

Western Technical College



THREE-YEAR FACILITIES PLAN

Submitted by:
Western Technical College
Roger Stanford, PhD, President

Submitted to:
Wisconsin Technical College System Board
Dan Scanlon, State Director

Table of Contents

Section 1:

EXECUTIVE SUMMARY

Section 2:

EXISTING FACILITIES

Section 3:

**THREE-YEAR PROJECT
SUMMARY**

Section 1

EXECUTIVE SUMMARY

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

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

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

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

Major projects contemplated during this planning period include:

1. Property Acquisition – La Crosse Campus
2. North End Truck and Heavy Equipment Remodel
3. Truck and Heavy Equipment Roof Remodel
4. Truck and Heavy Equipment HVAC
5. Physical Plant Renovations
6. Parking Lot D Renovations
7. Solar Panels for Charging Stations at a Regional Location
8. Convert 8th Street Green Space into Parking Lot

9. Tomah Regional Location Elevator Modernization
10. Horticulture Education Center Demonstration Space
11. Building Construction - Exterior Dining for Union Market/Kumm Center
12. Solar Panels for Charging Stations at a Regional Location
13. Relocation of Union Grind to Integrated Technology Center
14. Sparta Public Safety Training Facility Simulation City
15. Property Acquisition – ELL/GED Center in Arcadia
16. Property Acquisition – Tomah Regional Location
17. Parking Lot L Renovations
18. Solar Panels for Charging Stations at a Regional Location
19. Administrative Center Bathroom Remodel to ADA Compliance and Conservation Compliance
20. Tomah Medical Assistant Renovation



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

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

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

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

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

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

All projects listed in this plan are subject to change. Approval of this plan by the district board does not guarantee that each project will happen. Further approvals of individual projects are required by the Western Technical College board and, in certain situations, by the Wisconsin Technical College System board.

Western needs to be nimble to respond quickly to the needs of the community. Some capital project needs may quickly arise that were unknown at the time the three-year facilities plan was approved. It is allowable for Western to move forward with those projects even though they were not included in the three-year plan. Individual approvals noted above would still be needed, however. Given the uncertainty related to the COVID-19 pandemic and its impact on the economy, many of the projects identified in this plan may need to change. This could be especially true for projects in the near term.



Section 2

EXISTING FACILITIES

Owned Facilities

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

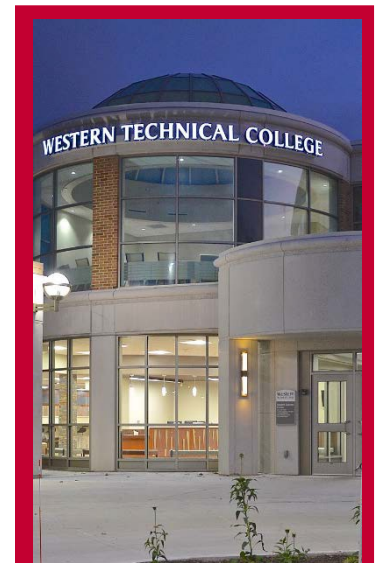
Leased Facilities

- Morrow Home Community
- La Crosse Diocese Gymnasium
- Health Science Center

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

Following are descriptions of each of these facilities:

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



Student Success Center

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

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

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



Integrated Technology Center

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

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

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

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



Coleman Center

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

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

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

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

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

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

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

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



Residence Hall

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

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

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

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

In 2020, building was remodeled to create state-of-the-art instructional spaces. These new spaces align better with industry expectations and projected growth. The new spaces include an additional classroom and an expanded computer lab, additional offices for instructors and adjunct instructors, additional parking, a dedicated welding lab for contract training, and plumbing and electrical labs that provide hands-on practice through installation. The facility maintains a flexible learning space capable of accommodating future programming in automation, construction, or any other need which arises.



Apprenticeship and Industry Training Center

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



Horticulture Education Center

Owned Facilities at Regional Locations

Black River Falls:

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



Black River Falls

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

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

Sparta: Located at 11177 County Road A, this two-story masonry structure was completed in 1994. It is 30,098 square feet on a 168-acre site. The existing facility contains five standard classrooms, a forensic lab, a 32-station computer lab, offices, a large seminar room that accommodates up to 100 people, a full kitchen, and a large four-stall garage, which includes training props for confined space and toilet/shower rooms. The facility features a number of specialized training props/features, including a paved EVOC track and five outdoor firing angles, a six-station indoor firing range, and a four-story burn tower. In 2018, a storage facility was added to support the Burn Tower. An indoor firing range was completed in the summer of 2019.

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

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

phase was completed in spring 2016. The building houses general classrooms, three distance learning classrooms, one distance learning conference room, two computer labs, Learner Support and Transition classrooms, Nursing Lab and classroom, student resource room, pod room, student lounge, large classroom, computer testing area,



Viroqua

staff offices, Workforce Connections, DVR, and Viroqua Chamber/ Partner office space. Western also constructed a new entry that is shared between the college and the McIntosh Memorial Library. Adjacent to the building is paved parking for 50 vehicles.

Long-Range La Crosse Campus Boundary Map

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

Attached is a copy of the Long-range La Crosse Campus

Boundary map. The Campus Boundary does not indicate imminent action regarding facilities or property acquisition. It is intended to provide long-range direction for future planning.



Location	Occupancy	Construction/ Protection	Total Building Sq. Ft.	Building Value
400 Seventh Street North	Student Success Center	2 story masonry	61,169	\$11,187,440
111 Seventh Street North	Administrative Center	4 story brick, plus a lower level	41,757	\$9,663,430
325 8th Street North	Integrated Technology Center	4 story masonry and concrete	123,724	\$29,137,086
2719 Larson Street	Automotive Technology Facility	1 story masonry	38,522	\$7,190,075
2719 Larson Street	Truck and Heavy Equipment Technology Facility	1 story masonry	43,887	\$8,776,983
405 8th Street North	Business Education Center	2 story brick	49,657	\$9,905,976
419 Ninth Street North	Center for Childhood Education	1 story wood and masonry	9,878	\$1,469,725
304 6th Street North	Coleman Center (including Lunda Center)	3 story brick	250,762	\$38,113,552
400 6th Street North	Kumm Center	4 story brick and concrete, plus a lower level	103,515	\$19,412,238
505 Ninth Street North	Physical Plant	1 story masonry	9,900	\$1,098,059
725 Badger Street	Parking Ramp	3 story precast concrete	95,390	\$4,800,000
820 La Crosse Street	Western Residence Hall	6 story plus basement metal and masonry	73,429	\$16,444,604
24 Fillmore Street	Black River Falls Regional Location	1 story masonry	19,648	\$3,884,168
36084 Walnut Street	Independence Regional Location	1 story wood and masonry	12,277	\$1,666,572
1000 College Avenue	Mauston Regional Location	1 story masonry	22,816	\$4,516,201
11177 County Road A	Sparta Public Safety Training Facility	2 story wood and masonry	38,098	\$6,578,718
120 East Milwaukee Street	Tomah Regional Location	3 story masonry, plus basement	22,484	\$4,946,003
220 South Main Street	Viroqua Regional Location	1 story masonry	26,603	\$5,398,749
624 Vine Street	Horticulture Education Center	CMU and steel construction	11,121	\$3,465,797
2860 21st Place South	Apprenticeship and Industry Training Center	1 story metal	25,000	\$3,583,449
10825 State Hwy 21	Western Hydro Power Station	2 story concrete with stone/brick	1,000	\$3,365,737
1300 Badger Street	Health Science Center (Western's space)	6 story masonry	45,000	N/A
331 South Water Street	Morrow Home Community	Masonry	973	N/A
Grand Total			1,126,610	\$194,604,562

Section 3

THREE-YEAR PROJECT SUMMARY

2021-2022

Acquisition/Building Construction

1. Property Acquisition – La Crosse Footprint: \$1.2 Million

Remodeling

1. North End Truck and Heavy Equipment Remodel: \$1.5 million
2. Truck and Heavy Equipment Roof Remodel: \$500,000
3. Truck and Heavy Equipment HVAC Upgrade: \$750,000
4. Physical Plant Renovations: \$300,000
5. Parking Lot D Renovations: \$475,000
6. Solar Panels for Charging Stations at One Regional Location: \$70,000
7. Convert 8th Street Green Space into a Parking Lot: \$750,000

Capital Improvements

1. Tomah Regional Location Elevator Modernization: \$200,000
2. Horticulture Education Center Demonstration Space: \$50,000

Rentals

1. Morrow Home Community
2. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

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

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

Planning for Major Projects for 2021 - 2022

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

Strategic Direction: Workforce and Community Engagement

2. Physical Plant Renovations. An interior renovation was completed in 2002. Renovations are needed to better address the expectations and responsibilities of the Physical Plant. The plan is to improve the use of space, increase energy efficiency, replace worn fixtures, improve storage of college furniture, fixtures, and equipment, and align with the campus safety and security standards.

Organizational Commitment: Practice Sound Fiscal Stewardship

3. Parking Lot D Renovations: Since this is one of the most used parking lots on campus, a renovation of the lot is needed. The current pavement has failed due to settling and excessive cracking in several locations. Renovations of the lot would align with current campus stormwater and security lighting practices. There is a possibility to expand parking and improve the area where the 714 La Crosse structure was razed.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2021-2022 (continued)

Planning for Major Projects for 2021 – 2022 (continued)

4. Solar Panels for Charging Stations at Regional Locations: Solar-powered charging stations would create other transportation opportunities for students at the regional locations. The stations would be added measures to ensure the success of, both the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

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

Strategic Direction: First Choice Service

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

Strategic Direction: First Choice Service

7. Horticulture Education Center Demonstration Space: Western would like to create a green space dedicated to honor the people who have chosen this occupational path as well as inspire others to embrace a career in public service. The plan is to convert the corner lot on the southwestern part of the campus. This modest corner lot is a brief walk for anyone that needs a place to relax or reenergize. The soft space would contrast the hardscape of the surrounding area and provide people a chance to connect with the natural environment. There are over 8,000 employees within La Crosse County that work in public service positions. Many of these public servants work near the Western Technical College campus in buildings such as the United States Post Office or three La Crosse County facilities, the Administrative Center, the Law Enforcement Center, and the Health and Human Services Building as well as La Crosse's City Hall. The park's location would connect Western students with community members through accessible tables that accommodate lunch hour meals for an opportunity to disconnect with daily work or school.

Strategic Direction: Workforce and Community Engagement

THREE-YEAR PROJECT SUMMARY

2022-2023

Acquisition/Building Construction

1. Building Construction – Exterior Dining for Union Market/Kumm Center: \$250,000

Remodeling

1. Solar Panels for Charging Stations at One Regional Location: \$70,000

Capital Improvement

1. Relocation of Union Grind to Integrated Technology Center: \$75,000

Rentals

1. Morrow Home Community
2. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

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

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

Planning for Major Projects for 2022 – 2023

1. Building Construction – Exterior Dining for Union Market/Kumm Center: When the Union Market was remodeled in 2011, the idea was to provide a dining experience that allowed students the opportunity to socialize as well as offering usable spaces for study, collaboration, and other school activities. We have been successful in meeting this goal. During lunch periods, the current seating area is at capacity, and we are losing customers. The outdoor Courtyard seating is used a few months each year due to weather. The plan is to create a comfortable year-round indoor environment that is as energy efficient as possible. Enclosing this space would provide additional seating for Union Market customers and make better use of the space.

Strategic Direction: First Choice Service

2. Solar Panels for Charging Stations at Regional Locations: Solar-powered charging stations would create other transportation opportunities for students at the regional locations. The stations would be added measures to ensure the success of, both the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

3. Relocation of Union Grind to Integrated Technology Center: Currently, the Union Grind is in the Coleman Center. Since the link between the Integrated Technology Center and the Student Success Center has been completed, a location in the Integrated Technology Center would offer an improved student experience.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2023-2024

Acquisition/Building Construction

1. Sparta Public Safety Training Facility Simulation City: \$1.5 million
2. Property Acquisition – ELL/GED Center in Arcadia: \$1.5 million
3. Property Acquisition – Tomah Regional Location: \$750,000

Remodeling

1. Parking Lot L Renovations: \$75,000
2. Solar Panels for Charging Stations at One Regional Location: \$70,000
3. Administrative Center Bathroom Remodel to ADA Complinace and Conservation Compliance: \$150,000
4. Tomah Medical Assistant Renovation: \$55,000

Capital Improvements

Rentals

1. Morrow Home Community
2. La Crosse Diocese Gymnasium

Physical Plant Capital Utility

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

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

Planning for Major Projects for 2023 – 2024

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

Strategic Direction: Workforce and Community Engagement

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

Strategic Direction: Workforce and Community Engagement

THREE-YEAR PROJECT SUMMARY

2023-2024 (continued)

Planning for Major Projects for 2023 – 2024 (continued)

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

Strategic Direction: Workforce and Community Engagement

4. **Parking Lot L Renovations:** As one of the oldest remaining asphalt parking lots on campus, a renovation of the lot is needed due to the current pavement failing due to settling and excessive cracking in several locations. Renovations of the lot would align with current campus storm water and security lighting practices.

Strategic Direction: First Choice Service

5. **Solar Panels for Charging Stations at Regional Locations:** Solar-powered charging stations would create other transportation opportunities for students at the regional locations. The stations would be added measures to ensure the success of, both the College’s standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

6. **Administrative Center Restroom Remodel for ADA Compliance and Conservation Compliance:** Since the 1982 renovation of the Administration Center, the restrooms on floors 1-4 have remained unchanged. Renovation and improvement plans include ADA compliance as well as water-saving/touch-free fixtures. As such, the renovations of the Administrative Center restrooms would include all aspects related to mechanical, electrical, plumbing, and finishes.

Strategic Direction: First Choice Service

7. **Tomah Medical Assistant Renovation:** Starting in fall of 2022, the Medical Assistant program will offer a new on-going MA section in the vacated first floor Workforce Development Area of the Tomah campus. The section will cap at 22 students. Renovations would be completed in early summer of 2022 to allow for move in time, with classes that fall/spring/summer. In order for the existing space to simulate a clinical learning space, necessary renovations would include, and not limited to, new flooring, lab tables, sink installation, eye wash station, shelving, teaching station/projector, sink in 2nd exam room. For classroom instruction, the MA section will be also reusing an existing first distance learning classroom.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2024

Planning for Major Projects Beyond 2024

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

Strategic Direction: Workforce and Community Engagement

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

Strategic Direction: First Choice Service

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

Strategic Direction: Workforce and Community Engagement

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

Strategic Direction: First Choice Service

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

Strategic Direction: First Choice Service

6. Student Success Center Replacement of Exterior Transom Windows: Installed when the building was constructed in 1995, the translucent panel system remains an integral

design component to the current Learning Commons (originally the Library). Time and the elements have prompted the replacement of the original dome (2019) and dome ends (2020). The proposed project would replace the remaining elements of the original work, which is the transom lite that surrounds most of the current learning common. Aside from the noticeable difference in opacity and color between the new dome and current transom lites, those facing west are experiencing the same degradation which caused the original dome to fail. The plan is to replace all the current 26-year-old-panels with more energy-efficient and matching lites.

Strategic Direction: First Choice Service

7. Expansion for Health Simulation: To deliver on our commitment to providing high-quality instruction, we must be able to provide current and relevant simulation technology that allows our students the ability to simulate real-life scenarios in a controlled, safe environment throughout various programs. Adopting and instructing with state-of-the-art simulation technology, such as virtual reality, 3D modeling, simulation gaming, and artificial intelligence technology, allows Western students to be highly prepared to meet the needs of our stakeholders.

Strategic Direction: First Choice Service

8. Athletics Facility: For nearly 30 years, Western has rented (currently at \$13,000/year) the Seminary's lone basketball court for practicing and playing. The floor is not regulation size, both restrooms and access to the building are not ADA compliant. Colleges across the nation and in our region have made investments in college athletic facilities for reasons ranging from Title IX compliance to recruiting. The proposed Athletic/Wellness facility would utilize and expand the current parent-child center to bring to the center of campus a regulation gymnasium designed to support multiple sports. To improve the student experience, the Wellness Center would be relocated there along with a community resource space. Adjacent to parking lot H, adequate parking would be available for patrons and students alike.

Strategic Direction: First Choice Service

