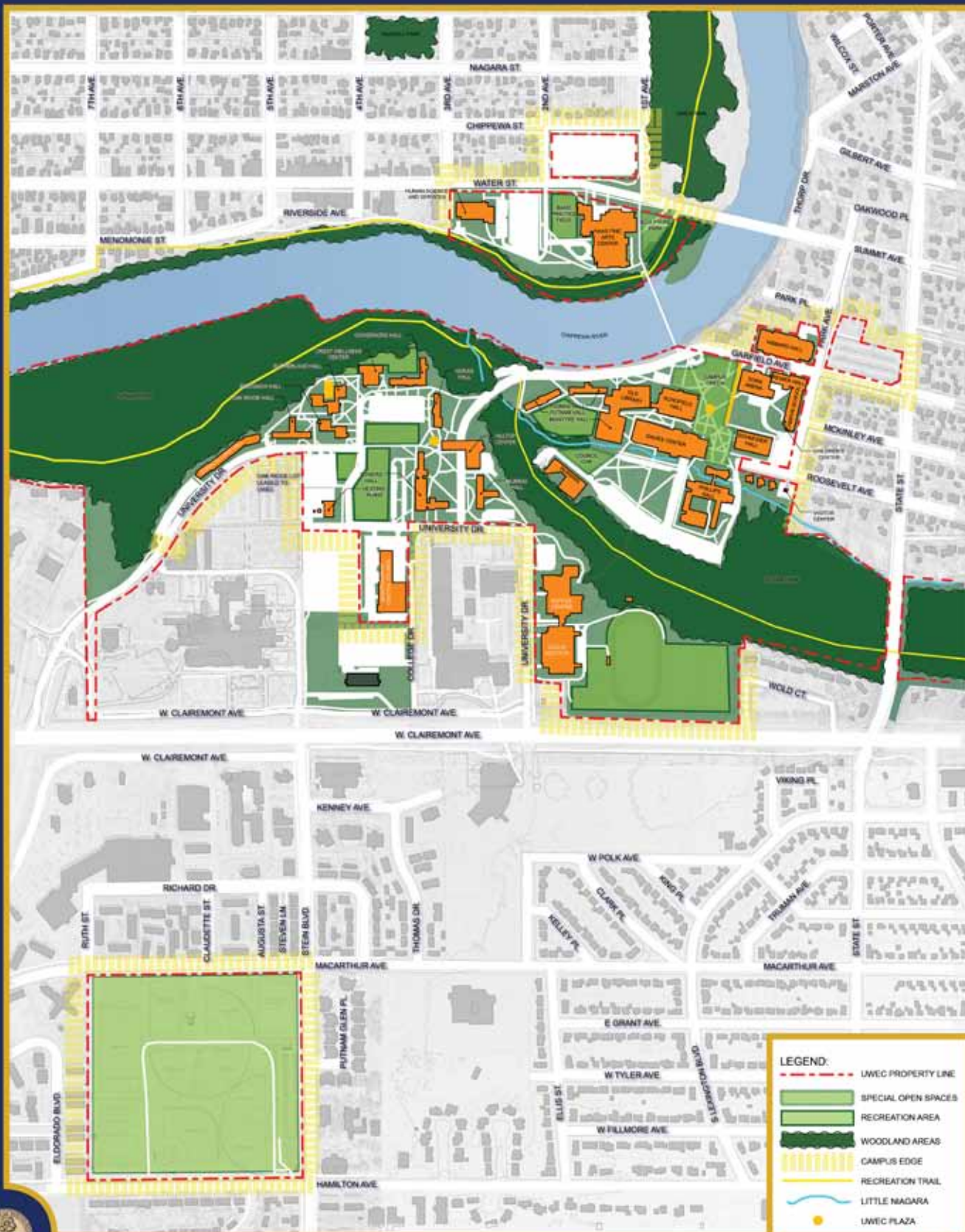
Large surface parking areas on the upper campus precinct are devoid of green space and bluff edge open spaces are hidden behind structures, resulting in an impression of a relatively cold and hard upper campus precinct. However, the upper campus precinct has a lot of open space, it is just not connected and visible. Upper campus precinct buildings were oriented around a green space that became the Governors parking lot.

The campus edges vary dramatically. The upper campus precinct does not have a defined campus edge. UW-Eau Claire buildings, parking and open spaces are not differentiated from its institutional neighbors. Additionally, although the Simpson Athletic Field has West Clairemont Avenue frontage, no recognizable campus structure can be seen from this high profile corridor. The State of Wisconsin office building site offers the potential opportunity for the University to gain additional open space on upper campus, at the same time it would provide a presence along West Clairemont Avenue, which could help visitors quickly and clearly identify the UW-Eau Claire campus.

The lower campus precinct has a defined campus edge along Park Avenue. The multi-story, collegiate structures along Park Avenue define the campus among the historic single-family structures. Although the Hibbard parking lot fronts State Street, Hibbard Hall is the only recognizable campus structure seen from this regional entry into Downtown Eau Claire.

Unlike the other two precincts, the Water Street campus precinct has excellent visibility along an important community street. The Haas Fine Arts Center and Sculpture Park designate the campus for those entering the Water Street corridor from the Summit Street Bridge.





## **Pedestrian/Bicycle/Transit**

Sidewalks are available to access campus on nearly all surrounding roadways although there is an opportunity for improved connections to campus from the south over West Clairemont Avenue. Internal pedestrian circulation is relatively functional and most sidewalks respond to the flow of pedestrian traffic.

Most of campus is within a ten-minute walk of Davies Center, considered an acceptable walk distance. However, due to the topographic difference between the upper and lower campus precincts, connections between the two are limited. For example, a student could walk blocks into the Randall Park neighborhood in the same amount of time it takes to reach Chancellors Hall on the upper campus precinct.

Pedestrian/automobile conflicts take place at key areas on campus. Large volumes of students exiting Hibbard Hall at class change creates a safety issue on Garfield Avenue. The intersecting pedestrian, bicycle and Truckster flow at the access points of the footbridge is a multi-modal concern. Connections between the lower and upper campus precincts are minimal and only occur at two locations – the Garfield Avenue hill or the wooden staircase through Putnam Park. Pedestrians exiting the Davies Center south toward the wooden staircase are forced to cross two parking lots. The Phillips Science Hall lot crossing provides very little visibility for pedestrians and creates a major conflict on campus. As large numbers of students make their way toward the upper campus precinct via Garfield Avenue, sidewalks are overwhelmed and pedestrians choose to walk in the street. Finally pedestrian access to Bollinger Fields across West Clairemont Avenue could be improved as one must traverse several lanes of traffic before reaching the south side of the street.

Multiple city bus routes serve campus and the general area and connect the lower, upper and Water Street campus precincts into the citywide bus network. To connect to transit service, students, faculty and staff must walk to the campus edges. The lower campus precinct is served by one transit stop at the Campus School (and an off-peak stop at Davies Center). The upper campus precinct is served by transit stops at University Drive at Towers Hall and University Drive at Oak Ridge Hall. The Water Street campus precinct is served by a stop at Human Science and Services. The transit connection between the campuses occurs

on the city street network off-campus, lengthening transit service times.

Handicap accessibility is a challenge on campus due to the extreme topographic change. Currently one way between the lower and upper campus precincts is via a University van which only runs during limited hours. The conveyance van does not have proper wheelchair accessibility. The only options for wheelchair-bound individuals is to take the City bus during scheduled transit times or rely on use of a personal automobile.





## Automobile

Visitors traveling to campus have difficulty identifying particular destinations and circulation routes. The Visitor Center located on the lower campus precinct can only be reached via a confusing State Street route including circling a fire station and park off West Clairemont Avenue. There is little indication of the campus for those on State Street and visitors must travel through the Third Ward neighborhood to reach the lower campus precinct. Neither Roosevelt Avenue nor Garfield Avenue serves as a defined campus gateway or entrance into the lower campus precinct.

Wayfinding and navigation on the upper campus precinct is equally challenging. West Clairemont Avenue (Highway 12) is a heavily traveled six-lane state highway providing regional automobile access to campus via US 53 to the east and Interstate 94 to the southwest. Reaching the upper campus precinct is easier for the campus visitor, but accessing the lower campus precinct is difficult. University Drive, the only automobile circulation route, has multiple and confusing turns. Garfield Avenue provides the only automobile connection between the lower and upper campus precincts, although use is restricted to certain users and times throughout the day and directional signage on the upper campus precinct is absent.

A campus parking analysis suggests that there is sufficient parking on campus, although some parking is distant from the parking need. The large Oak Ridge and Towers surface parking lots are currently leased from Sacred Heart Hospital to provide parking for the upper campus precinct residential halls. These leases are due to expire in 7-8 years and no renewal is currently possible.





University of Wisconsin-Eau Claire

VEHICULAR MAP



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## Utilities

### *Electrical Power Distribution System*

Power is provided by Excel Energy to two university owned 15kV class switchgear locations on the UW-Eau Claire campus. The main switchgear is located southeast of Murray Hall on University Drive and serves all major facilities on the upper and lower campus precincts. The main switchgear is fed 12,470V power from the Excel Ellis substation located at the corner of University Drive and Clairemont Ave. A second 12,470V Excel service is located just north of the Haas Fine Arts Center on Water Street and serves all major facilities on the Water Street precinct.

The main campus switchgear is comprised of one 1200A circuit breaker main and six 1200A distribution circuit breakers with provisions for an additional distribution circuit breaker. Feeders #1, #3, #4 serve the lower campus precinct and feeders #2, #5 serve the upper campus precinct. All feeder cables are 350 kCM in size and are routed underground in a concrete encased ductbank and manhole system. Feeder #6 serves a university owned capacitor bank. The feeders serving the lower campus precinct are arranged in a three cable loop network with exterior pad mount and building located sectionalizing switchgear. This network has adequate normal configuration capacity and single feeder failure configuration capacity to serve the current and proposed facilities on the lower campus precinct. The feeders serving the upper campus precinct are arranged in a loop network with exterior pad mounted and building located sectionalizing switchgear. This network has adequate normal feeder configuration and single feeder failure configuration capacity to serve the current and proposed facilities on the upper campus precinct. The main campus switchgear has adequate capacity to serve full build out of the Master Plan.

The Water Street precinct switchgear is comprised of one main switch and two fused distribution switches. One feeder serves the Human Sciences Services Building and the other feeder serves the Haas Fine Arts Center. All feeders are 1/0 in size and are routed underground in a concrete encased ductbank and manhole system. The distribution network has adequate capacity to serve full build out of the Master Plan.

The campus switchgear, feeder cables, exterior pad mounted sectionalizing switchgear and various building located sectionalizing switchgear were replaced in 1995. The useful life of this type distribution equipment is approximately thirty years. Therefore replacement of this equipment is not anticipated in the near term.

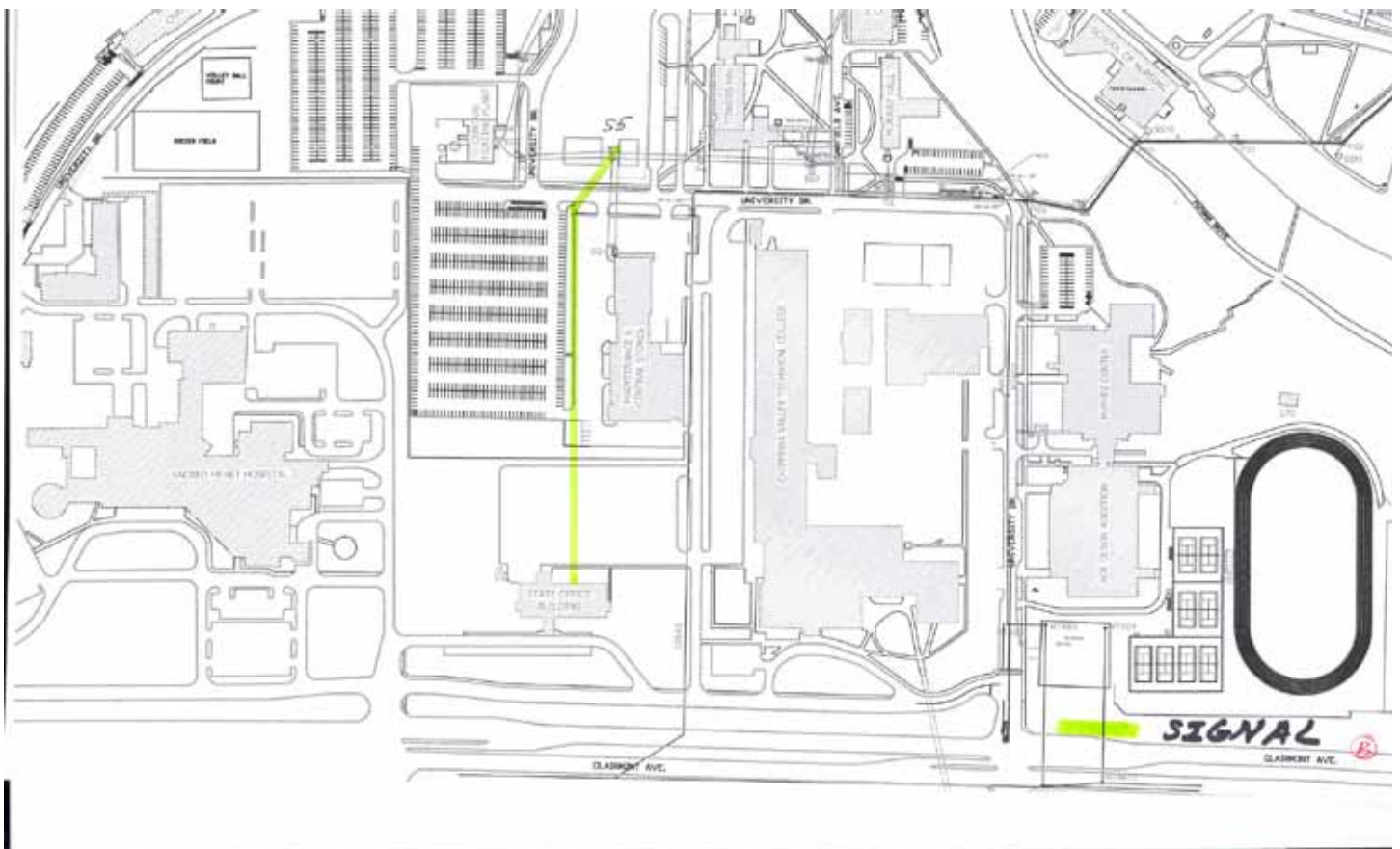
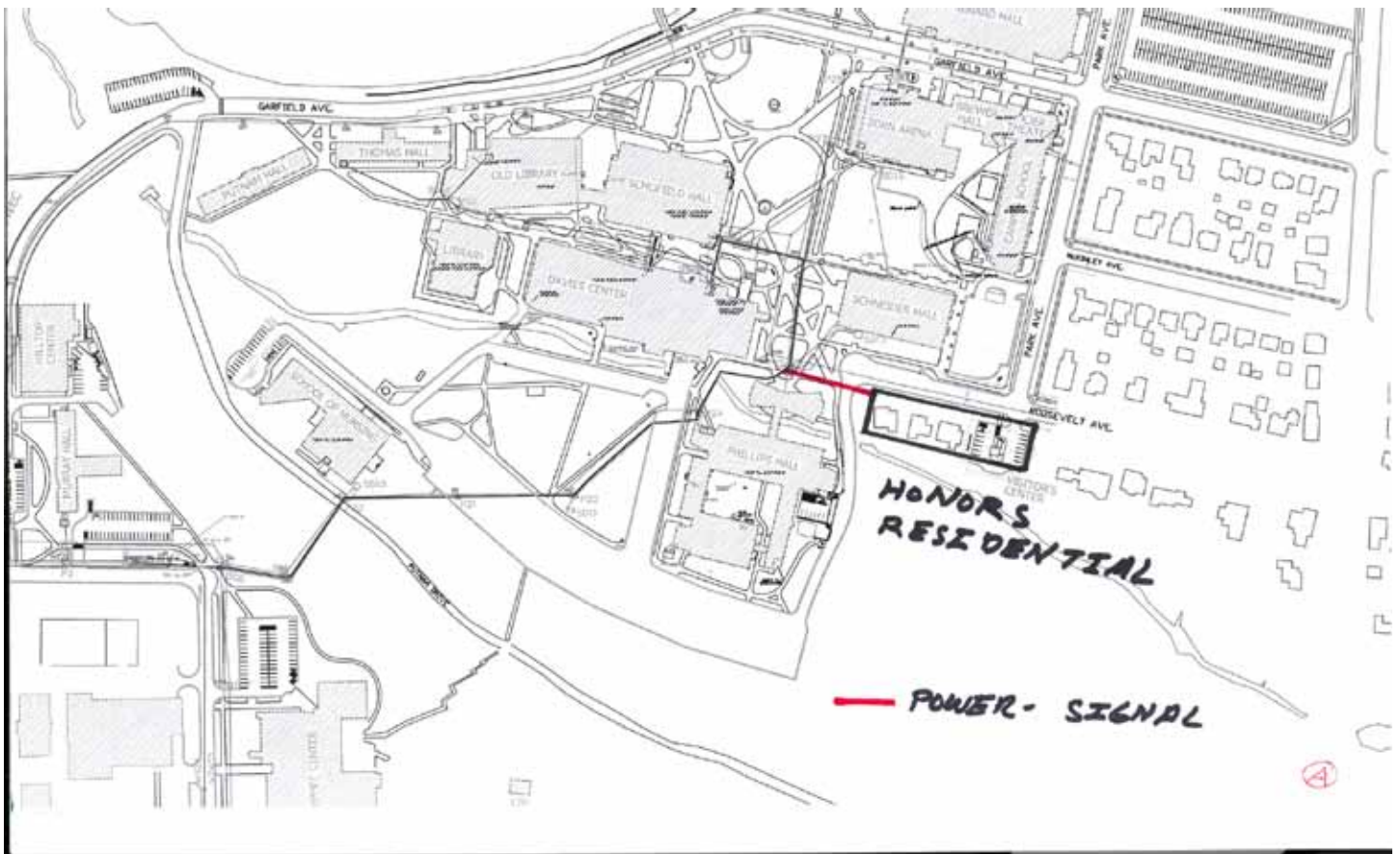
### *Signal Distribution System*

The campus signal distribution system is comprised of the four discrete cable sub-systems routed in concrete encased ductbank to all facilities. A fiber optic cable backbone system provides computer network services, a multi-conductor phone cable system provides phone service, a coaxial cable system allows video signal distribution and a 600V multi-conductor cable provides control signal distribution.

The fiber optic cable backbone system was installed in the mid 1990's. The system consists of a main hub facility in Schofield Hall basement which provides computer network signals to all facilities on the lower and Water Street precincts and to a secondary hub in the Hilltop Center which serves all facilities on the upper campus precinct. Multimode fiber cable was pulled between each hub and each radial building with fiber count determined by building size. Ten fiber single mode cable was also pulled between each building – but not terminated – for future use. Over time this single mode fiber has been terminated in most locations to allow higher data rates on network links between all buildings. The campus is now considering looping single mode fiber to the main academic buildings for redundancy. While the multimode cable has been abandoned in favor of single mode in many buildings, the multimode is still used for distribution of campus automation system signals. Also, the campus data center is located in a floodplain in the basement of Schofield Hall and it lacks adequate space for expansion. A proposal to relocate the data center to the third floor of the Old Library is under consideration. If the data center is moved, additional fiber optic cable will be needed to connect the fiber optic cable hub in Schofield Hall to the new data center location.

The campus telephone service cables enter Schofield Hall basement from a telephone manhole just east of the facility. These multiple pair service cables are cross-connected in the Schofield telephone room to multiple pair telephone trunk cables. Phone trunk cables from Schofield are routed to each campus building. This phone service is being phased out as the campus converts to voice over internet protocol. This will allow most phone cable to be pulled from the ductbank system except for cable required for special voice systems such as elevator phones and blue light phones.

The video distribution system is comprised of hard-line coaxial cable routed through all signal ductbanks and tee-tapped in each signal manhole for distribution to each building. The campus is considering installation of a video over internet protocol system but the implementation time frame has not been determined.





The campus control cable infrastructure consists of a multi-conductor 600V cable that is routed through all signal ductbanks, tee-tapped in each signal manhole and then routed to each facility. This system was used for the campus master clock system which was replaced with a wireless system and is still being used for some exterior lighting control. These control functions are being migrated to the campus automation system.

### ***Electrical Recommendations***

1. Expand the Water Street precinct ductbank system to provide power and signal from manholes P52/S44 to new fine arts building and from manholes P51/S40 to Water Street parking structure and performing arts building. Consider connection of the Water Street and lower campus precinct power distribution networks via the pedestrian bridge for redundancy.
2. Remove Excel Energy direct buried east-west power line from new Parking Structure and Performing Arts Building site and relocate along south side of Chippewa Street.
3. Extend ductbank from power/signal manholes P25/S25 north of Phillips Science Hall to the new lower campus residence hall site.
4. Extend signal ductbank from signal manhole S5 north of the Maintenance and Central Stores building to Eau Claire State Office Building.
5. Relocate campus signal cables routed through Phillips Science Hall to ductbank (P22/S22 – P24/S24) between new student center and Phillips Science Hall to allow Phillips Science Hall demolition.
6. Protect campus secondary fiber optic cable backbone hub in the Hilltop Center as that building is renovated.
7. Allocate space in campus ductbank system for installation of single mode fiber optic cable from fiber hub in Schofield Hall basement to third floor of the Old Library Hall for possible future data center relocation.
8. Allocate space in campus ductbank for single mode fiber optic cable loop for all major academic buildings.
9. Continue conversion of phone system to Voice over Internet Protocol (VOIP) to allow removal of multi-pair telephone trunk cable and free up space for additional single mode fiber.

### ***Domestic Water Distribution System***

The domestic water system on the lower campus precinct is served from the municipal water system and is generally comprised of a 6" water main loop which encircles the campus with water service laterals to each facility. The campus system is fed from the municipal system in multiple locations including city mains in Garfield Avenue, Park Avenue and State Street. The State Street main feeds a 12" line which routes through Putnam Park to a campus water main near the Nursing Building.

The domestic water system on the upper campus precinct is served from the municipal system in two locations from the main in Clairemont Avenue. The system is configured so that some facilities have loop service and some have radial service. Towers Hall, Horan Hall, Governors Hall, Crest Center, Sutherland Hall and the Heating Plant have radial service.

The facilities on the Water Street precinct are served directly from a municipal main in Water Street.

### ***Sanitary Sewer System***

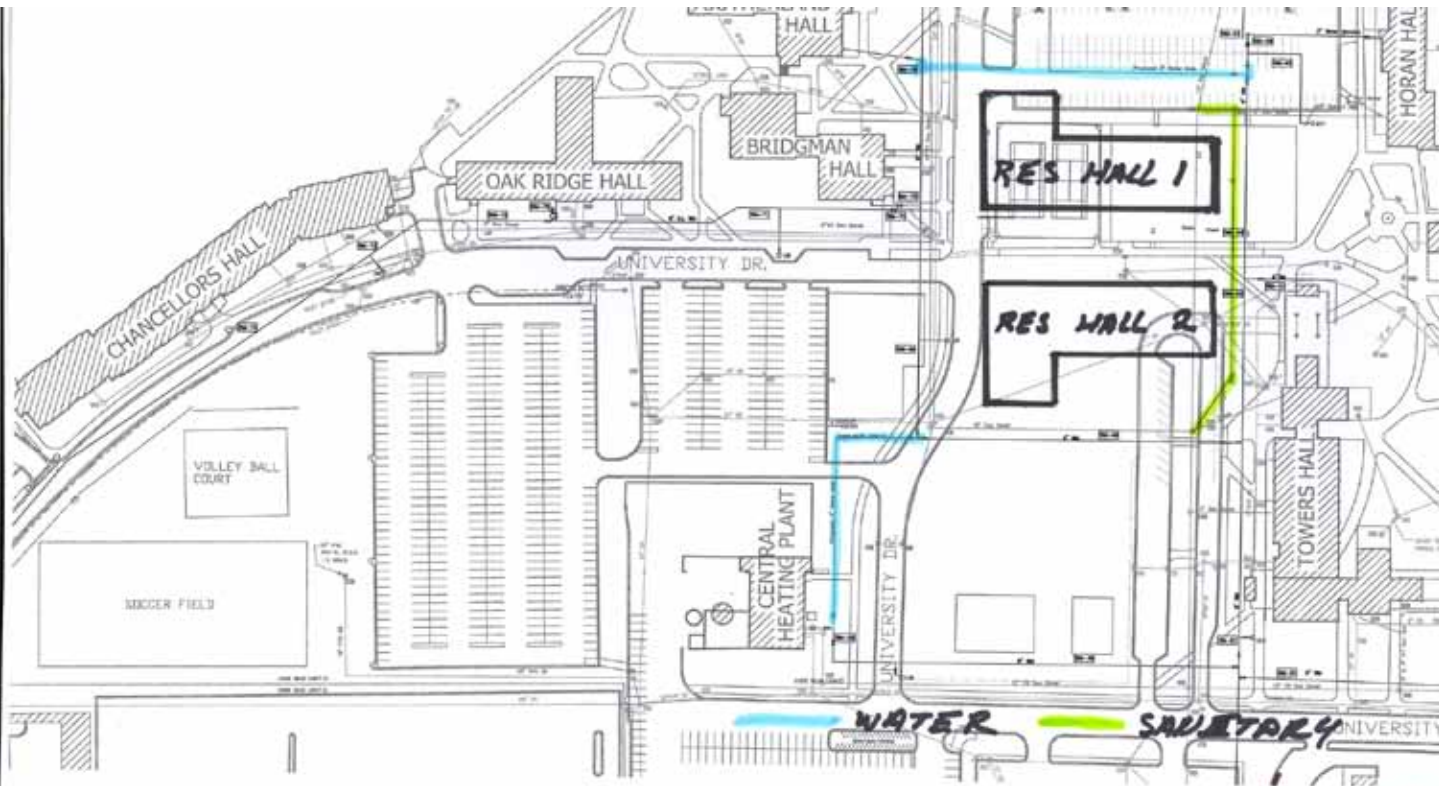
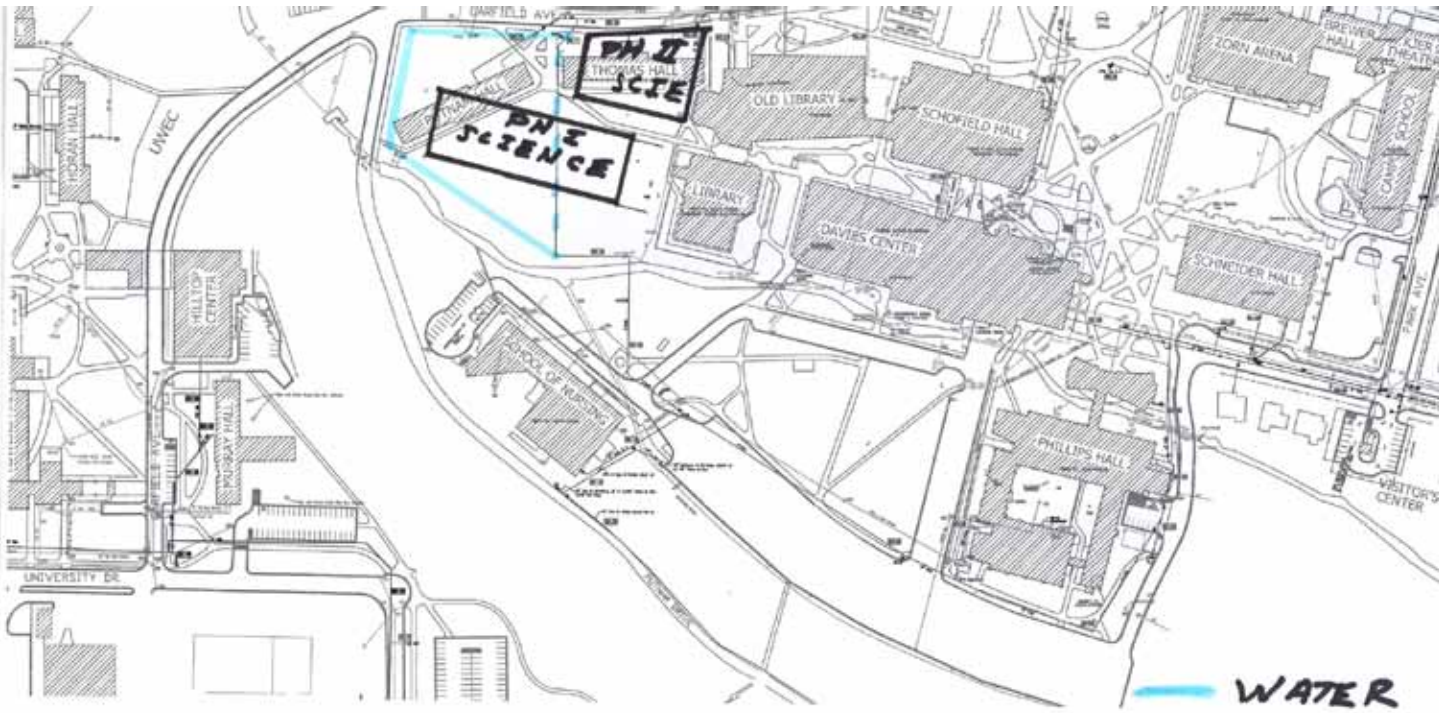
The sanitary sewer system on the lower campus precinct is comprised of a gravity flow system and a pumped flow system. All buildings except for Nursing Building and Phillips Science Hall gravity flow to sanitary lines in Garfield Avenue, Park Avenue or Roosevelt Avenue. Sanitary waste from Nursing Building and Phillips Science Hall flows to a lift station located southwest of Phillips Science Hall and is then pumped to a sanitary line in Roosevelt Avenue.

The sanitary sewer system on the upper campus precinct is a gravity flow system with discharge to the municipal sanitary line in Clairemont Avenue. All facilities discharge waste to the campus system except for McPhee Physical Education Center and Ade Olson Addition which discharge directly to the municipal sanitary line in University Drive.

The facilities on the Water Street precinct discharge directly to the sanitary line in Water Street. A 54" municipal sanitary sewer line routes along the north bank of the river.

### ***Storm Sewer System***

Storm water collection on the lower campus precinct is comprised of a network of drainage structures and lines which directs storm water to either the Little Niagara Creek or the Chippewa River. The Little Niagara Creek empties into the Chippewa River through a Food Control Structure that prevents the back flow of the Chippewa River into





the creek during high water conditions. Pump equipment powered by means of tractor power take-off pump water to the Chippewa River to prevent back-up of the Little Niagara Creek.

Storm water collection on the upper campus precinct is comprised of a network of drainage structures and lines which direct storm water to a 60" municipal line that drains to the Chippewa River.

Storm water collection on the Water Street precinct is comprised of a network of drainage structures and lines which direct storm water to the Chippewa River.

### ***Civil Recommendations***

1. Relocate 6" water line that routes from main in Garfield through new science building site to the main at Nursing Building to a new location alongside Putnam Drive.
2. Construct water line segments to interconnect radial water line termination points on the upper campus precinct to create loop service for all facilities. New segments along University Drive near the Heating Plant and along University Drive near Crest and Horan Halls are needed.
3. Relocate 10" sanitary sewer line to the east to avoid New Residence Halls 1 & 2.
4. Replace civil utilities in Garfield Avenue as that roadway is replaced under a maintenance project.

### ***Heating Plant & Steam Distribution System***

The Central Heating Plant (constructed in 1966) supplies steam to each building on campus at 100 psig through an underground piping distribution and condensate return system. The main distribution consisting of a radial line serving the upper campus, lower campus and Water Street precincts by way of the pedestrian bridge was constructed in 1966. In 2010, a new steam line was constructed between the upper campus precinct and the lower campus precinct to create a steam loop for redundant service to the lower campus precinct. The steam supply piping from the original heating plant vault to the Brewer, Kjer, Zorn complex will be replaced and a new line extended to serve the new education building. Steam lines also connect the heating plant to non-University facilities (Sacred Heart Hospital, Chippewa Valley Technical School and Eau Claire State Office Building).

Steam is primarily used for building and domestic water heating. Steam is also used for sterilizers, humidifiers, distillers, clothes dryers and culinary equipment.

The Central Heating Plant steam generation equipment is comprised of two 60,000 lb/hr boilers that can be fired with natural gas, coal or fuel oil and one 50,000 lb/hr boiler that can be fired with natural gas and fuel oil. The peak steam load of the campus is approximately 81,000 lb/hr, which is within the firm capacity of the plant. The firm capacity is 110,000 lb/hr (capacity with largest boiler in standby mode). Recently steam service to Sacred Heart Hospital was discontinued resulting in a smaller summer steam load. It is now more difficult to turn down the 50,000 lb/hr summer boiler to achieve this load. A new smaller capacity summer boiler would allow more efficient steam generation under summer load conditions.

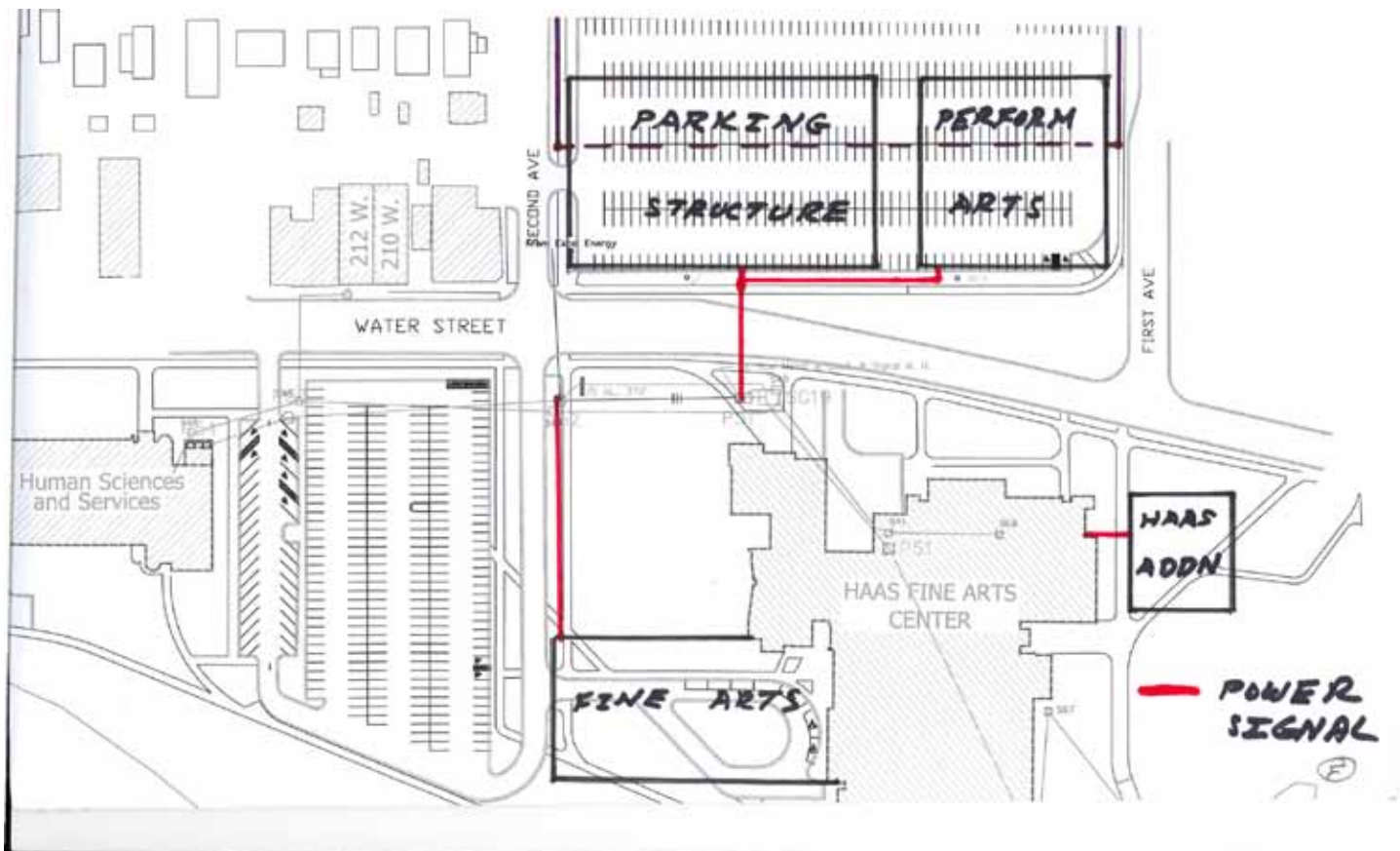
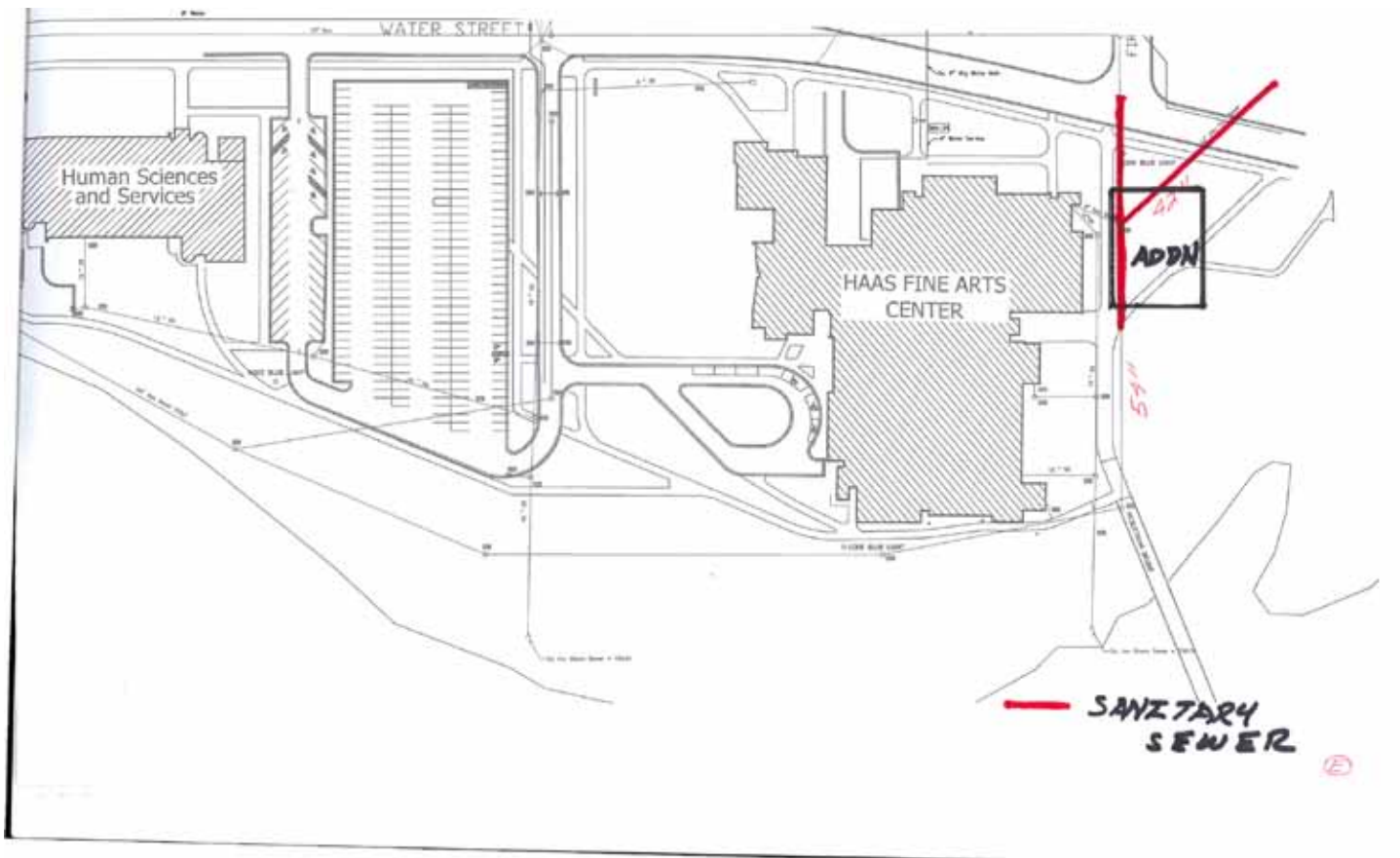
Fuel is provided from various sources. Coal is supplied to the Heating Plant by semi trailer trucks hauling from the Mississippi River Docks in St. Paul. Natural gas is supplied by Center Point Energy and transmitted to the campus by Excel Energy via an underground gas main. Fuel oil is stored on site in a 30,000 gallon double wall underground storage tank.

The additional building space identified in the campus master plan is not expected to push the campus demand above the firm capacity of the Heating Plant. Various EPA/WisDNR air emission regulations will impact the continued operation of the coal boilers. Depending upon future decisions regarding coal fired boiler operations at state facilities, there may be an opportunity to replace coal fired boilers with new, higher efficiency gas fueled boilers.

### ***Chilled Water Generation & Distribution Systems***

There are three chilled water systems on campus serving the cooling needs of all facilities. Chilled water is piped underground from these plants to each building utilizing a two pipe system of supply and return. Chiller plant distribution pumps pressurize the supply lines to provide chilled water flow through campus mains and also through building air handler cooling coils. All chillers have evaporative cooling towers.

A lower campus precinct Chiller Plant located in the McIntyre Library provides cooling for all buildings located on the lower campus precinct. The combined capacity of the existing 1400 ton chiller and existing 630 ton chiller located in the plant will be adequate to serve existing space



and new space to be constructed in the New Student Union and the New Academic Building. Additional capacity will be needed when future Science Buildings are constructed on the Putnam / Thomas Residence Halls site. At that time, the 630 ton chiller would be replaced with a 1400 ton chiller to maximize the chiller plant's capacity to 2800 tons.

An upper campus precinct Chiller Plant located in the Hilltop Center provides cooling for Hilltop Center, McPhee Physical Education Center, Crest Center and the lower floor of Towers. The 600 ton chiller located in the plant does not have adequate capacity to serve existing space and the future upper campus precinct residence halls. At that time, another 600 ton chiller would be installed in an open bay in the chiller room to maximize the plant's capacity to 1200 tons.

A Water Street precinct Chiller Plant located in Haas Fine Arts Center provides cooling for Fine Arts and Health Sciences & Services. The 455 ton chiller located in Fine Arts does not have adequate capacity to serve the future buildings to be constructed on the Water Street precinct and the chiller room space in Fine Arts is not adequate to install additional chiller capacity. It is envisioned that new chiller capacity would be installed as part of the development of new facilities on the Water Street precinct and then connected to the chilled water piping serving Fine Arts and Health Sciences & Services.

### ***HVAC Recommendations***

1. Replace the 630 ton chiller in the McIntyre Library chiller room with a 1400 ton chiller to provide adequate cooling capacity prior to construction of new science facilities.
2. Add a second 600 ton chiller to the Hilltop chiller room to provide adequate cooling capacity prior to the construction of new upper campus precinct residence hall facilities.
3. Determine the best location for additional chilled water generation on the Water Street precinct assuming connection to the existing Water Street precinct chilled water underground piping system.
4. Install an additional segment of steam line from the Heating Plant to the new segment recently installed from the upper to the lower campus precinct to eliminate a single point of line failure on upper campus precinct.
5. Install a new summer boiler in the Heating Plant with capacity suited to current campus summer steam load.

