



2024-2027 **THREE-YEAR** FACILITIES PLAN

SUBMITTED BY:

Western Technical College
Roger Stanford, PhD, President

SUBMITTED TO:

Wisconsin Technical College System Board
Dan Scanlon, State Director

Western
Technical College

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Section 1

EXECUTIVE SUMMARY

In 2024-2027, Western Technical College anticipates making capital expenditures of \$3,550,000 for new or additional buildings, \$10,125,000 for remodeling existing buildings, and \$200,000 for capital improvements.

There is a growing need for short-term (one year or less) programs that students can quickly finish to earn a college certificate or diploma. Students can enter the workforce quickly, with greater earning potential and career progression. These credits are transferable to associate and bachelor's degrees, allowing 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. This will also allow Western to offer common core coursework for multiple programs efficiently.

Western is developing high school academies focusing on exploratory opportunities for grades 5–8 and credit opportunities for local high school students in 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. Student Success Center Remodel
3. Center of Innovation
4. Lunda Cooling System Upgrade
5. Health Science Center Dental Simulation Laboratory
6. Lunda Center Roof Recoating
7. Lunda Center Carpet
8. Electric Vehicle Charging Stations at the Tomah Regional Campus
9. Automotive Facility Interior Upgrade (Phase I of II)
10. Automotive Facility Exterior Upgrade (Phase I of II)
11. Automotive Facility HVAC
12. Parking Lot K Renovations
13. Residence Hall Remodel (Phase I of II)
14. Seventh Street Pedestrian Refuge Island
15. Property Acquisition – Tomah Regional Location
16. Sparta Public Safety Training Facility Simulation City
17. Electric Vehicle Charging Stations at the Black River Falls Regional Campus
18. Sparta Public Safety Training Center Walking/Running Path
19. Parking Ramp Maintenance
20. Solar Expansion – Kumm Center
21. Residence Hall Remodel (Phase II of II)



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

Any staff member, student, or administrator may propose projects. The Physical Plant evaluates all proposals to establish a cost estimate and technical feasibility. Next, the Facilities Planning Group proceeds through the first round of discussion. If approved, it will be moved 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, the facilities project manager, the 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 study and move the proposal through the process as necessary.

All projects listed in this plan are subject to change. The district board's approval of this plan does not guarantee that each project will happen. The Western Technical College board and, in certain situations, the Wisconsin Technical College System board require further approvals of individual projects.

Western needs to be nimble to respond quickly to the community's needs; some capital project needs may quickly arise that were unknown when 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. However, individual approvals noted above would still be needed.



Section 2

EXISTING FACILITIES

Owned Facilities

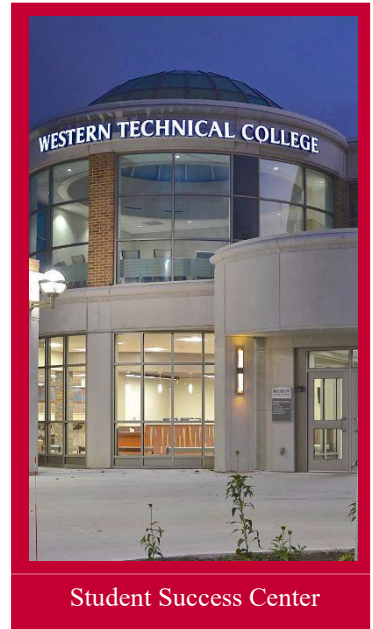
- Student Success Center
- Western Residence Hall
- Administrative Center
- Parking Ramp
- Integrated Technology Center
- Lunda Center
- Automotive Facility
- Truck & Heavy Equipment Facility
- Business Education Center
- Black River Falls Regional Location
- Coleman Center
- Independence Regional Location
- 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 16 buildings 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 Industrial Park. The Health Science Center is located five blocks directly east of the downtown campus. The Apprenticeship and Industry Training Center is located behind the Marcus Movie Theater on Ward Avenue. Following are descriptions of each of these facilities:

1. **Student Success Center:** Located at 716 Badger Street, this two-story masonry building was constructed in 1994. An addition was completed in 2008. This front door to the college covers 62,553 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, Sustainability, general classrooms, and conference rooms. Skywalks connect this facility with the Business



Student Success Center

Education Center and Integrated Technology Center. In 2018, the college renovated the Veteran Military Center and the Learning Commons; in 2019, the remainder of the building was remodeled to create an open and accessible space.

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 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, and Planning and Organizational Excellence, Payroll, and Business Services.

3. **Integrated Technology Center:** Located at 717 Vine Street, 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 127,287 square feet. The primary goal of the Integrated Technology Center's design 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 reduce the use of materials intended for landfills. The building is certified as LEED Platinum.

This facility includes the Integrated Technology Division office and the following program areas: Agri-Business



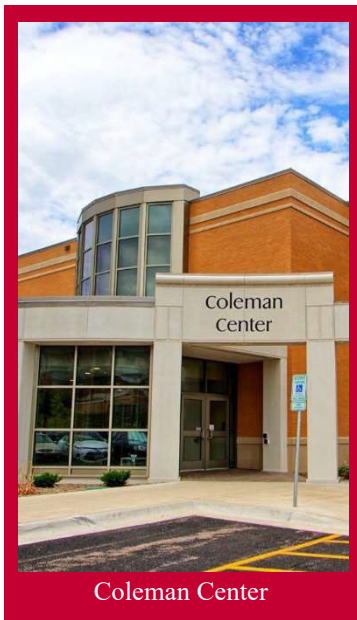
Integrated Technology Center

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, nine 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's 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 and 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. **Vehicle Technology Center.** The Vehicle Technology Center is home to the Automotive Technology Facility and the Truck and Heavy Equipment Facility. These one-story masonry and concrete buildings were purchased in 2003. Both buildings house faculty offices, general and specialty classrooms, a technical library, repair bays, labs, locker rooms, and storage areas. Located at 2721 Larson Street, the Automotive Facility is 39,771 square feet. This building was remodeled in 2007. Located at 2719 Larson Street, the Truck and Heavy Equipment Facility is 51,162 square feet. A new addition to the Truck and Heavy Equipment Facility was completed with referendum funding in the summer of 2014. This building also has 75 kW solar arrays. In 2022, the exterior of the Truck and Heavy Equipment Facility was remodeled to align with the 2014 Truck and Heavy Equipment Annex to lower maintenance and repair costs and improve the building envelope's visual identity and energy efficiency. The interior was renovated to create a state-of-the-art integrated instructional space better aligned with industry expectations, projected job growth, and promotes First Choice Service. A 3,168-square-foot expansion was added to provide an additional bay in which another five trucks could be available for instruction.
5. **Business Education Center:** Located at 744 Badger Street, this two-story brick building was constructed in 1973 and remodeled during the summers of 2013 and 2017. The building is 52,870 square feet and capable of handling two additional floors of expansion. It houses Business Division classrooms, labs, offices, four lecture rooms, 15 computer rooms with 368 units, two conference rooms, three student mediascape work areas, 30 faculty offices, and four individual office spaces. The Information Networking Media Services (INMS) service counter and office complex occupy the lower building level.
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 9,801 square feet and houses Early Childhood Education and Foundations of Teacher Education classrooms. The facility includes an 8,000-square-foot fenced play area and storage garage. Western leases space to the YWCA for childcare 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 childcare setting.

7. **Coleman Center:** Located at 617 Vine Street, this three-story brick/masonry structure was constructed in five phases from 1923 to 1991. Then, in 2013, referendum funding allowed for a significant two-phase renovation. Phase one was completed in May 2015, and phase two in August 2016. The building is 184,909 square feet, including the Lunda Center



Coleman Center

This building contains a Security office and 21 general-purpose classrooms for General Studies, Graphics, Early Childhood, Instructional Assistant, and Digital Technology. Six of the classrooms have computers at each student station. The building also features student sticky space, faculty and adjunct offices with a lounge, numerous conference rooms, a computer lab with approximately 21-24 stations, a mother's room, and office space for Western's Foundation and

Alumni Association, Grants, Institutional Research, as well as Academic Excellence and Development.

8. **Lunda Center:** Located on the La Crosse campus at 333 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's square footage.

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

10. **Kumm Center:** Located at 411 7th Street North, this five-story masonry structure was constructed in 1969. The building is 109,128 square feet and was remodeled in 1994, 1995, 1996, 1997, 2001, 2010, and 2011, and a referendum-funded remodeling project was completed in the spring of 2017. The building houses the Health and Public Safety Division office and space for Central Service Tech, EMT, Health Information Technology, Medical Assistant, Medical Coding, Nursing, Respiratory Therapist, Surgical Therapist, and Culinary programs. Also, there are Student Life and Student Government offices, the Union Market, the 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:** The 11,317-square-foot Physical Plant facility located at 505 9th Street North was originally constructed in 1992 and underwent two minor renovations in 1998 and 2000. The building underwent an interior renovation in 2022 that optimized the layout to utilize the existing space better. The scope of the project included updating storage systems, refining utilization of vehicle storage space, improving line of sight, renovating restrooms, aligning the safety and security systems with campus standards, an improved staff lounge, energy efficient lighting upgrades throughout, upgraded/more manageable to maintain finishes, space for an Emergency Operations Center "hot" room, and improved Wi-Fi/data network.

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



Residence Hall

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 in the building for the live-in professional staff person. The adjacent parking lot contains 115 paved parking stalls designated for the residence hall.

13. **Parking:** The total amount of off-street parking is approximately 1,150 stalls. The new parking ramp, completed in August 2014, accounts for 292 of the 1,150 stalls. The Coleman Center parking lot, completed in the fall of 2016, has 52 stalls. The remodeling of parking lots E, F, H, and L accounts for the remainder of the off-street parking stalls. There are approximately 301 street spaces available within four blocks of the campus. Some street parking numbers have been reduced as 8th Street was narrowed, and others have been changed to specially designated parking. Maintenance of parking lots is completed on an as-needed basis and included in the respective year's remodeling category. 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 city's Industrial Park have a dedicated parking lot with approximately 107 spaces. Western continues to offer free bus rides using the City MTU and 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.

14. **Apprenticeship and Industry Training Center:** Located at 2860 21st Place South, La Crosse. The Western Technical College Foundation originally purchased this 22,437-square-foot, one-story metal building. 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, the 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.



Apprenticeship and Industry Training Center

15. **Horticulture Education Center:** Located at 624 Vine Street, this 11,121 square foot facility was completed in 2015 (Headhouse 3,467 square feet, Greenhouse 7,654 square feet) allows access to Western programs, including Landscape Horticulture, Culinary, and Science. Western, GROWLa Crosse, 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 20,686 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, a 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.



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, a computer lab, Learner Support and Transition classrooms, a health classroom, a student resource room, a student lounge, a large classroom, a 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 24,309 square feet on a 7-acre site. It contains general classrooms, three distance learning classrooms, two computer labs, Learner Support and Transition classrooms, a nursing lab and classrooms, a student resource room, a student lounge, a 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 47,490 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

ranges, a six-station indoor firing range, and a four-story burn tower. In 2018, a 5,400-square-foot storage facility was added to support the Burn Tower. The indoor firing range was completed in the summer of 2019. In 2021, the building was remodeled to create a state-of-the-art integrated instructional space better aligned with industry expectations and projected growth. The interior remodel included additional classrooms that can be configured into one large space, a flexible lecture space, an expanded weight room, additional offices for instructors and adjunct faculty, dedicated EMS classrooms, and storage. The exterior renovations provided an improved visual identity with a more identifiable Western Technical College entrance, lower maintenance and repair costs, and energy efficiency of the building envelope. The expansion included a 3,920-square-foot extension of the second floor and a 570-square-foot expansion of the fire bay.

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 22,765 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, a student resource room, a student lounge, a large classroom, a computer testing area, Workforce Connections, 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 the spring of 2016. The building is 30,110 square feet and houses general classrooms, three distance-learning classrooms, one distance-learning conference room, two computer labs, Learner Support and Transition classrooms, a Nursing Lab and classroom, a student resource room, a pod room, a student lounge, large classroom, computer testing area, staff offices, Workforce Connections, Department of Vocational Rehabilitation (DVR), and Viroqua Chamber/Partner office space. Western also constructed a new shared entry between the college and the McIntosh Memorial Library. Paved parking for 50 vehicles is adjacent to the building.



Location	Occupancy	Construction/ Protection	Total Building Sq. Ft.	Building Value
716 Badger Street	Student Success Center	Two-story masonry	62,553	\$23,370,061
111 7th Street North	Administrative Center	Four-story brick, plus a lower level	41,757	\$14,971,917
717 Vine Street	Integrated Technology Center	Four-story masonry and concrete	127,287	\$43,047,905
2721 Larson Street	Automotive Facility	One-story masonry	39,771	\$10,903,669
2719 Larson Street	Truck and Heavy Equipment Technology Facility	One-story masonry	51,162	\$14,286,418
744 Badger Street	Business Education Center	Two-story brick	52,870	\$17,285,789
419 Ninth Street North	Center for Childhood Education	One-story wood and masonry	9,801	\$2,236,904
617 Vine Street	Coleman Center (including Lunda Center)	Three-story brick	184,909	\$64,148,889
411 7th Street	Kumm Center	Four-story brick and concrete, plus a lower level	109,128	\$34,961,499
505 9th Street North	Physical Plant	One-story masonry	11,317	\$1,819,117
725 Badger Street	Parking Ramp	Three-story precast concrete	95,390	\$5,905,983
820 La Crosse Street	Western Residence Hall	Six-story plus basement metal and masonry	73,429	\$26,713,915
24 Fillmore Street	Black River Falls Regional Location	One-story masonry	20,686	\$6,950,141
36084 Walnut Street	Independence Regional Location	One-story wood and masonry	12,277	\$3,282,371
1000 College Avenue	Mauston Regional Location	One-story masonry	24,309	\$6,302,184
11177 County Road A	Sparta Public Safety Training Facility	Two-story wood and masonry	47,490	\$13,547,110
120 East Milwaukee Street	Tomah Regional Location	Three-story masonry, plus basement	22,765	\$7,820,521
220 South Main Street	Viroqua Regional Location	One-story masonry	30,110	\$9,348,314
624 Vine Street	Horticulture Education Center	CMU and steel construction	11,121	\$4,085,535
2860 21st Place South	Apprenticeship and Industry Training Center	One-story metal	22,437	\$7,347,324
1300 Badger Street	Health Science Center (Western's space)	Six-story masonry	45,000	N/A
331 South Water Street	Morrow Home Community	Masonry	973	N/A
Grand Total			1,096,542	\$318,335,566

Long-Range La Crosse Campus Boundary Map

In June 2010, 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.



Section 3

THREE-YEAR PROJECT SUMMARY

2024-2025

Acquisition/Building Construction

1. Property Acquisition - La Crosse Footprint: \$1.3 million

Remodeling

1. Student Success Center Remodel: \$1.5 million
2. Center of Innovation: \$1.5 million
3. Lunda Center Cooling System Upgrade: \$250,000
4. Health Science Center Dental Simulation Laboratory: \$300,000
5. Lunda Center Roof Recoating: \$175,000
6. Lunda Center Carpet: \$60,000

Capital Improvements

N/A

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 2024 – 2025

1. Student Success Center Remodel: Western has always been, by statute, an open-access college. However, we began to truly live our open-access mission over the course of the past decade by authentically focusing on student success. Part of the shift included creating a student-centered college experience with redesigned student spaces and rewritten policies, processes, practices, position papers, and strategic goals. By putting open access into practice, we have the opportunity to serve a broader population of our community and build a regional workforce where everyone can participate. Service to this broader and more diverse population has increased the need for student support services. In response to that need, Western has increased the resources, both technological and human, to provide these services. This has been done through college investment and grant funding of improved software systems and regular and LTE positions. With an increase in the number of students receiving services, and an increase in the number of co-workers providing these services, it is necessary to review, study, and remodel our current student service spaces taking into consideration the continued and growing need for in-person services post- pandemic, along with our remote work benefit for co-workers.

Strategic Direction: First Choice Service

2. Center of Innovation: Originally constructed in 1973 and remodeled during the summers of 2013 and 2017 the Business Education Center building contains 49,657 square feet. The square footage of the space being remodeled is 23,189. The building currently houses Business Education Division classrooms, labs, and offices. In addition, the building is occupied by offices for the Information Networking Media Services (INMS). The proposed remodeling project would convert portions of the first floor into advanced manufacturing laboratories.

THREE-YEAR PROJECT SUMMARY

2024-2025 (continued)

Planning for Major Projects for 2024 – 2025 (continued)

A large portion of the second floor would be remodeled and continue to house computer technology and networking laboratories. Additional project scope elements include new entrances on the north and south elevations, upgraded HVAC components, remodeled restrooms on the first, and second floors, interior and exterior signage, and an upgraded elevator on the north end of the building.

Strategic Direction: First Choice Service

3. **Lunda Center Cooling System Upgrade:** The current system is experiencing many mechanical failures at the component level. The scope of this project will focus on removing the DX coils from Lunda rooftop units containing compressors and refrigerant and replacing them with chilled water coils; the chiller in the Coleman basement will be the Lunda Center's cooling source. One additional module may be added to meet the capacity required for the extra load Lunda would add. When switching from mechanical to chilled water, we will remove many pounds of refrigerant, reducing our carbon footprint. This is in line with Western's commitment to sustainability. This project will better serve the Lunda Center as it would be a more reliable cooling source for the busy schedule during the late Spring, Summer, and early Fall when temperatures are higher. New chilled water pumps and variable frequency drives will also likely be needed.

Organizational Commitment: Demonstrate Resiliency

4. **Health Science Center Dental Simulation Laboratory:** As a part of the state-funded Oral Health grant, the Dental Assistant program is planning on renovating its current Dental Materials laboratory into a multifunctional simulation and laboratory space. This project will provide students with a state-of-the-art learning experience, allowing them to be better prepared for their future practice in the field. Additionally, this space will support the new Expanded Function Dental Auxiliary.

Strategic Direction: First Choice Service

5. **Lunda Center Roof Recoating:** Roof recoating aligns with the current roofing plan prepared for and maintained by Garland Industries, the college's RFP roofing vendor.

Strategic Direction: First Choice Service

6. **Lunda Center Carpet:** The carpet in the Lunda Center is original and needs to be replaced.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2025 -2026

Acquisition/Building Construction

N/A

Remodeling

1. Electric Vehicle Charging Stations at the Tomah Regional Campus: \$70,000
2. Automotive Facility Interior Renovation (Phase I of II): \$1.5 million
3. Automotive Facility Exterior Upgrade (Phase I of II): \$1.5 million
4. Automotive Facility HVAC: \$650,000
5. Parking Lot K Renovations: \$100,000
6. Residence Hall Remodel (Phase I of II): \$750,000

Capital Improvements

1. Seventh Street Pedestrian Refuge Island: \$200,000

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 2025 – 2026

1. Electric Vehicle Charging Stations at the Tomah Regional Campus: Electric Vehicle charging stations would create other transportation opportunities for students there. The stations would be added measures to ensure the success of the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

2. Automotive Facility Interior Renovation and Exterior Upgrade (Phase I of II): The vision of the Automotive Facility renovation project is to create a state-of-the-art integrated instructional space that better aligns with industry expectations and job growth projections and promotes First Choice Service. The project includes renovating classrooms, a larger equipment assembly/disassembly area, improved acoustics, better utilization of existing space for vehicle parking and lab activities, improved line of sight for instructors and students, upgraded/easier-to-maintain finishes, and expanded storage. Other work includes renovating restrooms, aligning the safety and security systems with campus standards, energy-efficient lighting upgrades, and improving the Wi-Fi/data network.

Strategic Direction: First Choice Service

3. Automotive Facility HVAC: The existing 25-year-old systems will be updated to align with the upcoming renovation and address ongoing parts obsolescence and operational performance.

Organizational Commitment: Demonstrate Resiliency

THREE-YEAR PROJECT SUMMARY

2025 -2026 (continued)

Planning for Major Projects for 2025-2026 (continued)

4. **Parking Lot K Renovations:** The overall condition of Parking Lot K has deteriorated to the point where renovation of the parking surface is necessary. As one of the oldest remaining asphalt parking lots on campus, the lot needs renovation due to the pavement settling and excessive cracking in several locations. Renovations of the lot would align with current campus stormwater and security lighting practices.

Strategic Direction: First Choice Service

5. **Residence Hall Remodel Phase I of II:** The Western Residence Hall opened in 2010. The original carpet, paint, appliances, casework, and HVAC units need replacement. The 25-year comprehensive facility plan identifies the need for these items to be replaced at or near the 15-year mark. Phase I would include remodeling half of the apartments within the building.

Strategic Direction: First Choice Service

6. **Seventh Street Pedestrian Refuge Island:** Since an uncontrolled state highway bisects Western's main campus, pedestrian safety is an existing and ongoing concern. Western would like to update the current pedestrian crossing on Seventh Street, between Badger Street and Vine Street. The plan is to create a pedestrian island at a midblock location to align with the City of La Crosse's standards for similar situations elsewhere. The pedestrian island would replace the existing pedestrian "bump-out" crossing built in 2010. The pedestrian island is designed to fulfill two purposes. First, to reduce vehicle speeds approaching the pedestrian crossing and second, to provide a median with a refuge area where pedestrians can focus on one direction of traffic at a time and wait for an adequate gap in oncoming traffic before finishing the second phase of crossing the highway.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

2026-2027

Acquisition/Building Construction

1. Property Acquisition – Tomah Regional Location: \$750,000
2. Sparta Public Safety Training Facility Simulation City: \$1.5 million

Remodeling

1. Electric Vehicle Charging Stations at the Black River Falls Regional Campus: \$70,000
2. Sparta Public Safety Training Facility Walking/Running Path: \$100,000
3. Parking Ramp Maintenance: \$500,000
4. Solar Expansion – Kumm Center: \$350,000
5. Residence Hall Remodel (Phase II of II): \$750,000

Capital Improvement

N/A

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 2026-2027

1. Property Acquisition – Tomah Regional Location: Western's Tomah Regional Location has continued increasing student enrollment and instructional offerings. As a result, the current physical space is at its maximum potential for providing instructional and practical student spaces. The purchasing or leasing of additional space in the connected Tomah Area Community Theater building should be explored for future growth.

Strategic Direction: Workforce and Community Engagement

2. Sparta Public Safety Training Facility Simulation City: Western is proposing the addition of an emergency response course to simulate real-world driving scenarios. The course would be designed to include an urban driving environment such as a cul-de-sac, cross streets, straight and curved roadways, and an elevated bridge with guardrails. The roadways would also have intersections controlled by traffic signals. The plan includes a Tactical Village comprising small structures located at the cross streets. These structures would simulate a variety of residential, commercial, and institutional buildings arranged in a typical city street grid pattern. Additionally, a control tower would be built to provide complete visual observation, command, and control for all training scenarios. The aim of this program is to train emergency responders to handle cross-disciplinary scenario training. This plan would align with the vision for the future expansion of the Sparta Public Safety Training Center.

Strategic Direction: Workforce and Community Engagement

3. Electric Vehicle Charging Stations at the Black River Falls Regional Campus: Electric Vehicle charging stations would create other transportation opportunities for students there. The stations would be added measures to ensure the success of the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

THREE-YEAR PROJECT SUMMARY

2026-2027

Planning for Major Projects in 2026 – 2027 (continued)

4. Sparta Public Safety Training Facility Walking/Running Path: Western would like to add a 1 to 1.5-mile paved walking/running path that can be used year-round for students in all Public Safety and Training programs for fitness. A paved path would offer opportunities for training and using the UTV on the path. Snow would be removed for use during the winter months.

Strategic Direction: First Choice Service

5. Solar Expansion – Kumm Center: Installing solar panels on the roof of Kumm continues the College's practice of onsite electrical generation by utilizing solar. The Kumm solar panel installation is similar in scope (output and design) to the proposed system in Black River Falls. This project is mindful of both the College's sustainability practices and the goal of being carbon neutral.

Organizational Commitment: Demonstrate Resiliency

6. Parking Ramp Maintenance: The ramp is now ten years old; the manufacturer recommends essential basic maintenance to maximize its useful life.

Strategic Direction: First Choice Service

7. Residence Hall Remodel Phase II of II: The Western Residence Hall opened in 2010. The carpet, paint, appliances, casework, and HVAC units are original and need replacement. The 25-year comprehensive facility plan identifies the need for these items to be replaced at or near the 15-year mark. Phase II would include remodeling the remaining half of the apartments within the building.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2027

Planning for Major Projects Beyond 2027

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. Expansion for 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

3. 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, and restrooms and building access are not ADA compliant. Colleges nationwide and in our region have invested 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.

Strategic Direction: First Choice Service

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

Strategic Direction: Workforce and Community Engagement

5. Parking Lot K Expansion: The 2013 Parking and Traffic Study prepared for the college found that during peak hours, more than 1,300 parking spaces are needed on campus, while only 1,150 are available. The study recommends adding 100-200 more parking spots on campus to reduce reliance on on-street parking. Currently, the campus has 881 off-street parking spaces and 275 on-street spaces. The City of La Crosse charges hourly for many on-street spaces, increasing the demand for on-campus parking. The expansion project aims to add up to 50 parking spaces to Lot K to alleviate parking congestion.

Strategic Direction: First Choice Service

6. Horticulture Education Center Grow Table Capacity Upgrades: The 2014 referendum equipment needs an upgrade due to deterioration. Improvement plans include modifying heating systems for each grow table to increase capacity and energy efficiency by improving the flow through the finned tube heating elements.

Strategic Direction: First Choice Service

7. Horticulture Education Center Micro Grow System Upgrade: We need to update the software and operating platform installed in 2014 as they are no longer supported. Upgrading to the latest system will allow the Horticulture Education Center staff to easily adjust all automation parameters through a mobile device and application. This will enable greenhouse instruction to take place right in the growing space of the greenhouses and prepare Western students to meet industry standards effectively.

Strategic Direction: First Choice Service

8. Independence Regional Learning Center Roof Replacement: Roof replacement aligns with the current roofing plan prepared for and maintained by Garland Industries, the college's RFP roofing vendor.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2027 (continued)

Planning for Major Projects Beyond 2027 (continued)

9. Eighth Street Renovations from Pine Street to Vine Street: The project 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

10. Apprenticeship and Industry Training Center Roof Replacement: Roof replacement aligns with the current roofing plan prepared for and maintained by Garland Industries, the college's RFP roofing vendor. The roof was not addressed during the last renovation of the Apprenticeship and Industry Training Center.

Strategic Direction: First Choice Service

11. Climate and Sustainability Initiatives: Western was an inaugural signatory of what is now the President's Climate Commitment in 2007. Since then, Western has taken an active role in becoming a leader in sustainability and climate action, including but not limited to constructing or retrofitting LEED-certified buildings; deploying first-in-class BAS tied to scheduling software to reduce energy consumption; constructing solar photovoltaic arrays to generate clean electricity; and encouraging alternative and/or clean transportation through partnering with the La Crosse MTU, Drift Bicycle share, and installing EV charging stations. To remain a leader among two-year colleges in terms of sustainability efforts, to build our organizational resilience, and to reach our goal of carbon neutrality by 2035, future projects should look to:
- Electrify HVACR equipment through use of heat pump technology (ground- or air-source)
 - Create a microgrid on the main La Crosse campus backed up by battery storage.
 - Build out capabilities to produce our own energy via solar photovoltaic systems.

Organizational Commitment: Demonstrate Resiliency

12. Automotive Technology Facility Footprint (Phase II of II): The vision of the Automotive Center renovation project is to create a state-of-the-art integrated instructional space that is better aligned with industry expectations and job growth projections and promotes First Choice Service. The project includes an expansion of lab and service bays to accommodate larger equipment assembly/disassembly areas, improved acoustics, upgraded infrastructure for upcoming vehicle technologies, improved line of sight for instructors and students, upgraded/easier-to-maintain finishes, and expanded storage. Other work includes aligning the safety and security systems with campus standards.

Strategic Direction: First Choice Service

13. Kumm Center Health Simulation Space Remodel: To deliver on the commitment to providing high-quality instruction, we must provide current and relevant simulation technology that allows our students to simulate real-life scenarios in a controlled, safe environment throughout various programs. Our simulation center has become outdated and not up to current trends in simulation technology and space. A renovation to the space will enhance learning, accommodate other programs, and allow for multi-disciplinary simulation with numerous HPS programs simultaneously, which will assist in keeping Western as the College of choice in our region. 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

14. Student Green Space: Outdoor Recreational Space: Develop outdoor spaces for student gatherings and recreation. The spaces may include items such as a sand volleyball court, a basketball court, outdoor seating areas, and open lawn spaces.

Strategic Direction: First Choice Service

Summary of Changes

New Projects | 2024 – 2027 Three-Year Facilities Plan

New Projects

2024-2025 (First Year)

Student Success Center Remodel: \$1.5 million

Center of Innovation: \$1.5 million

Health Science Center Dental Simulation Laboratory:
\$300,000

Lunda Center Carpet: \$60,000

2025-2026 (Second Year)

Parking Lot K Renovations: \$50,000

Residence Hall Remodel (Phase I of II): \$750,000

2026-2027 (Third Year)

Residence Hall Remodel (Phase II of II): \$750,000

Major Projects Beyond 2027

Climate and Sustainability Initiatives

Student Green Space

Summary of Changes

Timeline Changes to Existing Projects | 2024 – 2027 Three-Year Facilities Plan

Timeline Changes

2024-2025 (First Year)

Moved from the Major Projects Beyond:

Lunda Center Roof Recoating: \$175,000

2026-2027 (Third Year)

Moved from the Current Year (2024-2025):

Sparta Public Safety Simulation City: \$1.5 million

Sparta Public Safety Training Facility Walking/Running Path: \$100,000

Solar Expansion – Kumm Center: \$350,000

2025-2026 (Second Year)

Moved from the Current Year (2024-2025):

Automotive Facility Interior Renovation (Phase I of II):
\$1.5 million

Automotive Facility Exterior Upgrade (Phase I of II):
\$1.5 million

Automotive Facility HVAC: \$650,000

Major Projects Beyond 2027

Moved from the Second Year (2025-2026):

Eighth Street Renovations from Pine Street to Vine Street

Kumm Center Simulation Space Remodel: \$1 million