

Western Technical College



THREE-YEAR FACILITIES PLAN

2023-2026

SUBMITTED BY:

Western Technical College
Roger Stanford, PhD, President

SUBMITTED TO:

Wisconsin Technical College System Board
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Section 1

EXECUTIVE SUMMARY

In 2023-2026, Western Technical College anticipates making capital expenditures of \$ 925,000.00 for new or additional buildings, \$ 3,925,000.00 for remodeling existing buildings, and \$ 6,235,000.00 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 enter the workforce quickly, with greater earning potential and career progression. These credits are transferable to associate's 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 the process. It also allows 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. Sparta Public Safety Training Facility Simulation City
3. Solar Panels for Charging Stations at One Regional Location
4. Solar Expansion – Kumm Center
5. Automotive Technology Facility Interior Renovation and Exterior Upgrade (Phase I of II)
6. Automotive Technology Facility HVAC
7. Sparta Public Safety Training Center Walking/Running Path

8. Regional Campuses Parking Lot Maintenance
9. Lunda Center Cooling System Upgrade
10. Student Success Center Replacement of Exterior Transom Windows
11. Integrated Technology Center Dust Collection System Upgrade
12. 8th Street Renovations from Pine Street to Vine Street
13. Solar Panels for Charging Stations at One Regional Location
14. Kumm Center Health Simulation Space Remodel
15. 7th Street Pedestrian Refuge Island
16. Property Acquisition –Tomah Regional Location
17. Solar Panels for Charging Stations at One Regional Location
18. Parking Ramp Maintenance



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 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, 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. 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 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. Individual approvals noted above would still be needed, however. Given the uncertainty of 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

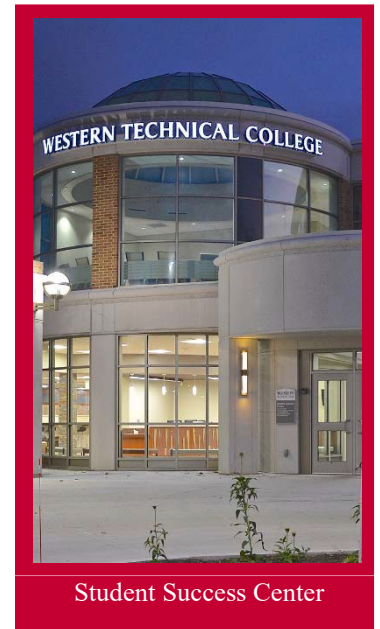
- Student Success Center
- Western Residence Hall
- Administrative Center
- Parking Ramp
- Integrated Technology Center
- Lunda Center
- Automotive Facility
- Truck & Heavy Equipment Facility
- Business Education Center
- Black River Falls Regional Location
- Coleman Center
- Independence Regional Location
- 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 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, Sustainability, general classrooms, 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 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, Grants, Planning and Organizational Excellence, Payroll, Business Services, and Institutional Research.

3. **Integrated Technology Center:** Located at 717 Vine Steet, 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 for 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.



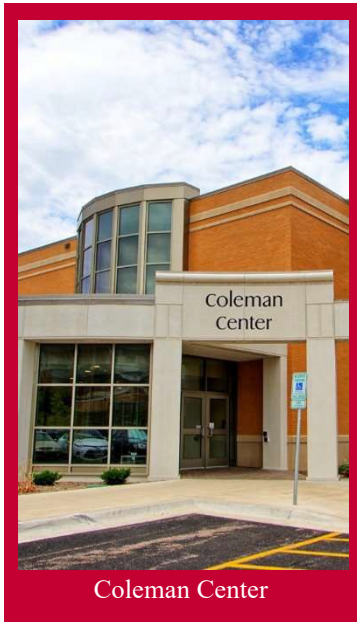
Integrated Technology Center

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, 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 Facility and the Truck and Heavy Equipment Facility. These 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 30,522 square feet. This building was remodeled in 2007. Located at 2719 Larson Street, the Truck and Heavy Equipment Facility is 44,133 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 49,657 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 9,050 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 1923-1991. Then in 2013, referendum funding allowed for a significant two-phase 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 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, the Grind Coffee shop, 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, 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 of 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 103,515 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 Health and Public Safety division office and 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 Student Life and Student Government offices, 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:** The 9,430-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/easier 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 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, 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 remodel 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 other parking has 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 25,000-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 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, 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 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, 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 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

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



Location	Occupancy	Construction/ Protection	Total Building Sq. Ft.	Building Value
716 Badger Street	Student Success Center	Two-story masonry	62,553	\$11,858,686
111 7th Street North	Administrative Center	Four-story brick, plus a lower level	41,757	\$10,243,235
717 Vine Street	Integrated Technology Center	Four-story masonry and concrete	123,734	\$30,885,311
2721 Larson Street	Automotive Technology Facility	One-story masonry	38,522	\$7,696,279
2719 Larson Street	Truck and Heavy Equipment Technology Facility	One-story masonry	43,887	\$9,224,101
744 Badger Street	Business Education Center	Two-story brick	49,657	\$10,500,334
419 Ninth Street North	Center for Childhood Education	One-story wood and masonry	9,878	\$1,557,908
617 Vine Street	Coleman Center (including Lunda Center)	Three-story brick	250,762	\$40,400,365
411 7th Street	Kumm Center	Four-story brick and concrete, plus a lower level	103,515	\$20,576,972
505 9th Street North	Physical Plant	One-story masonry	9,900	\$1,163,942
725 Badger Street	Parking Ramp	Three-story precast concrete	95,390	\$4,800,000
820 La Crosse Street	Western Residence Hall	Six-story plus basement metal and masonry	73,429	\$17,431,280
24 Fillmore Street	Black River Falls Regional Location	One-story masonry	19,648	\$4,117,218
36084 Walnut Street	Independence Regional Location	One-story wood and masonry	12,277	\$1,766,566
1000 College Avenue	Mauston Regional Location	One-story masonry	22,816	\$4,787,173
11177 County Road A	Sparta Public Safety Training Facility	Two-story wood and masonry	38,098	\$6,973,441
120 East Milwaukee Street	Tomah Regional Location	Three-story masonry, plus basement	22,484	\$5,242,763
220 South Main Street	Viroqua Regional Location	One-story masonry	26,603	\$5,722,673
624 Vine Street	Horticulture Education Center	CMU and steel construction	11,121	\$3,465,797
2860 21st Place South	Apprenticeship and Industry Training Center	One-story metal	25,000	\$3,798,455
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			1,126,610	\$202,212,699

Section 3

THREE-YEAR PROJECT SUMMARY

2023-2024

Acquisition/Building Construction

1. Property Acquisition - La Crosse Footprint: \$1.5 million
2. Sparta Public Safety Training Facility Simulation City: \$1.5 million

Remodeling

1. Solar Panels for Charging Stations at One Regional Location: \$70,000
2. Solar Expansion – Kumm Center: \$350,000
3. Automotive Technology Facility Interior Renovation (Phase I of II): \$1.5 million
4. Automotive Technology Facility Exterior Upgrade (Phase I of II): \$1.5 million
5. Automotive Technology Facility HVAC: \$650,000
6. Sparta Public Safety Training Facility Walking/Running Path: \$100,000
7. Regional Campuses Parking Lot Maintenance: \$175,000
8. Lunda Cooling System Upgrade: \$250,000

Capital Improvements

1. Student Success Center Replacement of Exterior Transom Windows: \$275,000
2. Integrated Technology Center Dust Collection System Upgrade: \$450,000

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 2023 – 2024

1. Sparta Public Safety Training Facility Simulation City: Western would like to add an emergency response course to 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 consisting of a collection of small structures located in the cross streets. The structures would simulate a variety of residential, commercial, and institutional buildings 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. Solar Panels for Charging Stations at One Regional Location: 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 the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

3. 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

THREE-YEAR PROJECT SUMMARY

2023-2024 (continued)

Planning for Major Projects for 2023 – 2024 (continued)

4. **Automotive Technology Facility Interior Renovation and Exterior Upgrade (Phase I of II):** The vision of the Automotive Center 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

5. **Automotive Technology 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

6. **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 provide opportunities for training, using the UTV on the path, and snow removal for use during the winter months.

Strategic Direction: First Choice Service

7. **Regional Campuses Parking Lot Maintenance:** A continuation of the crack-filling, resealing, and expansion caulking of the asphalt and concrete parking lots at the following regional locations Independence, Sparta, Viroqua, and Black River Falls.

Strategic Direction: First Choice Service

8. **Lunda 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, which Western is committed to. 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.

Strategic Direction: First Choice Service

9. **Student Success Center Replacement of Exterior Transom Windows:** 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 of 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 Commons. Aside from the noticeable difference in opacity and color between the new dome and existing transom lites, those facing west are experiencing the same degradation, which caused the original dome to fail. The plan is to replace all 26-year-old panels with more energy-efficient and matching lites.

Strategic Direction: First Choice Service

10. **Integrated Technology Center Dust Collection System Upgrade:** Since the system was installed in 2014, additional equipment was installed, reducing the system pressure and making it harder to move dust. Redesigning the current dust collection system will help improve the airflow and reduce the risk of dust collecting inside the ductwork.

Strategic Direction: First Choice

THREE-YEAR PROJECT SUMMARY

2024 -2025

Acquisition/Building Construction

1. 8th Street Renovations from Pine Street to Vine Street: \$175,000

Remodeling

1. Solar Panels for Charging Stations at One Regional Location: \$70,000
2. Kumm Center Health Simulation Space Remodel: \$1 million

Capital Improvements

1. 7th 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 2024 – 2025

1. 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

2. Solar Panels for Charging Stations at One Regional Location: 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 the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

3. 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

4. 7th Street Pedestrian Refuge Island: Since an uncontrolled state highway bisects Western's main campus, pedestrian safety is an existing and ongoing concern. In order to update the current pedestrian crossing to be consistent with what the City of La Crosse has done in similar situations elsewhere, Western would like to create a pedestrian island at a midblock location on seventh street, between Badger Street and Vine Street. The pedestrian island would replace the existing pedestrian "bump-out" crossing built in 2010.

THREE-YEAR PROJECT SUMMARY

2024 -2025 (continued)

Planning for Major Projects for 2024-2025 (continued)

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

2025-2026

Acquisition/Building Construction

1. Property Acquisition – Tomah Regional Location:
\$750,000

Remodeling

1. Solar Panels for Charging Stations at One Regional Location: \$70,000
2. Parking Ramp Maintenance: \$500,000

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 2025-2026

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 exploration of purchasing or leasing additional space in the connected ACT building should be explored for future growth.

Strategic Direction: Workforce and Community Engagement

2. Solar Panels for Charging Stations at One Regional Location: 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 the College's standing 2030 Presidential Climate Commitment and the Resilient/Sustainability plan.

Organizational Commitment: Demonstrate Resiliency

3. 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

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2026

Planning for Major Projects Beyond 2026

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. 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

3. 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

4. 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

5. 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

6. Parking Lot K Expansion: From the 2013 Parking and Traffic Study prepared for the college: "In the short-term, the campus should consider investing in additional campus parking assets 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 current 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." Currently, there are 1071 parking spots on campus, and additional parking demands are expected, with the City of La Crosse charging hourly for many of the on-street spaces around campus. The expansion project could add up to 50 parking spaces to Lot K.

Strategic Direction: First Choice Service

7. Horticulture Education Center Grow Table Capacity Upgrades: Originally installed during the referendum in 2014, the overall condition of the equipment has deteriorated to where an upgrade is necessary. Improvement plans include modifying the heating system for each grow table to increase the heating capacity and improve the flow through the finned tube heating elements, improving energy efficiency.

Strategic Direction: First Choice Service

THREE-YEAR PROJECT SUMMARY

Major Projects Beyond 2026 (continued)

Planning for Major Projects Beyond 2026 (continued)

8. Horticulture Education Center Micro Grow System Upgrade: Originally installed in 2014, the software and operating platform are no longer supported. To deliver on the commitment to high-quality instruction, we must provide an educational experience that aligns with industry expectations and promotes First Choice Service for Western's Landscape Horticulture Program, Agribusiness Program, and a General Studies Biology course. The project includes an update to the latest system; the Horticulture Education Center staff can bring up all the automation parameters effortlessly via a mobile device and application, which enables greenhouse instruction to occur right in the growing space of the greenhouses, demonstrates what manipulating greenhouse automation means and its effectiveness in the greenhouse, and allows Western students to be highly prepared to meet the needs of our stakeholders.

Strategic Direction: First Choice Service
9. 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
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. Lunda 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
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