Issues List
2013-2019 Campus Physical Development Plan

General Purpose Revenue (GPR) Supported Facilities and Functions

1. Harvey Hall Renovation – Phase II Remodel
   • The building infrastructure is functionally poor, deteriorating and obsolete. This includes: mechanical, HVAC, plumbing, electrical, telecommunications, life safety, ADA accessibility and elevators. The building has low efficiency, inherent of its 1916 design and results in many disconnected small offices and classrooms with poor aspect ratios.

2. Changing Programs and Infrastructure Upgrade – Heritage Hall
   • There is inadequate space for evolving and changing academic programs. These programs cannot be accommodated with deteriorating and obsolete building infrastructure including: mechanical, HVAC, plumbing, electrical, telecommunications, life safety, ADA and elevators.

3. Growing and Changing Programs in Communication Technologies Building
   • This building is a second-use facility, originally constructed as a student union, and provides inadequate and inefficient space for program growth and increased technology requirements.

4. Recreational and Athletic Facilities
   • Recreational and athletic space is inadequate to meet the ever-growing demands of students and student-athletes.

5. Appropriate Facilities and Location for Student Health Services
   • The Student Health Center, located on North Campus, suffers from the deterioration of an older facility and a location that is inconvenient for most students, specifically the freshmen living on Main Campus.

6. Changing Needs in Student Services Support Areas – Bowman Hall
   • Prospective and current students are currently inconvenienced with disconnected student service support areas for students.

7. Robert S. Swanson Learning Center
   • This building does not provide appropriate and proper facilities for student-focused and faculty/staff services. Students frequently request for more group study rooms which promote collaboration and interaction.

Program Revenue (PR) Supported Facilities and Functions

1. Residence Hall Infrastructure and Ability of Aging Residence Halls to Remain Competitive
   • Physical systems in campus residence halls built in the late 1950's through 1970 are reaching the end of their expected life. Continuous problems with leaking plumbing, ruptured buried steam piping, outmoded and inadequate electrical power distribution systems and excessive heat loss through deteriorated windows are, and will continue to be, very costly. Life safety issues are also a concern. Buildings of that era lack elevators and ADA-complying toilet and shower rooms. Serious consideration must be given to the solutions to these issues and the impact improvements will have on the fee paid by all students who reside in residence halls.

2. Campus Transportation and Parking
   • Current and future building construction projects negatively impact the number, capacity and location of parking lots. Yet, the campus aims to provide integrated transportation solutions, which are not always just new parking lots. Current automobile parking is not proportionately distributed (e.g., some North Campus residents have to park in Main Campus lots). Stormwater management requirements will reduce the number of available parking spaces. Needs also exist for space and facilities for bus stops, moped/ scooter parking, and bicycle parking.

Continuing Themes

1. Classroom Size, Quality and Adequacy
   • New academic programs have raised the expectation for technology-enabled instruction. The campus’ commitment to technology (e.g., the laptop e-Scholar program) has made it more difficult to provide adequate electrical and data capabilities in classrooms. Almost one quarter of the campus’ general assignment classrooms are located in Harvey Hall, an older building in which it is very difficult to provide these services. HVAC system inadequacies exist in many older buildings.
Poor aesthetic issues, including, flooring, paint, ceiling, lighting and furniture also exist. There is a classroom demand imbalance – too many small classrooms, not enough medium-sized classrooms.

2. Infrastructure Concerns Related to Older Buildings
- Building envelopes on campus require renovations of the existing systems which have exceeded their life expectancies, failing roof systems, inefficient and inoperable windows, metal doors and frames are deteriorating due to corrosion, tuckpointing and caulking failures and through-wall flashing replacements.
- The majority of mechanical systems on campus are constant volume air with pneumatic control systems which are energy inefficient, provide overheating and under heating spaces with limited control to areas within the facility. Fire dampers are missing in several HVAC systems which are required with current fire codes.
- The electrical substation, which serves the campus, is reaching capacity on one of two banks during routine maintenance or an emergency condition. The secondary distribution systems within buildings are at capacity and have obsolete breakers.
- The UPS systems are at capacity or are approaching their designed life cycle. The Heating Plant and Millennium Hall are the two buildings which require replacement and upgrades.
- Plumbing systems across campus have reached their life expectancies. The waste system was constructed of galvanized piping and is routinely failing along with valving which is non-operational. Twenty percent of the drinking fountains on campus are non-operational. Random leaking is a normal occurrence.

3. The Right Space: Consolidation of Similar Functions and Availability to the Public
- Operational inefficiencies and ineffectiveness result from the disconnectivity of departments. Departments that are located in different buildings are difficult for students and visitors to find.

4. Telecommunications Closets and Wiring Needs
- Telecommunication needs have expanded and exceed the space available in existing telecom rooms. This is partially a result of the implementation of the e-Scholar (laptop) program.
- Connectivity and power distribution for laptops is inadequate.
- There is a lack of dedicated building telecom rooms and some have been constructed in non-compliant spaces.
- Many existing telecom rooms suffer from inadequate HVAC systems resulting in the overheating of equipment.
- Non-labeled and abandoned cables are installed directly on ceiling grids and tile. These need to be installed to comply with current standards.

5. Sustainability
- Energy efficiency and stormwater management requirements impact budget and operations.

6. Life Safety and Accessibility
- Fire stopping material is missing in older and non-remodeled buildings.
- Elevators across campus require ADA upgrading to meet current standards.
- Restrooms across campus require ADA upgrading to meet current standards.
- Fire alarm systems are at capacity and we are unable to get replacement parts for obsolete systems. These systems are unable to be adapted to meet current codes.
- Emergency generators across campus are requiring additional maintenance and parts are becoming difficult to obtain. They have all exceeded their life expectancy.
- Pedestrian safety, specifically at crosswalks on streets and highways through campus. Ideas such as traffic calming devices, lighting and signage should be considered.

7. Downtown Revitalization
- Continue discussions and partnerships with the city of Menomonie and downtown businesses and associations for the revitalization of downtown Menomonie.