



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 24, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

1. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

C. Approval of the Agenda.

1. Approval of the agenda for the Monday, February 24, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the Monday, January 13, 2025, meeting.

E. Regular Business.

1. Consideration with possible action on the Broadway Business Improvement District's (BBID) year-end financial reporting for 2024.
2. Consideration with possible action on the Downtown Green Bay, Inc. (DGBI) Business

Improvement District's (BID) year-end financial reporting for 2024.

3. Consideration with possible action on the Olde Main Street, Inc. (OMSI) Business Improvement District's (BID) year-end financial reporting for 2024.
4. Consideration with possible action on the Military Avenue Business Improvement District's (BID) year-end financial reporting for 2024.
5. (ZP 25-01) Public hearing on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, property owner (Ald. B. Galvin, District 4).
6. (ZP 25-01) Consideration with possible action on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, property owner (Ald. B. Galvin, District 4).
7. (ZP 25-02) Public hearing on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (R1) district to Public Institutional (PI) district, submitted by Community and Economic Development Department, property owner (Ald. J. Hutchison, District 2).
8. (ZP 25-02) Consideration with possible action on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (R1) district to Public Institutional (PI) district, submitted by Community and Economic Development Department, property owner (Ald. J. Hutchison, District 2).
9. (PP 25-01) Consideration with possible action on the request to approve the University of Wisconsin – Green Bay 2024 Campus Master Plan as required by the development standards for a Conditional Use Permit for a University in the Public Institutional (PI) Zoning District, submitted by Alan Peters, UWGB.

F. Informational.

1. Director's report.
2. Date of next meeting: March 10, 2025.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.I

Consideration with possible action on the Broadway Business Improvement District's (BBID) year-end financial reporting for 2024.

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the annual year-end financial report from the Broadway BID as presented for 2024.

FISCAL IMPACT

ATTACHMENTS

- I. Broadway BID 2024 Year End Budget Report

2024 Broadway BID

	Budget	Actual
<u>Design</u>		
Lighting	\$ 5,000.00	\$ 5,000.00
Annual Maintenance	\$ 20,000.00	\$ 20,000.00
Public Art	\$ 20,000.00	\$ 16,000.00
Public Seating	\$ 2,500.00	\$ -
Bike Racks	\$ 5,000.00	\$ -
Cigarette Receptacles	\$ 1,500.00	\$ -
Total Design	\$ 54,000.00	\$ 41,000.00
<u>Organization</u>		
Admin Allocation	\$ 21,527.86	\$ 21,527.86
BBID Annual Audit	\$ 3,200.00	\$ 3,200.00
Total Organization	\$ 24,727.86	\$ 24,727.86
<u>Promotion</u>		
Marketing Allowance	\$ 11,911.42	\$ 11,911.42
Total Promotion	\$ 11,911.42	\$ 11,911.42
<u>Economic Vitality</u>		
Mini-Grants	\$ 5,000.00	\$ 5,000.00
Retail Incubator	\$ 12,000.00	\$ -
Total Economic Vitality	\$ 17,000.00	\$ 5,000.00
	\$ 107,639.28	\$ 82,639.28

Notes:**2023 Rollover Funds**

Public Seating	\$ 2,500.00	deferred
Hubbard Street Corridor	\$ 5,000.00	complete
Mini-Grants	\$ 5,000.00	complete
	\$ 12,500.00	

2024 Rollover Funds

2023 Public Seating	\$ 2,500.00
2024 Public Seating	\$ 2,500.00
2024 Public Art	\$ 4,000.00
2024 Bike Racks	\$ 5,000.00
2024 Cigarette Receptacles	\$ 1,500.00

2024 Retail Incubator	\$ 12,000.00
	<u>\$ 27,500.00</u>

Actual BID Proceeds:

2024 Settlement Statement	\$ 107,566.00
2024 Estimated Budget	<u>\$ 107,639.28</u>
	<u>\$ (73.28)</u>

2024 BID Proceeds

Received 02/19/24	<u>\$ 101,634.00</u>
	<u>\$ 101,634.00</u>



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.2

Consideration with possible action on the Downtown Green Bay, Inc. (DGBI) Business Improvement District's (BID) year-end financial reporting for 2024.

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the annual year-end BID financial report from DGBI as presented for 2024.

FISCAL IMPACT

ATTACHMENTS

- I. DGBI BID Year End 2024 Budget Report

Approved 2025 and 2024 Year End Business Improvement District Operating Plan Budget for Downtown Green Bay

		Proposed 2025 Budget	Approved 2024 Budget	2024 Actual
REVENUE				
	BID Assessment - DGBI	\$266,308.00	\$ 267,571.00	\$ 255,758.00
	Total Revenue	\$266,308.00	\$ 267,571.00	\$ 255,758.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing	\$156,908.00	\$ 125,671.00	\$ 128,671.00
Operating Expenses				
	Office Supplies & Equipment	\$2,000.00	\$ 2,500.00	\$ 2,114.69
	Phone/Internet	\$2,550.00	\$ 3,200.00	\$ 2,834.26
	Dues, Fees and Subscriptions	\$3,350.00	\$ 3,000.00	\$ 5,956.00
	Conferences/Professional Devel.	\$4,000.00	\$ 5,000.00	\$ 3,456.25
	Insurance	\$11,000.00	\$ 10,000.00	\$ 10,989.00
	Lease/Rental Fees	\$25,000.00	\$ 22,200.00	\$ 24,640.21
	Total Operating Expenses	\$ 47,900.00	\$ 45,900.00	\$ 49,990.41
BID Audit/Accounting Services	Annual Audit	\$14,000.00	\$ 11,500.00	\$ 13,750.00
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations	\$15,000.00	\$ 15,000.00	\$ 13,962.85
Economic Development				
	Business recruitment and retention, networking	\$7,000.00	\$ 7,500.00	\$ 7,450.00
Physical Improvements				
	Holiday Wreath Lighting & Décor	\$10,000.00	\$ 10,000.00	\$ 10,000.00
	Cleanliness - Litter, Weeds	\$9,000.00	\$ 9,000.00	\$ 11,041.55
	Banner and Bracket Replacements	\$3,500.00	\$ 40,000.00	\$ 29,569.46
	Public Art	\$3,000.00	\$ 3,000.00	\$ 3,000.00
	Planters-Paid for by private contributions			
	Washington St. Tree Lights-Paid for by private contributions			
	Total Physical Improvements	\$25,500.00	\$ 62,000.00	\$ 53,611.01
	Total Expenses	\$ 266,308.00	\$ 267,571.00	\$ 267,435.27



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.3

Consideration with possible action on the Olde Main Street, Inc. (OMSI) Business Improvement District's (BID) year-end financial reporting for 2024.

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approval of the annual BID year-end financial report as presented by OMSI for 2024.

FISCAL IMPACT

ATTACHMENTS

- I. OMSI BID Year End 2024 Budget Report

**Approved 2025 Budget and 2024 Year End Business Improvement District Operating Plan Budget for
Olde Main St.**

REVENUE		2025 Proposed Budget	Approved 2024 Budget	2024 Year End
	BID Assessment - Olde Main Street	\$66,983.00	\$67,345.00	\$62,123.00
	Total Revenue	\$66,983.00	\$67,345.00	\$62,123.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing	\$34,233.00	\$36,670.00	\$42,636.02
Operating Expenses				
	Office Supplies & Equipment	\$500.00	\$800.00	\$738.65
	Phone/Internet	\$900.00	\$1,000.00	\$881.21
	Conferences/Professional Devel.	\$1,500.00	\$2,000.00	\$863.88
	Office Rent/Lease	\$9,000.00	\$7,000.00	\$8,213.38
	Dues and Subscriptions	\$1,050.00	\$1,375.00	\$1,072.70
	Total Operating Expenses	\$12,950.00	\$12,175.00	\$11,769.82
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations	\$4,300.00	\$3,500.00	\$3,500.00
Economic Development				
	Business recruitment and retention, networking	\$2,000.00	\$2,000.00	\$2,000.00
Physical Improvements				
	Streetscape-Planters & Medians including new mulch (majority of the cost is paid by sponsorships)	\$6,000.00	\$3,500.00	\$3,500.00
	Cleanliness	\$2,500.00	\$2,000.00	\$2,000.00
	Banners & Holiday Décor	\$2,000.00	\$4,000.00	\$1,257.52
	Public Art	\$2,000.00	\$2,000.00	\$0.00
	Three Corners Flags	\$1,000.00	\$1,500.00	\$350.00
	Total Physical Improvements	\$13,500.00	\$13,000.00	\$7,107.52
	Total Expenses	\$66,983.00	\$67,345.00	\$67,013.36



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Rebecca Finco, Staff

AGENDA ITEM # E.4

Consideration with possible action on the Military Avenue Business Improvement District's (BID) year-end financial reporting for 2024.

BACKGROUND

The Plan Commission is required to annually review the year-end financial report of each Business Improvement District (BID), as stated in the City's BID handbook.

RECOMMENDATION

Staff recommends approving the year-end financial report as presented by the Military Avenue BID for 2024.

FISCAL IMPACT

ATTACHMENTS

- I. Military Ave BID 2024 Year End Budget Report

Military Avenue, Inc.
 Budget vs. Actuals
 January - December 2024

	Actual	Budget	over Budget
INCOME			
301 BID Assessments	104,076.00	108,275.00	-4,199.00
303 Grants Restricted Revenue	450,000.00	10,000.00	440,000.00
310 Event Fees and Sponsorships	\$ 27,336.87	\$ 20,000.00	\$ 7,336.87
380 Interest Income	8,123.17	1,500.00	6,623.17
Total Income	\$ 589,536.04	\$ 139,775.00	\$ 449,761.04
Carry over based on '23 Review	\$ 138,064.00	\$ 133,420.00	\$ 4,644.00
	\$ 727,600.04	\$ 273,195.00	\$ 454,405.04
	Actual	Budget	over Budget
EXPENSES			
Personnel	\$66,229	\$90,117	-\$23,888
Operating Expenses	\$21,632	\$17,850	\$3,782
Technology	\$3,018	\$2,400	\$618
Programs			
Design/Physical Improvements	\$18,590	\$60,460	-\$41,870
Economic/Business Development		\$11,000	-\$11,000
Events	\$16,673	\$15,200	\$1,473
Promotion/Marketing	\$3,967	\$8,500	-\$4,533
Uncategorized Expenses	\$15,125	\$0	\$15,125
Total Expenses	\$ 145,234.69	\$ 205,527.00	-\$ 35,292.31



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

AGENDA ITEM # E.5

(ZP 25-01) Public hearing on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, property owner (Ald. B. Galvin, District 4).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.6

(ZP 25-01) Consideration with possible action on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, property owner (Ald. B. Galvin, District 4).

BACKGROUND

Primary Address: 1650 Mason Way

Aldersperson/District: Ald. Galvin District 4

Reason for Request: The proposed rezoning will best match the existing land use and allow for the combination of this parcel with the neighboring recently-surplused property to the west.

Surrounding Zoning and Land Uses:

Subject: Varied-Density Residential (R3) | Single-Family Home

North: Low-Density Residential (R1) | Single-Family Homes

South: Right-of-Way | Mason Street

East: Low-Density Residential (R1) & Varied-Density Residential (R3) | Two- & Multi-Family Homes

West: Low-Density Residential (R1) | Vacant Green Space/Neighborhood Sign

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Low-Density Residential uses for this parcel. This rezoning is consistent with this recommendation.

Report: 1650 Mason Way is 6,011 square foot lot with a single-family home on the parcel. This parcel has a portion of their garage and driveway located on the adjacent property to the west. This was City-owned property. We have declared this property as surplus to allow for disposition to the owner of 1650 Mason Way. This will allow the parcels to be combined so the garage and driveway are compliant.

In order to combine these parcels, they must be zoned with the same zoning district designation. The surplus area is zoned Low-Density Residential (R1) and 1650 Mason Way is zoned Varied-Density Residential (R3). The rezoning to R1 for this parcel is most appropriate because our Future Land Use Map shows low-density residential as the appropriate land use. Additionally, an existing single-family home is on the parcel.

Ald. Galvin and neighbors within 200 feet were notified of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report.

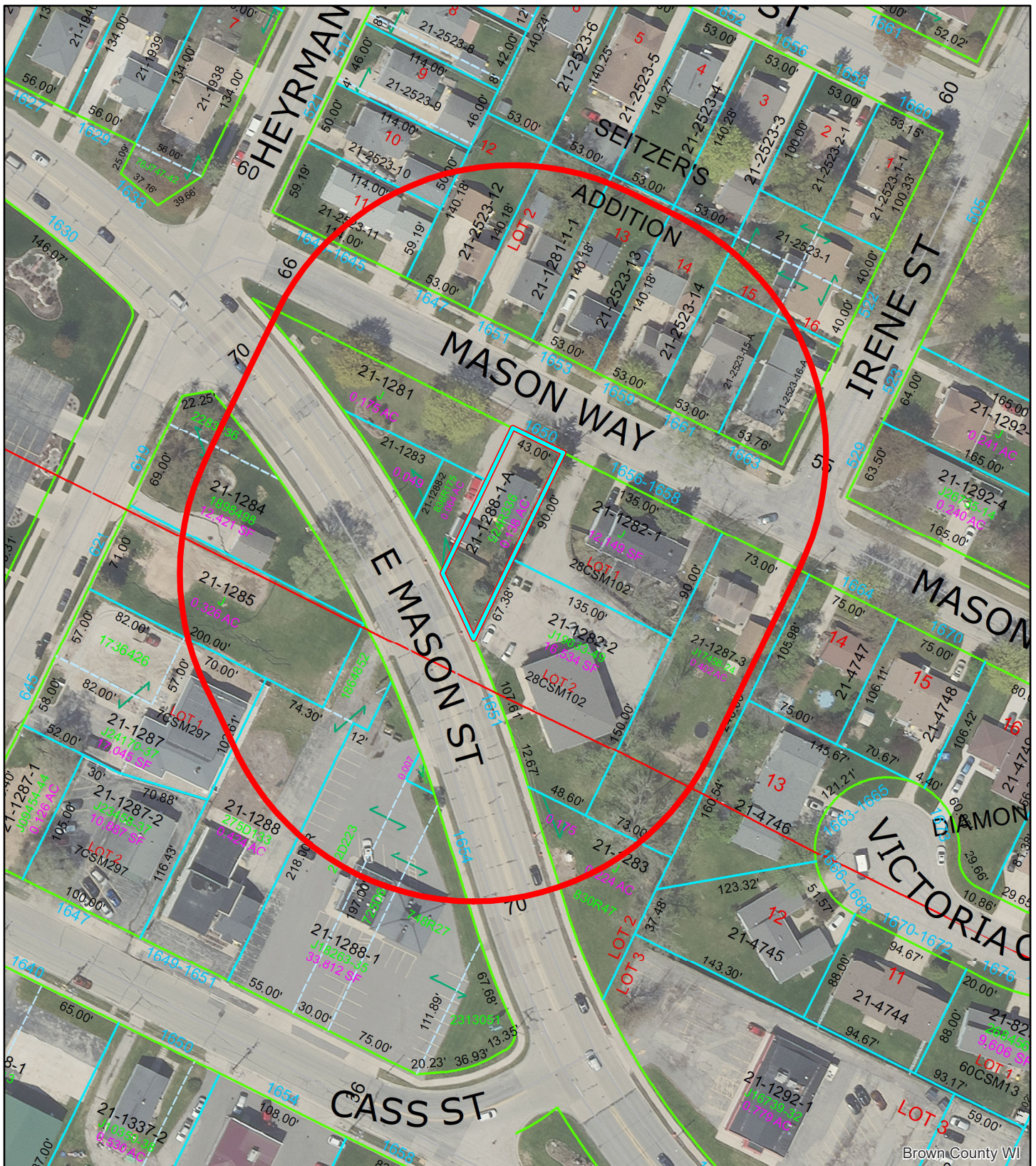
RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-01 Map
2. ZP 25-01 Future Parcel Layout



(ZP 25-01) Rezone 1650 Mason Way from R3 to R1

0 25 50 100 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 05 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 1650 Mason Way
- 200' Notification Area

Future Parcel Layout in Yellow

The map displays a residential neighborhood with several streets: E Mason St, Heyrman St, Cass St, Victoria Ct, and Mason Way. A yellow outline highlights a specific parcel, labeled 'Future Parcel Layout in Yellow'. The map includes various lot numbers and acreage, such as 21-1278-3, 21-1278-5, 21-1278-2, 21-1278-1, 21-1278-4, 21-1278-6, 21-1278-7, 21-1278-8, 21-1278-9, 21-1278-10, 21-1278-11, 21-1278-12, 21-1278-13, 21-1278-14, 21-1278-15, 21-1278-16, 21-1278-17, 21-1278-18, 21-1278-19, 21-1278-20, 21-1278-21, 21-1278-22, 21-1278-23, 21-1278-24, 21-1278-25, 21-1278-26, 21-1278-27, 21-1278-28, 21-1278-29, 21-1278-30, 21-1278-31, 21-1278-32, 21-1278-33, 21-1278-34, 21-1278-35, 21-1278-36, 21-1278-37, 21-1278-38, 21-1278-39, 21-1278-40, 21-1278-41, 21-1278-42, 21-1278-43, 21-1278-44, 21-1278-45, 21-1278-46, 21-1278-47, 21-1278-48, 21-1278-49, 21-1278-50, 21-1278-51, 21-1278-52, 21-1278-53, 21-1278-54, 21-1278-55, 21-1278-56, 21-1278-57, 21-1278-58, 21-1278-59, 21-1278-60, 21-1278-61, 21-1278-62, 21-1278-63, 21-1278-64, 21-1278-65, 21-1278-66, 21-1278-67, 21-1278-68, 21-1278-69, 21-1278-70, 21-1278-71, 21-1278-72, 21-1278-73, 21-1278-74, 21-1278-75, 21-1278-76, 21-1278-77, 21-1278-78, 21-1278-79, 21-1278-80, 21-1278-81, 21-1278-82, 21-1278-83, 21-1278-84, 21-1278-85, 21-1278-86, 21-1278-87, 21-1278-88, 21-1278-89, 21-1278-90, 21-1278-91, 21-1278-92, 21-1278-93, 21-1278-94, 21-1278-95, 21-1278-96, 21-1278-97, 21-1278-98, 21-1278-99, 21-1278-100. The map also shows various acreage values, such as 0.12, 0.15, 0.18, 0.21, 0.24, 0.27, 0.30, 0.33, 0.36, 0.39, 0.42, 0.45, 0.48, 0.51, 0.54, 0.57, 0.60, 0.63, 0.66, 0.69, 0.72, 0.75, 0.78, 0.81, 0.84, 0.87, 0.90, 0.93, 0.96, 0.99, 1.02, 1.05, 1.08, 1.11, 1.14, 1.17, 1.20, 1.23, 1.26, 1.29, 1.32, 1.35, 1.38, 1.41, 1.44, 1.47, 1.50, 1.53, 1.56, 1.59, 1.62, 1.65, 1.68, 1.71, 1.74, 1.77, 1.80, 1.83, 1.86, 1.89, 1.92, 1.95, 1.98, 2.01, 2.04, 2.07, 2.10, 2.13, 2.16, 2.19, 2.22, 2.25, 2.28, 2.31, 2.34, 2.37, 2.40, 2.43, 2.46, 2.49, 2.52, 2.55, 2.58, 2.61, 2.64, 2.67, 2.70, 2.73, 2.76, 2.79, 2.82, 2.85, 2.88, 2.91, 2.94, 2.97, 3.00, 3.03, 3.06, 3.09, 3.12, 3.15, 3.18, 3.21, 3.24, 3.27, 3.30, 3.33, 3.36, 3.39, 3.42, 3.45, 3.48, 3.51, 3.54, 3.57, 3.60, 3.63, 3.66, 3.69, 3.72, 3.75, 3.78, 3.81, 3.84, 3.87, 3.90, 3.93, 3.96, 3.99, 4.02, 4.05, 4.08, 4.11, 4.14, 4.17, 4.20, 4.23, 4.26, 4.29, 4.32, 4.35, 4.38, 4.41, 4.44, 4.47, 4.50, 4.53, 4.56, 4.59, 4.62, 4.65, 4.68, 4.71, 4.74, 4.77, 4.80, 4.83, 4.86, 4.89, 4.92, 4.95, 4.98, 5.01, 5.04, 5.07, 5.10, 5.13, 5.16, 5.19, 5.22, 5.25, 5.28, 5.31, 5.34, 5.37, 5.40, 5.43, 5.46, 5.49, 5.52, 5.55, 5.58, 5.61, 5.64, 5.67, 5.70, 5.73, 5.76, 5.79, 5.82, 5.85, 5.88, 5.91, 5.94, 5.97, 6.00, 6.03, 6.06, 6.09, 6.12, 6.15, 6.18, 6.21, 6.24, 6.27, 6.30, 6.33, 6.36, 6.39, 6.42, 6.45, 6.48, 6.51, 6.54, 6.57, 6.60, 6.63, 6.66, 6.69, 6.72, 6.75, 6.78, 6.81, 6.84, 6.87, 6.90, 6.93, 6.96, 6.99, 7.02, 7.05, 7.08, 7.11, 7.14, 7.17, 7.20, 7.23, 7.26, 7.29, 7.32, 7.35, 7.38, 7.41, 7.44, 7.47, 7.50, 7.53, 7.56, 7.59, 7.62, 7.65, 7.68, 7.71, 7.74, 7.77, 7.80, 7.83, 7.86, 7.89, 7.92, 7.95, 7.98, 8.01, 8.04, 8.07, 8.10, 8.13, 8.16, 8.19, 8.22, 8.25, 8.28, 8.31, 8.34, 8.37, 8.40, 8.43, 8.46, 8.49, 8.52, 8.55, 8.58, 8.61, 8.64, 8.67, 8.70, 8.73, 8.76, 8.79, 8.82, 8.85, 8.88, 8.91, 8.94, 8.97, 9.00, 9.03, 9.06, 9.09, 9.12, 9.15, 9.18, 9.21, 9.24, 9.27, 9.30, 9.33, 9.36, 9.39, 9.42, 9.45, 9.48, 9.51, 9.54, 9.57, 9.60, 9.63, 9.66, 9.69, 9.72, 9.75, 9.78, 9.81, 9.84, 9.87, 9.90, 9.93, 9.96, 9.99, 10.02, 10.05, 10.08, 10.11, 10.14, 10.17, 10.20, 10.23, 10.26, 10.29, 10.32, 10.35, 10.38, 10.41, 10.44, 10.47, 10.50, 10.53, 10.56, 10.59, 10.62, 10.65, 10.68, 10.71, 10.74, 10.77, 10.80, 10.83, 10.86, 10.89, 10.92, 10.95, 10.98, 11.01, 11.04, 11.07, 11.10, 11.13, 11.16, 11.19, 11.22, 11.25, 11.28, 11.31, 11.34, 11.37, 11.40, 11.43, 11.46, 11.49, 11.52, 11.55, 11.58, 11.61, 11.64, 11.67, 11.70, 11.73, 11.76, 11.79, 11.82, 11.85, 11.88, 11.91, 11.94, 11.97, 12.00, 12.03, 12.06, 12.09, 12.12, 12.15, 12.18, 12.21, 12.24, 12.27, 12.30, 12.33, 12.36, 12.39, 12.42, 12.45, 12.48, 12.51, 12.54, 12.57, 12.60, 12.63, 12.66, 12.69, 12.72, 12.75, 12.78, 12.81, 12.84, 12.87, 12.90, 12.93, 12.96, 12.99, 13.02, 13.05, 13.08, 13.11, 13.14, 13.17, 13.20, 13.23, 1



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

AGENDA ITEM # E.7

(ZP 25-02) Public hearing on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (RI) district to Public Institutional (PI) district, submitted by Community and Economic Development Department, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.8

(ZP 25-02) Consideration with possible action on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (RI) district to Public Institutional (PI) district, submitted by Community and Economic Development Department, property owner (Ald. J. Hutchison, District 2).

BACKGROUND

Reason for Request: The property is owned by the City of Green Bay and is home to the Finger Road Softball Complex. The property is currently zoned Rural Residential (RR) and Low-Density Residential (R1). This is a clean-up request to rezone the property to the Public Institutional (PI) District.

Surrounding Zoning and Land Uses:

Subject Property: Rural Residential (RR), Low-Density Residential (RI) | Park

North: Rural Residential (RR), Low-Density Residential (RI) | Single & Two-Family Residential, Golf Course

South: Neighborhood Commercial (NC), Public Institutional (PI), Two (R2) & Multi-Family Residential (R3) | Vacant, Two-Family Residential

East: Rural Residential (RR), Low-Density Residential (RI) | Golf Course, Single-Family Residential

West: Planned Unit Development (PUD) | Vacant, Multi-Family Residential

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends park uses.

Report: This zone change application involves 25.8 acres of land at 3385 Finger Road, which is known as the Finger Road Softball Complex.

The property is owned by the City of Green Bay. When properties are owned by governmental or institutional organizations, they are typically zoned Public Institutional (PI). This property, however, is zoned Rural Residential (RR) and Low-Density Residential (RI). When staff becomes aware of these properties, they are forwarded to the Plan Commission and City Council for rezoning as a clean-up measure, when appropriate. The property will not be changing use and will remain a ball field complex.

This zoning matter was brought to staff's attention because there are properties at the intersection of S. Huron and Finger Roads (Parcels 21-43 and 21-44-1) that are being considered for the development of apartments. Code requires a 20'-25' buffer for multi-family uses when they are adjacent to land with residential zoning or use. Since the softball complex is currently zoned residential, this buffer would be required on the future multi-family development site. Planning staff believes the buffer isn't necessary since there aren't any homes nearby and that the multi-family property is surrounded by unbuildable green space and wetlands. This then allows for more of the apartment site to be developed. The city-owned park and its adjacent 9-acre pond acts as a buffer in itself and the inclusion of a buffer yard on the site would be excessive and unnecessary. There is approximately 520 feet between the multi-family property and the closest

residence to the north. Furthermore, once PI zoned properties are sold to any nongovernmental entity, the property must be rezoned and neighboring property owners would be notified as part of that rezoning process.

Ald. J. Hutchison and neighbors within 400 ft. have been notified of the meeting based on Plan Commission policy. Staff has not received any objections to the request as of the drafting of this report.

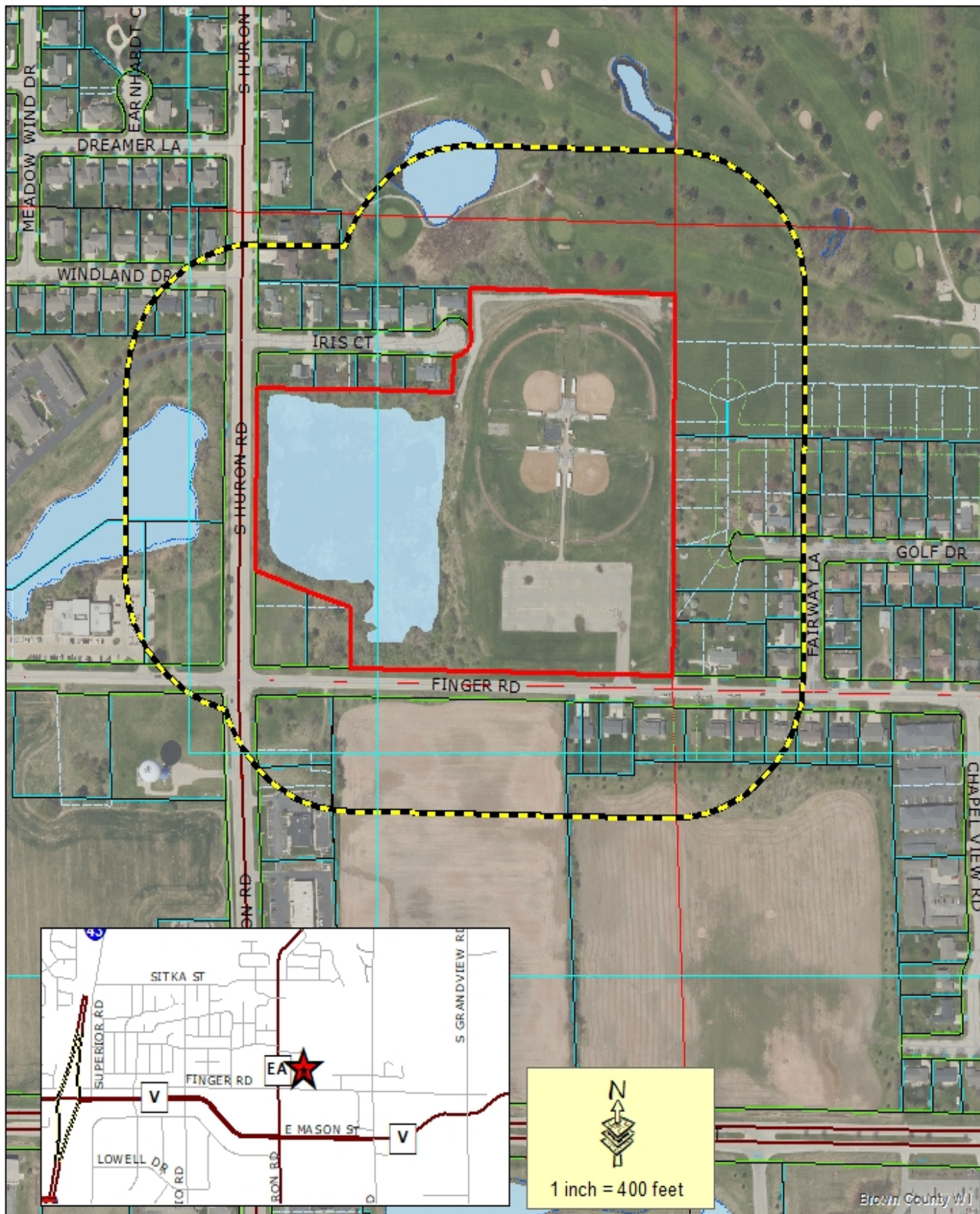
RECOMMENDATION

Approval of the request to rezone the property from Rural Residential (RR) district and Low-Density Residential (RI) district to Public Institutional (PI) district.

FISCAL IMPACT

ATTACHMENTS

- I. ZP 25-02 Map



Subject Area

400' Property Owner Notice

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by DM.

Zoning Petition (ZP 25-02)
Rezone at 3385 Finger Road
from Rural Residential (RR) and
Low-Density Residential (R1) to
Public Institutional (PI)





Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.9

(PP 25-01) Consideration with possible action on the request to approve the University of Wisconsin – Green Bay 2024 Campus Master Plan as required by the development standards for a Conditional Use Permit for a University in the Public Institutional (PI) Zoning District, submitted by Alan Peters, UWGB.

BACKGROUND

Reason for Request: The zoning code calls for universities to locate in the PI – Public Institutional district. Colleges or universities must also obtain a Conditional Use Permit (CUP) in which the development standards indicate the city must take action to recognize and adopt a campus master plan. The University of Wisconsin – Green Bay (UWGB) received their CUP and the City subsequently adopted their 2006 Campus Master Plan in 2009. UWGB updated the campus master plan at the end of 2024 and the new plan must be adopted by the City.

Surrounding Zoning and Land Uses:

Subject Property: Public Institutional (PI) | UWGB Campus and Arboretum

North: Low Density Residential (RI) | Red Smith Neighborhood

South: Low Density Residential (RI) & Public Institutional (PI) | Schmidt Park Neighborhood and County Facilities (Nursing Home, Jail)

East: Multiple Districts | Commercial along Bay Settlement Rd & low density residential

West: N/A | Bay of Green Bay

Comprehensive Plan: The City of Green Bay Smart Growth 2022 Comprehensive Plan calls for the continuation of the school/university uses and park area.

Report: In 2006, the University of Wisconsin – Green Bay completed a new campus master plan to replace the original 1968 master plan, which was adopted by the City of Green Bay in 2009. This official adoption was for our general awareness of how the campus was to develop and provided the City the authority to review improvements and expansions to the campus against consistency with the City's and the University's long-term vision. UWGB began the process of updating the campus master plan in 2020 and was completed in 2024. Per Chancellor Alexander, "the update to the master plan reflects the current aspirations of UW-Green Bay as higher education is in the midst of historic shifts in the way that we serve students and help our communities".

The entirety of the 2024 Campus Plan is included in your packet. Contents include Background & Context, Space Needs Analysis, Physical Environment Analysis, Recommendations, and an Implementation Plan. Most relevant section of the plan is the recommendations section that includes the Goals and Guiding Principles as follows:

Forward Facing Campus

1. Create bold gestures with an eye to the future through campus improvement projects.
2. Transition the physical identity of campus to focus on campus location along Lake Michigan's shoreline.

Welcome Visitors to Campus

1. Create a working landscape at the entry to campus that removes the invasive understory and welcomes biodiversity while opening up views to the lakeshore.
2. Strengthen the identity of the arrival at campus through intentional emphasis of main entrance through signage, landscape and roadway alignments and de-emphasis of these items at secondary entries.
3. Strengthen circulation and wayfinding within campus.

Community Connectivity

1. Plan for amenities which bring the community onto campus for business partnerships, events, and enjoyment of the natural setting.

Transportation – Walk, Bike, Park

1. Provide ample and well-designed physical sidewalks and roadways that support connections to the campus core.
2. Reduce the amount of pavement in parking lots and redundant roadways.

Enhance the Interior / Exterior connections while creating a Sense of Place Throughout Campus

1. Celebrate the significance of the open spaces within campus lands.
2. Strengthen the identity of the lakeshore as an integral part of campus.
3. Strengthen the notion of campus “zones” connected intentionally with exterior greenspaces and campus landscapes.
4. Integrate Phoenix Innovation Park into the physical setting of campus.

Enhance / Activate the Quad while Reinforcing the Academic Core

1. Provide additional opportunities for chance interaction by focusing attention on developing high-quality exterior spaces between and around existing and new buildings.
2. Consider the location of the new Cofrin Technology & Education Center in relation to the Quad, academic core, and visitor entry.

Embrace, Protect, and Enhance the Arboretum and Natural Setting

1. Celebrate the natural resources and open spaces that have been preserved through the lakeshore lands and the arboretum.
2. Re-envision new and flexible/adaptive reuses for the former golf course.

Respect and Enhance Campus Ecology

1. Respond to current and future environmental change through adaptive, flexible, and resilient design of campus spaces.
2. Integrate stormwater management into parking lots, new buildings, and greenspaces.
3. Plant more trees, but intentionally to support holistic wellness and campus identity.

Identifiable Concourse Entries

1. Acknowledge the impact of previous planning efforts and campus growth on the evolution of campus, both positive and challenging.
2. Analyze the physical, budgetary and operational challenges associated with a full concourse system.

Update On-Campus Living Accommodations

1. Strengthen the notion of inclusivity, diversity, and social justice in physical campus spaces.
2. Provide new programmed activities for students: disc golf, running/walking courses, lakeshore activities (rentals) and support with those relocated, new, or adapted physical structures.
3. Use the replacement of aging housing stock as an opportunity to create intentional outdoor spaces and connections.

Accommodate Emerging and Growing Academic Programs

1. Design adaptive and flexible buildings which can be renovated and/or added onto as academic program needs change.

Staff does not recommend changes to the document itself nor to the physical components of it as it is a State University planning tool, but we point out areas of interest or concern to share with the University administration and the Board of Regents as a communication associated with the plan's adoption.

Planning staff have reviewed the plan in detail and have a few points to highlight in a communication related to its stated Goals and Guiding Principles. Guiding principles are listed below with City comments in blue below:

1. Forward Facing Campus, Community Connectivity, and Transportation – Walk, Bike & Park.

- Campus plans should reflect better connections and interfaces with exterior community roadways including Nicolet Dr, Scottwood Dr and Bay Settlement Rd.

2. Forward Facing Campus & Update On-Campus Living Accommodations.

- The campus plans should depict expanding campus planning area in the future or work with private entities to utilize the 50+ acres at the southeast corner of East Circle Dr. and Scottwood Dr. This could include housing, commercial/service support businesses or educational facilities.

3. Community Connectivity.

- City thinks that the plan should also open up the campus to the community by “bringing campus to community” not just bringing “community to campus” as it is currently stated.

4. Community Connectivity & Transportation – Walk, Bike, Park.

- University campus could further enhance bicycle and pedestrian connections to areas outside the campus. Focus on connections to Nicolet Dr, East Shore Dr and the Bay Beach Wildlife Sanctuary trail systems.

5. Transportation – Walk, Bike, Park.

- University should consider allowing rentable scooters and electric bikes to service the campus (currently Bird Scooters).

6. Welcome Visitors to Campus & Transportation – Walk, Bike, Park.

- University should include more visible, convenient and quality of experience transit hub(s) and also work with Green Bay Transit to promote usage and improve service. Focus on main entrance, innovation park area, student housing, recreational areas (arboretum trails and amenities like disc golf, sports fields and athletic center) and housing.

Alderperson Grant has been notified of the meeting. Courtesy Plan Commission notifications by mail and zoning action pending signs do not need to and have not been utilized as this is a planning project vetted by the University where comments were considered and evaluated. Additionally, this action does not require a public hearing.

RECOMMENDATION

Based upon the information within the plan and communication with the University, staff recommends approval of the request to adopt the 2024 Campus Master Plan and forward a communication to the University administration and the Board of Regents with items of interest as listed within the staff report.

FISCAL IMPACT

ATTACHMENTS

1. UWGB Campus MasterPlan 8.12.24
2. UWGB Campus MasterPlan App a-g 8.12.24



UNIVERSITY of WISCONSIN GREEN BAY

Campus Master Plan Update

DFD PROJECT NO. 21C1U

FEBRUARY 19, 2024

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- 7.2 Mid-Term Master Plan Proposals (7-12 Years)
- 7.3 Long-Term Master Plan Proposals (13-18 Years)

Appendix (Bound Separately)

- A. Utility System Projections and Diagrams
- B. Core Team Meeting Minutes
- C. Focus Group Meeting Minutes
- D. Campus Space Assessment
- E. Space Use Type Plans
- F. Functionality and Physical Condition Assessment
- G. Instructional Space Utilization Analysis

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Preface

Purpose

Established in 1965, UW-Green Bay is entering its second half century at the current location. The nature of higher education and the role of the University in the regional economy has evolved from that envisioned in the original campus plan of 1969.

In 2018, as part of a UW System restructuring, UW-Green Bay took responsibility for the former UW-Marinette, UW-Sheboygan, and UW-Manitowoc two-year institutions, turning them into University of Wisconsin—Green Bay Marinette, Sheboygan, and Manitowoc campuses. The University serves 9,614 undergraduate, graduate, and doctoral students and 79,604 continuing education enrollees each year across four campus locations.

Enrollment includes students from pre-college through retirement and offer 200+ degrees, programs, and certificates. In 2020, UW-Green Bay was the fastest growing UW school in Wisconsin. UW-Green Bay saw gains in several key areas:

- Graduate Studies: 12% increase
- New Freshmen: Four percent increase at Green Bay Campus; three percent gain at Marinette, Manitowoc, and Sheboygan Campuses
- Total Enrollment (four locations): Increase of 313 students or three percent gain

Figure 1: UW-Green Bay campus location in Wisconsin



This recent growth, continued projections for growth, systemic changes in higher education, the increased demand for access to education by non-traditional students and the current state of the campus, all necessitate a proactive approach managing the physical assets of the University. This is part of a broader need on the part of all institutions to maintain a planning framework that organizes drivers and factors into one cohesive

document to lead orderly programmatic and physical development of the institution.

The University of Wisconsin – Green Bay Campus Master Plan Update is that framework for facility decisions which can accommodate the growth, development, and emerging opportunities that will be part of the future of the main Green Bay campus. This framework anticipates specific space needs from 2022 through 2032 but is also positioned to accommodate future capabilities beyond this near-term planning horizon. As envisioned by campus leadership this is the first step in the future campus rather than the most recent step of the original plan. As such, the Master Plan Update sets goals that expand the connectivity within the boundaries of the campus and reach beyond to the immediate surroundings, the City of Green Bay, and to the residents of northeast Wisconsin.

Process

This Master Plan Update follows state guidelines. Through an interactive and inclusive planning process, the Master Plan Update represents the consensus direction of multiple stakeholders within the institution and community.

Beginning with the assembling of a core master planning team consisting of institution, agency and state experts, and private consultants, the master planning team helped the various stakeholders understand the pressing issues, analyze facilities and site, interpret the university's strategic plans, analyze existing and future space needs, and determine how best to meet current and future programs.

The campus planning process was a collaboration between University of Wisconsin – Green Bay (UWGB), University of Wisconsin System Administration (UWSA), and the State of Wisconsin Division of Facilities Development (DFD). Integrated into the process were the Master Plan Core Team, faculty, staff, administration, students, community, and local business and governmental officials. The planning process included workshop sessions with the Core Team and group discussions with all pertinent campus constituents. Milestone presentations of the analysis, findings, and various planning scenarios were given along the way.

Building on input and analysis, the master planning team prepared a preliminary master plan for stakeholder input. That input enabled the refinement of guiding principles and concepts which lead to the creation of an implementation plan with broad stakeholder support – the road map going forward.

Obtaining input was accomplished by interviewing dozens of people and campus and community focus groups. While these types of engagements would typically occur in-person through workshops and open houses, COVID-19 prevented all in-person meetings and presentation. Therefore, all engagement activities were held virtually.

Acknowledgements

Department of Administration

Division of Facilities Development

Robert L. Hoffmann, AIA, Project Manager

University of Wisconsin System Administration

Office of Capital Planning & Budget

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Maura Donnelly, Senior Architect

University of Wisconsin – Green Bay

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Kathleen Burns, Provost

Sheryl Van Gruensven, CBO/Senior VC Inst Strategy

Facilities Planning & Management

Paul Pinkston, Former Director

Jeffery Jacobs, Chief Facilities Officer

Jeffrey W. Schulz, AIA, Facilities Architect

Focus Groups

Athletics

Austin E. Cofrin School of Business

Brown County

Campus Administration

City of Green Bay

Cofrin Center for Biodiversity

College of Arts, Humanities, and Social Sciences

College of Health, Education, and Social Work

College of Science, Engineering, & Technology

Council of Trustees

Enrollment Services

Intramurals

Information Technology

Office of the Chancellor

Police / Parking

Provost

Residence Life

Student Affairs

Sustainability

University Union

Weidner Center

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**Comprehensive Facilities Planning, Inc.
Classroom Utilization**

Brian L. Bell
JoEllen H. Baldwin, AIA
Dave Marsh
James Palavin

Letter from the Chancellor

Dear UW-Green Bay Community,

The original Master Planning document for UW-Green Bay was created in 1968. It was aspirational and showed the potential of how a new university in Northeast Wisconsin can be a key part of the region's growth and development. The next Master Plan for UW-Green Bay was not published until 38 years later in March of 2006. Chancellor Shepherd explained the need for the new plan in the following way:

While the original comprehensive development plan provided a general conceptual scheme, it ceased to provide sufficient guidance. Many of the assumptions on which it was based have changed, including fundamental assumptions about how large the campus would become. Since we are facing decisions about critical issues like sites for new facilities and enrollment growth, and since the environment around us has changed significantly in the past 35 years, it is time to reconsider our Master Plan.

This current Master Planning document has been in development since 2020 and reflects the current aspirations of UW-Green Bay as higher education is in the midst of historic shifts in the way that we serve students and help our communities. It is interesting that the work to create this document has occurred during a global pandemic and at a time of declining participation nationally in higher education. Given these circumstances, UW-Green Bay sees opportunity in reimagining the role of a regional comprehensive university at this time. We aspire to honor the lofty ambitions of how UW-

Green Bay began, the unique qualities of our physical space, and the immense opportunities we have to evolve it to meet the current needs of our students and community.

Like each of the previous plans, this document also prepares us for growth. The original vision of UW-Green Bay was to have 20,000 students. The 2006 plan again acknowledged the community's desire for UW-Green Bay to grow and planned for 7,500 students. Due to the restructuring of the UW Colleges in 2018, UW-Green Bay now also has campuses in Manitowoc, Marinette, and Sheboygan. This allows us to have a regional focus as Wisconsin's coastal university that serves a 16-county footprint from just north of Milwaukee to the top of the state. We also have expanded our presence in serving pre-college students and adult learners with the idea that the future of education will show UW-Green Bay being involved in educating people throughout their lives. While 20,000 students at UW-Green Bay still seems aspirational, the spirit of wanting to grow to meet the economic and cultural needs of our region remains.

The world is changing quickly and thus it is essential that we evolve with it in order to meet our access mission. Like the plan in 2006, this document shows where we have potential, but it correctly does not prescribe every decision we should make in our physical infrastructure. With the help of our community, faculty, staff, and students, this plan shows what is possible as UW-Green Bay continues to grow to meet the needs of the

region we proudly serve. It reflects our desire to welcome our community to us, utilize our outdoor spaces in new ways, and continue to simplify the ability to navigate our physical space. Importantly, this plan also comes at a time when, for the first time in our history we will be replacing an original building, the Cofrin Library, with the Cofrin Technology and Education Center. This shift is important as we honor the past and build for the future.

A Master Planning document marks a moment of time and how an institution is thinking about its physical infrastructure. It is exciting to dream about what is possible and how to further enhance what is already a spectacularly beautiful campus. Given the acceleration of change in the world, I look forward to ongoing conversations that will cause us to revisit this plan more frequently than perhaps we have in past iterations. Thanks to the many people who contributed their thoughts and talents to this plan. As any great public institution, we are fortunate to benefit from the expertise and guidance of so many talented and dedicated individuals that create a dynamic and energized whole.

Michael Alexander

Chancellor

University of Wisconsin – Green Bay

Office of the Chancellor

University of Wisconsin – Green Bay
February 19, 2024



The Select Mission

The University of Wisconsin – Green Bay is a multi-campus comprehensive university offering exemplary undergraduate, master's, and select doctoral programs and operating with a commitment to excellence in teaching, scholarship and research, and service to the community. The University provides a problem focused educational experience that promotes critical thinking and student success.

The culture and vision of the University reflect a deep commitment to diversity, inclusion, social justice, civic engagement, and educational opportunity at all levels. Our core values embrace community-based partnerships, collaborative faculty scholarship and innovation.

Our commitment to a university that promotes access, career success, cross-discipline collaboration, cultural enrichment, economic development, entrepreneurship, and environmental sustainability is demonstrated through a wide array of programs and certifications offered in four colleges: College of Arts, Humanities and Social Sciences; College of Science, Engineering and Technology (including the Richard Resch School of Engineering); College of Health, Education and Social Welfare; and the Austin E. Cofrin School of Business, leading to a range of degrees, including AAS, BA, BAS, BBA, BM, BS, BSN, BSW, MS, MSW, MSN, and Ed.D.



The Core Mission

UW-Green Bay shares the core mission with other comprehensive institutions in the University of Wisconsin System. This core mission statement reflects a unique role and articulates a common mission.

1. Offer associate and baccalaureate degree level and selected graduate programs within the context of its approved select mission.
2. Offer an environment that emphasizes teaching excellence and meets the educational and personal needs of students through effective teaching, academic advising, counseling, and through university-sponsored cultural, recreational, and extracurricular programs.
3. Offer a core of liberal studies that support university degrees in the arts, letters, and sciences, as well as for specialized professional/technical degrees at the associate and baccalaureate level.
4. Offer a program of pre-professional curricular offerings consistent with the university's mission.
5. Expect scholarly activity, including research, scholarship and creative endeavor that supports its programs at the associate and baccalaureate degree level, its selected graduate programs, and its approved mission statement.
6. Promote the integration of the extension function, assist University of Wisconsin-Extension in meeting its responsibility for statewide coordination, and encourage faculty and staff participation in outreach activity.
7. Participate in inter-institutional relationships in order to maximize educational opportunity for the people of the state effectively and efficiently through the sharing of resources.
8. Serve the needs of women, minority, disadvantaged, disabled, and nontraditional students and seek racial and ethnic diversification of the student body and the professional faculty and staff.
9. Support activities designed to promote the economic development of the state.



The System Mission

The University of Wisconsin – Green Bay shares in the mission of the University of Wisconsin System. The mission to develop human resources, to discover and disseminate knowledge, to extend knowledge and its application beyond the boundaries of its campuses, and to serve and stimulate society by developing in students heightened intellectual, cultural, and humane sensitivities; scientific, professional, and technological expertise; and a sense of value and purpose. Inherent in this mission are methods of instruction, research, extended education, and public service designed to educate people and improve the human condition. Basic to every purpose of the System is the search for truth.

Urban-Serving Strategic Vision

The University of Wisconsin – Green Bay is an access-driven, urban-serving comprehensive university that provides a world-class education and promotes economic growth and sustainability as well as health, wellness and social equity in Green Bay and the surrounding areas through a commitment to interdisciplinary learning, scholarship and problem-solving. To realize this vision, UW-Green Bay must be:

- A university that makes student success its highest priority.

- A large university approaching 15% out-of-state students with one of the highest proportions of international students in the UW System.
- A diverse university that reflects the community.
- A leading comprehensive, Division I university recognized for connecting community partners in innovative programs of development, education, and sustainability.
- An internationally recognized university that instills the benefits of interdisciplinary thinking and learning.
- A university known for distinctive programs, including traditional and professional graduate programs.
- A university that invests in its people, values innovation, and creativity, and strives to create a work environment that supports personal and professional growth.



Strategic Priorities

To think broadly about what we want to achieve together as University, the Chancellor's Cabinet created the following six strategic priorities.

1) Student Success

UW-Green Bay promises every student the opportunity to engage in learning experiences that help them cultivate their sense of belonging, discover their purpose, and develop the skills and perspectives to earn a degree or credential and positively impact their communities.

Support the whole student from their experience in the classroom to co-curricular activities. Student success is our top priority regardless if the student is residential or a commuter, traditional age or starting later in life.

- Improve achievement in retention, graduation, and time to degree.
- Improve student engagement and satisfaction.
- Offer distinctive academic programs of interest to students and meet the needs of the communities we serve.
- Implement an open access mission to meet the needs of the region.

- Remove institutional roadblocks to Academic Affairs taking advantage of programming resources of the Weidner Center.

2) Advance Inclusivity

Provide a robust university community that is inclusive through the creation of a welcoming and equitable environment. Inclusivity becomes inherently part of everything we do at UW-Green Bay.

- Create a welcoming and equitable environment.
- Ensure a diverse faculty, staff, and student body.
- Integrate Diversity, Equity, and Inclusion (DEI) within curriculum and support services.

3) Digitally Transform Learning and Working

Evolve our foundational business practices with technology and data. Rethink, reimagine, and reinvent how we operate.

- Evolve foundational business practices and processes.

- Develop the strategy and process for the preservation of digital documents, intellectual products, performances, and other university-produced content.
- Recognize the ways that emerging technologies can enhance or amplify mission aligned activities.
- Be a leader in using technology to connect with our students in learning in and outside the classroom.

4) *Enhance Community Connections and University Philanthropy*

Articulate and demonstrate our value and the potential to better serve our community, through increased connections with alumni, area businesses, community organizations, and the public.

- Build long-lasting connections and university philanthropy.
- Tell the story of UW-Green Bay to the community.
- Increase resources for Academic Affairs.

5) *Increase Our Visibility and Leadership in Sustainability and Environmental Work*

Return to our roots as the initial Eco U, by making a profound impact on the environment and our region through our environmental partnerships and research.

- Increase the amount of environmental partnerships and research.
- Achieve gold standard from the Association for the Advancement of Sustainability in Higher Education (AAASHE).

- Receive designation as a National Estuarine Research Reserve System (NERR).

6) *Focus on Holistic Development for Faculty and Staff*

Create an environment that allows, encourages, and supports faculty and staff to grow both professionally and personally.

- Strengthen the culture of continuous improvement.
- Create training and leadership opportunities for faculty and staff.

1 Executive Summary

1.1 General Background & Context

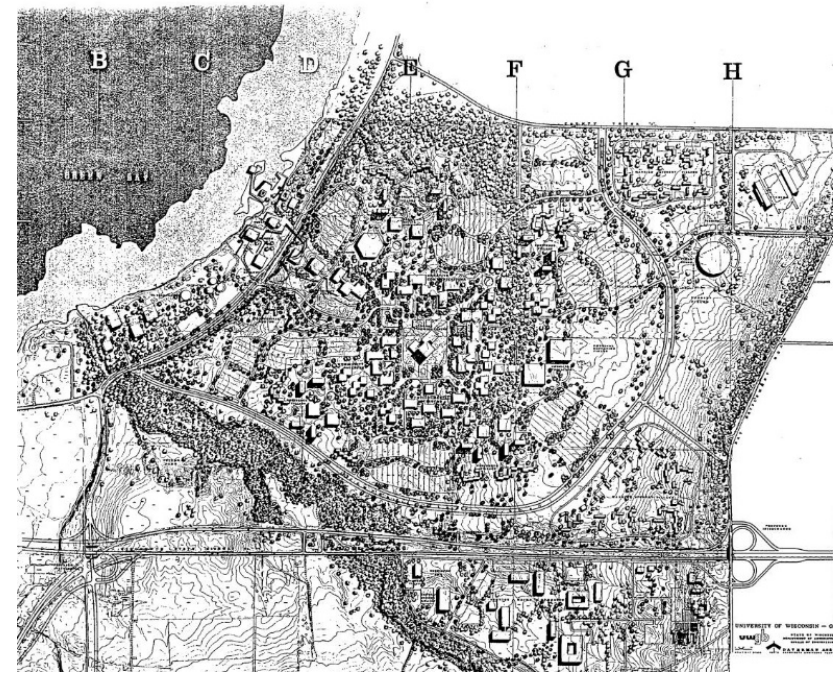
The University of Wisconsin-Green Bay was established as a four-year UW System institution for the Fox Valley in 1965. Classes began in 1968 and moved to the current campus in 1969. As of 2022, UW-Green Bay has a total student headcount of 8,561 (up 25.2% since 2012) with 5,581 full-time enrolled students (up 5.7% since 2012). UW-Green Bay projects future growth by an average of 2% each year until 2025.

Figure 1.1-1: UW-Green Bay campus location in Wisconsin



Shortly after the land purchase for the new campus, a Comprehensive Development Plan was prepared which envisioned a central library/learning center, theme colleges arranged radially, and clusters for housing and athletics along the periphery all connected via “learning streets”. That master plan projected growth to 20,000 students; while this size of a student body has not materialized, the tenets of that plan are still relevant to the current campus makeup.

Figure 1.1-2: 1968 Comprehensive Development Plan



1.2 Goals & Guiding Principles

After surveying the campus and meeting with focus groups, the design team presented the following goals to the core team to inform the master plan's proposals.

1) Forward Facing Campus

- a. Create bold gestures with an eye to the future through campus improvement projects.
- b. Transition the physical identity of campus to focus on campus location along Lake Michigan's shoreline.

2) Welcome Visitors to Campus

- a. Create a working landscape at the entry to campus that removes the invasive understory and welcomes biodiversity while opening up views to the lakeshore.
- b. Strengthen the identity of the arrival at campus through intentional emphasis of main entrance through signage, landscape and roadway alignments and de-emphasis of these items at secondary entries.
- c. Strengthen circulation and wayfinding within campus.

3) Community Connectivity

- a. Plan for amenities which bring the community onto campus for business partnerships, events, and enjoyment of the natural setting.

4) Transportation – Walk, Bike, Park

- a. Provide ample and well-designed physical sidewalks and roadways that support connections to the campus core.
- b. Reduce amount of pavement in parking lots and redundant roadways.

5) Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus

- a. Celebrate the significance of the open spaces within campus lands.
- b. Strengthen identity of the lakeshore as an integral part of campus.
- c. Strengthen the notion of campus "zones" connected intentionally with exterior greenspaces and campus landscapes.
- d. Integrate Phoenix Innovation Park into the physical setting of campus.

6) Enhance / Activate the Quad while Reinforcing the Academic Core

- a. Provide additional opportunities for chance interaction by focusing attention on developing high-quality exterior spaces between and around existing and new buildings.
- b. Consider the location of the new Cofrin Technology & Education Center in relation to the Quad, academic core, and visitor entry.

7) Embrace, Protect, and Enhance the Arboretum and Natural Setting

- a. Celebrate the natural resources and open spaces that have been preserved through the lakeshore lands and the arboretum.
- b. Re-envision new and flexible/adaptive reuses for the former golf course.

8) Respect and Enhance the Campus Ecology

- a. Respond to current and future environmental change through adaptive, flexible, and resilient design of campus spaces.
- b. Integrate stormwater management into parking lots, new buildings, and greenspaces.
- c. Plant more trees, but intentionally to support holistic wellness and campus identity.

9) Identifiable Concourse Entries

- a. Acknowledge the impact of previous planning efforts and campus growth on the evolution of campus, both positive and challenging.
- b. Analyze the physical, budgetary and operational challenges associated with a full concourse system.

10) Update On-Campus Living Accommodations

- a. Strengthen the notion of inclusivity, diversity, and social justice in physical campus spaces.
- b. Provide new programmed activities for students: disc golf, running/walking courses, lakeshore activities (rentals) and support with those relocated, new, or adapted physical structures.

- c. Use the replacement of aging housing stock as an opportunity to create intentional outdoor spaces and connections.

11) Accommodate Emerging and Growing Academic Programs

- a. Design adaptive and flexible buildings which can be renovated and/or added onto as academic program needs change.

1.3 Space Needs Analysis

The design team reviewed space inventory maintained by UW-Green Bay Facilities Planning & Management and the schedule of class files maintained by UW-Green Bay Office of the Registrar to assess space utilization of existing classrooms and labs. The assessment found that the existing spaces could feasibly support considerable growth of the student body—80% growth among classrooms and 71% growth among labs. A review of building physical and functional condition found no imminent need to renovate or replace academic buildings; reconfiguring existing spaces to better suit the needs of campus is appropriate.

1.4 Physical Environment Analysis

The UW-Green Bay campus is 4.7 miles northeast of the Green Bay city center and abuts the bay to the northwest, Sturgeon Bay Road (State Highway 54-57) to the south, and Bay Settlement Road to the east. Cofrin Arboretum, a 290-acre protected natural boundary, encircles the campus to the outer loop of Nicolet Drive and South/East Circle Drive. The campus sits on a bluff that drops off at Nicolet Drive and the bayfront.

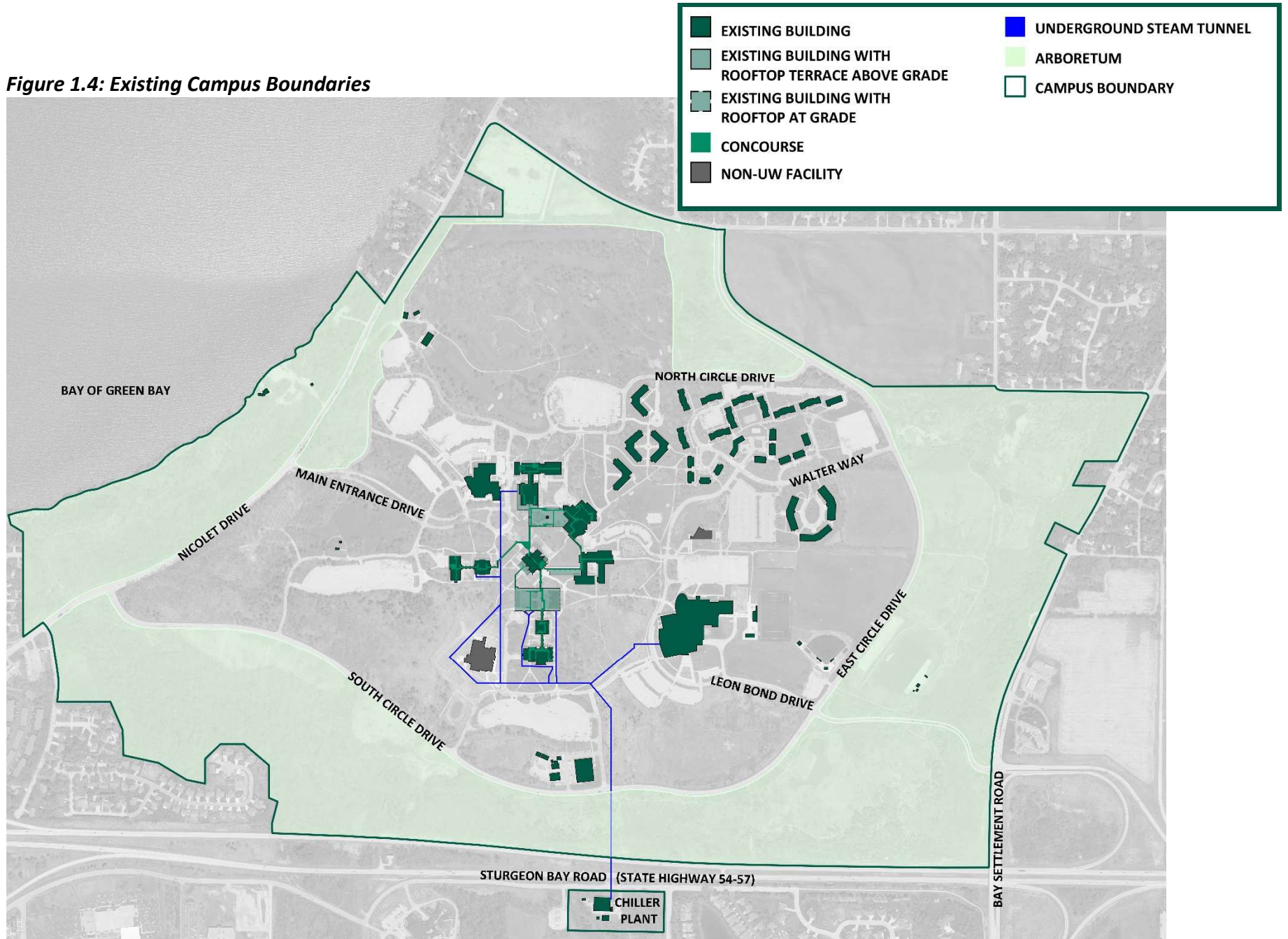
The academic core sits at the center of campus with Cofrin Library, the Quad, and the University Union at its heart. Quadrants for performing arts, housing, athletics, and facilities/maintenance border the academic core. The Shorewood Golf Course on the north end of campus was maintained from university founding until 2020 when the course was permanently closed. Lambeau Cottage and Communiversity Park sit on campus along the bay, but do not offer many amenities for the student body or the public.

Vehicular circulation and parking are not conducive to a streamlined visitor experience. Monument signs at the corners of Nicolet Drive and both South Circle Drive and Main Entrance Drive blur the true arrival point to campus. Visitor parking on the north side of the Weidner Center is isolated from the destination for those visitors (Student Services if they are coming for a tour). Signage is difficult to read/interpret for those unfamiliar with the campus layout. The campus has ample parking, but most is not close to building entrances.

Pedestrian circulation is split between outdoor pathways and the indoor concourse that connects the academic buildings. Building entrances are difficult to find at the ends of the academic “spokes” due to obscure locations and grade changes. Exterior stairs and ramps are roped off during the winter to reduce maintenance associated with snow removal, greatly limiting opportunities to use outdoor pathways and terraces for a considerable portion of the academic year. The grade changes created by the original building construction and concourse connections particularly affect the Quad, which is a bowl flanked on all sides by academic buildings or concourses and cannot be accessed without going through a building. The location and grade change limits opportunities for engagement and interaction in the heart of campus.

Steam and chilled water are distributed from the chiller plant south of Sturgeon Bay Road via roughly 5,200 lineal feet of walkable steam tunnel. The steam tunnel is large enough to service future building growth, but the steam equipment can not provide the redundancy expected of a campus of this size and layout. The campus electrical service was replaced in 2011 and is served by two utility services, which are designed to be redundant. The optical fiber network comes into Cofrin Library and Instructional Services and extends out through the concourse. Per the findings of the Municipal Separate Storm Sewer System (MS4) Renewal Study, additional measures are needed to meet higher water quality goals listed in the Wisconsin Pollutant Discharge Elimination System permit.

Figure 1.4: Existing Campus Boundaries



1.5 Synthesis

The master plan takes recommendations into account from three pre-design studies of note which focus on sub-units of the campus: the University Housing Master Plan (DFD project #17J1Q), Cofrin Pre-Design (DFD project #18D2W), and University Union Pre-Design (DFD project #19L1J). Each of these studies includes detailed descriptions on phasing and space allocation, and this master plan considers how those proposals fit into a cohesive campus vision.

Figure 1.5-1: Proposed Housing diagram



The master plan pays particularly close attention to Cofrin Technology & Education Center, which will replace Cofrin Library and has been enumerated as DFD project #21E2W. The demolition of Cofrin Library presents an opportunity to re-imagine the Quad and the concourse system. The design team explored opportunities to site the new building while opening up the Quad and creating more of an arrival point at the terminus of Main Entrance Drive. Options were presented and discussed with the core team; the preferred option has been included in the composite plan.

Figure 1.5-2: Proposed Heart of Campus diagram

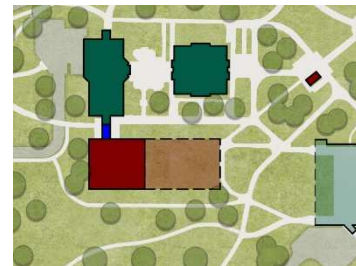
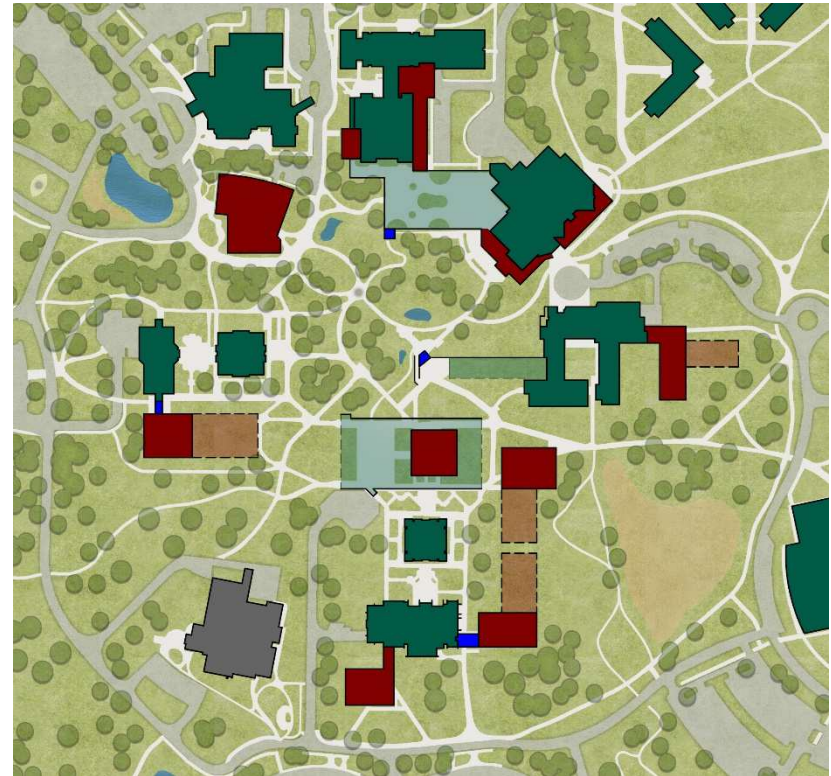


Figure 1.5-3: Wood Hall

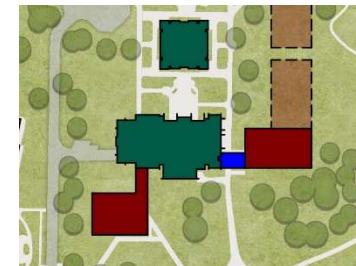


Figure 1.5-4: Laboratory Sciences

1.6 Recommendations

The design team established an overall conceptual framework based on the tenets of the 1968 Comprehensive Development Plan: a heart of campus, a bustling academic core, and “learning streets” leading out to the campus periphery which connect the variety of colleges and campus uses. Interconnected zones around the academic core provide space for housing, athletics, maintenance, campus recreation, performing arts, the main entrance, and Phoenix Innovation Park.

Figure 1.6-1: Establish Central Pedestrian Core



Figure 1.6-2: Central Core Connection to Arboretum

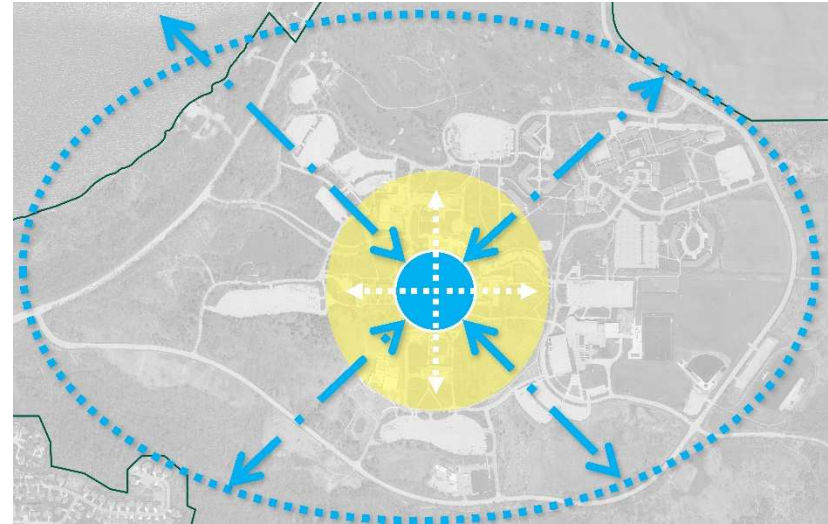
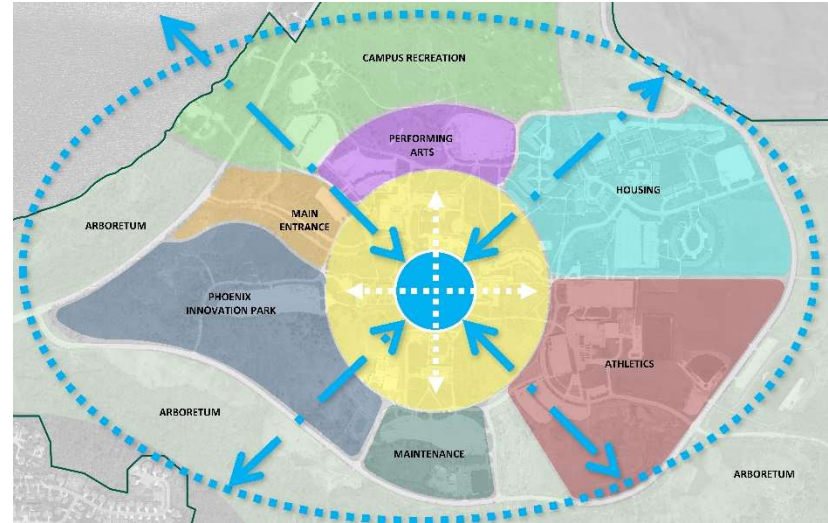


Figure 1.6-3: Campus Uses



The largest proposed change occurs in the heart of campus, where Cofrin Library is slated to be demolished and replaced. The plan shifts Cofrin Technology & Education Center to the west side of an existing steam tunnel for a prominent position along Main Entrance Drive with views of the bay. The Quad is made larger, flattened out, and connected via outdoor pedestrian pathway to academics, housing, athletics, performing arts, and Phoenix Innovation Park. The University Union is reconfigured to create a welcoming entry from Phoenix Park and housing.

The master plan proposes only maintaining concourses to connect theme colleges at the ends of the academic core. Exterior pathways connect all colleges across the Quad, shortening travel distances and improving wayfinding. Grade changes allow for exterior circulation into the Quad and create captivating outdoor spaces between academic buildings.

Academic buildings are to be added as campus space needs dictate. Their additions should coincide with major building entrances from the Studio Arts, Wood Hall, and Laboratory Sciences parking lots to create a “front door” at each end of the spokes through the academic core. An expanded Theatre Hall and new amphitheater in Shorewood Park complete the performing arts district to the north.

Vehicular circulation is overhauled to streamline visitor access to the heart of campus while removing unnecessary pavement (and maintenance costs along with it). Removing South Circle Drive creates two main entry points into campus, which are connected via a completed inner loop road. Suggest

completing a traffic study to gauge impact on campus. Parking for on-campus residents shifts outward to East Circle Drive and the connection between Leon Bond Drive and Walter Way is removed per the Housing master plan proposal. New residence halls will replace an aging housing stock. Kress Events center is updated to include a larger turf gym and room for sports science programs.

The bayfront is energized through the introduction of programming at Communiversity Park and pedestrian connections back to Housing. Lambeau Cottage becomes the primary trail head for Cofrin Arboretum. Shorewood Clubhouse is repurposed as the hub for recreation and outdoor activities like disc golf, skating, skiing, and cross country.

Phoenix Innovation Park, a public/private partnership development envisioned as an extension of campus, serves to connect academics with the professional sphere. The existing Brown County STEM Innovation Building was the first parcel of the project to be developed, but future developments will fill in the southwest quadrant of campus as well as along the main entrance drive.

The existing steam tunnel and ductbank systems are sized adequately to meet this increase in demand, but completing the loop around the academic core will help create a truly redundant system. It is also advised to develop new telecommunications pathways as independent signal duct. Replace MultiMode fiber with SingleMode. Establish a fiber optic master plan.

Figure 1.6-4: Composite Plan

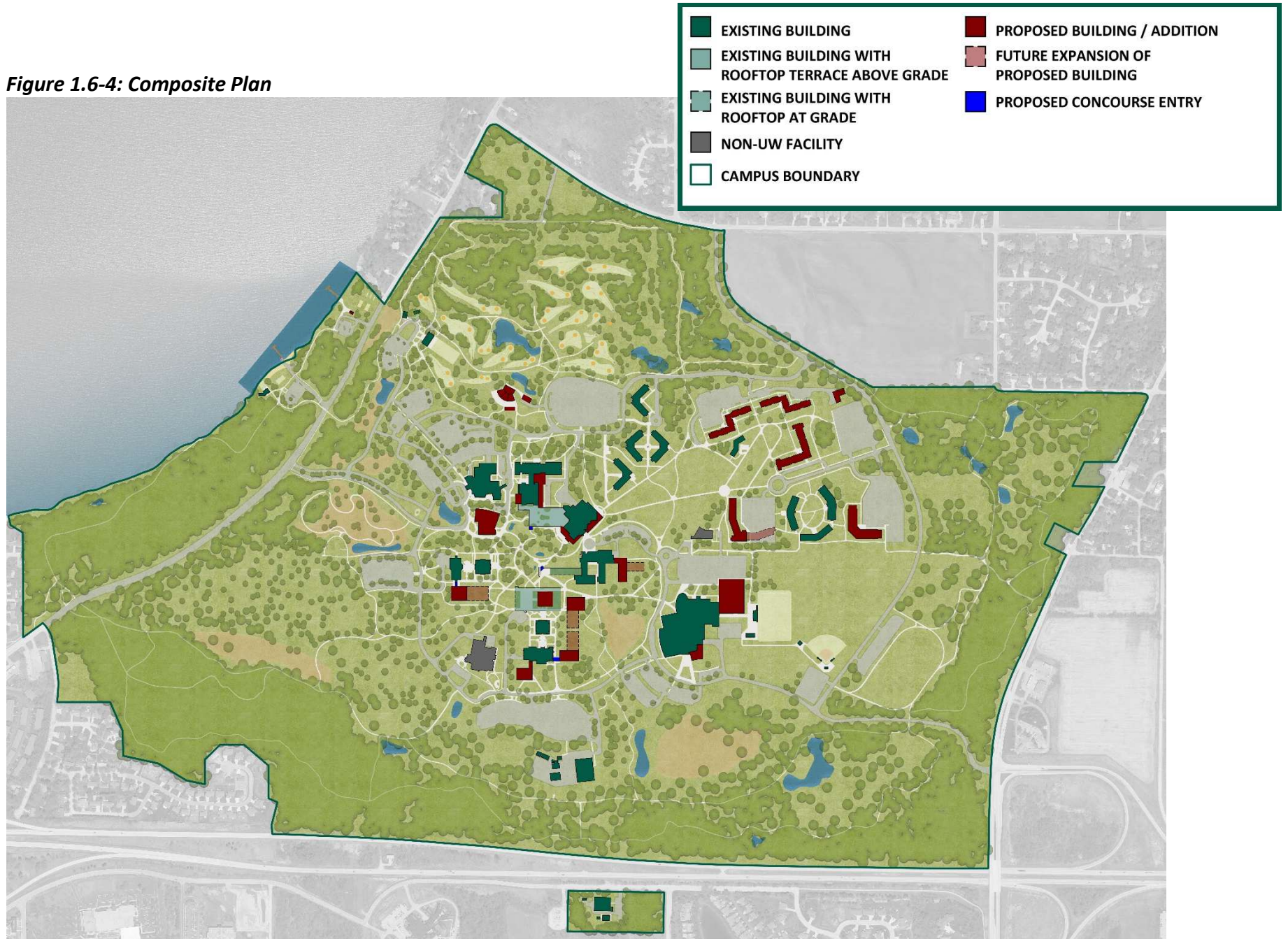


Figure 1.6-5: Campus Detail

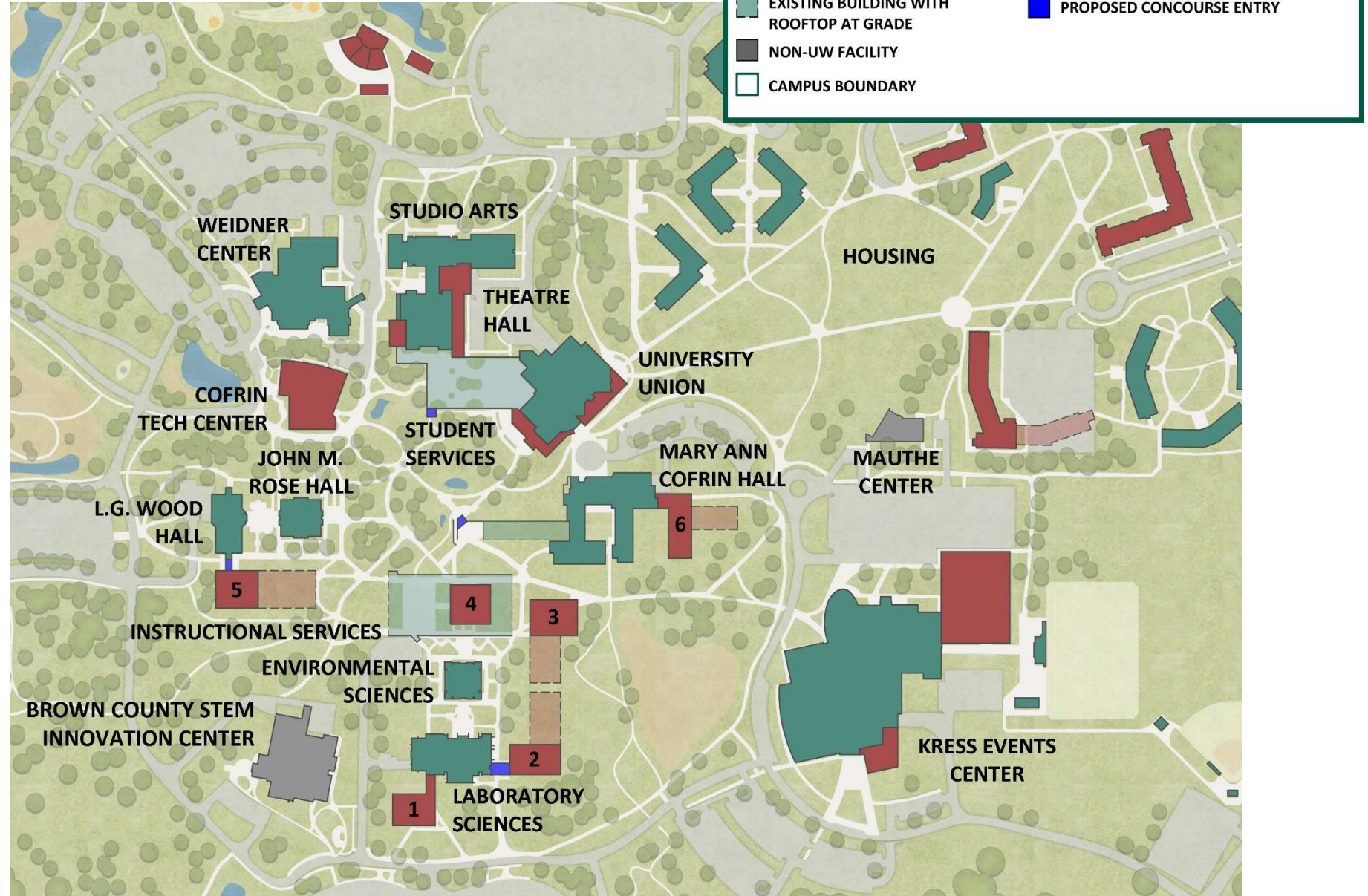


Figure 1.6-6: Main Entrance Drive, Looking East Toward Cofrin Technology & Education Center



Figure 1.6-7: Quad, Looking West Toward Cofrin Technology & Education Center

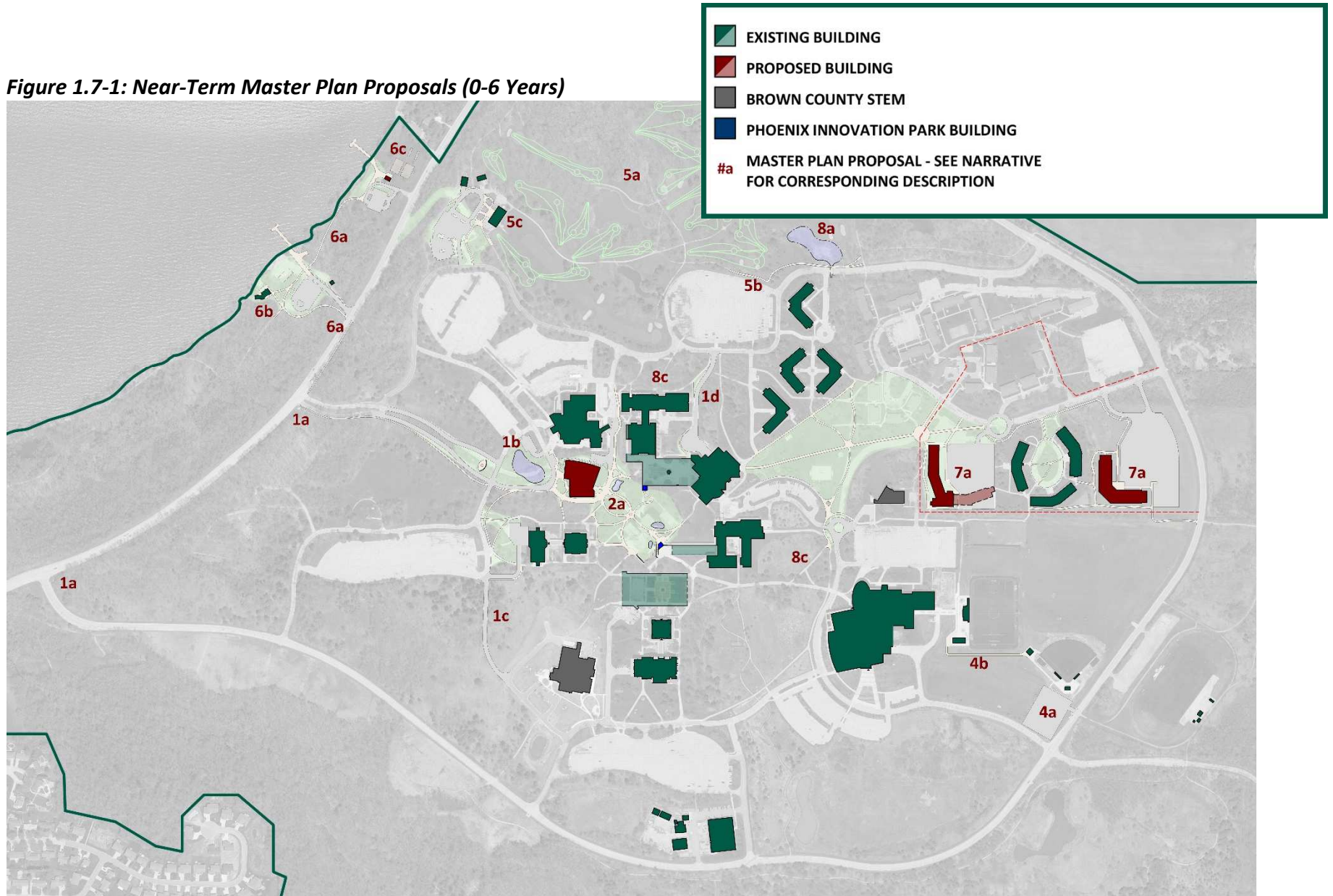


1.7 Implementation Plan

Near-Term Master Plan Proposals (0-6 years):

1. Visitor Approach/Experience
 - a. Remove entry signage at Nicolet Drive and South Circle Drive and add signage to emphasize campus entry at Main Entrance Drive
 - b. Relocate visitor parking at Weidner Center to a more visible location with clear signage indicating direction to Student Services.
 - c. Complete inner loop by connecting Wood Hall Drive and Technology Way to simplify wayfinding and because of de-emphasized South circle Drive entry.
 - d. Adjust service drive routing to University Union; provide dedicated address to loading dock for ease of wayfinding
2. Heart of Campus
 - a. Re-imagined Cofrin Technology & Education Center (DFD project #21E2W), Quad, Main Entrance Drive approach, and Theatre Drive roundabout
 - b. Disconnect Cofrin from the concourse system
3. Academic Core
 - a. Improve near-term signage and wayfinding to and through the concourse system in conjunction with CTEC construction
 - b. Renovate existing classroom and lab space to accommodate changing academic needs
4. Athletics
 - a. Repave softball stadium parking lot
 - b. Add pathway between soccer and softball stadiums
5. Campus Recreation
 - a. Convert Shorewood Park into cross country course; move disc golf course to Shorewood Park
 - b. Create path through cross country course to connect housing to bayfront
 - c. Repurpose Shorewood Clubhouse as campus recreation space for meetings and equipment storage/rentals
6. Arboretum
 - a. Create arboretum pathway connecting Shorewood Clubhouse, Lambeau Cottage, and Communiversity Park
 - b. Establish Lambeau Cottage as the Arboretum trail head
 - c. Provide amenities for students and the community at Communiversity Park
7. Housing
 - a. Implement Phase One and Two of Housing Master Plan
8. Utilities
 - a. Expand stormwater ponds to meet Total Maximum Daily Load (TMDL%) and Total Phosphorus (TP%) percentages.
 - b. Develop fiber optic master plan
 - c. Complete steam tunnel loop for serviceability and redundancy.

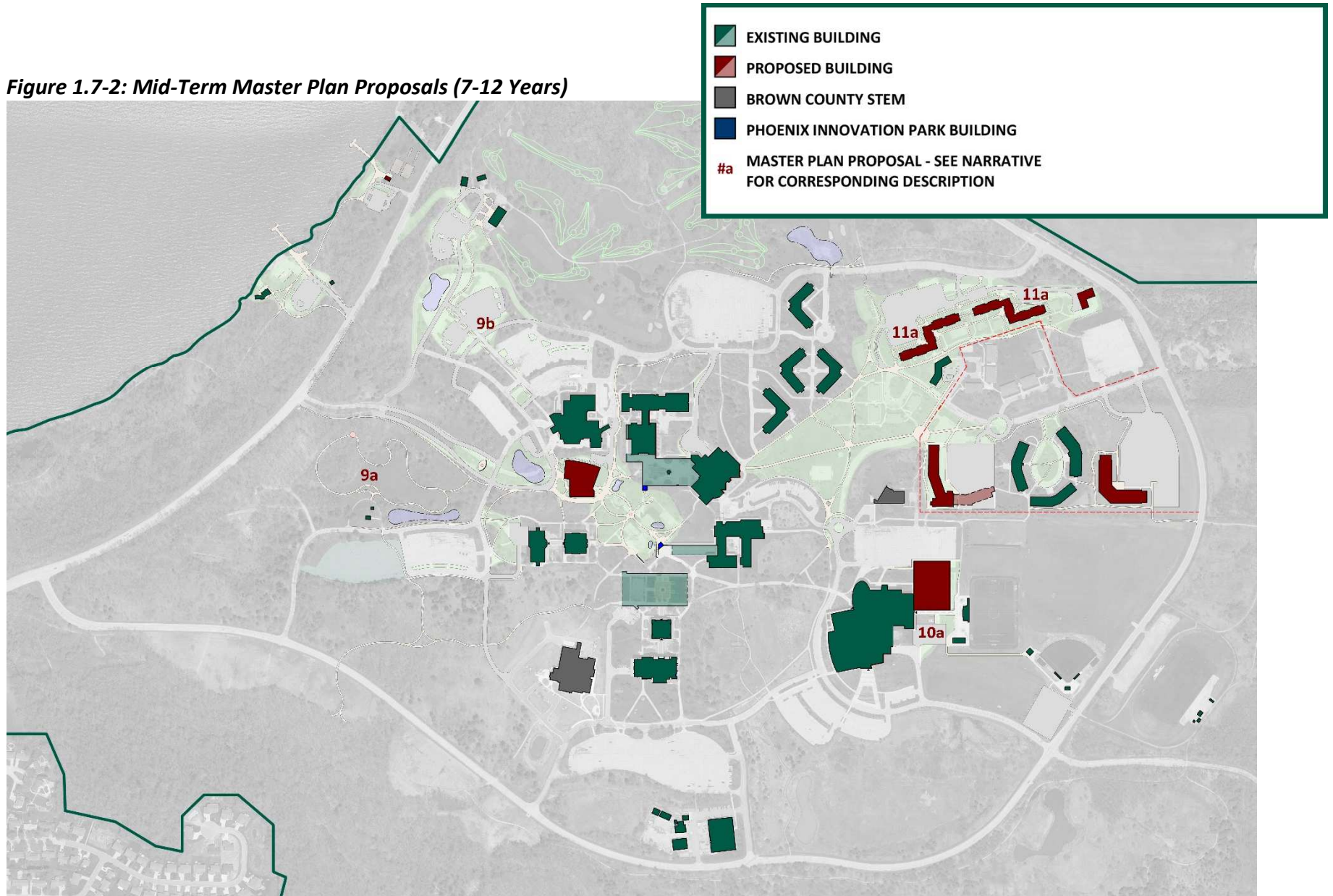
Figure 1.7-1: Near-Term Master Plan Proposals (0-6 Years)



Mid-Term Master Plan Proposals (7-12 years)

9. Visitor Approach/Experience
 - a. Complete Park along Main Entrance Drive
 - b. Reroute North Circle Drive and reconfigure overflow parking
 - c. Complete traffic study exploring closure of South Circle Drive
10. Athletics
 - a. Expand turf gym and relocate booster parking
11. Housing
 - a. Implement Phase Three and Four of Housing Master Plan
12. Utilities
 - a. Replace MultiMode fiber with SingleMode fiber
 - b. Create an independent fiber optic signal duct

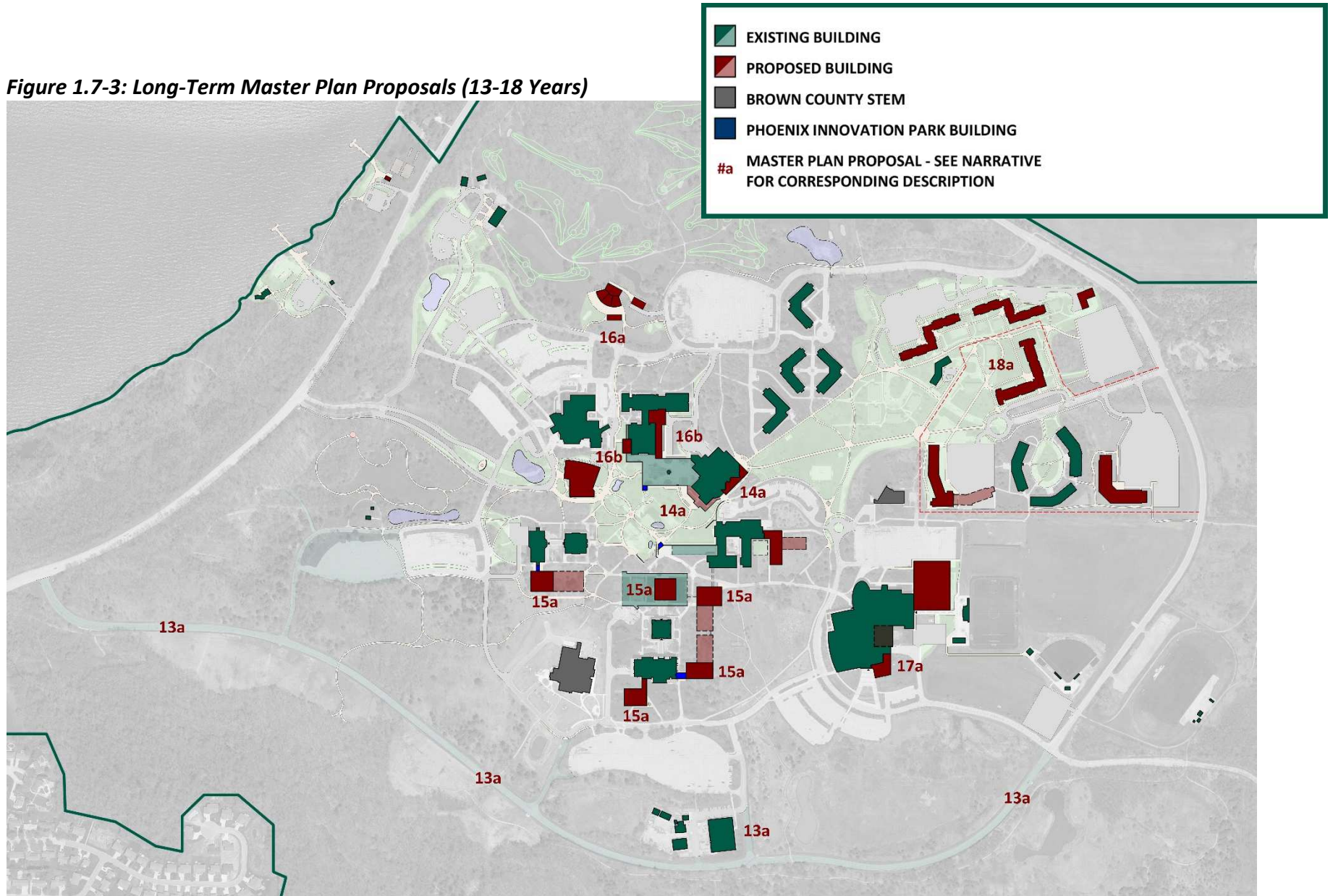
Figure 1.7-2: Mid-Term Master Plan Proposals (7-12 Years)



Long-Term Master Plan Proposals (13-18 years)

- 13. Visitor Approach/Experience
 - a. Close South Circle Drive (pending result of traffic study)
- 14. Heart of Campus
 - b. Implement University Union expansion
- 15. Academic Core
 - a. Evaluate academic building expansion as necessitated by program growth
- 16. Performing Arts
 - a. Construct amphitheater at Shorewood Park
 - b. Implement Theatre Hall expansion
- 17. Athletics
 - a. Expand sport science program space
- 18. Housing
 - a. Implement Phase Five of Housing Master Plan

Figure 1.7-3: Long-Term Master Plan Proposals (13-18 Years)



2 General Background & Context

2.1 Context & History

The University of Wisconsin – Green Bay has always been regionally focused in practice and locale. Situated on the northeast outskirts of Green Bay, Wisconsin, the institution was created when Governor Warren Knowles signed a bill on September 2, 1965, authorizing third- and fourth-year instruction in the Fox Valley and Racine-Kenosha institutions (the latter would become the University of Wisconsin-Parkside). Committees began a Chancellor search and started scoping out potential properties in Brown County and the vicinity shortly thereafter. In March 1966, a 535-acre tract of farmland north of Highway 54-57 which included the Shorewood Country Club was purchased by Brown County and conveyed to the State of Wisconsin for the new University. In the fall of 1966, Dr. Edward W. Weidner was appointed Chancellor and Daverman Associates Inc. began working on the Comprehensive Development Plan.

Groundbreaking for the first buildings to be constructed on the new site took place on November 3, 1967, while classes started in the Deckner Avenue building (now Sullivan Elementary School) on the east side of Green Bay in fall 1968. By the fall of 1969, classes moved into three buildings on the current campus for the first time: Laboratory Sciences, Environmental Sciences, and Instructional Services.

The new University began to develop its academic goals and programs resulting in a unique philosophy and undergraduate program focusing on the relationship between humanity and the physical and social environments. Special attention was to be given to the geological location of the new University – the Northern Great Lakes Area. The novel approach to campus planning that joined together academic programs, residential life, and the physical campus environment was heralded at the time for its environmental ethic and earned UW-Green Bay the nickname “Eco U”.

The central academic core was established by the end of the 1970s as were the housing, athletics, and facilities/maintenance quadrants of campus. Except for the Weidner Center and Mary Ann Cofrin Hall, the majority of standalone new construction since that initial push has been for new student housing. Multiple renovations and additions have been completed for the University Union, Laboratory Sciences, and Kress Events Center. The Brown County STEM Innovation Building, a joint project between the university and Brown County, became the first project of planned public/private partnership development on the west side of campus named the Phoenix Innovation Park.

Figure 2.1-1: Construction of Laboratory Sciences, Environmental Sciences, and Instructional Services circa 1967-69, looking east-northeast.

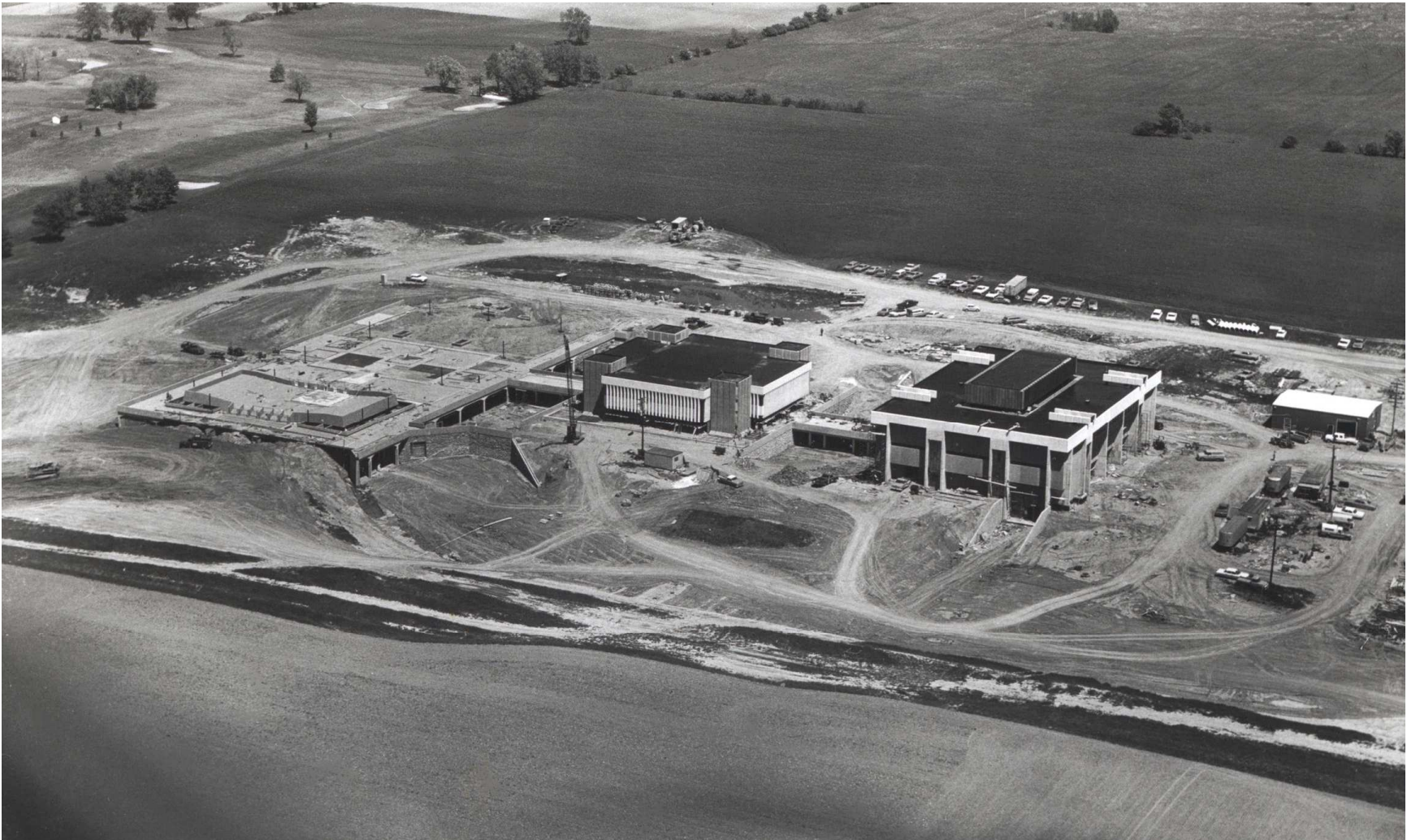


Figure 2.1-2: Campus Aerial, 1960



Figure 2.1-3: Campus Aerial, 1978



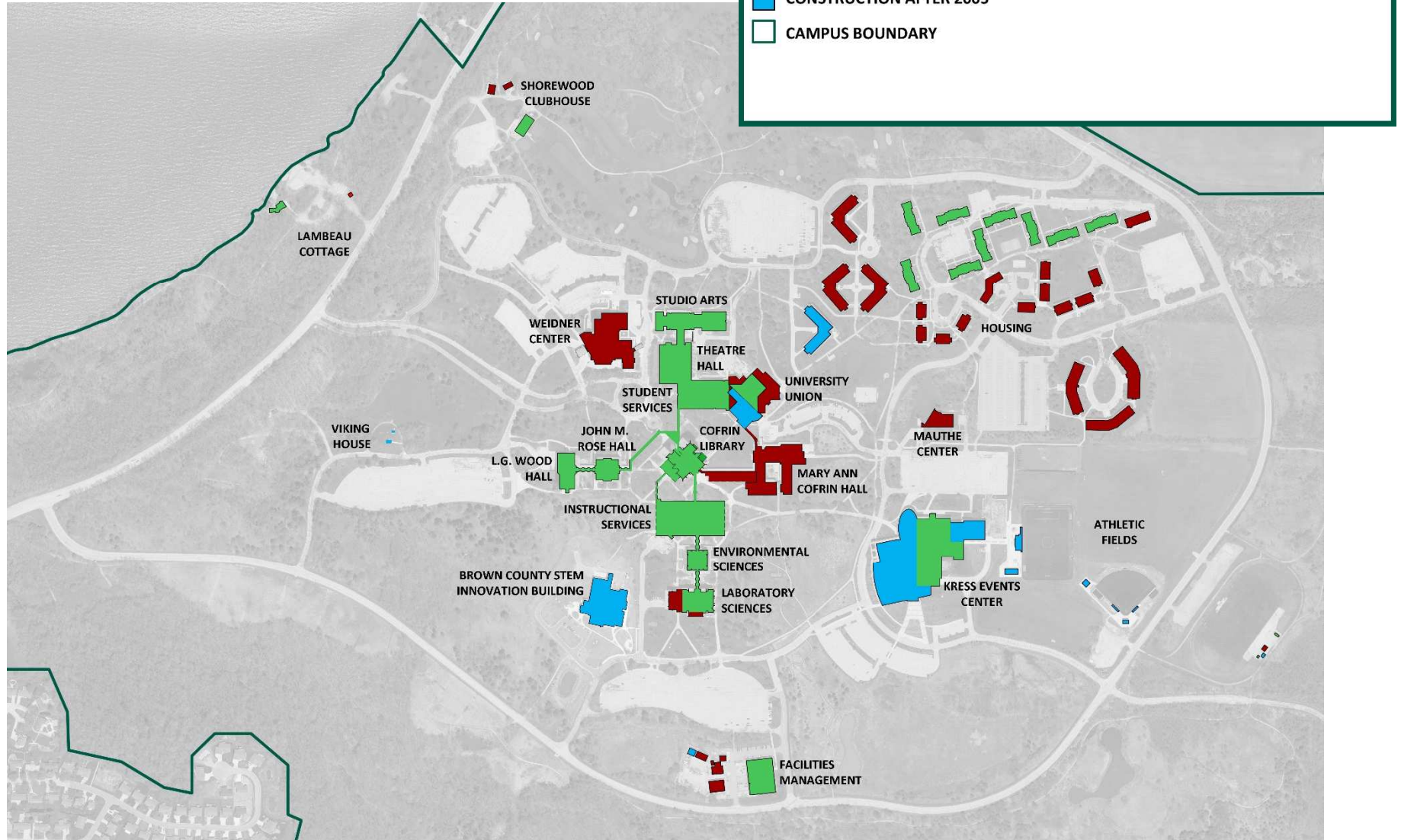
Figure 2.1-4: Campus Aerial, 2005



Figure 2.1-5: Campus Aerial, 2020



Figure 2.1-6: Existing Building Ages



2.2 Geographical & City Context

The UW-Green Bay main campus is 4.7 miles northeast of downtown Green Bay. Positive attributes of this location in the greater Green Bay area include the natural setting which is paramount to the mission and vision of the University, as well as unheralded access to the bayfront. Conversely, the University lacks exposure and community connection due to its isolated location. Colleges within the University, such as the Austin E. Cofrin School of Business, are working to build partnerships with local businesses and create a future, physical presence in more central parts of Green Bay. The vision of this effort may include creating campus space downtown or bringing private businesses closer to campus.

In 2018, as part of a UW System Administration restructuring that paired UW's two-year schools with four-year universities, UW-Green Bay took responsibility for the former UW-Marquette, UW-Sheboygan, and UW-Manitowoc institutions, turning them into University of Wisconsin – Green Bay Marinette, Sheboygan, and Manitowoc campuses.

Campus	Fall 2022 Headcount	% of Total
Green Bay	8,561	89.0%
Marinette	242	2.5%
Sheboygan	438	4.6%
Manitowoc	373	3.9%
Total	9,614	100.0%

Figure 2.2-1 (top): Green Bay site map

Figure 2.2-2 (bottom): UW-Green Bay campus locations

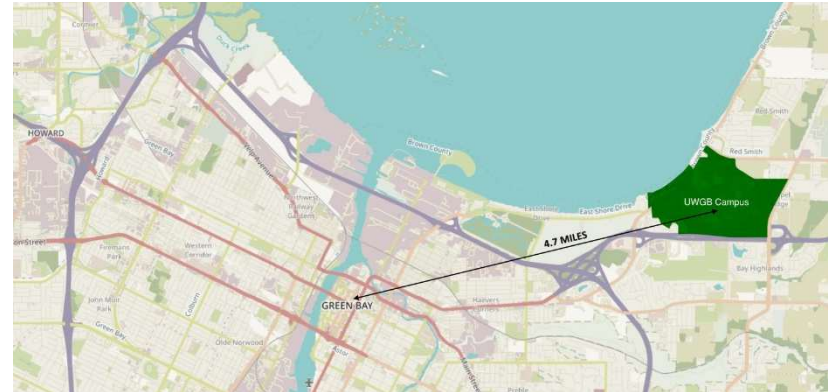


Figure 2.2-1: UWGB proximity to downtown Green Bay



Figure 2.2-2: UW-Green Bay and 2-year institution locations

2.3 Previous Planning Efforts

As noted in the 1968 Comprehensive Development Plan, “The academic plan of the University of Wisconsin – Green Bay is based upon a specific educational philosophy. In essence, it begins with people – especially students – and the world in which they live. Such an approach leads to a highly inter-related program, one that can be advantageously carried out by theme colleges in a multi-campus environment in the Northern Great Lakes Region.”

The key element of the originally planned theme colleges was the ability of students and staff to move under cover within the complex. This was the genesis of the concourse system. Casually referred to as “tunnels” by the students, the concourse system is a series of underground corridors linking most campus buildings.

The concourses were originally envisioned to allow lateral pedestrian movement while not barring radial pedestrian movement between buildings while passing into or out of the academic core. The inter-connected buildings were envisioned as a mega-building or building “continuum” which formed a visual (but by no means impenetrable) barrier defining the limits of the academic core. The academic plaza surrounding Cofrin Library was seen as a pedestrian gathering space with benches and sitting areas for small groups and larger open spaces for group discussions and outdoor learning when weather permits.

Located directly below the plaza is flexible surge space. These spaces are currently identified as Student Services and Instructional Services. Originally identified as permanent space for temporary use, it was planned to inter-connect the theme colleges and the library. As campus has grown, the surge space has evolved as planned, into permanent use spaces. As such, campus does not have the amount of surge space nor dedicated surge space that it had grown accustomed to.

Learning streets were envisioned as radiating out from the academic plaza towards the extremities of campus, permitting students and faculty to move easily into and out of the academic core. These pedestrian pathways linked the library at the center of campus with the residential villages outside the core, as well as a connection to the bay.

The Comprehensive Development Plan envisioned that the residential villages would be located at the termination of the learning streets with each village comprising of approximately an equal number of residents. A mix of low-rise and high-rise structures were planned to provide variety, interest, and density within each village thereby providing adequate open space for non-programmed or intermural activities.

The Comprehensive Development Plan framework was developed envisioning enrollment of 20,000 students by the year 2000. While actual enrollment has fallen well short of this mark, primary tenets of the plan still hold true.

Figure 2.3-1: Diagram and inset from 1968 Comprehensive Development Plan (Learning Streets highlighted in yellow)

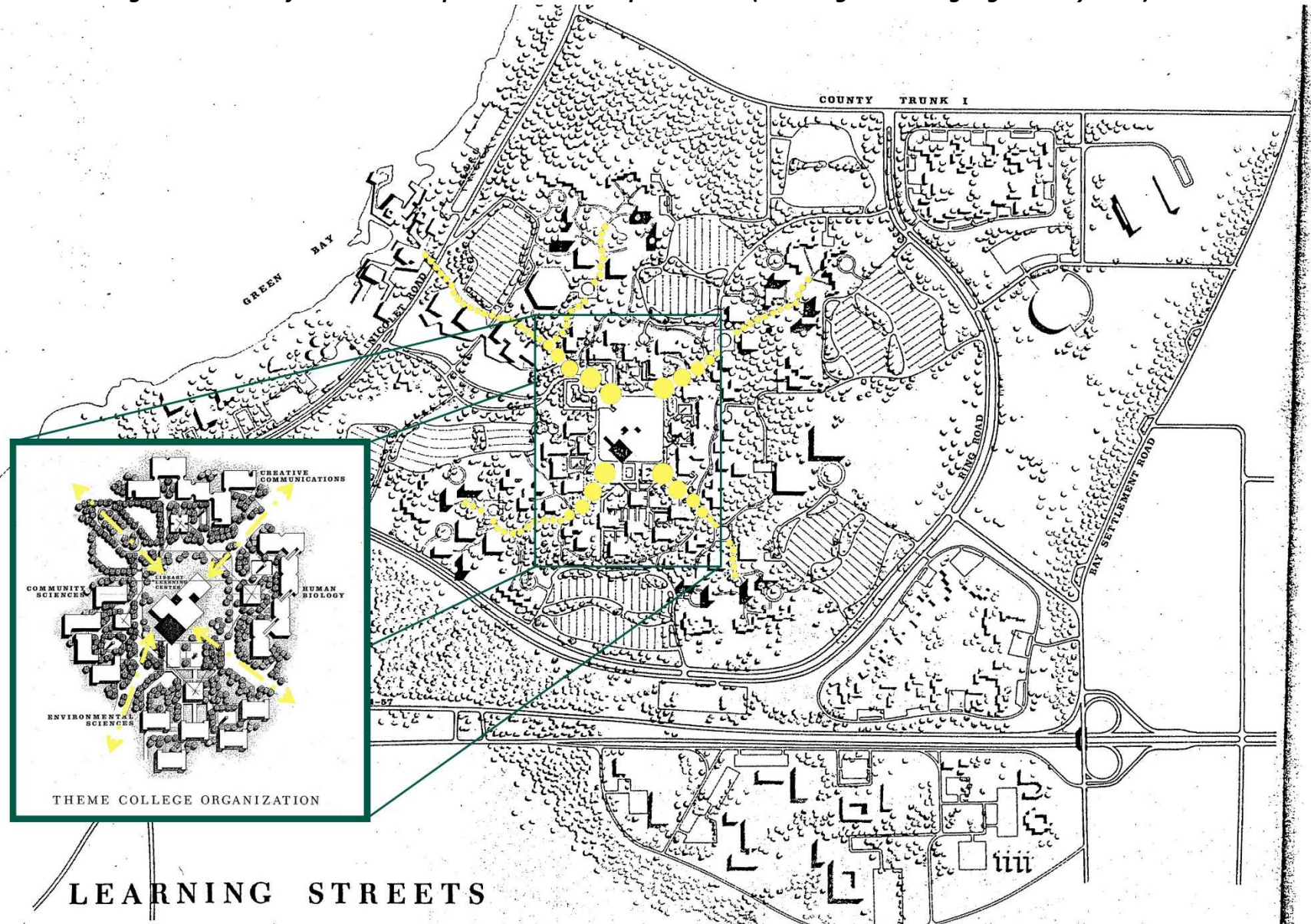
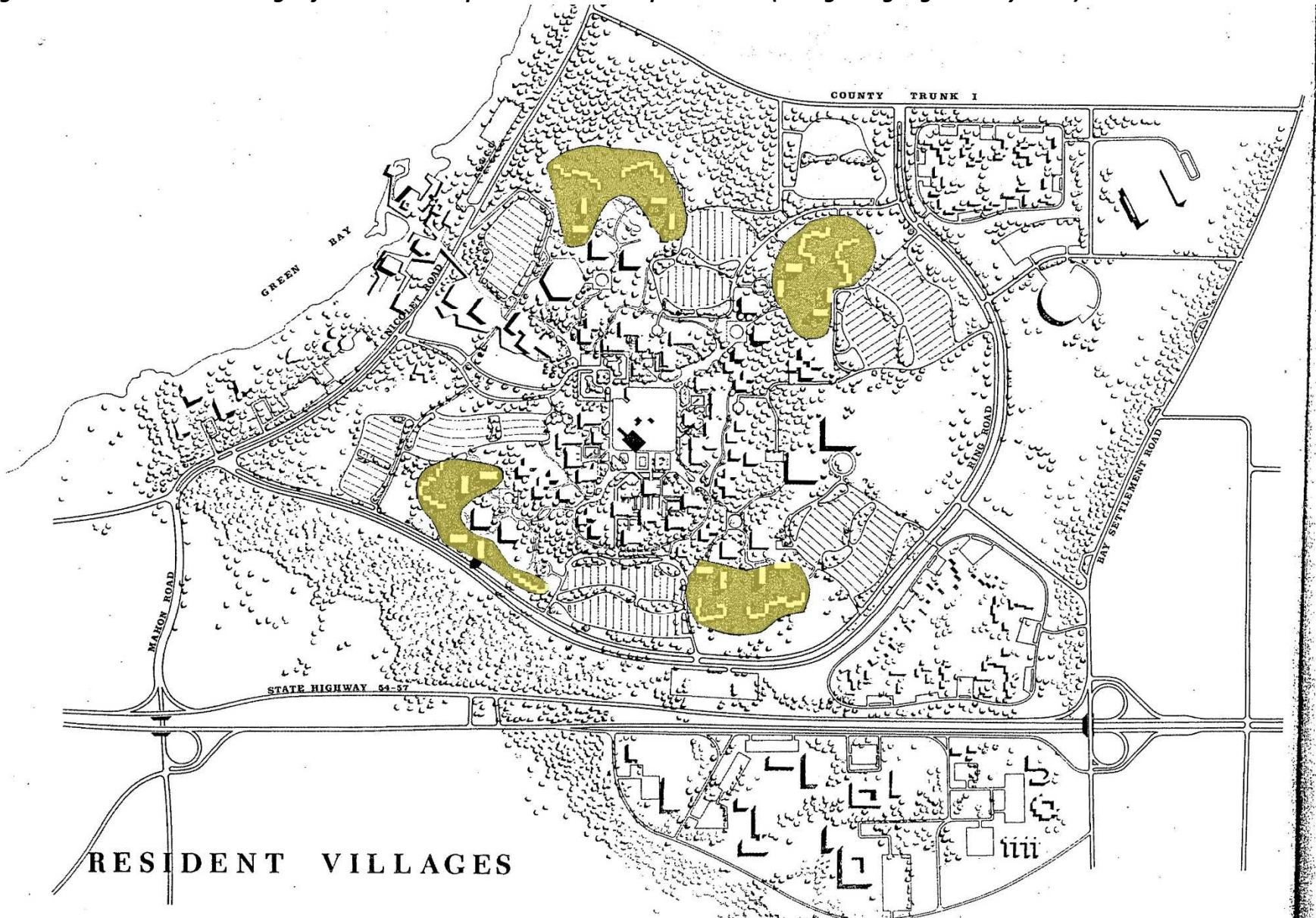


Figure 2.3-2: Residential villages from 1968 Comprehensive Development Plan (Villages highlighted in yellow)



UW-Green Bay last completed a Master Plan in 2006. This plan guided the campus through several primary planning issues Including:

Circulation and Wayfinding – While there is a strong desire to maintain the park-like quality of the campus, roadway configurations, lack of visual connection to the campus core, and multiple entry points make it difficult to navigate the campus.

Parking – While there is an abundance of parking and a desire to keep parking lots out of the campus core, existing parking lots are frequently filled to capacity. It is difficult for campus visitors to find parking close to their destination.

Building Opportunities – While the campus has excess physical capacity in terms of land and much of the infrastructure, increased enrollment, program expansion or updated building space may require expansion of academic and residential facilities.

Context/Community – While the campus seeks to enhance its tradition of connecting to the community, there is also a strong desire to maintain its identity and boundary.

Sustainability – While sustainable campus design and growth is valuable it must continually be evaluated against UW-Green Bay's specific needs and constraints.

Figure 2.3-3 (Top): Spatial diagram from 2006 Master Plan

Figure 2.3-4 (Bottom): Campus detail from 2006 Master Plan

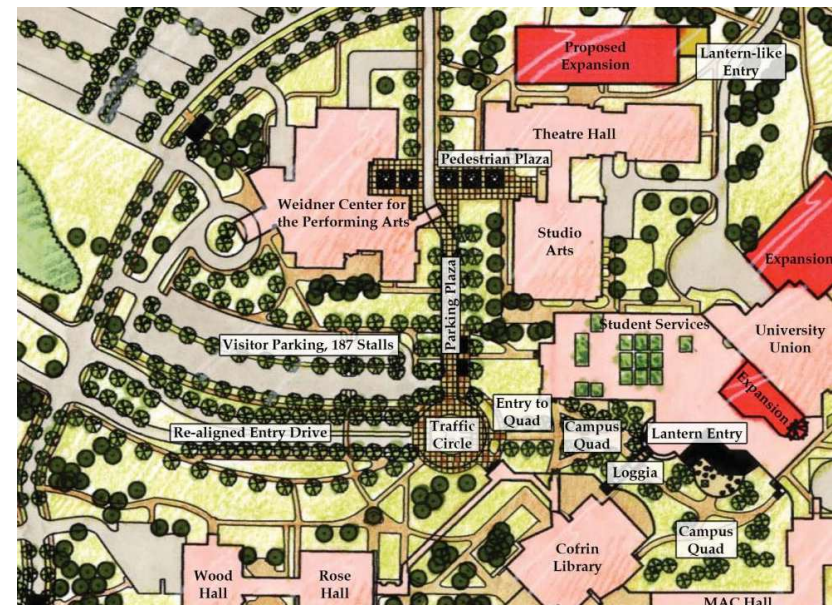
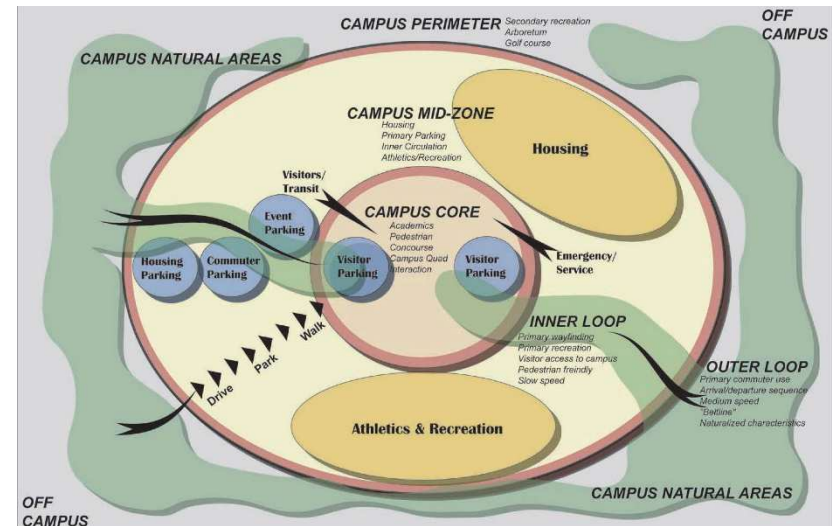


Figure 2.3-5: Composite Plan from 2006 Master Plan

Campus Master Plan The Plan provides a physical representation of potential campus growth over the next ten years based on goals and objectives identified through an interactive process with the campus community.

EXISTING BUILDINGS

- | | |
|--|-------------------------------|
| 1. Heating/Cooling Plant | 101-109. Student Apartments |
| 2. Facilities Management | 110. Housing Maintenance |
| 3. Kress Events Center | 200. Community Center |
| 4. Laboratory Sciences | 201. Ted Lenfestey Hall |
| 5. Environmental Sciences | 202. Arlene Walter Hall |
| 6. Instructional Services | 203. Byron Walter Hall |
| 7. Cofrin Library | 204. Josephine Lenfestey Hall |
| 8. John M. Rose Hall | 205. R.E. Small Hall |
| 9. L.G. Wood Hall | 206. Cletus Vanderperren Hall |
| 10. Student Services | 207. Bob Warren Hall |
| 11. University Union | 208. Donald Lang Hall |
| 12. Theatre Hall | 209. Bob Schaefer Hall |
| 13. Studio Arts | 210. James Temp Hall |
| 14. Weidner Center for the Performing Arts | 211. John Robinson Apartments |
| 15. Shorewood Center | |
| 16. Language House | |
| 17. Mary Ann Cofrin Hall | |
| 18. Lambeau Cottage | |
| 19. Ecumenical Center | |

PROPOSED BUILDINGS

- A. Kress Events Center Expansion, Under Construction
 B. University Union Expansion
 C. General Academic Expansion
 D. Undergraduate Housing Expansion
 E. Graduate/Married Student Housing
 F. Retail Opportunity

PARKING LOTS

- | | |
|-------------------------------------|---------------------------------|
| aa. Weidner Center, 1084 Stalls | gg. Visitor Parking, 187 Stalls |
| bb. Wood Hall, 1163 Stalls | hh. Housing, 1001 Stalls |
| cc. Lab Sciences, 858 Stalls | ii. Studio Arts, 642 Stalls |
| dd. Kress Events Center, 485 Stalls | |
| ee. Cofrin Hall, 527 Stalls | |
| ff. Visitor Parking, 75 Stalls | |



KEY

- Existing Campus Buildings
- Proposed Campus Expansions
- Lantern-Like Beacons
- Existing Housing Buildings
- Proposed Housing Buildings
- Potential Retail
- Recreation Fields
- Naturalized Plantings
- Campus Wooded Areas
- Potential Stormwater Mgmt.
- Roadway
- Pedestrian Walkway
- Golf Course Fairway

2.4 Campus Enrollment

UW-Green Bay's 1968 Comprehensive Development Plan laid out the land mass, buildings, and infrastructure for an eventual population of 20,000 students, which has never been realized.

The 1969 academic year began with 1,981 students traveling by shuttle bus between classes on campus and the Deckner Avenue building, where the freshman-sophomore center had been located for almost a decade. By 1989, the campus enrollment had grown to 4,700-plus students.

The following enrollment numbers are pulled from the Fact Book of the UW-Green Bay Office of Institutional Strategy and Effectiveness. These numbers are for the Green Bay campus only and do not include satellite campuses.

Year	Headcount (% Increase)	FTE (% Increase)
2022 (fall)	8,561 (-2.4)	5,581 (-1.2)
2021 (fall)	8,773 (8.9)	5,648 (4.4)
2020 (fall)	8,057 (0.9)	5,412 (-1.0)
2019 (fall)	7,982 (8.7)	5,468 (6.5)
2018 (fall)	7,344 (2.0)	5,135 (3.0)
2017 (fall)	7,198 (2.0)	4,986 (1.0)
2016 (fall)	7,054 (3.8)	4,935 (2.1)
2015 (fall)	6,798 (-2.2)	4,834 (-3.1)
2014 (fall)	6,954 (4.0)	4,991 (-1.2)
2013 (fall)	6,687 (-2.2)	5,051 (-4.2)
2012 (fall)	6,836	5,272
2012 – 2022	(25.2% increase)	(5.7% increase)

ENROLLMENT

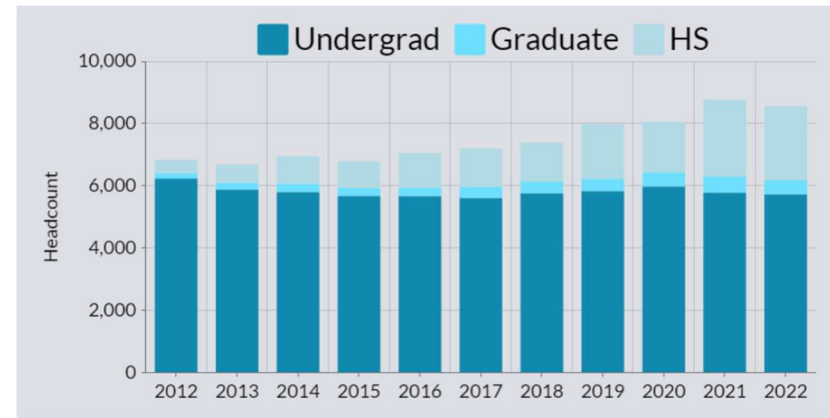


Figure 2.4-1: UW-Green Bay total campus enrollment

FULL TIME EQUIVALENT

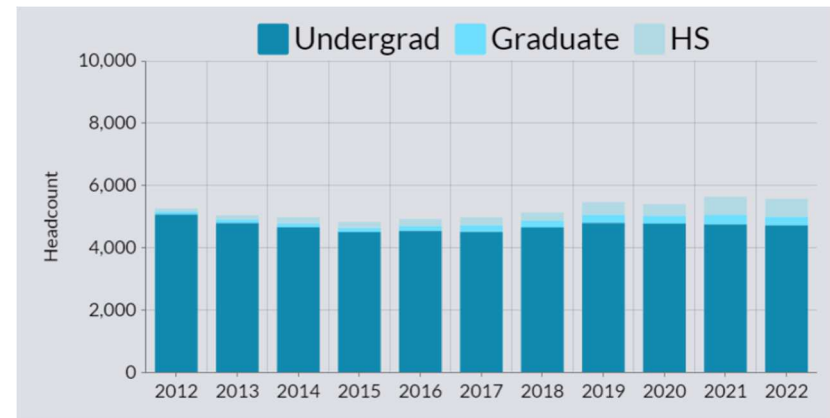


Figure 2.4-2: UW-Green Bay FTE campus enrollment

Enrollment growth over the past decade can be attributed to an increased number of high school students taking college credits either on-campus or virtually. High school enrollment numbers increased from 422 in 2012 to 2,378 in 2022. During this same timeframe, undergraduate enrollment has remained relatively flat—6,235 in 2012 to 5,730 by 2022. Graduate enrollment has seen a steady increase from 179 in 2012 to 508 in 2021.

Year	Undergraduate (% Increase)	% of Headcount
2022 (fall)	5,730 (-0.9)	66.9
2021 (fall)	5,780 (-3.4)	65.9
2020 (fall)	5,983 (2.6)	74.3
2019 (fall)	5,834 (1.2)	73.1
2018 (fall)	5,765 (2.7)	78.6
2017 (fall)	5,614 (-1.1)	78.0
2016 (fall)	5,674 (-0.1)	80.4
2015 (fall)	5,680 (-2.1)	83.5
2014 (fall)	5,803 (-1.3)	83.4
2013 (fall)	5,878 (-5.7)	87.9
2012 (fall)	6,235	91.2

2012 – 2022 (-8.1% decrease)

UW-Green Bay projects future growth by an average of 2% each year until 2025. This projection is based on steady growth between the years 2017-2020, the fact that the region has a growing demographic, the mission to provide access to students in order to complete an undergraduate education, and continued application increases.

Academic Programs

Four Colleges

- College of Science, Engineering, and Technology
- College of Health, Education, and Social Work
- Austin E. Cofrin School of Business
- College of Arts, Humanities, and Social Sciences

55 undergraduate majors with 47 undergraduate minors

14 graduate programs

1 doctoral program

Employment

153 faculty (143 full-time)

146 instructional staff (33 full-time)

Accreditation

Full accreditation from the Higher Learning Commission of the North Central Association of Colleges and Universities.

2.5 Project Originators & Drivers

2.5.1 Project Drivers

One of the facets of the university is unending improvement. Recognizing that as times change, so must UW-Green Bay. The following is a summary of the project drivers around which the master plan has been prepared. The master plan connects these drivers to campus via the recommendations.

The master planning process began in late spring of 2020 and concluded in the summer of 2022. UW-Green Bay's administration, staff, faculty, and students defined the campus's physical future through a forward-thinking, interactive, and inclusive planning process. Through a series of listening sessions with a broad cross-section of the campus community, the master planning team gained an understanding of the pressing campus needs. When combined with the analysis of the campus buildings and site, interpretation of the University's academic plan, and analysis of the classroom and lab utilization, the team crafted a campus concept while developing a phased implementation plan. The team then refined and illustrated the concept.

The master planning was inclusive and transparent at all stages. The team began with interviewing dozens of campus and community leaders. Scores more faculty, staff, and students participated in focus groups designed to direct future decisions. Several significant themes emerged throughout these sessions. These themes were adapted into the principles that guided the process of developing the master plan.

2.5.2 Goals & Guiding Principles

1) Forward Facing Campus

- a. Create bold gestures with an eye to the future through campus improvement projects.
- b. Transition the physical identity of campus to focus on campus location along Lake Michigan's shoreline.

2) Welcome Visitors to Campus

- a. Create a working landscape at the entry to campus that removes the invasive understory and welcomes biodiversity while opening up views to the lakeshore.
- b. Strengthen the identity of the arrival at campus through intentional emphasis of main entrance through signage, landscape and roadway alignments and de-emphasis of these items at secondary entries.
- c. Strengthen circulation and wayfinding within campus.

3) Community Connectivity

- a. Plan for amenities which bring the community onto campus for business partnerships, events, and enjoyment of the natural setting.

4) Transportation – Walk, Bike, Park

- a. Provide ample and well-designed physical sidewalks and roadways that support connections to the campus core.

- b. Reduce amount of pavement in parking lots and redundant roadways.

5) Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus

- a. Celebrate the significance of the open spaces within campus lands.
- b. Strengthen identity of the lakeshore as an integral part of campus.
- c. Strengthen the notion of campus “zones” connected intentionally with exterior greenspaces and campus landscapes.
- d. Integrate Phoenix Innovation Park into the physical setting of campus.

6) Enhance / Activate the Quad while Reinforcing the Academic Core

- a. Provide additional opportunities for chance interaction by focusing attention on developing high-quality exterior spaces between and around existing and new buildings.
- b. Consider the location of the new Cofrin Technology & Education Center in relation to the Quad, academic core, and visitor entry.

7) Embrace, Protect, and Enhance the Arboretum and Natural Setting

- a. Celebrate the natural resources and open spaces that have been preserved through the lakeshore lands and the arboretum.
- b. Re-envision new and flexible/adaptive reuses for the former golf course.

8) Respect and Enhance the Campus Ecology

- a. Respond to current and future environmental change through adaptive, flexible, and resilient design of campus spaces.
- b. Integrate stormwater management into parking lots, new buildings, and greenspaces.
- c. Plant more trees, but intentionally to support holistic wellness and campus identity.

9) Identifiable Concourse Entries

- a. Acknowledge the impact of previous planning efforts and campus growth on the evolution of campus, both positive and challenging.
- b. Analyze the physical, budgetary and operational challenges associated with a full concourse system.

10) Update On-Campus Living Accommodations

- a. Strengthen the notion of inclusivity, diversity, and social justice in physical campus spaces.
- b. Provide new programmed activities for students: disc golf, running/walking courses, lakeshore activities (rentals) and support with those relocated, new, or adapted physical structures.
- c. Use the replacement of aging housing stock as an opportunity to create intentional outdoor spaces and connections.

11) Accommodate Emerging and Growing Academic Programs

- a. Design adaptive and flexible buildings which can be renovated and/or added onto as academic program needs change.

3 Space Needs Analysis

Following focus group meetings and initial composite plan reviews with the core team, Engberg Anderson, Inc. and Comprehensive Facilities Planning, Inc. were tasked with completing a campus space assessment to evaluate the general access classrooms and instructional laboratories and provide a comprehensive space needs/use analysis of current needs. The full findings of the assessment can be found in the Appendix; selections and summaries are reprinted in this chapter.

3.1 Assessment Methodology

Weekly Room Hours (WRH) is the number of minutes a class meets each week, including class change time, converted to hours. The sum for all sections in a classroom is the WRH utilization for that room. UW System includes evenings and weekends, and the UW System guideline considers all scheduled hours when determining availability.

- UW System standards for instructional labs is 32 periods per week of scheduled use (32 WRH).
- UW System standards for classroom use is 40 periods per week of scheduled use (40WRH).

Station Occupancy Percent (SO%) is the percentage of the number of seats or stations occupied when the room is in use divided by the teaching capacity of the classroom or laboratory as based on daytime instruction. UW System guidelines suggest that on average 67% (Station Occupancy) of classroom seats should be filled.

3.2 Classroom Utilization

Supply (as of fall 2021)

- 54 classrooms, 2,841 seats, and 63,195 square feet with scheduled use.
- Average square foot allocation per seat 22.2 which is slightly below the 24 square foot guideline.

Utilization

- Fall 2019 – Classroom utilization rate of 25.5 WRH.
- Spring 2020 – Classroom utilization rate of 23.8 WRH.
- Fall 2021 – Classroom utilization rate of 22.2 WRH.

Station Occupancy

- Fall 2019 – Classroom station occupancy of 63.2 SO%.
- Spring 2020 – Classroom station occupancy of 58.2 SO%.
- Fall 2021 – Classroom station occupancy of 48.7 SO%.

Calculated Classroom Needs

Using national daytime use guidelines (26.8 WRH), calculates a need for 40 (39.2) classrooms, 1,563 seats, and 37,517 ASF to support the instructional classroom activity.

The Fall 2019 calculation (pre-covid) suggested a need for 47 classrooms.

Using UW System guidelines (40 WRH), calculates a need for 37 classrooms to support the instructional classroom activity.

3.3 Lab Utilization

Supply (as of fall 2021)

- 62 labs, 1,473 teaching stations (seats), and 75,462 square feet with scheduled use.
 - Total square footage including support spaces and the like total 108,870 square feet.

The Laboratory Station Modules (average square foot allocation per seat) plus Service Factor (support spaces) vary by discipline and type of equipment required for each teaching station. Laboratory Service Factors can range from 0% to 40% of the total teaching laboratory space.

Utilization

- Fall 2019 – Lab utilization rate of 12.6 WRH.
- Spring 2020 – Lab utilization rate of 11.7 WRH.
- Fall 2021 – Lab utilization rate of 11.8 WRH.

Station Occupancy

- Fall 2019 – Lab station occupancy of 61.0 SO%.
- Spring 2020 – Lab station occupancy of 52.0 SO%.
- Fall 2021 – Lab station occupancy of 56.0 SO%.

3.4 Assessment Conclusions

Enrollment Growth Potential is an estimate of potential enrollment growth percent that a classroom or lab could handle if it was scheduled at the upper limit of the ideal utilization guidelines.

Based on Station Occupancy rates, Classroom Utilization rates, and the number and size of classrooms, **the current total supply of classrooms can feasibly support an 80% enrollment growth potential.**

Based on Station Occupancy rates and Lab Utilization rates, **the current total supply of labs can feasibly support a 71% enrollment growth potential.**

The current physical and functional condition assessments did not reveal any imminent need to renovate or replace any academic buildings due to unsatisfactory physical or functional defects. Some facilities and spaces are showing signs of deterioration due to their age or changing needs over time, presenting opportunities to reconfigure existing spaces to better suit the needs of campus.

The recommendations of the master plan still identify potential sites for future academic buildings which are selected with entry points, connections to existing buildings and concourses, and existing underground utilities in mind rather than specific academic programs. Size and location of academic buildings should be considered further when exploring renovation and expansion options as academic program needs dictate.

4 Physical Environment Analysis

4.1 Campus Boundaries

UW-Green Bay is in a suburban setting on the eastern outskirts of Green Bay and abuts the Bay of Green Bay to the northwest. Cofrin Arboretum encircles campus along its boundaries and campus buildings are set within a loop formed by Nicolet Drive, South Circle Drive, and East Circle Drive. The only portion of the main campus outside the Arboretum is the chiller plant on the south side of Sturgeon Bay Road (State Highway 54-57). A steam tunnel runs north from the chiller plant into the heart of campus, terminating at Theatre Hall and the Kress Events Center. Cofrin Arboretum functions as an effective campus border and sets the academic core apart from its surroundings while creating a unique ecological setting. However, it also blurs the actual campus boundary, making it difficult for visitors to determine when they have “arrived” on campus.

The design team found that there is no immediate need to purchase additional properties to solve campus deficiencies. The conversion of the former golf course into Shorewood Park allocates further space for university-focused activities. The Brown County STEM Innovation Building was built in cooperation with Brown County on a parcel leased from the University; this project is envisioned as the first parcel within the Phoenix Innovation Park.

Figure 4.1-1: Existing Center Core Detail

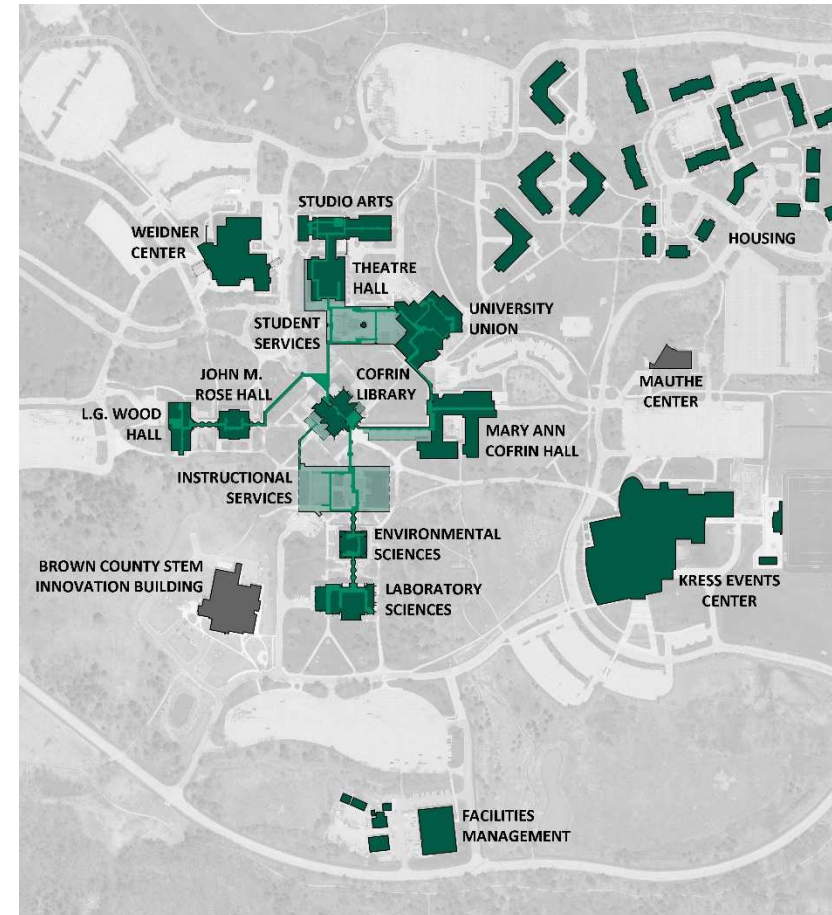
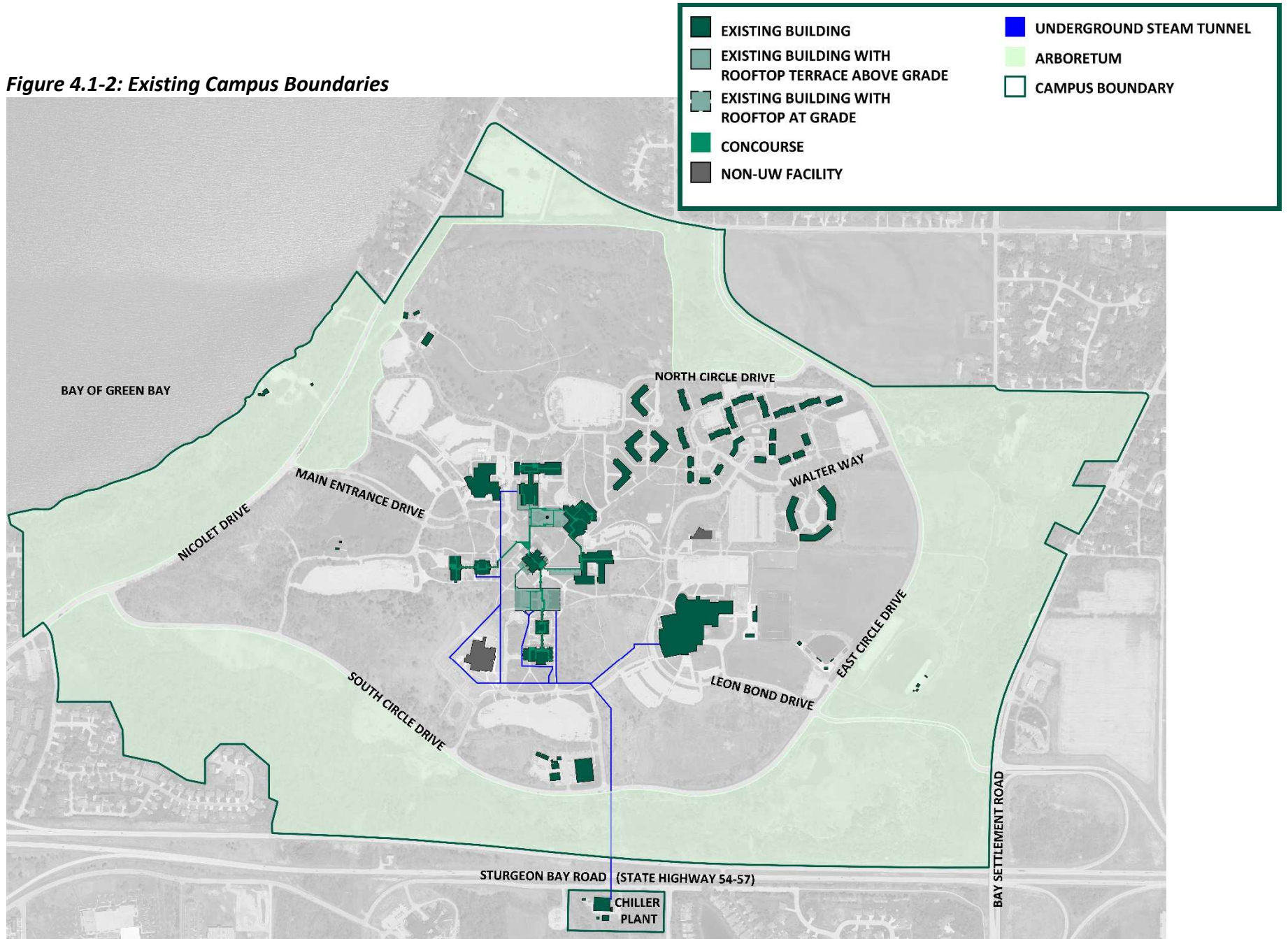


Figure 4.1-2: Existing Campus Boundaries



4.2 Natural Features & Topography

The pastoral setting and proximity to the water's edge make UW-Green Bay unique and unlike most college campuses. Most of the campus sits on a bluff with steep slopes leading down to Nicolet Drive and the bayfront to the northwest. The academic portion of campus is roughly 70 feet above the bay; the housing portion, roughly 90 feet. Main Entrance Drive was constructed along an existing depression where a gravel pit was once located. While the natural slope across campus is very gradual and steady, building construction in the academic core has interrupted the grade (some buildings, such as Instructional Services, are partially or completely below grade). Some building and concourse entrances are at grade and enter directly into the concourse at the concourse level; other building entrances are a level above the concourse and users need to descend a level to access the concourse and walk between buildings.

Two examples of building entrances being disconnected from the concourse system are the University Union and Cofrin Library. The University Union has entrances at two different levels of the building. The Housing entrance and the Student Services plaza entry are at the first-floor elevation while entrances into the building and concourse from the Quad are at the basement elevation. The main entrances for Cofrin Library are located on the first floor of the building (one level above the concourse and Quad), with secondary concourse entries at basement elevation while also opening into the Quad.

Another unique feature of UW-Green Bay is Cofrin Arboretum, a natural area encircling campus to help preserve, study, and enjoy the local ecology. Pathways connect all segments of the Arboretum and lead to the bayfront, where Lambeau Cottage (once belonging to Curly Lambeau of Packers fame) and Communiversity Park offer direct access to the bay. While Lambeau Cottage has been used as a meeting space and event venue in the past, both the cottage and Communiversity Park are largely underutilized as campus property in their present state.

Due to the proximity to the water and steep slope along the east side of Nicolet Drive, most of the bayfront is in an environmentally sensitive area (ESA) and part of a designated wetland. Shoreland zoning off the Bay of Green Bay extends beyond Nicolet Drive inside the outer campus loop. While construction in shoreland zoning areas is allowed, a Shoreland Zoning permit and Shoreland Vegetation Buffer Agreement would be required.

Figure 4.2-1: Existing Center Core Topography

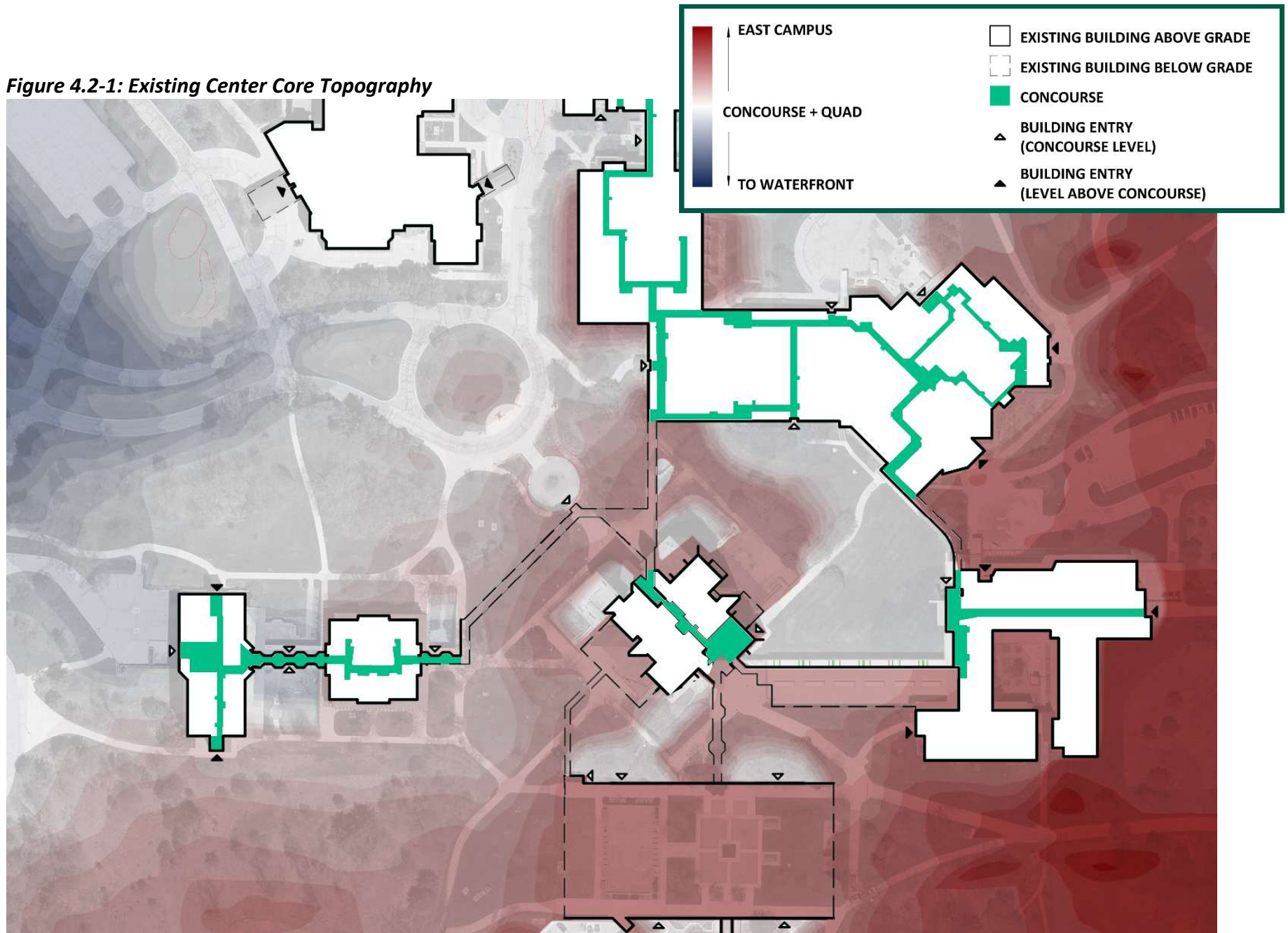
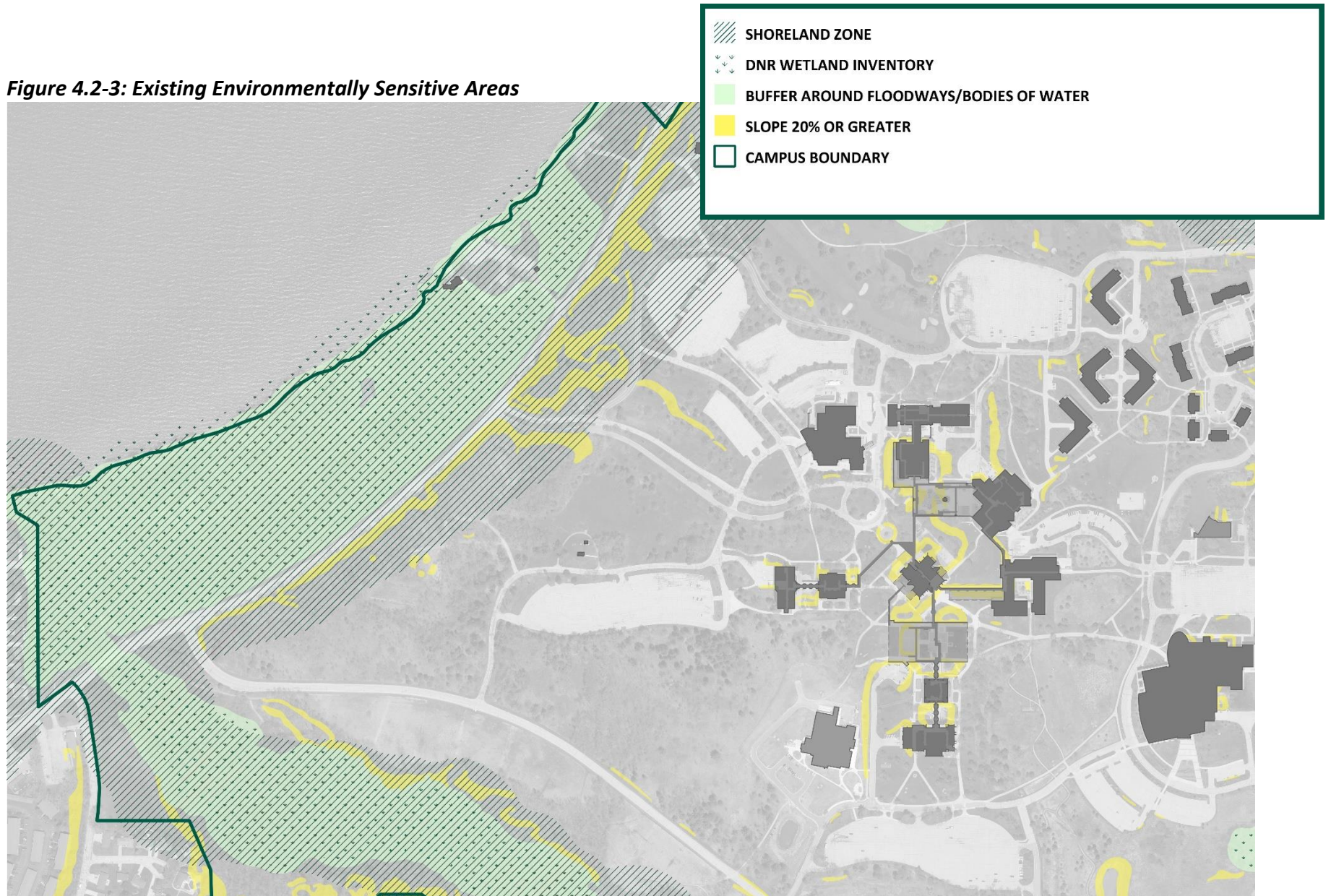


Figure 4.2-2: Existing Campus Topography



Figure 4.2-3: Existing Environmentally Sensitive Areas



4.3 Campus Organization & Major Entry Points

The campus is still largely organized according to the 1968 Comprehensive Development Plan. Academic buildings radiate out from Cofrin Library at the center with performing arts spaces (Weidner Center and Theatre Hall) to the north. Housing fills in the northeast quadrant and athletics are to the southeast. Facilities and maintenance, including a chiller plant on the south side of Sturgeon Bay Road, occupy the south end of campus. Small structures devoted to campus recreation dot the periphery along and within the Arboretum.

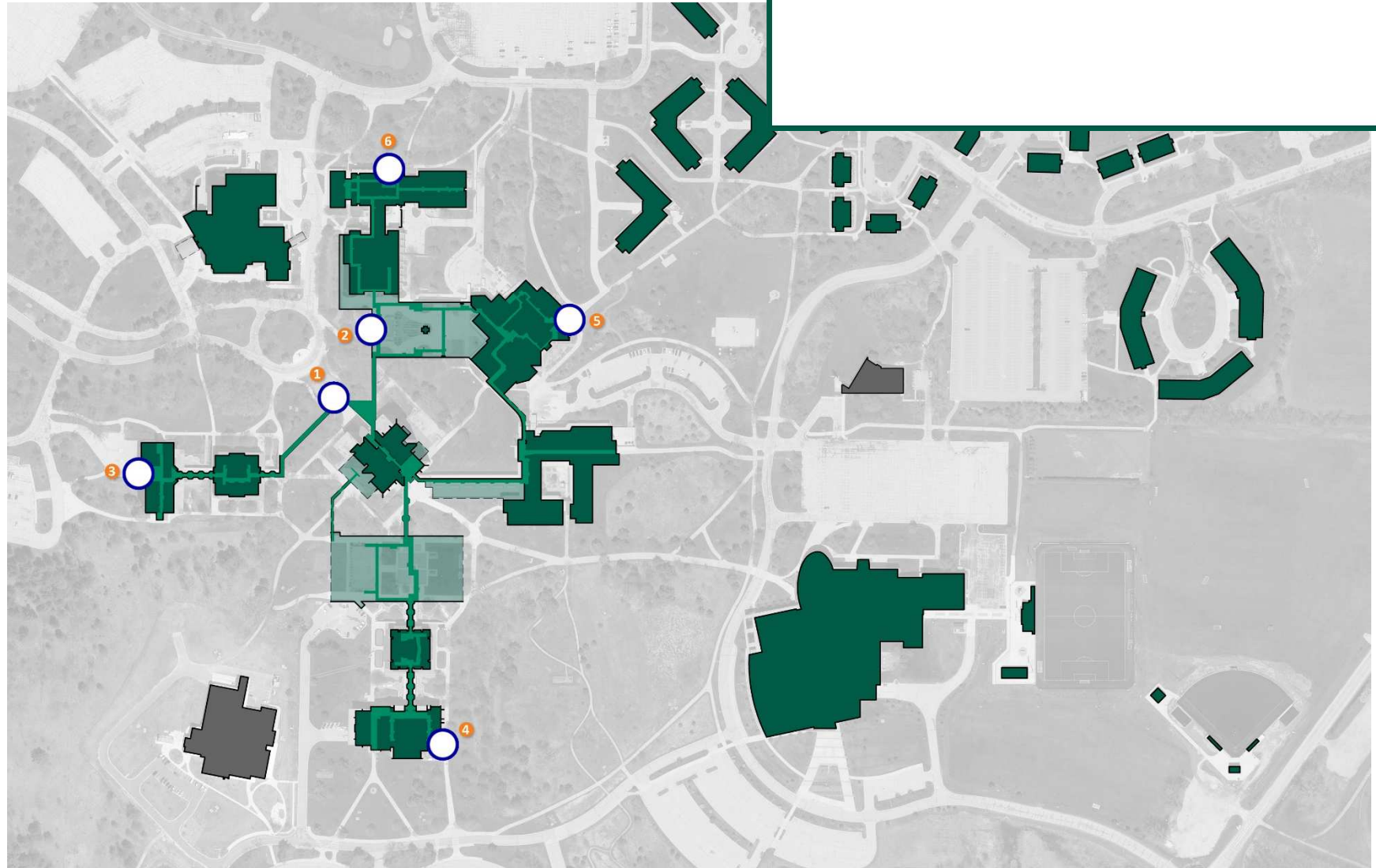
Access and entry into the heart of campus is disjointed and confusing, and there are no signs indicating where visitors are to park. Cofrin Library has no visible entrances when approaching on Main Entrance Drive; the lone entrance into Cofrin is a hardscape dip directly into the concourse. The concourse at this location is disorienting and has no clear guidance from the entry lobby to any other buildings. Cofrin Library is not the only spot where building entry is unclear: the common Wood Hall entry is through a loading dock, and concourse access through Laboratory Sciences is around the east side on the building and through a stairway. The Student Services entrance is only identifiable with a “green awning” and markings on the sidewalk.

Academic buildings are connected via concourse, increasing the total square footage of finished interior building space that must be maintained and conditioned for occupancy. Some sections of the concourse offer natural daylight and open to small outdoor sunken pavilions. However, these pavilions cannot be accessed during the winter months as stairs and ramps are roped off to prevent slipping on ice and interior entries are locked to prevent access. The plethora of ramps, stairs, and hills create a confusing pedestrian experience, especially for those who are not familiar with the campus.

Figure 4.3-1: Existing Campus Organization



Figure 4.3-2: Campus Core Entries



Figures 4.3-3 through 4.3-8: Keyed Entry Photos



(1) Entry to Cofrin Library



(2) Entry to Student Services



(3) Entry to Wood Hall



(4) Entry to Lab Sciences



(5) Entry to University Union



(6) Entry to MAC Hall

4.4 Open Spaces

The Quad and Phoenix Park are solely outdoor spaces between buildings. They offer little to no program amenities which encourage interaction or cross-disciplinary collaboration as intended in the 1968 Comprehensive Development Plan. The artificial raising and lowering of the topography create accessibility and usability challenges for the Quad in particular:

- The Quad is at concourse level and the Union entrance from Housing is a level above. Therefore, students cannot access the Quad without going through the Union.
- The concourse between Cofrin Library and Student Services prevents vehicles from accessing the Quad, limiting the ability for programming that would require a stage or other large equipment.
- The grade change within the Quad greatly limits its usability for anything other than walking between the Union and Cofrin Library, hampering student interaction in what should be one of the most active parts of campus.
- Concourses and grade changes make it difficult to access the Main Entrance Drive bus stop (the only bus stop on campus), particularly for those with accessibility needs.

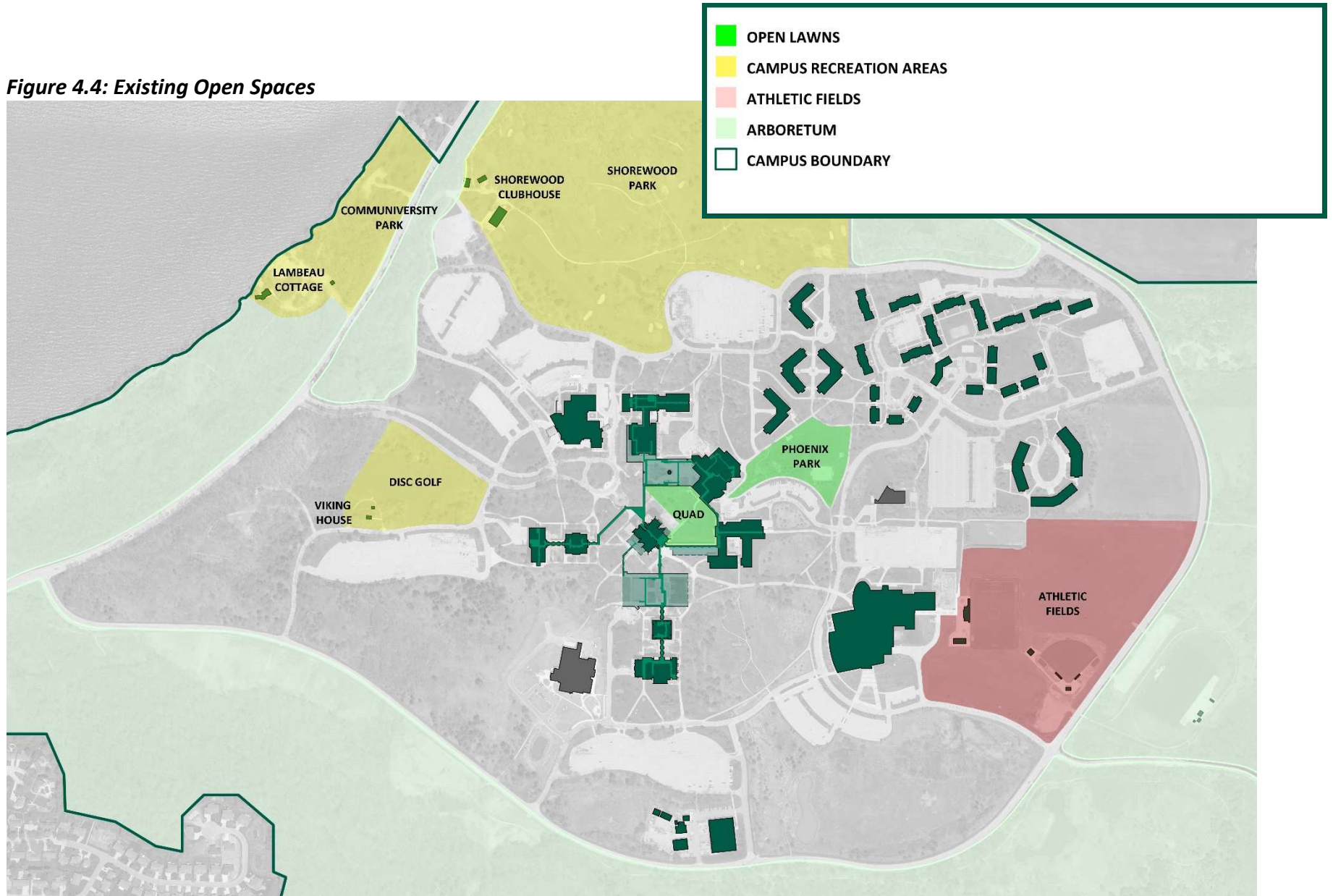
Shorewood Golf Course anchored the north side of campus for its entire history. Once an 18-hole golf course, the course was

reduced to nine holes shortly after the State acquired the property. The course was operated by the University until its permanent closure in 2020. The clubhouse sits atop the bluff and has a direct connection to Commiversity Park and the Arboretum pathways via paved roadway.

A disc golf course fills in the swath of land between Main Entrance Drive and Wood Hall Drive along with the Viking House, an authentic Norwegian timber-framed structure donated to campus in 2017.

Open spaces on campus are largely under-programmed and underutilized. Many lack a sense of place or an organic reason for students to pass through them. It is appropriate to leave the Arboretum untouched for study of and connection to nature, but park-like settings within the academic core and outer loop of campus should serve as functional campus spaces. Improvements to the campus will need to strike the proper balance between a pastoral setting and an appropriate level of density and activity to encourage interaction.

Figure 4.4: Existing Open Spaces



4.5 Pedestrian Circulation

Given the prominence of the concourse system which connects the academic buildings, outdoor pedestrian circulation faces challenging physical and visual barriers. Sidewalks wind their way to major building entry points, which funnel pedestrians into the concourse system. The concourse system serves as the primary means of circulation for the entire academic core. Pathways outside of academic buildings which do not lead directly into the concourse are not used as frequently, resulting in a lack of connection between open spaces and/or non-adjacent theme colleges.

While the campus has a handful of outdoor terraces, there are barriers in accessing them if approaching from the outdoors due to the grade changes. The only at-grade destinations for outdoor pedestrian walkways through and around the academic core are building entry points; patios and terraces are raised or lowered and accessible only by ramp or stair, which are roped off during the winter due to slipping hazards. As a result, the spaces are merely accessories to the adjacent buildings and are not adequately programmed for consistent or year-round use. Two pathways from the Wood Hall parking lot to Wood Hall lot are steep enough to render them unusable during winter.

The Instructional Services plaza, while being at grade, does not provide appropriate elements of scale, shade, or flexibility in seating choices that would make this space more inviting. The concrete surfaces are blinding in direct sunlight. While pavilions along concourses provide protection from direct

sunlight, they too come with an element of isolation as they are sunken below grade on the outside.

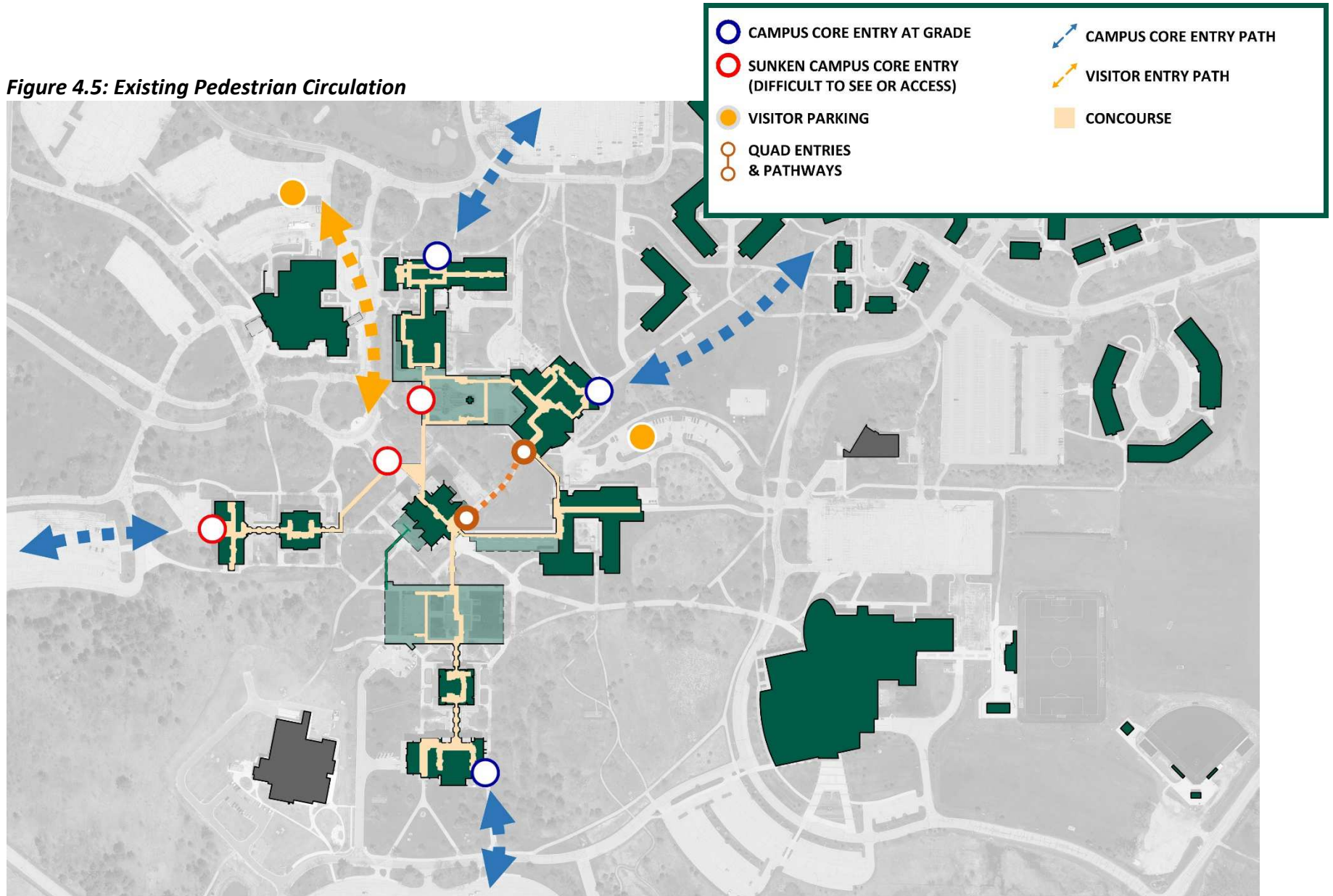
One Arboretum path extends into campus, terminating at the south end of Mary Ann Cofrin Hall. The remainder of Arboretum pathways form a network with a handful of small parking areas along South and East Circle Drive.

There are only a handful of significant campus buildings that are not interconnected via the concourse system. These include the Kress Events Center, the Brown County STEM Innovation Center, and the Weidner Center for the Performing Arts.

Connecting the STEM building to the concourse system was a reoccurring comment heard during the focus group meetings. This is partially due to the building layout and main entry points which are not conveniently located for access from the adjacent Lab Sciences.

The Weidner Center while located within the campus Arts district containing Studio Arts, Theatre Arts, and the Weidner Center. Weidner is physically separated from the other two facilities by Theater Drive and although it's a short at-grade walk from the other facilities it is not thought of as part of campus (by students) due to its disconnection from the concourse system and limited educational use.

Figure 4.5: Existing Pedestrian Circulation



4.6 Parking & Pavement

UW-Green Bay has 4,935 total campus parking stalls as of December 2018. 310 of these stalls have special designations:

- 114 handicapped accessible (40 van accessible)
- 38 service vehicle
- 96 time restricted
- 62 specialty permit

1,029 of the total stalls are in the housing quadrant.

The University sells parking permits to students, employees, and visitors. An internal Parking and Roadways Committee study estimates that 3,902 student/staff permits, 1,048 LLI/KEC/Snowbird permits for specific events, and 535 general parking permits will be sold by the 2024-25 academic year.

Commuter parking, Kress event parking, and Weidner event parking rarely if ever overlap so not every permit will be used simultaneously. Additionally, students move vehicles from housing lots to academic lots throughout the day and Wood Hall parking is cordoned off during the winter. Therefore, the current number of stalls exceeds campus needs and many could be removed.

While the number of parking stalls is more than adequate for the current and future demand, campus does receive complaints that there is not enough parking in close proximity to the building entrances. The outskirts of parking lots are removed from building entrances and therefore creates the

illusion that not enough parking is available. The westernmost stalls in the Wood Hall lot are approximately 1,300 feet from the Wood Hall building entry; faculty and staff park in the Baird Foundation Lot to the South of Kress Events Center and have an even longer walk to their destination.

All roads through campus are on campus property and therefore campus is responsible for maintenance. Unlike most UW System schools, the City of Green Bay does not maintain or assist in maintaining any campus roads - that responsibility falls on the university. The cost to maintain existing infrastructure exceeds the revenue generated by parking fees and campus is reluctant to raise parking rates.

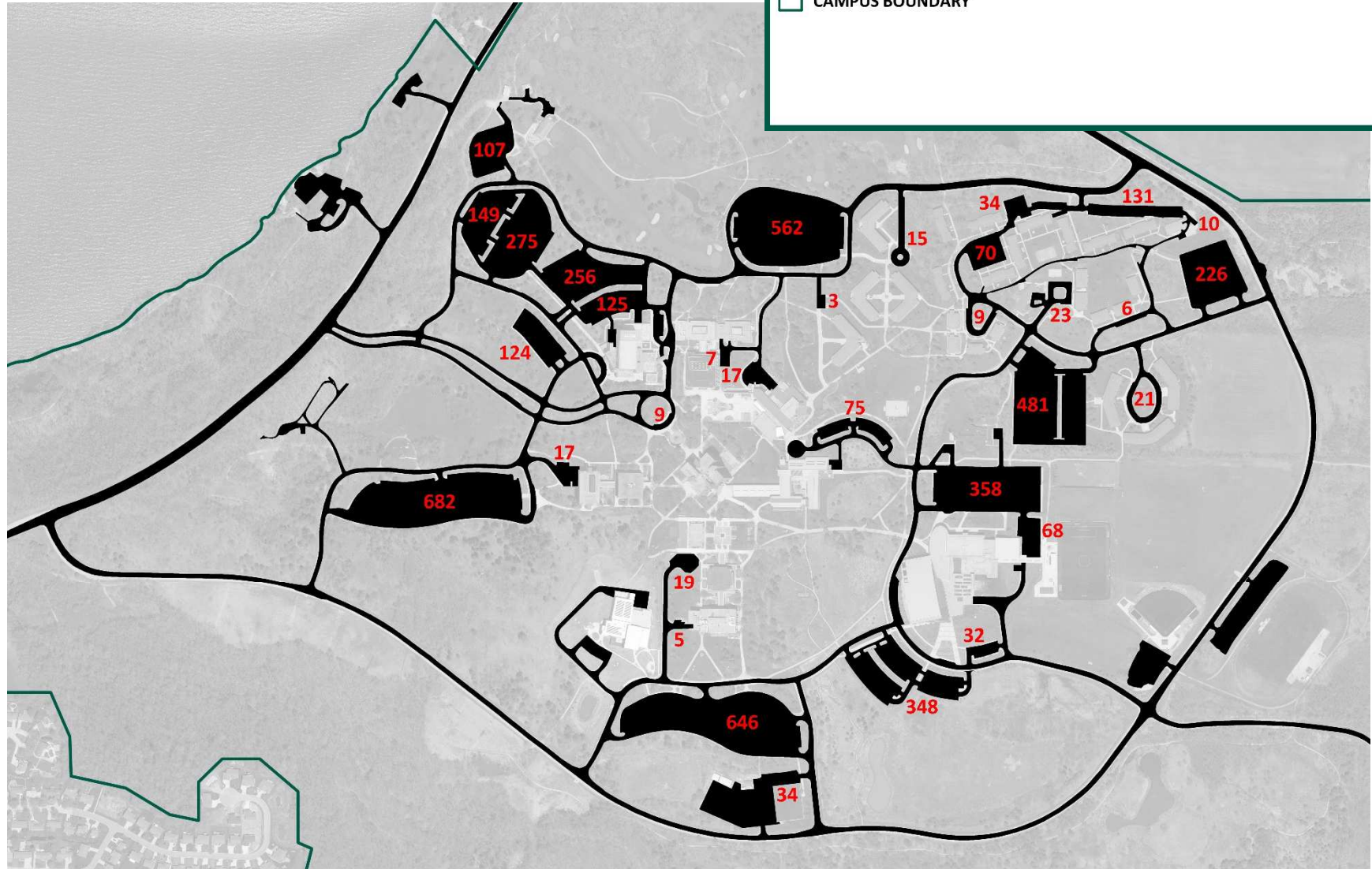
UW-Green Bay completed a pavement maintenance study in May 2020 (DFD project #15I2A-04) to create a prioritized project list for repair of existing campus roadways and parking lots, dividing the areas explored into immediate, secondary, and long-term priority for repaving. The study did not evaluate the Wood Hall or Laboratory Sciences parking lots due to recent repaving.

The deterioration of existing roadways and inconvenience of existing parking lot locations and configurations present an opportunity to reshape the campus experience and increase the efficiency in the paved areas of campus. New projects should seek out ways to minimize new pavement, find more effective uses of existing pavement, or remove underutilized pavement.

Figure 4.6-1: Pavement Maintenance Study Findings
(DFD Project #15I2A-04)



Figure 4.6-2: Existing Pavement and Parking Stalls



4.7 Vehicular Circulation

Vehicular traffic is by far the dominant method of reaching the UW-Green Bay campus due to its location away from the center of Green Bay and the large commuter presence among its student body. The campus is flanked by three public roadways: Nicolet Drive (County Highway A) to the west, Sturgeon Bay Road (State Highway 54-57) to the south, and Bay Settlement Road to the east. The Green Bay Metro bus line 7 stops in front of Cofrin Library every half hour Monday through Friday (every hour on Saturday). Some bike racks are available outside academic buildings, but the lack of proximity to off-campus housing or businesses and lack of bicycle infrastructure on regional roadways makes commuting to campus by bike very challenging.

There are two monument signs along Nicolet Drive on the approach to campus: one at South Circle Drive and one at Main Entrance Drive. Another monument sign sits at the intersection of Bay Settlement Road and Leon Bond Drive. Smaller signs dot street corners along South and East Circle Drive indicating building access along interior campus roadways.

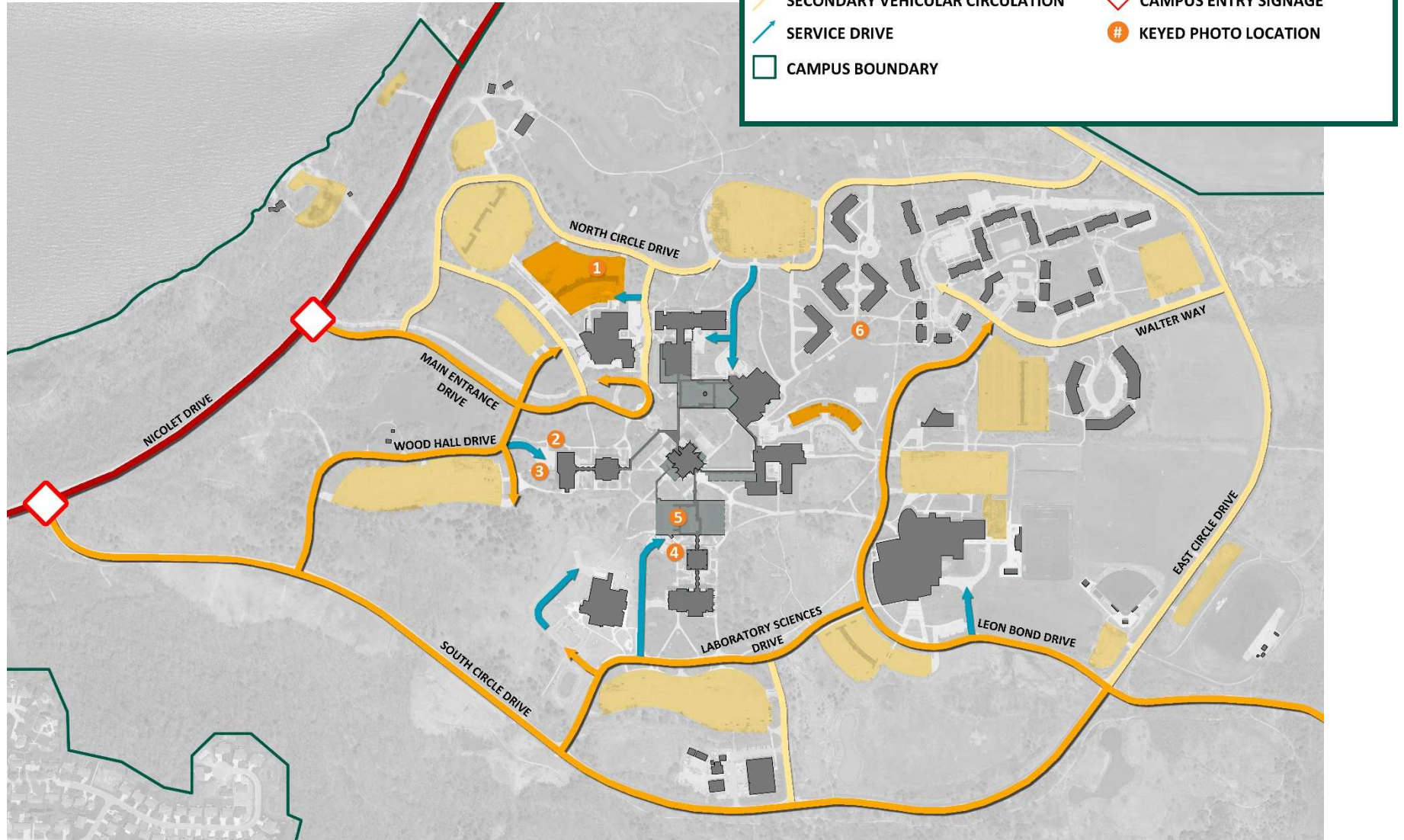
The monument sign at the corner of Nicolet Drive and South Circle Drive is particularly problematic for visitors to campus, as it suggests an arrival point when one has only arrived at the outer loop road. The primary approach into campus then runs along South Circle Drive without clear sight lines into the heart of campus. Signs marking destinations along Wood Hall Drive and Laboratory Sciences Drive have small text and are difficult to read. Cofrin Library is visible up the hill along Main Entrance

Drive, but parking and drop-off are not easily identifiable. The University Union is not visible at all until nearly reaching the front door. Visitor parking outside the University Union is along a primary drive, but visitor parking for prospective students is on the north side of the Weidner Center. Neither of these visitor parking locations are indicated on any entrance drive signage.

Prospective students and their families are provided directions before arriving on campus. Once on campus, the directions lead them on a secondary road, turned away from campus, and end up at the back of the Weidner Center – not very intuitive. Phoenix markings on the sidewalk provide the only direction to Student Services and a tour starting point.

Secondary roads, primarily for on-campus residents and delivery drivers, occupy the north and east portions of campus. North Circle Drive leads from Main Entrance Drive to University Union Court, which is the primary drop-off point for delivery trucks. Both the drive and the destination are unclear; many drivers get turned around because the path is difficult to find/maneuver or their GPS takes them to the front door of the Union. Walter Way provides vehicular access to Housing via East Circle Drive but can get backed up with postgame traffic from the Kress Events Center.

Figure 4.7-1: Existing Vehicular Circulation



Figures 4.7-2 through 4.7-7: Keyed Photos of Circulation Issues



(1) Visitor parking on north end of Weidner Center, looking south. Signage and wayfinding to Student Services entrance is poor.



(2) Wood Hall/Rose Hall/Cofrin Library, looking east down Main Entrance Drive. No clear points of entry or visitor parking along entrance.



(3) Wood Hall lot access, looking west. Ramp is roped off during the winter. Half of Wood Hall lot is not plowed during the winter.



(4) Concourse outside Instructional Services, looking east. Vertical circulation is roped off during the winter; no amenities provided.



(5) Instructional Services plaza, looking east. No amenities or clear destinations provided. Quad and Student Services plaza are similarly underutilized.



(6) Phoenix Park, looking southwest toward University Union. Park lacks programmed space, amplifying the distance to the destination.

4.8 Utilities

4.8.1 Water, Sanitary, & Storm

The UW-Green Bay campus generally drains from east to west, ultimately draining to Green Bay (Lake Michigan). Urban roads with storm sewer infrastructure capture the majority of stormwater through the academic portion of campus with numerous discharge locations to the north, south and west. The housing portion of campus has rural roads with drainage ditches and culverts that primarily drain north. Cofrin Arboretum is located around the outside of campus and drains either north or south before draining west via overland flow or through small gullies, rivulets, and streams.

General drainage for the University Union is north and west and is collected by storm sewer. Storm sewer for the eastern portion of the building drains to Golf Pond #2, storm sewer for the west half to the Main Entrance Drive storm sewer. General drainage for Cofrin Library is north and west to the Main Entrance Drive sewer.

Water, sanitary and storm utilities have been constructed throughout campus to provide the necessary utilities for campus needs. Known concerns with existing water utilities have been recently fixed or are in design phase. There are no known sanitary or storm utility concerns at this time. Televising of the sanitary and storm utilities on campus is recommended for inspection of the sewer systems. If clay storm sewer pipes are located with the construction limits of future projects, the pipes should be replaced.

Stormwater Solution for Smart Growth Planning

An analysis was conducted in fulfillment of the UWGB Municipal Separate Storm Sewer System (MS4) General Permit (DFD Project #16H1R) in March 2018. UWGB must work towards meeting the Total Maximum Daily Load (TMDL) requirements of the Lower Green Bay basin as they are currently falling short.

UWGB is currently reducing its Total Suspended Solids (TSS) pollutant load by 15.21 tons per year (41.46%). Therefore, UWGB is below the TMDL reduction goal of 52% set by the Wisconsin Department of Natural Resources (WDNR).

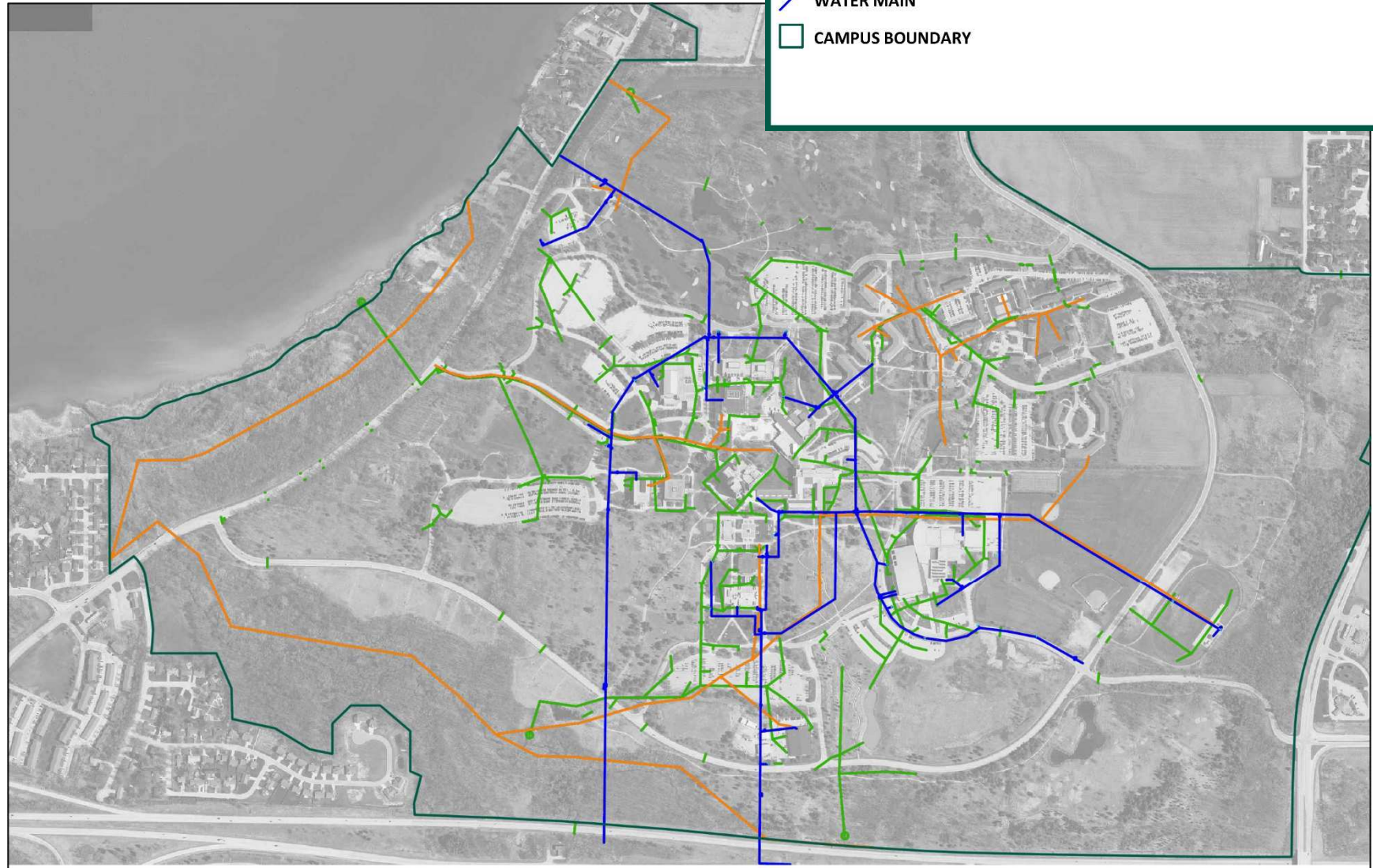
UWGB is currently reducing its Total Phosphorus (TP) pollution load by 89.15 pounds (29.23%). Therefore, UWGB is below the TMDL reduction goal of 41% set by the WDNR.

UWGB shall improve existing conditions and implement new Best Management Practices (BMP) to work towards water quality goals listed in the Wisconsin Pollutant Discharge Elimination System permit. Recommendations include; regrading existing swales, modifications to Golf Course #1, Teal, and Dragonfly ponds, elimination of existing pavement (parking and drives), and install a stormwater treatment chamber in Basin 3. Effectively treating the stormwater from Basin 3, the University would be near a campus wide reduction of approximately 54% TSS and 40% TP removal.

Figure 4.8-1: Existing Campus Stormwater Ponds



Figure 4.8-2: Existing Utilities



4.8.2 Steam

The campus currently consists of 1,299,032 gross feet of building area which is provided steam from the central steam system. Estimated building demands are included in the Campus Central Steam System Analysis (See Appendix A – Campus Steam Load Projections).

Generation

The UW-Green Bay Heating and Chiller Plant distributes steam to connected buildings on campus. The Heating and Chiller Plant consists of the following boilers (PPH = Pounds Per Hour):

- Boiler-1 (1971) Offline for 40 years
- Boiler-2 (1971) 49,300 PPH Gas fired
- Boiler-3 (1971) 29,000 PPH Gas fired
- Boiler-4/5 (2006) 15,000 PPH each Gas fired.

All boilers operating can yield 109,300 PPH for the campus.

All boilers are dual fuel natural gas and No. 2 fuel oil. The chiller plant is equipped with an above ground fuel oil tank (20,000 gallons) and associated pumping system.

The current peak steam demand is 56,600 PPH based daily boiler input logs. This demand equates to an average use of 22 BTU/GSF of connected building. The future peak steam demand is projected to increase 63% or 29,000 PPH. This would bring the campus load demand to 74,729 PPH.

Boiler-1 remains off-line and has not run since 1981 and is considered non-functional. Boiler-2 was tested in January 2021, steam output was verified at approximately 52,000 PPH. Boiler-2 currently operates to meet campus peak load during heating season. Boiler-3 is not sized to handle peak heating load for campus. If Boiler-2 would go down in the winter the plant could utilize one or both of the summer boilers Boiler 4 or Boiler-5 to help meet campus demands. Based on the future load projection if Boiler-2 would go down Boiler 3, 4 and 5 would not be large enough to handle the projected demand. A more detailed review of plant should be conducted to establish a consistent redundant capacity going forward between the existing boilers and a new boiler(s) layout.

Boiler-4 and Boiler-5 are sized to handle campus heating load during the summer. One boiler can meet the daytime load of approximately 9,000 PPH and the nighttime load of approximately 6,000 PPH.

The plant steam header operates at 125 psig and provides 125 psig to the underground campus distribution system to campus buildings.

Existing plant equipment such as the boiler feed water pumps, deaerator and condensate tank are original and in good working condition. Individual buildings are equipped with condensate meters and information is transferred to the Campus Building Automation system for recording. Kress

Center and the Student Union are equipped with steam meters, but neither is online.

Distribution

The steam distribution system consists of approximately 5,200 lineal feet of walkable steam tunnel, 300 lineal feet of concrete box conduit and 620 lineal feet of direct buried conduit. The distribution system is made up of high-pressure steam pipe and pumped condensate return piping. The existing layout of the steam distribution system, Existing Steam Distribution Layout (See Appendix A - Existing Steam Distribution Layout).

The utility tunnel was upgraded in 2011 to minimize water infiltration and upgrades existing failing piping, pipe insulation and support systems. There have been ongoing upgrades to the steam distribution system since it was first installed in the 1960s and the current distribution system is in good working order.

The campus experiences an approximate 7-8 psig pressure drop at the far south end of the campus on a peak day. Campus steam is distributed at 125 psig from the Heating Plant.

Condensate is returned to the Heating and Chiller Plant in the same pipe route as the steam system. There are no known issues with the condensate return system.

The existing pipe sizes and routing are adequate for the existing loads and future campus growth to maintain steam velocities below 10,000 FPM for normal operating conditions.

4.8.3 Chilled Water

The campus currently consists of 988,966 gross square feet (GSF) of buildings which are provided with chilled water for cooling. Estimated building demands are included in the Campus Chilled Water Load Projections (See Appendix A - Chilled Water Load Projections).

Generation

The original central heating and chiller plant was constructed in 1963. Current chiller plant has (3) chillers:

- Chiller-1 1400 ton (2000)
- Chiller-2 725 ton (1972 - Not Operable)
- Chiller-3 1200 ton (1982)

The current total operable plant capacity is 2,600 tons. Actual performance is significantly less. The chillers are currently set to provide a supply water temperature of 41 degrees with a 10-degree temperature difference.

Existing 2-cell cooling tower is original to the plant and provides condensing water for chillers and condenser water pumps.

Each chillers have a primary chilled water pump. Chilled water is distributed to the campus with electrically driven secondary pump with a variable frequency drive. A bypass/decoupler line is installed between the supply and return line upstream of the campus distribution pumps which creates a primary-secondary pumping arrangement.

The system distribution pumping differential pressure is approximately 12 psig on a design day at the far end of the distribution system measured at Theatre.

Metering of chilled water is provided at each building connected to the distribution system. Metering information is brought back through the campus building automation control system.

Distribution

The chilled water distribution system consists of approximately 5,200 lineal feet of walkable steam tunnel and 1,350 lineal feet of direct buried pipe (ductile iron). The existing layout of the chilled water distribution system is provided in Appendix A.

The utility tunnel was upgraded in 2011, existing failing piping, pipe insulation and support systems were removed and upgraded. The distribution system is in acceptable working order.

There is currently only a radial route from the plant to feed the campus connected buildings. This presents issues when isolation is needed in any area of the current system while trying to maintain full campus service.

The estimated and future loads were input into the hydraulic model. Advanced Flow Technologies (AFT) was used as the hydraulic modeling software. The model analyzes incompressible pipe flow addressing open and closed loop systems. AFT includes a built-in library of fluids and fittings, variable model configurations, pumps and control valve

modeling. The model was revised based on understanding of existing pipe and future building additions along with the following assumptions:

- Chilled water temperature differential of 10°F
- Existing building peak loads indicated in Chilled Water Load Projection Worksheet
- Future building peak loads indicated in Chilled Water Load Projection Worksheet
- 12 PSID was set as the minimum pressure drop across most critical buildings.

The Chilled Water System Hydraulic Calculations for the output report and velocity profile results for each scenario are provided in Appendix A. The model was setup using the two (2) existing distribution pumps currently at the Central Heating and Cooling Plant.

From the analysis the current main tunnel pipe sizing is adequate to handle current and planned growth on campus. The only time where there begins to be an issue with the distribution pumping size is at the 13+ year implementation. The ideal plan would be to review the distribution pump sizing when a new chiller is recommended for incorporation into the existing system sometime following the New Residence Hall #1 coming online.

4.8.4 Electrical Power

The campus currently consists of 1,317,800 gross feet of building area served by the campus electrical service. Estimated building demands are included in the Campus Future Electrical Load Projections (See Appendix A).

The average total demand on main campus distribution system between 2012 and 2023 is 3,754 kW, or 18.1% of total 20,700 kW system capacity. Refer to Campus Yearly Electrical Demand below.

Academic Year	Actual Utility Demand Load (kW)
2022-23	3542
2021-22	2972
2020-21	2625
2019-20	3957
2018-19	3669
2017-18	3680
2016-17	3761
2015-16	3718
2014-15	3994
2013-14	4406
2012-13	4474
2011-12	4252
Average	3754

There is an existing ATC power transmission line buried in a Right-of-Way running from the southeast corner of the Nicolet Drive / South circle Drive intersection and runs outside Circle Drive until it exits campus across from the Residence Life Maintenance building along East Circle Drive.

Generation

The campus electrical service was replaced in 2011. The service consists of 1200A, 12.47 kV switchgear served by two Utility services. Power is distributed from the switchgear at 12.47 kV to the various buildings on campus. The two Utility services are designed to be redundant, should one fail the other system can handle the entire campus load. The existing 4.16 kV switchgear has one (1) spare circuit breaker and one (1) space that can be utilized to supply future load growth.

Distribution

The 12.47 kV power is distributed to the various buildings via underground ductbanks. The distribution system is a modified loop concept so each building can be served from a number of different feeders depending upon the loop switch or padmount switch configuration. The switching feeder sources of a building in various pad mounted switchgear units around the campus and/or switches internal to buildings. The feeders indicated in the Campus Future Electrical Load Projections matrix are the feeders from which the buildings are normally fed and are expected to be fed in the future.

The original and subsequent ductbank installations were quite generous and forward-thinking of future capacity. As a result, the primary ductbank system is has a large number of spare conduits at any given place in the system. Most areas have 3-7

spare conduits in the main trunk of the system. Less spare conduits serve individual buildings.

4.8.5 Telecommunications

Based on initial building entrance surveys it appears the majority of the optical fiber network is fed through both Cofrin and Instructional Services. A full optical fiber survey or optical fiber master plan of the campus to include optical fiber both inter- and intra-building fiber backbones and all signal pathways should be executed to provide a comprehensive plan for campus growth, network growth, redundancy and survivability.

4.8.6 Fiber Optics

Existing fiber cabling is routed through existing steam tunnels as well as concourse pathways.

4.9 Conclusions

The design team's extensive review of existing conditions and conversations with stakeholders reveal a set of primary deficiencies which the recommendations will resolve:

- **Entry and arrival experience is confusing.** This is especially true for visitors.
- **There is no "front door" or sense of arrival.** Building entries are difficult to locate, as are destinations and resources once inside.
- **Vehicular circulation lacks organization.** Coordinate parking locations with vehicular circulation and the entry/arrival experience.
- **Outdoor spaces lack amenities and connection to the rest of campus.** The Quad, Phoenix Park, plazas outside concourses and on top of Student Services and Instructional Services, and the former Shorewood Golf Course can all contribute more to the campus experience.
- **There is not enough engagement with the bayfront.** Lambeau Cottage and Communiversity Park offer untapped potential to draw the student body and community to the water's edge.
- **Pedestrian circulation is complicated by grade changes on the exterior and level changes on the interior.** Rethink the balance between concourse circulation and outdoor pathways with clear destinations.
- **There is not enough informal meeting/lounge space along indoor and outdoor circulation paths.** This concept was a key component of the 1968 Comprehensive Development Plan.
- **There are few connections between campus and the community.** Utilizing and amplifying natural settings and open areas can be at the forefront of building those relationships.
- **Find ways to create redundancy in mechanical, electrical, and optical fiber utility systems.** This will provide a safety net and allow for future building growth on campus.

5 Synthesis

The design team focused on several recently completed studies for coordination with the master plan effort: University Housing (DFD project #17J1Q), University Union (DFD project #19L1J), Cofrin Library (DFD project #18D2W), and the Phoenix Innovation Park study. The Pre Design Study for New Health Sciences and Clinical Practice Building (DFD project 20A1V) was running concurrent with the Master Plan process. The master plan recommendations implement the programmatic requirements and general design direction of the studies in ways that fit holistically in the campus makeup.

Additional studies reviewed by the design team and incorporated into the master plan recommendations include:

- Stormwater Pollution Analysis (DFD #16H1R)
- Resident Life Storm Water Study (DFD #16J2B)
- Outdoor Athletics and Intramural Facilities (DFD #08K2B)

University Housing Master Plan (DFD project #17J1Q)

The study proposed a phased transformation of the housing quadrant from its current assortment of smaller units into larger residence halls. The plan proposes to add a net total of 703 beds to the university's housing stock. It also identifies which entity is responsible for each phase given that UW-Green Bay and University Village Housing, Inc. (UVHI), a non-profit corporation, own land on which they operate.

- Phase One: Land swap between UVHI and UWGB Housing. UWGB Housing builds a 400-bed freshman style traditional residence hall. Sitework includes placing roundabouts at the ends of Leon Bond Drive and Walter Way.
- Phase Two: UVHI demolishes four traditional residence halls and builds a 300-bed freshman style traditional residence hall.
- Phase Three: UWGB Housing demolishes three shared bedroom apartment-style residence halls and builds a 400-bed sophomore residence hall.
- Phase Four: UWGB Housing demolishes six shared bedroom apartment-style residence halls and builds a 400-bed sophomore residence hall.
- Phase Five: UVHI demolishes six traditional residence halls and builds a 370-bed residence hall.

The master plan shifts one freshman residence hall to the eastern edge, which extends Phoenix Park and connects each residence hall back to the University Union via learning street.

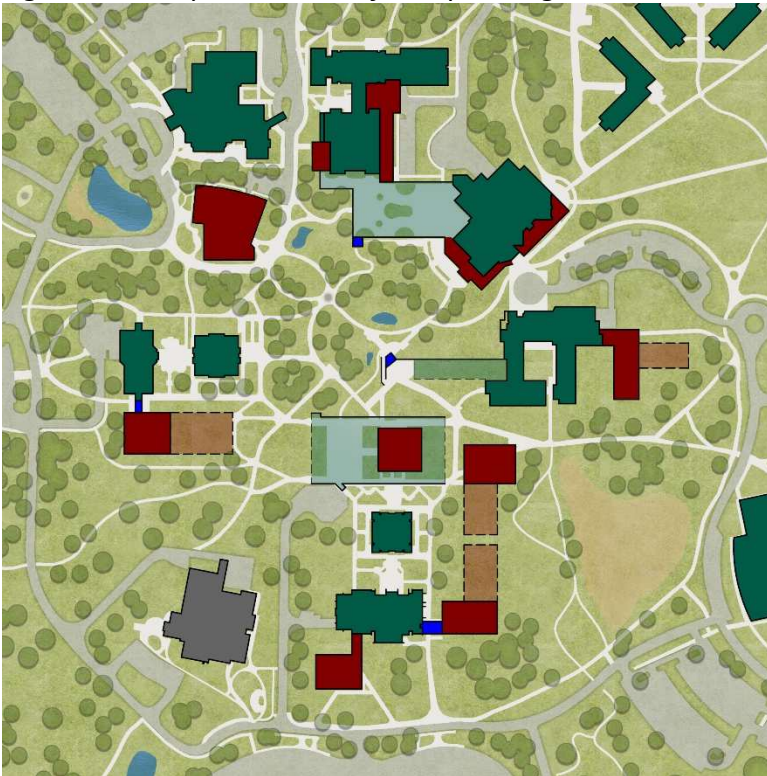
Figure 5-1: Proposed Housing diagram



University Union Pre-Design (DFD project #19L1J)

The University Union was originally constructed in 1975; three additions since bring its current size to 108,167 GSF. The pre-design study explored options for partial demolition and replacement of varying degrees and building footprint sizes, ranging from maintaining the existing square footage to a 46% increase in square footage. All options modify the entrance from Housing and place more forward-facing uses overlooking the Quad and other adjacent exterior areas.

Figure 5-2: Proposed Heart of Campus diagram



The master plan implements the adjusted Union layout, and also extends the learning street connection from Phoenix Park into the Quad. The concourse between the Union and Mary Ann Cofrin Hall is broken to craft a path sloping down from Phoenix Park. This will eliminate the need to go into the Union in order to get down to the Quad level.

Cofrin Pre-Design (DFD project #18D2W)

The initial goal of the study was to design a renovation of the existing Cofrin Library. The envelope assessment revealed that the exterior barrier wall system is failing due to corrosion of masonry ties, and this corrosion process will continue to accelerate. Since remediation measures would require full exposure of the wall from inside the building, the study concluded that a building replacement is necessary. Funding was ultimately enumerated (DFD project #21E2W) to demolish Cofrin Library and replace it with the Cofrin Technology & Education Center.

The master plan design team explored and presented multiple options for placement of the new Cofrin Technology & Education Center, as its location and relationship to the Quad will be highly consequential to the success of the master plan's proposals. The design team utilized a similar footprint to that explored during the pre-design study and sought ways to make a bold expression and truly re-imagine how the heart of campus operates while keeping existing underground utilities in mind.

Figure 5-3: Cofrin/Quad Redesign Option #1

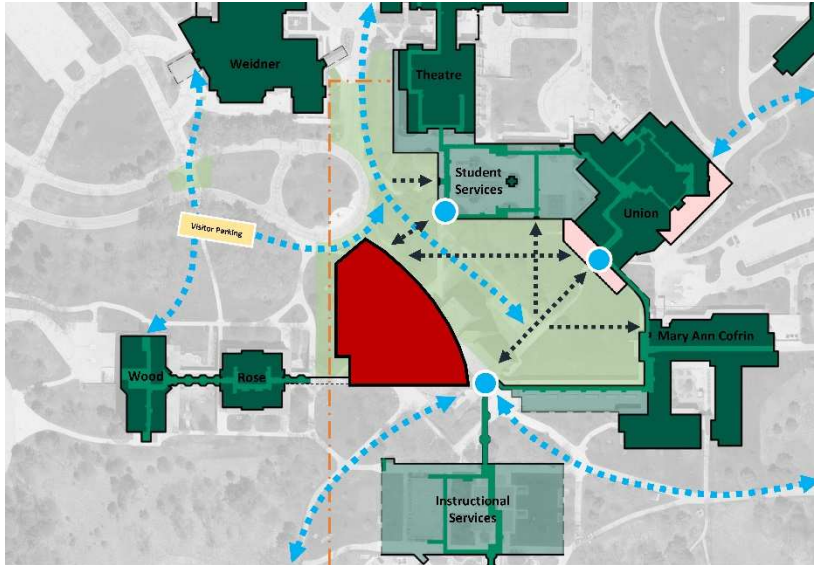


Figure 5-5: Cofrin/Quad Redesign Option #3

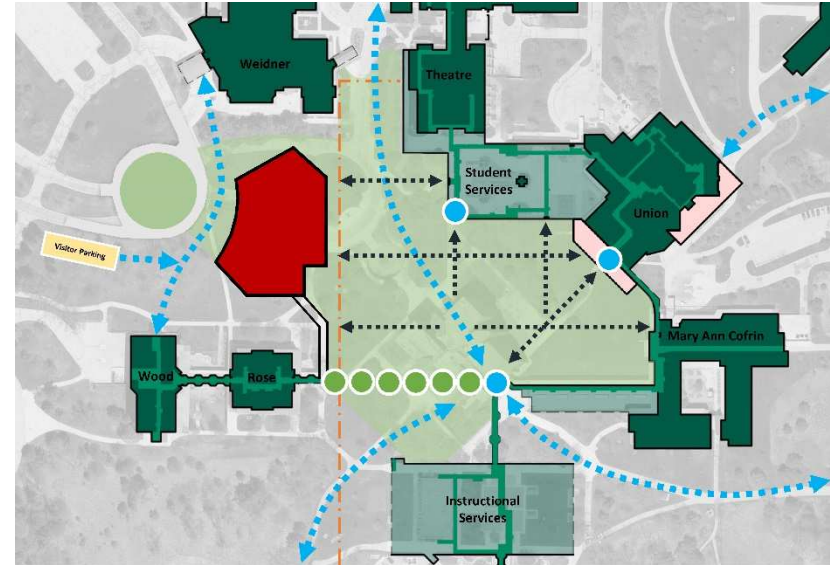
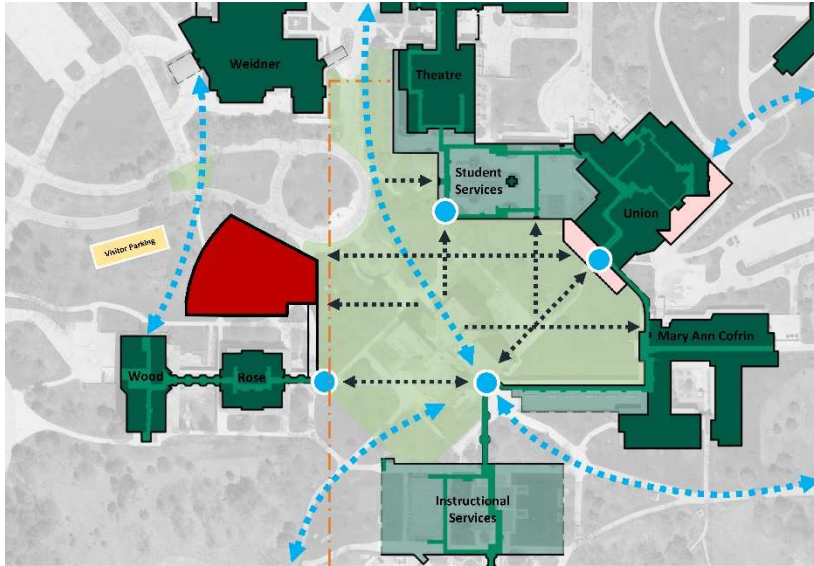


Figure 5-4: Cofrin/Quad Redesign Option #2



The options were reviewed with representatives from DFD, UW-Green Bay, and UW System, who preferred Option 3 which makes the Quad as large as possible and gives the Cofrin Technology & Education Center a prominent physical and visual placement at the terminus of Main Entrance Drive. See the presentation slides and meeting minutes in the appendix for further information on proposals discussed with the core team.

Phoenix Innovation Park (PIP)

The goal of the study was to provide an opportunity to enliven campus by engaging both the UW-Green Bay community and the greater Green Bay community more intentionally on campus. Create exposure to the innovation, ideation, research, and scholarship activity occurring on campus, as well as creating more intentional opportunities for recreation, events, gathering, and visible activity on campus. The PIP is envisioned as a unique resource for the community while advancing the mission and economic strength of the University with a clear and executable plan to bring the District to Life.

The Vision includes:

- Developing a vibrant campus experience – create density & attractive 24/7 experiences.
- Create a locus of new activity on campus, becoming a hub on campus and in Green Bay.
- Assist in creating a single, distinctive main entry to campus.
- Create a campus within a campus feel for the Innovation Park.
- Develop/Enhance community relationships.

New Health Sciences and Clinical Practice Building Study

The Health Sciences and Clinical Practice facility will serve as the foundation to support educational excellence, interprofessional discourse between colleges and departments, and serve as a bridge to the community. The facility will support innovation, leverage state-of-the-art

technology, and encourage collaborative research and practice. The facility will be a showcase on campus, enhancing the human experience, building on the University of Wisconsin - Green Bay's focus on the importance of the connection to the environment, campus, and responsiveness to the equitable needs of society.

Project Drivers:

- Support Educational Excellence
- Encourage Interprofessionalism
- Advance knowledge and research through innovative practice
- Accommodate Growth and Flexibility
- Foster Collaboration and Partnerships with community Partners
- Elevate the Human Condition

The master plan has identified multiple locations for potential future buildings and/or additions to existing buildings connected via new entry gateways. These locations were selected based on connectivity to the existing facilities, topography, and utility corridors.

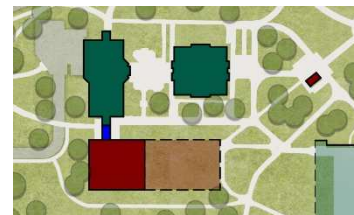


Figure 5-6: Wood Hall

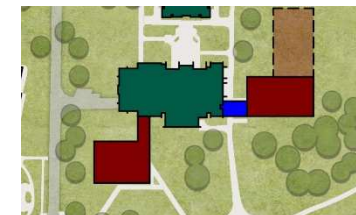


Figure 5-7: Laboratory Sciences

6 Recommendations

This section describes the campus master plan's project recommendations. The detailed projects directly advance the campus goals and principles listed below.

6.1 Goals & Guiding Principles

Several key themes became apparent through conversations with focus groups and site surveys. The master plan proposes small-scale and large-scale improvements to the campus's physical presence and ties the campus experience into the overall mission of UW-Green Bay by addressing the following principles:

- 1) **Forward Facing Campus**
- 2) **Welcome Visitors to Campus**
- 3) **Community Connectivity**
- 4) **Transportation – Walk, Bike, Park**
- 5) **Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus**
- 6) **Enhance / Activate the Quad while Reinforcing the Academic Core**
- 7) **Embrace, Protect, and Enhance the Arboretum and Natural Setting**
- 8) **Respect and Enhance the Campus Ecology**
- 9) **Identifiable Concourse Entries**
- 10) **Update On-Campus Living Accommodations**
- 11) **Accommodate Emerging and Growing Academic Programs**



6.2 Concept Diagrams

The UW-Green Bay campus has been organized around a central academic core since its inception per the conceptualizations of the original Comprehensive Development Plan. The buildings within that core are aligned in the cardinal directions with circulation passing through the heart: Cofrin Technology & Education Center, the Quad, and the University Union. The heart of campus houses basic services for the student body and serves as a main entry point for visitors to campus.

The open spaces between academic buildings form “learning streets” which connect spaces at the periphery to the academic core and heart of campus via the outdoors. These learning streets extend to Cofrin Arboretum at the boundary of campus, linking natural spaces with campus amenities and the existing physical environment.

Also, per the Comprehensive Development Plan, the campus is divided based on general uses of building and space. Housing, athletics, and maintenance currently take up the western and southern portions of the campus loop. Cofrin Arboretum wraps around the campus and abuts its property lines. The proposals of this master plan will maintain this model by shifting, strengthening, and adding space uses to fill in the campus boundaries. Campus recreation is consolidated on the former Shorewood Golf Course property and extends to the bayfront through the activation of Communiversity Park and Lambeau Cottage. The existing performing arts facilities on the north end of the academic core bleed into a district with dedicated

parking and a new amphitheater. The main entrance sequence is streamlined, with its own visitor parking at the terminus. Phoenix Innovation Park, the public/private partnership development envisioned as an extension of campus fills in the southwest quadrant of campus as well as along the main entrance drive.

While each use has its established zone, connections between zones and back to the heart of campus improve wayfinding, establish a sense of place, and create a cohesive whole which will serve the student body and community at-large. This organization creates a web which will inform placement of future buildings, circulation routes/methods, and future growth.

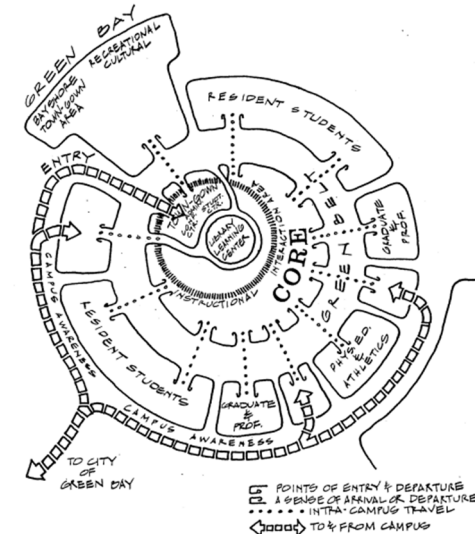


Figure 6.2-1: Concept Diagram from 1968 Comprehensive Development Plan

Figure 6.2-2: Concept – Establish Central Pedestrian Core



Figure 6.2-3: Concept – Central Core Connection to Arboretum

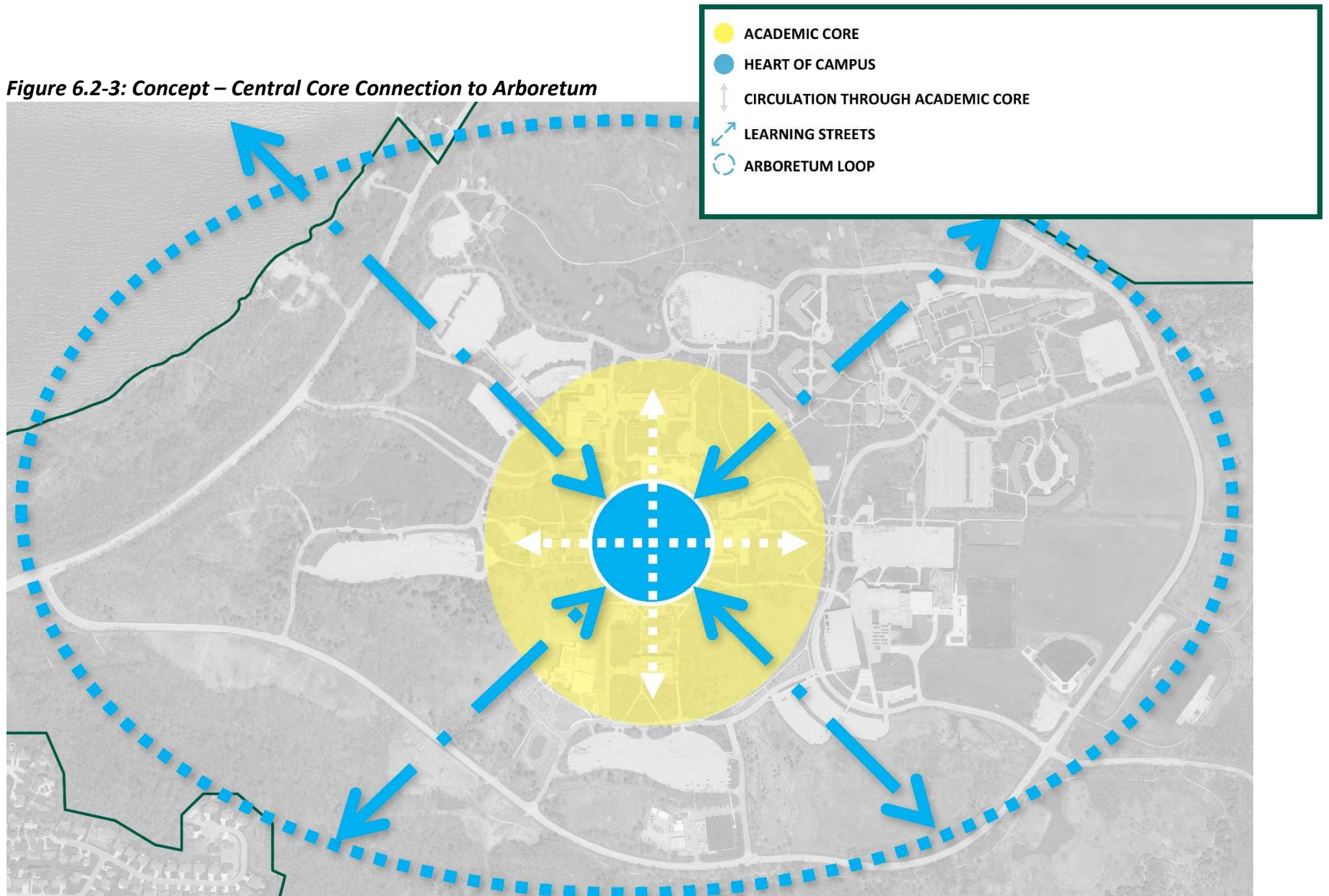
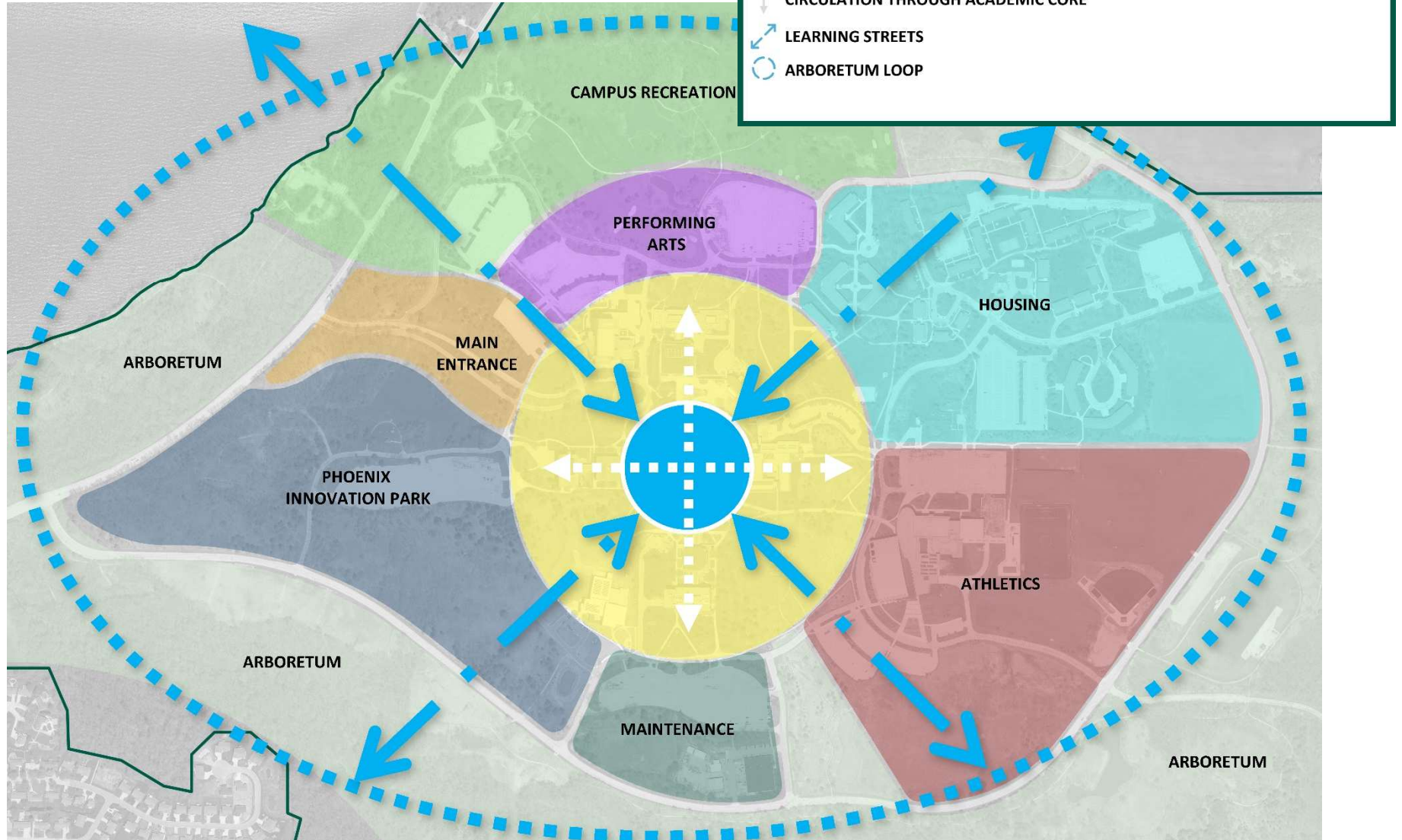


Figure 6.2-4: Concept – Campus Uses



6.3 Campus Organization

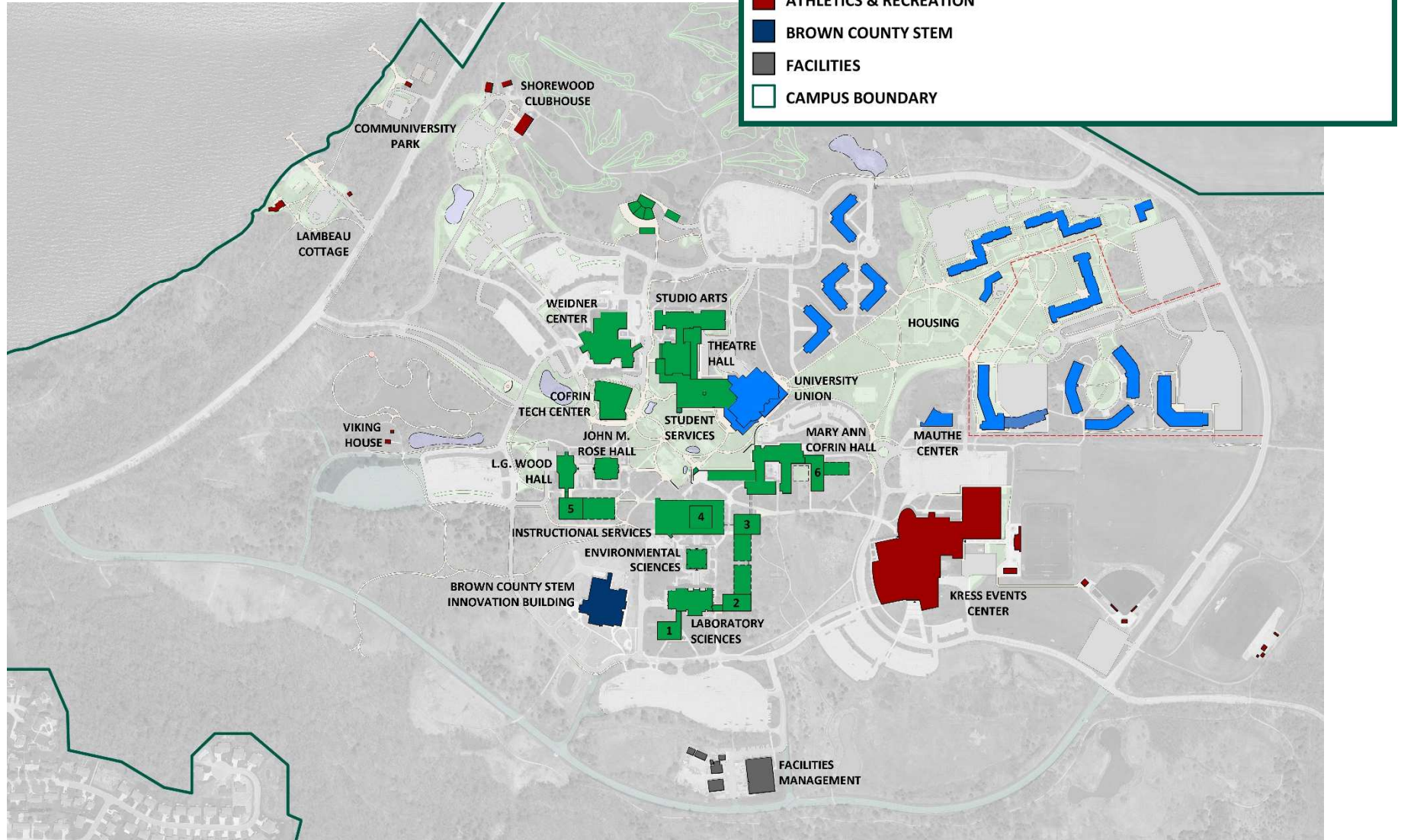
The UW-Green Bay campus has been divided into distinct zones based on building use for its entire existence per the original 1968 Comprehensive Development Plan. This proposal strives to reinforce the existing building and land use through the placement of new construction and by developing clearer pathways and connections between those zones while generally maintaining the same distinct neighborhoods.

Since the original construction of the academic core, Cofrin Library has sat at the heart. However, it is not the only building that serves as the campus's connection to the community; visitors to campus also utilize services and attend events at the University Union, Weidner Center, and Kress Events Center. Both the expanded Union and relocated Cofrin Technology & Education Center are connected through an enlarged outdoor Quad to create a dynamic heart of campus. Building placement, wayfinding, and parking is organized so visitors are brought directly to the center of campus and know exactly where to go.

Academic buildings are maintained along the existing spokes, in line with the original Master Plan. Locations for proposed academic buildings align with the spokes, reinforce the center of campus as the academic core, and create "mini-quads" within the spokes that offer indoor-outdoor circulation within the colleges. The northern spoke maintains a performing arts focus, strengthened by the placement of the amphitheater at the northern end.

The northeast quadrant of campus remains devoted to housing, with the primary entrance into the academic core coming through the University Union. The region due north of the academic core, formerly the golf course, is now reserved for campus recreation; pedestrian connections to Housing, the bayfront, and the Arboretum extend through this zone. Athletics remain the focus of the southeast corner of campus, with facilities and maintenance remaining due south of the academic core. The southwest quadrant then becomes Phoenix Innovation Park, still connected to campus but with its own distinct use and operation.

Figure 6.3-1: Campus Organization



Cofrin Technology & Education Center

The design implications of the replacement for Cofrin Library will have the greatest impact on the public's perception and interaction with the central core of campus of any project proposed by the master plan. The entry to the proposed Cofrin Technology & Education Center is adjacent to the relocated terminus of Main Entrance Drive. Visitors will be able to drop off directly at the front door. The adjacent visitor parking lot is clearly identifiable and provides sightlines and pathways to Cofrin, Wood Hall, and the Weidner Center. The building footprint is placed to the west of an existing steam tunnel. The concourse is intentionally disconnected from Rose Hall to the proposed site, demonstrating how new building projects or major renovations can work to achieve the goal of creating a more permeable Quad.

The Cofrin Technology & Education Center will have ideal vantage points to look down Main Entrance Drive toward the bay. The new Cofrin, Weidner Center, and the recently re-finished façade of Wood Hall will create a strong visual point of arrival for visitors as they turn the corner on Main Entrance Drive.

Our Strategic Priorities:

- 2: Advance inclusivity by creating a welcoming, accessible, and equitable environment.
- 5: Increase visibility and leadership in sustainability.
- 6: Strengthen the culture of continuous improvement.

Our Goals and Principles:

- 1(a): Forward facing campus with a bold gesture while transitioning the physical identity and entry to campus.
- 2(b): Welcome visitors and strengthen the identity of campus arrival.
- 6(a): Enhance interior/exterior connections by creating an open and visible quad while reinforcing the academic core.
- 8(b): Integrate additional stormwater management measures while reinforcing the campus ecology.
- 8(c): Eliminate the invasive, existing understory entry.



Figure 6.3-2: Main Entrance Drive detail

Quad and Union

Locating the new Cofrin Technology & Education Center northwest of its existing location provides opportunities to re-imagine the Quad. Much of the existing terrain and topography currently in the Quad will go away along with the existing Cofrin Library, as will the concourses connecting Main Entrance Drive, Cofrin Library, and Student Services. At-grade permeability, visible pathways and building entries, and more usable space within the Quad will create a cohesive central outdoor space that connects all wings of the academic core.

Concourses connecting theme colleges remain (Wood-Rose, Laboratory Sciences-Environmental Sciences-Instructional Services, Theatre-Studio Arts), but connections into and through the Quad are moved outdoors. Breaking the concourse will create opportunities for cross-disciplinary interaction, and clearly marked building entries will be in line with pathways. Outdoor pathways will also provide quicker routes to destinations and section off portions of the Quad for different activities.

The entry to the University Union from Housing is reconfigured to align with Phoenix Park pathways. Direct outdoor connections are created from the Union into the Quad by removing the concourse to May Ann Cofrin Hall, and to the Student Services plaza by expanding the Union on the southwest side.

Our Strategic Priorities:

- 1: Support the whole student from their experience in the classroom to co-curricular activities. Improve student engagement and satisfaction.
- 2: Advance inclusivity by creating a welcoming, accessible, and equitable environment.
- 5: Increase visibility and leadership in sustainability.
- 6: Strengthen the culture of continuous improvement.

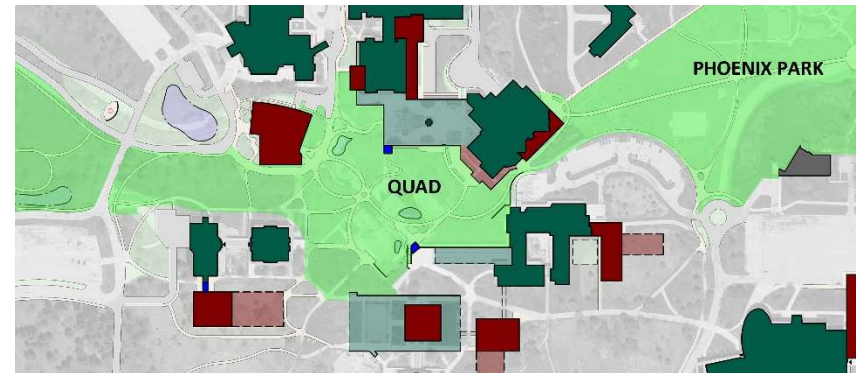


Figure 6.3-3: Campus Core/Quad detail

Our Goals and Principles:

- 2(c): Strengthen circulation and wayfinding within campus.
- 4(a): Provide ample and well-designed physical sidewalks and roads that support connections to the campus core.
- 5: Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus
- 6: Enhance / Activate the Quad while Reinforcing the Academic Core.
- 9: Identifiable Concourse Entries from within the Quad



Figures 6.3-4 to 6.3-7: Examples of engaging college campus Quad activities. These central outdoor spaces can be hubs for learning, studying, engaging with the campus community, physical activities, and college campus traditions in all seasons and weather conditions.

Performing Arts

Theatre Drive becomes pedestrian-focused when the Quad expands, as the connection to Main Entrance Drive is replaced with a roundabout to serve the Weidner Center and an expansion to Theatre Hall. The two entries are connected via covered walkway. Another expansion on the east side of Theatre Hall provides loading dock, scene shop, and classroom spaces and connects to the reconfigured service drive to the University Union loading dock.

Part of the former golf course is reimagined as an outdoor amphitheater to be used by UW-Green Bay and the community for summer performances and events. Pathways connect to existing Weidner Center parking and to the Quad, with a backstage area accessed from the Studio Arts parking lot. The amphitheater is placed to the south of existing stormwater retention basins which will remain in use.

Our Strategic Priorities:

- 1: Support the whole student with co-curricular activities. Improve student engagement and satisfaction. Take advantage of programming resources of the Weidner Center.
- 4: Enhance community connections

Our Goals and Principles:

- 2: Welcome visitors to campus.
- 3: Community Connectivity
- 4: Reduce pavement and redundant roadways.
- 5: Enhance the Interior / Exterior connections

Figure 6.3-8: Quad, Looking West Toward Cofrin Technology & Education Center



Housing

The Housing master plan was used as the guiding principle behind this portion of campus. Aging small-scale structures are replaced by more traditional residence hall-style buildings. Pedestrian connections from residence halls to the University Union are prioritized over vehicular traffic, with parking lots and roads shifted closer to East Circle Drive. Leon Bond Drive and Walter Way are still connected through parking lots, but roundabouts are placed at the ends of the streets to discourage non-student vehicular traffic through the housing end of campus. There are 2, 079 existing beds. 460 beds will be added in phase 1 of the housing master plan and 703 total long term.

Our Strategic Priorities:

- 1: Improve student engagement and satisfaction. Support the whole student with co-curricular activities.
- 2: Create a welcoming and equitable environment.

Our Goals and Principles:

- 1(a): Forward facing campus through campus improvement projects.
- 4(a): Provide ample and well-designed physical sidewalks that support connections to the campus core.
- 5(a): Celebrate the significance of the open spaces within campus lands.
- 6(a): Provide additional opportunities for chance interaction by focusing attention on developing high-quality exterior spaces between and around existing and new buildings.
- 10: Update On-Campus Living Accommodations

Athletic Facilities

A replacement turf gym is proposed in the same location as the existing turf gym. The footprint, which is half the size of a soccer field, grows into the parking lot on the north side of Kress. New booster parking is created to the south of the turf gym. The existing softball field parking lot is to be paved, and a new path between the softball and soccer fields is added.

Space in Kress Events Center is also considered for the sports sciences program and a new weight room. This can be housed in the existing building footprint by repurposing the pool, or in an addition on the southeast side of the building adjacent to the main entry.

Our Strategic Priorities:

- Support the whole student with co-curricular activities.
Improve student engagement and satisfaction.
Create a welcoming and equitable environment.

Our Goals and Principles:

- 1(a): Forward facing campus through campus improvement projects.
- 4: Reduce pavement and redundant roadways.
- 4(a): Provide ample and well-designed physical sidewalks that support connections to the campus core.
- 5(a): Celebrate the significance of the open spaces within campus lands.
- 6(a): Provide additional opportunities for chance interaction.

Phoenix Innovation Park

The southwest quadrant of campus is to be redeveloped as a series of public/private parcels (the initial parcel is the completed and operational Brown County STEM Innovation Building). Completing the inner loop road from the STEM Building to Wood Hall and removing South Circle Drive intersections establishes Main Entrance Drive as the primary entrance to campus. Each parcel is roughly 3.5 acres for a building and dedicated parking. Parking could be shared across multiple parcels, depending on the developer's intentions. Multiple parcels could also be sold to the same developer—doing so should be done in a way that holistically considers proposed vehicular/pedestrian circulation paths and utility easements. Utilities should be installed ahead of time to create an organizational framework for the park's growth.

Existing open space is preserved and extended beyond the existing Viking House, strengthening the connection between the academic and professional sides of campus. Between Rose Hall and Cofrin Technology & Education Center, serving as a visible destination and connecting the academic and professional spheres of campus activities. The proposed park along Main Entrance Drive will provide a series of restored prairies, removal of invasive understory, preservation of existing large trees, and mowed walking paths. Stormwater management for Phoenix Innovation Park is separate from the rest of campus and is controlled at locations along the periphery of the properties.

Sizing and parceling of Phoenix Innovation Park properties will be driven by the market of prospective developers. Connecting the inner loop would create the eastern boundary of the park, so the logical direction of growth would be from east to west. Roads could be added and some of the more difficult terrain on the west side of the park could be adjusted as lots are sold.

Our Strategic Priorities:

- 2: Provide a robust university community that is inclusive through the creation of a welcoming and equitable environment.
- 3: Evolve foundational business practices and processes.
- 4: Enhance Community Connections and University Philanthropy.
- 5: Increase the amount of environmental partnerships and research.
- 6: Strengthen the culture of continuous improvement.

Our Goals and Principles:

- 1(a): Forward facing campus through campus improvement projects.
- 1(b): Transition the physical identity of campus to focus on campus location along the bayfront.
- 3(a): Plan amenities which bring the community onto campus for business partnerships, events, and enjoyment of the natural setting.
- 5: Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus

Academic Buildings and/or Building Additions

New academic buildings and/or building additions should be placed at the ends of the “spokes” making up the academic core as program growth dictates. The new building / addition provides a clear entry point at its connection to the existing adjacent building. Proposed new building locations are coordinated with existing underground utilities; opportunities for future expansion of the new buildings are also identified.

If new academic buildings are to be placed on the concourse system, the circulation pathways should be integrated with true “people pockets” for conversation and interaction as opposed to the narrow alcoves which are in the current concourses. These pockets can become formal meeting spaces or informal lounge spaces and should provide views to the outdoors; they can even be part of the new building entry. Entry into the concourse should be clearly defined and accessible from the building entrance.

Our Strategic Priorities:

- 2: Provide a robust university community that is inclusive through the creation of a welcoming and equitable environment.
- 6: Strengthen the culture of continuous improvement.

Our Goals and Principles:

- 1(a): Create bold gestures with an eye to the future through campus improvement projects.
- 2(a): Create a working landscape at “spoke” entries to campus that removes the invasive understory through campus improvement projects.
- 2(b): Strengthen the identity of campus arrival
- 5: Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus
- 9: Identifiable Concourse Entries
- 9(b): Analyze the physical, budgetary and operational challenges associated with a full concourse system.
- 11(a): Design adaptive and flexible buildings which can be renovated and/or added onto as academic program needs change.

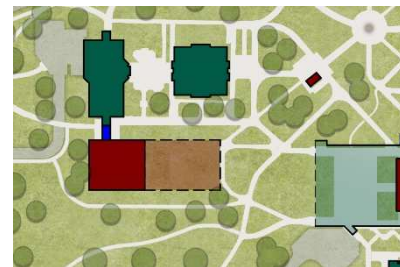
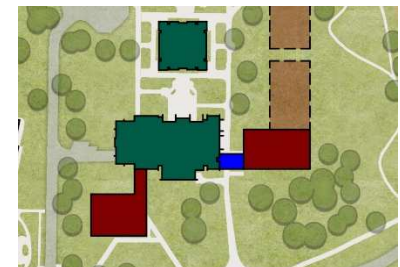


Figure 6.3-9: Wood Hall



*Figure 6.3-10:
Laboratory Sciences*

Figure 6.3-11: Connector/Building Entry Between Laboratory Sciences and Proposed Academic Building



6.4 Open Spaces

One aspect of UW-Green Bay that sets it apart from most college campuses is its natural setting. The proposals of the master plan seek to remove barriers to accessing the outdoors and utilize as much outdoor space as possible for students, the community, and to serve as a symbol of environmental and ecological resilience.

Our Strategic Priorities:

- 1: Support the whole student from their experience in the classroom to co-curricular activities.
- 2: Create a welcoming and equitable environment.

Our Goals and Principles:

- 5: Enhance the Interior / Exterior connections while Creating a Sense of Place Throughout Campus
- 6: Enhance / Activate the Quad while Reinforcing the Academic Core
- 7: Embrace, Protect, and Enhance the Arboretum and Natural Setting
- 8: Respect and Enhance the Campus Ecology
- 10(b): Provide new programmed activities for students

Open Lawns: Quad, Phoenix Park, Main Entrance Drive Park

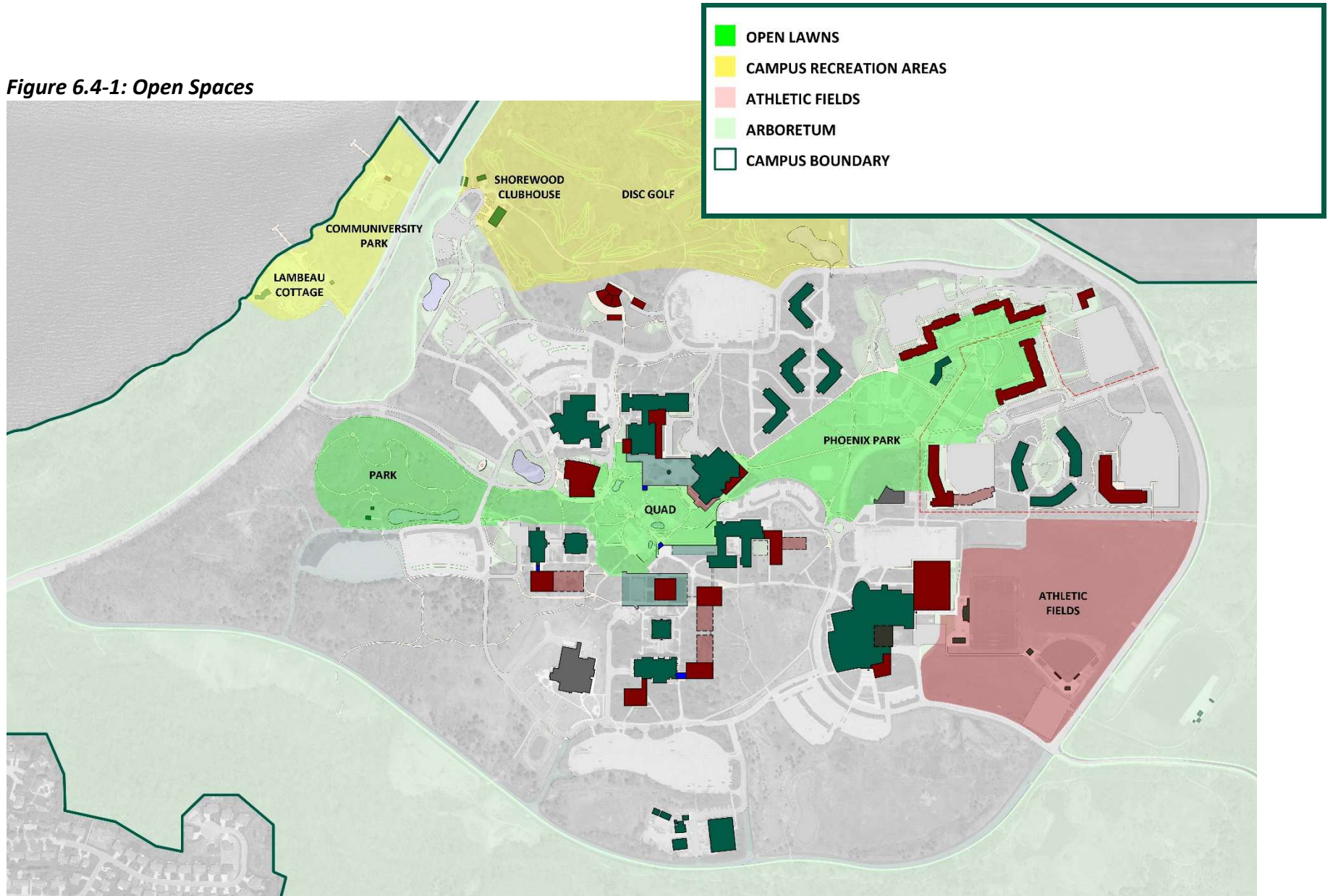
The terrain which currently reins in the Quad is all manmade, built up to cover concourse tunnels or adhere to building level changes. By opening the northern entry from the performing arts wing and shifting learning streets to outdoor pathways, the Quad is fully accessible without having to enter a building. The

placement of Cofrin Technology & Education Center and elimination of concourse tunnels allows for direct entry into the Quad from Rose Hall, Mary Ann Cofrin Hall, and Instructional Services. Logical pathways connecting academic buildings across the Quad encourage students, staff, faculty, and visitors to go outside. Zones within the Quad are conducive to patio seating, group gatherings, and year-round events.

The layout of Phoenix Park was taken into account as part of the Housing master plan equally to the placement of new residence halls. Phoenix Park is envisioned as an interactive space for the student body, effectively an outdoor extension of the meeting and lounge space provided in the University Union. Athletic fields are maintained in their existing location in the southeast quadrant of campus. The Viking House remains in its current location, but becomes the anchor for a proposed park along Main Entrance Drive at the connection to Phoenix Innovation Park from the heart of campus. Lower, cleaner landscaping in this park allows for expansive views from Main Entrance Drive and creates view corridors to the bay from Cofrin Technology & Education Center.

Other sculptural landmarks on campus are shifted to prominent locations in these proposed lawns. The “Phoenix Rising” sculpture currently at the Cofrin Library entrance is shifted to a terrace within the Main Entrance Drive roundabout, where it greets visitors as they reach the inner loop road. The carillon bell tower currently outside the University Union entrance is placed at the center of the Quad.

Figure 6.4-1: Open Spaces



Rec Sports Zone in Shorewood Park

The closing of the Shorewood Golf Course after 90 years of operation created a significant opportunity for this planning effort to re-envision the area as a recreation sports hub and a destination for campus and the community at large. The plan responds to the existing layout of fairways, tees and greens to take advantage of infrastructure and vegetation massing already in place to re-create a diverse recreation sports hub, connected physically and visually to Communiversy Park and student housing. A renovated roadway approach puts the existing clubhouse building at the terminus of the vehicular route to the center of this new rec sports hub, allowing users to locate the destination at the end of the roadway. Renovation of the existing parking lots could provide bus drop-off and short-term parking, visitor drop-off, user and staff parking, and overflow parking; located between the rec sports lot and the Weidner Center lot offers proximate overflow parking for events.

The clubhouse is repurposed as a multi-use building that could serve as the face of the rec sports program but also provide modest concessions, restrooms, warming shelter services for winter skiing, rec sports staff offices, student rec organization spaces, materials storage and sales for access passes if the University chooses to require fees for disc golf course and/or skiing trail usage.

A large, gently sloping lawn would extend from the clubhouse to the east, providing a footprint for hosted or programmed events that could include table/chair sets ups, large event

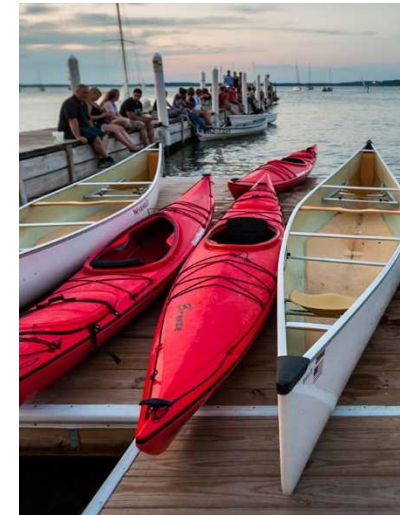
tents, or a series of smaller event tents. This zone could also function as the starting line for cross country running or Nordic skiing race events if the University was interested in hosting either local school district or collegiate events.

Two separate 9-hole disc golf courses are laid out within the compact footprint of the central area of the former 9-hole golf course. Both courses locate beginning and ending holes close to the clubhouse or connected via the existing path north of the stormwater pond. Each hole offers a short and long course option for players of all abilities to be able to play together but within varying levels of rigor and experience. Sequentially connected holes offer a diversity of user experiences while minimizing conflicts between users walking from one hole to the next and those playing through on any given hole. The overall layout organically responds to the existing vegetation and current trail and path networks, integrating them into the hole and overall course layout.

A series of regulation-distance cross country running courses extend from the proposed starting line on the large lawn space east of the repurposed clubhouse and traverse a network of existing paths or new mowable edges along historic fairways to provide a full looping series of distances. The female high school 2.5-mile course and male high school 3.1-mile courses loop through a series of open, semi-open and wooded areas north and east of the clubhouse within the core footprint of the new rec sports zone, finishing along the length of an existing fairway adjacent to the clubhouse, offering spectators the

ability to watch the start and finish from the same location, proximate to parking and the club house. The collegiate female 3.7 and male 6.2-mile courses extend farther to the east along existing campus trails and paths, crossing East Circle Drive, looping to the south and west before connecting to the core running trail network that finishes in the same location as the high school distance courses.

The rec sports zone takes advantage of the varying seasonal recreation opportunities offered by Green Bay's climate and provides winter skiing and snowshoeing opportunities that utilize a number of the same trail and path networks utilized by rec sports participants during the shoulder seasons and summer. A skate skiing course loops from the clubhouse around the large, central stormwater pond and back, providing skate skiers with a flat, wide, looping course that is easy to access by grooming equipment staged at the rec sports clubhouse ancillary buildings. Nordic trails also extend from the clubhouse, offering looping variations of distances within the core of Shorewood Park but extending out to encompass existing Nordic trails that are already being utilized through the arboretum zone to the west and southwest. Moving the visitor arrival, equipment rental and hub of skiing activity from its current location at Kress Center to the renovated Shorewood Recreation Building provides a singular hub for all recreation sports, is located near the main entry to welcome visitors and users from the broader neighborhood and community, and provides a singular location for outdoor recreation sports activities, equipment, offices, and maintenance.



*Figures 6.4-2 through 6.4-5:
Examples of campus recreation and bayshore activities*

Figure 6.4-6: Disc Golf, Skate Skiing, Nordic Trails

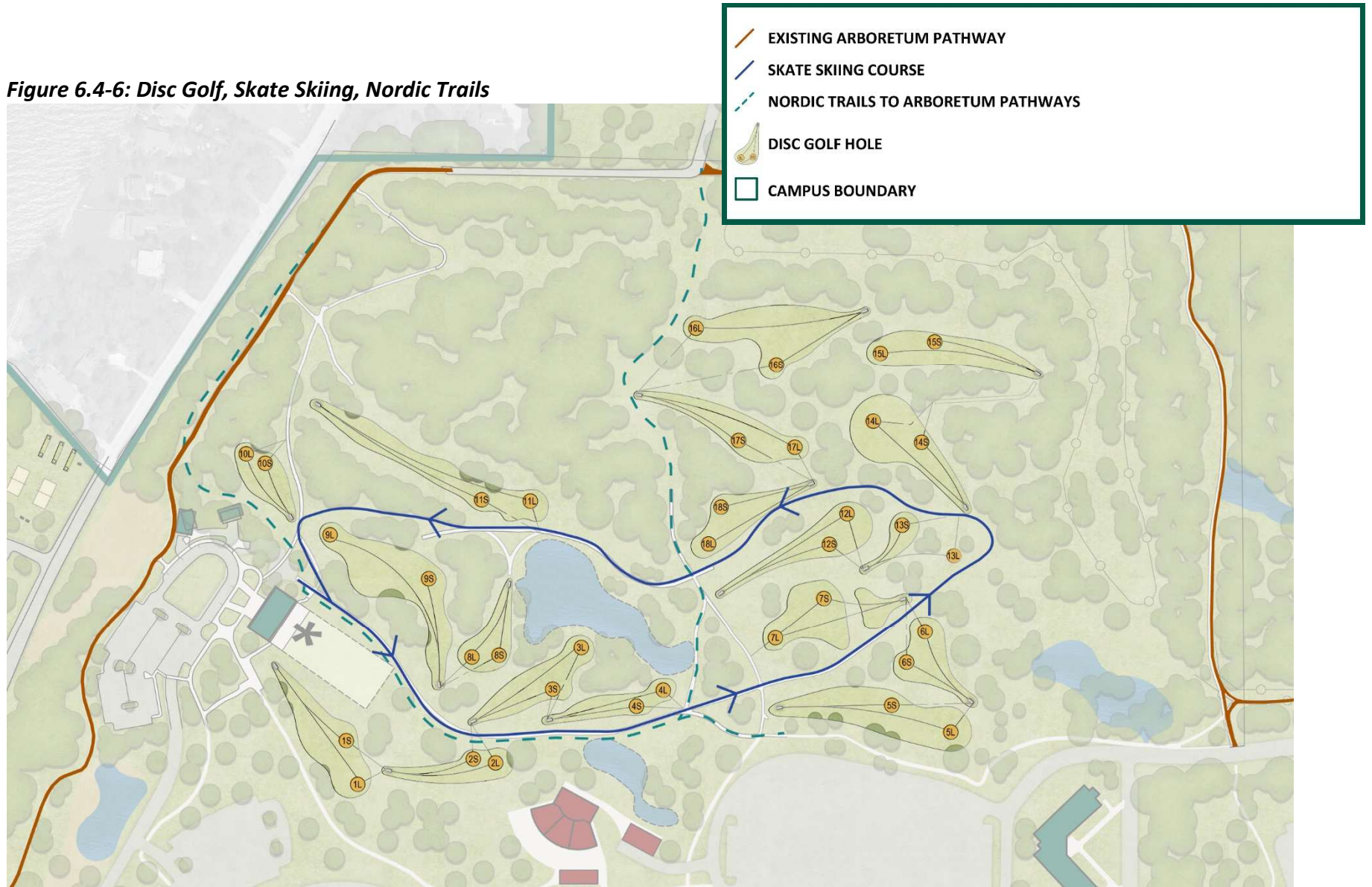
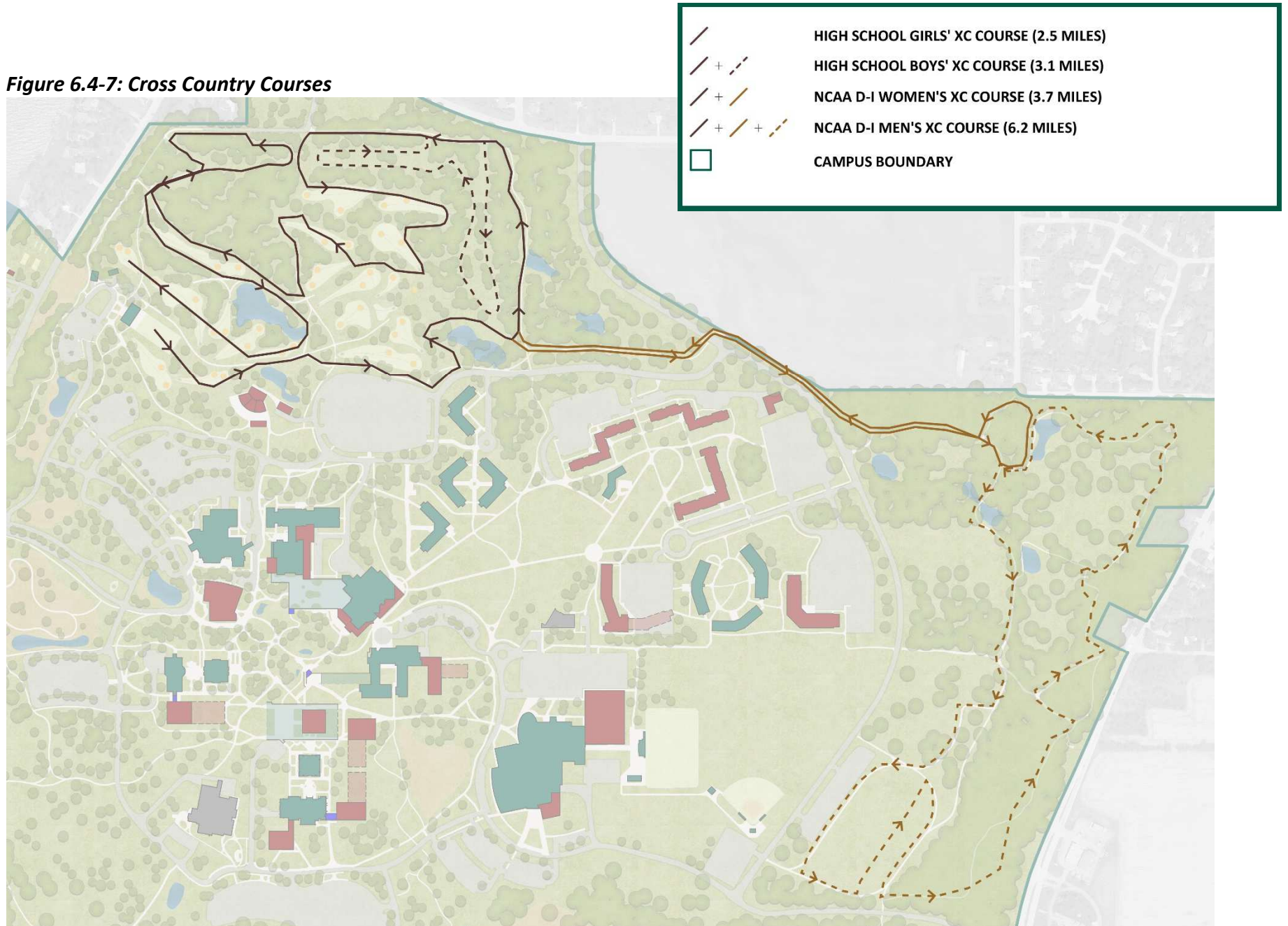


Figure 6.4-7: Cross Country Courses



Bayfront Enhancements: Recreation Sports Satellite Location

A careful balance of active, recreation-focused areas and passive green infrastructure at Communiversity Park preserves much of the existing open space sacred to this area of campus, maintains and enhances the ability to provide vegetative buffers to minimize the impacts of stormwater on the lakeshore hydrology, and provides parking, access and amenities to encourage wider use among campus and community visitors. New sand volleyball courts, horseshoe pits and picnic tables radiate from a relocated parking lot that moves existing pavement away from the shoreline, reducing the negative environmental consequences of paved parking adjacent a lakeshore edge and providing a visible destination from Nicolet Drive to the parking lot. A new shelter structure, envisioned to be partially enclosed and partially open-air, provides a covered spot for picnics and rec sports gatherings but could also provide restrooms and a satellite location for rec sports to operate modest concessions and rentals for kayaks, canoes, SUPs and other equipment associated with the lakefront location. A modest seasonal pier, vehicular access path and turn-around provides the ability for users to transport, store and/or launch small, unmotorized watercraft from this activated shoreline area.

Land and Water Conservation Fund act of 1965 (LAWCON)

Land development – eligible types of projects for development include but are not limited to: boating facilities, such as launching ramps and docks; swimming, bathing and water sports facilities, including beaches, swimming areas and bathhouses but require a comprehensive planning process.

A kayak launch will require a pier/dock/wharf individual permit from the Wisconsin Department of Natural Resources only if any of the following apply:

- The main stem of the pier is wider than 6’.
- The loading platform at the end of the pier is greater than 200 square feet.
- The pier exceeds the number of boat slips allowed. The stretch of shoreline making up Communiversity Park is roughly 700’ which would allow (15) boat slips.

The renovated and re-envisioned Communiversity Park extends to the southwest along the shoreline, transitioning in character from the existing rubble fill that protects the shoreline from ice and wave action to a sandy beach that extends all of the way to the more passive Lambeau Cottage zone. Pathways through the wooded shoreline transition zone link the more active rec sports zone with the passive Lambeau Cottage and surroundings. A large lawn space adjacent Lambeau Cottage is framed by the new sand beach to the north and a paved path to the south and provides a flexible, open lawn space for events hosted at the Cottage or ad hoc user activities. The existing parking lot is relocated to be more proximate to Nicolet Drive and provide an important physical and visual buffer between paved parking and the shoreline. A public boat launch with turn-around space and a seasonal dock support the re-envisioned Lambeau Cottage zone as a university asset, a community destination, the new and intentional access point to Cofrin Arboretum, and one of the few accessible open spaces along the shores of the Bay of Green Bay.

Figure 6.4-8: Communiversity Park and Lambeau Cottage



6.5 Entry & Arrival

Future building and grounds projects at UW-Green Bay should be implemented with an eye toward improving the entry and arrival experience. Clearly identifiable and readable entry signage, circulation pathways, and destinations will make the campus more forward-facing and welcoming to current users, prospective students, and visitors from the community.

Primary campus entry signage is placed at two intersections: Nicolet Drive/Main Entrance Drive and East Circle Drive/Leon Bond Drive. Visitors to campus are greeted with a clear view of their destination from either entry point, regardless of their purpose for coming. Driving up Main Entrance Drive reveals the Weidner Center (performing arts), Cofrin Technology & Education Center (heart of campus), and Wood Hall (academics); driving up Leon Bond Drive reveals the Kress Events Center (athletics) and curves around to the University Union (meetings, events, and services). Additional campus signage should be clear and easy to read from a distance, simplified by placing all academic buildings along the inner campus loop.

Major entry points are as close to parking as possible and easy to identify from a distance. The entry points at the ends of the academic spokes are envisioned as light, airy structures with informal lounge space and direct connection to the concourse system.

Figure 6.5-1: Major Entry Points

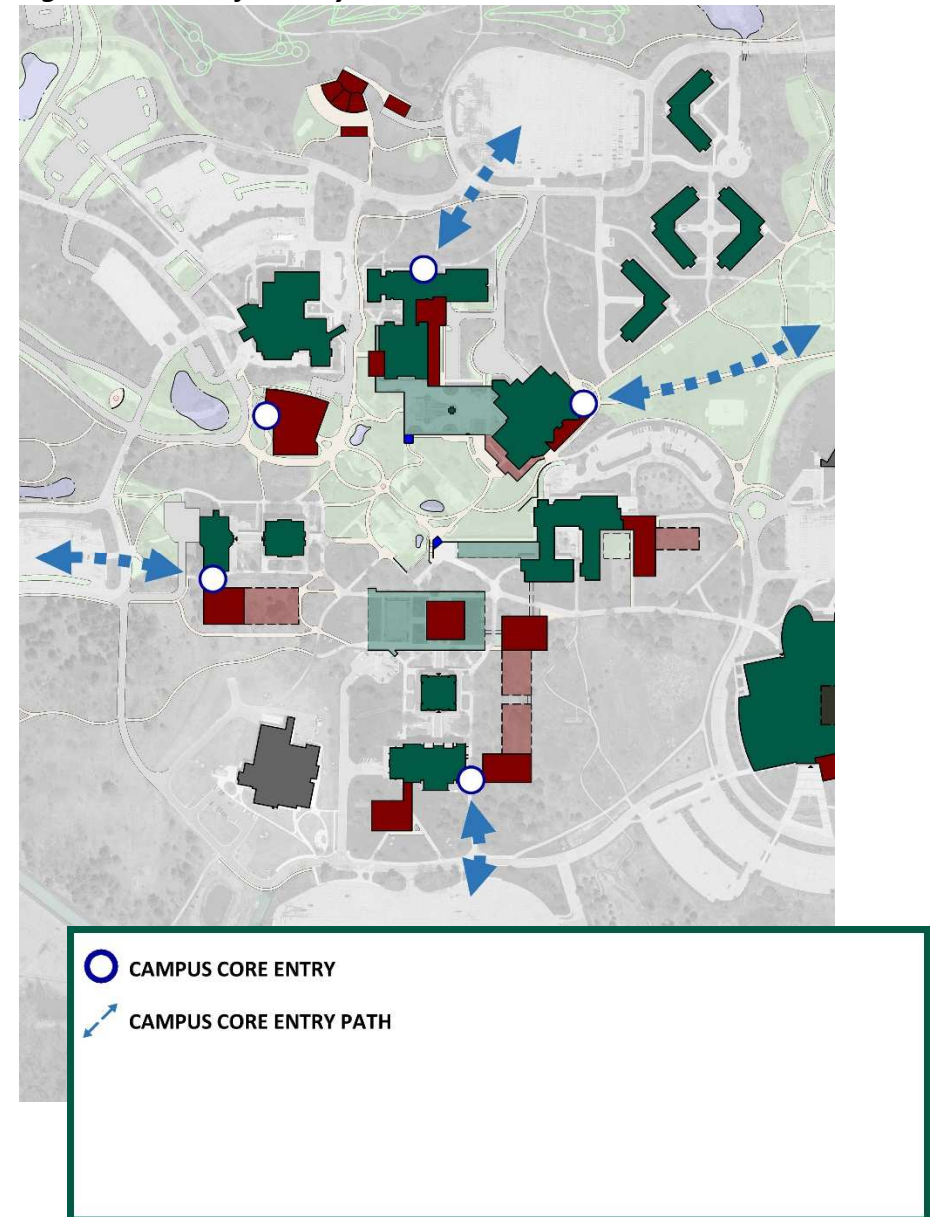
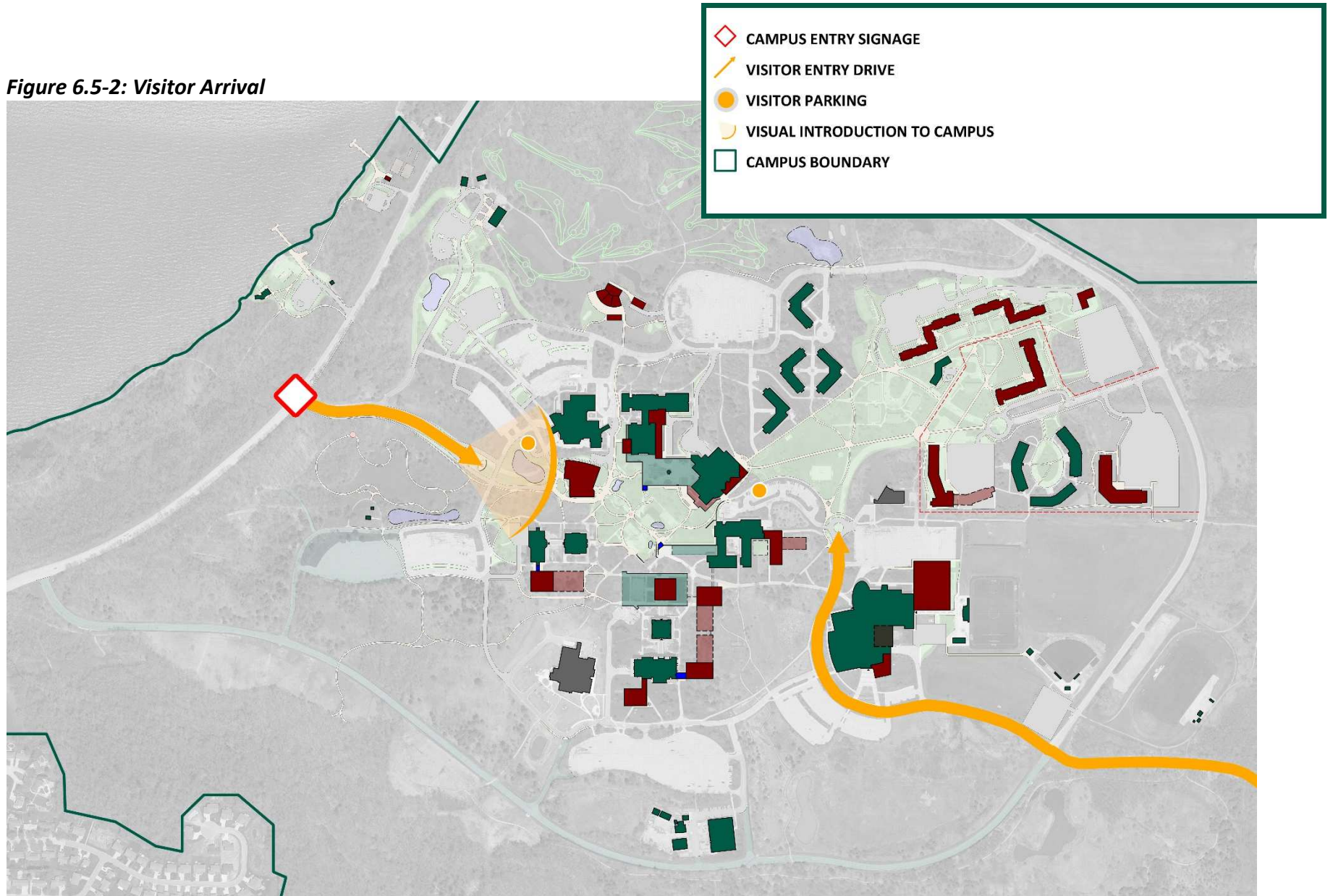


Figure 6.5-2: Visitor Arrival



6.6 Pedestrian Circulation

Where changes to building locations and open spaces are proposed, improvements to pedestrian circulation are to be made in conjunction. Outdoor circulation is used as a tool to strengthen the “learning streets” concept from the original master plan. Where renovations impact pedestrian circulation, pathways are aligned with major entries and coordinated to provide quick access to the different campus zones.

Pathways should be developed with connections between building and land uses in mind and should have a clear destination at a major entry point. When crossing through open areas, pathways should help to divide outdoor spaces. These areas, coupled with landscaping and placement of other outdoor amenities, create a dynamic experience that brings people outside and engages them with their natural surroundings.

Arboretum pathways are existing, but connections to campus elements should be considered. With South Circle Drive’s conversion back into greenspace, vehicular access is shifted to Lambeau Cottage. Connection points to the Arboretum are introduced at the Shorewood Clubhouse and both north and east ends of Housing. Existing Arboretum connections on the south end of the academic core are maintained.

Figure 6.6-1: Pedestrian Circulation in Academic Core

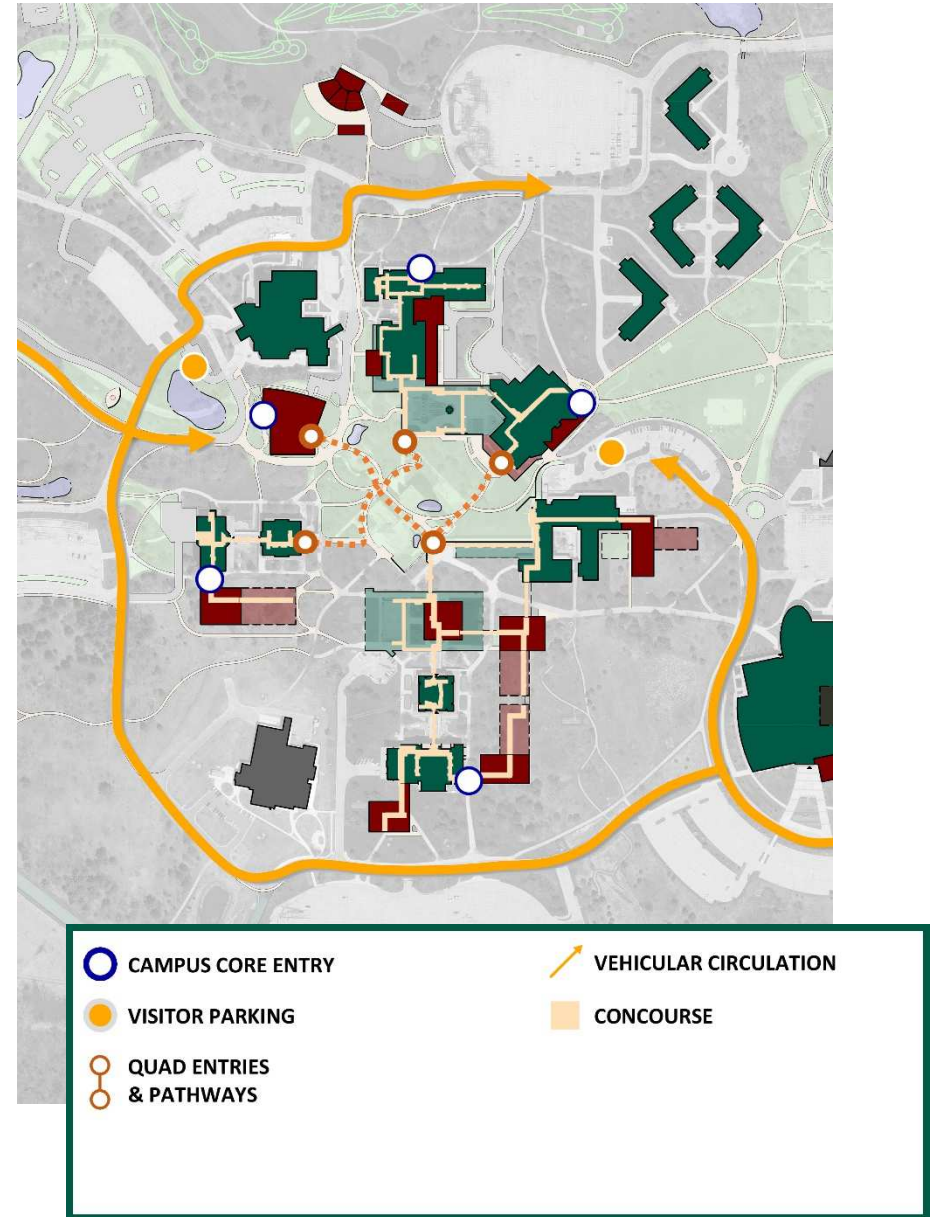
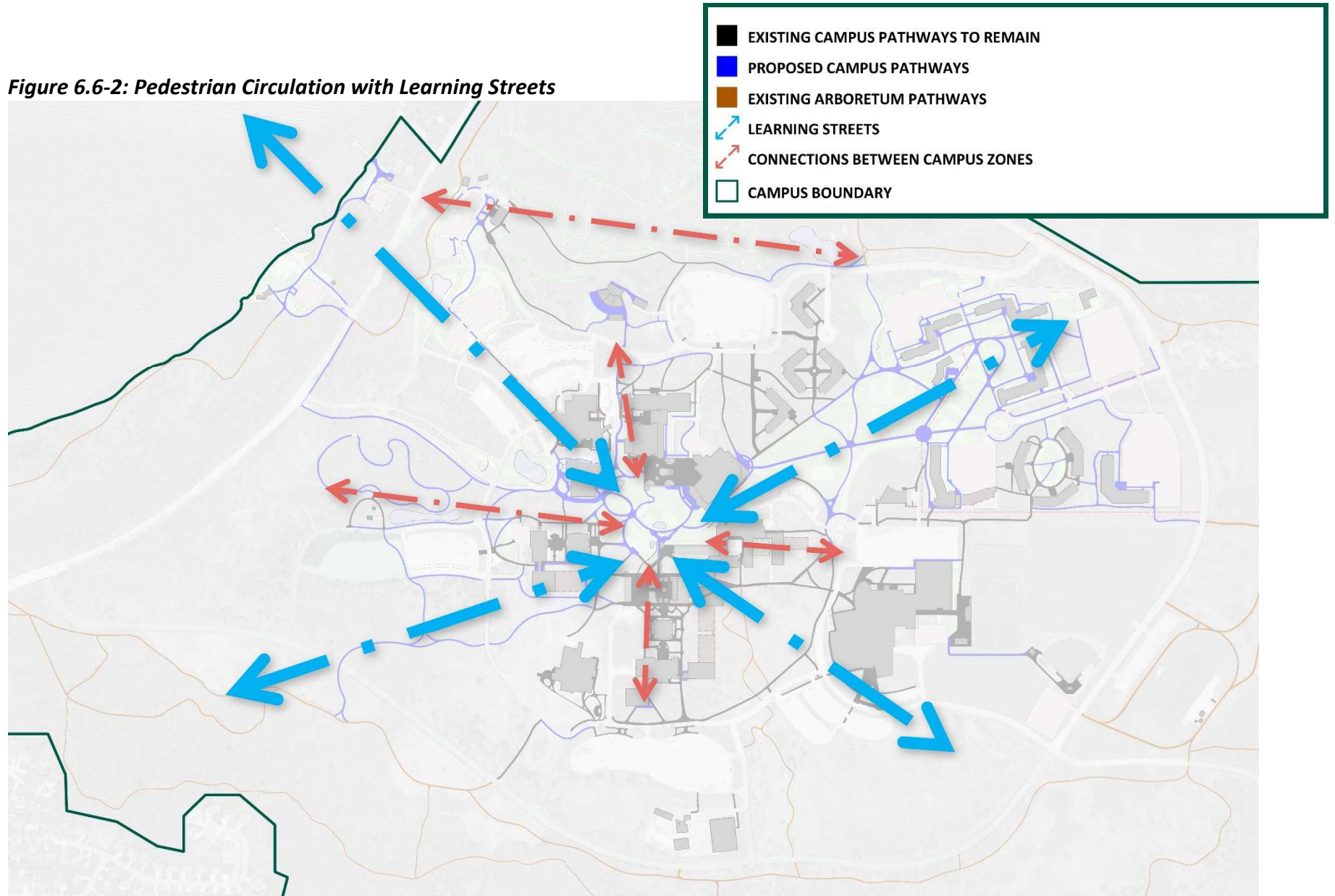


Figure 6.6-2: Pedestrian Circulation with Learning Streets



6.7 Vehicular Circulation

There are two primary drivers behind the master plan's proposal for vehicular circulation improvements: visitor experience and campus maintenance. Eliminating South Circle Drive along the outer loop creates two clear entry points into campus: Main Entrance Drive from the west and Leon Bond Drive from the east. Both entry points lead drivers to an inner loop which wraps around the academic core with visitor parking situated at either end of the loop. The inner loop is filled in by connecting Technology Way between the Brown County STEM Innovation Building and Wood Hall. North and East Circle Drive then become secondary roads primarily serving the student body (the connection between Walter Way and Leon Bond Drive is removed as part of the Housing Master Plan). North Circle Drive and the service drive leading to the University Union loading dock are also reworked to improve turning radii for delivery drivers.

The master plan proposes reducing the overall amount of pavement over the long term. The largest decrease is due to the removal of South Circle Drive and the west end of the Wood Hall parking lot where Phoenix Innovation Park is created. The proposed improvements to vehicular circulation will both improve wayfinding and reduce the total amount of paved area by roughly 11 acres.

While the current quantity of parking stalls is sufficient, their locations are reconfigured to provide clearly visible pathways to building entries. Visitor parking is placed nearest to the academic core for ease of wayfinding. Parking around the

academic core remains intact with the exception of removing the west end of the Wood Hall lot. Housing parking is shifted to the periphery, leaving the center open for pedestrian circulation and Phoenix Park.

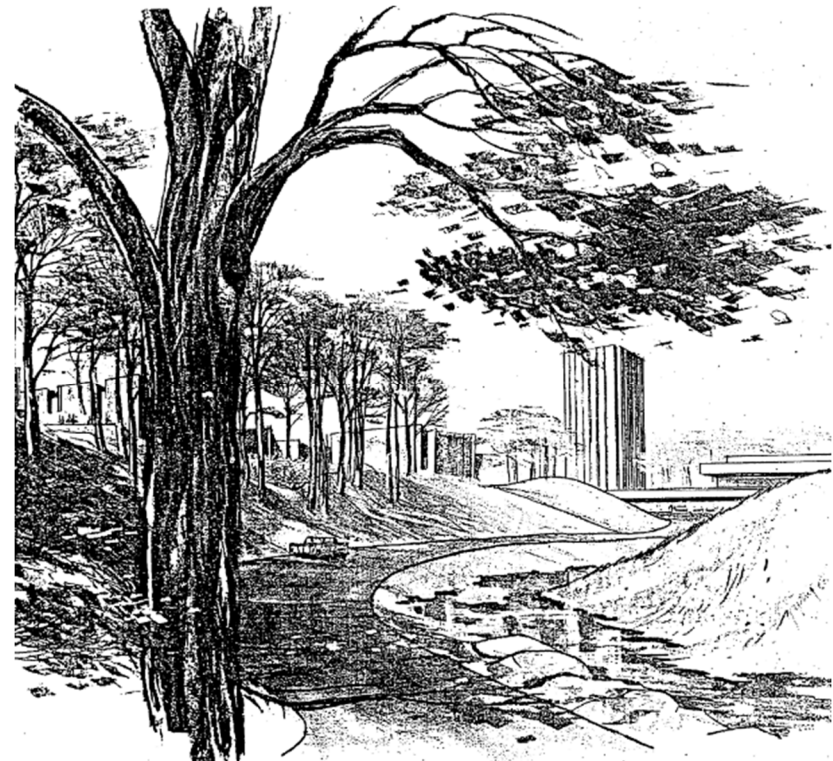


Figure 6.7-1: Campus Entrance rendering from 1968 Master Plan

Figure 6.7-2: Existing, Proposed, and Removed Pavement

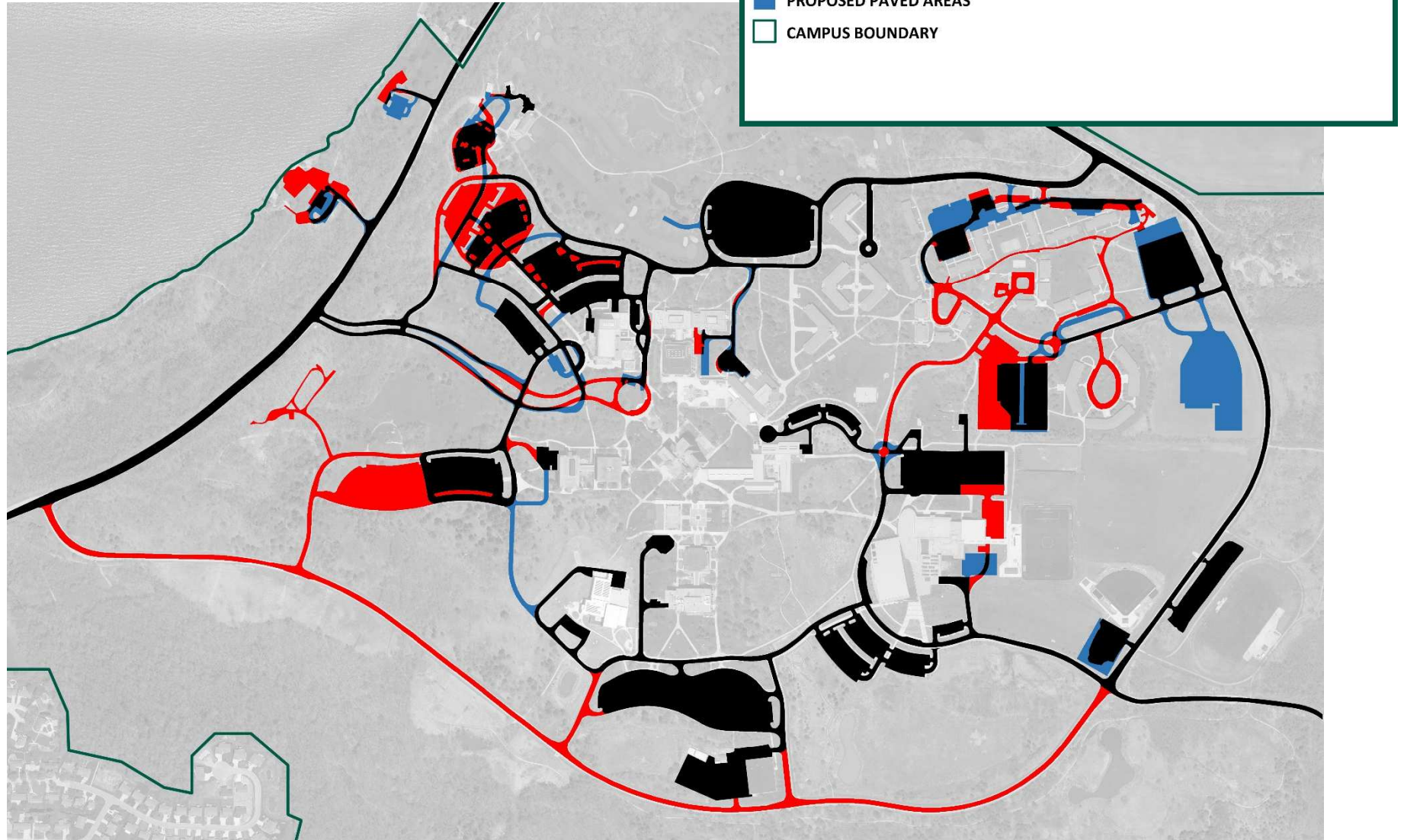


Figure 6.7-3: Vehicular Circulation

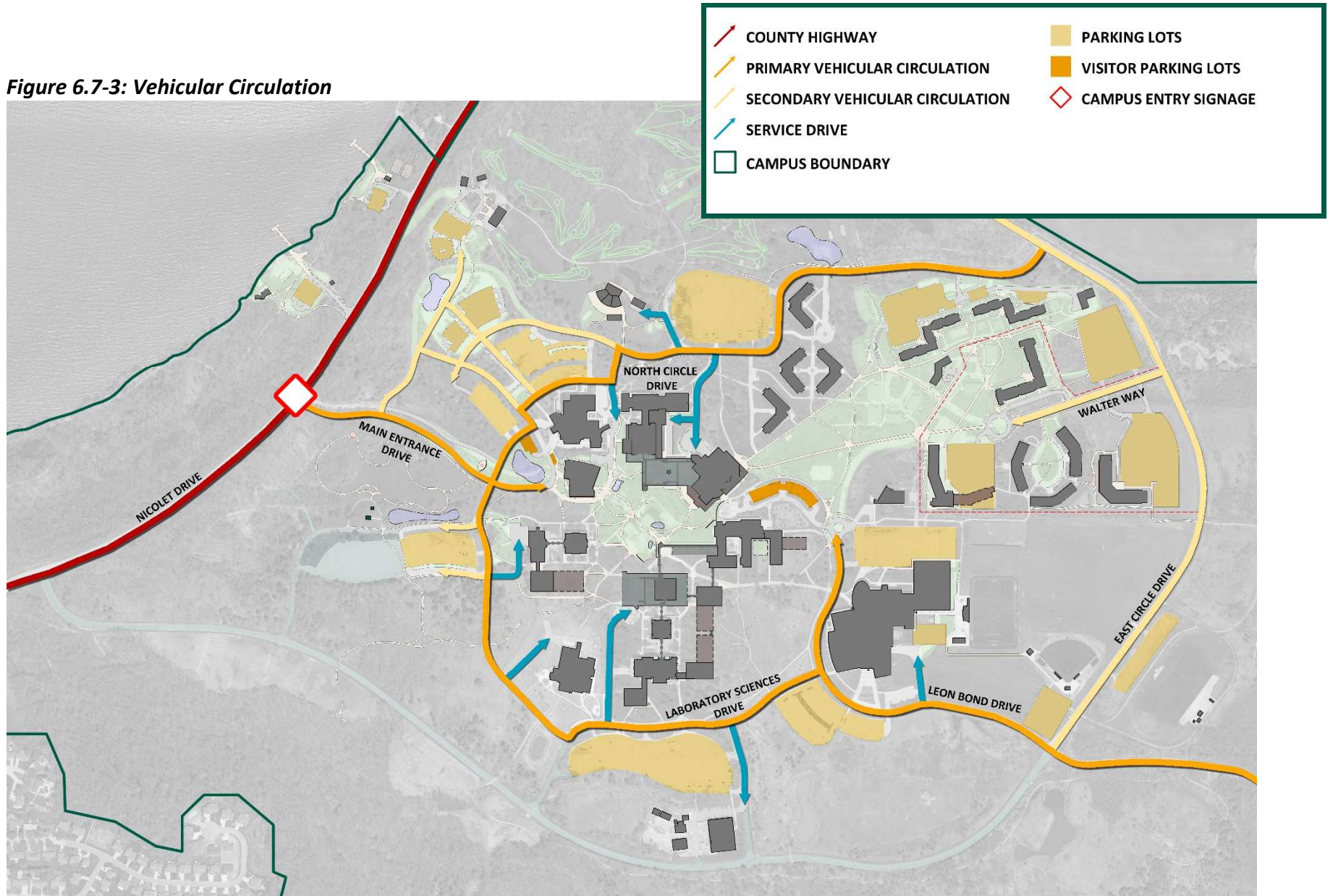


Figure 6.7-4: Main Entrance Drive, Looking East Toward Cofrin Technology & Education Center



6.8 Utilities

This campus assessment reviews the overall condition, capacity and layout of the utilities and the ability of the utilities to meet the needs of the campus for a minimum of the next 20 years to coincide with the master plan. Strategies and upgrades are based on new proposed buildings, buildings being remodeled, and buildings proposed for demolition as identified in the master plan. Strategies also consider the impact of the building changes to the boilers, chillers, electric services, and other underground utilities.

6.8.1 Water, Sanitary, & Storm

Future buildings on the UW-Green Bay campus consist of a building addition to the University Union, Cofrin Technology & Education Center, and residence halls in the housing quadrant. A potential future addition to campus is the Phoenix Innovation Park that will utilize roughly 40 acres for private businesses to open a location on campus. These 40 acres are expected to be split up into 12 lots extending from Main Entrance Road, South to South Circle Drive, then cutting east to STEM Building while staying south of the Wood Hall lot. New water, sanitary, storm utilities will be required for each lot.

University Union

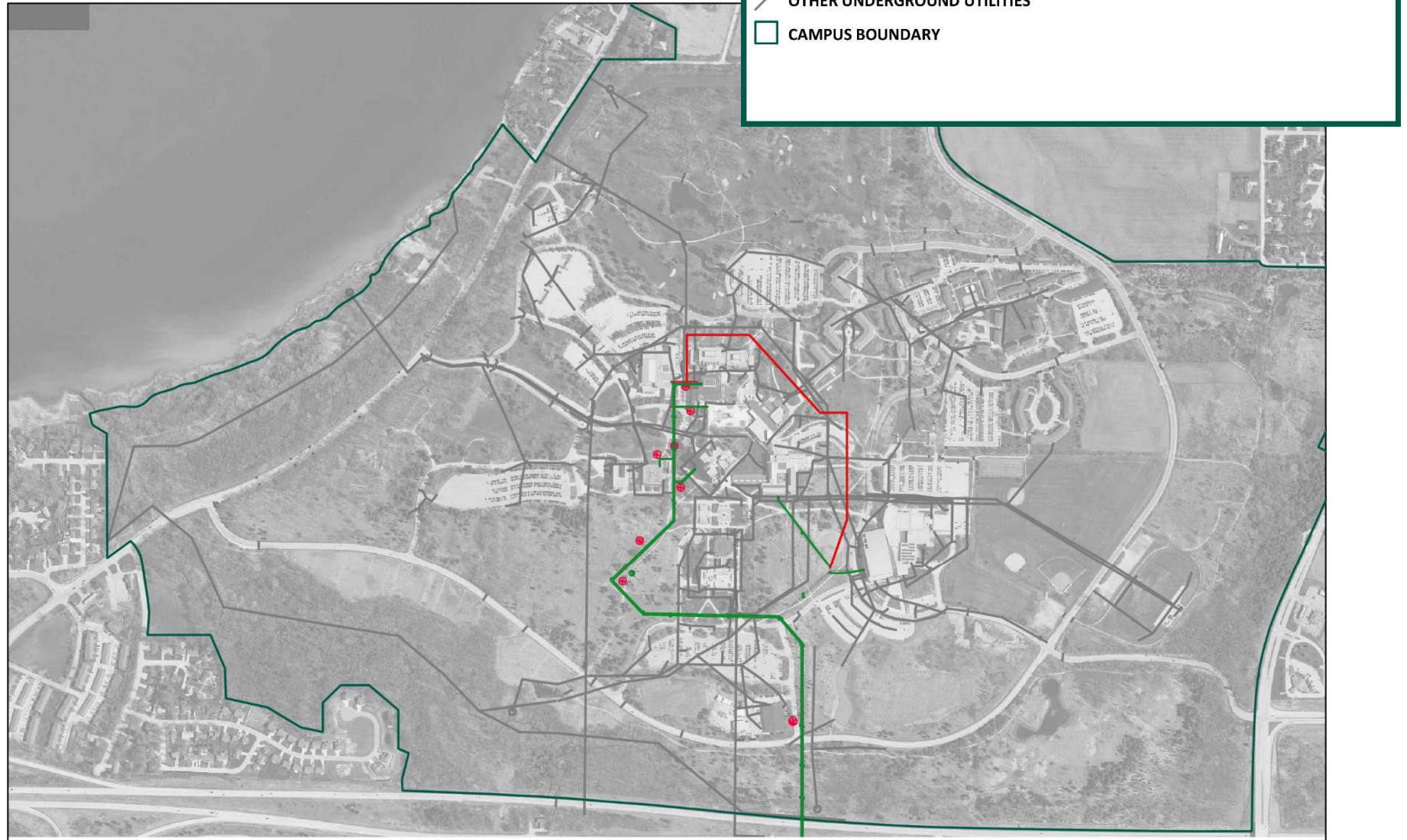
Water utility lines are located northeast of the University Union and service a water hydrant at the northeast corner of the

loading dock cul-de-sac. The water line for the hydrant service is located within the future Union addition footprint. This connection is proposed to be shifted northeast, outside of the footprint, with the hydrant service line routed north around the future footprint. The hydrant has been relocated to accommodate adjustments to University Union Court.

Sanitary sewer for the building currently connects to the Union from the Quad (southwest corner of the building). This line drains to the west through campus infrastructure. At this point, there are no known new sanitary connections associated with the building addition that will require additional sanitary sewer on site. Sanitary sewer was not located during the site survey but has been added to the survey based on campus utility records and mapping.

Storm sewer has two main areas of review within the project limits. The first storm sewer area is located in the patio area and along the north side of the Union. A new storm sewer line is proposed from near the east Union entrance, along the east side of the building, then along the north side of the building before connecting into a manhole located along the east side of University Union Court. A separate storm sewer main north of the future water main connection will require storm manhole and main removal and replacement. These storm mains are proposed to remain separate systems to maintain similar drainage patterns to existing conditions.

Figure 6.8-1: Underground Utilities Routing



The second storm sewer area is University Union Court. Widening the road will require relocating the inlets along the road. Storm sewer west of University Union Court, as noted in the Proposed Utility Exhibit, will be removed and replaced to accommodate drainage for the new parking lot. The majority of the catch basins in this vicinity have clay pipes that will require removal and replacement between structures to ensure the pipes are structurally sufficient with an increased lifespan.

Cofrin Technology & Education Center

Existing water, sanitary and storm services are expected to be sufficient to handle needs for the new building in its proposed location.

Housing

The proposed residence hall to the east of Mauthe Center will require new utilities branching off of the campus loop. The location of this residence hall will relocate parking stalls to an expansion of the East Housing Parking Lot, approximately 600 feet east of the Housing Parking Lot. These parking lots each generally drain from southeast to northwest. However, the Residence Hall and Housing Parking Lot drain to Golf Pond #1, where drainage from the East Housing Lot drains to Dragonfly Pond.

The steam tunnel is proposed to branch off to the east between the Mauthe Center and the Kress Parking Lot. This portion of the steam tunnel will provide hot and chilled water to the new

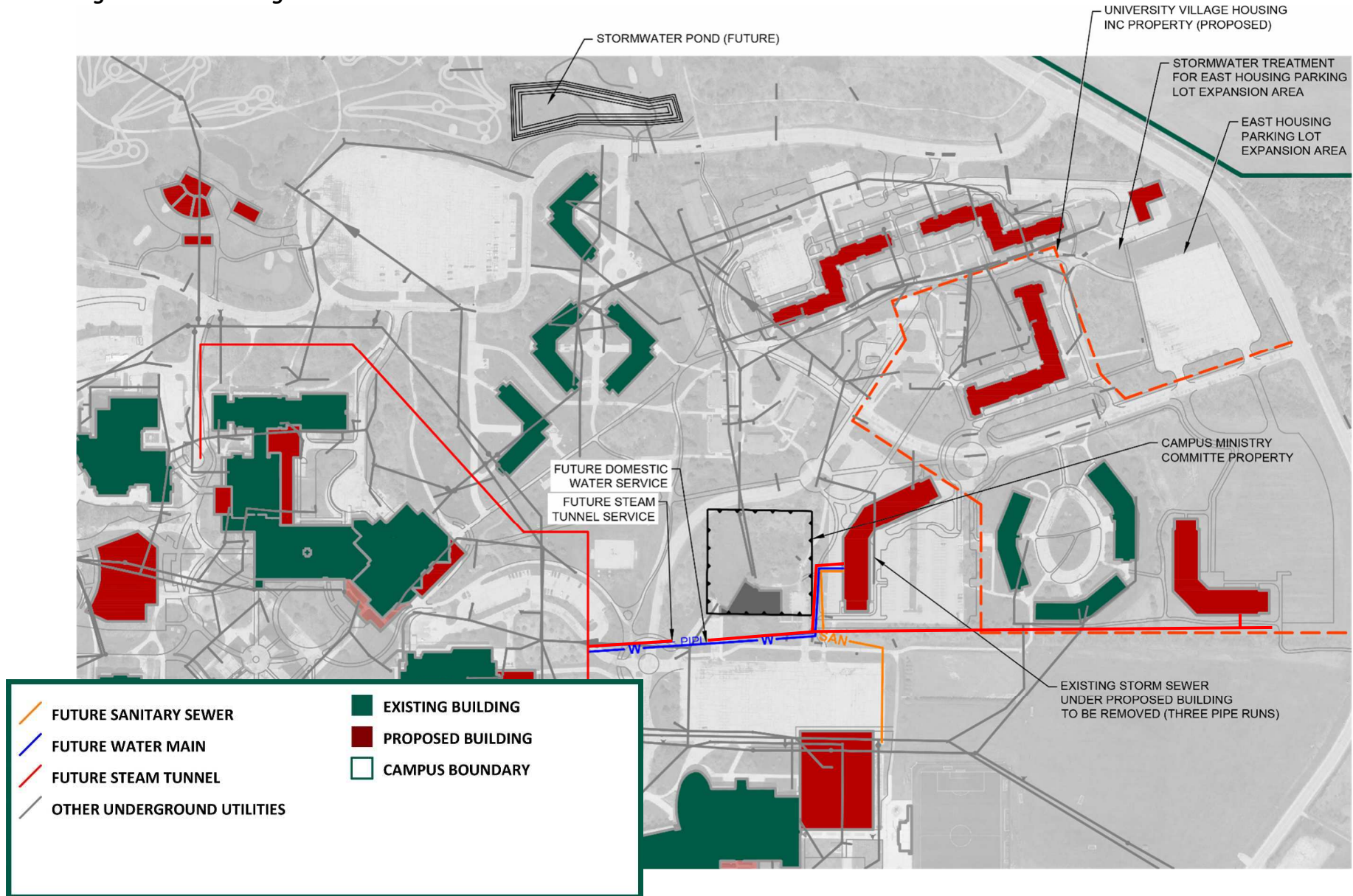
residence hall. A water utility line is proposed to follow the steam tunnel system and to service the residence hall.

Sanitary sewer for the new residence hall is proposed to connect to an existing sewer line northeast of the Kress Events Center. The sanitary line will follow the east side of the Kress Parking Lot, then turn west, then north along the west side of the Housing Parking Lot before connecting into the future Residence Hall.

A retention pond is proposed on the north side of North Circle Drive near Thompson for future residence halls proposed on campus. Under existing conditions, drainage for the Residence Hall and Housing Parking Lot drain through this area before draining northwest to Golf Pond #1. The future pond will follow this existing drainage pattern. Options were reviewed for sizing the pond. Per discussion with UW-Green Bay Facilities staff, it was determined that the most cost-effective option would be to size the pond for future loading based on three additional residence hall buildings / parking lots with similar footprints as the building and parking lots in the Housing master plan. This pond area will require a wetland determination and/or delineation and review for stream navigability.

Until the future residence halls are implemented, a small stormwater treatment device is proposed at the south corner of the Walter Way and Leon Bond intersection. The future expansion of the East Housing Parking Lot also has a stormwater treatment device proposed on the north side of the lot.

Figure 6.8-2: Housing Utilities



6.8.2 Steam

Over the time of the master plan the gross building square footage (GSF) of heated space on campus is projected to increase by approximately 77% (1,009,893 GSF) to 2,308,075 GSF.

There is currently only one steam route from the plant to feed the campus. The 12" main is adequately sized to handle proposed future steam loading. Based on the planned growth of Campus and need to keep steam services operational at all times its recommended to add an additional leg of 12" steam service and 8" condensate to the north end of campus. This leg of distribution would connect the west distribution arm with the east and a looped system around the main campus area a (see Appendix A - Steam Distribution Plan-New A.2). This leg of distribution allows provides the campus with ability to bring the Residence buildings on to the central distribution system.

6.8.3 Chilled Water

Over the time of the master plan the building gross square footage of air-conditioned space is projected to increase by approximately 57% (556,100 GSF) to 1,555,066 GSF.

The current plant equipment is old and nearing the end of useful life, its recommended to remove and replace existing chillers and cooling towers. The chilled water pumping system should be reviewed for implementation of a vari-prime

distribution system to enhance energy optimization of the cooling plant.

Based on the campus growth plan it's recommended that a new larger tonnage electrical centrifugal chiller be implemented at the plant with associated equipment following the connection of New Residence Hall #1 to the system. This unit along with the current two machines that operate can provide adequate cooling needs for campus through the next 12 years of planned growth.

Based on the planned growth of Campus and need to keep chilled water services operational at all times its recommended to add an additional leg of 12" chilled water service to the north end of campus this is shown. This leg of distribution would connect the west distribution arm with the east and a looped system around the main campus area as shown Chilled Water Distribution Plan-New B.3. The current plant secondary pump sizing is of adequate size to handle the project growth for the next 12 years. However, once the year 13 plus implementation period where to be added to the system the pumps would not be sized to handle the load and require replacement.

6.8.4 Electrical Power

Over the time period of the master plan the gross building square footage served by the Campus electrical system is projected to increase by approximately 36% (,687) to 1,794,487 gross square feet.

The projected future demand for the facilities listed is 8,703 kW, or 42% of total system capacity. Capacity calculation is based upon Estimated Demand Load from similar facilities with centralized utilities.

The intent of a future primary system expansion is to connect the loop of the East and West Ductbank route via a north connector. The new ductbank would route North of Studio Arts and route South, East of the Union, Mary Ann Cofrin and connect at the Kress Center. Refer to the Primary and Signal Ductbank Plans, Appendix A.

6.8.5 Telecommunications

Most UW campuses are installing new OS2 optical fiber and migrating away from the use of multimode optical fiber as bandwidth requirement increase across the campus. A plan should be developed going forward to install new redundant Singlemode OS2 optical fiber and gradually move away from the older 62.5 micron and 50 micron multimode systems.

Based on Master plan building changes, it would be suggested to develop a burial signal duct pathways for redundancy vs. depending on steam tunnels and Skywalk pathways. On many of the UW campuses the steam tunnels were originally used for optical fiber backbone pathways and are now being replaced so the optical fiber in those Steam Tunnels is now forced to be replaced as well and installed in a proper signal duct pathway in many cases.

This would also be an opportunity to explore new system infrastructure technologies. As the campus grows, it is suggested to explore “Air Blown Fiber Systems” which allow for rapid infrastructure adds and changes.

Optical Fiber Pathway

- Recommend new pathways as an independent signal duct to serve the campus buildings. Possible new signal ductbank system is indicated in Appendix A.
- Recommend new ductbank pathways for new cabling where possible to remove cabling dependency on building existence.
- Recommend to identify and remove existing cables not in use.

Recommended Steps for Future Planning

- Develop a fiber optic master plan.
- Identify, map and catalogue pathways and type of existing site fiber optic and copper cables.
- Identify cabling that is obsolete, damaged and not in use with the intent to prepare the camps as it moves forward.
- Review existing and suggested site pathways with the intent to create redundancy in pathways and cabling.
- Upgrade fiber optic cables, specifically replacing 62.5 MultiMode fiber with OS2 SingleMode fiber.

6.9 Composite Plan

Full implementation of the proposed improvements will dramatically change the perception and experience of studying, visiting, and working at UW-Green Bay. Improvements to the built environment, connections to nature, and streamlining of pedestrian and vehicular circulation will go a long way to satisfying the guiding principles which were established early in the design process.

Figure 6.9-1: Composite Plan

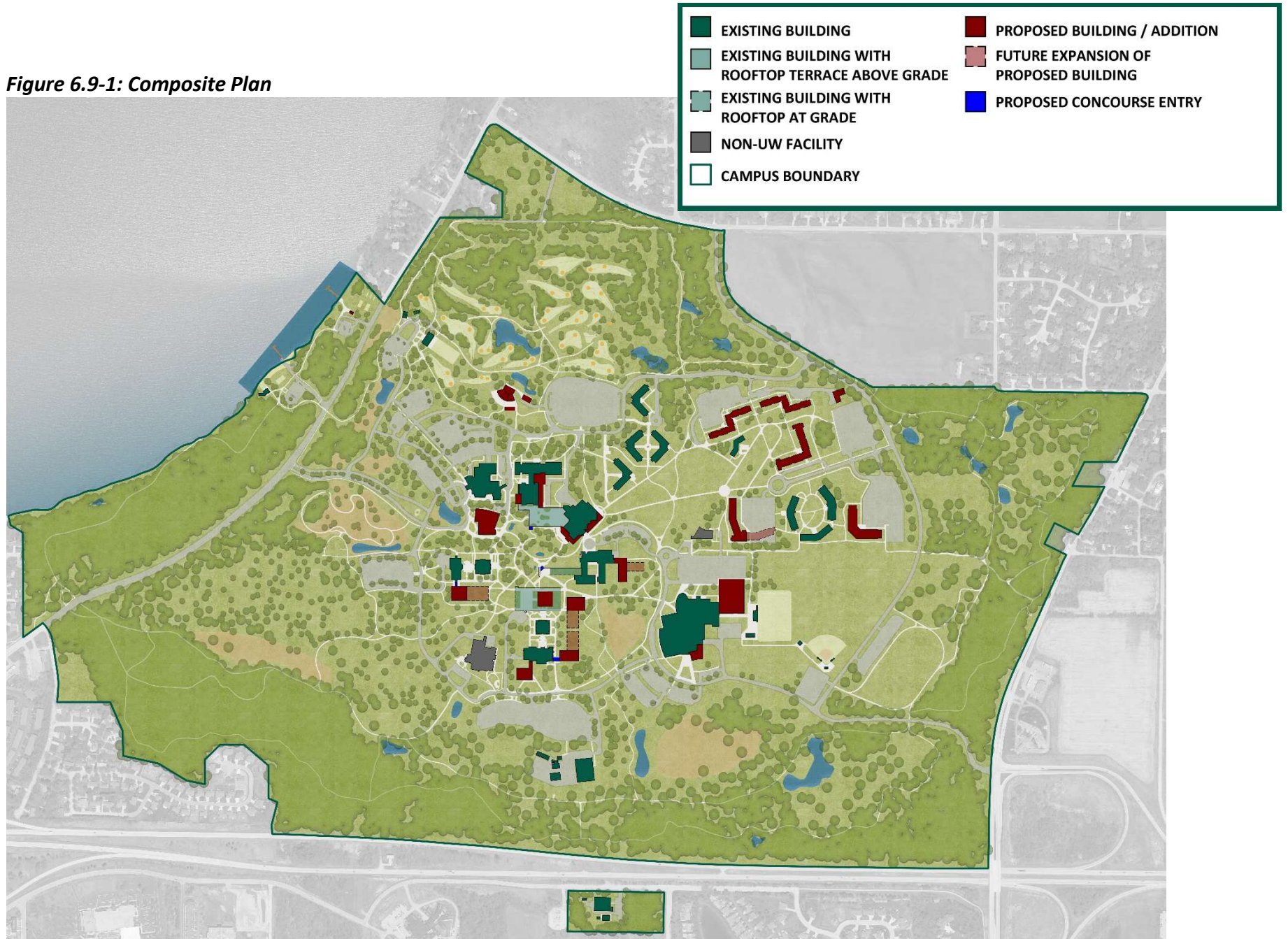
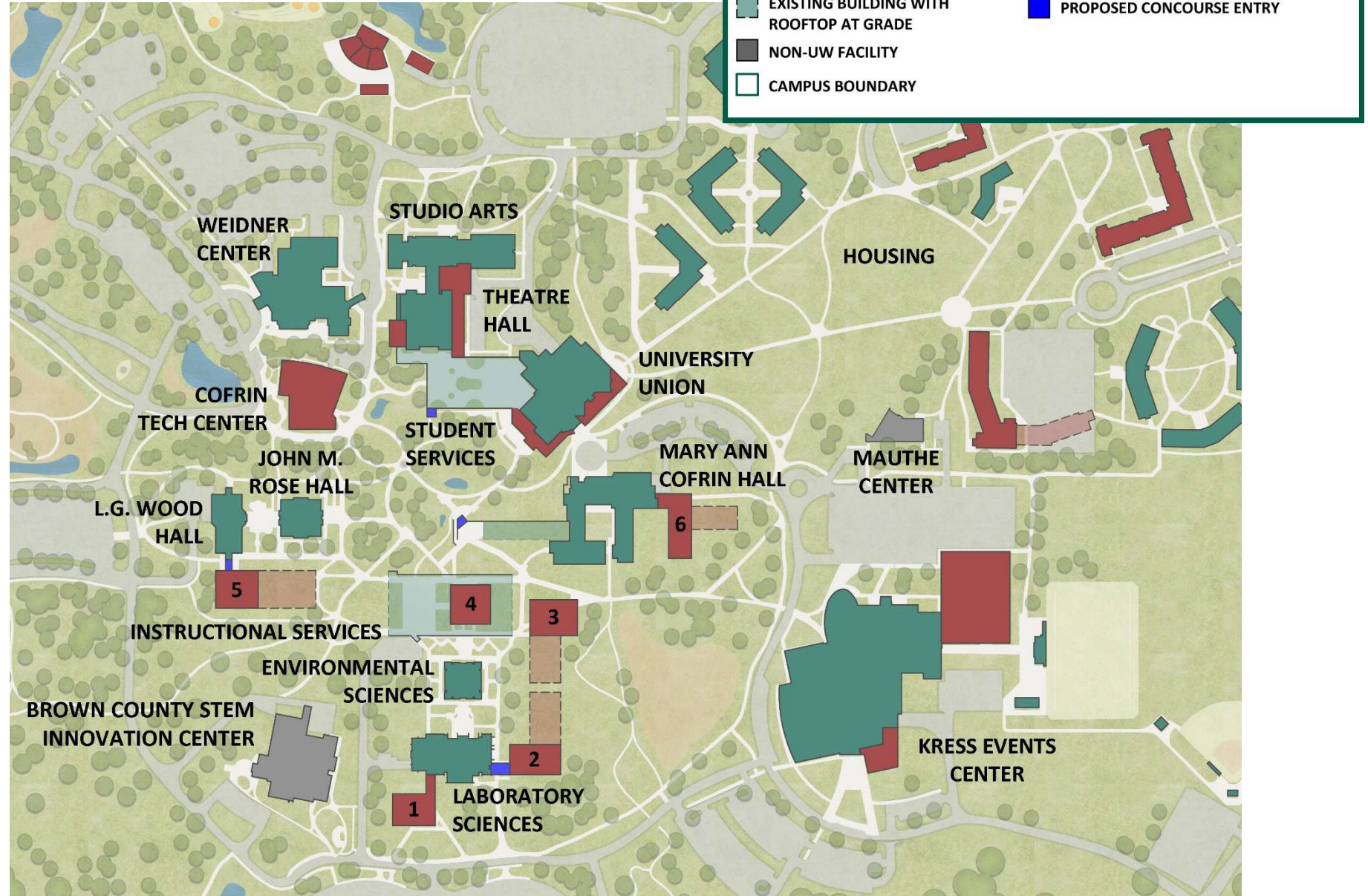


Figure 6.9-2: Campus Detail



7 Implementation Plan

The proposals of this master plan are far-reaching and will make significant improvements to campus operations. These proposals will need to be implemented over time and through several projects of varying sizes. Fortunately, the Cofrin Technology & Education Center project has been enumerated as DFD project #21E2W and design work has already begun—this provides the greatest opportunity to re-imagine the heart of campus since the initial building boom of the 1970s.

This implementation plan provides a logical sequence of projects that will allow UW-Green Bay to bring the master plan proposals to life in phases. It takes into account what needs to be completed first for other projects to proceed as well as the availability of funding. Still, future capital planning will reflect evolving conditions and priorities over time.

Near-term, mid-term, and long-term master plan proposals are identified on the corresponding plan diagrams by the numbers and letters listed in the descriptions.

7.1 Near-Term Master Plan Proposals (0-6 years)

1. Visitor Approach/Experience

- a. Remove entry signage at Nicolet Drive and South Circle Drive and add signage to emphasize campus entry at Main Entrance Drive
- b. Relocate visitor parking at Weidner Center to a more visible location with clear signage indicating direction to Student Services.
- c. Complete inner loop by connecting Wood Hall Drive and Technology Way to simplify wayfinding and because of de-emphasized South circle Drive entry.
- d. Adjust service drive routing to University Union; provide dedicated address to loading dock for ease of wayfinding

2. Heart of Campus

- a. Re-imagined Cofrin Technology & Education Center (DFD project #21E2W), Quad, Main Entrance Drive approach, and Theatre Drive roundabout
- b. Disconnect Cofrin from the concourse system

3. Academic Core

- a. Improve near-term signage and wayfinding to and through the concourse system in conjunction with CTEC construction
- b. Renovate existing classroom and lab space to accommodate changing academic needs

4. Athletics

- a. Repave softball stadium parking lot

- b. Add pathway between soccer and softball stadiums

5. Campus Recreation

- a. Convert Shorewood Park into cross country course; move disc golf course to Shorewood Park
- b. Create path through cross country course to connect housing to bayfront
- c. Repurpose Shorewood Clubhouse as campus recreation space for meetings and equipment storage/rentals

6. Arboretum

- a. Create arboretum pathway connecting Shorewood Clubhouse, Lambeau Cottage, and Communiversity Park
- b. Establish Lambeau Cottage as the Arboretum trail head
- c. Provide amenities for students and the community at Communiversity Park

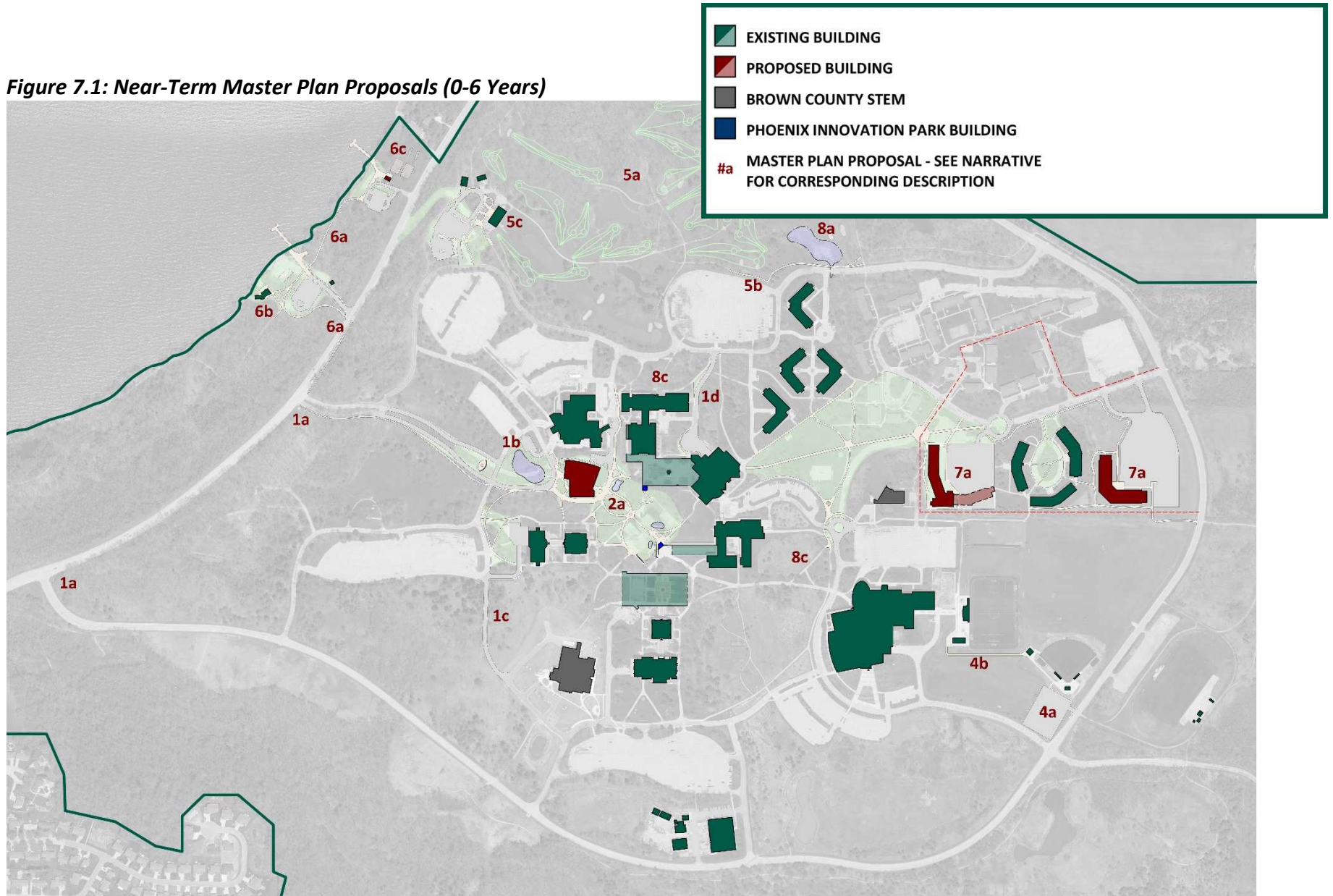
7. Housing

- a. Implement Phase One and Two of Housing Master Plan

8. Utilities

- a. Expand stormwater ponds to meet Total Maximum Daily Load (TMDL%) and Total Phosphorus (TP%) percentages.
- b. Develop fiber optic master plan
- c. Complete steam tunnel loop for serviceability and redundancy.

Figure 7.1: Near-Term Master Plan Proposals (0-6 Years)



7.2 Mid-Term Master Plan Proposals (7-12 years)

9. Visitor Approach/Experience

- a. Complete Park along Main Entrance Drive
- b. Reroute North Circle Drive and reconfigure overflow parking
- c. Complete traffic study exploring closure of South Circle Drive

10. Athletics

- a. Expand turf gym and relocate booster parking

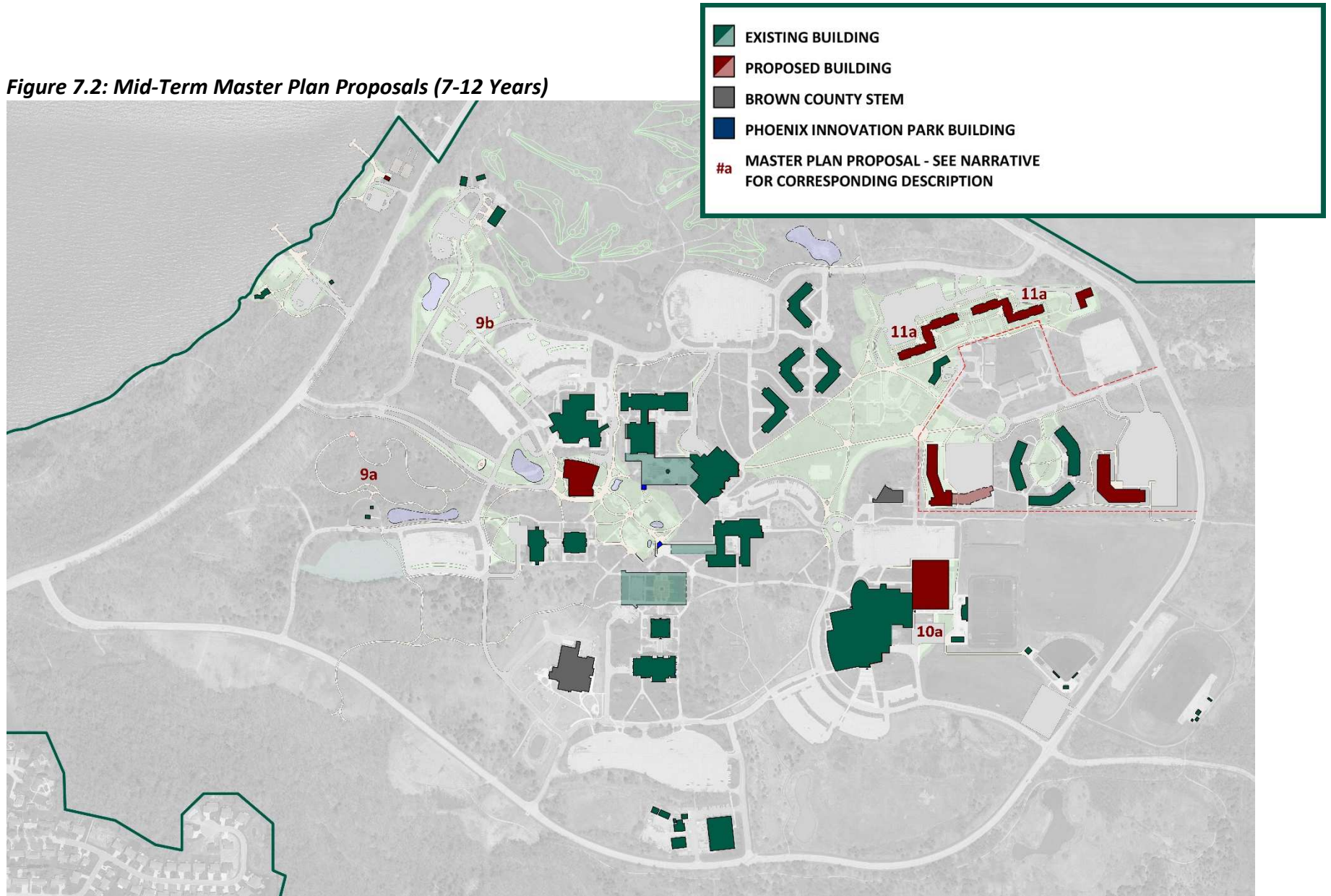
11. Housing

- a. Implement Phase Three and Four of Housing Master Plan

12. Utilities

- a. Replace MultiMode fiber with SingleMode fiber
- b. Create an independent fiber optic signal duct

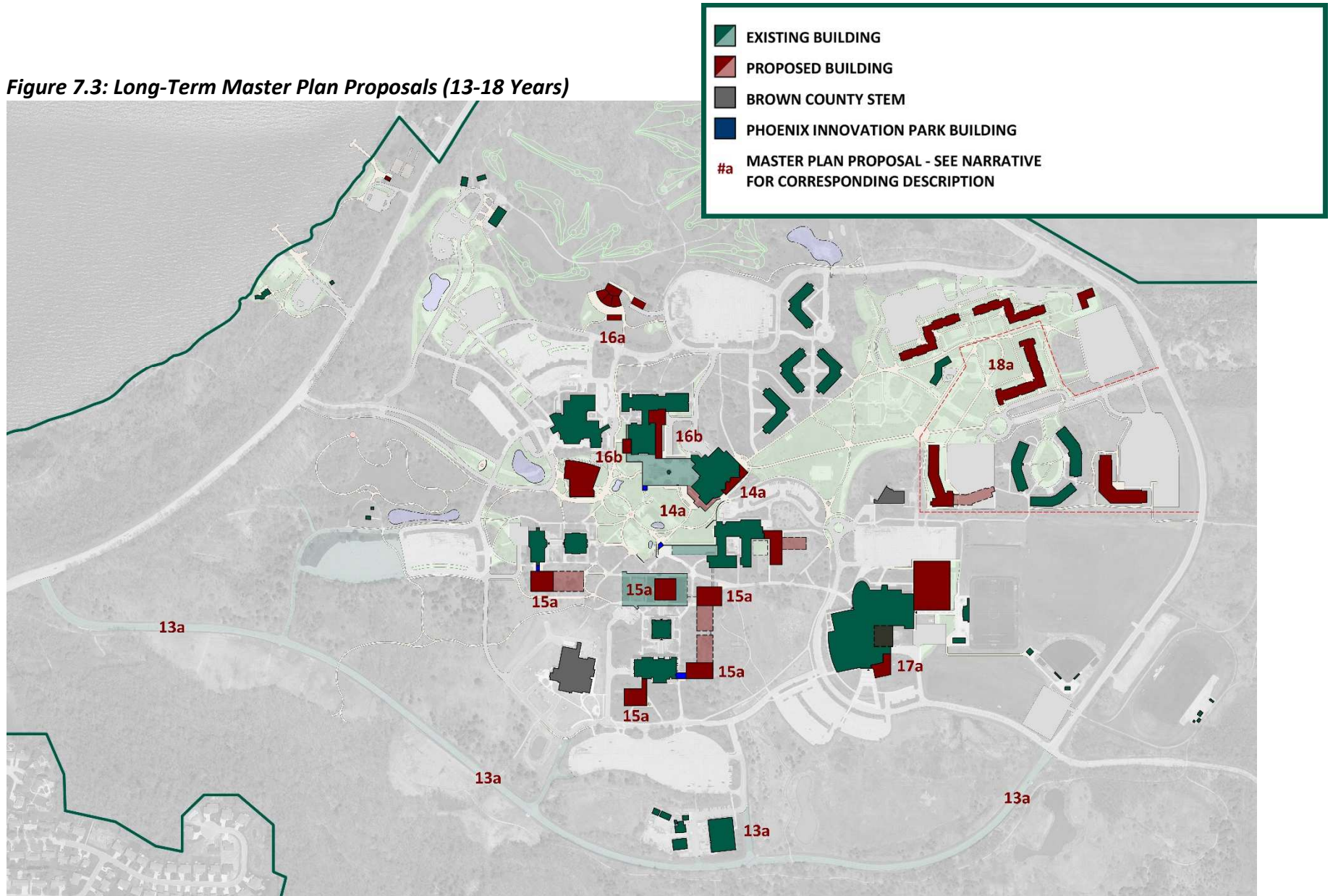
Figure 7.2: Mid-Term Master Plan Proposals (7-12 Years)



7.3 Long-Term Master Plan Proposals (13-18 years)

- 13. Visitor Approach/Experience
 - a. Close South Circle Drive (pending result of traffic study)
- 14. Heart of Campus
 - b. Implement University Union expansion
- 15. Academic Core
 - a. Evaluate academic building expansion as necessitated by program growth
- 16. Performing Arts
 - a. Construct amphitheater at Shorewood Park
 - b. Implement Theatre Hall expansion
- 17. Athletics
 - a. Expand sport science program space
- 18. Housing
 - a. Implement Phase Five of Housing Master Plan

Figure 7.3: Long-Term Master Plan Proposals (13-18 Years)





MILWAUKEE | MADISON | CHICAGO



UNIVERSITY of WISCONSIN
GREEN BAY

Campus Master Plan Update: Appendix A - G

DFD PROJECT NO. 21C1U

AUGUST 11, 2023

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Appendix

- A. Utility System Projections and Diagrams
- B. Core Team Meeting Minutes
- C. Focus Group Meeting Minutes
- D. Campus Space Assessment
- E. Space Use Type Plans
- F. Functionality and Physical Condition Assessment
- G. Instructional Space Utilization Analysis

UW-GREEN BAY - Campus Steam Load Projections

Updated: August 2022

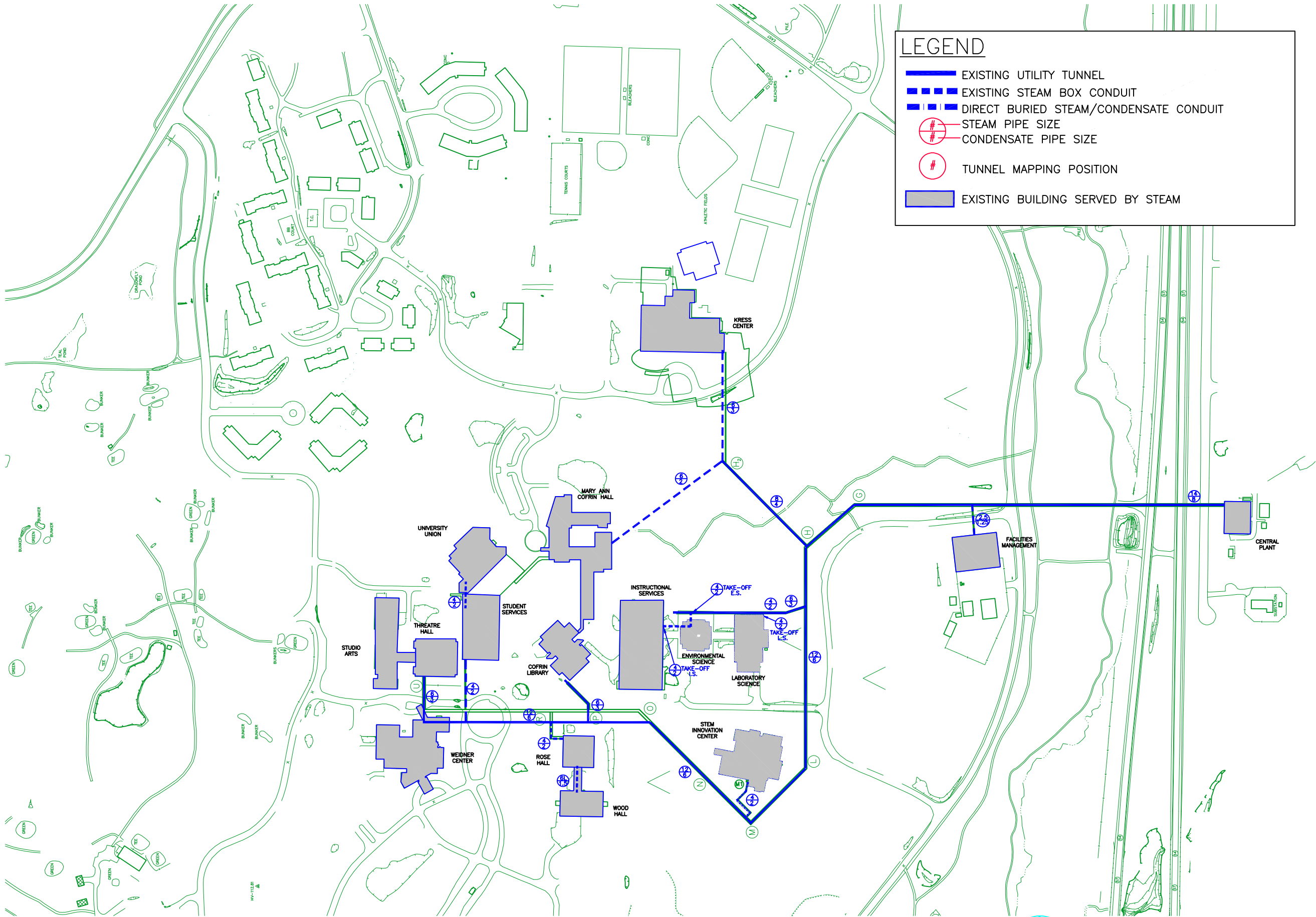
Building Characteristics						Load Based on Occupancy				Heating Plant Charted Data				DiversitySurplus (Deficit)
Building Name	Identifier	Occupancy	Space (Existing/ Future)	Building Area (GSF)	% of Building Heated	BTU/GSF (3)	Estimated Building Load (Lb/Hr)	Peak Meter Data Building Load (Lb/Hr) (4)	Diversity Factor	Diversified Building Load Based on Plant Output	Estimated Plant Capacity (Lb/Hr)	Cummulative Plant Load (Diversified) (Lb/Hr)		
Existing Facilities											109,300			
Distribution System														
		Steam Trap Losses										1,499		
		Box Conduit Piping Losses										0		
		Manhole Piping Losses (Est. 50% of Box Conduit)										0		
Facilities Management		Service/Grounds Facility	Existing	26,063	100%	18	470	-	0.70	329	108,830	1,828		105,973
Kress Sports Center	KC	Sports Arena	Existing	246,908	100%	65	16,081	3,894	0.70	11,257	92,749	13,085		94,717
Laboratory Science	LS	Lab (Light)	Existing	160,692	100%	65	10,466	975	0.85	8,896	82,283	21,981		85,821
Environmental Science	ES	Classroom	Existing	43,026	100%	60	2,587	3	0.70	1,811	79,696	23,791		84,010
Instructional Science	IS	Office	Existing	66,386	100%	50	3,326	2,020	0.60	1,996	76,370	25,787		82,014
Stem	STEM	Office	Existing	63,730	100%	50	3,193	1,115	0.60	1,916	73,177	27,703		80,099
Cofrin Library	CL	Library	Existing	129,850	100%	35	4,554	3	0.60	2,732	68,623	30,435		77,366
Rose Hall	RH	Classroom	Existing	40,595	100%	60	2,441	954	0.70	1,708	66,183	32,143		75,658
Wood Hall	WH	Classroom	Existing	66,631	100%	60	4,006	993	0.70	2,804	62,177	34,948		72,854
Student Services	SS	Office	Existing	41,466	100%	50	2,077	587	0.60	1,246	60,099	36,194		71,607
Union	UU	University Center	Existing	104,913	100%	55	5,782	3,575	0.65	3,758	54,318	39,952		67,849
Heating Plant		Central Plants	Existing	30,000	100%	15	451	3	0.36	164	53,867	40,116		67,685
Weidner Center	WC	Theater (Performing Arts)	Existing	131,400	100%	33	4,345	1,531	0.70	3,041	49,522	43,158		64,643
Theatre Hall	TH	Theater (Performing Arts)	Existing	63,641	100%	33	2,104	6,782	0.70	1,473	47,418	44,631		63,170
Studio Art	SA	Office	Existing	83,731	100%	50	4,195		0.60	2,517	43,223	47,148		60,653
Existing Facilities				1,299,032			66,077			45,649	43,223	47,148		60,653
0-6 Year Implementation														
New Residence Hall 1		Residence Hall	Future	112,943	100%	30	3,395		0.65	2,207	39,828	49,355		58,447
New Confrin Hall		Library	Future	129,850	100%	35	4,554		0.60	2,732	35,274	52,087		55,714
Existing Confrin Hall		Library	Demolition	(129,850)	100%	35	(4,554)	3	0.60	(2,732)	39,828	49,355		58,447
New Residence Hall 2		Residence Hall	Future	90,000	100%	30	2,705		0.65	1,759	37,122	51,113		56,688
Laboratory Science Addition		Lab (Light)	Future 1	60,000	100%	65	3,908		0.85	3,322	33,214	54,435		53,366
Health Science Building		Classroom	Future 2	60,000	100%	60	3,607		0.70	2,525	29,607	56,960		50,841
Business Building		Classroom	Future 3	60,000	100%	60	3,607		0.70	2,525	26,000	59,485		48,316
Instructional Science Addition		Office	Future 4	60,000	100%	50	3,006		0.60	1,804	22,994	61,289		46,513
Wood Addition		Classroom	Future 5	60,000	100%	60	3,607		0.70	2,525	19,387	63,814		43,988
Mac Hall Addition		Classroom	Future 6	60,000	100%	60	3,607		0.70	2,525	15,779	66,339		41,463
7-12 Year Implementation														
New Residence Hall 3		Residence Hall	Future	122,100	100%	30	3,670		0.65	2,386	12,109	68,724		39,077
New Residence Hall 4		Residence Hall	Future	132,000	100%	30	3,968		0.65	2,579	8,141	71,304		36,498
13+ Year Implementation														
New Residence Hall 5		Residence Hall	Future	132,000	100%	30	3,968		0.65	2,579	4,173	73,883		33,919
Fieldhouse		Sports - Training Facility	Future	60,000	100%	65	3,908		0.60	2,345	265	76,227		31,574
Future Facilities				1,009,043			42,957			29,079				
Totals				2,308,075			109,035			74,729		76,227		31,574

Notes:

1. Loads and diversity factor adjusted to the peak campus load in February 2018.
2. Steam trap losses based on FACMAN count of 575 with a 20% failure rate.
3. Based on UW System building type historical data
4. Condensate Meter Data February 2022

Boiler #1	-	#/hr	1971 (Hasn't run in 40 years)
Boiler #2	49,300	#/hr	1971
Boiler #3	29,000	#/hr	1971
Vapor Boiler #1	15,500	#/hr	2006
Vapor Boiler #2	15,500	#/hr	2006
Total Plant Capacity	109,300	#/hr	

6000 PPH summer night time load
9000 PPH summer day time load
52000 PPH is max winter load recorded



LEGEND

EXISTING UTILITY TUNNEL

EXISTING STEAM BOX CONDUIT

DIRECT BURIED STEAM/CONDENSATE CONDUIT

STEAM PIPE SIZE

CONDENSATE PIPE SIZE

TUNNEL MAPPING POSITION

EXISTING BUILDING SERVED BY STEAM

EXISTING STEAM DISTRIBUTION SYSTEM LAYOUT

1" = 400'





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State of Wisconsin
Department of Administration
Division of Facilities Development



UNIVERSITY OF WISCONSIN – GREEN BAY
GREEN BAY, WISCONSIN

MASTER PLAN
UNIV. OF WISCONSIN – GREEN BAY
GREEN BAY, WISCONSIN

Sheet Title:
EXISTING STEAM DISTRIBUTION SYSTEM LAYOUT

Revisions:

No.	Date:	Description:

Graphic Scale	
DFD Number	20A1M
Set Type	STUDY
Date Issued	
Sheet Number	A.1

University of Wisconsin - Green Bay
Chilled Water Load Projections

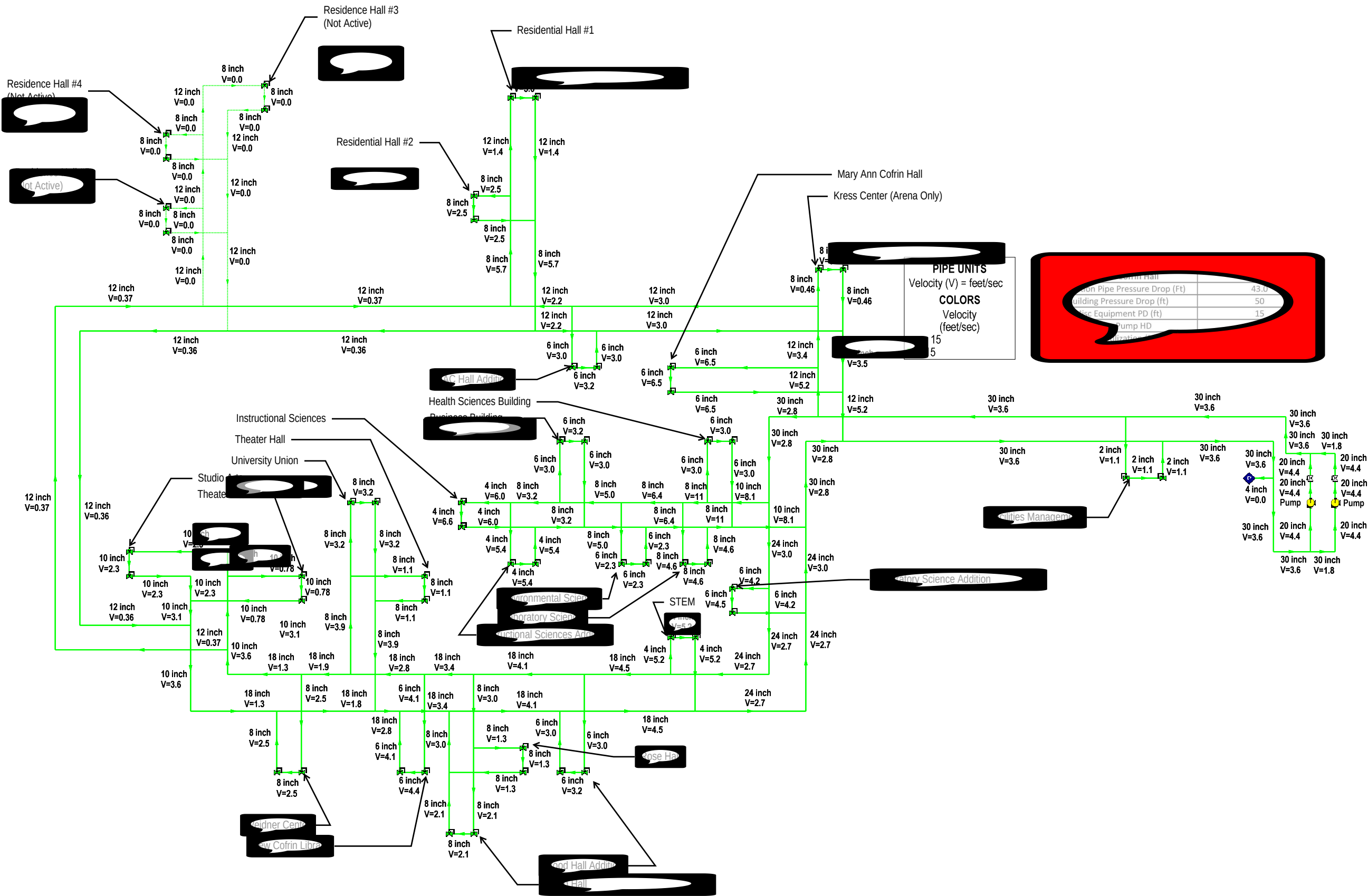
Updated: August 2022

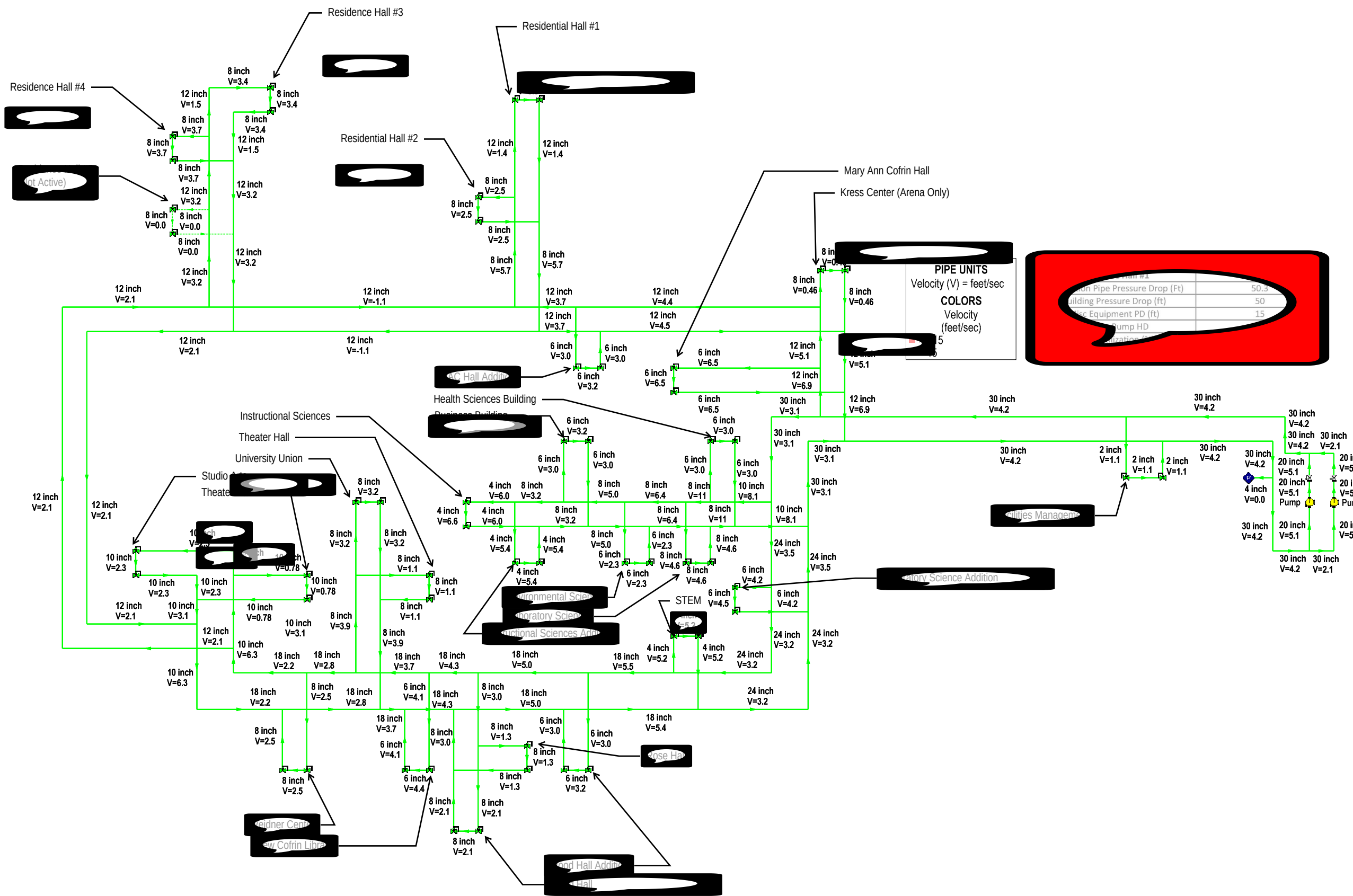
Building Characteristics								Load Based on Occupancy		Load Based on Actual Data and/or Notes Below		Chilled Water Plant Requirements (-)						Deg. Delta T	Div Deg. Delta T	Deg. Delta T	Div Deg. Delta T	Deg. Delta T	Div Deg. Delta T	Deg. Delta T	Deg. Delta T	Deg. Delta T
																		10	10	12	12	14	14	10	12	14
Building Name	Space (Existing/Future)	Constructed	Identifier	Occupancy	Cooling Building Area (GSF)	Building Area (GSF)	% of Building Cooling	GSF/Ton	Estimated Building Load (Tons)	GSF/Ton	Estimated Building Load (Tons)	Estimated Building Load (Tons)	Diversity Factor	Plant Load (Tons)	Cumulative Plant Load (Tons)	Plant Capacity (Tons)	Surplus (Deficit)	Estimated Building Flow (GPM)	Diversified Flow (GPM)	Estimated Building Flow (GPM)	Diversified Flow (GPM)	Estimated Building Flow (GPM)	Diversified Flow (GPM)	Cumulative Plant Flow (GPM)	Cumulative Plant Flow (GPM)	Cumulative Plant Flow (GPM)
(1) 1200 Ton/(1) 1400 Ton Chillers								N/A	179			179	1.00	179	179	2,600	2,421									
Facilities Management	Existing			Service/Grounds Facility	3,000	26,063		400	8			8	0.68	5	184	2,600	2,416	18	12	15	10	13	9	442	369	316
Kress Sports Center (Arena Only)	Existing (3)			Sports Arena		26,813		200	134			134	0.25	34	218	2,600	2,382	322	80	268	67	230	57	523	436	373
Laboratory Science	Existing		LS	Lab (Light)		106,692		320	333			333	0.90	300	518	2,600	2,082	800	720	667	600	572	514	1,243	1,036	888
Environmental Science	Existing		ES	Classroom		43,026		350	123			123	0.70	86	604	2,600	1,996	295	207	246	172	211	148	1,449	1,208	1,035
Instructional Science	Existing		IS	Office		66,386		425	156			156	0.70	109	713	2,600	1,887	375	262	312	219	268	187	1,712	1,426	1,223
Stem	Existing		STEM	Office		57,759		425	136			136	0.70	95	808	2,600	1,792	326	228	272	190	233	163	1,940	1,617	1,386
Mary Ann Confrin Hall	Existing			Classroom		129,850		350	371			371	0.70	260	1,068	2,600	1,532	890	623	742	519	636	445	2,563	2,136	1,831
Rose Hall	Existing		RH	Classroom		40,595		350	116			116	0.70	81	1,149	2,600	1,451	278	195	232	162	199	139	2,758	2,299	1,970
Wood Hall	Existing		WH	Classroom		66,631		350	190			190	0.70	133	1,283	2,600	1,317	457	320	381	267	326	228	3,078	2,565	2,199
Student Services	Existing		SS	Office		41,466		425	98			98	0.70	68	1,351	2,600	1,249	234	164	195	137	167	117	3,242	2,702	2,316
Union	Existing		UU	Classroom		104,913		350	300			300	0.70	210	1,561	2,600	1,039	719	504	600	420	514	360	3,746	3,121	2,675
Weidner Center	Existing		WC	Theater (Performing Arts)		131,400		200	657			657	0.25	164	1,725	2,600	875	1,577	394	1,314	329	1,126	282	4,140	3,450	2,957
Theatre Hall	Existing		TH	Theater (Performing Arts)		63,641		200	318			318	0.25	80	1,804	2,600	796	764	191	636	159	545	136	4,331	3,609	3,093
Studio Arts	Existing		SA	Lab (Light)		83,731		320	262			262	0.90	235	2,040	2,600	560	628	565	523	471	449	404	4,896	4,080	3,497
Cofrin Library	Existing		CL	Library		187,703		450	417			417	0.65	271	2,311	2,600	289	1,001	651	834	542	715	465	5,547	4,622	3,962
Sub-Total									3,381			3,381		2,040				8,685	5,116	7,237	4,264	6,203	3,655			
0-6 Year Implementation																										
New Residence Hall 1	Future	2024		Residence Hall		112,943		350	323			323	0.50	161	2,472	2,600	128	774	387	645	323	553	277	5,934	4,945	4,238
1800 ton Electric Chiller	System Gain (2)					N/A		N/A	215			215	1.00	215	2,688	4,400	4,312									
New Confrin Library	Future	2026		Library		112,943		450	251			251	0.65	163	2,851	4,400	1,549	602	392	502	326	430	280	6,842	5,702	4,887
Cofrin Library	Demolition		CL	Library		(187,703)		450	(417)			(417)	0.65	(271)	2,580	4,400	1,820	(1,001)	(651)	(834)	(542)	(715)	(465)	6,191	5,159	4,422
New Residence Hall 2	Future			Residence Hall		90,000		350	257			257	0.50	129	2,708	4,400	1,692	617	309	514	257	441	220	6,500	5,416	4,643
Laboratory Science Addition	Future 1			Lab (Light)		60,000		320	188			188	0.90	169	2,877	4,400	1,523	450	405	375	338	321	289	6,905	5,754	4,932
Health Science Building	Future 2			Classroom		60,000		350	171			171	0.70	120	2,997	4,400	1,403	411	288	343	240	294	206	7,193	5,994	5,138
Business Building	Future 3			Classroom		60,000		350	171			171	0.70	120	3,117	4,400	1,283	411	288	343	240	294	206	7,481	6,234	5,343
Instructional Science Addition	Future 4			Office		60,000		425	141			141	0.70	99	3,216	4,400	1,184	339	237	282	198	242	169	7,718	6,432	5,513
Wood Addition	Future 5			Classroom		60,000		350	171			171	0.70	120	3,336	4,400	1,064	411	288	343	240	294	206	8,006	6,672	5,718
Mac Hall Addition	Future 6			Classroom		60,000		350	171			171	0.70	120	3,456	4,400	944	411	288	343	240	294	206	8,294	6,912	5,924
7-12 Year Implementation																										
New Residence Hall 3	Future			Residence Hall		122,100		350	349			349	0.50	174	3,630	4,400	770	837	419	698	349	598	299	8,712	7,260	6,223
New Residence Hall 4	Future			Residence Hall		132,000		350	377			377	0.50	189	3,819	4,400	581	905	453	754	377	647	323	9,165	7,638	6,546
13+ Year Implementation																										
New Residence Hall 5	Future			Residence Hall		132,000		350	377			377	0.50	189	4,007	4,400	393	905	453	754	377	647	323	9,618	8,015	6,870
1800 ton Electric Chiller	System Gain (2)					N/A		N/A	215			215	1.00	215	4,223	5,000	5,177									
Field House	Future			Sports - Training Facility		60,000		200	300			300	0.84	251	4,474	5,000	526	720	603	600	503	514	431	10,737	8,948	7,669
Sub-Total									1,961			1,961		1,258				6,795	4,158	5,662	3,465	4,854	1,357			
Total									5,342			5,342		3,298				15,480	9,274	12,900	7,728	11,057	5,012			

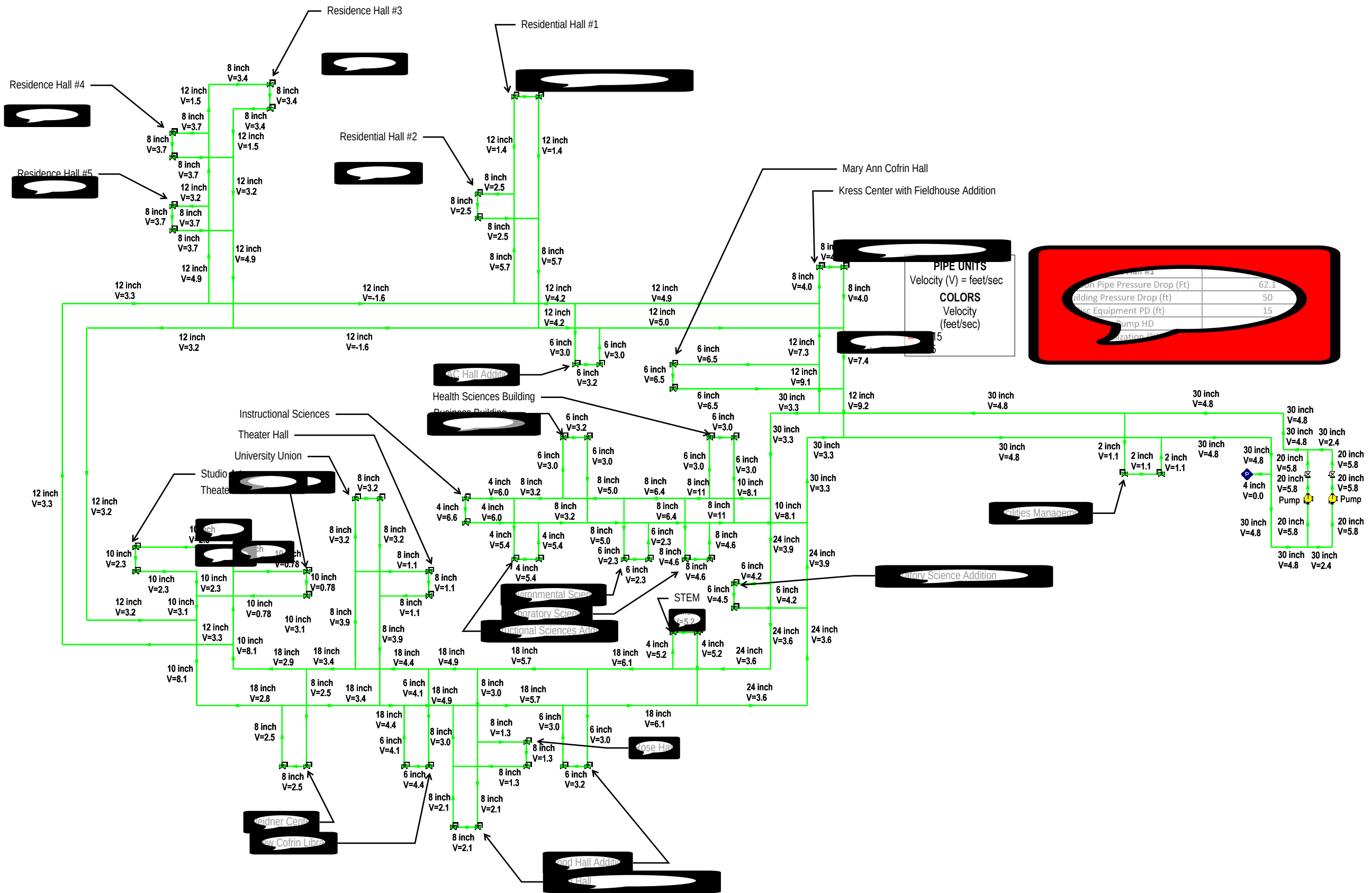
Notes:

1. Distribution pump gain estimated at (2) 300 HP = 127.2 Tons
2. Chiller #3 removed for new chiller
3. Kress Center total building square footage 168,890, only arena is cooled

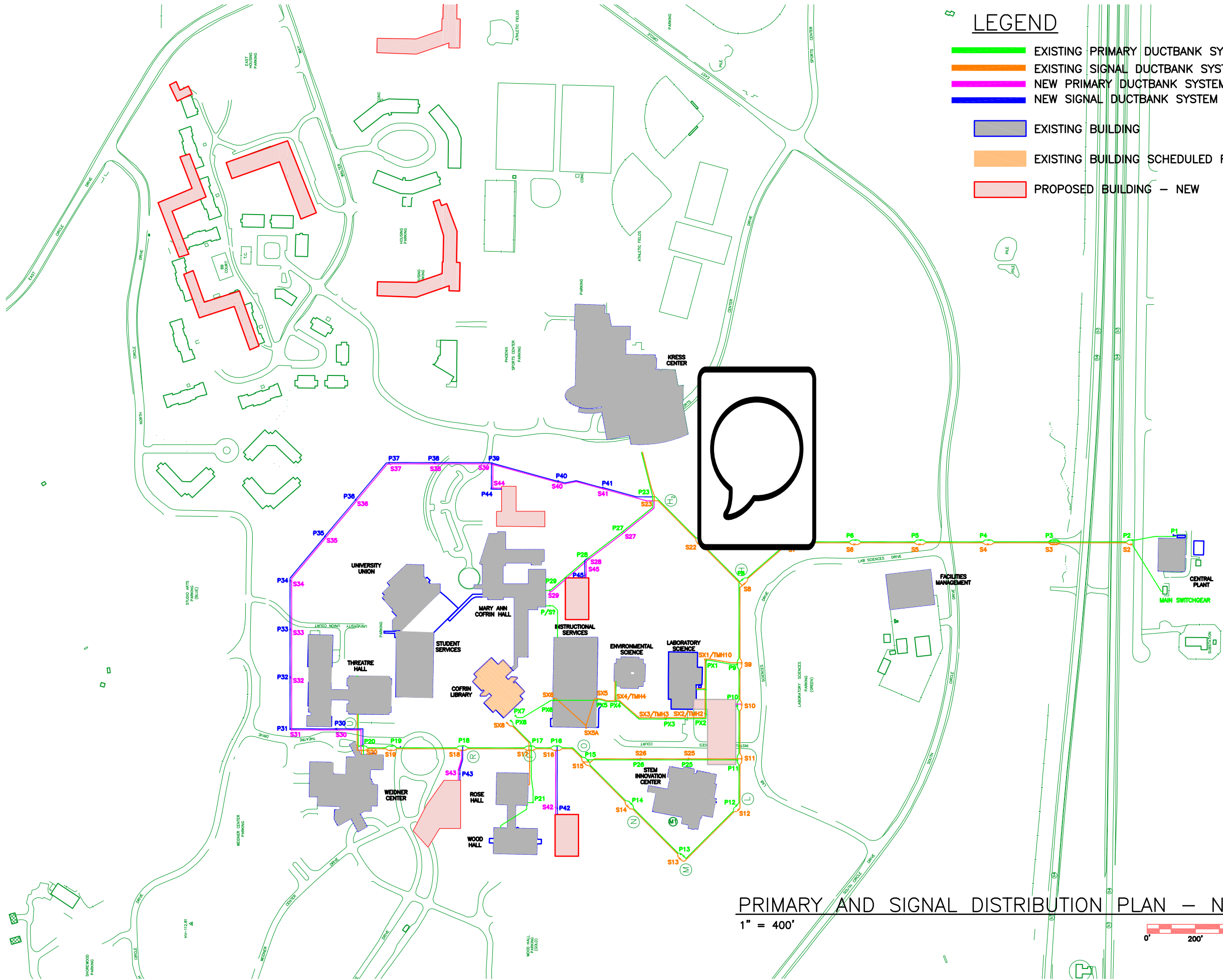
Chiller #1	1400	2000	Tons	10 deg machine		52	Tons
Chiller #2	725	1972	Tons	Does Not Operate	Remove when Chiller #4 installed	88	Tons
Chiller #3	1200	1982	Tons		Remove when Chiller #5 installed		
Chiller #4	1800		Tons				
Chiller #5	1800		Tons				







UWGB Campus Future Electrical Load Projections										
Building & Year Installed	Building Type	Feeder	Building GSF	Estimated Power Demand Density (W/SF)	Estimated Building Demand Load (kW)	Estimated Building Demand Load (A)	Utility Demand (kW)	Service Equipment Capacity (kW)	Percent Loading	Comments
Campus Service	-	-	-	-	-	-	3,937	20,700	19.0%	This is the actual average for the last 12 years. Note the Estimated Building Demand Calculations are based upon historical data on campuses with central plants and similar building types.
Feeder #1										
Laboratory/Life Sciences Bldg	Science	1	106,692	2.9	309	14	-	-	-	1500 kVA substation
New Addition to Life Sciences (#6)	Science	1	60,000	2.9	174	8	-	-	-	
Enviornmental Sciences Bldg	Science	1	43,026	2.9	125	6	-	-	-	750 kVA substation
Instructional Sciences	Science	Subfed	66,386	2.9	193	9	-	-	-	208V Feeder from Enviorn Sciences
New Addition to Inst. Sciences (#5)	Science	1	60,000	2.9	174	8	-	-	-	
New Heath Science (#2)	Science	1	60,000	2.9	174	8	-	-	-	
New Business (#3)	Educational	1	60,000	2.9	174	8	-	-	-	
Feeder #1 Total					1,323	61		7,011	18.9%	Feeder maximum ampacity of 325A at 90°C in underground ducts.
Feeder #2										
Facilities Management	Facilities	2	26,063	1.9	50	2	-	-	-	112.5 kVA substation
Kress Sports Center	Athletics	2	195,703	1.9	372	17	-	-	-	750 kVA & 1000 kVA substations
MAC Hall	Classroom	2	129,850	2.7	351	16	-	-	-	
Sports Lighting	Miscellaneous	2	-	-	-	-	-	-	-	300 kVA pad mount
Parking and Street Lighting	Miscellaneous	2	-	-	-	-	-	-	-	75 kVA pad mount
Softball Storage	Miscellaneous	2	-	-	-	-	-	-	-	Unknown transformer kVA pad mount
Soccer Stadium	Miscellaneous	2	-	-	-	-	-	-	-	300 kVA pad mount
New Cofrin Technology Center	Library / Technology	2	187,703	2.1	394	18	-	-	-	1000 kVA substation
New MAC Addition (#4)	Classroom	2	60,000	2.7	162	8	-	-	-	
New Fieldhouse	Athletics	2	60,000	1.9	114	5	-	-	-	Feeder from Kress or extend 15kV feeders depending upon location. Kress system has capacity.
Feeder 2 Total	250 kCM Copper				1,442	67		7,011	20.6%	Feeder maximum ampacity of 325A at 90°C in underground ducts.
Feeder #3										
Chiller Plant	Chiller Plant	3	30,000	-	2,000	-	-	-	-	Two (2) 1000 kVA substations
Feeder 3 Total	#1/0 Copper				2,000	98		4,315	46.4%	Feeder maximum ampacity of 200A at 90°C in underground ducts.
Feeder #4										
Chiller	Chiller Plant	4	-	-	1,000	-	-	-	-	1500 kVA transformer for 4.16kV Chiller
Feeder 4 Total	#1/0 Copper				1,000	196		4,315	23.2%	Feeder maximum ampacity of 200A at 90°C in underground ducts.
Feeder #5										
Rose Hall	Classroom	5	40,595	2.7	110	5	-	-	-	500 kVA substation
Wood Hall	Classroom	5	66,631	2.7	180	8	-	-	-	400 kVA substation
New Addition to Wood Hall (#1)	Classroom	5	60,000	2.7	162	8	-	-	-	
Feeder 5 Total	250 kCM Copper				452	21	-	7,011	6.4%	Feeder maximum ampacity of 325A at 90°C in underground ducts.
Feeder #6										
Weidner Center	Performing Arts	6	131,400	2.6	342	16	-	-	-	100 kVA substation
Theatre Hall	Performing Arts	6	63,641	2.6	165	8	-	-	-	1500 kVA substation
Student Services	Office	Subfed	41,466	2.2	91	4	-	-	-	480V feeders from Theatre
Studio Arts	Classroom	Subfed	83,731	2.7	226	10	-	-	-	480V feeders from Theatre
Union	Union	Subfed	161,600	4.1	663	31	-	-	-	Two (2) 480V feeders from Theatre
Feeder 6 Total	250 kCM Copper	-	-	-	1,487	69	-	7,011	21.2%	Feeder maximum ampacity of 325A at 90°C in underground ducts.
Feeder #7										
Chiller	Chiller Plant	7	-	-	1,000	46	-	-	-	1500 kVA transformer for 4.16kV Chiller
Feeder 7 Total	#1/0 Copper				1,000	156	-	4,315	23.2%	Feeder maximum ampacity of 200A at 90°C in underground ducts.
Feeder #8										
Capacitor Bank	Power Factor Correction	8	-	-	-	-	-	-	-	1200 kVAR Capacitor
Feeder 8 Total	#1/0 Copper									Feeder maximum ampacity of 200A at 90°C in underground ducts.
Total	-	-	1,794,487	-	8,703	-	-	20,700	42.0%	



PRIMARY AND SIGNAL DISTRIBUTION PLAN — NEW
1" = 400'



LEGEND

- EXISTING PRIMARY DUCTBANK SYSTEM
- EXISTING SIGNAL DUCTBANK SYSTEM
- NEW PRIMARY DUCTBANK SYSTEM
- NEW SIGNAL DUCTBANK SYSTEM
- EXISTING BUILDING
- EXISTING BUILDING SCHEDULED FOR DEMOLITION
- PROPOSED BUILDING — NEW



Revisions:

No.	Date:	Description:

Graphic Scale

DFD Number 20A1M

Set Type STUDY

Date Issued

Sheet Number C.2

MEETING NOTES | Kick-off Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME May 19, 2020
LOCATION Electronic Teams Meeting
PURPOSE Project Kick-off Meeting
PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Michael Alexander – UWGB Chancellor
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Charles Rybak – UWGB Dean Arts, Humanities, and Social Sciences
X	Sheryl Van Gruensven – UWGB Vice Chancellor for Business and Finance
X	John Katers – UWGB Dean of Science, Engineering and Technology
X	Gail Sims-Aubert – UWGB Interim Vice Chancellor for Student Affairs & Campus Climate
X	Charles Guthrie – UWGB Director of Athletics
X	Heidi Sherman – UWGB Associate Professor / University Committee
X	Lynn Niemi – UWGB Director Disability Services
X	Matthew Suwalski – Director of University Union
X	Tracy Van Erem – UWGB University Executive Staff Assistant
X	Susan Gallagher-Lepak – UWGB Dean of Health, Education, and Social Welfare
X	Kathleen Burns – Interim Provost and Vice Chancellor for Academic Affairs
X	Matthew Dornbush – UWGB Dean of Austin E. Cofrin School of Business
X	Benjamin Joniaux – UWGB Chief of Staff / Government Relations
X	Jeffrey Krueger – UWGB Director of the Kress Events Center Operation
X	Jim Brown – Engberg Anderson
X	Joe Huberty – Engberg Anderson
X	Alex Ramsey – Engberg Anderson
X	Rebecca de Boer – Saiki Design
X	Jared Vincent – Saiki Design
X	Craig Schuh – Ayres Associates
X	Peter Kolaszewski - Ayres Associates
X	Chris Ulm – Ring & Du Chateau

X	Holly Blomquist - Ring & Du Chateau
X	Frank Lopez - Ring & Du Chateau
X	Patrick Stiemke - Ring & Du Chateau
	Robert Novak - Ring & Du Chateau
X	Dave Herbet – Ring & Du Chateau
X	Josh Nickols - Ring & Du Chateau

I. Introductions

- A. Owner team introduced.
 - 1. Paul Pinkston is primary contact at UWGB.
 - 2. Jeff Schulz is secondary contact at UWGB.
- B. Consultant team introduced.
 - 1. Jim Brown is primary contact for A/E team.
- C. Core team will consist of smaller group (5-6 individuals).
 - 1. Others will be added as needed.

II. Project Team

- A. DFDM – Robert Hoffmann
- B. UWSA – Tom Bittner
- C. UWGB – Paul Pinkston and Jeff Schulz
- D. Engberg Anderson – Architect
- E. Saiki Design – Site Planning, Landscape architecture, Author of 2006 Master Plan
- F. Ayres – Civil Engineering, Utilities, and Transportation
- G. Ring & Du Chateau – MEP+FP, Technology, Utilities (steam & chilled water)

III. General Administration

- A. Communication with stakeholders to flow through core team.
- B. Information to be discussed at meeting and via e-mail.
- C. Since this is a State project it is open to the public and information accessible via open records requests. Keep communications formal.
- D. EA is project recorder.
- E. Follow DFDM A/E Policy & Procedure Manual.
- F. Final document is intended to be a living document and updateable after A/E completion.

IV. Scope

- A. Project background
 - 1. There has been a significant number of completed capital projects since the last Master Plan was initiated in 2003 and completed in 2006.
 - a. Rose & Wood remodeling - \$5M in 2009.
 - b. Union expansion and remodeling - \$5M in 2005.
 - c. Sports expansion and remodeling - \$24M in 2004.
 - d. Lab Science - expansion and remodeling - \$16M in 2000.
 - e. Sports - \$5M.

2. There are numerous recently advertised, on-going, and completed studies.
 - a. Union Study – Advertised for A/E Selection 5/2020.
 - b. Housing / Residence Life Study – Completed late 2019.
 - c. Health Sciences Study – A/E selected 4/2020 (site already selected).
 - d. Cofrin Library Study - Draft study released 3/2020.
 - e. Recent enrollment planning document.
 - f. Recently updated Academic Plan.
 - g. Phoenix Innovation Park – a P3 research park project that will impact campus.
 - h. Athletic and Intermural Study (10-years old +/-).
 - i. Business school Plan.
 - j. Stormwater study.
 3. A unifying, updated Master Plan will assist in long term campus planning.
- B. Goals
1. Unification of various planning efforts into a single cohesive plan.
 2. Engage stakeholders from Campus and City of Green Bay.
 3. Provide a roadmap for successful growth.
 4. Guide 6-10 years of planning cycles.
 5. Assist with Capital Project requests.
 6. Project needs to align with published Mission and Vision.

V. Planning Issues

- A. Campus growth.
 1. 2018 campus population of approximately 7,400 students.
 2. Anticipated campus population of approximately 8,100 students in 2025.
 3. Growth is on graduate population more so than undergraduate population.
- B. Bayshore Development.
- C. Shorewood Golf Course – property in general.
- D. Consideration given to non-contiguous, UWGB properties.
 1. Satellite campus are not include in Master Planning.
- E. City of Green bay
 1. Possibly meet with City planner.
 2. Smart Growth 2020 study.
 - a. May be working on an update.
 - b. Ends south of campus.
 3. More urbanization of area around campus.
 - a. Retail growth.
 - b. V Ave. corridor.
- F. Plan for significant administrative time for information gathering.
- G. Sustainability Guidelines need to be incorporated.
- H. Utilities studied as part of project – capacity and distribution.
 1. Capacity of steam has been increased over the years as growth has occurred.
 2. Chilled water capacity has not been increased over the years.
 3. Electrical appears adequate.
 4. Stormwater study is available.

- I. Circulation / Transportation – Vehicular, walking, biking.
 - 1. Previous transit initiatives have not lead to permanent ridership.
 - 2. Parking expansion envisioned in previous Master Plan has not occurred and is no longer needed.
 - 3. Phoenix Innovation Park will have an impact.
 - 4. Wayfinding is an issue. Early difficulty then becomes easier with familiarity.
 - a. Not ideal for an access institution.
 - b. “where is the front door”
 - 5. Looking to complete ½ of inner loop road.

VI. Engagement

- A. Students – list of student groups.
 - 1. Look for multiple means for providing input.
 - 2. Res Life process went well.
 - 3. Whiteboard sessions
 - 4. Drop-ins
 - 5. Social media....
- B. Faculty

VII. Alternate

- A. Provide alternate proposal for select utilization data gathering.
- B. Align, correct, and fill gaps in classroom utilization.
- C. Current student occupancies range from 17 – 74 seats.
- D. COVID-19 may force need to adjust.
- E. Not campus wide.

VIII. Schedule

- A. Current WisBuild dates:
 - 1. Preliminary Review – 10/20
 - 2. Final document - 3/21.
- B. Contract – July/August.
- C. Draft – January 2021.
- D. Final May 2021.
 - 1. Final Presentation open to campus – in-person and electronically.
 - 2. Possibly present final document at BOR.

IX. Closing

- A. Action Items & Homework/Assignments for next meeting
 - 1. A/E/Consultant:
 - a. Prepare fee proposal.
 - b. Project Directory.
 - 2. DFDM: Share Facilities Master Plan Document with design team.
 - 3. UWSA: None.
 - 4. UWGB:
 - a. Provide red-lined 2006 Master Plan document.
 - b. Provide various studies and document for review.
- B. Next Meeting – Date, Time, Location: TBD

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

Copied Attendees

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MEETING NOTES | Master Plan Meeting #1 Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 7, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Master Plan Update Preparation Meeting with Core Team
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Jim Brown – Engberg Anderson
X	Jared Vincent – Saiki Design
X	Craig Schuh – Ayres Associates
X	Chris Ulm – Ring & Du Chateau
X	Frank Lopez - Ring & Du Chateau
X	Patrick Stiemke - Ring & Du Chateau
X	Robert Novak - Ring & Du Chateau
X	Josh Nickols - Ring & Du Chateau
X	Mathew Litchfield -

1. Introductions
 - a. Core team in attendance.
2. Kick-off meeting minutes review
 - a. No comments
3. Schedule
 - a. Overall schedule outline depicting each general planning phase was presented.
 - b. Special attention was given to the current Organizational Phase.
 - i. First step is to meet with campus leadership.
 1. Pinkston to coordinate meeting date/time with Chancellor's schedule.
 - ii. Identify focus groups
 - iii. Schedule meetings with each focus group (FG).
 - iv. EA to develop and provide content to each FG prior to meetings.

- c. Hoffman suggested the team move as fast as possible in order to get in front of the concurrent planning projects (Union study and Health Sciences pre-design).
 - i. 400 bed housing pre-design to be completed in November.
 - ii. Union study awaiting the contract.
 - iii. Health Sciences contract executed and project is just getting underway.
- 4. Focus Groups
 - a. Focus groups from 2006 Master Plan were reviewed for continuity.
 - b. Open forum – due to COVID there will be no open forum.
 - c. Meeting will be held virtually.
 - d. Meet with representatives from each of the 4 colleges.
 - e. City of GB possibly working on update to their 2022 plan.
 - f. Campus to finalize list of focus groups.
- 5. General Discussion
 - a. Campus to discuss good quality surge space.
 - b. Surge space has been filled as campus has grown.
 - c. Currently, surge space is non-existent.
 - d. Future renovations or building replacements will create need.
 - e. Classroom master programming
 - i. Counts appear to be good.
 - ii. Campus to verify need of specialized classrooms.
 - iii. Bittner suggested a need for 90 person capacity classrooms.
 - f. UWGB is an access University. Might not have been publicized previously as much.
 - g. Satellite campus enrolment is down compared to historical figures.
 - h. Main entrance is off Nicole Dr. Secondary entrance is via Leon Bond Dr off Bat Settlement Rd.
- 6. Core Planning themes
 - a. Pastoral campus vs automobile.
 - i. Students are bring more automobiles to campus than ever before.
 - ii. Public transportation programs have not been successful.
 - b. Campus concourse
 - i. Seen as asset and an expected amenity.
 - ii. Campus hears about the lack of expansion to new STEM facility.
 - c. Size
 - i. Campus has grown since last Master Plan.
 - ii. Future growth expected.
- 7. Summary of previous master planning goals and key components were reviewed.
- 8. Planning Principles
 - a. Enrollment growth
 - i. 5,500 students in 2005
 - ii. 7,000 students in 2018
 - iii. Campus projection of 8,600 students in 2025 (UWSA projects 7,700).
 - iv. The number of parking stalls is not an issue
 - b. Area for expansion is available.
 - c. Continue sustainable growth.

- d. Continue to work towards integration with the City of Green Bay.
 - i. Campus to provide recent “core service area” information as to where students come from.

9. Primary Planning Issues

- a. Circulation and wayfinding
 - i. Continue inner loop road in selected spots.
 - ii. Large capital improvement projects (non-building) are difficult to accomplish given the current funding models.
 - iii. Active reduction in linear feet of roadway.
- b. Parking
 - i. Expanding parking is not needed at this time.
 - ii. Issues with students driving to class from the res life facilities.
- c. Building Opportunities
 - i. Continuation of the concourse is important.
 - ii. Lantern-like building features not necessary – wayfinding and campus focal points are important.
 - iii. Concourse improvements continue.
 - iv. Library, union, housing, health sciences – planning projects underway.
 - v. Utilities – Chilled water not expanded when buildings have been added.
- d. Context / Community
 - i. City transit is not utilized regardless of programs offered.
 - ii. Working with City on bike path along Nicole Dr.
 - iii. Arboretum is used by community.
 - iv. Retail has been slow to develop.
- e. Sustainability
 - i. Sustainability office has been created and is one of the focus groups tapped for input.
 - ii. Stormwater management. Will need financial assistance from the state to implement.

10. Secondary Planning Issues

- a. Arboretum
 - i. Partnered with North East Wisconsin Land Trust (NEWLT) on the purchase of 78 acres 3.5 miles north of campus.
- b. Campus Entry
 - i. Incremental improvements have been made when possible.
 - ii. Financial constraints prohibit large scale enactment.
- c. Pedestrian Spaces
 - i. Created Phoenix park
 - ii. Quad is not easily accessed. Undulating Terrain.
- d. Site Specific Studies
 - i. Retail
 - ii. Housing quad
 - iii. Pedestrian walks

- 11. Campus Strategic Vision included for reference but not discussed.
- 12. Campus Mission Statement – Select Mission included for reference but not discussed.
- 13. Campus Mission Statement – Core Mission included for reference but not discussed.
- 14. Campus Mission Statement – System Mission included for reference but not discussed.

15. Closing

- a. Action Items & Homework/Assignments for next meeting
 - i. A/E/Consultant:
 - 1. Develop Questionnaire for release to focus groups prior to meetings.
 - 2. Project Directory.
 - ii. DFDM: None.
 - iii. UWSA: None.
 - iv. UWGB:
 - 1. Schedule meeting with campus leadership prior to focus group meetings.
 - 2. Schedule focus group meetings.
 - 3. Provide red-lined 2006 Master Plan document.
 - a. Provide various studies and document for review.
- B. Next Meeting – Date, Time, Location: TBD

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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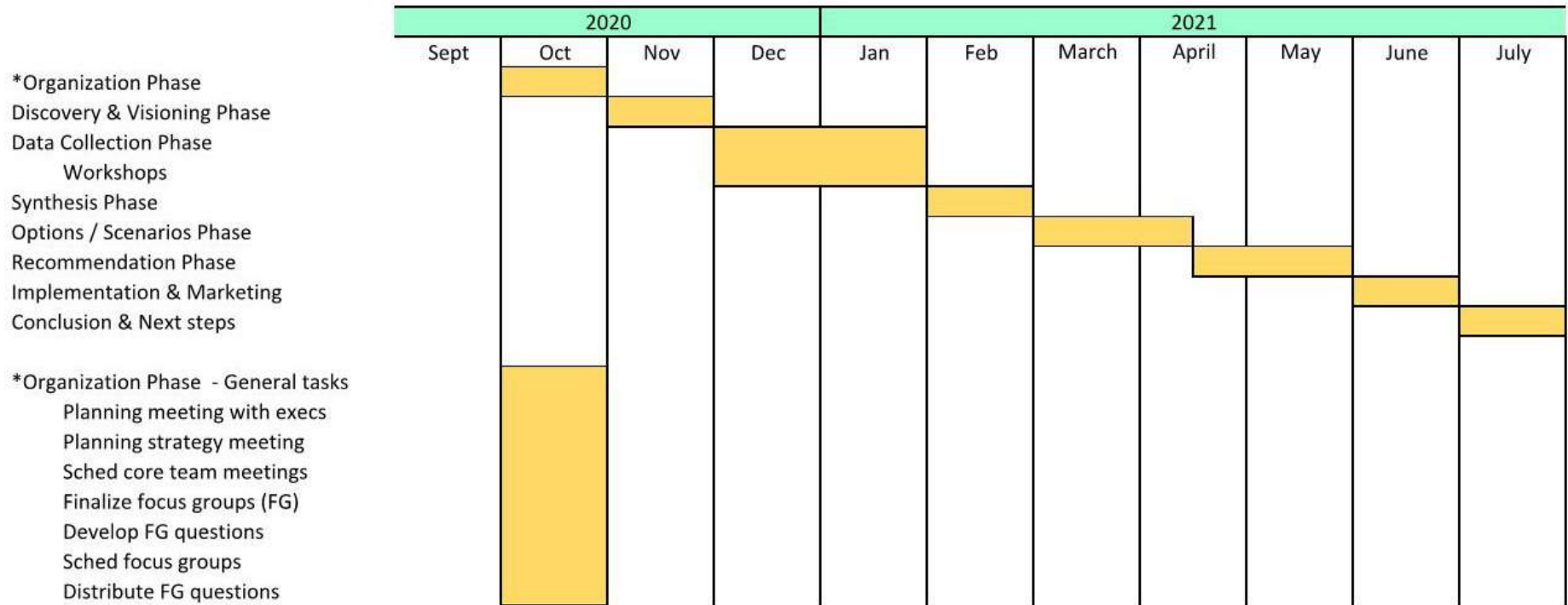


UNIVERSITY OF WISCONSIN – GREEN BAY

MASTER PLAN UPDATE

PROJECT No. 20A1M

Schedule



Core Planning Themes (from 2006 MP)

The Environmental Ethic.

Approach to campus planning that married academic programs, residential life, and the physical campus environment. While many academic programs maintain an environmental emphasis, it no longer provides the integration across programs and operations that it once did. The environmental ethic finds clearest expression in a commitment to maintaining a green, pastoral campus. However, this commitment competes with the social and physical realities of a dependence on automobiles at UW-Green Bay. Alternative transit options are limited.

The Campus Concourse.

The concourse system is a major campus asset and must be developed. Designed to create spaces to foster interaction, it is convenient for users, particularly because of the climate in which the campus is located, and forms an internal service corridor. However, this asset has its down sides. Future development must expand the concourse, it restricts sight of the outside environment, reducing orientation and wayfinding cues, and hides campus activity even on a beautiful day. Physically and psychologically, it separates unconnected destinations. It defines a central campus exterior space that is difficult to reach, particularly for visitors, and is an underutilized space in the campus core. Added cost for new projects.

Size.

The ultimate size of the institution is an unresolved issue at the time of publication of this Master Plan. The campus clearly possesses the land mass and the infrastructure to support growth. Leaders of the Green Bay community have indicated their strong desire for the university to grow, however the ultimate enrollment, student mix, and timeline for growth have not been resolved by the campus.



Master Plan Summary (from 2006 MP)

Goals

- Establish a plan for future development for use by city officials, students, faculty, and staff.
- Identify potential for campus physical growth within the context of indeterminate population growth.
- Identify campus improvements in a “growth” scenario.
- Enhance pedestrian and vehicular circulation and wayfinding.
- Foster continued interaction between the UW Green Bay campus and the Green Bay community.
- Reach consensus on issues important to the future development of the campus.
- Initiate a participatory, inclusive process to bring together diverse stakeholders.

Key Components of the Plan

- Improved circulation system for vehicles and pedestrians.
- Efficient development of the campus core.
- Efficient expansion of on-campus housing.
- Preservation of quality campus open spaces.
- Addition of traditional elements and spaces to support the collegiate experience.
- Use of existing infrastructure resources whenever, wherever possible.
- Increased parking capacity on campus.
- Increased connections between campus and the surrounding community.
- Promotion of sustainability in buildings and utilities.
- Development of land use planning to accommodate future multimodal transportation expansion.



Campus Planning Principles (from 2006 MP)

Enrollment Growth is Possible

Approximately 5,500 students are enrolled on campus (2005).

Assumption was 50-percent growth in enrollment over a ten-year period. Increase from 5,500 students in 2005 to 7,500 students in 2015.

Enrollment in 2015 was approximately 6,500 students.

Enrollment in 2018 was approximately 7,000 students.

UW System projects enrollment in 2025 to be 7,712 students.

UW Green Bay projects enrollment in 2025 to be 8,616 students (based on 3% annual growth from 2018).

- The majority of the enrollment growth will occur among traditional and/or on-campus students
- Enrollment growth will occur incrementally
- UW-Green Bay will continue to allocate parking assignment and revenue as it currently does
- UW-Green Bay will strive to provide on-campus housing options for 40 percent of students

The above assumptions are subject to change as the campus continues to develop and evolve its enrollment plan. The impact of a fully-developed enrollment plan on the master plan should be evaluated.



Campus Planning Principles (from 2006 MP)

Campus has Room to Expand

Campus has sufficient physical capacity for growth of the student population. The institution holds land available for expansion of buildings, both academic and residential, as well as expanded circulation networks and recreation spaces.

Sustainable Growth is Essential

Issues of environmental as well as operational sustainability were at the forefront of the planning effort, from siting conceptual building footprints and maximizing solar orientation to recommending an increase in multimodal transportation options.

Greater Integration with the City will Reduce Isolation

UW–Green Bay is surrounded almost entirely by low-density residential developments interspersed with commercial or industrial clusters. Its location outside of the City of Green Bay inherently isolates the campus from the urban fabric of the city. Depending on the nature of growth, it would be prudent for the university to consider expanding its facilities in downtown locations or identifying other ways to achieve greater integration with the larger community.

UW–Green Bay identified the “core service area”, or area from which most commuter students originate and compared these locations to Green Bay Metro full bus service routes.

Does campus have an updated “core service area”?



Primary Planning Issues (from 2006 MP)

Circulation and Wayfinding – While there is a strong desire to maintain the park-like quality of the campus, roadway configurations, lack of visual connection to the campus core, and multiple entry points make it difficult to navigate the campus.

Recommendations:

- Create the Inner Loop Road
 - Only from Lab Science Drive to Kress Events Center. Half of the segment from Lab Science to Wood Hall.
- Design and implement a welcoming entry
 - No
- De-emphasize secondary entrance points
 - Nothing in particular
- Create safe, logical intersections
 - No changes in roads
- Establish circulation pattern: drive, park, walk
 - We already have a Circle Drive and perimeter parking.
- Create lantern-like features at all campus core buildings, visible from the Inner Loop Road
 - No



Primary Planning Issues (from 2006 MP)

Parking – While there is an abundance of parking and a desire to keep parking lots out of the campus core, existing parking lots are frequently filled to capacity. It is difficult for campus visitors to find parking close to their destination.

Recommendations:

- Introduce buffer strips to all parking lots
 - No. Creates additional maintenance and repair.
- Incorporate additional strategies to address concerns about the size of parking lots and to control heat island effects and storm-water runoff
 - We did change Wood Hall in 2010. Perimeter greenspace is larger than when it had islands.
- Consider coupling physical and operational measures to regulate parking use and distribution
- Increase parking fees to fund improvements
 - Parking rates increases are on hold due to budget cuts. We have reduced mowing berms to EOW strategies and increased lawn height to 3.5" minimum.
- Use existing lots to expand parking, if necessary
 - None has occurred yet, but is being considered for KEC lot and East Housing Lot.



Primary Planning Issues (from 2006 MP)

Building Opportunities – While the campus has excess physical capacity in terms of land and much of the infrastructure, increased enrollment, program expansion or updated building space may require expansion of academic and residential facilities.

Recommendations:

- Maintain a concourse connection to future academic buildings within the academic core
 - Yes, for future Health Sciences building.
- Create pedestrian-friendly, interactive concourse spaces
 - Some corridors have been improved with graphics and seating.
- Include courtyards, glass hallways, and other daylighting opportunities in the design and construction of new buildings
 - No new buildings yet.
- Include lantern-like entry features within the architecture of all new buildings
 - No
- Provide for potential expansion of residential and academic building space
 - Have concurrent Res Life building study now.



Primary Planning Issues (from 2006 MP)

Context/Community – While the campus seeks to enhance its tradition of connecting to the community, there is also a strong desire to maintain its identity and boundary.

Recommendations:

- Promote use of city transit options
 - We have many programs, but few riders.
- Build multimodal transportation routes to and from campus and within campus boundary
 - Working with City of GB on their bike routes along Nicolet Drive.
- Coordinate with the City of Green Bay, Brown County, and the Wisconsin Department of Transportation
 - See above
- Continue to invite the public to enjoy campus amenities
 - They do and expect it for free.
- Encourage use of the arboretum as a unique educational and recreational space
 - It is and is expected to be without rules
- Promote Weidner Center for Performing Arts and Kress Events Center
 - It is
- Continue tradition of “Connecting Learning to Life”
 - That phrase is outdated
- Create partnerships with the City of Green Bay and private developers to encourage adjacent development that supports campus needs and responds to campus customers
 - City has improved University Avenue, but retail is slow to follow.



Primary Planning Issues (from 2006 MP)

Sustainability – While sustainable campus design and growth is valuable it must continually be evaluated against UW-Green Bay's specific needs and constraints.

Recommendations:

- Establish a Sustainable Development Policy with defined action plans and clear targets for all departments
 - An office has recently been created.
- Create campus-wide sustainability committee
 - Has been active since 2009.
- Create a comprehensive "Best Management Practices" (BMP) guideline for the campus
 - Not complete.
- Orient buildings for solar access
 - Dependent on building and site.
- Enhance and promote multimodal transportation options in and around campus
 - Offered many programs that did not last more than 1 year.
- Incorporate recommendations from separate stormwater management study
 - Completed the MS4 update in 2019. Will need state funding for all improvements.



Secondary Planning Issues (from 2006 MP)

Arboretum – While the Cofrin Memorial Arboretum is an important element of the campus identity and provides a valuable research and recreational function, it forms a physical and perceived barrier between campus and community.

Recommendations:

- Continue to preserve and maintain existing arboretum land holdings
 - [We have partnered with NEWLT on another 78A next to Point Au Sable.](#)
- Continue to make the arboretum accessible to non-campus community users
 - [Trails offer different substrates.](#)
- Encourage the use of the Cofrin Memorial Arboretum Land and Resource Management Plan, drafted by the Cofrin Center for Biodiversity, in management of the arboretum
 - [We have signage at trailheads.](#)



Secondary Planning Issues (from 2006 MP)

Campus Entry – While UW-Green Bay seeks to open its doors to community users, prospective students, and other visitors, the campus lacks an obvious point of arrival and key destination points are visually and/or physically inaccessible.

Recommendations:

- Create a gateway into the academic core and a destination point for visitors
 - Added to LED signs at main entry roads.
- Provide a pedestrian connection to key destination points such as Student Services, University Union, and Cofrin Library
 - Already exists
- Preserve space for potential terrace feature with food service at grade in the campus quad
 - Not implemented.
- Design and implement the quad as a “traditional” campus gathering space
 - Not implemented.
- Link the Weidner Center and Studio Arts to the entry plaza
 - Not implemented.



Secondary Planning Issues (from 2006 MP)

Pedestrian Spaces – While the UW–Green Bay campus wishes to promote safe, inviting spaces for students, faculty, staff, prospective students, and other visitors, it lacks some of the basic physical planning elements familiar to campuses worldwide.

Recommendations:

- Create a campus entry that allows visual access to many major buildings within the academic core and provide visitor parking at the entry feature
 - [Not implemented.](#)
- Create a campus quad that becomes a social, active space at the heart of campus
 - [Created Phoenix Park \(east of University Union and west of Res Life\)](#)
- Continue to promote the use of courtyards and windowed hallways adjacent to concourse connections
 - [We have plenty of seating for students at these points.](#)



Secondary Planning Issues (from 2006 MP)

Site Specific Studies – While the Master Plan seeks to focus on broad issues of campus growth and development, site specific studies offer more detailed conceptual developments of smaller projects that could improve the experience of the UW–Green Bay user.

Recommendations:

- Develop a small retail area on or immediately adjacent to the northeast corner of campus near undergraduate student housing
 - [Business models show lack of sustainable revenue.](#)
- Develop housing quads as pedestrian oriented spaces rather than automobile-dominated drop-off zones
 - [Created a Residence Life Master Plan.](#)
- Convert existing housing drop-off zones into pedestrian quads when improvements become necessary
- Provide pedestrian walks wide enough to accommodate emergency and event access
 - [All walks are currently wide enough for vehicles, but not all walks are designed to support large emergency or event vehicles.](#)



Next Steps

Closing

Anything else?

Action Items & Homework/Assignments for next meeting

A/E/Consultant:

DFDM PM:

Campus Planning Rep:

Agency/User Group Rep:

Next Meetings – Date, Time, Location:

Next Meeting – Campus Leadership

Required Attendees: Core Team



Urban-Serving Strategic Vision

The University of Wisconsin-Green Bay is an access-driven, urban-serving comprehensive university that provides a world-class education and promotes economic growth and sustainability as well as health, wellness and social equity in Green Bay and the surrounding areas through a commitment to interdisciplinary learning, scholarship and problem-solving.

To realize this vision, UW-Green Bay must be:

- A university that makes student success its highest priority.
- A large university (10,000 total headcount) approaching 15% out-of-state students with one of the highest proportions of international students in the UW System.
- A diverse university that reflects the community.
- A leading comprehensive, Division I university recognized for connecting community partners in innovative programs of development, education and sustainability.
- An internationally-recognized university that instills the benefits of interdisciplinary thinking and learning.
- A university known for distinctive programs, including traditional and professional graduate programs.
- A university that invests in its people, values innovation and creativity, and strives to create a work environment that supports personal and professional growth.



Mission Statement | I. The Select Mission

The University of Wisconsin-Green Bay is a multi-campus comprehensive university offering exemplary undergraduate, master's and select doctoral programs and operating with a commitment to excellence in teaching, scholarship and research, and service to the community. The University provides a problem focused educational experience that promotes critical thinking and student success.

The culture and vision of the University reflect a deep commitment to diversity, inclusion, social justice, civic engagement, and educational opportunity at all levels. Our core values embrace community-based partnerships, collaborative faculty scholarship and innovation.

Our commitment to a university that promotes access, career success, cross-discipline collaboration, cultural enrichment, economic development, entrepreneurship, and environmental sustainability is demonstrated through a wide array of programs and certifications offered in four colleges: College of Arts, Humanities and Social Sciences; College of Science, Engineering and Technology (including the Richard Resch School of Engineering); College of Health, Education and Social Welfare; and the Austin E. Cofrin School of Business, leading to a range of degrees, including AAS, BA, BAS, BBA, BM, BS, BSN, BSW, MS, MSW, MSN, and Ed.D.



Mission Statement | II. The Core Mission

As an Institution in the University Cluster of the University of Wisconsin System, the University of Wisconsin-Green Bay shares the following core mission with other institutions of the Cluster:

1. Offer associate and baccalaureate degree level and selected graduate programs within the context of its approved select mission.
2. Offer an environment that emphasizes teaching excellence and meets the educational and personal needs of students through effective teaching, academic advising, counseling, and through university-sponsored cultural, recreational, and extracurricular programs.
3. Offer a core of liberal studies that support university degrees in the arts, letters, and sciences, as well as for specialized professional/technical degrees at the associate and baccalaureate level.
4. Offer a program of pre-professional curricular offerings consistent with the university's mission.
5. Expect scholarly activity, including research, scholarship and creative endeavor, that supports its programs at the associate and baccalaureate degree level, its selected graduate programs, and its approved mission statement.
6. Promote the integration of the extension function, assist University of Wisconsin-Extension in meeting its responsibility for statewide coordination, and encourage faculty and staff participation in outreach activity.
7. Participate in inter-institutional relationships in order to maximize educational opportunity for the people of the state effectively and efficiently through the sharing of resources.
8. Serve the needs of women, minority, disadvantaged, disabled, and nontraditional students and seek racial and ethnic diversification of the student body and the professional faculty and staff.
9. Support activities designed to promote the economic development of the state.



Mission Statement | III. The System Mission

The University of Wisconsin-Green Bay shares in the mission of the University of Wisconsin System.

The mission of this System is to develop human resources, to discover and disseminate knowledge, to extend knowledge and its application beyond the boundaries of its campuses, and to serve and stimulate society by developing in students heightened intellectual, cultural, and humane sensitivities; scientific, professional, and technological expertise; and a sense of value and purpose. Inherent in this mission are methods of instruction, research, extended education, and public service designed to educate people and improve the human condition. Basic to every purpose of the System is the search for truth.



MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 19, 2020
LOCATION Electronic Teams Meeting
PURPOSE Meeting with the Chancellor
PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Michael Alexander – UWGB Chancellor
X	Sheryl Van Gruensven – CBO / Senior Vice Chancellor for Institutional Strategy
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Purpose
 - a. Core Values / Who and what are we today?
 - b. Visioning – Global Goals /Where do we want to go.
3. Initial Thoughts
 - a. Beautiful campus that is separated from the city – need to embrace the city.
 - i. Natural areas – show them off / advertise our assets.
 1. Connect to the water
 - ii. Started with Environmental Roots
 1. Embrace the commitment to sustainability and natural areas
 2. History of environmentalism
 3. Need to market it more creatively going forward
 - b. Campus was built in the 1960s
 - i. Buildings are uninviting
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 1. Collaboration needs to be supported with more interactive/gathering spaces
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- c. Community
 - i. Need to figure out more ways for the public and community to utilize the campus
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 - 1. Where is the entry?
 - a. Enhance entrance
 - 2. How does the public find us? A building on campus?
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 - 3. Phoenix Innovation Park / STEM
 - a. Reason for the public to come
 - b. Public / Welcoming
 - c. Might need parking for the public
 - 4. Cofrin Research Center
 - a. Hub for collaboration and interactive engagement with broader community.
 - 5. Potential for a Charter School
 - d. Residence Life
 - i. Housing capacity is sufficient for undergrad population.
 - ii. Don't necessarily need more housing but better / different types of housing.
 - 1. More graduate housing needed (10-12% growth/year)
 - e. Academics / Students
 - i. Campus was originally planned as a residential campus, but not the case anymore.
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 - 1. Need to strengthen outdoor connections (visual and physical access)
4. Existing Campus to Preserve
- a. Weidner Center, Kress - great facilities that age well.
 - b. Arboretum surrounding campus makes it unique
 - i. Would like to improve access to the water and beach
5. Existing Campus to Change
- a. Transform
 - i. The way people are welcomed and lead through campus
 - 1. Arrival (at many levels)
 - 2. Wayfinding- 40% of students are first generation, campus is too much of a labyrinth, and the students need a sense of community.
 - 3. External Doors – access from exterior.
 - 4. Tunnel/outside options
 - 5. Roadway improvements (expensive to change, but should be looked at)

- a. Capitalize on parking.
 - 6. These types of projects are difficult to fund.
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 - i. #1 need - Replace Cofrin Library
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 - i. More external openings
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- 7. J Schultz- Students need a reason to stay on campus after class.
 - a. What can we offer commuters?
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- 8. Closing
 - a. Come to campus.....stay on campus.

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Prepared by

Jim Brown, AIA
Principal

Copied Attendees

EA File Name: Y:\2020 3139\203162 UWGB Campus Master Plan\1-Project Administration\7-Meetings\20A1M Meeting Minutes.Docx

MEETING NOTES | Continuation of Data Collection Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME November 24, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Workshop 2 is a continuation of our analysis and information collection
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Chris Ulm – Ring & Du Chateau
X	Mathew Litchfield - Ayres
X	Craig Schuh - Ayres
X	Jared Vincent – Saiki Design

1. Schedule

- a. Completed the Organization Phase
 - i. Planning meetings with the Chancellor and Campus Leadership.
 - ii. Completed focus group meetings
 - iii. Received and compiled the questionnaire responses.
- b. Campus Leadership requested a follow up meeting upon completion of the focus group meetings.
 - i. Campus Leadership participated in individual focus group meetings (occurred after initial meeting).
 - ii. Therefore, the next meeting could occur at the end of January.
- c. UWGB is scheduled to meet with the City and County for long-range planning in late January.
- d. The design team would like to meet with the Chancellor to preview the big picture options before presenting the options to the balance of campus.
 - i. This meeting to occur the week of 1/18 (the 18th is a holiday).
 - ii. Subsequent to the meeting the meeting has been scheduled for 1/21 at 1:00pm.
- e. The design team would like to meet with the team to determine project drivers / principles for addressing by the Master Plan.
 - i. Ideally this meeting would occur the week of November 30.
 - ii. EA to send a poll for potential dates / times.
 - iii. Subsequent to the meeting the meeting has been scheduled for 12/3 at 1:30pm.

- f. The design team would like to meet with the team to discuss storm water management.
 - i. Ideally this meeting would occur the week of November 30.
 - ii. Subsequent to the meeting the meeting has been scheduled for 12/1 at 2:00pm.
 - g. The project is generally tracking along the proposed schedule.
- 2. Questionnaire responses
 - a. Summary compilation was previously sent for review.
 - b. Everyone is encouraged to review the responses.
 - c. We received responses from 71 individuals.
 - i. An approximate 75/25 mix of faculty / staff and student responses.
 - ii. Faculty / staff and student responses were generally aligned.
- 3. Questionnaire response topics
 - a. Perception of campus
 - i. Beautiful was overwhelmingly used to describe campus.
 - ii. Overall much more positive than negative.
 - b. First impression of campus
 - i. Park, Nature, and Beauty were terms used most often.
 - ii. Overall much more positive than negative.
 - iii. Removed from City was identified as a positive and a negative.
 - iv. Comments received from an on-campus viewpoint.
 - 1. What is perception of on-line student?
 - c. Landmarks
 - i. Cofrin library, Kress, and Weidner are the clear top 3.
 - 1. Weidner is not always associated with campus.
 - ii. No one mentioned STEM
 - 1. Too new? Too much associated with the County? Assumed not part of campus?
 - d. Favorite buildings, spaces, and places
 - i. Cofrin library 8th floor and 2nd floor, Arboretum, MAC Winter Garden.
 - 1. Cofrin 8th floor is just an elevator lobby.
 - ii. Anyplace with windows / natural light.
 - e. Heart of campus
 - i. Union
 - f. Problematic buildings, spaces, and places
 - i. Tunnels due to leaks
 - ii. Parking is a hot topic.
 - iii. Most / all buildings got some recognition. A wide variety of items listed.
 - iv. Maybe a follow up question should be which spaces don't function well?
 - v. Survey skewed by faculty / staff representation.
 - vi. Paul Pinkston – few people explore campus. They find their spot and stay. Students and faculty / staff alike.
 - g. Campus functions
 - i. Well or pretty / very well.
 - ii. Well but.....confusing to get around, wayfinding issues.
 - h. Change or improve the environment
 - i. Wide range of responses.
 - i. Areas avoided?
 - i. No.
 - ii. Areas not used / visited in daily life.
 - j. Visual character of campus
 - i. Natural and beautiful with some nice looking new buildings.
 - ii. Dated and old buildings that need maintaining / renovations.
 - k. Improve appearance?
 - i. Maintenance, wayfinding, sustainability, front door / entry, simplify / unify.

- I. Interface with the City of GB
 - i. It doesn't and many like the separation.
 - ii. Many people and entities have relationships. Mostly individual relationships.
 - iii. Community and campus supports women's basketball at Kress.
 - iv. Students don't attend men's basketball at the Resch Center.
 - v. Jeff Schulz – UWGB music night at the river wasn't mentioned.
- m. Relationship to UW System
 - i. Wide ranging array of comments from good to it doesn't.
 - ii. A lot of hidden gem type of comments. Unknown campus / school.
 - iii. Many comments from faculty / staff regarding funding.
- n. Enhance or improve City or System relationships
 - i. City interaction is getting better.
 - ii. Take campus to downtown.
 - iii. Emphasize something.
 - iv. Recruit statewide.
- o. Campus history
 - i. UCO U – broaden support of ecology focus.
 - ii. Few traditions
 - iii. 3Ts – Trees, Toilets, and Tunnels. – Housing configuration compares nicely to other campuses.
- p. Facilities adequate for activities / operations
 - i. Overwhelming yes with very few yes, but.....
- q. If not, how can they be improved?
 - i. More lounge space, gathering spaces of varying sizes.
 - ii. Power outlets.
 - iii. Updated appearance.
 - iv. Ways to keep commuters on campus longer during the day. More commuter amenities.
- r. Need for expansion if future years
 - i. About evenly split between yes and no.
 - ii. Yes – housing, parking, union meeting spaces
- s. Traffic flow
 - i. Not an issue after familiarity but an issue for visitors and those new to campus.
- t. Parking
 - i. Equal responses – too much and not enough.
 - ii. Proximity is probably the issue for those concerned.
 - iii. Housing parking could use additional spots.
 - iv. Parking structure
 - 1. Previous talks have not gone very far.
 - 2. Is there benefit for significant cost?
 - 3. How many parking spots are needed?
 - 4. Parking costs are low by comparisons.
- u. Approaches to campus
 - i. Signage
 - ii. Where is the main entrance? Easy to miss when traveling on Nicolet.
 - iii. Branding / communication
- v. Pedestrian circulation
 - i. Connection to STEM
 - ii. Love / hate tunnels
 - iii. Circle drive / walk and bike path.
 - iv. More exterior paths
 - v. Snow / ice management.
- w. Quality / quantity of open spaces
 - i. Both are good.
 - ii. More natural areas vs mowed areas.

- iii. More seating options
 - x. Visual character
 - i. Standardize / consistency.
 - y. Environmental issues
 - i. Strength of campus
 - ii. Be a leader again.
- 4. Meeting with the Chancellor.
 - a. Notes included but not discussed.
- 5. Campus Administration focus group
 - a. Need more exterior spaces with nodes of activity
 - b. Wayfinding is a problem – internally and externally.
 - c. Visibility
 - d. Commuters are a big part of the population and need things to keep them on campus.
 - e. Need better / more exterior lighting
 - f. Golf course – repurpose?
 - g. Better connections to the water
 - h. Colleges
 - i. Only CAHSS has limited growth – others are growing.
 - ii. Health Sciences building
 - iii. Business school presence on campus.
 - iv. Public art – need more interest from college
- 6. Enrollment
 - a. Determine number of on-line students
 - b. Determine number of on-campus students
 - c. Determine number of hybrid students
- 7. Campus boundary
 - a. Include Schott property in boundary. Talks with new administration with owners will continue.
- 8. Utility discussion
 - a. Appear in good shape for future growth with a few exceptions.
 - i. Fiber
 - 1. Upgrade from older multi-mode to single-mode project (enumeration) is in the works.
Will include fire alarm, too.
 - ii. Steam generator equipment needs work or replacement.
 - iii. Chiller / cooling tower is in the works
 - iv. Electrical needs replacing – current projects (2) being worked on by Clark Dietz.
 - b. Site lighting – Potential small project.
- 9. Other ongoing studies – Need to coordinate MP Update with studies
 - a. Residence hall study is available now
 - i. Parking is partially addressed.
 - ii. Overall parking count is decreased.
 - iii. Leaving balance of parking to be addressed via the Master Plan
 - iv. Same for storm water management.
 - v. Need campus wide review / approach.
 - b. Health Sciences
 - i. Programming has begun.
 - ii. Currently looking at massing.
 - iii. Square footage is under discussion – currently too much area.
 - iv. Location adjacent to Lab Sciences
 - 1. Tunnel system considerations will impact location.
 - c. Union study not started.
 - i. Potential for real “gateway” to campus.

- d. Cofrin study complete
 - i. Cofrin / Union relationship is important.
 - ii. Study needs to be in agreement with Master Plan.
10. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

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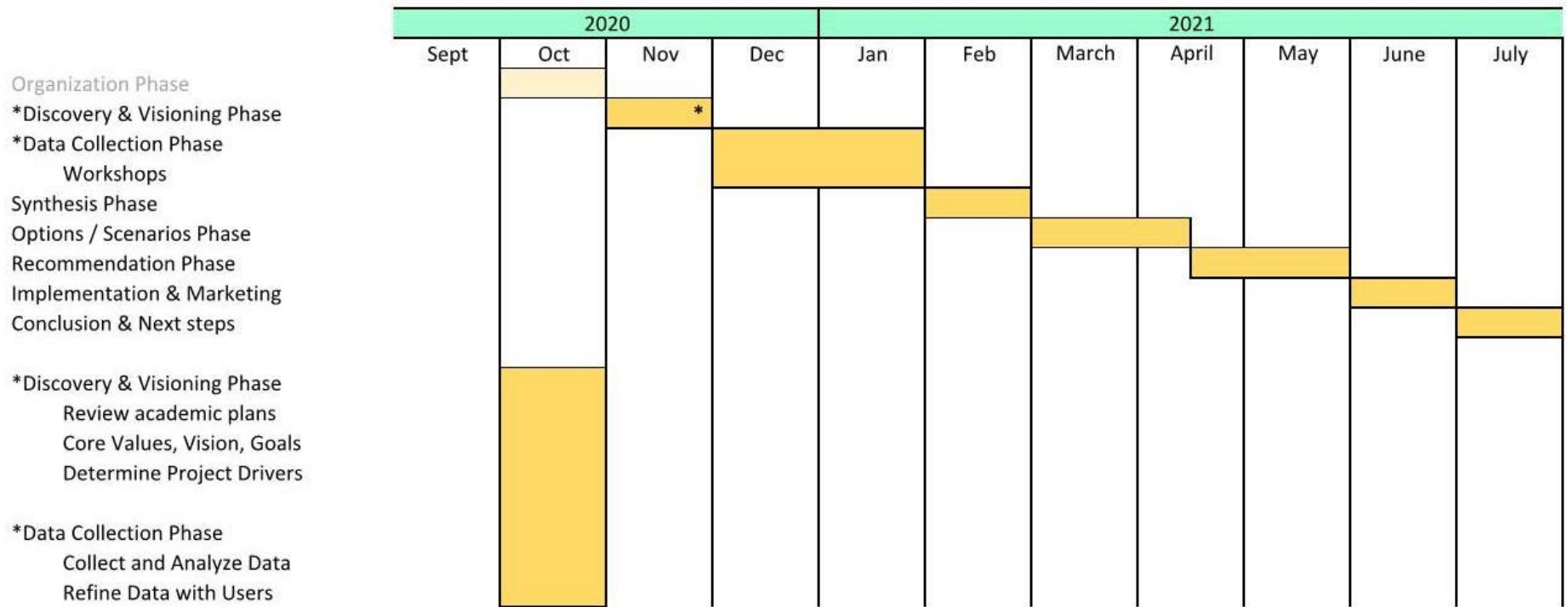


UNIVERSITY OF WISCONSIN – GREEN BAY

MASTER PLAN UPDATE

PROJECT No. 20A1M

Schedule



Questionnaire Responses

What is your overall perception of campus?

- Beautiful
- Nature
- Spacious / spread out
- Isolated
- Confusing / Difficult to navigate
- Old / Outdated

Overall much more positive than negative.
Beautiful was overwhelmingly the most used term.

If you recall, what was your first impression of campus?

- Park-like / Nature
- Beauty
- Big
- Unique – not a typical campus
- Surprised
- Removed from the City

Overall much more positive than negative.
Park, Nature, and beauty were overwhelmingly the most used term.



Questionnaire Responses

What are the most significant landmarks on campus?

- Cofrin Library
 - Kress
 - Weidner
-
- Phoenix Statue
 - Arboretum
 - Union

Clear top 3

A wide variety of places were listed including the golf course, MAC, shoe tree.....

Missing is STEM.....

What is your favorite buildings, spaces and places on campus? Why?

- Cofrin 8th floor
- Cofrin 2nd floor
- Arboretum / Trails
- MAC winter Garden
- Union – various spots
- Windows / natural light

A wide variety of spaces

Interior and exterior. Interior overlooking the outdoors.



Questionnaire Responses

Where is the heart of campus? The gathering place where everyone seems to congregate?

- Union
- Unsure / not really one
- Other (MAC, MESA.....)

Union is clearly perceived as the heart of campus

What buildings, spaces, and places do you see as most problematic? Why?

- Tunnels / leaks
- Parking – proximity / impervious
- All academic buildings are listed but no single reoccurring issue

Many different items listed.
Mostly buildings or interior spaces.



Questionnaire Responses

From your perspective, how well does campus function?

- Well
 - Pretty / Very well
-
- Fine, Moderately, not well at all

Overwhelmingly well or pretty well

Well but.....

Confusing to get around / wayfinding

From your own experience on campus, how would you change or improve the environment?

- Maintain green spaces
- Grass to native plantings
- More student parking
- More gathering spaces
- Integration of exterior and interior
- Better connections / navigation
- Keep updating

Many different suggestions offered.
Mostly buildings or interior spaces.



Questionnaire Responses

Are there areas of campus you avoid?

Where?

Why?

- No
- Housing

Since the responses are faulty and staff heavy there are areas listed because they are a distance from their regular path.

Several areas listed due to leaks

How would you characterize the visual appearance of campus?

Comments fall into 2 categories:

Natured centered, beautiful, what's new looks nice

AND

Dated and aging buildings, needed facelift, maintenance, mix of old and new buildings.



Questionnaire Responses

How can the appearance be improved or enhanced?

- Better maintenance of buildings and landscaping
- Wayfinding and signage
- Increase Sustainability
- Natives / pollinators vs. grass
- Front door / Entry

Look at campus holistically
Unify - Simplify

How does the campus interface with the City of Green Bay and the surrounding community?

- It doesn't / It's separated – many like that
- People / departmental relationships with the city
- Community uses the Arboretum, Weidner, and attend women's basketball at Kress
- Commercial development
- Students attend Mem's basketball at Resch?
- Better public transportation.
- Bike lane along Nicolet

It seems that the community comes to campus for the exterior spaces and events.
Campus / students have limited interactions with the city.



Questionnaire Responses

How does the campus relate to the University of Wisconsin System?

Comments here are all over the place from “good” to “it doesn’t”.

Appears to be a hidden campus, not well known even with students from Green Bay.

Many funding comments.

How can these relationships be enhanced or improved?

- Take campus to downtown
- Communication and transportation
- Interactions with other campuses.
- Need “things” we are best at. Emphasize something.
- Recruit statewide.

Not a lot of responses



Questionnaire Responses

From your knowledge of the history of the campus, are there consistent ideas that should be respected and continued?

- ECO U
- Nature conservation / Environmental focus.
- Very few traditions
- 3Ts – trees, tunnels and toilets

Overwhelming support of broadened ecology focus

Are the present site facilities adequate for your current activities or operations?

- Yes

Overwhelmingly YES. Very few YES, but....



Questionnaire Responses

In not, how can they be improved?

- More lounge spaces.
- More power outlets
- Update appearance
- Technology
- More large gathering spaces / conf spaces.
- More offered for commuters

Not a lot of responses.
A very wide range of comments.

Do you foresee a need to expand facilities to meet your needs for the next five to ten years?

About equal responses to yes and no.

- Housing
- Parking
- Union
- More meeting spaces from small to large



Questionnaire Responses

Traffic flow and circulation to/from campus as well as within the campus boundaries.

- Traffic flow is good if you know where to go.
- Better / clearer signage.
- Difficult to navigate for visitors.
- Campus events create short term traffic issues.
- End of the day traffic onto Nicolet gets backed-up

Not a problem for campus entities but still a problem for visitors.

Parking development opportunities.

About equal responses

- Not enough parking
- Too much parking
- Accessible parking?
- Parking could be closer to the buildings / entrances
- Housing parking
- Kress parking
- Pervious parking.



Questionnaire Responses

Approaches to campus, campus image definition.

- More / Better signage
- What / where is the main entrance?
- Better branding / communication
- No concerns / issues

Not a lot of responses.

Pedestrian circulation within campus.

- Connection to STEM
- More directional signage
- Running / biking around circle drive
- Love / hate tunnels.
 - Surface shorter / quicker
 - Tunnels more convenient
- More paths
- Snow / ice management – iced paths

Specific paths are noted as needed but they are isolated comments



Questionnaire Responses

Quality and quantity of open spaces on campus.

- Quality is good
- Quantity is good
- Grass vs natural
- More outdoor seating

Unify visual character of campus.

- Standardize
- Consistent
- Good except for the buildings
- Signage

Environmental issues (sustainability, green building, storm water management, native plant materials).

- Strength of campus
- Increase sustainability of buildings.
- Native plants
- Reduce flooding – stormwater management
- Develop master sustainability plan

Continue to be sustainable and environmentally friendly.
Maybe take the next step.



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Focus Group Meetings – Campus Administration

- The Union doesn't function, the library commons acts more like the campus living room.
- The campus has many underutilized outdoor spaces
 - Need to activate with nodes of activity
 - Plan for winter activities
- Wayfinding
 - Disconnect between the inside and outside
 - Sight lines visible (exterior), but physical connections are missing
 - The concourse system is 'over-used', leading to a lack of knowledge of wayfinding outside
 - Exterior entrances are hidden and not connected well to other area
 - Concourse is not well connected to the outdoors
- Visibility
 - No front porch- new students, faculty, and visitors have a hard time finding the 'front door'.
 - Campus isn't visible from outside (Highways, Nicolet Drive- no views into campus)
- Commuters
 - The average commuter comes 2-4 times/week
 - They park and leave, not much to keep them on campus



Focus Group Meetings – Campus Administration

- Access
 - Need modern, paved, and lighted connections
 - Parking lots need better lighting
- Current Campus Amenities
 - STEM Center
 - Weidner Center
 - Kress Center
 - Arboretum
 - Desirable feature- but blocks views to campus
 - Used to groom trails, students seem to have lost interest, students will walk or snowshoe.
 - No mechanism to generate revenue to cover cost
- Golf Course
 - Not well utilized or revenue generating - Barely covers costs
 - Business school - hospitality program
 - Nostalgia even though it doesn't get used
- Water frontage: need to connect to the water



Focus Group Meetings – Colleges

- CHESW
 - Growing
 - Health Science building
 - Move will create openings in other existing facilities
 - Non-traditional students
 - Hours, child care, lighted paths
- CAHSS
 - Limited growth
 - General use classrooms
 - TH and SA are end of the spoke facilities
 - TH lacks front door – visibility
 - Lacks opportunities for public art throughout campus.
 - Amplitheatre
 - Better connection to Weidner Center



Focus Group Meetings – Colleges

- CSET
 - Growing
 - Office and research space is limited, will need more
 - Lab sciences 100% full
 - Microlabs and Physiology running out of space
 - Need additional space for students and staff
 - STEM space
 - 21,000
 - Connections
 - STEM to/from Lab Sciences
 - Health Sciences
 - Use of Service Drive to Instructional Services
 - Parking
 - Students driving between housing and LS lot.
- AECSB
 - Growing
 - Lacks “presence” on campus
 - Presence on Campus
 - Need a building/ space on campus that reflects the business school
 - Campus location
 - On campus needed for general education requirements
 - Downtown location not necessary for success
 - Downtown location wouldn’t support undergrad programs
 - Downtown space could support grad student and public interaction
 - Current Space -Wood Hall classrooms and offices



Utility Discussion



Next Steps

Closing

Anything else?

Action Items & Homework/Assignments for next meeting

A/E/Consultant:

DFDM PM:

Campus Planning Rep:

Agency/User Group Rep:

Next Meetings – Date, Time, Location:

Next Meeting – Campus Leadership

Required Attendees: Core Team



MEETING NOTES | UWGB Campus Master Plan Update

Division of Facilities Development Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME September 2, 2021, 11:00 am -12:30 pm
LOCATION Conference Call
PURPOSE Master Plan Update Re-Energize Meeting

PRESENT

	Robert Hoffmann – DFD Project Manager
X	Tom Bittner – UW Systems Administration
X	Paul Pinkston – UWGB Facilities Director
X	Jeff Schulz – UWGB Campus Planning
	Joe Huberty – Engberg Anderson
X	Jim Brown – Engberg Anderson
X	Drew Kemp-Baird – Engberg Anderson

I. General

- A. Purpose of the meeting was to review what was presented to the Chancellor in January 2021 and discuss any changes moving forward based on new information we have received.
- B. Slides were pulled from the presentation for the Chancellor with some additions. Refer to attached slides.

II. Core Principles

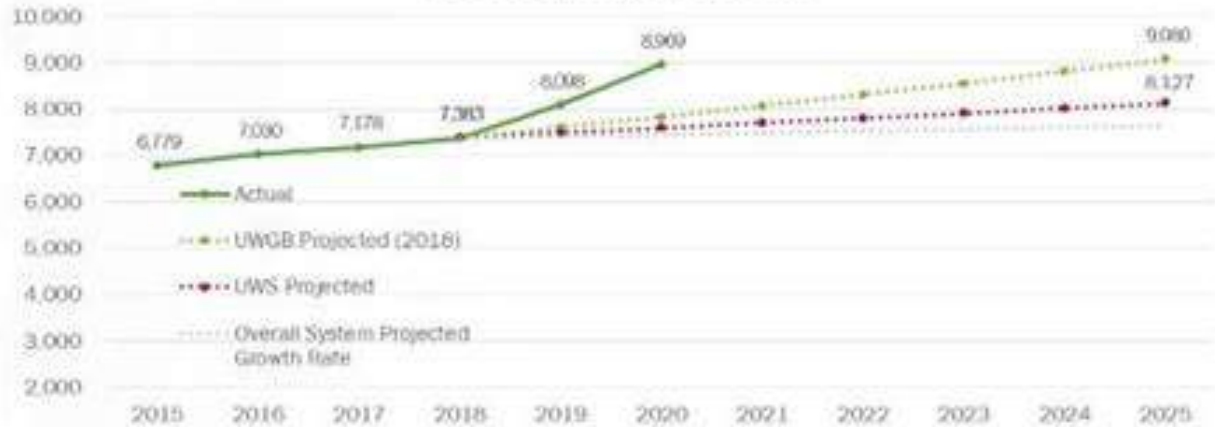
- A. Add a principle about creating a forward-facing campus.
- B. Add a principle about accommodating space utilization needs of emerging and growing academic programs.
 - 1. Plan to re-allocate surplus space based on the findings of the campus space assessment.

III. UWGB Campus Enrollment

- A. EA to add campus enrollment data for 2020 to the graph and update projections.
 - 1. UWGB Enrollment Dashboard: <http://www.uwgb.edu/CMSAssets/ISE/dashboard.asp>
 - 2. UWGB Factbook: <https://www.uwgb.edu/ise/factbook/>
 - 3. UW System enrollment reporting: <https://www.wisconsin.edu/accountability/access/>
 - 4. Chart from UWGB Chancellor's convocation speech on next page:

PROJECTED ENROLLMENT GROWTH

UW-Green Bay Enrollment



IV. Facility Condition Assessments – Functional and Physical

- A. Slides are updated to show condition assessment findings of most recent survey from the campus space assessment. Note that the campus space assessment only took structure and interiors into account, not envelope or building systems.
 1. Building names in black remain unchanged between January and now.
 2. Building names in red reflect ratings shown in January, with subsequent names in green reflecting ratings given during the campus space assessment.

V. Campus Plans

- A. EA to update campus composite image.
- B. Visitor Parking
 1. Note information kiosk on Main Entrance Drive when proposing wayfinding solutions.
- C. Theatre Hall/Weidner Center
 1. Keep as an option for consideration.
- D. Cofrin Library
 1. Remove addition slide.
 2. Students will have to walk outside to get across campus while Cofrin Library is under construction (e.g. MAC Hall to Wood Hall or MAC Hall to Lab Sciences). The Cofrin project will provide an opportunity to reroute concourses through the center of campus.
 3. Brown County is looking at new locations for the 911 tower that is currently in Cofrin Library.
- E. New Academic Building
 1. The scale of the proposed building will need to drop based on the findings of the campus space assessment.
 - a. Keep the proposed locations.
 - b. Create easily identifiable entry points for the concourse system.
 - c. Consider how a new building could be added onto in the future.
 2. Academic building locations were determined with existing utility routing in mind. Add a layer to the diagram indicating locations of underground utilities.

3. UWGB to send information on proposed underground utility routing to the east of Building #4. Routing does not impact proposed building locations, but should be incorporated into the master plan.
4. Slide calls out “locations” in title but “options” in body – change one for consistency.
- F. Kress Turf Gym
 1. Turf gym size can be cut in half.
 2. Come up with options for where sport sciences/weight room addition should go.
 - a. Southeast corner near south entry?
 - b. Existing pool gets taken offline and addition goes to the east of it?
 - c. Replace existing turf gym with office and weight room and build new standalone turf gym?
- G. Inn/Conference Center at existing golf course clubhouse location
 1. Remove “Golf Course Clubhouse” from slide title.
 2. Keep as an option for consideration.
 3. Student Affairs has taken responsibility for the future of the clubhouse.
- H. Golf Course Repurposing – Amphitheater
 1. Keep as an option for consideration.
- I. Golf Course Repurposing – Rec Fields
 1. New location for rec fields if turf gym takes existing location.
 2. Keep as an option for consideration.
- J. Golf Course Repurposing – Married Student Housing
 1. Remove this option. No known need for married student housing; if it is needed, it should be closer to campus.
- K. Housing – Option from Housing MP
 1. EA to add new dormitory layout to the east of the Mauthe Center. Use two colors to denote phasing of project.
 2. EA to update UVHI boundary based on recent land exchanges.
- L. Housing – Alternate Option
 1. Remove from consideration.
- M. Phoenix Innovation Park
 1. UWGB and UWSA working to find out more about the archeological site.
 2. EA to outline the STEM Building as a Phoenix Innovation Park parcel.
 - a. Change color of STEM Building on diagram.
 - b. Use a different color for the parcel.
 - c. Change parcel numbering?
- N. Leave out Bay Settlement Drive retail and Schott Property plans.

VI. Closing

- A. Anything else?
- B. Action Items & Homework/Assignments for next meeting
 1. EA:
 - a. Update core principles.
 - b. Add 2020 enrollment data to projection graph.
 - c. Revise plans.
 - d. Schedule next meeting for week of September 20th.
 2. DFD PM:
 3. Campus Planning Rep:
 - a. Find additional information on archeological site in Phoenix Innovation Park.
 4. Agency/User Group Rep:
 - a. Find additional information on archeological site in Phoenix Innovation Park.
 - 5.
 6. Next Meeting – Week of September 20th, date and time TBD.

C. Next Meeting – Required Attendees: Core team.

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

C. Drew Kemp-Baird

Copied Attendees

EA File Name: Y:\2017 2694\172732 UW MKE Sandburg\1-Project Administration\7-Meetings\West Tower\2020-09-14
Design Meeting #8\16L1U Meeting Minutes.Docx



UNIVERSITY OF WISCONSIN – GREEN BAY

MASTER PLAN UPDATE

PROJECT No. 20A1M

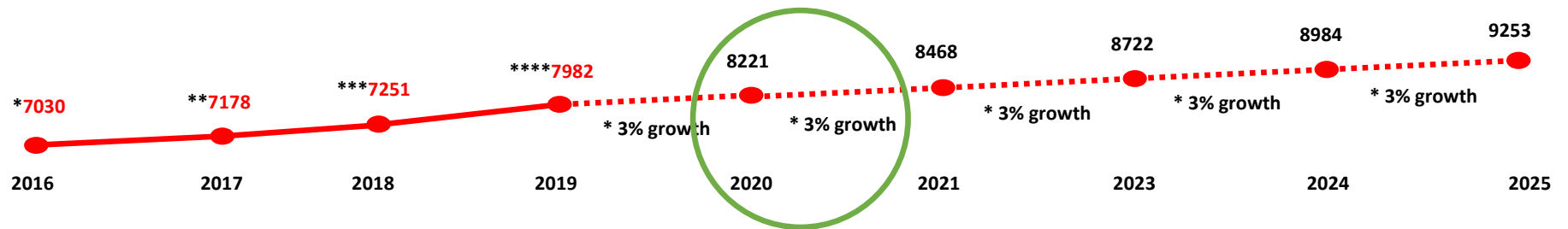
Core Principles

- Embrace, Protect and Enhance the Cofrin Memorial Arboretum and Nature Setting
- Respect and Enhance the Campus Ecology
- Welcome visitors to campus
- Identifiable concourse entries
- Enhance the interior / exterior connections while Creating a Sense of Place throughout Campus
- Enhance / Activate the Quad while Reinforcing the Academic Core
- Update On-Campus living accommodations
- Community Connectivity
- Transportation – Walk, Bike, Park



UWGB Campus Enrollment

2016		2017		2018		2019	
Total Enrollment	7030	Total Enrollment	7178	Total Enrollment	7251	Total Enrollment	7982
FTE		FTE	4986	FTE	5036	FTE	5458
Undergraduate	6758	Undergraduate	6815	Undergraduate	6830	Undergraduate	7586
Graduate	272	Graduate	363	Graduate	421	Graduate	396
Full Time	4082	Full Time	4124	Full Time	4206	Full Time	4443
Part Time	2948	Part Time	3054	Part Time	3045	Part Time	3539



* Enrollment taken from UW-Green Bay Fact Sheet, Fall 2016
 ** Enrollment taken from UW-Green Bay Fact Sheet, Fall 2017
 *** Enrollment taken from UW-Green Bay Fact Sheet, Fall 2018
 **** Enrollment taken from UW-Green Bay Fact Sheet, Fall 2019

UW-Green Bay projected annual growth until 2025 – 3%

Facility Condition Assessments - Function

Functional Conditional Assessment Ratings

A	Highly Suited / Excellent	No remodeling/refurbish finishes
B	Satisfactory	Minimal remodeling
C	Conditional	Limited remodeling
D	Development required	Significant remodeling
F	Unsatisfactory	Beyond cost-effective remodeling

Facilities in the **A** category:

Kress Events Center
Rose Hall
Wood Hall
Weidner Center*
Mary Ann Cofrin Hall

Facilities in the **B** category:

Environmental Sciences Building
Instructional Services Building
Laboratory Sciences Building
Studio Arts Building
Concourse System
Student Services
Wood Hall
Mary Ann Cofrin Hall

Facilities in the **C** category:

Theatre Hall

Facilities in the **D** category:

David A Cofrin Library

Facilities in the **F** category:

David A Cofrin Library

Scores in black and green reflect findings from Project #21C1U condition assessment (only reviewed structure and interiors).



Facility Condition Assessments - Physical

Physical Conditional Assessment Ratings

i	Good	No or minimal renovation
ii	Satisfactory	Limited renovation
iii	Fair	Moderate renovation
iv	Poor	Significant renovation
v	Unsatisfactory	Major renovation
vi	Replace	

Facilities in the i category:

Facilities in the ii category:

Environmental Sciences Building
Laboratory Sciences Building
Kress Events Center
Studio Arts Building
Student Services
Wood Hall
Weidner Center*
Mary Ann Cofrin Hall

Facilities in the iii category:

Instructional Services Building
Rose Hall
Concourse System
Mary Ann Cofrin Hall
Theatre Hall

Facilities in the iv category:

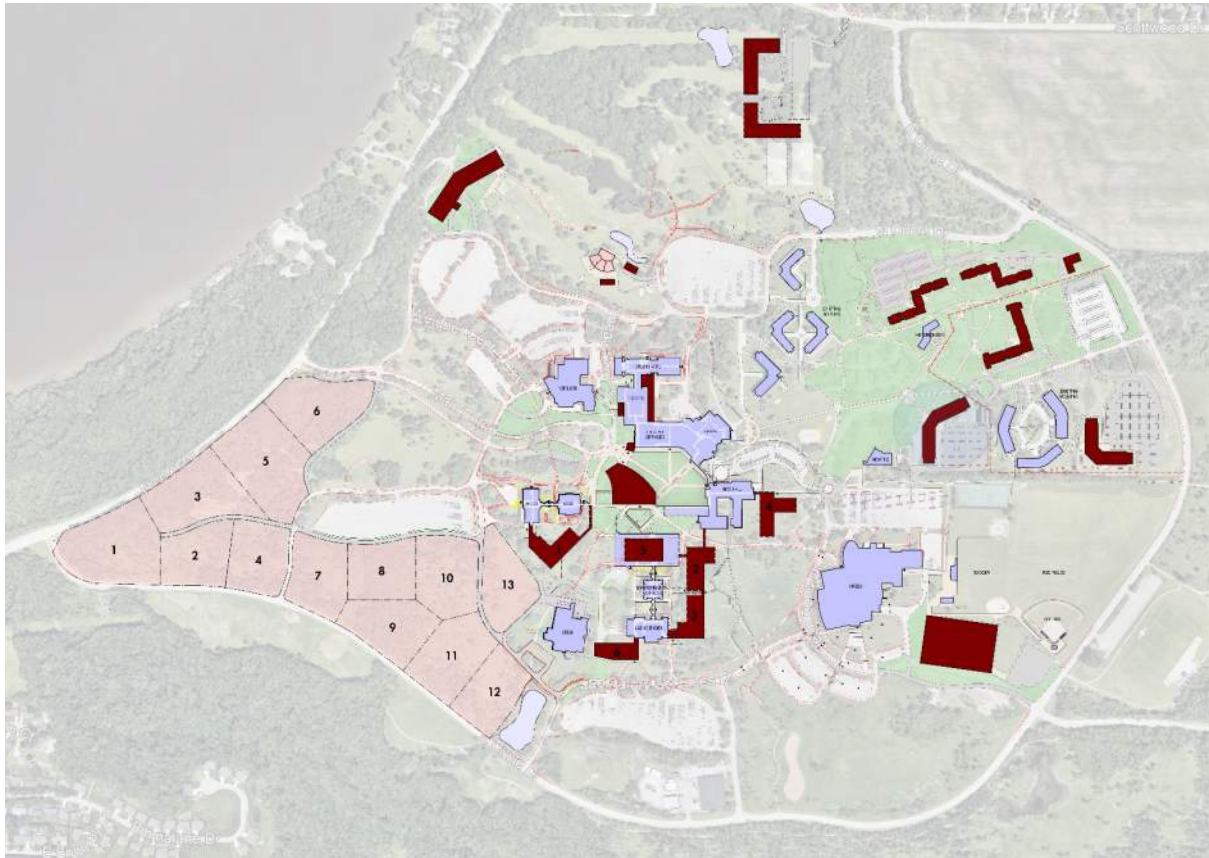
Theatre Hall
David A Cofrin Library

Facilities in the vi category:

David A Cofrin Library

Scores in black and green reflect findings from Project #21C1U condition assessment (only reviewed structure and interiors).

Campus Composite



Pre-Design Studies Currently underway:

**Cofrin Technology & Education Center
(Cofrin Library Replacement)**

Health Science Programs

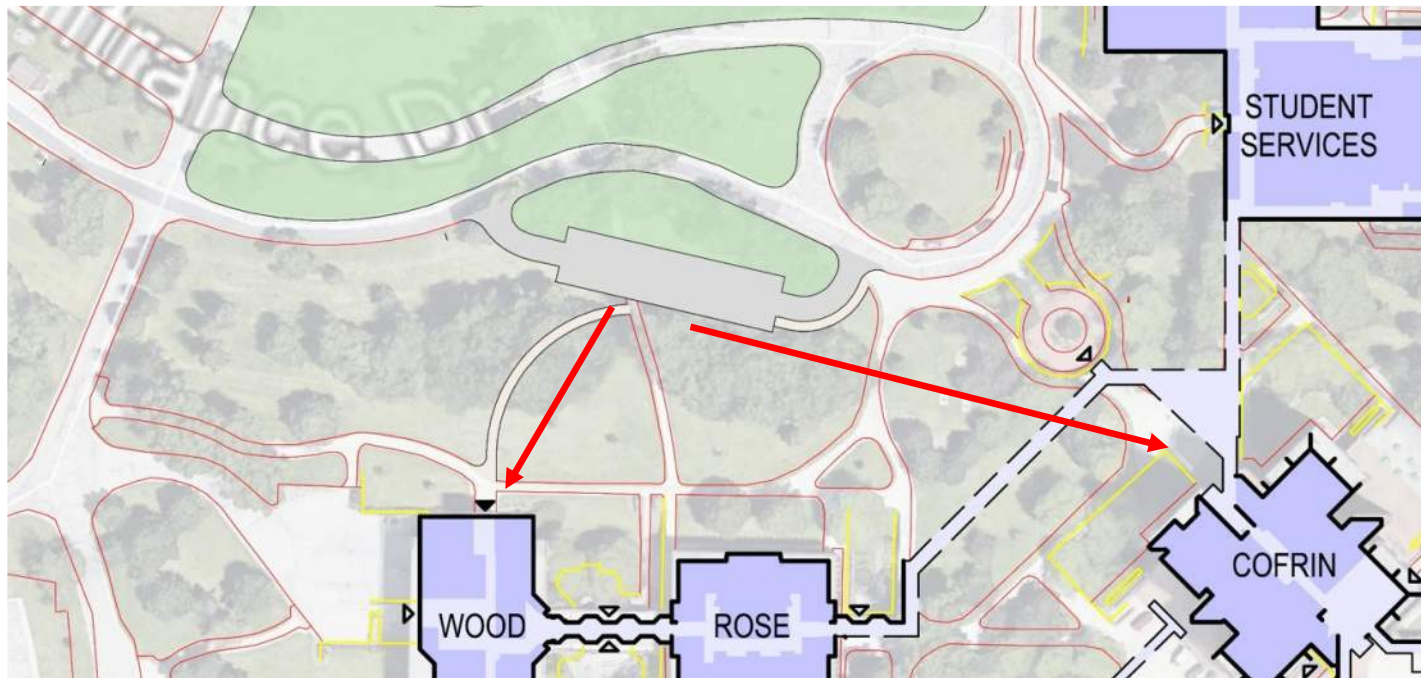
Housing

Freshman Residence Hall

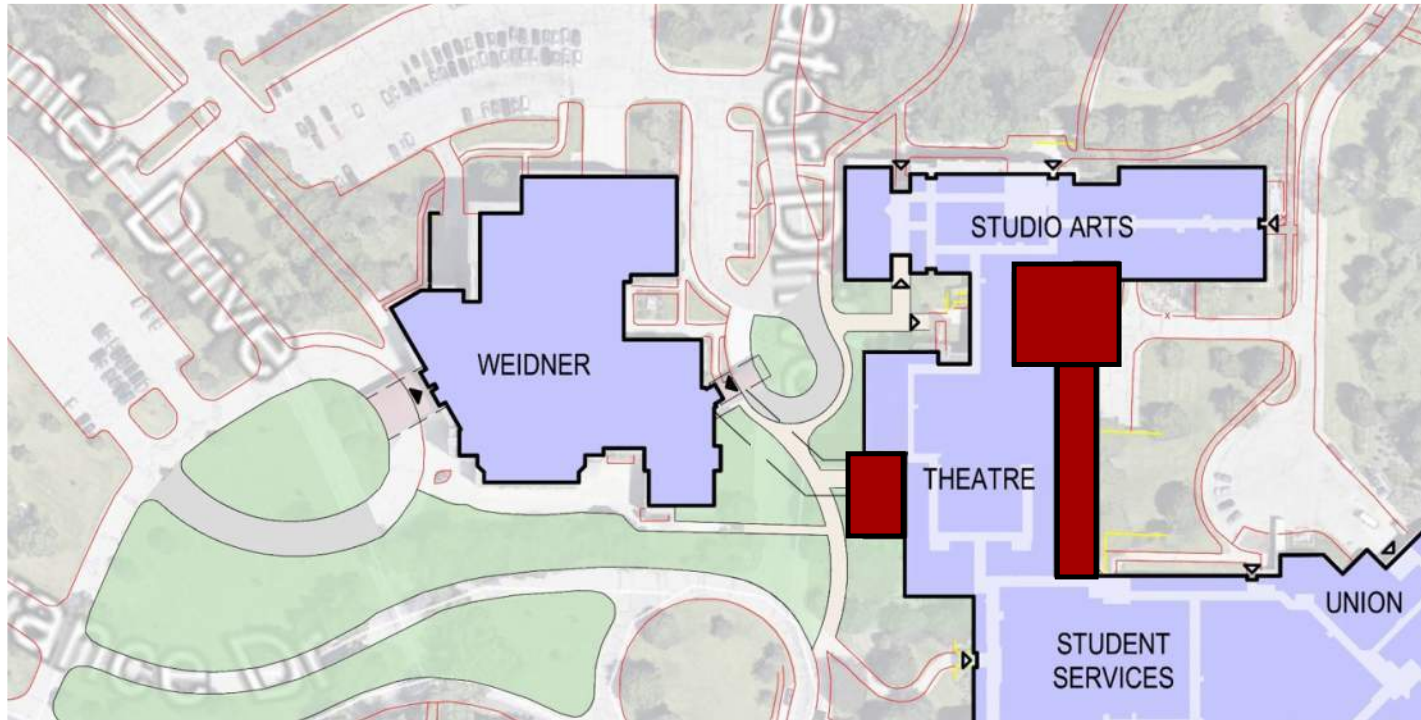
Sophomore Residence Hall

Union Addition & Renovation or Replacement

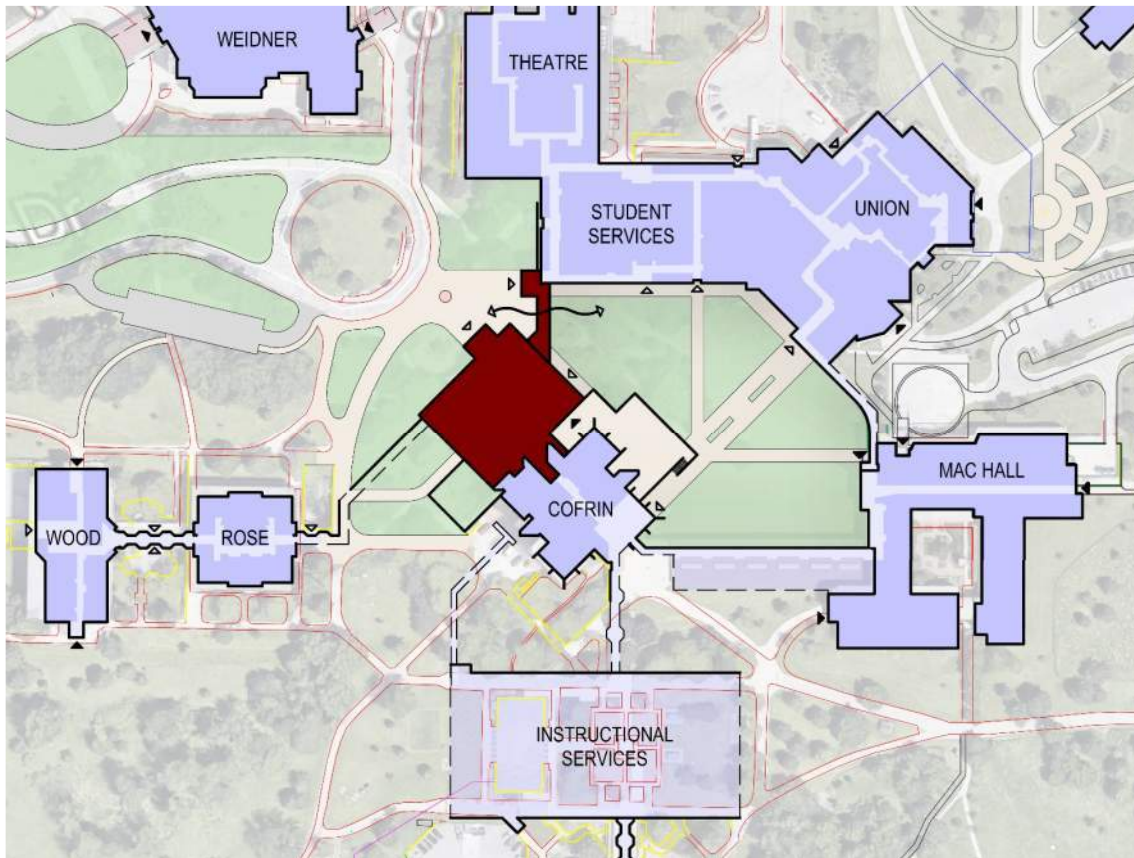
Visitor Parking



Theatre Hall/Weidner Center



Cofrin – Addition



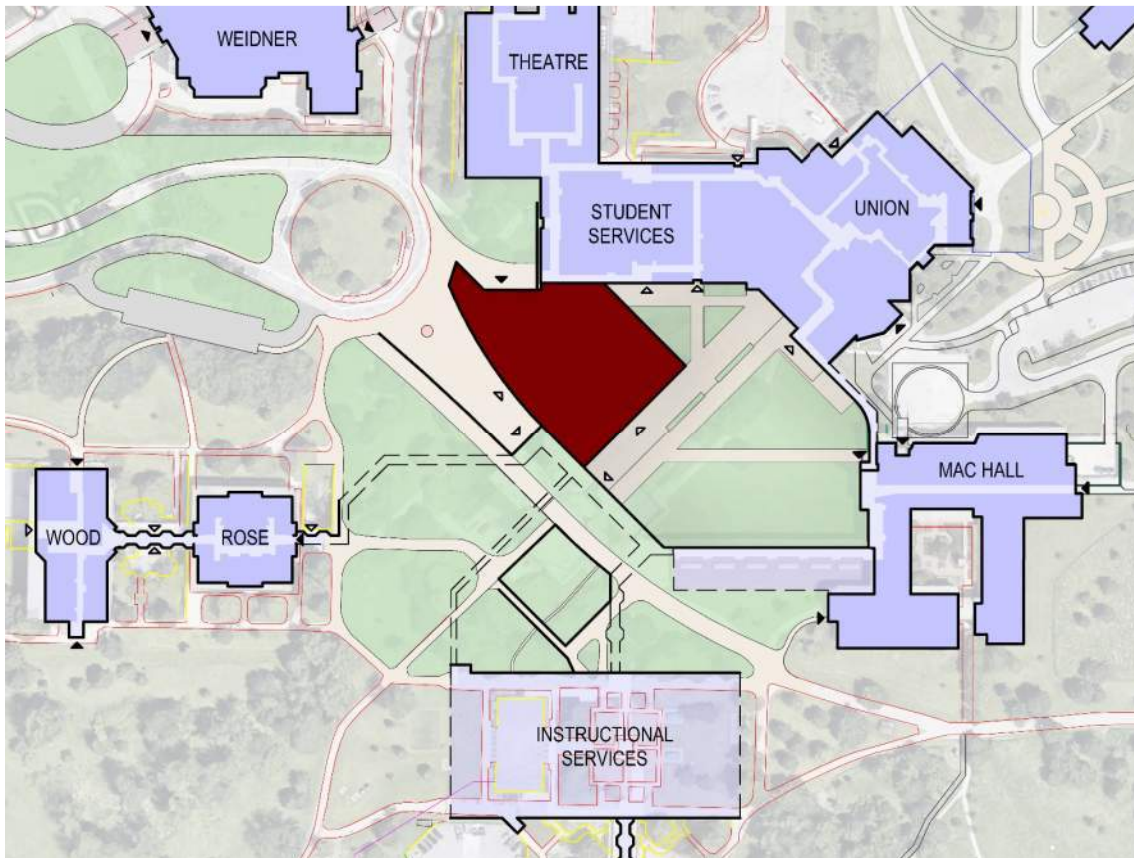
Addition to the existing facility.

Enter Cofrin, Students Services and the Quad at concourse level.

Glass connector between Cofrin and student services – allows access into the Quad.

Relocate Rising Phoenix sculpture to entry plaza.

Cofrin – Replacement Option 1



Replacement facility.

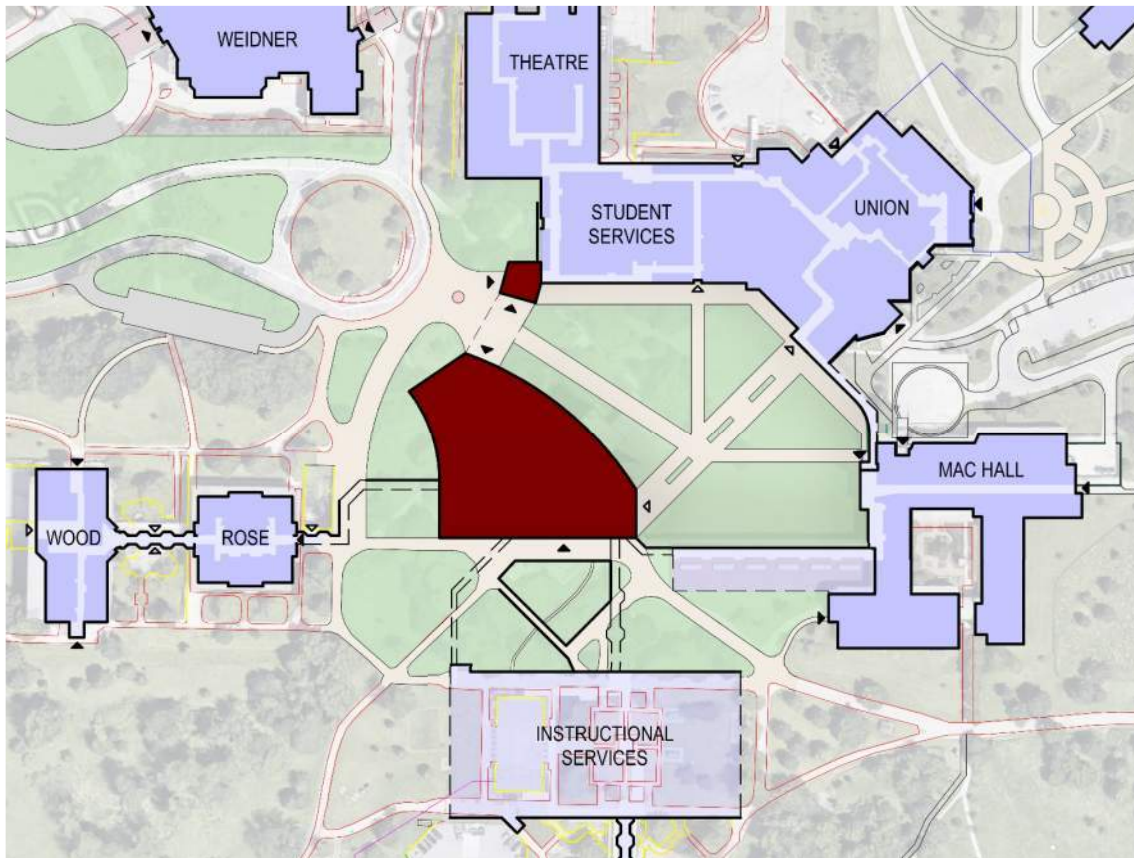
Enter Cofrin at circle drive elevation.

Vertical circulation to Students Services from inside Cofrin.

Enter the Quad through Cofrin or via the concourse level. Exterior grade change to access the concourse

Relocate Rising Phoenix sculpture to entry plaza.

Cofrin – Replacement Option 2



Replacement facility.

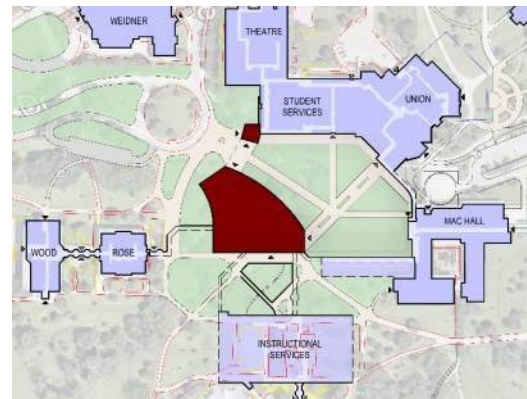
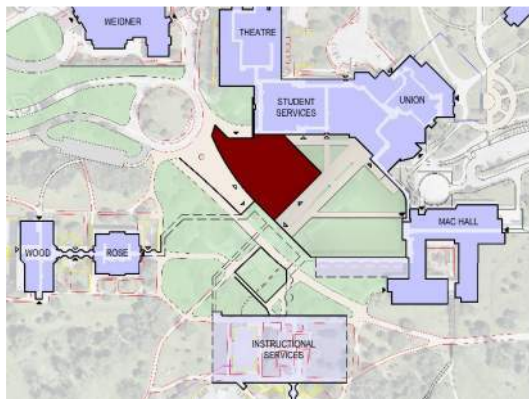
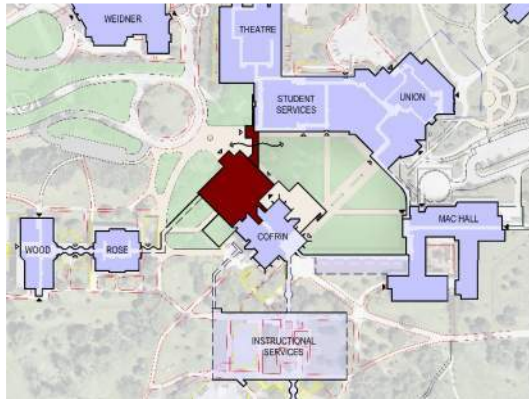
Enter Cofrin, Students Services and the Quad at circle drive elevation.

Vertical circulation within Students Services and within Cofrin.

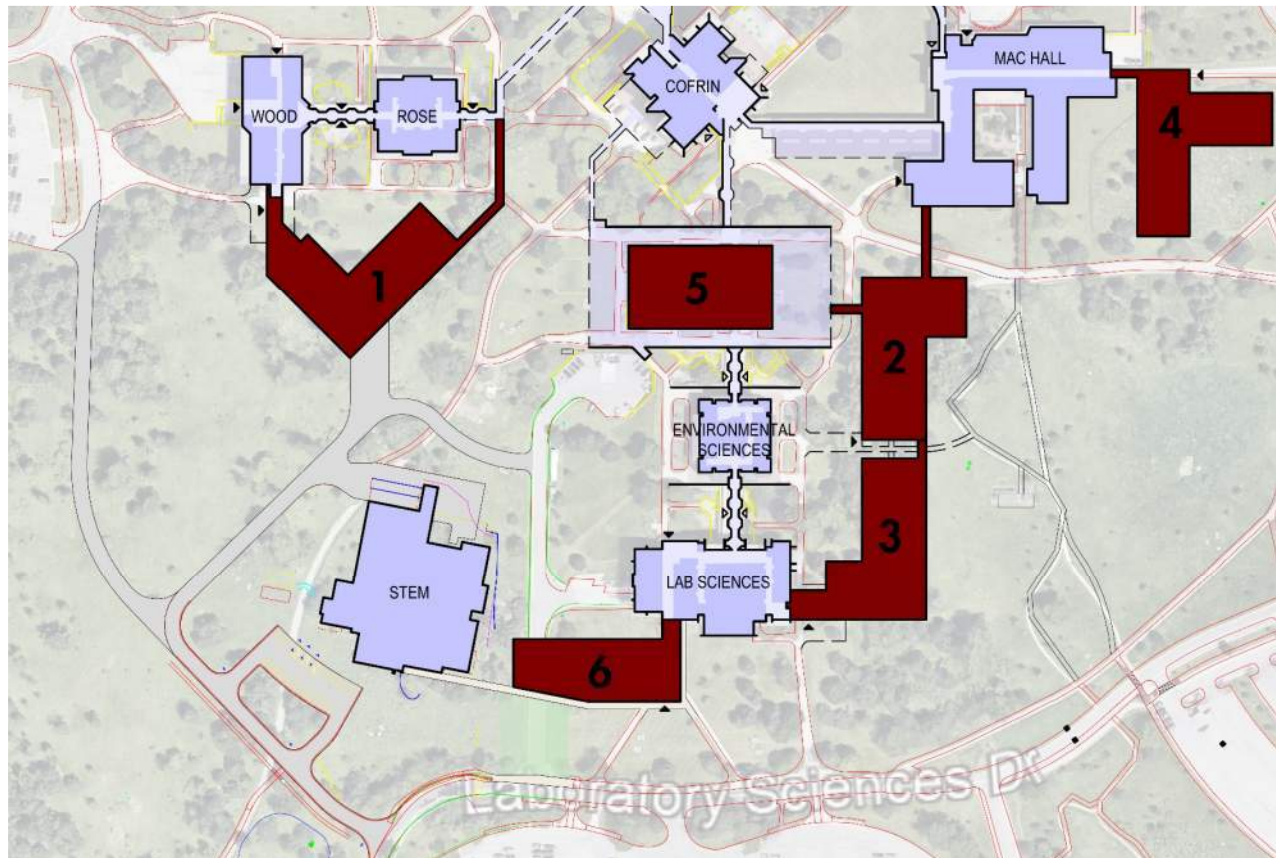
Direct access to the Quad from Circle Drive

Relocate Rising Phoenix sculpture to entry plaza.

Cofrin – All Options



New Academic Building – Locations 1-6



Options 1 – 4 are seen as new facilities.

Option 5 is seen as a vertical expansion of Instructional Services.

Option 6 is seen as a Health Sciences addition to Lab Sciences.

Options 1 and 3 could be smaller additions to Wood and Lab Sciences

Options are not mutually exclusive.

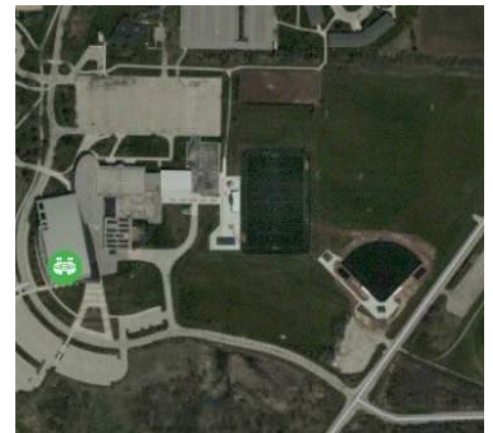
Kress Turf Gym



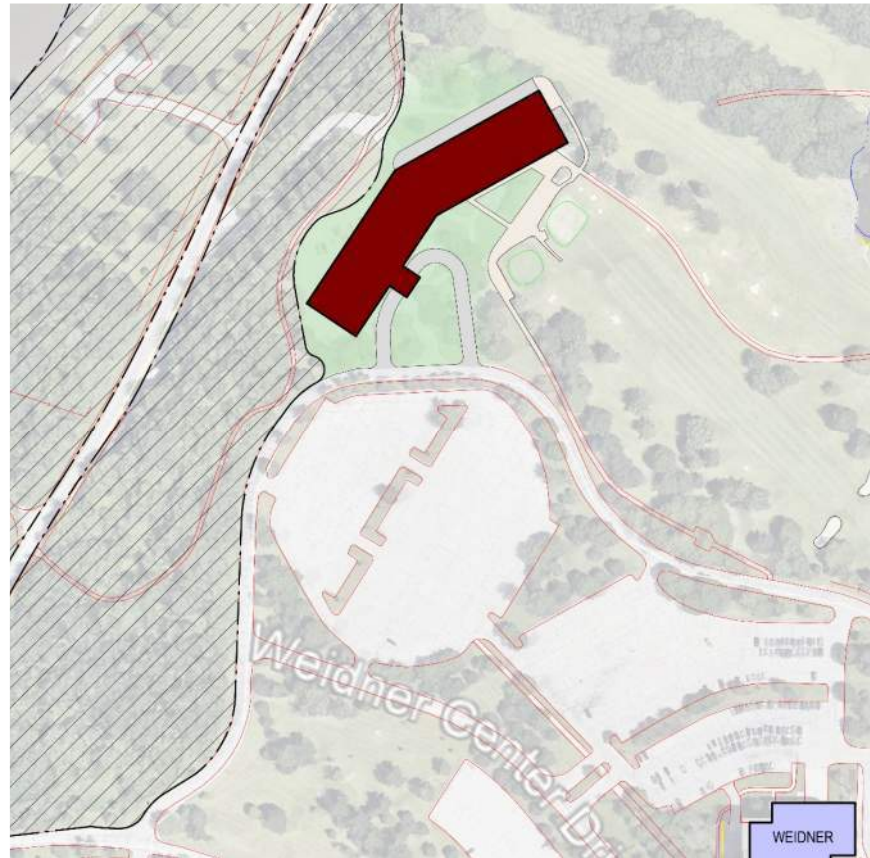
Option A



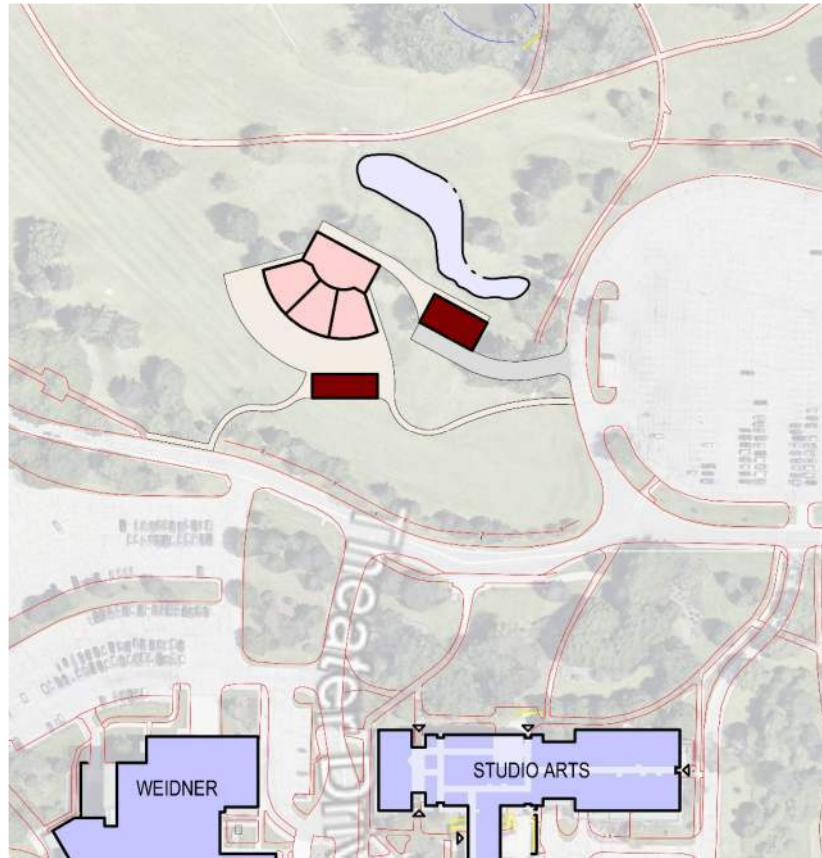
Option B



Golf Course Clubhouse/Inn/Conference Center



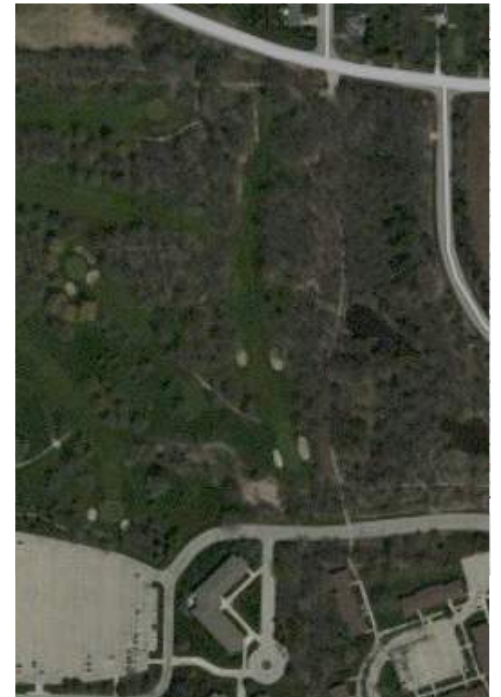
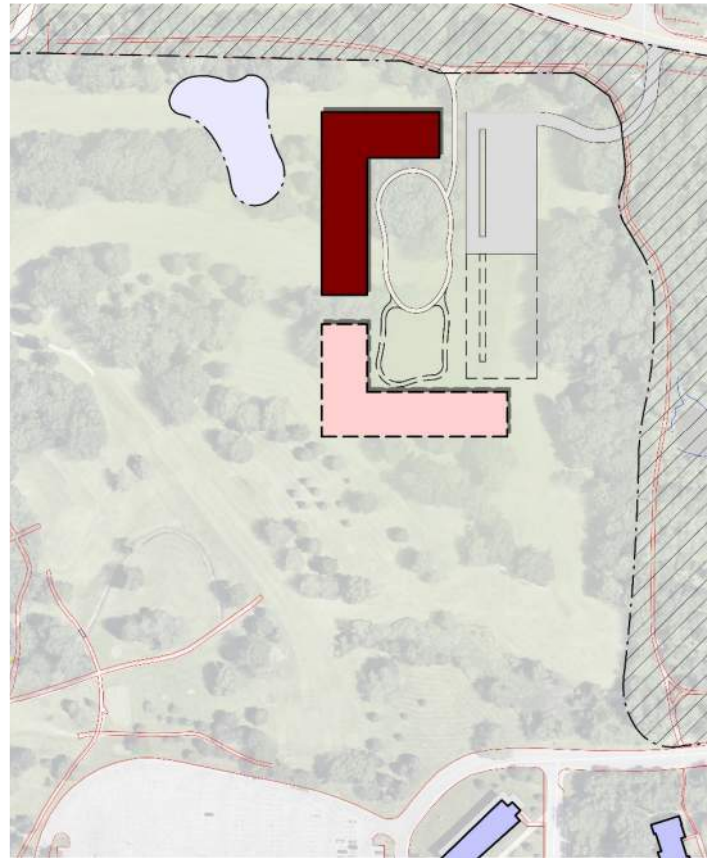
Golf Course Repurposing – Amphitheater



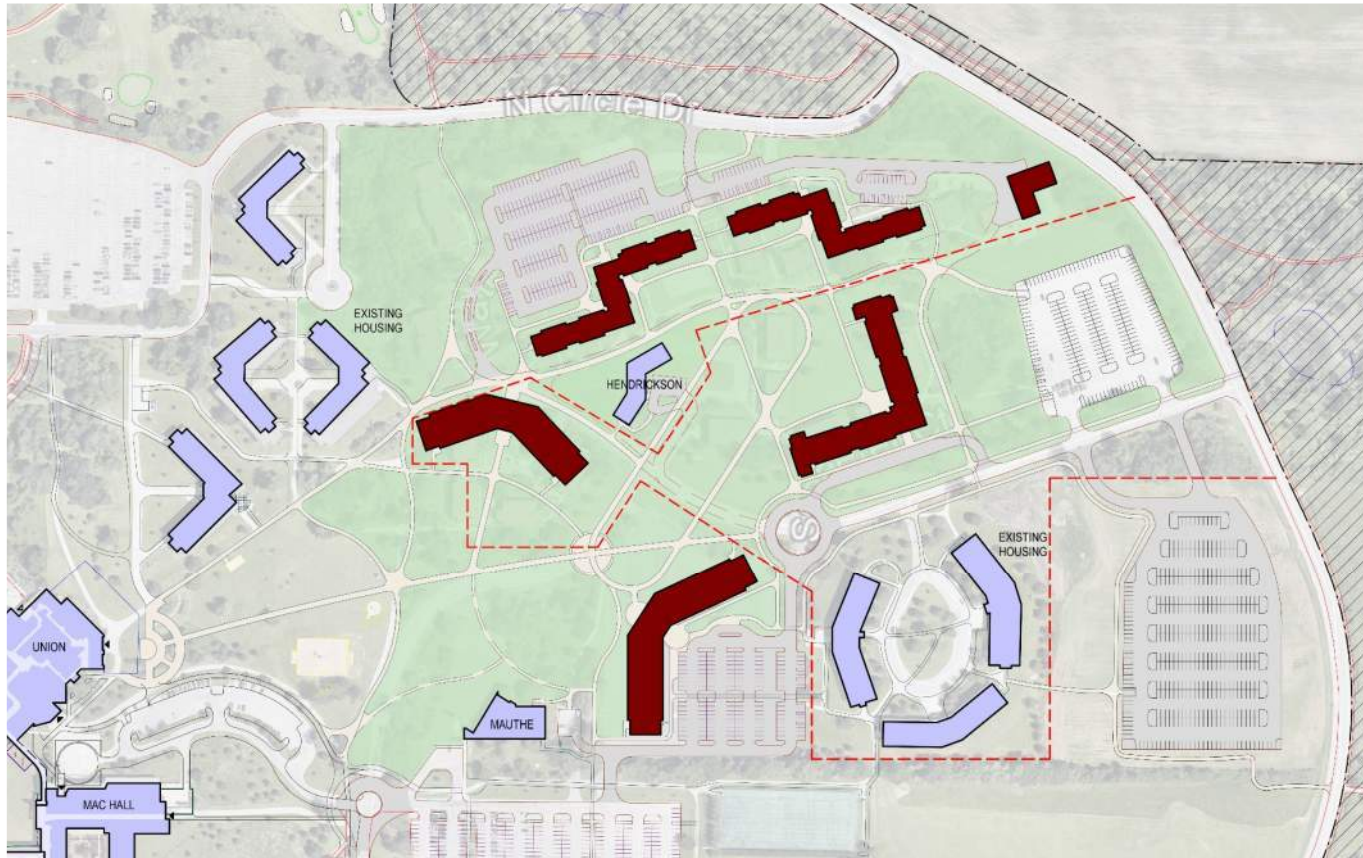
Golf Course Repurposing – Rec Fields



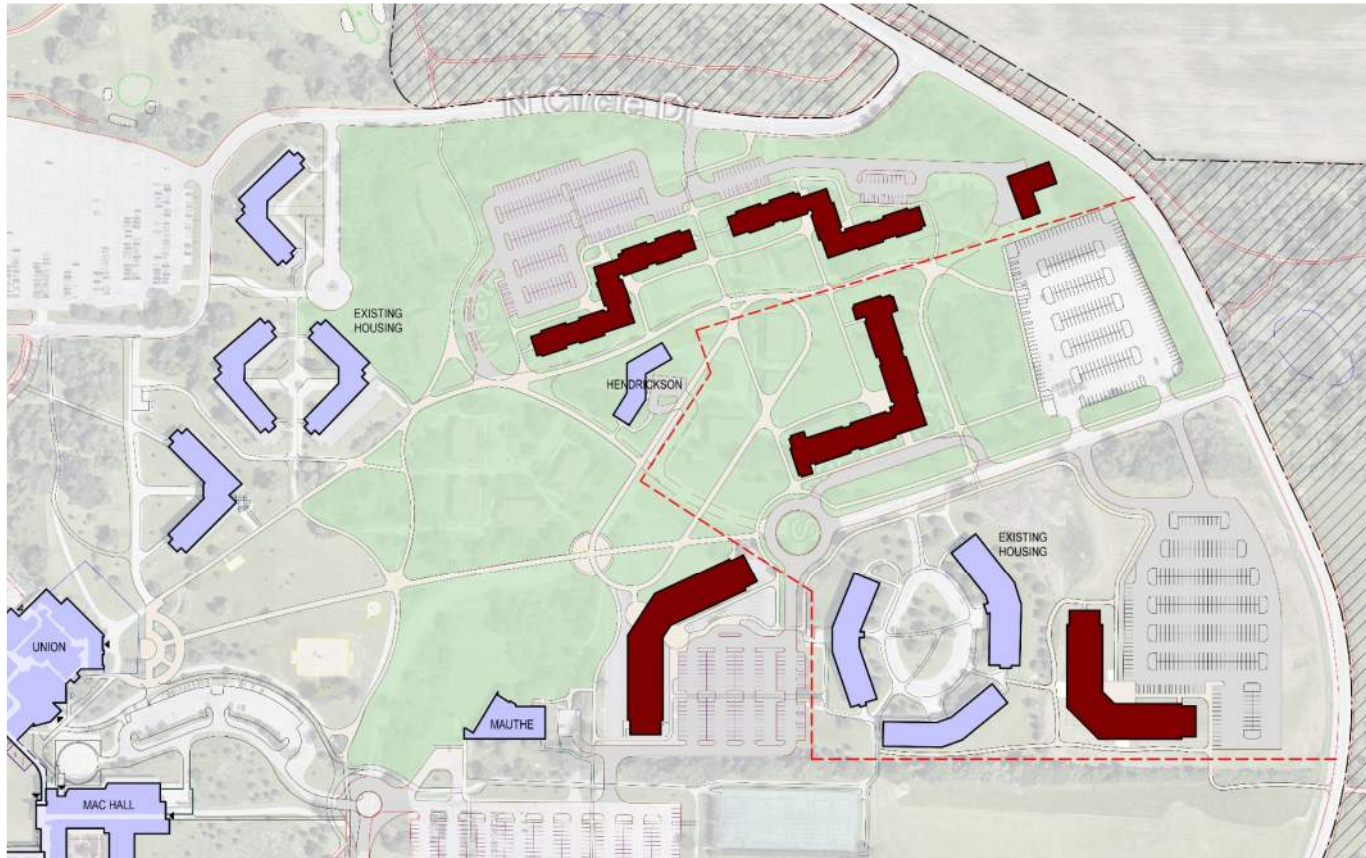
Golf Course Repurposing – Married Student Housing



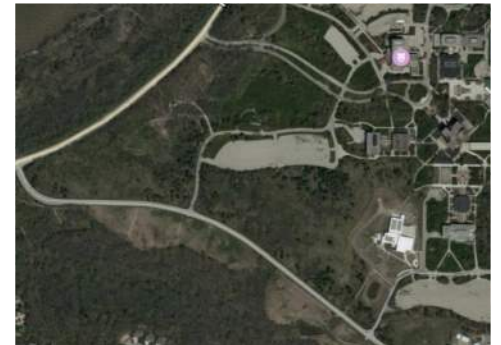
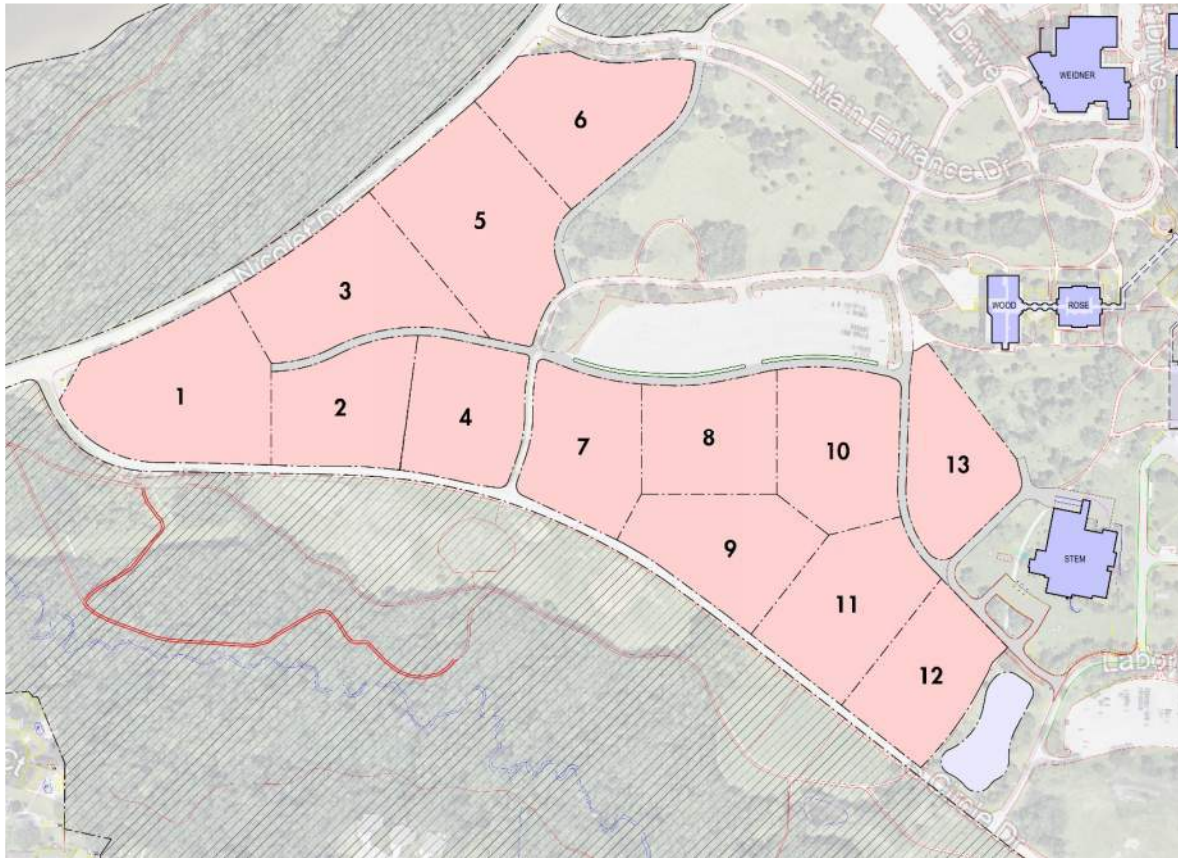
Housing – Option from Housing MP



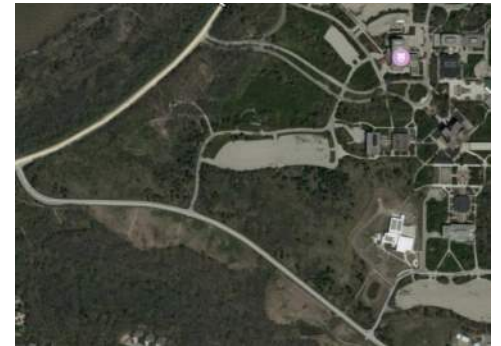
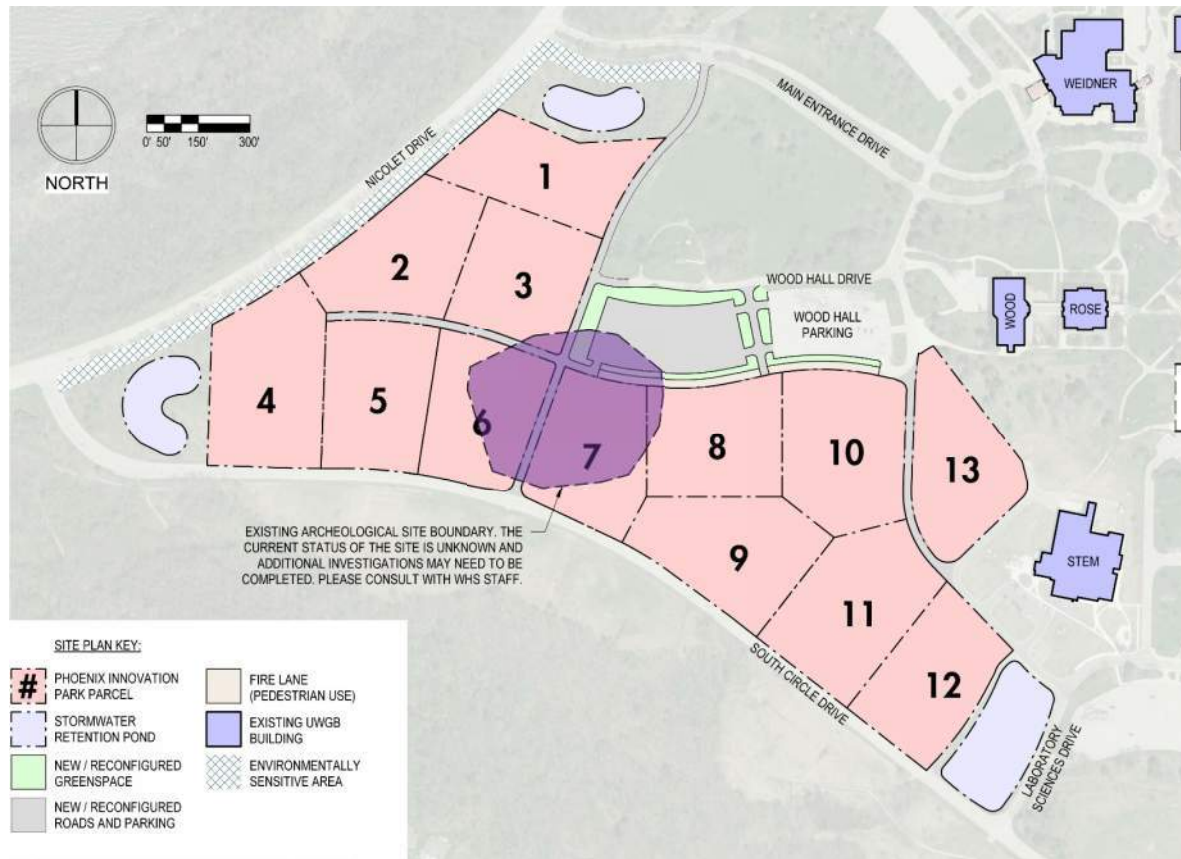
Housing – Alternate Option



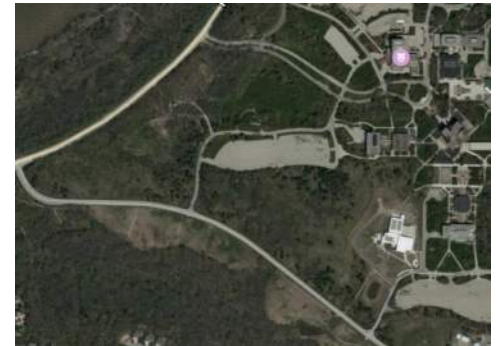
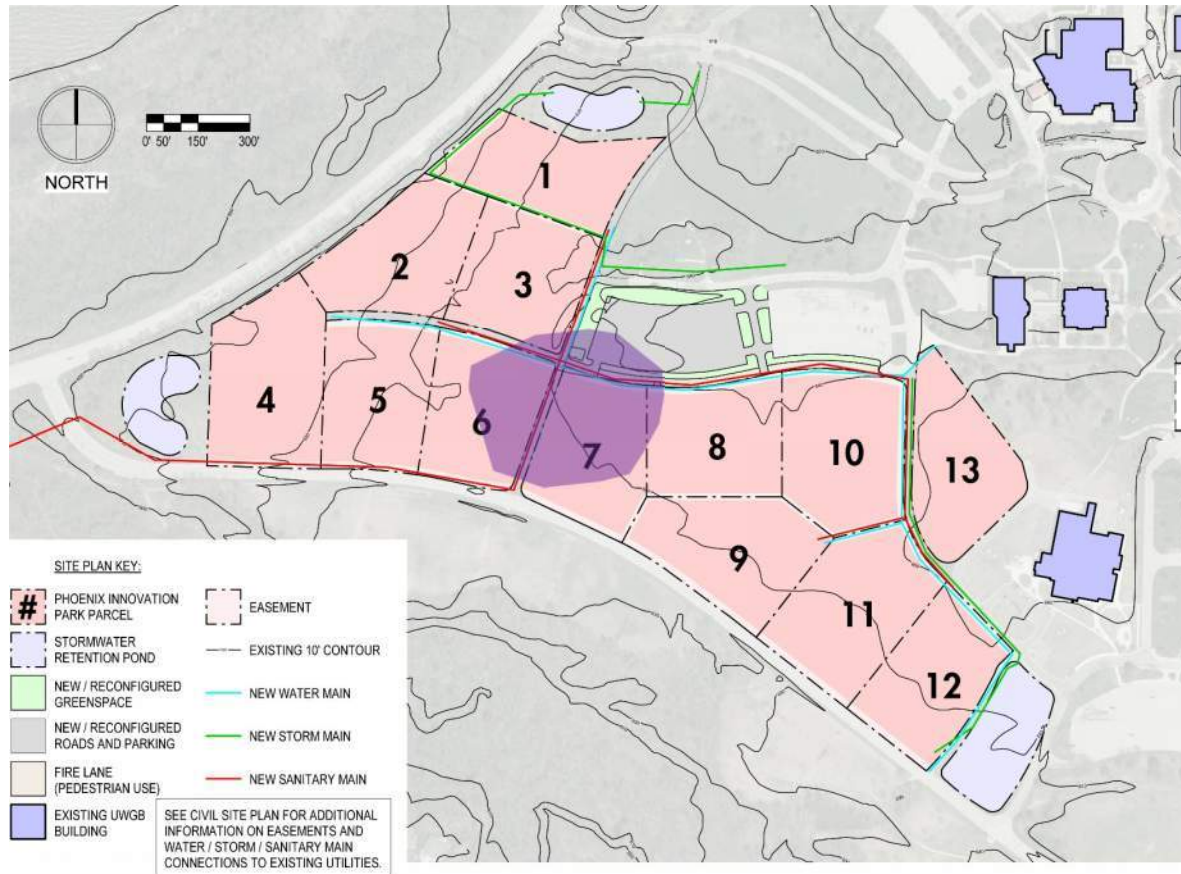
Phoenix Innovation Park - Original



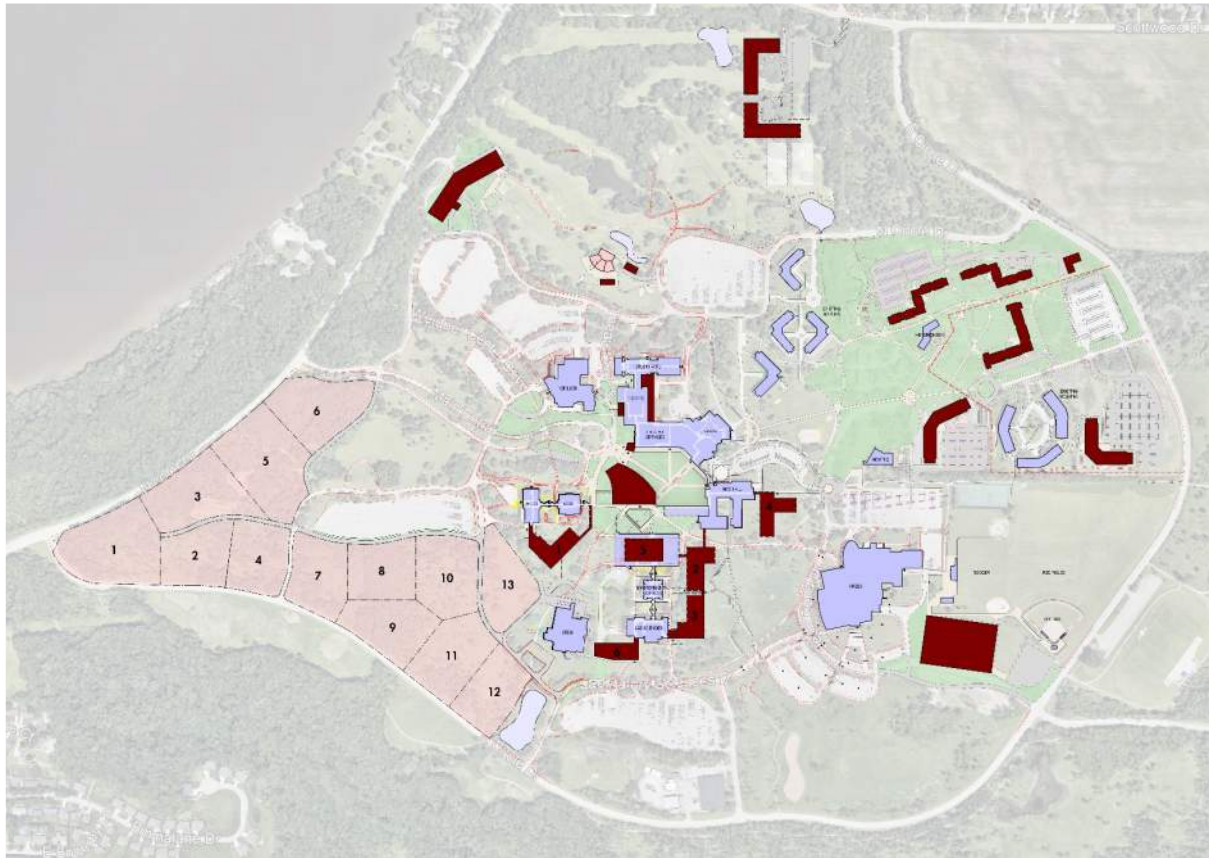
Phoenix Innovation Park - Updated



Phoenix Innovation Park - Updated



Campus Composite



MEETING NOTES | UWGB Campus Master Plan Update

Division of Facilities Development Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME April 8, 2022, 10:30 am -11:30 am
 LOCATION Conference Call
 PURPOSE Master Plan Update

PRESENT

X	Robert Hoffmann – DFD Project Manager
X	Tom Bittner – UW Systems Administration
X	Sheryl Van Gruensven – UWGB Campus Planning
X	Jeff Schulz – UWGB Campus Planning
X	Joe Huberty – Engberg Anderson
X	Jim Brown – Engberg Anderson
X	Drew Kemp-Baird – Engberg Anderson
X	Jared Vincent – Saiki Design

I. Core Principles

- A. The master plan will touch on proposed improvements to accompany each of the core principles. The updates for this meeting focus on:
1. Forward facing campus.
 2. Respect and enhance the campus ecology.
 3. Welcome visitors to campus.
 4. Enhance the interior/exterior connections while creating a sense of place throughout campus.
 5. Enhance/activate the quad while reinforcing the academic core.

II. Existing Conditions

- A. The elevation change across campus presents challenges and opportunities in addition to the existing locations of buildings, streets, parking, and pathways.
1. The concourse/quad elevation is 70' above the waterfront. Main Entrance Drive follows a natural depression/slope—clearing this out would create views to the bay from the heart of campus. The heart of campus is currently disconnected from the bay, as it is only visible from the top floor of Cofrin.
- B. The steam tunnel is currently at capacity. Add a second chiller plant at the north end of campus to complete the steam tunnel loop and add capacity to place future buildings on campus steam.
1. Increasing the capacity at the existing chiller plant location would require replacing the steam tunnel that runs under the highway.

III. Planning Diagrams

- A. Establish a central pedestrian core with Cofrin, the Quad, and the Union at the heart. Circulation through academic buildings connect the academic core to the heart of campus.

- B. Learning streets bisect the circulation through the academic buildings and were conceived to move people into and out of the heart of campus. These learning streets connect the heart of campus to housing, the arboretum, and the bayfront.
 - 1. This concept was part of the original campus development plan.
- C. Housing was originally planned at the terminus of each of the learning streets. Campus did not develop this way as student housing is solely located in the northeast quadrant of campus. Development of the Union, Mary Ann Cofrin, and the associated concourses has eliminated the direct connection of housing to the heart of campus. A secondary path through the golf course will connect housing with the bayfront and other recreational amenities.
- D. Vehicular access to campus is via the front entry off Nicolet and the secondary entry via Leon Bond from Bay Settlement. The completed inner loop encircles the academic core. Visitor parking is allowed within the pedestrian core for ease of wayfinding, while commuter / student parking is near concourse entry points.
 - 1. Entries to academic buildings should be clear and welcoming. The composite plan will show potential academic buildings connecting to existing buildings at these entry locations.
 - 2. Closing South Circle Drive at Nicolet will make campus entry clearer. Campus entry is thus limited to Main Entrance Drive off Nicolet and Leon Bond Drive off Bay Settlement Rd.
- E. Phoenix Innovation Park fills in the southwest quadrant, with vehicular and pedestrian connections to the central core access.

IV. Central Core Planning Diagrams

- A. The current layout of the central core is confusing and uninviting, primarily due to the artificial topography created to cover concourse tunnels.
 - 1. Entry points to Cofrin and Student Services are difficult to find.
 - 2. Accessibility issues for anyone trying to reach the bus stop on Main Entrance Drive.
 - 3. The Quad is only accessible by going through buildings. This greatly hampers programming and interaction within the Quad, as students are not encouraged to go outside.
- B. The new Cofrin Technology Center should be sited to provide a clear, welcoming, and forward-facing introduction to campus and correct the challenges presented by the existing topography and concourse routing.
- C. Option 1 places Cofrin in roughly the same location as the existing building.
- D. Option 2 moves Cofrin to the opposite side of the steam tunnel, increasing the Quad footprint while maintaining the existing circle at the end of Main Entrance Drive.
- E. Option 3 reconfigures Main Entrance Drive along with relocating Cofrin. The concourse connecting MAC/IS with Rose/Wood also includes meeting and collaboration space for students that overlooks the Quad.
- F. All options:
 - 1. Break the concourse from Student Services to Cofrin to allow direct outdoor entry into the Quad.
 - 2. Provide clear and useful pathways through the Quad via flat terrain so students are encouraged to go outside.
 - 3. Place vertical circulation at concourse entry points that allow for Quad access from plaza levels without going through an academic building.
 - 4. Add visitor parking along Main Entrance Drive with connections to Cofrin and Wood.
- G. Comments:
 - 1. Option 3 was the preferred option.
 - 2. This option creates a newer face of campus, given that Wood has a new façade.
 - 3. Pathways between Student Services and Cofrin are outdoors (they could be a covered walk). UWGB does not take issue with breaking the existing concourse connection between these buildings.
- H. An enlarged, accessible, and flat Quad presents myriad opportunities for student use, engagement, and interaction of all kinds and during all seasons.

V. Golf Course Reimagined

- A. The golf course will be repurposed as a cross country course. The course should be routed with a path from student housing to the lakefront in mind as well as other potential uses for the golf course site (stormwater from housing and an amphitheater).

VI. Clubhouse Reimagined

- A. Repurpose the existing clubhouse and storage sheds for student use and rec sports rental/storage.
 - 1. UWGB is beginning to repurpose the clubhouse as student space.
 - 2. Previous master plan schemes considered an inn/conference center on this site, but the student amenities would be more appropriate given the connection from housing to the bayfront.
- B. Provide an event lawn with an overlook of the bay.

VII. Engaging the Bayfront

- A. Develop Communiversity Park with a series of outdoor amenities for students to enjoy.
 - 1. Volleyball + Bag toss.
 - 2. Outdoor grilling.
 - 3. Fire pit.
 - 4. Event lawn.
 - 5. Kayak rental.
- B. Connect Communiversity Park to Lambeau Cottage and the arboretum path along the waterfront.
- C. Turn the Lambeau Cottage site into the primary trail head and parking for the arboretum. Parking for the arboretum is currently along the stretch of South Circle Drive that will be removed.

VIII. Phoenix Innovation Park

- A. Phoenix Innovation Park can still be accessed from Main Entrance Drive, even with the removal of South Circle Drive.
 - 1. Phoenix Innovation Park site has changed per the sketch from Sheryl. Consider how the campus entry experience will be impacted by placing private business buildings along the entrance into campus. Campus entry is at the end of the business park.
 - 2. Campus provided site selection diagram provided for information.

IX. Classroom Utilization Study

- A. EA sent out a final draft of the classroom utilization study. UWSA sent comments.
- B. UWGB to work on meeting with the Provost, Deans, Department chairs of each school to discuss classroom condition and utilization.
 - 1. Meet with each college separately.
 - 2. EA offered to meet one-on-one with the deans during the last round of information gathering, but instead sent a questionnaire at UWGB's request.

X. Closing

- A. Anything else?
- B. Action Items & Homework/Assignments for next meeting
 - 1. EA:
 - a. Update campus composite for the master plan document.
 - 2. DFD PM:
 - 3. UW System Rep:
 - 4. Agency/User Group Rep:
 - a. Coordinate meetings with colleges on classroom utilization.
 - 5. Next Meeting – Late April, date and time TBD.
- C. Next Meeting – Required Attendees: Core team.

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

C. Drew Kemp-Baird

Copied Attendees

EA File Name: Y:\Madison Projects\2020 3139\203162 UWGB Campus Master Plan\1-Project Administration\7-Meetings\8
Core Meeting 040822\20A1M Meeting Minutes.Docx



UNIVERSITY OF WISCONSIN – GREEN BAY

MASTER PLAN UPDATE

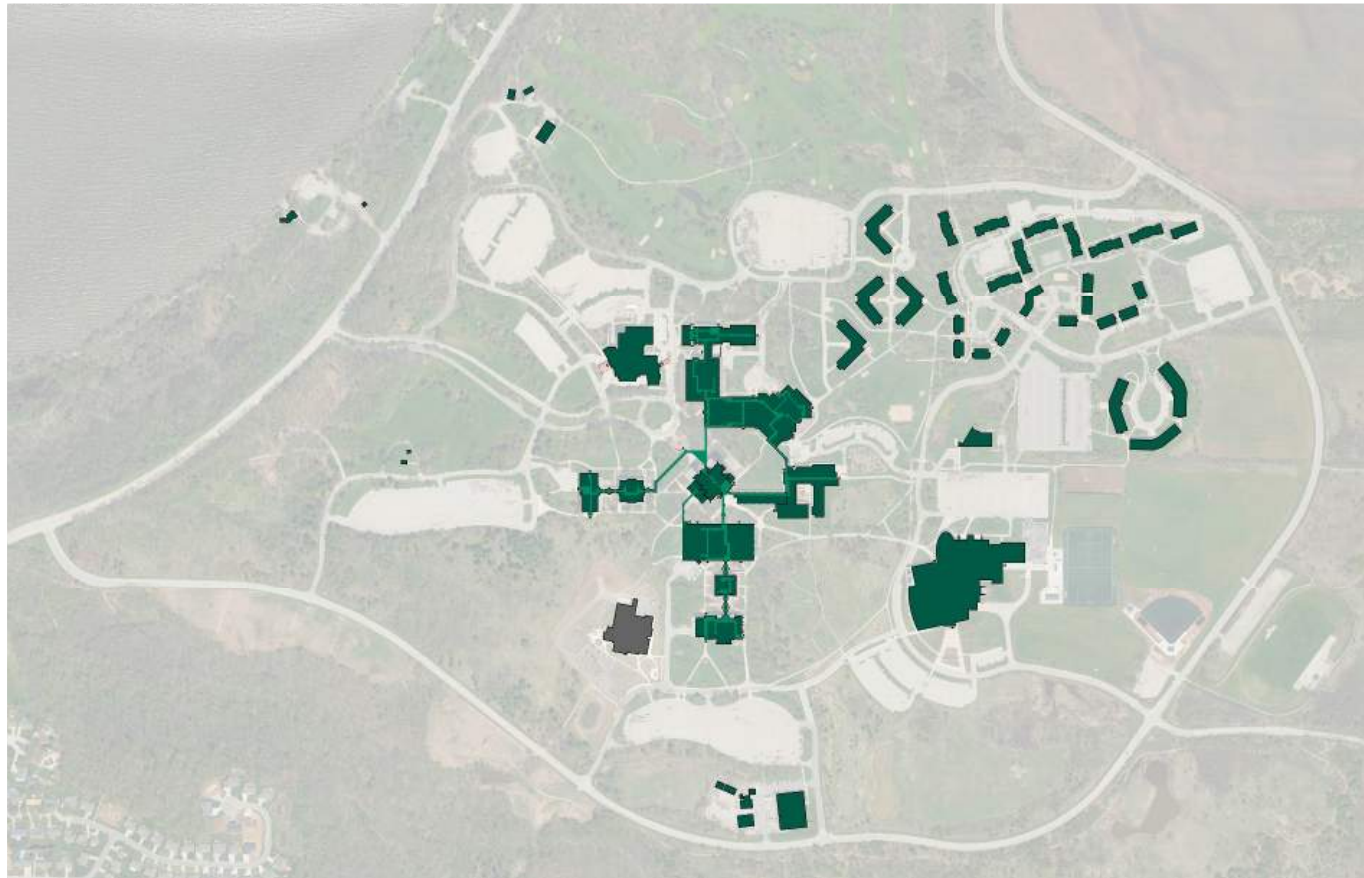
PROJECT No. 20A1M

Core Principles

- **Forward Facing Campus**
- **Embrace, Protect and Enhance the Arboretum and Natural Setting**
- **Respect and Enhance the Campus Ecology**
- **Welcome visitors to campus**
- **Identifiable concourse entries**
- **Enhance the interior / exterior connections while Creating a Sense of Place throughout Campus**
- **Enhance / Activate the Quad while Reinforcing the Academic Core**
- **Update On-Campus living accommodations**
- **Community Connectivity**
- **Transportation – Walk, Bike, Park**
- **Accommodate Emerging and Growing Academic Programs**



Existing Conditions



Existing Buildings:

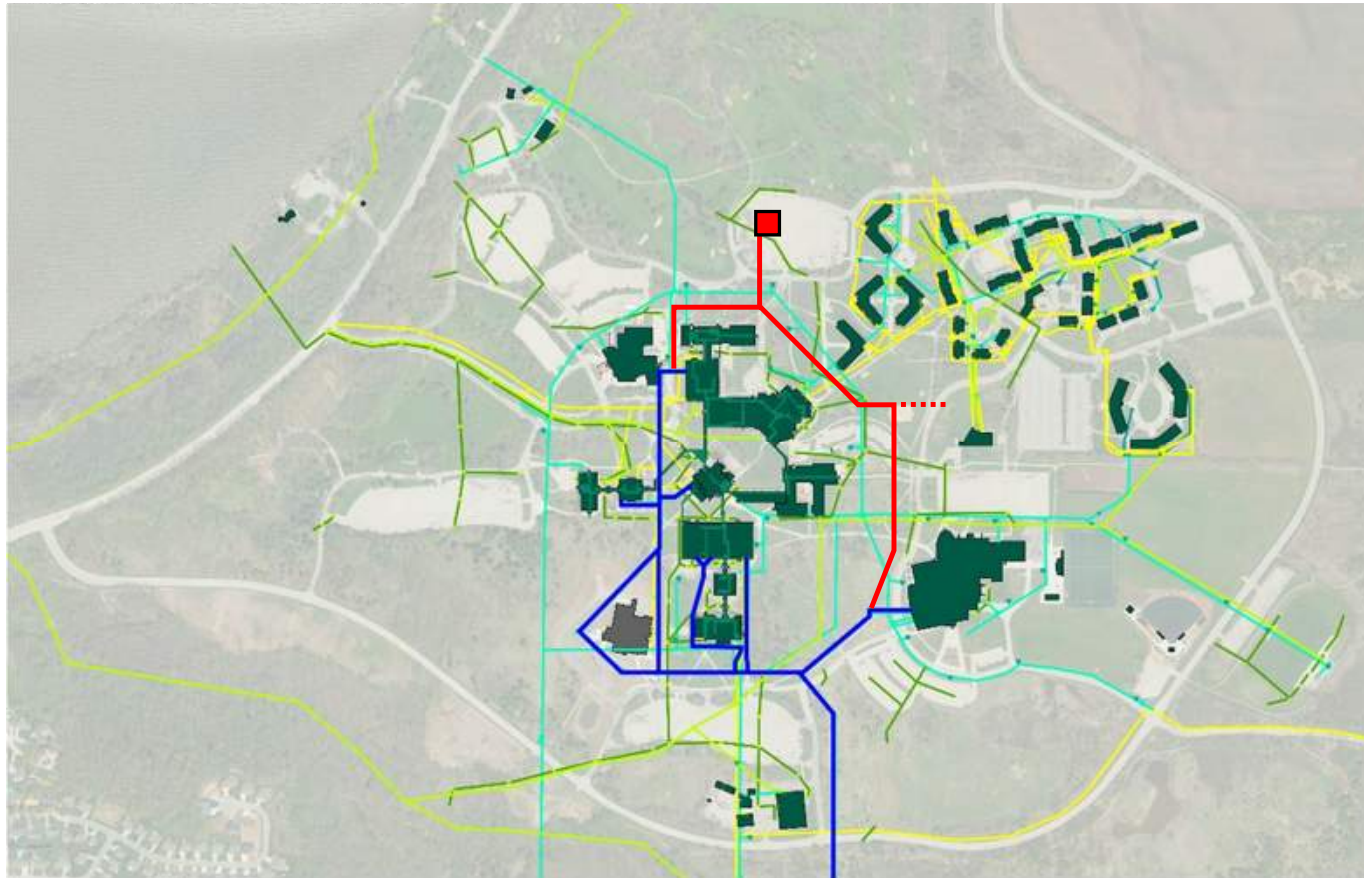
-  Building Footprint
-  Concourse
-  STEM Building

Existing Contours



- (660')
+90' **Housing**
- (640')
+70' **Concourse
+ Quad**
- (570')
+0' **Waterfront**

Underground Utilities



Existing Utilities:

-  Steam Tunnel
-  Water
-  Gas
-  Sanitary
-  Storm

New Utilities:

-  Steam Tunnel
-  Chiller Plant

Establish Central Pedestrian Core



Key:



Academic Core



Heart of Campus

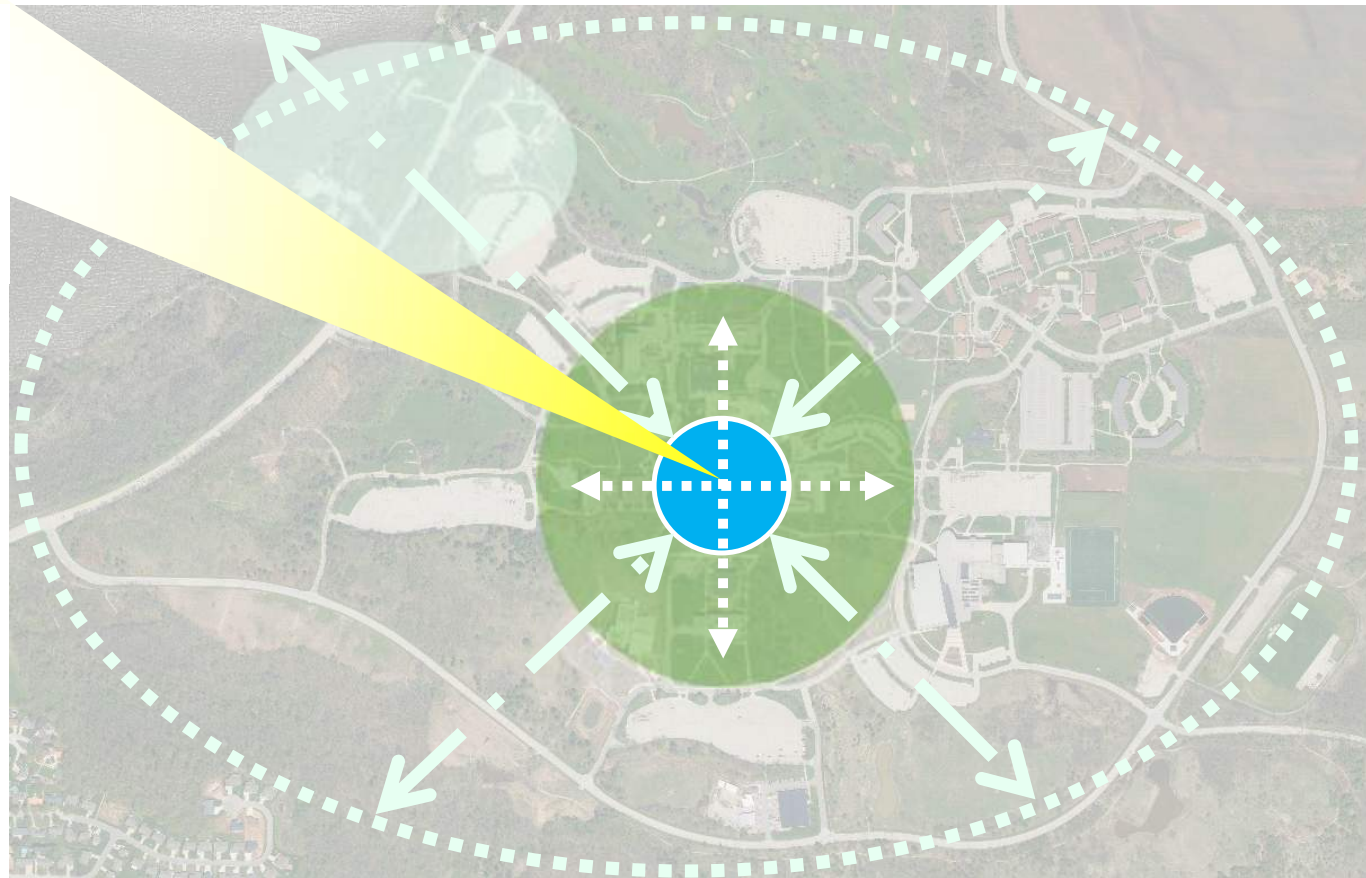
Cofrin, Quad, Union



Circulation through
Academic Buildings



Central Core Connection to Arboretum



Key:



Learning Streets

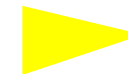


Bayfront Engagement

Lambeau Cottage
Communiversity Park
Golf Clubhouse Repurposing

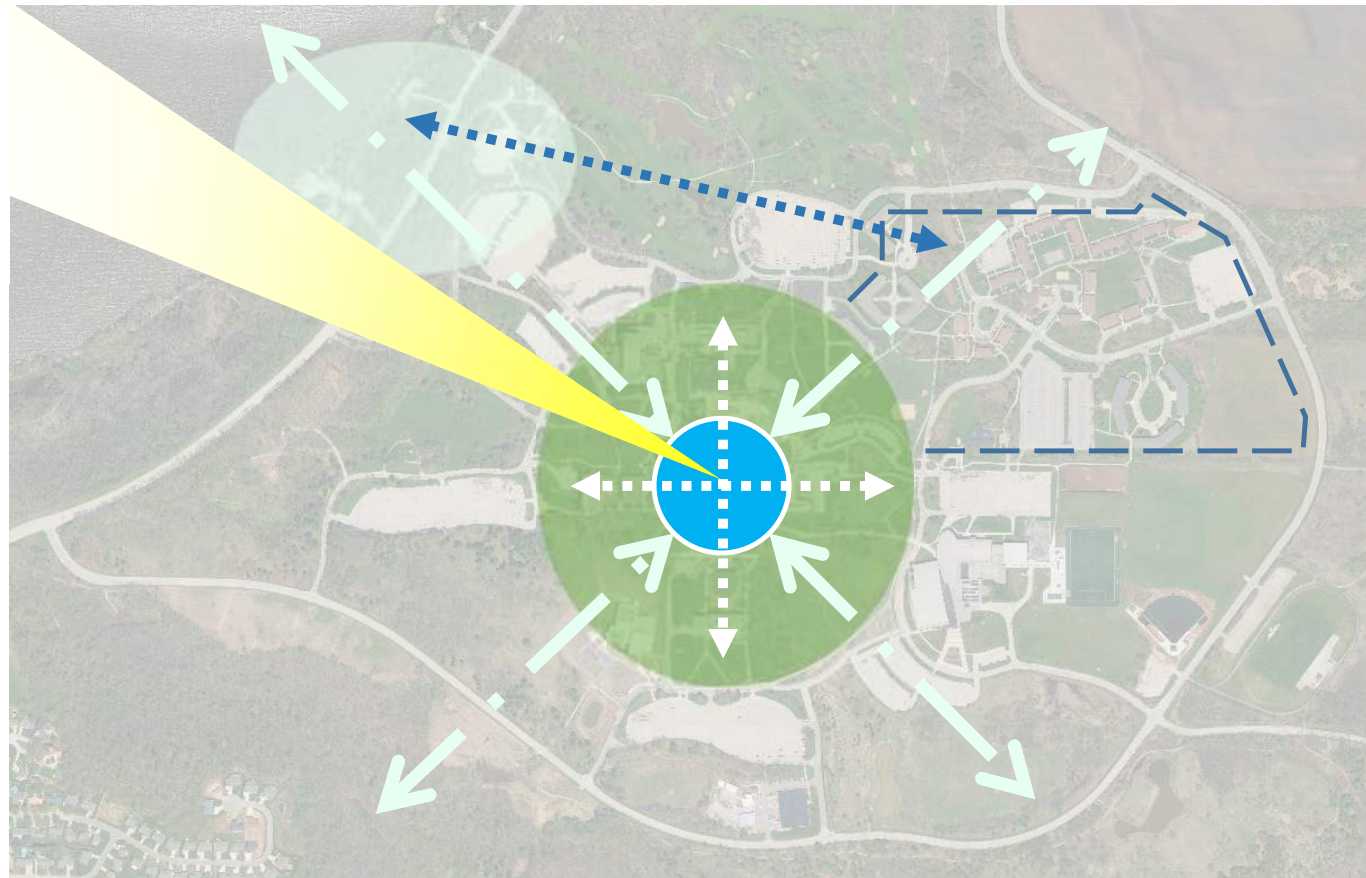


Arboretum Loop



View Corridor to Bay

Housing Connection to Bay



Key:



Student Housing



Pedestrian Circulation

Access to Central Core



Key:



Student Housing



Pedestrian Circulation



Concourse Entry



Vehicular Circulation



Student Parking



Visitor Parking



Entry Signage



Phoenix Innovation Park



Key:



Phoenix Innovation
Park Boundary



Pedestrian Circulation

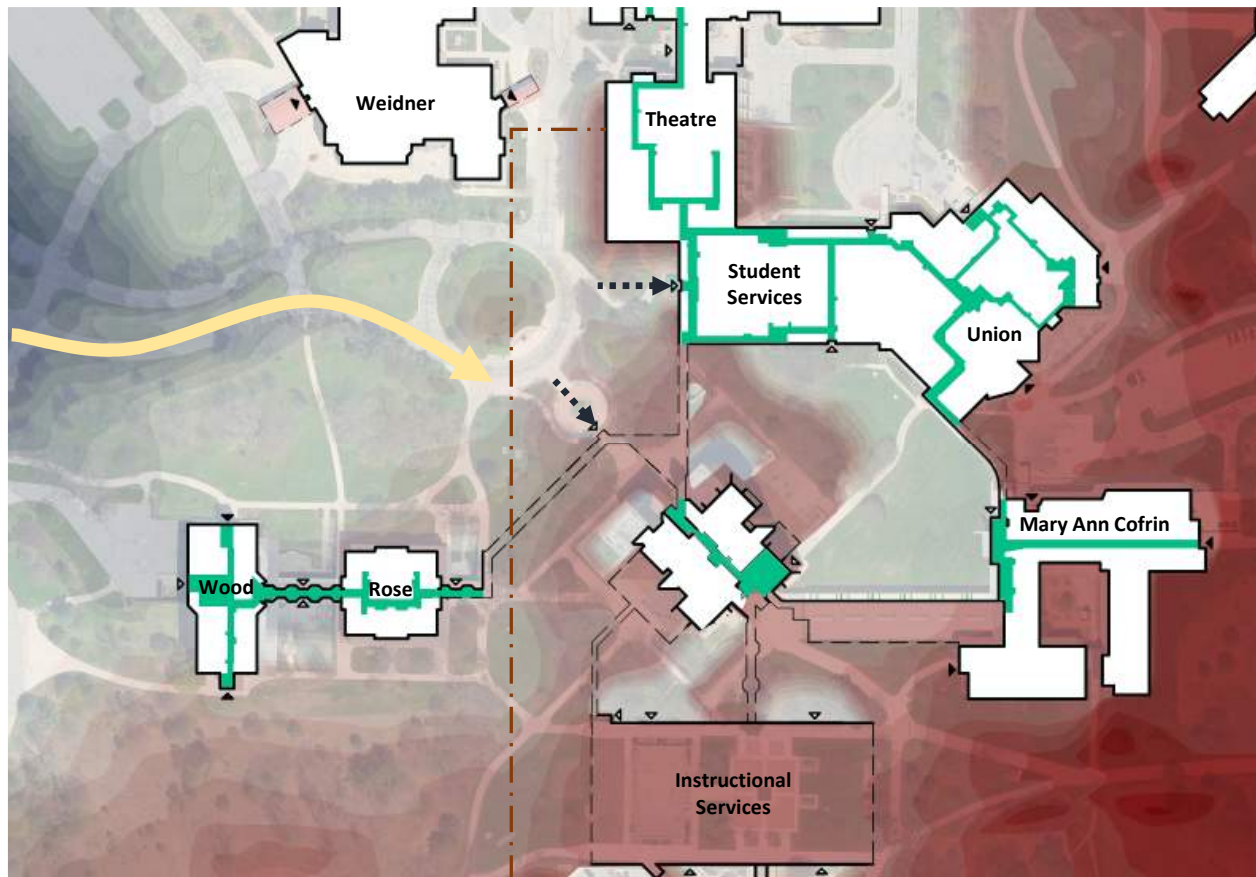


Vehicular Circulation



Entry Signage

Central Core: Existing



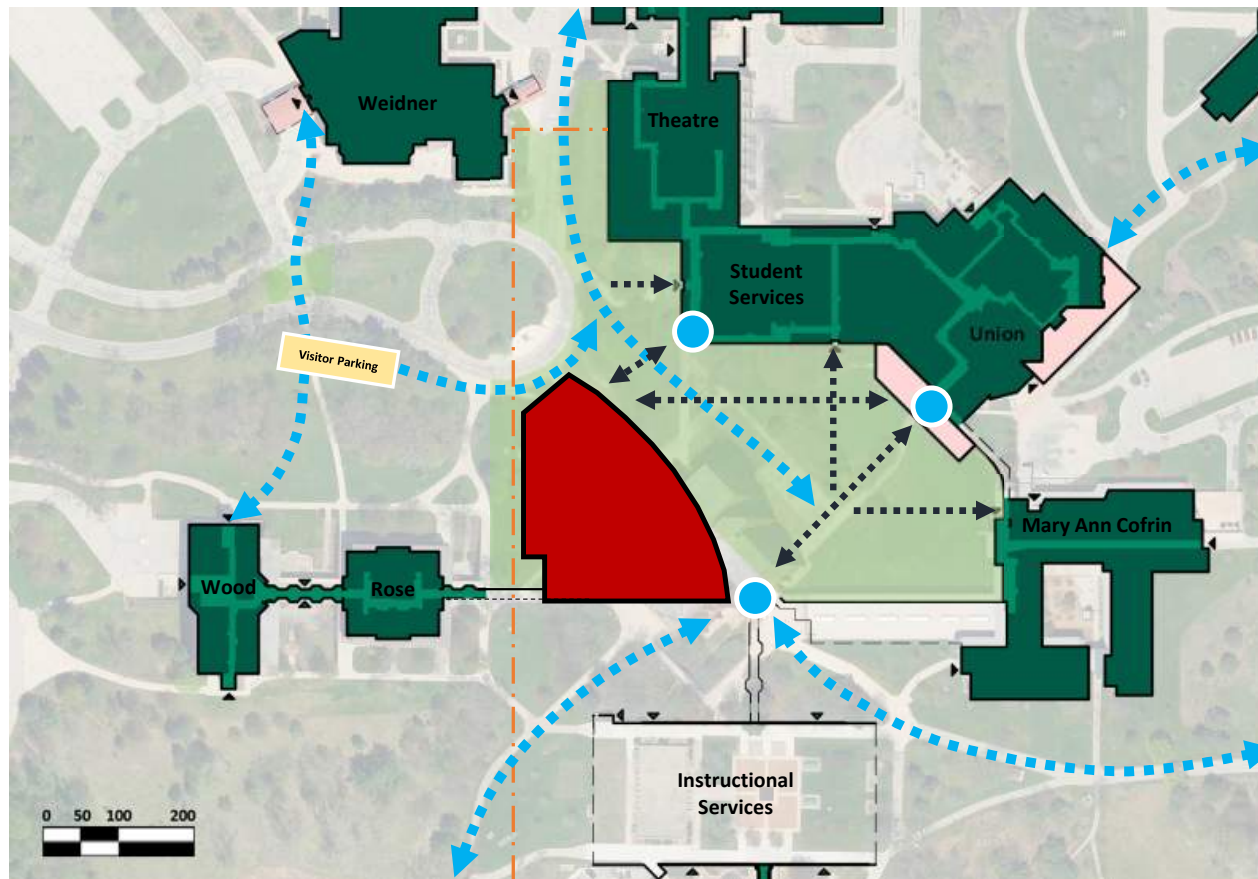
Entry points are difficult to see while approaching the center of campus.

Outdoor spaces at equal elevations are disconnected.

No direct access to Quad without going indoors or over hills. Presents accessibility issues.



Cofrin Replacement: Option 1



Enter Cofrin, Student Services, and the Quad at same elevation.

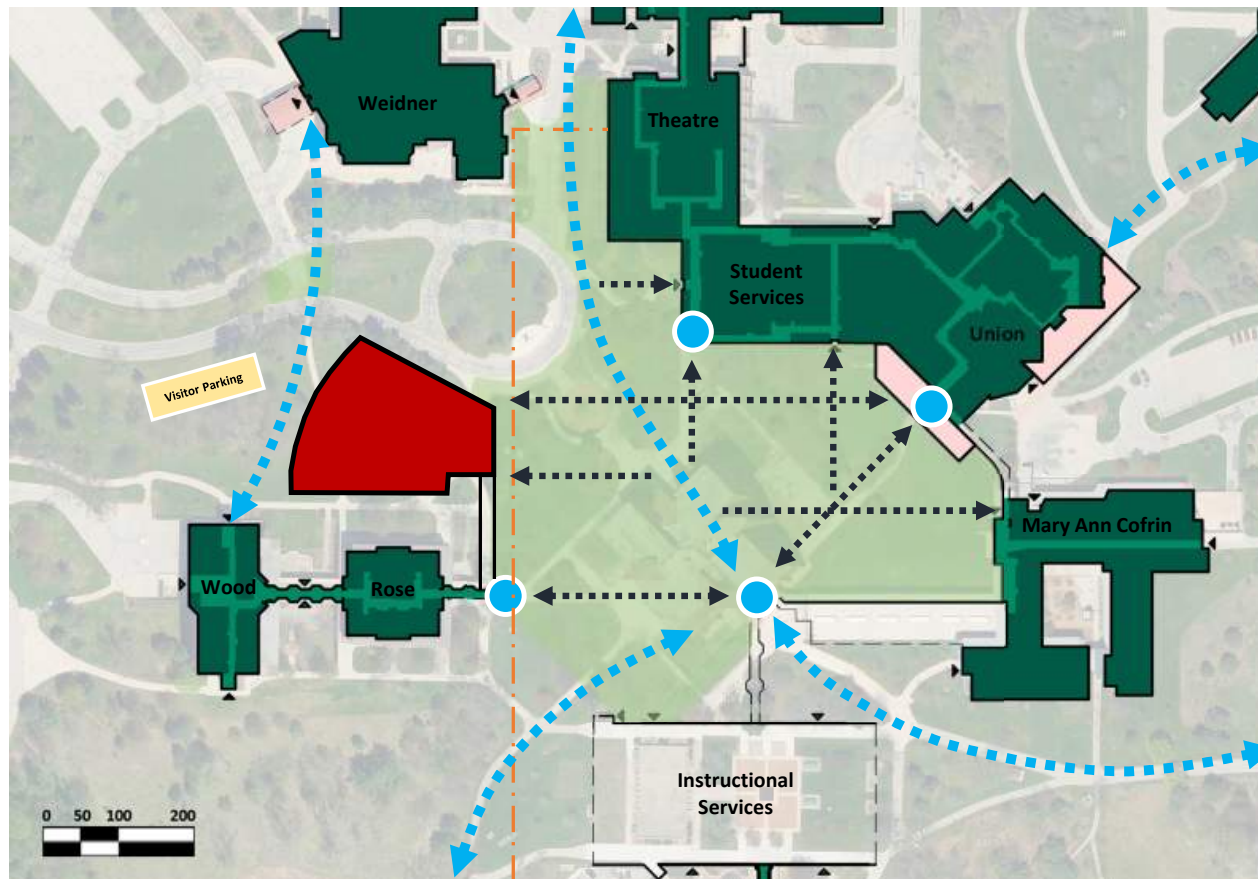
Direct access to the Quad from Circle drive.

Rebuild existing concourse connections between Cofrin and Rose, IS, and MAC Hall.

Provide clear vertical circulation into Quad from learning streets.

Create roundabout at Weidner/Theatre Hall entry.

Cofrin Replacement: Option 2



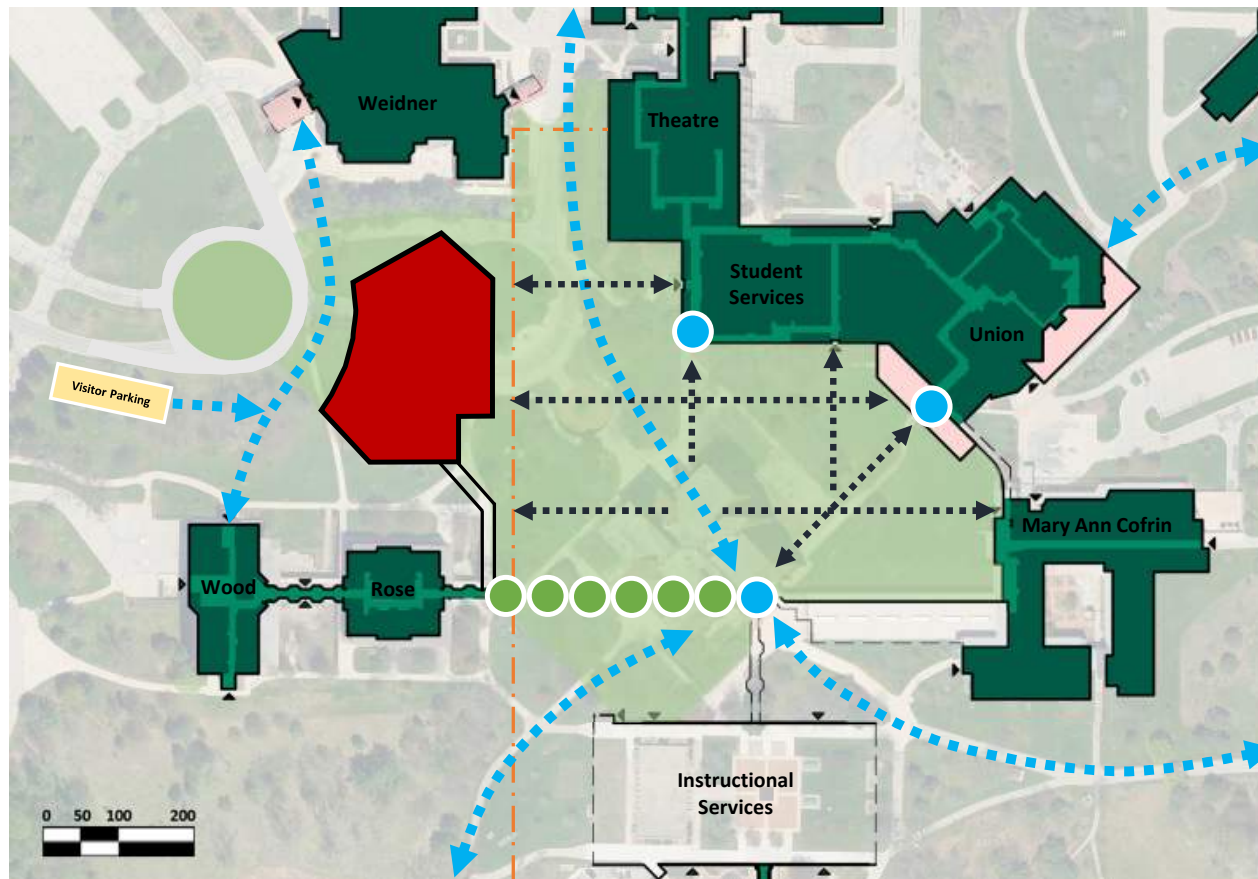
Relocate Cofrin to the opposite side of the steam tunnel.

Orient Cofrin for views from drive and of the Bay.

Expand the Quad and eliminate isolated areas.

Maintain existing Main Entrance Drive routing.

Cofrin Replacement: Option 3



Relocate Cofrin to the opposite side of the steam tunnel.

Align Cofrin with Wood and Weidner; shift entry circle.

Orient Cofrin for views from drive and of the Bay.

Expand the Quad and eliminate isolated areas.

Integrate student meeting spaces with concourse between MAC/IS and Rose.



Reimagining the Quad

Iconography



Pathways



Memories



Reimagining the Quad

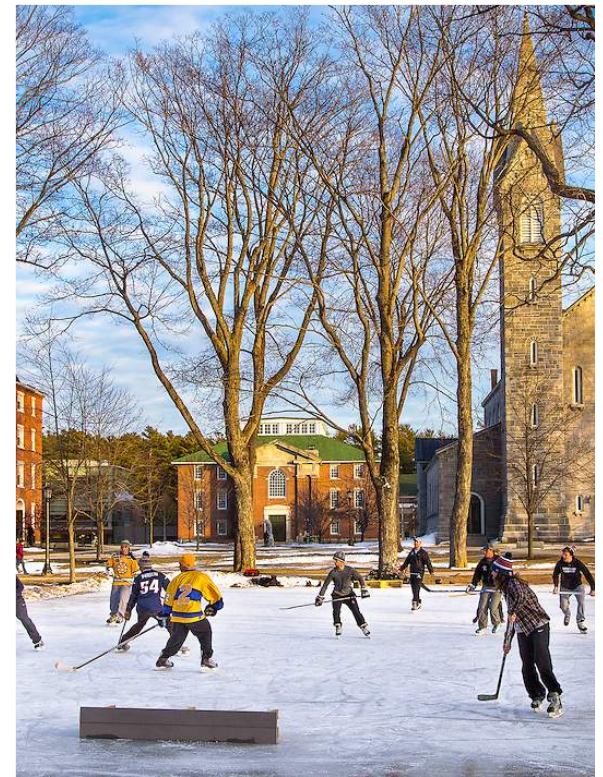
Meeting



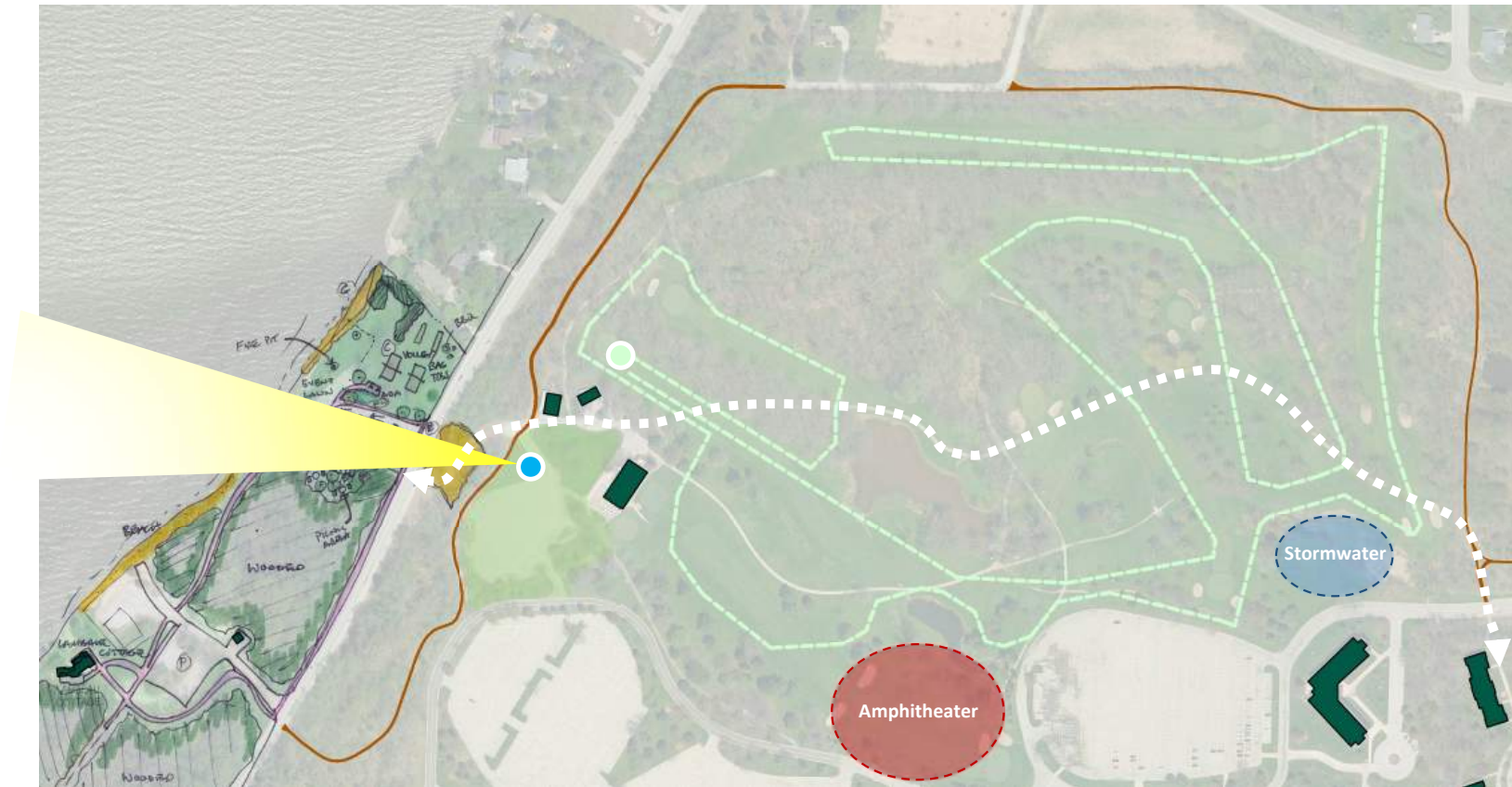
Studying



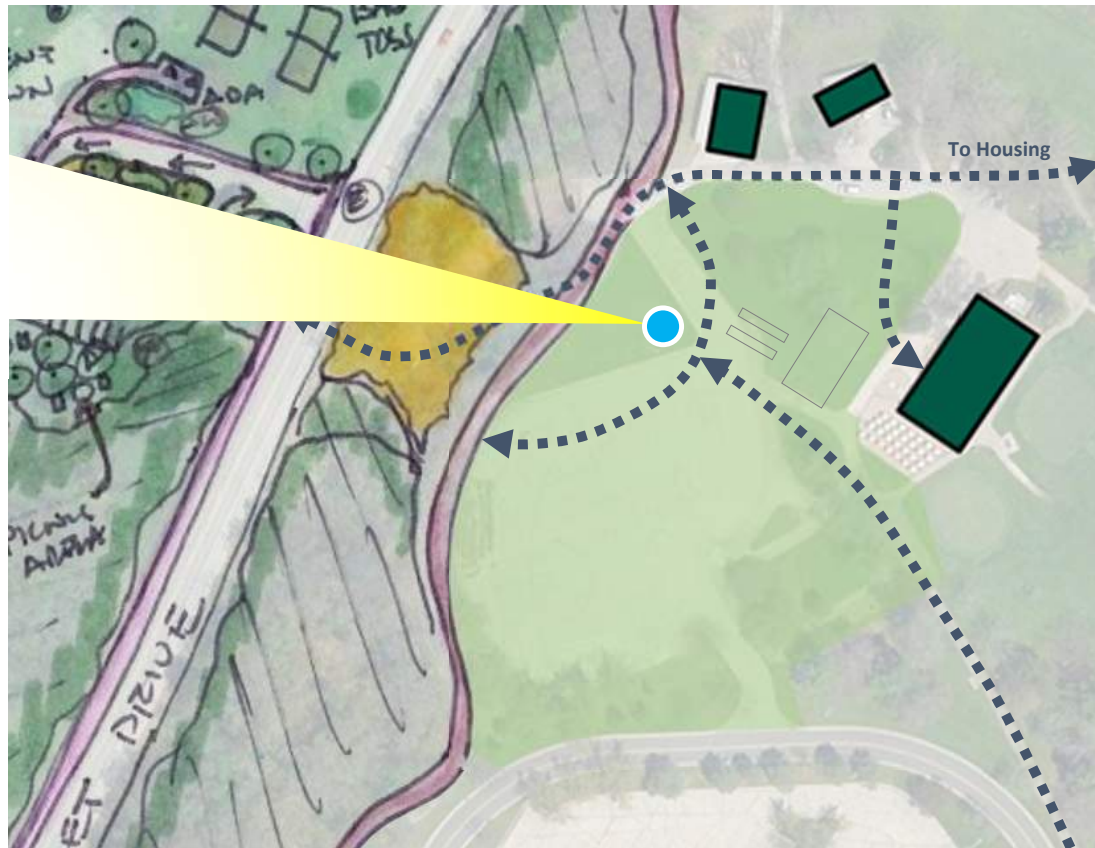
Recreation



Reimagining the Golf Course



Reimagining the Clubhouse



Repurpose existing clubhouse

Rec sports rental/storage

Connection to Housing

Event lawn with overlook ●



Bayfront: Communiversity Park



Volleyball + Bag Toss



Bayfront: Communiversity Park



Outdoor Grilling



Bayfront: Communiversity Park



Fire Pit



Bayfront: Communiversity Park



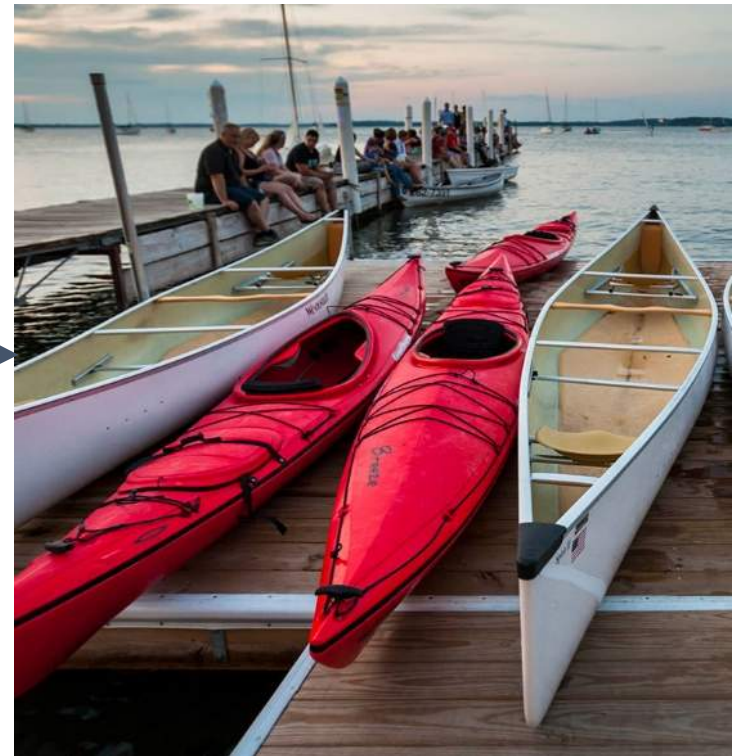
Event Lawn



Bayfront: Communiversity Park



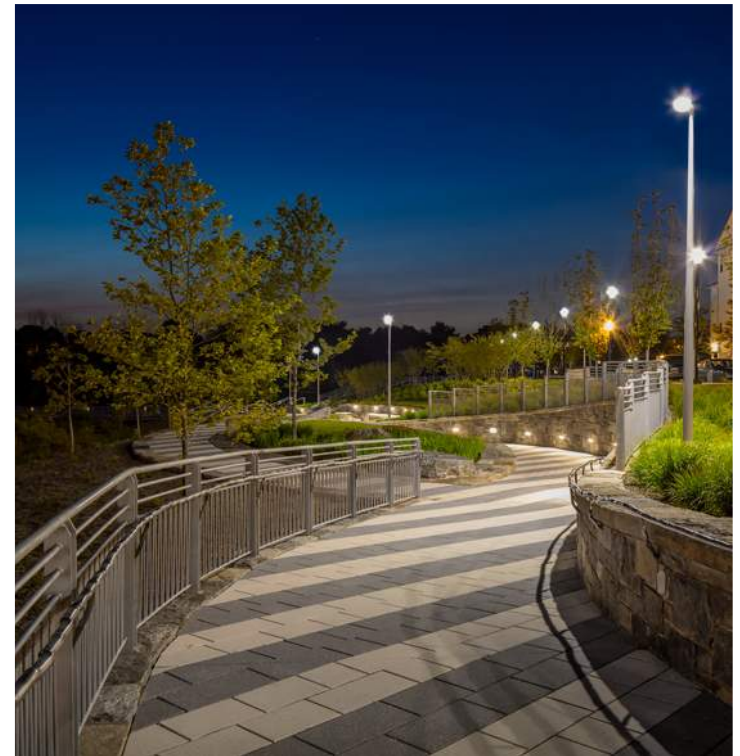
Kayak Launch



Bayfront: Lambeau Cottage



Bayfront Arboretum Path



Bayfront: Lambeau Cottage



Arboretum Parking + Trail Head



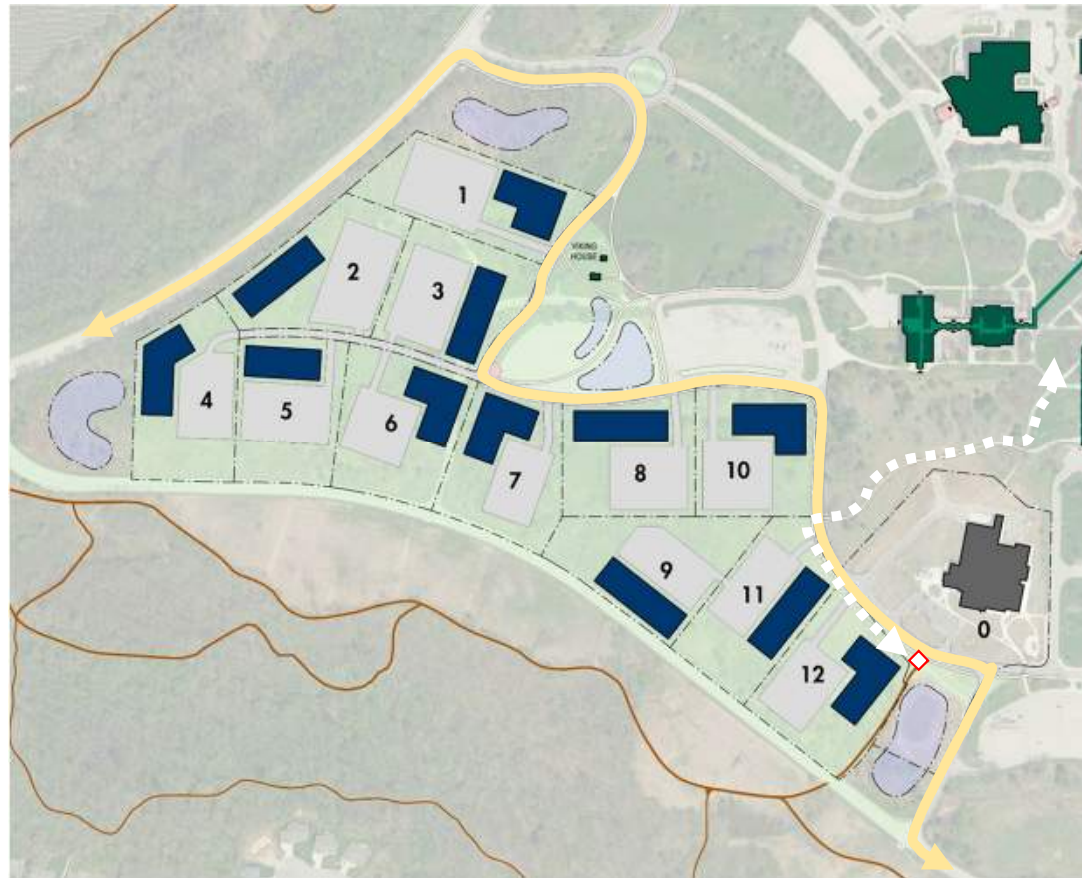
Bayfront: Lambeau Cottage



Lambeau Cottage



Phoenix Innovation Park



Vehicular access from Main Entrance Drive and Lab Sciences parking.

Learning street to Arboretum.

Building density around greenspace.

Key:

-  Pedestrian Circulation
-  Vehicular Circulation
-  Arboretum Trail Head

Revisit Core Principles



- **Forward Facing Campus**
- Embrace, Protect and Enhance the Arboretum and Natural Setting
- **Respect and Enhance the Campus Ecology**
- **Welcome visitors to campus**
- Identifiable concourse entries
- **Enhance the interior / exterior connections while Creating a Sense of Place throughout Campus**
- **Enhance / Activate the Quad while Reinforcing the Academic Core**
- Update On-Campus living accommodations
- Community Connectivity
- Transportation – Walk, Bike, Park
- Accommodate Emerging and Growing Academic Programs





UNIVERSITY OF WISCONSIN – GREEN BAY

MASTER PLAN UPDATE

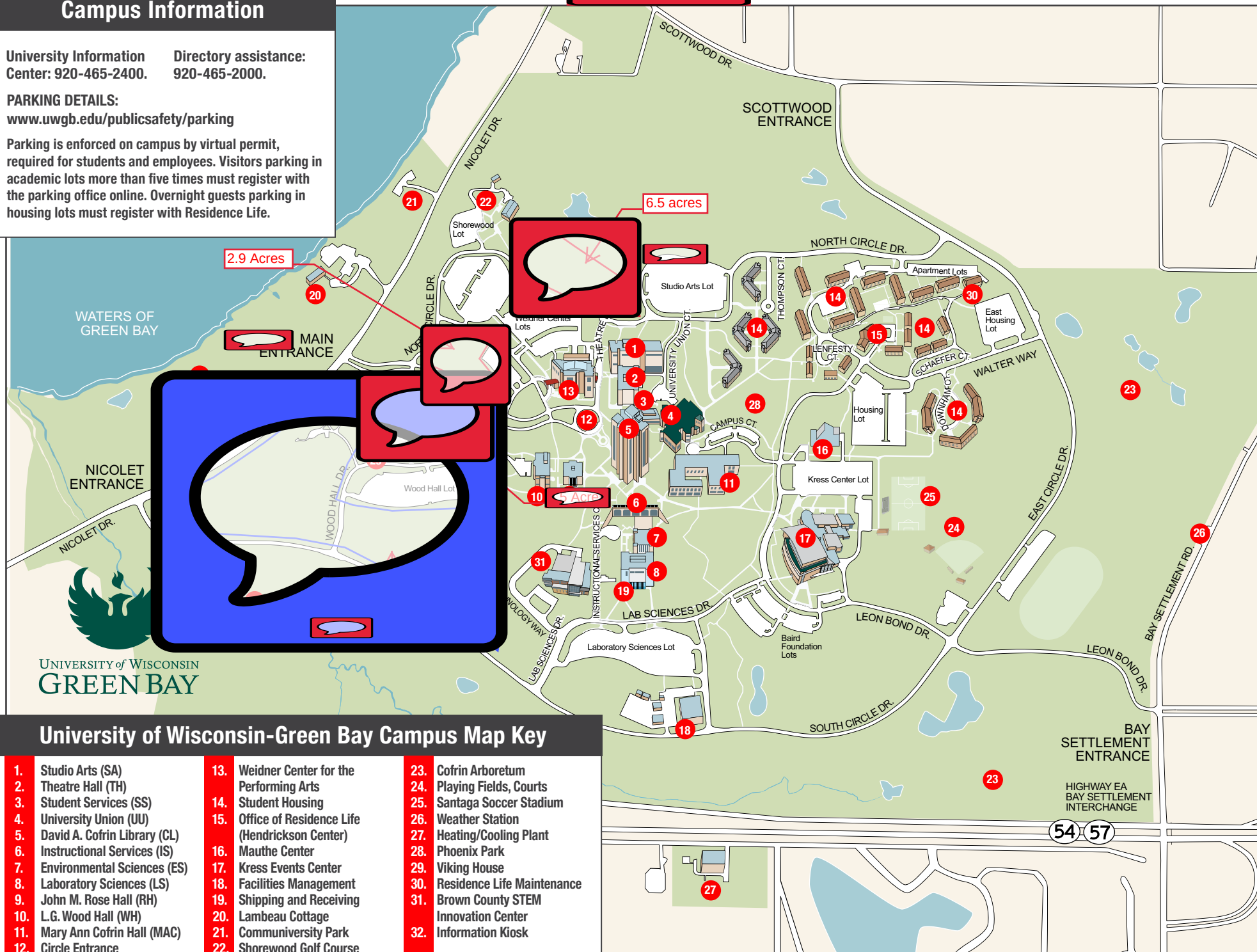
PROJECT No. 20A1M

Campus Information

University Information **Directory assistance:**
Center: 920-465-2400. 920-465-2000.

PARKING DETAILS:
www.uwgb.edu/publicsafety/parking

Parking is enforced on campus by virtual permit, required for students and employees. Visitors parking in academic lots more than five times must register with the parking office online. Overnight guests parking in housing lots must register with Residence Life.



University of Wisconsin-Green Bay Campus Map Key

- | | | |
|---------------------------------|---|--------------------------------|
| 1. Studio Arts (SA) | 13. Weidner Center for the Performing Arts | 23. Cofrin Arboretum |
| 2. Theatre Hall (TH) | 14. Student Housing | 24. Playing Fields, Courts |
| 3. Student Services (SS) | 15. Office of Residence Life (Hendrickson Center) | 25. Santaga Soccer Stadium |
| 4. University Union (UU) | 16. Mauthe Center | 26. Weather Station |
| 5. David A. Cofrin Library (CL) | 17. Kress Events Center | 27. Heating/Cooling Plant |
| 6. Instructional Services (IS) | 18. Facilities Management | 28. Phoenix Park |
| 7. Environmental Sciences (ES) | 19. Shipping and Receiving | 29. Viking House |
| 8. Laboratory Sciences (LS) | 20. Lambeau Cottage | 30. Residence Life Maintenance |
| 9. John M. Rose Hall (RH) | 21. Communiiversity Park | 31. Brown County STEM |
| 10. L.G. Wood Hall (WH) | 22. Shorewood Golf Course | 32. Innovation Center |
| 11. Mary Ann Cofrin Hall (MAC) | | |
| 12. Circle Entrance | | |

MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 22, 2020
LOCATION Electronic Teams Meeting
PURPOSE Focus Group Meeting – Athletics
PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Charles Guthrie – UWGB Director of Athletics
X	Cory Schroeder – UWGB Womens Volleyball - Assistant Coach
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. General
 - a. Reviewed the 2009 Athletics Master Plan
 - i. Completed projects have not followed 2009 Athletics Master Plan.
 - b. Proximity to Kress from Housing is better than most campuses.
 - c. Connection to Campus
 - i. Kress Center (Rec Sports) reports to The VC of Students Affairs
 - ii. Athletics reports to the Chancellor.
3. Kress Center
 - a. Athletics
 - i. Women's Basketball is at the Kress Center
 1. 3,800 fans – capacity.
 2. GB community supports and attends.
 - ii. Men's Basketball is at the Resch Center
 1. Currently at Kress due to COVID, will not stay there after Covid
 - a. Goal in using Resch is to increase local attendance.
 - b. 2018 – 2,475 2019 – 2,107 (5th in conf and 200th in nation).
 2. \$8k/ event rental fee.
 3. Making changes to the program to increase fan base

- iii. Tennis is not coming back.
 - iv. Football is unlikely.
- b. Student Activities
 - i. UWGB students seem to keep to themselves more than at other campuses.
 - ii. Kress is a good hang-out for athletes.
 - iii. Kress east/west fitness is a good hang-out spot but not the rest of the facility.
 - iv. Pool and Locker Rooms
 - 1. Pool gets used but locker room use has changed over time
 - 2. Considered to be a quality pool by visitors – oldie but goodie.
 - 3. Small project (under \$300k) planned to paint floor/make updates
 - v. Outdoor Fields
 - 1. Don't need another outdoor field
- c. Parking and Access
 - i. Student Parking
 - 1. Walkable from academics and housing areas
 - a. Students typically enter through north doors
 - 2. Commuters might park there, but Res Life students walk
 - 3. Athletes and coaches park in the Baird Lot
 - a. Access doors on south side of Kress Center
 - ii. Event Parking
 - 1. 17-18 events/ year,
 - 2. Baird is primary/ Kress Lots and Labs Lot used for big events/ overflow
 - a. Some park further out and walk to avoid congestion at end of event
 - 3. Softball Fields have no paved parking areas (cars park on the field)
 - 4. Students don't typically attend Kress events
 - 5. Issues
 - a. Need expanded capacity
 - b. Need automated gates to control access. Close off Kress Lot prior to games to keep open for game visitors. Currently using cones.
 - c. Older fan base needs close parking, most games are in winter season
 - d. Look at alternate emergency access/egress and more routes to reduce bottlenecks and improve response time.
- d. Improvements
 - i. Expanded Facilities, better organized
 - 1. Kress Center designed for 4,500 students, now 9,000 weekly, on campus enrollment.
 - 2. Kress Center too small for some events, need space for up to 5,500 people.
 - a. 3,800 seat capacity – too small to host tournaments.
 - 3. Kress Center needs an athlete only weight room
 - 4. An indoor facility is missing – needs a full size indoor turf gym
 - a. Could be for campus and other community use.
 - b. Year around use is critical since most students are there in winter
 - c. Currently students and athletes compete for use of existing turf facility.
 - d. Softball rents indoor space near Chicago to play games in winter
 - ii. Soccer stadium wasn't built to support student needs. Athletics would like to provide input for future improvements to better support students.
 - iii. Indoor (preferred) Soccer with Track and Field Facility
 - 1. Thoughts to bring back track and field.
 - a. Easy T&F scholarships don't require 'star' athletes.
 - b. Would help drive student enrollment and diversity. Many students can partake.
 - 2. Field House for winter use- T. Bittner has a 3-6 year plan nearly ready to go.
 - iv. Location for new facilities
 - 1. Utilities installed for AS Soccer Stadium
 - 2. Could go south of Kress Center or between soccer/softball fields

- 3. Exchange turf gym with weight room/locker rooms
 - a. \$5.7M project on short-term list for funding (5-7 years)
 - v. Gathering Space
 - 1. Only gathering type space is by ticket window
 - 2. Need a space for students to hang-out after work-out/ before class
 - 3. Need an intramural meeting space
 - vi. Pool and Locker Rooms
 - 1. Locker rooms are wasted space, energy, and resources
 - a. Could be reconfigured to work better for current students
 - b. Use some of the space for a gathering space
- e. Funding
 - i. Student tuition fees pay for facility (not likely to expand)
 - ii. Soccer Stadium facility supported by donors
 - iii. Donors
 - 1. Athletics hasn't approached donors in 5+ years, so now is a great time
 - 2. Donors are being prep'd for an indoor facility ask
 - 3. Indoor Facilities are lacking in the area, so could be rented out for income
- 4. Campus
 - a. Visibility
 - i. Kress is a known place and easy to get to.
 - ii. Digital signage along the highway helps visibility
 - b. Feel
 - i. Conservative/ clean look
 - ii. No fuss/ fan-fare
- 5. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

Copied Attendees

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 30, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Austin E Cofrin School of Business
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Mathew Dornbush – UWGB Dean of Business
X	Kathleen Jurecki – UWGB Assistant Dean
X	Tara Carr – UWGB Small Business Development Center Director; Associate Lecturer
X	Amulya Gurtu – UWGB Associate Professor
X	Ryan Kauth – UWGB Lecturer
X	Mussie Teclezion - UWGB Associate Professor
X	Vallari Chandna - UWGB Associate Professor
X	Rasoul Rezvanian – UWGB Associate Dean
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. General Comments
 - a. Growth
 - i. Started as a department within Professional Studies, then got an endowment (2010), then became a college in 2016
 - ii. 5%/year enrollment growth for 5 years
 - iii. Adding new Masters programs
 - iv. Currently 1,500 students, but still don't have a 'presence' on campus (visual/physical)
 1. Building = presence.
 - v. Big online program
 1. Full-time, part-time, and hybrid approaches to the program
 2. Non-traditional students, 4-year MBA's

- 3. Continuing education
- vi. Accreditation
 - 1. Entering into a 5-year accreditation process this year
- vii. Recruitment
 - 1. Not many first year students (want to get away from home first, but then come back)
 - 2. Dilemma: Need higher quality facility and learning, but keep tuition low
 - a. Need donors to help make the college more robust
 - 3. Large percentage of business school students work.
- viii. CEO's and business owners visit the school
 - 1. Businesses understand the progression that is happening
 - 2. Need to show improvement/ program growth to align with regional needs
 - 3. Need to be an innovator in creating leaders for the future
- b. Location on Campus
 - i. Location
 - 1. Isolation is both great and hard for students
 - a. Students want the rural campus, but the option for a full college experience
 - b. Students limited to what is available on campus
 - 2. On campus space is needed for fulfilling general ed requirements
 - a. Downtown location wouldn't support undergrad programs
 - b. Downtown space could support grad student and public interaction
 - 3. Business School/Innovation Park/ Engineering is the right location, need to support links for better student exposure and interaction.
 - ii. Current Space
 - 1. Wood Hall has classrooms and offices
 - 2. MAC Hall used for accounting /small business rooms with boards/interview rooms
 - 3. Gathering spaces?
 - a. Students tend to hang out in Wood Hall
 - iii. Access
 - 1. First floor café' entrance
 - 2. Students channel to the edges
 - 3. Main entrance closed for 6 months due to steep grades
 - iv. Parking
 - 1. Current parking capacity is adequate
- c. City/ County/ Campus Connection
 - i. Downtown location not necessary for success, more important to have public come to campus
 - ii. Specialized/Grad classes/studies would be most fitting downtown
 - iii. If Wood Hall were modernized, downtown wouldn't be needed
 - iv. Higher impact/ higher cost graduate programs could be a fit for downtown location
- d. Issues/ Conflicts/ Challenges
 - i. 2011 renovation for Business School is nice, but office spaces are cold
 - ii. Small Business
 - 1. Community members come to the center
 - 2. Parking is inconspicuous and dark
 - 3. Classrooms and offices need to have private offices for meetings
 - iii. Presence on Campus
 - 1. Need a building/ space on campus that reflects the business school
 - 2. Only basic office space now- doesn't speak to importance of school
 - 3. Its ok to share spaces now, but as the college grows and other programs grow there will be too much demand for shared space.
 - iv. Physical Space Needs
 - 1. No Dean's suite
 - a. Needed for faculty interaction independent of the Dean
 - b. Support staff for Dean taking up space for other faculty

2. Faculty needs- Each program needs specific space to support studies
 - a. Entrepreneur space
 - b. Cohort space
 - c. Pitch-rooms (preferred to be visible to public/ high traffic areas- typically urban settings at other universities)
 - d. Financial Suite
 - e. Private offices for small business
 - f. Boardroom/ conference/ presentations area
 - g. Visitor space/ Food Café'
 - h. Hospitality
 - i. Weidner Center/ Athletics/ Golf Course connection
 1. Ski-shop, conf/hotel. Restaurant
 - ii. Waterwork (Weddings, alumni center, conference/hotel, event planning)
 - i. Interview rooms (one-way glass/ recording equipment/tables)
 - j. Business Lab
 - k. Debate
 - l. Economics moving to Business School
 - i. Need grad student, new faculty and staff space
- v. Connections
 1. Program areas need permeability for community to find and access the school.
 - a. Need interdisciplinary interactions
 - i. Art/Theatre
 - ii. Science
 - iii. Engineering
 2. Need enhanced tech to connect online and in person students so that all are informed in the same way.
 3. Need to have an obvious presence in the community to grow and provide jobs in the region
 4. Need a link between engineering and business school for innovation/interaction
 - a. Socialization is critical to business development
 - b. Students need a variety of experiences
 - c. Social media- need places for selfies, group pictures- something iconic
 5. Concourse updates are nice and students use gathering spaces, but the gathering spaces are not big enough for collaboration that is needed
- vi. Parking/Entrance
 1. Entrance doesn't work well because it is not obvious.
 - a. Outward facing school – clear front door.
 2. Students enter through concourse/ west side lower entrance from parking
 3. Small business needs capacity for about 300 clients/ year (600 this year)
 - a. Current parking is too far from entrance for older clients (typical client)
- vii. New Space/Building vs Renovation
 1. Need something to draw students and top faculty to grow college for program growth and increased enrollment
 2. Need to better understand/study space utilization and function to understand what areas could be better utilized/ renovated to better serve students and faculty
 3. Need to prove case for either renovation or new (UWSA- no net new sq. ft policy)
- viii. Adjacent Development
 1. Land prices and utility extensions (hard rock) resists growth
 2. Need an anchor to spark others to invest

3. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA

Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 28, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Brown County
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
	Jeffery Schulz – UWGB Campus Facilities Planner
X	Benjamin Joniaux – UWGB Chief of Staff
X	Jeff Flynt – Brown County
X	Troy Steckenbach - Brown County
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design
X	Craig Schuh – Ayres Associates

1. Introductions
2. Brown Co/ Campus Relationship
 - a. Impressions of UWGB
 - i. Positive impression of the campus
 - ii. Location issue - perceived to be far away from downtown
 - b. Perceptions and Connections
 - i. County is interested in creating connections to campus, but need to get more development on or near campus to lessen the 'too far' perception.
 - c. City of Green Bay
 - i. 3rd largest city in the state of Wisconsin (in the 4th largest county).
 - ii. Key Places/ Economic Engine
 1. Titledown district (lots of development)
 2. Expo Hall w/ adjacent retail
 3. 3.5 miles from downtown to campus, but it's at the edge of town with nothing beyond.
 - iii. Housing
 1. Hoping to get some hi-density housing adjacent to Bay Beach

2. Talks of future autonomous vehicles routing people between downtown and campus (need more business interest)
3. 7,400 housing units in the next 10 years.
4. Location for new housing: Downtown or Near Campus (County Farm?)
 - a. Adjacent vacant land could be for UWGB
 - b. Walking / bike paths from Community Treatment to Innovation Park over or under 57 has been considered, but a ways out.
 - c. 'County Farm' land (south of the highway 57)
 - i. New courthouse will likely go here to be nearer to jail, medical examiner.
 - ii. Future expansion to Veterans Services
 - iii. Future County Campus to include health services and admin, ~1000 employees
 1. Probably 20 years out.
 - d. Downtown parcels available, adjacent to Northern Building, Central Library, and Neville Museum (needs a partner)
 - e. Some of Brown Co. Mental Health land might be sold off to be developed as single family.
- d. Partnerships
 - i. Ideas
 1. Could a county building be located on Campus?
 - a. STEM is a success.
 2. Need workforce development (engineering is strong)
 3. Support the development of the Innovation Park to create a better pipeline of students to regional jobs
 - a. Industry to support university.
 4. Enhance multi-modal transportation and infrastructure to improve connection to downtown and development.
 5. Central library space not fully utilized
 - a. Art Gallery, Computer Sciences, Housing?
 - ii. Marking Partnerships work
 1. The interest is there, but need funding for both build out and operations
- e. Transportation
 - i. Nicolet entrances need improvement to be safer and provide better wayfinding
 1. Roundabout has been discussed but traffic counts don't justify
 - ii. This stretch of Nicolet is City of Green Bay jurisdiction
- f. Enrollment
 - i. 10,000 Students is the goal, current projections are 9,000, reaching goal within 2-3 years.
 - ii. County Stats:
 1. County needs info about online vs physical campus graduations
 2. 70% of students stay in region (MATC is ~97%)
 3. County wants UWGB graduates to fill/ create jobs in the NE Wisconsin region
 - a. Majority of UWGB students are from the 16 county region
- g. Retail
 - i. UWGB should talk with local developers to get a pulse on where development is planned.
 1. Recommend connecting with Jeff Nelner, Todd DeVillers, Paul Kalsmarksy, and Bob Toonen.

3. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME November 12, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – College of Arts, Humanities, and Social Sciences (CAHSS)
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Charles Rybak – UWGB Dean of Arts, Humanities & Social Sciences
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
	Jared Vincent – Saiki Design

1. Introductions
2. CAHSS
 - a. Location: Theatre Hall, Studio Arts, Dean offices are in Theatre Hall, Psychology Dept is in Health Sciences
 - i. No centralized location.
 - b. Programs: Largest selection of Majors and Minors.
 - i. Approximately 10% of students are in Psychology
 - c. Growth
 - i. Stable
 - ii. Growth in other 3 colleges
 - iii. Social Sciences have typically underperformed in terms of size.
 - iv. Growth will come from expanded undergraduate programs.
3. Art and Music camps in summer are great opportunity to introduce campus to prospective students.
 - a. Solo & Ensemble, too
4. Physical Space
 - a. Theatre Hall
 - i. Lacks a front door.
 - ii. Gallery
 1. Hard to find – buried in the building.
 2. Not on a traveled path.
 - iii. Theatre lobby is a student hang-out space.

- iv. Small computer lab
 - v. Dressing rooms are too small and cramped.
 - vi. University Theatre
 - 1. 400 seats (Weidner has Fort Howard 200 seats and Main Hall 2,000 seats)
 - a. Good size for teaching.
 - 2. Industrial feeling – could be improved.
 - b. Studio Arts
 - i. Like the sizes of the spaces.
 - ii. Lounge is a student hang-out space.
 - iii. Small Gallery
 - 1. Hard to find – buried in the building.
 - 2. Not on a traveled path.
5. Classrooms
- a. Classes are held in Weidner due to COVID.
 - b. Larger spaces allow proper distancing.
 - c. Like the better connection to Weidner.
6. Connections
- a. Better connection to central campus.
 - i. Foot traffic is low due to place on end of spoke.
 - ii. Some students enter SA to get into concourse system due to parking.
 - b. Exhibits
 - i. Art exhibits are only in TH and SA.
 - 1. Desirable to exhibit throughout campus.
 - ii. Phoenix sculpture is a favorite place.
 - iii. Identify additional exterior exhibit locations
 - 1. Student Services roof deck.
 - iv. Murals are well received.
 - 1. Additional locations.
7. Opportunities
- a. Amphitheatre on campus utilizing the topography.
 - i. Wildlife sanctuary
 - b. Outdoor artwork
 - c. Downtown gallery
 - i. No gallery in downtown – fill void
 - ii. Funding
 - iii. Pop-up gallery (empty storefronts....)
8. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

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Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 19, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Campus Administration
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Gail Sims-Aubert – UWGB Assoc VC of Student Affairs
X	Janet Bonkowski – UWGB Executive Director Marketing and University Communication
X	Kathleen Burns – UWGB Interim Provost and Vice Chancellor
X	Susan Grant Robinson – UWGB Cabinet Liaison Internal Affairs
X	Charles Guthrie – UWGB Director of Athletics
X	Benjamin Joniaux – UWGB Chief of Staff
X	Cory King – UWGB Vice Chancellor University Inclusivity and Student Affairs
X	Paula Marcec – UWGB University Executive Staff Assistant
X	Sheryl Van Gruensven – UWGB CBO / Senior Vice chancellor for Institutional Strategy
X	Anthony Werner – UWGB Vice Chancellor University Advancement
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Initial Thoughts
 - a. Janet Bonkowski
 - i. Can the campus plan be a way to address how campuses are changing due to COVID?
 - ii. The Union doesn't function, the library commons acts more like the campus living room.
 - iii. Campus needs to be a tech campus centered in natural surroundings
 - b. Benjamin Joniaux
 - i. This plan needs to address the next 30 years to keep UWGB relevant
 - ii. Tech Campus / On-line presence

- c. Gail Sims-Aubert
 - i. Need equitable, well-provisioned social and gathering spaces
 - ii. Current spaces are too small, not designed for this function
 - iii. Students will find any space to get together but aren't supportive of group size or needs.
- d. Jeff Schultz
 - i. The campus has many underutilized outdoor spaces
 - 1. Need to activate with nodes of activity
 - 2. Plan for winter activities
- 3. Big Picture Direction for Master Plan
 - a. Wayfinding
 - i. Disconnect between the inside and outside
 - 1. Sight lines visible (exterior), but physical connections are missing
 - ii. The concourse system is 'over-used', leading to a lack of knowledge of wayfinding outside
 - iii. Exterior entrances are hidden and not connected well to other area
 - iv. Concourse is not well connected to the outdoors
 - 1. New students are oriented to buildings through the concourse system
 - 2. Takes about 2-3 weeks for students to acclimate to campus, but each semester adds complexity with new destinations and routes to figure out.
 - 3. COVID policy asks students to walk outside and avoid the concourse system
 - a. Students are being forced to learn the outside routes but are getting lost.
 - b. Visibility
 - i. No front porch- new students, faculty, and visitors have a hard time finding the 'front door'.
 - ii. Campus isn't visible from outside (Highways, Nicolet Drive- no views into campus)
 - iii. Shortens active time outdoors (dining, events, passive rec)
 - iv. Stairs are not shoveled in winter for safety (no shoveling or salting)
 - c. A solid plan (need to pull everything together going forward, good time to approach donors/county)
- 4. Residence Life
 - a. 75% of freshman live in the dorms
 - b. 69% retention rate
 - i. Second year students living off-campus typically with friends, not a lot of local students.
 - ii. Not much rental housing near campus.
 - iii. Some athletes live off campus together
 - c. Commuters
 - i. The average commuter comes 2-4 times/week
 - ii. They park and leave, not much to keep them on campus
 - d. Existing Housing
 - i. 9 Shared Bedroom Buildings
 - 1. No common areas, some space in basement but not accessible
 - 2. Laundry located in basement
 - ii. 2 Private Room Buildings
 - 1. No lounges or common spaces (note- drinking age was 18 when built)
 - 2. Some dining space in basement, but limited.
 - 3. UVHI did not invest in non-revenue generating space
 - iii. Students don't tend to go between buildings
 - 1. Card access limited to your own building
 - 2. Students from one res hall might not want to go to another (inside or out)
 - 3. A 'Club House' space might be a good central/shared space for res life students to gather and build a sense of community.
 - e. Access
 - i. Need modern, paved, and lighted connections
 - 1. Parking lots need better lighting

5. Concourse System
 - a. Age: built with buildings in '69, '73, '74.
 - b. Improvements: Added updated furnishings to "people pockets", well used
 - c. Egress: Controlled entry with other building doors (closes at 11pm), no card access
6. Social/Gathering Space
 - a. Weather limitations- biggest issue. Have spaces, but don't utilize.
 - i. Short warm stretch in fall and spring, students don't want to go out when it's cold
 - ii. Not much outdoor programming in the cold weather months
7. Current Campus Amenities
 - a. STEM Center
 - b. Weidner Center
 - c. Kress Center
 - d. Arboretum
 - i. Desirable feature- but blocks views to campus
 - ii. Used to groom trails, students seem to have lost interest, students will walk or snowshoe.
 1. No mechanism to generate revenue to cover cost
 - e. Golf Course
 - i. Down to 9 holes from 18. Not well utilized or revenue generating. (Barely covers costs)
 - ii. Business School thought about developing hospitality program
 - iii. There since inception, so there is some nostalgia even though it doesn't get used
 - iv. Can campus be a convention center or hospitality center for the east side?
 - f. Water frontage: need to connect to the water
8. Wrap Up:
 - a. Get this core group together one more time after focus group discussions to review, get everyone's opinion, especially those that did not speak today.
 - i. Need more dialogue after hearing others to work through ideas together
 - b. Paul Pinkston will be setting up a meeting with the City of Green Bay and Brown County
 - c. The group should review the latest UWGB Brand discussions
 - i. Need to go beyond mission and goals, need to express the UWGB personality
9. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 29, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – College of Health, Education, and Social Work (CHESW)
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Scott Ashmann – UWGB Associate Dean
X	Brenda Beck – UWGB Assistant Dean
X	Susan Gallagher-Lepak – UWGB Dean of Health, Education & Social Welfare
X	Joan Groessl – UWGB Associate Professor
X	Pao Lor – UWGB Professor
X	Christine Vandenhouten - UWGB Professor
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
	Jared Vincent – Saiki Design

1. Introductions
2. CHESW
 - a. Location: West side of campus, Wood Hall and Rose Hall
 - b. Programs: Education, Nursing and Health, and Social Work
 - c. Growth (undergraduate)
 - i. Education has seen an 84% growth since 2015 (314 vs 578).
 - ii. Social Work has seen a 64% growth since 2016 (116 vs 190).
 - iii. Nursing and Health has seen modest growth of 2% since 2015 (545 vs 556)
 1. Bachelor of Science in Nursing (BSN) is a new Major in 2019 and will be admitting approximately 150 students per semester.
 - d. Growth (graduate)
 - i. Seen a 25% growth since 2015 (268 vs 462).
3. Physical Space
 - a. BSN will create need for additional space.
 - b. Health Sciences predesign study is currently underway

- c. Determine space needs for new program.
 - d. Creates openings in Wood and Rose as spaces/functions are transferred to the Health Sciences building.
- 4. Challenges
 - a. Programs utilize classrooms in MAC
 - i. MAC is difficult to find.
 - b. Returning adults face several challenges
 - i. Campus / facility entry is from the west.
 - ii. Walking from Wood Parking lot to Rose Hall can be difficult during winter.
 - iii. Child care
 - c. Directions to other parts of campus.
 - d. Signage in general
 - e. Lighting at night / evening.
 - f. Limited class hours.
 - i. Add hours for student flexibility
 - ii. Grad classes at night?
 - g. Clinical skills learning center prior to new health sciences project completion.
- 5. Closing

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Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 29, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – City of Green Bay
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Benjamin Joniaux – UWGB Chief of Staff
X	Cheryl Renier-Wigg – City of Green Bay
X	David Buck – City of Green Bay
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Background
 - a. Lacking connection: Campus is ‘rural’ and needs a connection to the City
 - i. Perception is it’s far away. Reality is only 3.5 miles to downtown.
 - ii. 2019 City Bike Plan update includes Nicolet bike lane- but it’s a low priority
 - iii. Bus routes- not enough ridership
 - b. 2022 Smart Growth City Plan Update
 - i. Phase I: Data collection: On hold until public input can be safely and equitably collected
 - ii. Steering committee hopes to begin in spring of 2021.
 1. Campus is/will be included on committee. Student involvement, too.
 - iii. Phase II: Break down into 8-12 ‘neighborhood’ districts, each 4-5000 households to address the 9 elements of planning
 1. Transportation, schools, sustainability, health, walkability... Walkability score now very important
 - iv. City typically adopts Campus Master Plan into the City Plan
 1. CUP can be flexible on zoning and building height requirements on campus
 2. UWGB should reach out to City to get contacts for adjacent neighborhood liaison
 - a. Redsmith and Nicolet, and Mahon Creek

- b. UWGB has been incorporated into the Mahon Creek Neigh. Assoc.
 - v. Shott property on NE corner of campus is shown as 'educational use' on maps.
 - 1. Currently privately owned, owner not interested in selling
 - c. Adjacent Development
 - i. Development interest adjacent to campus is often industrial/ low density
 - ii. Development is costly due to high land prices and rocky soil increasing utility costs
 - 1. Need catalyst project to get things going.
 - 2. Open to TIF to fund infrastructure but need a reason.
 - iii. University Heights Business Park
 - 1. Development driven by costs.
 - 2. Unsuccessful due to location, utilities, and land prices
 - 3. Not enough traffic/interest.....In flux, TIF removed
 - iv. Development around campus will likely be a mix of densities (hard to get people there)
 - d. City connection to Campus
 - i. Weidner Center (educational k-12 events, Grandparent University Summer Camps)
 - ii. Arboretum- used by community
 - iii. Natural areas along Bay (Bay Beach/ Wildlife Sanctuary)
 - iv. Nicolet Drive
 - 1. Traffic counts not high enough to warrant a round-a-bout, but campus wants one for pedestrian safety crossing Nicolet, events (Weidner/Kress) traffic, and wayfinding.
3. City Campus Connection
- a. Ideas
 - i. Satellite Classrooms or Housing to get a Downtown Campus connection
 - 1. City Policy is open to mixed use development
 - 2. City is short on all types of housing
 - ii. City/Campus Housing
 - 1. Need to update campus master plan to address housing needs
 - 2. Current Housing Master Plan updated in 2019 with higher density options
 - a. Replace outdated 70's housing hoping for first project within the next 2 years
 - b. First project will be either 400 bed first year (state built) housing or 250 bed second year (private built)
 - i. Update all campus housing in next 20 years.
 - c. Focusing on removing roadways and enhancing pedestrian connections
 - d. 69% housing retention rate
 - i. Campus housing doesn't have enough beds for retained and incoming students. Need to choose between offering the 'Freshman Experience' and supporting second year students.
 - ii. First year housing needs to support socialization to increase enrollment, retention, and student experience.
 - 3. Enrollment projected to be 10,000 by 2025
 - a. Steady growth for last 4-5 years
 - b. UWGB is an access institution
 - 4. Housing north of campus
 - a. Single family – commuter housing
 - b. Large lots, auto heavy, not dense development
 - iii. Getting City ON Campus?
 - 1. Draw community onto the campus, make it a destination
 - 2. Phoenix Innovation Park
 - a. 40 acre business/health campus funded through Brown County
 - b. STEM building first piece.
 - 3. Nodes of development adjacent to campus with mixed use to support campus
 - a. Students want late night eats/delivery

- b. 300 of 2000 First Year students required to be on meal plan, 700 employees on campus could support, but not year around (out for summer/ winter break)
 - iv. Getting Campus in the City?
 - 1. Need to figure out funding to support rent and operations
 - 2. Administrative rules/regulations limit sharing IT systems off campus
 - 3. Talked about a UW art gallery many times, but couldn't fund it
 - b. Communications/Initiatives
 - i. So far only calls when needed
 - ii. No committee set up between City and Campus
 - iii. Slow process
 - 4. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 27, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Cofrin Center for Biodiversity Committee
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Jeff Benzow – UWGB Associate Professor
X	Michael Draney – UWGB Professor
X	Robert Howe – UWGB Professor
X	Karen Stahlheber – UWGB Assistant Professor
X	Jim Brown – Engberg Anderson
X	Joe Huberty – Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Cofrin Center for Biodiversity Committee
 - a. An appointed committee
 - b. Members
 - i. Karen Stahlheber: Professor of Biology, Chair
 - ii. Mike Draney: Chair- Natural and Applied Science (entomology/teaching/research)
 - iii. Robert (Bob) Howe: Professor of Natural and Applied Sciences, Director of Cofrin Center for Biodiversity (Animal and Forest Ecology)
 - iv. Jeff Benzow: Graphic/Film Faculty
3. Cofrin Arboretum
 - a. Management Areas
 - i. Limit focus to the defined arboretum outside of Circle Drive
 - ii. Partly responsible for Lenfesty Court natural area
 - iii. 'Gateway to Arboretum' trail from MAC to S Circle Drive.
 - iv. Area by Kress Center with native vegetation
 - v. Pointe au Sable reserve (added in 2006)
 - vi. Historic stacked stone wall along Leon Bond (near Bay Settlement)

1. Could use signage indicating its historic nature in order to prevent “salvaging” of found rocks.
- b. Future/ Planned Acquisitions
 - i. Would like to acquire Schott property on NE to fill in the gap. Arboretum is very thin along this boundary.
 1. Present relations are not great between UW and property owners, not likely to sell.
 2. Ideal location for coffee shop development
 - ii. Golf Course
 1. Quality stands of pre-colonial mature oaks are there, but are not regenerating due to course management (leaf storage/pesticides/mowing)
 2. Could be developed as an oak savanna and outdoor classroom, but athletics does not want students on golf course
 3. Course is closed during the winter months and no use is permitted.
- c. Trails
 - i. Signage indicating appropriate use as not everyone understands what type of activities are allowed on the different path materials.
 1. Bark Trails- Walking Only (sensitive or wet areas)
 2. Compacted Gravel- Pedestrian and bicycles allowed
 - ii. Winter- Mostly used for hiking and x-country skiing
 1. Used to groom but tracks weren’t respected by hikers / no funding to support limited use
- d. Funding
 - i. Cofrin Center for Biodiversity uses interest from an endowment
 1. About \$20,000/year budget
 - ii. Annual philanthropic fund/gifts for maintenance and work
 - iii. Facilities and grounds funds (charge back)
 - iv. Grants: EPA/Water Quality funding could be available for shoreline restoration
- e. Concerns
 - i. Access and Wayfinding
 - ii. Parking
 1. Limited parking, mostly along the road.
 - a. An enlarged parking area would be nice.
 2. Google/mapping needs to lead people to the right parking/trailheads
 - iii. Trail heads and signage
 1. Need more information about the research/classroom component of arboretum in addition to the rules.
 2. Current signage is not welcoming (Kiosks focus on what is prohibited)
 - iv. Trail Management
 1. Public users don’t always follow the rules (bring dogs, bike on wrong trails, camp)
 2. Public users find and return monitoring/research equipment.
 - a. Public doesn’t understand the teaching component.
 3. Vandalism
 - v. Mahon Creek (Nicest area to walk, high diversity)
 1. Flooding becoming more common, water crosses trail
 - vi. Edges/ Adjacent Landowners
 1. Neighbors encroach on the edges as an extension of their yard
 2. Connect yards to trails
 3. People take stones from wall along Leon Bond- no signage about its history
- f. Usage
 - i. Heavily used by UW students and Faculty as well as the community.
 - ii. It is an educational resource and there is used as outdoor classroom.
 - iii. Community doesn’t necessarily understand the teaching component of the Arboretum.
 1. Unhappy when it was closed to the public during COVID.
 2. Dogs are not allowed – Community may not understand why.

4. Maintenance and Management
 - a. Maintenance
 - i. Limited staff and resources.
 - ii. Looking to add staff and/or reach out to community groups to assist with management
 - iii. Friends group.
 - b. Needs/ Improvements
 - i. Disconnect between public recreational use and academic uses
 - ii. Need for boardwalks in wet areas, especially flooded areas by Mahon Creek
5. Closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 30, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Cofrin Center for Biodiversity
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Robert Howe – UWGB Professor
X	Bobbie Webster – UWGB Natural areas Ecologist
X	Amy Wolf – UWGB Professor
X	Keir Wefferling – UWGB Assistant Professor & Herbarium Curator
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Cofrin Arboretum
 - a. Impressions/ Perceptions
 - i. Vital to UWGB
 1. Not just specific classes
 - ii. Many people attracted to the green space
 - iii. Students see it as campus wide, classes, outdoor labs use arboretum and green space throughout campus
 - iv. Community members and some students don't know about the research/education and purpose/mission aspects of the arboretum
 - v. Community views and uses it as a public park
 - b. Community Use
 - i. Huge community resource that sees extensive use
 - ii. Parking areas are full on weekends
 - iii. Some people bring dogs even though they are prohibited
 - iv. Round River Alliance helps with invasive removal
 - v. Communiversity parking lot is usually full at sunset

- c. Increasing/Enhancing Use?
 - i. Campus wants to keep the arboretum natural for education and research, not developed for use
 - ii. Want to allow community to use it, but not actively work to increase its public use
 - iii. Could use more invasive species removal
 - iv. Current restoration projects
 - 1. Great Lakes Beach- undeveloped lakeshore is rare, seeking funding to restore
 - 2. Arboretum Gateway from MAC Hall
 - a. A visible connection from academic campus to Arboretum
 - b. Contains pollinator habitat (5 acre area)
 - c. US Fish and Wildlife Grant funded project
 - d. Used for access to MAC and Kress parking areas
 - e. Students enjoy the flowers
 - f. Ecology and field botany use it for classes and labs
 - g. Not known to many as a 'gateway'
 - 3. Bayshore Woods Lakeshore Woodland
 - a. Wetland restoration
 - b. Restoring habitat/ invasive removal
 - 4. Hardwood Swamp habitat restoration pending funding
 - 5. Oak Savannah/ Woodlands (Gold Course)
 - a. Represents natural environment prior to development
 - b. In good condition but needs maintenance
- d. Need Improvements
 - i. Signage and parking clarification to improve and better guide proper use
 - ii. People park on the road shoulders along S. Circle
 - 1. Housing Gateway
 - iii. Path connecting housing to Arboretum via golf course (n of N. Circle)
 - iv. Old parking area at Lambeau Cottage\
 - v. Natural Areas Coordinator
 - 1. Needed to help coordinate friends groups and volunteers to help manage
 - vi. Disc Golf Course
 - 1. Heavily used, all mowed
 - 2. Adjacent wooded areas need invasive removal/ habitat restoration
 - 3. Need a plan to address the invasives in this area as it supplies seed to invade other areas (spread by birds and other wildlife)
 - vii. Golf Course
 - 1. Needs a long-term maintenance plan to maintain the majestic oaks(and Hickory)
 - 2. Maintenance is currently done by Kress Center maintenance
 - a. Leaves placed along edges covers groundcovers and prevents regeneration
 - b. Mowing creates a disconnect from the arboretum
 - c. Herbicides get into the ponds
 - d. Management does not allow students to use golf course for experiments or restoration efforts (liability?)
 - viii. Getting a safe connection to the Redsmith neighborhood would be beneficial
 - 1. Schott property would be nice to expand arboretum at its thinnest point
 - ix. Nicolet crossing needs signage/flashing lights to make it safer
 - 1. People need to wait for traffic (people don't stop for pedestrians)
 - x. Succession/ loss of grassland areas across campus is reducing bird habitat (populations are declining)
- e. Conflicts/ Issues
 - i. Previous administration wanted a more open campus / visibility into campus from adjacent drives.
 - 1. Students revolted and opposed the proposal
 - 2. Mahon Woods Neighbors dump yard waste and use the edges of the arboretum, causing erosion

- 3. Need more direct communication with neighbors.
 - ii. Flooding has increased over the years
 - 1. Water is increasing from upstream, getting worse each year
 - 2. Water is rising to cross paths, creating accessibility issues
 - iii. Understaffed
 - 1. Looking to add another position to help with management
 - 2. Bobbie has 4 areas to manage on campus, currently struggle to keep up so cannot take on anymore areas
 - iv. Campus Visibility
 - 1. Campus wants to be more visible from 54/57 and Nicolet, but that would require removal of trees in the arboretum. Arboretum was enhanced to block sounds and sights of vehicles.
 - a. Chancellor wanted campus to be more visible, but students rejected it.
 - v. Bayshore Development?
 - 1. Some want the area to be better developed to support more uses
 - a. Arboretum committee wants to preserve the natural areas for habitat and lab uses (rare and important environs)
 - b. Discussions need to occur so there is an understanding by all of what is there, what is important/critical to preserve, and what can be 'enhanced' for use by all.
 - c. Kayak launch and place for pictures/picnics is desired, but water levels are variable and tend to flood the shoreline.
3. Richter Museum
- a. In basement of MAC
 - b. Hidden Gem
 - i. Not well known amongst students
 - ii. Don't need to relocate just better communication so everyone knows about it.
 - c. Unknown resource
 - d. Small group tours
 - i. Scouts
4. Closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME November 3, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Council of Trustees
 PRESENT

	Robert Hoffmann – DFDM Project Manager
	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Benjamin Joniaux – UWGB Chief of Staff
X	Christopher Howald
X	Craig Dickman
X	Paul Northway
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
	Jared Vincent – Saiki Design

1. Introductions
2. Focus
 - a. UWGB – Business community connection
 - b. Dean Dornbush wants greater connection to business community
3. Paul Northway
 - a. Engineering school is an example of success
 - b. There is value in the on-campus experience.
 - c. Standalone business school needs to be impressive.
 - i. Could be new or a renovation
 - ii. Could / should it be downtown? Visibility
 1. On campus?
 - iii. Image of campus matters.
 - d. What can be done to bring the City to campus.
4. Christopher Howald
 - a. Notre Dame example of downtown Chicago exposure
 - i. Bought building but used only 1 floor and leased balance of space.
 1. Included classroom(s), breakout space, lounge, development offices.

- a. A few key classes.
 - ii. Potential naming rights, – help monetize school.
 - iii. Additional income stream (rents)
 - iv. Easy to get out of if it doesn't work
 - 1. Hard asset to sell
 - v. Connection to target demographics.
 - 1. Brings campus to people
 - vi. Synergies with local businesses.
 - vii. May not apply to UWGB.
 - viii. Tested model
 - 1. Downtown Philadelphia and San Francisco
- 5. Consensus
 - a. Downtown Location
 - i. Different views - What is best experience for each
 - 1. Entry level experience
 - a. Students don't like transit and are housed on campus.
 - 2. Upper class experience
 - 3. Post grad experience
 - b. What is the best utilization of funds?
 - i. Invest in a downtown building you don't own?
 - ii. Limit or increase availability to donor money
 - iii. Limited access to State money.
 - c. How long can you wait?
 - d. Wood Hall
 - i. Utilize after new health science building completed.
 - e. Downtown WPS space
 - i. Cost cutting move by WPS
 - ii. COVID related space utilization or paradigm shift to remote working?
 - 1. Future model will be hybrid (in-person and remote) as not everything will/can go remote.
 - f. Which downtown? Titledown?
 - i. Titledown in "competition" with downtown?
 - ii. Downtown is more diverse than titledown.
- 6. On-line education
 - a. Well suited for some people / classes.
 - b. Not as rich as on-campus learning
 - c. Not well suited for some learners.
- 7. Phoenix Innovation Park
 - a. Titledown is competition.
 - i. Landlocked in short order.
 - b. Good long term opportunity
 - i. Horizon beyond 5 years.
 - c. Parallel paths.
- 8. Why does UW Oshkosh have a billboard in downtown GB?
- 9. closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 27, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – College of Science Engineering & Technology (CSET)
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	John Katers – UWGB Dean of Science Engineering & Technology
X	Amy Ibuaka – UWGB Dean Assistant
X	Amanda Nelson – UWGB Associate Dean
X	Michael Zorn – UWGB Associate Dean
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. CSET
 - a. Location: South side of campus, Environmental Sciences
 - b. Programs: Biology (natural and human), chemistry, science (water, computer), physics, engineering (electrical, environmental, mechanical)
 - c. Growth
 - i. Electrical engineering/tech/physics starting Spring 2022, Bio-medical in the near future
 - ii. Adding masters program in Cyber Security
 - iii. Mechanical engineering is growing enrollment from 0-150 in 2 years.
 - iv. Microbiology /nursing/health, and athletic training are growing
 - d. Physical Space
 - i. ES and IS were constructed in 1971.
 1. LS renovation in 2003
 2. ES has had previous HVAC renovation and 3rd floor renovation in 2015.
 - ii. Class lab requirements mean students need to be physically present on campus
 1. Exception is Psychology (largest major, could be 100% online)
 - iii. Office and research space is limited, will need more ASAP

1. Lab sciences 100% full
2. Microlabs and Physiology running out of space
3. Need additional space for students and staff
 - a. Likely to continue to grow
 - b. Cross major requirements mean as one major grows, others will need to increase capacity, and vis a versa
- iv. Rent STEM space, majority of 2nd floor, from Brown County
 1. 63,000 Square feet – 21,000 rented by UWGB.
 2. 4 shared classroom – 50%
 3. 8 offices located here
- v. Quad Space Labs
- vi. New Space
 1. Planned \$5.7M renovation of Instructional Services (former WPT space)
 2. Would like to connect electrical and mechanical engineering
 3. Have room to expand
 4. Need for water science lab.
- e. Access
 - i. Res Life: Indoor through concourse system
 - ii. Commuters: Lab Science Parking Lot, enter through Lab Sciences or STEM building
 - iii. Students will walk outside in good weather, but use concourse system in inclement weather
 - iv. Campus leadership enter through service drive to concourse system
3. Campus Connections
 - a. Impressions
 - i. First year students find campus confusing
 - ii. STEM building is the easiest to find
 - b. Parking
 - i. Students have been driving between housing and LS lot.
 1. Plates scanned in Housing are later scanned in Lab Sciences Lot
 2. Usually students who need to leave for work after class
 - ii. Conflicts/ Concerns
 1. Campus leadership, UW Police (all squads), and service vehicles for dumpsters and secondary loading areas use Service Drive to Instructional Services.
 - a. Able to access concourse, but otherwise this space is underutilized
 2. Cars drive too fast on inner loop road
 3. Proposed Phoenix Park Innovation Center will need to be organized
 - a. Utility corridor access and siting building will be difficult
 - b. How will people get to health sciences (car or foot)
 - i. Currently in Student Services
 - c. Will be important to consider if Health Care is moved.
 - d. Might have a health clinic that will need accessible visitor parking
4. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 29, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Enrollment Services
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Kristina Berg – UWGB Campus Visit Experience Coordinator
X	Michael Casbourne – UWGB Director Trio & Precollege Programs
X	Jennifer Jones – UWGB Assistant Vice Chancellor for Enrollment Services
X	Morgan Theobald – UWGB Enrollment Services Front Desk
X	Jennifer Van Beek – UWGB Office Manager
X	Daniel Vande Yacht – UWGB Registrar
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
	Jared Vincent – Saiki Design

1. Introductions
2. Enrollment Services
 - a. Located in Student Services
 - i. Difficult to find.
 1. Residential students know where ES is / can find it.
 2. Commuter students do not know where ES is and can not find it.
 3. Public has a difficult time finding ES, too.
 - ii. Difficult to give directions.
 1. People always think they are going away from campus.
 - iii. Lacks identity / not user friendly.
 - iv. Campus entry?
 - v. Ease of finding is a huge hurdle.
 - vi. GPS helps to varying degrees.

- b. Parking
 - i. Closest parking is a handful of stalls by Circle Entrance (5-7 stalls).
 - 1. 15 minute parking is a problem.
 - 2. A lot of times it's full causing frustration.
 - ii. Weidner Center "real" parking.
 - 1. Path to Student Services isn't clear causing a lack of confidence in directions
 - 2. Quite a distance. Can not see entrance from parking.
 - 3. Phoenix painted on walkway.
 - iii. Dean of Students parking lot
 - 1. Accessible but path is then very convoluted.
 - iv. 15 minute parking adjacent to the union loading dock
 - v. Drop off / pick up of people or information is difficult.
 - vi. Reconsider daytime use of the Weidner lot
 - vii. Lots are not numbered or easily identifiable.
 - c. Paths
 - i. Varies by season
 - 1. Winter – via SA and tunnels system.
 - a. Students get inside as soon as possible.
 - 2. Summer – Via the front door.
 - d. Public reaction to campus
 - i. Not a draw in spite of beauty, facilities, programs
 - 1. Middle of nowhere
 - 2. Undefined edges
 - 3. Blah
 - ii. Unique offerings
 - 1. Waterfront
 - 2. Golf course
 - 3. Weidner Center.
3. Access / Identity
- a. Pride center, Campus Cupboard, IT
 - i. All located / hidden in other spaces.
 - b. Building ID on signage.
 - c. Instructional Services (SS, too) isn't accessible from the surface.
4. Potential solutions
- a. Welcome center
 - i. Include Admissions, Alumni
 - ii. In union
 - iii. Golf course
 - iv. Lambeau cottage
 - b. Welcome booth
 - c. UREC in Lambeau cottage or golf course
 - d. Think bold.
5. Potential Students
- a. Access is issue – Already intimidated by "college".
 - i. 40% of students are 1st generation college students.
 - ii. Working students
 - iii. Too many hurdles
6. Tours / first impressions
- a. Tours have to be organized around water buckets (leaks) and garbage in tunnels.
 - b. Should be organized to be visitor friendly – not staff friendly.
 - c. Student Services bathrooms (visitor use)
 - i. Small, ugly, broken
 - d. Need a sense of pride in spaces / campus.

- e. 3Ts (Trees, Toilet, Tunnels)
 - f. Competition
 - i. Many times students tour UWGB and St Norbert on the same day.
 - ii. Other System campuses – Oshkosh, UWEC, LaCrosse, Milwaukee
 - g. Student activity
 - i. Active areas of campus – Kress, Union, Housing, Phoenix Park.
 - ii. Quiet side is Student Services, Weidner Center.
 - 1. Feels like ghost town
 - h. Weidner not on tour
 - i. Usually locked.
 - i. Highlight assets
 - i. Exterior
 - 1. Shoe tree (although a 5 second tour stop), Trails, Phoenix sculpture
 - ii. Interior
 - 1. Union, Bookstore, Kress, Library 8th floor
 - iii.
 - j. Need a game changer!
7. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 27, 2020
LOCATION Electronic Teams Meeting
PURPOSE Focus Group Meeting – 
PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Ethan Harvey – UWGB Outdoor Adventure Recreation Coordinator
X	Tim Helein – UWGB Kress Facility Manager
X	Jeff Krueger - UWGB Kress Director of Operations
X	Alexandra Wandersee – UWGB Fitness Coordinator
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Intramurals
 - a. Participation by students
 - i. 110,000-120,000 student swipes at front desk/year
 - b. Total participation by campus
 - i. 140,000 swipes at front desk/year including students, faculty, staff and memberships
 - c. Hosted Events
 - i. Lambeau Leap
 - ii. Graduation
 - d. Lots of interior and exterior space
 - i. Fitness center is a shared space.
 - ii. Weight room is a shared space.
 1. Ideally athletics would have their own weight room
 - iii. Climbing area takes up a lot of space in the fitness center.
 - e. Activities
 - i. Outdoor
 1. Old soccer stadium

2. New soccer stadium took place of 2 softball fields
 3. Volleyball, bag toss, and firepit at Phoenix Park
 4. Badminton
 5. Golf Course
 - a. Declining interest
 - b. Old equipment and infrastructure (culverts, irrigation, club house)
 - c. Only 9 holes, most people want 18
 - i. Built in 1920's, campus built over 9 holes
 - d. No amenities - driving range
 - e. Worn greens/ grasses don't take well
 - f. Losing leadership/ revenue
 6. Tennis courts- mostly used by staff and faculty
 - a. Recently removed
 7. Turf areas- passive rec
 8. Frisbee Golf
 9. Basketball at Phoenix Park
 10. Winter
 - a. Snow shoeing
 - b. X country skiing
 - c. Trail hiking
 - d. Ice Skating- not enough interest to manage a rink
 - e. Outdoor center has men's and women's rentals (Nordic skis/ snowshoes)
- ii. Indoor
1. Share Kress Center with athletics
 - a. Sharing gym requires maintenance crew to divide space, costs money
 2. 4-5k/ week use the facility
 - a. Strength/ conditioning
 - b. Climbing
 - c. Aquatic Center (pool)
 - i. Locker rooms are dated and in need of renovation
 - d. Basketball
 - e. Table Tennis
 - f. Kickball
 - g. Turf gym
- f. Connection to Campus
- i. Access to Campus
 1. Ok to be somewhat separated
 2. Not connected to the concourse system
 - ii. Kress Access
 1. Typically north and south entrances are open
 - a. Covid: only North entrance open, all other doors swipe card only
- g. Conflicts/ Concerns
- i. Cross use with athletics
 1. Need a separate weight room and health center
 2. Storage space needed for events, athletics, and equipment
 - ii. Women's locker room doesn't function well
 1. Short shower head heights
 2. No private stalls
 - iii. Bleachers in East West rooms are not to code
 1. Cannot alter w/o updating
 - iv. Potential for hazardous materials requiring abatement for renovations
 - v. Turf gym is too small for indoor sports (12,000 SF), not wide enough for soccer
 1. Expansion is not ideal – can not rotate and expand.

- 2. No AC
 - 3. 28-feet clear dimension
 - vi. Sports medicine between locker rooms is underutilized
 - h. Wants
 - i. Racket ball courts
 - ii. Group fitness studio
 - iii. Wellness center (w/ Prevea Health / nutrition center)
 - iv. Storage
 - i. Office Space
 - i. Have room for maybe one lead student employee or professional employee
 - ii. Connected to control desk.
3. Closing

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Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 27, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Information Technology
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Benjamin Ahearn – UWGB Network Specialist
X	Travis Albrecht – UWGB IT Security Officer / Network Administration
X	Paula Ganyard UWGB Assistant Vice Chancellor for Information Technology & Library
X	Patrick Goggins – UWGB Exchange Email Administrator
X	Fred Kennerherd – UWGB Lead Network Administrator
X	Ronald Kottwitz – UWGB Client services Manager
X	Monika Pynaker – UWGB Manager Network services
X	Robert Lux - DFDM IT Technical Specialist
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
	Jared Vincent – Saiki Design
X	Matthes Litchfield – Ayres Associates
X	Craig Schuh – Ayres Associates

1. Introductions
2. Overview
 - a. It is very centralized on campus.
 - i. No separate IT departments for various colleges or university entities.
 - b. Internet provider for Housing
 - c. Network connects back to IT
 - d. It is located in the lower levels of Instructional services and MAC hall
 - i. Plaza deck replacement project remedied the leak issues IT was experiencing.
 - ii. No work in IS data center – water experienced in one closet.
 - iii. IS is underground (flooding concern) but higher in elevation than MAC and Cofrin library

1. French drain is located under IS.
3. Data center
 - a. Larger than it needs to be (smaller servers).
 - b. Redundancy is almost 100% - continuing to work towards full redundancy.
 - c. DR site in Sheboygan.
 - d. Expecting added data load on system.
 - e. Expecting continued migration to wireless rather than wired connections.
 - i. Wired connections are not going away – will remain.
 - f. Need fire suppression system in data centers
 - i. Instructional Services is not sprinklered
 - ii. MAC has sprinklers
4. Network cabling
 - a. Parts of network are still cat 5 wiring.
 - b. Most are cat 6 or 6a.
 - c. Facing questions of cat 6 or 7 in future projects.
 - d. Installing fiber to everything except facilities management.
 - i. Single-mode
 - ii. 2/3 is complete.
 - iii. Single-mode installation will solve a lot of issues.
 - e. Fiber backbone is from 1984 – old multi-mode fiber.
 - i. Fire alarm is on the old multi-mode system.
 1. 2023/25 budget includes \$6.16M to replace fire alarm system.
5. Technology
 - a. Student provided technology vs campus provided technology
 - i. UWGB will collect data from peer institutions.
 - b. General access labs & specialty labs provide access to on-line and other resources.
 - i. Labs with equipment see heavier use – software – licensing needs.
 - c. Labs are heavily used for instruction.
 - i. Not moving towards providing laptops.
 - ii. Not expecting students to provide hardware to support high-end software.
 - d. Lecture capture software (recent effort)
 - i. Expand number of students “attending” session.
 - ii. Larger post COVID trend distant / remote vs on-campus learning.
 - iii. Likely to be a hybrid – unsure of balance.
 1. Faculty preferences are a big factor in driving balance.
 2. How to balance quality of live vs digital experience.
 - iv. Cost of access.
 - v. Audio will be big issue – students communicating between themselves.
 - e. Bandwidth is good.
 - i. Need more in building cabling to more terminal devices.
 1. Harder to support on wireless (audio, video, streaming)
6. Learning spaces
 - a. Most classrooms have some sort of technology.
 - b. Labs generally have technology but it averages on minimal.
 - i. Usually wireless and nominal wired locations.
 - c. Active learning classroom in Wood Hall (room 442).
 - d. STEM building is shared operation with Brown County.
7. Fiber
 - a. Comes into Cofrin and Instructional Services and then spreads from there.
 - b. Each data center is connected to each fiber optic path.
 - c. Some older fiber is run inside conduit.
 - d. Newer fiber is in tunnels
 - e. Always a case-by-case decision.

- f. Verify if “gifted” fiber is on campus.
 - i. UW River Falls running into lifespan issues from lesser quality fiber.
- 8. Campus support of IT
 - a. Eliminate all cat 3 cabling.
 - b. Remove abandoned copper cabling.
 - c. Open conduit and paths for new lines.
 - d. Keep conduit dry.
 - e. Eliminate fax machines.
 - i. Decreasing support for POTS lines
 - 1. Biggest issues will be the elevator phones.
- 9. Redundancy vs diversity of paths
 - a. Redundancy of service into campus.
 - b. Diversity of service throughout campus.
- 10. Other services coming into campus (library is fiber hub – MERIT and WISNET)
 - a. Hospital services
 - b. ATT, Onsite, WPR
 - c. Brown Co
- 11. Planning
 - a. Take advantage of infrastructure improvements.
 - b. 8 strand single-mode from res life.
 - c. Pull multiple strands vs what is currently called for to address future flexibility.
 - i. Terminate what is currently needed.
 - d. Looking to complete campus ring via res hall and fire alarm projects.
 - e. Ample connectivity to Athletics.
 - f. Bury fiber in HPDE pipe.
- 12. Other
 - a. Broadcast
 - b. Power associated with security – power and data for cameras and security.
 - i. Power is key
 - ii. Install subpanel for parking areas.
 - c. Exterior wireless coverage
 - i. Line of sight and distance issue.
- 13. Closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 20, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Police / Parking
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Tony Decker – UWGB PD Administrative Sergeant
X	David Jones – UWGB director of Public Safety
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Initial Thoughts/ Impressions
 - a. Buildings are dated/older
 - b. No major landmarks or wow features (would be helpful for navigating people)
 - c. First Priority
 - i. Something modern (new building/space) and a main entrance that actually functions and directs visitors to the right place.
 - d. Campus staff seem happy, good benefits and place to work. Some participate in golf league, but many want more than 9 holes.
3. Parking and Access
 - a. Circulation/ Roadways
 - i. No front porch or 'doorstep' - Usually use Cofrin Library as a landmark.
 - ii. Confusing entries- Bay Settlement vs Nicolet entrances.
 - iii. Navigating newcomers and emergency vehicles through campus is challenging
 - iv. Too many turns, lack of views
 - b. Traffic Flow
 - i. Commuters (Shufflers) typically park near Commons/Garden Café' to enter concourse
 - ii. Res Life students enter through Union or drive to lots closer to class
 1. Students don't want to go outside in inclement weather (majority of semester)

- c. Parking
 - i. Enough stalls throughout campus, but proximity to exterior doors is too far for many students
 - 1. Students resist parking in areas that 'appear' far away
 - ii. MAC and Kress Lots are very busy during the day
 - iii. Students will move car throughout the day (some need to leave for work)
 - iv. The north east entrance on Housing Lot is a sloped curve, concern about potential vehicle conflicts/ lack of visibility
 - v. Capacity
 - 1. Overall parking count hasn't changed for a long time,
 - a. Enough parking campus wide- some areas are busier than others because of proximity to doors/concourse
 - 2. Planned Parking Additions:
 - a. Might add parking for arboretum (spur on/of E Circle)
 - b. Might need visitor parking at Health Sciences/ Phoenix Innovation
- d. Fees
 - i. Campus wide parking- only two lots are restricted to visitors (Union/ Kress Events South Lot)
 - ii. Fees are relatively affordable:
 - 1. Last adjustment 2018 Semester \$75/ Annual \$152
 - 2. Artificially low rates are attractive to students (and now expected)
 - iii. Rate increases typically happen every years, but not recently (COVID), by about \$6
 - 1. Fees are not adequate to cover costs of parking.
 - 2. Have tried larger rate increases, but students rejected
 - 3. Parking areas are aging and are very basic, so hard to charge more without improvement
 - 4. Once offered cheaper parking in outer lot, but only student exchanged permit for standard after a few days because it wasn't convenient.
- e. Conflicts
 - i. Path crossing on Walter Way at Lenfesty Court (#1) is most problematic- located on a curve and not perpendicular to curb.
 - ii. University Campus Court and Leon Bond (#2) is very busy- people park at Kress and walk to MAC/Union.
 - iii. New STEM building pedestrians don't use crosswalks and walkways. Take shortest route.
 - iv. Leon Bond gets icy in winter. Police close the road in bad conditions.
 - v. No bike lanes.
- 4. Campus Security
 - a. Problem Areas
 - i. Very little crime on campus, Light vandalism in the arboretum (chapel).
 - b. Building Access
 - i. Timing controlled entries to all buildings, no card access or door specific options
 - 1. No way to separately lock concourse from buildings
 - 2. Chancellor wants faculty to work during standard campus hours (safety and security)
 - a. Some faculty wanted to work late into the night/early morning when not many other people are around to monitor/help if needed.
 - c. Campus Police
 - i. Location in Instructional Services is remote, hard to find/get to, and not well marked.
 - 1. Visiting police/public cannot find the office
 - 2. Not enough visitor parking
 - 3. Structural Services Court is a dead end
 - a. All squad cars are parked here, so if the road is blocked the squads can't get out in an emergency.
 - 4. Would prefer to be located closer to Residence Life
 - a. The Facilities Building would be a preferred location for proximity to Res Life and road access to more of campus/
 - b. Bay Settlement Road is primary access for Fire response (Fire Station #5).

- 5. New unused space being remodeled to join two small spaces in single large space.
 - a. Space is adequate for now, not ideal
 - ii. Monitoring/Policing
 - 1. Due to lack of physical exterior connections and distance, most officers drive around campus (all gear is in the squad or might need to get to other side of campus quickly)
 - iii. Emergency Response
 - 1. Fire/ Rescue has a hard time navigating campus roads – it's confusing.
 - a. Dispatch send directions, but drivers follow outdated maps
 - 2. Navigating to the correct exterior door and getting to the interior areas is hard to explain
 - a. Door labeling is misleading, responders can't get from one space to another
 - b. Coming from Station #5.
 - iv. Events
 - 1. Kress events create bottlenecks on Leon Bond, overflow goes to Lab Sciences
 - 2. High volume of traffic on S. Circle Rd (Kress address is Nicolet Rd)
 - 3. Interior campus roads can't handle high volumes/inefficient- need to use outer loop for high volume needs.
 - 4. Crosswalks seem adequate for moving pedestrians.
- 5. Environmental Issues
 - a. Ash and Pine being selectively removed
 - b. Burns of natural areas create visibility issues on adjacent roadways in high winds. Needs to be better coordinated.
- 6. Closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 28, 2020
LOCATION Electronic Teams Meeting
PURPOSE Focus Group Meeting – Provost
PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Liz Brinks – UWGB University Services
X	Kathleen Burns – UWGB Interim Provost & Vice Chancellor
X	Clifton Ganyard - UWGB Associate Provost
X	Kristin Kearns – UWGB Grants & Research Program Manager
X	Holly Keener – UWGB University Executive Staff Assistant
X	Ya-Ching Kuo – UWGB Graduate Assistant
X	Liz Langer – UWGB Graduate Student Status Examiner
X	Steven Meyer – UWGB Associate Professor
X	Mary Kate Ontaneda – UWGB Program Associate
X	Jill Siegmund – UWGB Financial Specialist
X	Samantha Surowiec – UWGB Data Reporting Specialist
X	Roger Wareham – UWGB Director of the Office of Grants and Research
X	Pang Yang – UWGB Student Service Coordinator
X	Pieter deHart – UWGB Associate Vice Chancellor for Graduate Studies
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Provost Office
 - a. Mission:
 - i. Focusing on messaging and improving outreach to more local potential students

- ii. Support the whole student (childcare, families, working students, etc), less and less traditional students
 - iii. Service unit for faculty, staff, and students
- b. Location
 - i. The office should be located where faculty feels comfortable to visit. Needs a welcoming place to gather that is not with the main administration.
 - ii. Grad studies are planned to move to a more visible location (away from the Provost Office), but hasn't happened
 - 1. Grad studies are currently located on in Cofrin on the 8th floor.
 - iii. Grants and Research is a service.
 - 1. Separate from faculty but should be close to the faculty.
 - iv. Cofrin Library Pre-Design Study should have proposed locations.
- 3. Campus and Academics
 - a. Growth
 - i. Growth projected with strengthening and added programs
 - ii. Past and current chancellors push for growth, but demographics are changing, and tech is creating more on-line growth (some of these students will never be on the physical campus).
 - iii. Growth will increase the number of people on campus, too
 - 1. Physical space will be required for faculty, staff, and technology
 - 2. Online capacity will need to grow
 - b. Outreach
 - i. Some Undergrad Programs reach out early to Graduate Programs
 - ii. Typically, only current graduate physically on campus visit the office
 - 1. Virtual presence does not lead to contact.
 - iii. Physical presence on campus lacking
 - 1. Nothing visibly significant, not in a high traffic area
 - 2. Not advertised so many undergrads are not aware of grad programs.
 - c. Eco-U
 - i. No longer perceived as part of the campus
 - ii. Environment hasn't been at the forefront for some time
 - iii. Leadership needs to push for better marketing, holding new project standards, etc
 - iv. Parking vs the environment.
- 4. Challenges/ Conflicts
 - a. Accessibility
 - i. Union to Housing is difficult by wheelchair.
 - ii. Many classrooms have inadequate doorways
 - iii. None of the Provost spaces are accessible.
 - 1. Offices lack turning room and accessible furnishings (desk heights)
 - iv. Gender neutral bathrooms are lacking
 - v. No lactation rooms
 - vi. MAC has great accessibility.
 - b. Current Needs
 - i. Support center for all students as a resource – access institution.
 - 1. Graduate outreach (need a better graduate identity on campus)
 - 2. Create a better grants and research presence
 - 3. Child care can be an issue for grad students (as well as faculty and staff).
 - ii. Experience
 - 1. Need to build experiences and socialization outside of classrooms
 - 2. Support robust experiences, rethink how campus supports everyone
 - 3. Interactive spaces are important on this campus
 - a. Needs to be obvious and intentional to get use
 - b. Currently no gathering space in grad studies or offices
 - c. Need a place for commuters who don't go to common areas

iii. Housing

1. Need options for families/ grad students on campus or just off campus
 - a. Supporting amenities like walkable routes, playgrounds, etc
 - b. Includes non-traditional students.
2. Planned 400 bed first year housing (State) and 250 sophomore housing (UVH) will create some surge space to create a new type of housing
 - a. Married RC's, family housing has different requirements than student

5. Closing

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Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 22, 2020

LOCATION Electronic Teams Meeting

PURPOSE Focus Group Meeting – Residence Life

PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Gail Sims-Aubert – UWGB Assoc VC of Student Affairs
X	Julianne Crayton – UWGB Assistant Director for Operations
X	Virginia Englebert – UWGB Information Process Consultant
X	Daniel Karoliussen - UWGB
X	Nicole Kurth – UWGB Area Coordinator
X	Megan Loenard – UWGB Area Coordinator
X	Amy Mauk – UWGB Assignments Coordinator
X	MJ Miller – UWGB Area Coordinator
X	Jeffrey Willems – UWGB Area Coordinator
X	Jim Brown – Engberg Anderson
X	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Res Life Housing
 - a. Goals
 - i. Create a vibrant experience / community for housing residents
 1. Current spaces for engagement are lacking or not built for this function
 - a. Need larger spaces for gathering / engagement.
 2. Current smaller buildings have some value (easy to get to / know your neighbors) but lack critical density.
 - a. Higher density would help with community
 - b. On-Campus Housing
 - i. First Year- Shared Room (Traditional style)

1. Shared bedrooms, private bathrooms, meal plan.
2. About 900 incoming first year students/year.
 - a. Approx. 75% live in UW housing (700 students)
3. 64-69% retention rate
 - a. Higher rate compared to other campuses. Reflects campus being on island
 - b. Need to balance resident retention rate with available space for new incoming first year students
 - c. First year students can live anywhere, but the apt options are usually filled by upper classman
 - d. Res Life prefers first year students live in first year housing to get introduced to campus and have a roommate. Small rooms encourage students to get out of rooms and meet other people.
4. 12-month contracts are offered so students can stay on campus, don't need to move.
 - a. People like the amenities that campus offers.
- ii. Second Year (Shared Room Apt) and Third Year (Private Room Apt)
 1. Apartments have kitchens and don't require a meal plan.
 2. Students reach a point where they have a group of friends that want an off-campus experience and rent a place together.
 3. Not many UWGB students are from Green Bay, so many living off-campus are not living with family.
- c. Off-Campus Housing
 - i. Residential neighborhoods adjacent to campus don't offer much student housing. (low density single family)
 - ii. Some nearby apartments are geared towards students but aren't that desirable.
- d. Benefits of On-Campus Res Life
 - i. 1000 student employees on campus.
 - ii. Convenient to work, live, and study all on campus
- e. Indoor Socializing/ Spaces
 - i. Students use lounges, basketball court, and tables for socializing.
 - ii. Existing housing lounges are small and in the basement, not accessible or functional.
 1. Students are not as amenity territorial as other campuses.
 - iii. Library and Union are preferred hang-out spaces until they close (11pm)
 1. Union is seen as housing's living room and academic entry point for on-campus students.
 - a. Union lacks larger gathering spots.
 2. Union gaming/ping-pong are popular
 3. Students would like to stay later, but security can't close off other areas. Securing buildings is all or nothing.
 4. Some campus buildings are open later than the union.
 - iv. Weather is an issue.
 1. No tunnels between campus buildings and housing.
 2. Cold/inclement weather limits the number of students that go outside
 - v. Access
 1. Key Card access to individual buildings only, so students can't easily go between buildings.
- f. Outdoor Spaces
 - i. People love the natural open space
 - ii. Students are not out using outdoor spaces much (weather)
 - iii. Arboretum trails get used regularly
 - iv. Frisbee and Spike ball are popular
 - v. Passive rec (football)
 - vi. Hammocking is popular (use few trees), could use more trees or posts
- g. Favorite Places/Activities
 - i. Kress Center is popular.
 1. Need better connection between housing and Kress.

- ii. Intramurals are popular (no records of how many participating students live in housing)
 - 1. Soccer and basketball (Homecoming- not as popular as a typical football homecoming)
 - 2. GB Nights (Friday night event)
 - iii. Athletic contest attendance is not very strong.
 - iv. Arboretum
 - v. Union
 - h. Traditions/ Events
 - i. Traditions are short lived (4-5 years). Students don't always pass on an event to new students. If a year is missed, the event can get dropped. Some events become a problem over time from too much drinking/ vandalism (Bayfest).
 - ii. Campus is relatively young, no historic or long lasting traditions
 - iii. Campus wide or community events are most popular
 - 1. Shoe Tree (first tree fell in storm, second tree by Mauthe Center)
 - 2. Color-Run (student volunteer to throw colors, not many run)
 - 3. Women's basketball
 - 4. Tis the Season/ Jingle Run
 - 5. Bayfest (no longer happening)- paired with Parent/Alumni weekend (more people)
 - 6. End of Year Celebration
 - 7. Art street.
 - i. Food and Dining
 - i. Half of Union food is delivered to housing
 - ii. Not many options near campus - kids would like an option for late night eats after Union closes.
 - iii. Many local businesses deliver to campus.
 - j. Laundry
 - i. Laundry is in the basement level of each building
 - k. Rates
 - i. First Year: Cheapest rate but also need to maintain a meal plan
 - ii. Second-Fourth Year: Options depend on how many rooms/beds there are (Private/Shared)
 - iii. Lots of environments = lots of rates but not much differences between high and low.
 - l. Connections/ Navigation
 - i. Currently use turf paths/shortest route. Students don't follow walks unless in bad weather.
 - ii. On-road walkways are only on one side, so students can't safely go both directions
 - iii. Newest housing buildings are closer to Union, improving connection to academic campus
 - iv. Wayfinding
 - 1. Commuters know the exterior walk routes/ entries better.
 - 2. Most housing students enter concourse through Union
 - 3. Colored lines on the floor of buildings used to indicate nearest parking lot (identified by colors), but not used anymore.
 - m. Leadership
 - i. RA/RC's oversee a group of buildings
 - ii. Front desk / mail is located in the Residence Life building
- 3. Impressions
 - a. Some come because it is away from the City center, like the quiet and scenery.
 - i. Many students find it an easy transition from small communities
 - ii. Like to see the night sky, but would like more low-level lighting for safety
 - b. Campus is very confusing to navigate at first
 - i. Latest signage updates have improved wayfinding
 - c. Conflicts
 - i. Low traffic so students walk everywhere, don't follow pathways
 - ii. Some drive to Wood Hall from housing (work after class)
 - iii. Many students don't feel safe on winding roads (bad weather/conditions/ dark)
 - iv. Traffic from Kress Events create a back log- people drive alternate routes to avoid jams.
 - v. Parking

1. Last two housing projects did not include additional parking for north housing, so 2/3 of Studio Arts lot gets used for housing parking (approx. 300 stalls).
 2. Students want better, closer parking
 3. Parking will be addressed with new res hall.
4. Improvements
- a. Lounge/Gathering Space
 - i. A space in each building large enough for student groups can gather.
 - b. Central gathering space
 - i. A space for all students to gather should be centrally located for all students to gather
 - ii. Lounges in a residence building would seem open to those who don't live in the building
 1. UWGB is set up to have students live in different housing options year to year, so there is no strong tie to one building.
 - iii. A space/café that could serve as a gathering space and small conference center would be most beneficially for hosting speakers for summer camps. Year around use.
 - iv. Funding?
 1. Hard to spend money on non-revenue generating space
 - c. Outdoor Spaces
 - i. Desire for outdoor spaces are high, but weather limits the amount of time it's usable.
 - ii. Could be used for studying and socializing as well as passive recreation.
 - iii. Students want a campus/ res life experience similar to other schools, even if it can't be used all the time. Students at least want to see it and know it's there.
 - iv. New space needs to be tied to student center or dorm for programming/ centrally accessed
5. Sustainability
- a. Former students know GB as Eco-U (early 2000's), not so well known now
 - i. There were housing events, strategies, and initiatives for recycling, turning off lights, etc.
 - ii. Campus assumed to be green because of natural setting, but no longer a leader in green.
 - b. Sustainability is now mainstream and not cutting edge (cool) and expected by new students
 - c. New Ideas
 - i. Can composting be better incorporated?
 - ii. Mauthe Center has compost bins, but aren't easily accessible or used
 - d. It is not advertised but routine activities are much more sustainable.
 - i. Campus initiated fewer mowings and has saved significant fuel
 - ii. Some leadership wants a cleaner, business campus look/ others support the natural look
6. Wrap-up
- a. UWGB is known to be a unique campus
 - b. Going forward, UWGB will need to compete with other universities by adding similar amenities
 - i. Important to maintain identity but incorporate the desired amenities
 - ii. The competition: UW-Oshkosh, UW- Steven's Point
7. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 28, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Student Affairs
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Stacie Christian – Director of Inclusivity Excel & Pride Center
X	Amy Henniges – UWGB Counseling & Health Director
X	Cory King – UWGB Vice Chancellor University Inclusivity & Student Affairs
X	Jeffrey Krueger– UWGB Director of Operations Kress Center
X	Mai Lo Lee – UWGB Diversity Director
X	Lynn Niemi – UWGB Director Disability Services
X	Mark Olkowski – UWGB Dean of Students
X	Gail Sims-Aubert UWGB Assistant Vice Chancellor for Student Affairs
X	Matthew Suwalski – UWGB Director of the University Union
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Campus
 - a. Department Location
 - i. Currently in the Union
 - ii. Student affairs needs to be closer to other departments
 1. Central desk
 2. Accessible routes
 3. Pride center
 - b. Needs/ Challenges
 - i. Physical lighting and accessibility- building lighting and mapping is hard to read by the visually impaired

- ii. General pedestrian lighting
 - 1. Union to Housing
 - 2. Studio Arts to Blue Lot (lights flicker)
 - 3. Wood Hall is dark, trees block light
- iii. Accessibility: Pedestrian
 - 1. MAC Hall and Kress walk connection is slippery in winter
 - 2. Long walking routes do not have adequate intermediate seating areas, those with mobility issues need to rest – disability rest stops.
 - 3. Trending to be less students in wheel-chairs on campus
 - a. Doorways are not wide enough or have tight corners to navigate
 - b. Fire access doorways are hard to open (union and MAC)
 - 4. Currently 350 students with disabilities (primarily mental conditions), approximately half of these students live on campus
 - 5. Concourse is helpful for those with disabilities for getting around
 - 6. First year students are advised about which pavements are walks and which are roads. New students mistakenly drive on fire access lanes or service drives
 - 7. Walkway to Student Affairs is sloped, not accessible
- iv. Accessibility: Vehicular
 - 1. School buses have difficulty navigating/turning around in front of the Union (by MAC)
 - a. This is a fire lane, but 1-2 buses use it as a turn around after dropping off
 - 2. Wildlife crossing roads
 - 3. Roadways can be icy
 - 4. Public Transit
 - a. Many Pride students use the bus for work, appointments, and errands (don't have a license)
 - b. The bus routes aren't easily accessible (only one on Main Drive) and students have to go up or down stairs/slopes to get there (routes can be icy)
 - i. Students would prefer the stop to be at the Union/MAC entrance
 - ii. New library will fix many of the accessibility issues
 - c. Bus route times don't match the mall/retail hours
 - d. Campus should look at how many bus passes are issued/ semester and rides taken/ semester
 - e. Bus usage is light – not a lot of riders. This has impacted routes and frequency.
- v. Testing Centers
 - 1. Online classes don't have a proctoring center on campus
 - 2. Students need to find their own place.
- vi. Site Amenities
 - 1. No signage to announce entries/ Union
 - 2. Shade
 - a. instructional Services plaza is bright, not sure what to do with it
 - i. Planning to add flag poles/ pride display here
 - ii. Formerly used for graduation
 - iii. Very little programming
 - 3. The Quad
 - a. Hilly terrain
 - b. Students enjoy soft space with hammocks and grass
 - c. Used for camps and yoga
 - d. Tried to use for events, but faculty adjacent complained about PA noise
 - e. Hard to access from any other place (access through other buildings)
 - 4. Phoenix Park
 - a. Used primarily by Residential students due to proximity.
 - b. Used for small gatherings
 - c. Passive recreation (volleyball, Frisbee, football)

- 5. Frisbee Golf
 - a. Not clearly mapped/ marked
 - b. Used by both community and students
 - c. Students ask Student Affairs for map
- 6. Arboretum
 - a. Love it.
 - b. Viking House, chapel, and ponds are popular but hard to get to
 - c. Not easily accessible for those with disabilities
 - d. Community use.
- 7. Union
 - a. Students spend time out of class at the union, even non-traditional students with families
 - b. Union is resident entry into the concourse system.
 - c. Union is seen as the heart of campus.
 - d. Campus cupboard moved.
 - i. Many liked it in the union.
- c. Student Diversity
 - i. Muslim students do not have space to pray (needs to be separated by gender and need water)
 - ii. Bathrooms are not addressing all student needs
 - 1. Gender inclusive/ non-binary bathrooms are needed- supports use by all religions
 - 2. European style with water in every stall would be good
- d. Student Input
 - i. Students are doing it from their phones, don't save it to a computer, so filling it out and send it back is not likely.
 - ii. Too many steps to getting it back (save, fill out, email)
 - 1. Will let students know they don't have to fill out, can just send an email with info
- 3. Closing

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Prepared by

Jim Brown, AIA
Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 28, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Sustainability
 PRESENT

	Robert Hoffmann – DFDM Project Manager
X	Thomas Pittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
	Jeffery Schulz – UWGB Campus Facilities Planner
X	Patricia Albers – UWGB Senior [REDACTED]
X	Erik Aleson – UWGB Associate Director of Facilities Management
X	Eric Amenson – UWGB Electronics Technician
X	John Arendt – UWGB Director of Embsi
X	Vallari Chandna – UWGB Associate Professor
X	Julianne Croxton – UWGB Assistant Director Residence Life Operations
X	Susan Grant Robinson – UWGB Cabinet Liaison – Internal Affairs
X	David Helson – UWGB Associate [REDACTED]
X	Holly Keener – UWGB University Executive Staff Assistant
X	Carly Kibbe – UWGB Assistant Professor
X	Michael Shaw – UWGB Marketing Content Writer
X	Matthew Szwedki – UWGB Director of the University Union
X	David Voelker – UWGB Professor
X	Christopher Williams – UWGB Assistant Professor
X	Georgianne Wilson Doenges – UWGB Professor
X	Jim Brown – Engberg Anderson
X	Joe Huberty – Engberg Anderson
X	Jared Vincent – Seitz Design
X	Craig Schuh – Ayres Associates
X	Mathew Litchfield – Ayres Associates

1. Introductions
2. The Committee
 - a. Mission: Advisory group to the Chancellor, supported by the cabinet
 - b. Focus: STARS Sustainability Report comparing UWGB to other universities in the US
 - i. Currently ranking Silver
 1. This is a low rating
 - c. People: Faculty, Staff, and Others with on/off student representation
 - i. At a minimum will have a student intern
 - d. Initiatives
 - i. Union ~~campus~~ recently installed
 1. Student fee funded.
 - ii. Funding available from the Chancellor, no projects identified yet
 - iii. Virtual 'Green' Tour of campus
 - iv. Native Planting
 - v. ~~Photovoltaic~~ on MAC Hall
 - vi. Considering 'Sustainable Tenants' that should be incorporated into all new projects
 1. Native plantings and no mow ~~understand~~ etc
 - e. Metrics
 - i. Starting to develop metrics (STAR report is measurable)
 - ii. Physical environment + Living, Eating, and Curriculum
 - iii. Surveying of students
 1. Increase knowledge
 2. Net increase after graduation
3. Campus
 - a. Perceptions
 - i. The natural aesthetic of the campus makes it seem 'sustainable already.'
 - ii. Campus is designed to look out at nature, but no easily accessible, shaded, or sheltered places.
 1. Complaints about the 'Quad' not being accessible. Feels like a zoo exhibit
 2. New ~~Cafeteria~~ building is 5 stories and moved to the north to allow better access
 - iii. Previous Chancellor expected mowing areas expanded to appear more groomed.
 1. This look didn't really fit the campus
 2. Lost many native plantings
 - iv. Neil ~~DiBella~~ is a well-known ecologist/prairie ~~ecologist~~ and a UWGB alumnus
 - b. Classes?
 - i. Incorporated into Curriculum
 1. Students are required to complete a minimum number of gen. ed courses.
 - ii. Lots of options for courses
 - c. Green Features
 - i. MAC Hall- Gateway to the Arboretum pathway to connect MAC to Arboretum
 - ii. The quad
 1. Look into the quad as an exhibit.
 - iii. Arboretum- Roadways limit it to the edges of the campus, should permeate into campus more.
 1. ~~Signage~~ mostly warnings about what is not allowed, no environmental info or what is offered ~~Signage~~ needs to be more cohesive (a unified ~~signage~~ package)
 - d. Conflicts
 - i. Bike-ability
 1. Outer loop is not safe to walk or bike on, other routes are long
 2. Need a connection to ~~Nicollet~~ Drive
4. Master Plan
 - a. Need to address the human component of campus and adapt to change
5. Closing

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Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE &
TIME October 20, 2020

LOCATION Electronic Teams Meeting

PURPOSE Focus Group Meeting – Union

PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Adam Novotny – UWGB Program Coordinator
X	Tammy Olp – UWGB Assist Dir Business Operation
X	Grant Winslow – UWGB Assoc Dir Business Operation
X	Matthew Suwalski – UWGB Director of the University Union
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Alexandra Ramsey – Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Initial Impressions of Campus
 - a. Park-like campus, plenty of space to build without tearing buildings down first. Best is System.
 - b. Architecture is older and a mix of styles- not cohesive
 - c. Concourse is appreciated by students
 - d. Arboretum and remoteness offer something other campuses don't
 - e. Wayfinding is very difficult for new students and visitors
 - i. Need better function within the natural beauty.
 - ii. Campus feels spacious and bigger than it seems.
 - iii. Don't know where the front door is, too many side entrances.
3. Events
 - a. Combined events with City of Green Bay
 - i. Color Run (up to 7k participants), students volunteer to help. Participants in awe of campus.
 - ii. Arboretum use
 - iii. Kress Center events
 - iv. Weidner Center

4. Connection to City of Green Bay (has changed for the better in last 20 years).
 - a. Town and Gown issue- not much to bring alumni back/ too far from anything else
 - b. Many students are from out of the area, so they don't come back.
 - c. No physical connection to City of Green Bay.
 - i. Need a bike path on Nicolet to complete connection (just widen it).
 - ii. Bike lane and sidewalk on Bay Settlement is secondary connection
 - iii. Utility company wanted to run gas line upgrade through campus (shorter route), but didn't want to compromise on putting in a bike path. (Cost, winter maintenance.
 - d. City changed Nicolet to 4 lane because of Weidner Center traffic
 - e. City growth is happening closer to downtown, not towards campus
 - i. Highways are a barrier. No commercial development.
5. Campus Landmarks
 - a. Monuments/ Photo ops: Shoe Tree, Mural at Main Entry, Phoenix Sculpture
 - b. Buildings: Union, Kress Center, Weidner Center
6. Traditions
 - a. Not a lot of traditions (shoe tree?)
 - b. Most students have worked in the Union, so it's a place to come back to.
7. Favorite Places
 - a. Coffee House
 - i. Very vibrant / busy – cross roads. Easy to get to.
 - ii. Space to meet, in a good location, and connected to other buildings.
 - iii. Faculty and staff (10%) and students (90%) – commuters go to library.
 - iv. Easy access from Res Life
 - v. Lots of windows compared to other areas on campus
 - b. Arboretum
 - i. Trails are popular for students, staff, and public
 - ii. Good for looking back at campus
 - c. Quad is underutilized space
 - i. Hard to get to
 - ii. Difficult to get equipment in and out of quad.
 - d. Garden Café'
 - i. Main entrance for many commuter students
 - e. Food Service
 - i. Only place on campus to get food (other than Garden Café).
 - f. Phoenix Park
 - i. Volleyball and fire pit get used
 - ii. Good to add other amenities: Ping Pong, Band Area, Table and Chairs
 1. Union staff and techs can support events to an extent.
 2. Equipment, tables and chairs
 - g. Weather
 - i. Pandemic pushes people out of the concourse and interior spaces
 - ii. Need more seating areas
8. Problem Areas
 - a. Exterior entry by Wood Hall/ Rose Hall lacks signage so it is confusing to find
 - b. Concourse is nice but it looks dated and creates a disconnect with the exterior
 - i. Enclosed space, not spacious, hard to update
 - ii. Ambassadors give tours through concourse, so students first impression is by concourse only.
 - c. Ballroom
 - i. Not ideally located and poorly shaped (too large for small events, people think nothing is happening).
 - ii. Could be better utilized and visible (no windows to let people know what is going on inside.
 - d. Views to the outside
 - i. Concourse and Union don't have enough visual connection to the outside.

- ii. Disconnect from Campus, hard for wayfinding
 - e. Areas to Avoid
 - i. No areas to avoid, but the Instructional Services plaza is underutilized. A skate park.
- 9. Navigation
 - a. The union is conveniently located near other buildings
 - b. Vendors, bands, etc get lost trying to find the loading area
 - i. Physical address leads people to Main Entrance but loading docks are on the opposite side of building. GPS coordinates help.
 - c. Take for granted how close everything is. A 5 min walk.
 - d. Over time students get oriented but first impression is it's big and windy.
 - e. Need a common vernacular to guide people around. "Where do they start."
- 10. Improvements
 - a. Windows are needed strengthen inside and outside connections
 - b. Campus Quad is not accessible- needs to be better utilized
 - i. Add outside dining (small and large spaces)
 - ii. Note: Relocating library building for access and views to Quad and campus- Cofrin Library currently in Pre-Design Study.
 - c. WiFi access points
 - i. COVID response added 12 hotspots outside of buildings
 - ii. Athletics Fields, Housing, and Union
- 11. Facilities
 - a. Links to the exterior
 - i. Res Life uses the Union as the main entry to concourse system/ Commuters use Rosewood Café.
 - 1. Once inside the Union/Concourse, students don't want to go back outside.
 - 2. Commuters come from other buildings and come to Union for food/socialization.
 - ii. Need an overall approach to connect the Union to other buildings and the grounds
 - iii. Students will use chairs and hammocks outside
 - iv. Patio/outdoor dining space gets occasional use now, would likely get more use if better programmed/supported. Needs to be convenient from interior spaces/food options.
 - v. Roof garden above Student Services needs better access.
 - vi. Quad access/emergency access is too limited right now to use.
 - b. Traffic Flow/ Circulation
 - i. Loading dock location and layout needs to be addressed.
 - ii. Difficult to direct commercial deliveries to loading dock.
 - iii. Students prefer the concourse system to exterior walkways
- 12. Sustainability
 - a. Composting
 - i. New composter installed recently in loading dock
 - ii. For commercial food production waste only (needs to be specifically managed)
 - b. Could use more thought.
- 13. Closing

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Principal

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MEETING NOTES | Focus Group Meeting Minutes

Division of Facilities Development and Management Project No. 20A1M

Engberg Anderson Project No. 203162

DATE & TIME October 21, 2020
 LOCATION Electronic Teams Meeting
 PURPOSE Focus Group Meeting – Weidner Center
 PRESENT

X	Robert Hoffmann – DFDM Project Manager
X	Thomas Bittner – UW System Administration
X	Paul Pinkston – UWGB Director Facilities Management and Planning
X	Jeffery Schulz – UWGB Campus Facilities Planner
X	Kelli Strickland – UWGB Executive & Artistic Director Weidner Center
X	Brock Neverman – UWGB General Manager
X	Jim Brown – Engberg Anderson
	Joe Huberty - Engberg Anderson
X	Jared Vincent – Saiki Design

1. Introductions
2. Weidner Center
 - a. The Center
 - i. Performance center for everything from recitals to big Broadway shows. (school buses to 20 semis)
 - ii. 180-200k visitors per year, 15-20% are school groups (expected to increase)
 - b. Mission
 - i. Old: Delight, Educate, Inspire
 - ii. New: Interact with creative work on campus and expand to the community
 1. Creative work, cultural work, and student engagement
 - iii. Connect education to the arts
 1. Amplify local artists
 2. Collaborate with faculty and regional artists
 - c. Connection to Campus
 - i. Not considered/perceived as part of campus by many due.
 - ii. Not linked by the concourse system (although 60' from union, students resist going outside)
 - iii. Lack of interior connections creates issues for students getting there and moving equipment
 1. Instruments are transported under canopies or by truck

- d. Engagement
 - i. Students didn't use to be a part of the operations or care of the center
 - ii. Students are now more engaged for programs and student attendance has increased 10x.
 - e. Parking/Access
 - i. Visitor parking/entrance is easy access from Nicolet off Main Entrance Drive
 - ii. Commercial deliveries/semi's need adequate space for turning
 - iii. Need more queuing space for bus drop-offs
 - iv. Multiple parking lots. All get filled for large events
 - 1. One is for valet parking
 - 2. Some patrons leave early to avoid congestion getting off campus
 - 3. Traffic gets very congested especially if overlapped with Kress Events
 - v. Lots are full during the week with commuter students and faculty parking
 - vi. Note: lots are scheduled to be resurfaced and striped in the next 2-3 years
 - f. COVID: currently used as surge space for classrooms
 - g. Young visitors to campus (potential UWGB students).
 - i. Solo & Ensemble is the first visit to campus for many young people.
 - ii. Summer music camps, too.
3. Overall Campus
- a. First Impressions
 - i. Love the natural beauty but still get lost.
 - ii. Buildings are all unique, bigger buildings are helpful for navigating outside
 - b. Favorite Places
 - i. Grand Foyer in Weidner.
 - ii. Shady areas by Theatre Hall
 - iii. Arboretum
 - iv. Kress Center
 - v. MAC Hall- used by faculty as a meeting place- nicest areas inside building/modern
 - c. Heart of Campus?
 - i. Library
 - ii. Union- main level
 - d. Doorstep?
 - i. Theatre/Music Hall and Weidner Center are most visible at Main Entrance Drive
 - 1. Even those these are all located together, nothing visibly says "you've arrived to the arts center of campus".
 - e. Relationship to City of Green Bay
 - i. Community is aware of the Weidner Center, but it is considered "out there" on the far east side
 - ii. Millennials and Gen-X students are more interested in having a 'downtown' venue/experience with options for dining/ after events vs. a single destination.
 - iii. Does not compete but compliments the Meyer Theatre in GB.
 - f. Transit
 - i. City bus used to take Theatre Drive, now only takes Main Entrance Drive in/out
 - ii. Theatre Drive used as an emergency access route
 - g. Sustainability
 - i. Hard to see- energy efficiency updates/lights/
 - ii. Could use more HVAC controls
 - iii. Could use more thought for ways to contribute to sustainability
4. Looking Ahead
- a. Growth
 - i. Historically 100 student tickets sold (2016/2017), now over 1,000 tickets (2019) and projecting up to 2,000.

b. Needs

- i. Physical and visual connection to campus
 1. Stronger physical connection to the performance lobby spaces of the building.
 - a. Routing students/faculty through the lobby and into a tunnel/overhead connection to Union would be a great exposure for the Center.
 2. Connection to Theatre/Music/ Studio Arts would be great to encourage student connection to Center, especially in inclement weather
 3. Consider impacts to Theatre Drive- need an option for backside drop-off, Buses, deliveries, and future bus routes
- ii. Smaller venue for a bigger variety of events/ solo-ensemble groups, etc (not the recital hall)
 1. Would like an outdoor space to take advantage of good weather
 2. Space for up to 500 people (seated) with audio/lighting equipment
 3. Best if connected to Weidner Center for accessing and managing

5. Closing

These meeting minutes constitute the author's understanding of the issues discussed and the decisions reached. Please contact the undersigned with any additions, deletions or changes.

Prepared by

Jim Brown, AIA
Principal

Copied Attendees

EA File Name: Y:\2020 3139\203162 UWGB Campus Master Plan\1-Project Administration\7-Meetings\20A1M Meeting Minutes.Docx



UNIVERSITY of WISCONSIN
GREEN BAY

UW-GREEN BAY CAMPUS SPACE ASSESSMENT



DFD Project No. 21C1U

Engberg Anderson Project No. 203162

July 28, 2022

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Introduction

The Campus Space Assessment is the outcome of an intensive ten-month process. In May of 2021, the State of Wisconsin Department of Administration – The Division of Facilities Development (**DFD**) engaged a team led by Engberg Anderson, Inc. (**EA**) to facilitate the Campus Space Assessment.

Along with DFD and the University of Wisconsin System Administration (**UWSA**), the University of Wisconsin – Green Bay (**UWGB**) aided the EA consultant team which included Comprehensive Facilities Planning, Inc. (**CFP**). CFP's primary focus included the Space Inventory and Allocation analysis while EA's primary focus included the Framework and Floor Assessment, Functional/Space Use Assessment, and Physical Condition Assessment analysis.

Purpose

The purpose of this assessment is to evaluate the general access classrooms and instructional laboratories to provide a comprehensive space needs, use, and suitability analysis for current and anticipated future needs. The analysis, conclusions, determinations, and recommendation from this effort will be used as the basis for a campuswide space use plan and help inform future campus planning and capitol project initiatives.

Process

The methodology used in the assessment was a data-driven process that initially utilized two databases: the space inventory maintained by UWGB's Facilities Planning and Management and the schedule of class files maintained by UWGB's Office of the Registrar. This information was merged into an aggregate relational database to generate the summaries and tabular data used in the final Instructional Space Utilization Analysis report.

The space inventory for the instructional spaces was provided by the University and included key data elements, such as building and room numbers, assignable square feet, room use or type, room capacity, and room assignment.

The consultant team verified the space inventory data and conducted condition assessments via field observations of the facilities in July 2021. The inventory database was updated accordingly. Additionally, questionnaires were provided to campus to reach a larger audience and gather condition assessment information that might not be readily apparent to the consultant team during the field inspection process.

Questionnaires were provided to the following:

Kathleen Burns – Provost and Vice Chancellor for Academic Affairs

Charles Rybak – Dean College of Arts, Humanities, and Social Sciences

John Katers – Dean College of Science and Technology

Matthew Dornbush – Dean Austin E. Cofrin School of Business

Susan Gallagher-Lepak - Dean College of Health, Education and Social Welfare

Campus Enrollment

Year	Headcount (% increase)	FTE (% increase)
2021 (fall)	8,773 (8.2)	5,648 (4.2)
2020 (fall)	8,057 (0.9)	5,412 (-1.0)
2019 (fall)	7,982 (8.0)	5,468 (6.1)
2018 (fall)	7,344 (2.0)	5,135 (2.9)
2017 (fall)	7,198 (2.0)	4,986 (1.0)
2016 (fall)	7,054 (3.6)	4,935 (2.0)
2015 (fall)	6,798 (-2.3)	4,834 (-3.2)
2014 (fall)	6,954 (3.8)	4,991 (-1.2)
2013 (fall)	6,687 (-2.2)	5,051 (-4.4)
2012 (fall)	6,836	5,272
2012 - 2021	(22.1% increase)	(6.7% increase)

Facilities

The Campus Space Assessment includes the following facilities:

2022	ENVIRONMENTAL SCIENCES	43,026 GSF
2023	INSTRUCTIONAL SERVICES	66,386 GSF
2024	LABORATORY SCIENCES	106,692 GSF
2025	DAVID A. COFRIN LIBRARY	187,703 GSF
2027	THEATRE HALL	63,641 GSF
2028	KRESS EVENTS CENTER	186,908 GSF
2029	STUDENT SERVICES	41,466 GSF
2030	STUDIO ARTS	83,731 GSF
2031	UNIVERSITY UNION	104,913 GSF
2035	JOHN M. ROSE HALL	40,595 GSF
2036	L. G. WOOD HALL	66,631 GSF
2045	CONCOURSE SYSTEM	17,050 GSF
2050	WEIDNER CENTER	131,400 GSF
2052	MARY ANN COFRIN HALL	129,850 GSF

Utilization Metrics

Weekly Room Hours (**WRH**) is the number of minutes a class meets each week, including class change time, converted to hours. The sum for all sections in a classroom is the WRH utilization for that room. UW System includes evenings and weekends, and the UW System guideline considers all scheduled hours when determining availability.

- UW System standards for instructional labs is 32 periods per week of scheduled use (32 WRH).
- UW System standards for classroom use is 40 periods per week of scheduled use (40WRH).

Station Occupancy Percent (**SO%**) is the percentage of the number of seats or stations occupied when the room is in use divided by the teaching capacity of the classroom or laboratory as based on daytime instruction. UW System guidelines suggest that on average 67% (Station Occupancy) of classroom and lab seats should be filled.

Condition Assessment Metrics

Field observations were noted and documented for the following space uses which are divided into four broad categories for the purpose of grading the facility interiors: Classrooms, Labs, and Offices; Circulation / Concourse; Restrooms; and Back of House.

Inventory Template

Utilizing the beginnings of a UWSA area inventory template, the team began constructing / developing the database to be utilized for the space utilization analysis.

Summary of Findings - Classrooms

Supply (as of fall 2021)

- 54 classrooms, 2,841 seats, and 63,195 square feet with scheduled use.
- Average square foot allocation per seat 22.2 which is slightly below the 24 square foot guideline.

Utilization

- Fall 2019 - Classroom utilization rate of 25.5 WRH.
- Spring 2020 - Classroom utilization rate of 23.8 WRH.
- Fall 2021 - Classroom utilization rate of 22.2 WRH.

The decline is partly attributed to COVID and movement to virtual classes.

Station Occupancy

- Fall 2019 - Classroom station occupancy of 63.2 SO%.
- Fall 2021 - Classroom station occupancy of 58.2 SO%.
- Fall 2021 - Classroom station occupancy of 48.7 SO%.

The flowing Classroom Table identifies the 54 classrooms and provides information on the physical aspects of the rooms, as well as room furnishings, technology, and the functional and physical conditions.

CAMPUS SPACE ASSESSMENT | EXECUTIVE SUMMARY

Institution **UW-Green Bay**

Date **7-28-22**

BLDG. #	BLDG.	Room	Seats	Size	Ceiling Ht	TA	MT	FT	C	FS	TS	TECH	FUNCT	PHYS
2022	Environmental Sciences	114	142	53x68	Varies	X				X	X	3+	B	2
2022	Environmental Sciences	301	42	25x42	9		X		X			2	B	2
2022	Environmental Sciences	304	36	28x31	9		X		X			2	B	2
2022	Environmental Sciences	316	30	24x28	9		X		X			2	B	2
2022	Environmental Sciences	320	30	24x28	9		X		X			2	B	2
2022	Environmental Sciences	326	40	28x31	9		X		X			2	B	2
2023	Instructional Services	1020	30	19x36	9		X		X			Distance	C	2
2035	John M Rose Hall	250	267	49x55	Varies	X				X	X	3+	B	2
2036	LG Wood Hall	114	42	29x41	10		X		X			3 and 6	B	2
2036	LG Wood Hall	117	80	39x54	10		X		X			3 and 6	B	2
2036	LG Wood Hall	118	42	29x41	10		X		X			3 and 6	B	2
2036	LG Wood Hall	201	44	33x39	10		X		X			3 and 6	B	2
2036	LG Wood Hall	205	50	36x42	9		X		X			3 and 6	B	2
2036	LG Wood Hall	213	48	33x40	10		X		X			3 and 6	B	2
2036	LG Wood Hall	215	48	33x39	10		X		X			Distance	B	2
2036	LG Wood Hall	216	48	33x38	10		X		X			3 and 6	B	2
2036	LG Wood Hall	301	24	27x33	10		X		X			3	B	2
2036	LG Wood Hall	302	30	24x30	9		X		X			2	B	2
2036	LG Wood Hall	303	50	33x36	10		X		X			3 and 6	B	2
2036	LG Wood Hall	317	42	34x36	9		X		X			3	B	2
2036	LG Wood Hall	324	28	24x24	10		X		X			3	B	2
2036	LG Wood Hall	327	45	34x36	9		X		X			3	B	2
2036	LG Wood Hall	328	30	24x36	10		X		X			3	B	2
2036	LG Wood Hall	440	36	33x35	9		X		X			Active	B	2
CODE	CODE MEANING	TECH CODE	DESCRIPTION											
TA	Table Arm Chairs	1	Basic classroom											
MT	Moveable Table	2	Level 1 classroom + instructional technology, such as VCR, TV, sound system, DVD player, CD player, etc.											
FT	Fixed Table	3	Level 2 classrooms + video/data projector and a teaching station with nearby access to controls for all											
C	Chairs		A/V equipment, room lighting and room sound system. Wired network connectivity at each fixed station.											
FS	Fixed Seating	3+	Level 3 classrooms + a teaching station with an electronic touch screen for control of A/V and room functions.											
TS	Tiered Seating		Can also include digital recording capabilities to record lectures for selective viewing at a later time.											
TECH	Technology	5/Active	Active learning classrooms furnished and equipped with multiple computerized learning pods and a portable											
FUNCT	Functional Rating		computerized teaching station enabling instructor to connect to any/all of the connected learning pods.											
PHYS	Physical Rating	6/Distance	Classrooms equipped with a two-way video system to support distance education.											

CAMPUS SPACE ASSESSMENT | EXECUTIVE SUMMARY

Institution **UW-Green Bay**

Date **7-28-22**

BLDG. #	BLDG.	Room	Seats	Size	Ceiling Ht	TA	MT	FT	C	FS	TS	TECH	FUNCT	PHYS
2052	Mary Ann Cofrin Hall	103	75	39x41	15		X	X	X		X	3 and 6	B	2
2052	Mary Ann Cofrin Hall	105	75	39x41	15		X	X	X		X	3	B	2
2052	Mary Ann Cofrin Hall	107	75	39x41	15		X	X	X		X	3	B	2
2052	Mary Ann Cofrin Hall	109	75	39x41	15		X	X	X		X	3	B	2
2052	Mary Ann Cofrin Hall	111	67	39x41	15		X	X	X		X	3	B	2
2052	Mary Ann Cofrin Hall	113	72	39x41	15		X	X	X		X	3	B	2
2052	Mary Ann Cofrin Hall	137	24	26x50	11			X		X	X	Distance	B	2
2052	Mary Ann Cofrin Hall	204	74	40x41	21		X		X		X	3 and 6	B	2
2052	Mary Ann Cofrin Hall	206	74	40x41	21		X		X		X	3 and 6	B	2
2052	Mary Ann Cofrin Hall	208	122	52x52	17			X	X		X	3 and 6	B	2
2052	Mary Ann Cofrin Hall	210	128	52x52	17			X	X		X	3 and 6	B	2
2052	Mary Ann Cofrin Hall	217	40	28x32	10		X		X			3	B	2
2052	Mary Ann Cofrin Hall	219	40	27x32	10		X		X			3	B	2
2052	Mary Ann Cofrin Hall	221	40	27x32	9		X		X			3	B	2
2052	Mary Ann Cofrin Hall	223	40	27x32	10		X		X			3	B	2
2052	Mary Ann Cofrin Hall	224	24	22x24	9		X		X			3	B	2
2052	Mary Ann Cofrin Hall	225	40	27x32	10		X		X			3	B	2
2052	Mary Ann Cofrin Hall	229	30	30x37	10		X		X			3	B	2
2052	Mary Ann Cofrin Hall	234	24	23x24	9		X		X			3	B	2
2052	Mary Ann Cofrin Hall	236	24	21x24	9		X		X			3	B	2
2052	Mary Ann Cofrin Hall	237	50	40x41	9		X		X			3	B	2
2052	Mary Ann Cofrin Hall	302	18	20x22			X		X			3	B	2
2052	Mary Ann Cofrin Hall	C303	22	20x24	9		X		X			3	B	2
2027	Theatre Hall	310	32	25x25	8		X		X			3+	B	2
2027	Theatre Hall	312	40	25x25	9		X		X			3	B	2
2027	Theatre Hall	316	34	29X30	8		X		X			3	B	2
2027	Theatre Hall	378	18	18x25	9		X		X			2	B	2
2030	Studio Arts	350	70	29x45	9		X		X			3	B	2
2030	Studio Arts	351	28	21x29	9	X						3	B	2
2030	Studio Arts	353	31	19x23	9	X						2	B	2
CODE	CODE MEANING	TECH CODE	DESCRIPTION											
TA	Table Arm Chairs	1	Basic classroom											
MT	Moveable Table	2	Level 1 classroom + instructional technology, such as VCR, TV, sound system, DVD player, CD player, etc.											
FT	Fixed Table	3	Level 2 classrooms + video/data projector and a teaching station with nearby access to controls for all A/V equipment, room lighting and room sound system. Wired network connectivity at each fixed station.											
C	Chairs													
FS	Fixed Seating	3+	Level 3 classrooms + a teaching station with an electronic touch screen for control of A/V and room functions.											
TS	Tiered Seating		Can also include digital recording capabilities to record lectures for selective viewing at a later time.											
TECH	Technology	5/Active	Active learning classrooms furnished and equipped with multiple computerized learning pods and a portable computerized teaching station enabling instructor to connect to any/all of the connected learning pods.											
FUNCT	Functional Rating													
PHYS	Physical Rating	6/Distance	Classrooms equipped with a two-way video system to support distance education.											

Classroom Table notes:

Wood Hall room 114 has been removed as an assignable classroom and converted to the Willie D. Davis Finance and Investment Lab.

Wood Hall room 118 has been removed as an assignable classroom and converted to the Charles Schwab Foundation Center for Personal Financial Planning.

Wood Hall room 202 has been removed as an assignable classroom and converted to the Wisconsin Small business Development Center (SBDC).

Wood Hall room 302 has been removed as an assignable classroom and converted to a Nursing Lab – Home Care Lab.

Wood Hall room 327 will be removed as an assignable classroom and converted to a Nursing Lab.

Wood Hall room 328 will be removed as an assignable classroom and converted to a Nursing Lab – Assessment Lab.

Wood Hall room 440 will be removed from an assignable classroom and converted to offices.

Classroom Utilization Analysis

Classroom utilization by building

Building	Rooms	Avg. WRH
ENVIRON	6	23.7
MAC	22	22.9
ROSE	1	9.3
STEM	4	14.5
STUDIO	3	14.5
THEATRE	4	15.7
WOOD	14	27.0
Total-Fall 2021	54	22.2
Total-Fall 2019	55	25.1

The classrooms in the Environmental Sciences, Mary Cofrin Hall, and Wood Hall had the highest utilization rates (ranging from 22.9 – 27.0 WRH). Wood has the highest evening utilization.

Seven classrooms were identified as having less than 10 hours of use during the daytime hours including Rose Hall's 250-seat lecture hall. The four largest classrooms on campus; Environmental Science 114 (142 seats), Rose 250 (267 seats), Mary Ann Cofrin 208 (122 seats), and Mary Ann Cofrin 210 (128 seats) had some of the lowest utilization on campus at 13.3, 9.3, 10.5, and 15.0 WRH, respectively.

Instructional Services Room 1020 and Mary Ann Cofrin Hall Room 237 registered no usage in Fall 2021.

Classroom utilization based on room technology

There appears to be no correlation between classroom utilization and classroom technology. Classrooms 301, 304, 316, 320, and 320 in Environmental Sciences had utilization rates ranging from 22.5 – 30.8 WRH in the fall of 2021 while those rooms were only equipped as basic classrooms that contained instructional technology, such as VCR, TV, sound system, DVD player, CD player, etc. (technology code 2). Conversely, classrooms 114, 117, 118, 201, 205, 213, 215, and 216 in Wood Hall had utilization rates ranging from 16.1 – 40.5 WRH in the fall of 2021 while those rooms were equipped with teaching stations with electronic touch screens for control of A/V and room functions (technology code 3+).

Classroom utilization based on room conditions – functional and physical
Since all classrooms are rated as satisfactory from a functional and a physical condition assessment the existing conditions are not differentiators in classroom utilization.

Calculated Classroom needs

Using national daytime use guidelines (26.8 WRH), calculates a need for 40 (39.2) classrooms, 1,563 seats, and 37,517 ASF to support the instructional classroom activity.

The Fall 2019 calculation (pre-covid) suggested a need for 47 classrooms.

Using UW System guidelines (40 WRH), calculates a need for 37 classrooms to support the instructional classroom activity.

Classroom Needs by Size Range

The number of classrooms needed by size is calculated for both the actual enrollment and limit. The calculation summarizes the hours scheduled by the actual class enrollments and limits (i.e., not the size room the room where the class was scheduled) and divides by the expected Avg. WRH goal of 40.0 for the UW System calculation to derive how many classrooms are needed in each of the size ranges. The Best Fit columns show how many rooms are needed with some flexibility built into the model.

Size Range (Seats)	2021 Rooms	Future Rooms	UW System Calculation	
			Best Fit Rooms	Difference Future-Best
1-20	2	2	7	(5)
21-40	24	24	16	8
41-55	14	14	7	7
56-70	2	2	3	(1)
71-90	8	8	1	7
91-110	0	0	1	(1)
111-150	3	3	1	2
151-200	0	0	0	0
>200	1	1	1	0
Totals	54	54	37	17

Classroom Needs by Size Range - Classrooms

The distribution of current classroom sizes fits well with the calculated Best Fit rooms. Excess supply is concentrated in the 21- 40 seat range and the 71-90 seat range. Seven of the 71-90 seat classrooms are in Mary Cofrin Hall and are primarily used by classes with 45 or less students.

Based on Station Occupancy rates, Classroom Utilization rates, and the number and size of classrooms, the current total supply of classrooms can feasibly support an 80% enrollment growth potential.

Growth Potential: Enrollment Growth Potential is an estimate of potential enrollment growth percent a classroom could handle if it was scheduled at the upper limit of the ideal utilization guidelines of 40 hours per week of scheduled use with 67% of the teaching stations use compared to its current use. For example, a classroom that was used 26 hours per week with 67% of the teaching stations occupied could handle about 65% more enrollments if it were scheduled 40 hours per week and 67% of the teaching stations were filled on average.

Summary of Findings - Laboratories

Supply (as of fall 2021)

- 62 labs, 1,473 teaching stations (seats), and 75,462 square feet with scheduled use.
 - Total square footage including support spaces and the like total 108,870 square feet.

The Laboratory Station Modules (average square foot allocation per seat) plus Service Factor (support spaces) vary by discipline and type of equipment required for each teaching station. Laboratory Service Factors can range from 0% to 40% of the total teaching laboratory space.

Utilization

- Fall 2019 - Lab utilization rate of 12.6 WRH.
- Spring 2020 - Lab utilization rate of 11.7 WRH.
- Fall 2021 - Lab utilization rate of 11.8 WRH.

The decline in classrooms that is partly contributed to COVID is not reflected in the lab utilization as labs required hands-on experience much more so that classrooms and therefore the lab utilization is more consistent.

Station Occupancy

- Fall 2019 - Lab station occupancy of 61.0 SO%.
- Fall 2021 - Lab station occupancy of 52.0 SO%.
- Fall 2021 - Lab station occupancy of 56.0 SO%.

The flowing Lab Table identifies the 62 labs and provides information on the physical aspects of the rooms, as well as room furnishings, technology, and the functional and physical conditions.

CAMPUS SPACE ASSESSMENT | EXECUTIVE SUMMARY

 Institution **UW-Green Bay**

 Date **7-28-22**

BLDG. #	BLDG.	Room	Seats	Size	Ceiling Ht	TA	MT	FT	C	FS	TS	TECH	FUNCT	PHYS
2030	Studio Arts - choir/ensemble	B101	100	36x38	14		X		X			3	B	2
2030	Studio Arts - band room	B103	140	40x69	15		X		X			3	B	2
2030	Studio Arts - printmaking	C105	16	30x40	9		X		X			--	C	3
2030	Studio Arts - 3D/sculpture/wood	C108	15	36x43	18		X		X			--	C	3
2030	Studio Arts - woodworking/tools	C110	10	34x35	15							--	C	3
2030	Studio Arts - ceramics studio	C111	38	45x71	18		X		X			1	C	3
2030	Studio Arts - jewelry/metals	C112	20	30x34	12		X		X			1	C	3
2030	Studio Arts - printmaking studio	C114	12	19x43	15		X		X			1	C	3
2030	Studio Arts - music lab	214	30	22x38	9		X		X			3	B	2
2030	Studio Arts - keyboard	260	11	21x37	9		X		X			1	B	2
2030	Studio Arts - photography	311	20	21x29	9		X		X			2	B	2
2030	Studio Arts - graphic design/comp	314	18	30x37	9		X		X			5	B	2
2030	Studio Arts - dark room	321	5				X		X			--	B	2
2030	Studio Arts - digital dark room	323	12				X		X			--	B	2
2030	Studio Arts - photo/2D design	411	16	34x39	10		X		X			3	B	2
2030	Studio Arts - painting studio	412	16	40x39	10		X		X			--	B	2
2030	Studio Arts - drawing studio	413	16	34x40	9		X		X			1	B	2
2030	Studio Arts - painting studio	414	16	30x40	10		X		X			--	B	2
2030	Studio Arts - fiber/textiles studio	416	20	30x40	9			X	X			1	B	2
2030	Studio Arts - intermed. drawing	426	16	32x35	10		X		X			--	B	2
2027	Theatre Hall - acting studio	110	24	32x38	19								B	2
2027	Theatre Hall - costume shop	111	12										B	2
2027	Theatre Hall - tap studio	132	30										B	2
2027	Theatre Hall - acting studio	210	16	16x27									B	2
2027	Theatre Hall - tap studio	212	20	31x40								2	B	2
2025	David A. Cofrin Library	102	25	26x39	9		X		X			3	*	*
2036	LG Wood Hall - nursing lab	317	12	34x36	9		X		X			3	B	2
2036	LG Wood Hall - nursing lab	324	10	24x24	10		X		X			3	B	2
CODE	CODE MEANING	TECH CODE	DESCRIPTION											
TA	Table Arm Chairs	1	Basic classroom											
MT	Moveable Table	2	Level 1 classroom + instructional technology, such as VCR, TV, sound system, DVD player, CD player, etc.											
FT	Fixed Table	3	Level 2 classrooms + video/data projector and a teaching station with nearby access to controls for all A/V equipment, room lighting and room sound system. Wired network connectivity at each fixed station.											
C	Chairs	3+	Level 3 classrooms + a teaching station with an electronic touch screen for control of A/V and room functions.											
FS	Fixed Seating		Can also include digital recording capabilities to record lectures for selective viewing at a later time.											
TS	Tiered Seating	5/Active	Active learning classrooms furnished and equipped with multiple computerized learning pods and a portable computerized teaching station enabling instructor to connect to any/all of the connected learning pods.											
TECH	Technology		Classrooms equipped with a two-way video system to support distance education.											
FUNCT	Functional Rating	6/Distance												
PHYS	Physical Rating													

CAMPUS SPACE ASSESSMENT | EXECUTIVE SUMMARY

Institution **UW-Green Bay**

Date **7-28-22**

BLDG. #	BLDG.	Room	Seats	Size	Ceiling Ht	TA	MT	FT	C	FS	TS	TECH	FUNCT	PHYS
2052	Mary Ann Cofrin Hall - nursing	117	18	20x23	9		X		X			3	C	3
2052	Mary Ann Cofrin Hall - observation	131	10										B	2
2052	Mary Ann Cofrin Hall	133	10				X		X			Distance	B	2
2052	Mary Ann Cofrin Hall - SS research	120	30	26x34	11		X		X			3	C	2
2052	Mary Ann Cofrin Hall - comp lab	122	25	33x34	11		X		X			3	B	2
2052	Mary Ann Cofrin Hall - cartography	231	12	34x40	10			X	X			3	B	2
2023	Instructional Services	1034	32	29x35	9		X		X			3	C	2
2023	Instructional Services	1067	Future Engineering Use - Under Construction											
2023	Instructional Services - PC lab	1129A	45	30x51	9		X		X			3	B	2
2023	Instructional Services - PC lab	1129B	31	31x35	8		X		X			3	B	2
2023	Instructional Services - PC lab	1129E	25	30x36	9		X		X			3	B	2
2023	Instructional Services - MAC lab	1129J	25	31x34	9		X		X			3	B	2
2024	Laboratory Sciences	102	25	23x41	9			X		X		3	B	2
2024	Laboratory Sciences	116	24	34x39	9		X		X			1	B	2
2024	Laboratory Sciences	118	24	34x40	9			X	X			1	B	2
2024	Laboratory Sciences	206	24	36x40	9			X	X			1	B	2
2024	Laboratory Sciences	208	24	36x38	9			X	X			1	B	2
2024	Laboratory Sciences	210	24	34x37	8			X	X			1	B	3
2024	Laboratory Sciences	212	24	25x25	9			X	X			1	B	2
2024	Laboratory Sciences	214	24	34x39	8			X	X			1	B	2
2024	Laboratory Sciences	306	24	34x41	8			X	X			1	B	2
2024	Laboratory Sciences	307	16	30x41	8			X	X			1	B	3
2024	Laboratory Sciences	310	24	34x41	8			X	X			1	B	2
2024	Laboratory Sciences	316	24	31x38	9			X	X			1	B	2
2024	Laboratory Sciences	319	24	36x38	9			X	X			1	B	2
2024	Laboratory Sciences	406	24	40x	13			X	X			1	B	2
2024	Laboratory Sciences	419	24	34x40	9			X	X			1	B	2
CODE	CODE MEANING	TECH CODE	DESCRIPTION											
TA	Table Arm Chairs	1	Basic classroom											
MT	Moveable Table	2	Level 1 classroom + instructional technology, such as VCR, TV, sound system, DVD player, CD player, etc.											
FT	Fixed Table	3	Level 2 classrooms + video/data projector and a teaching station with nearby access to controls for all A/V equipment, room lighting and room sound system. Wired network connectivity at each fixed station.											
C	Chairs													
FS	Fixed Seating	3+	Level 3 classrooms + a teaching station with an electronic touch screen for control of A/V and room functions. Can also include digital recording capabilities to record lectures for selective viewing at a later time.											
TS	Tiered Seating													
TECH	Technology	5/Active	Active learning classrooms furnished and equipped with multiple computerized learning pods and a portable computerized teaching station enabling instructor to connect to any/all of the connected learning pods.											
FUNCT	Functional Rating													
PHYS	Physical Rating	6/Distance	Classrooms equipped with a two-way video system to support distance education.											

Lab Table notes:

Mary Ann Cofrin rooms 131 and 133 are used in conjunction with one another as 133 is the student practice area and room 131 is the adjacent observation room.

Mary Ann Cofrin room 117 is being phased out as a nursing lab. The only other use in the fall of 2021 was 2 hours for Psychology 787.

Wood Hall room 302 has been removed from an assignable classroom and converted to a Nursing Lab – Home Care Lab.

Wood Hall room 328 will be removed from an assignable classroom and converted to a Nursing Lab – Assessment Lab.

Wood Hall room 440 will be removed from an assignable classroom and converted to offices.

Wood Hall 317 will expand into the adjacent 327 to enlarge the existing Nursing Lab currently housed in 317.

Lab Science 307 has low ceilings for an athletic training lab.

Studio Arts rooms 411, 412, 413, 414, 416, and 426 are planned for renovation in the coming years.

Lab Utilization Analysis by College**College of Arts, Humanities and Social Sciences (CAHSS)**

The 16 labs utilized by the Art and Visual Design programs saw fairly consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 9.5 and 12.3 indicating potential growth of at least 74%.

The 4 labs utilized by the Music programs saw fairly consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 15.4 and 17.7 indicating potential growth of at least 76%.

The 5 labs utilized by the Performing Arts programs saw fairly consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 7.1 and 10.1 indicating potential growth of at least 76%.

The overall enrollment by program area within the College of Arts, Humanities and Social Sciences (CAHSS) has experienced a decline in the last decade at the same time the university has seen an increase in overall enrollment.

College of Health, Education and Social Welfare (CHESW)

The 3 labs utilized by the Nursing and Health Studies programs saw steady utilization growth rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 0.0 (spring of 2020 – COVID impacted), 2.0 in the fall of 2019 and 12.5 in the fall of 2021. The fall of 2021 utilization indicates potential growth of 65%.

The 2 labs utilized by the Social Work programs saw fairly consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 5.0 and 5.5 indicating potential growth of at least 79%.

The enrollment within the College of Health, Education and Social Welfare (CHESW) has experienced an increase in overall enrollment by program area in the last decade at the same time the university has seen an increase in overall enrollment. The growth of CHESW is in line with the rate of growth for the overall campus. Education and Nursing has shown the highest growth during this time and with the new nursing degree programs are expected to continue that trend.

Cofrin School of Business

The Cofrin School of Business does not utilize labs like the other colleges but does so indirectly as business school students use the writing labs and computer labs.

The enrollment within the Cofrin School of Business has experienced a significant increase in overall enrollment by program area in the last

decade at the same time the university has seen an increase in overall enrollment. In fact, the business school is growing faster.

College of Science, Engineering and Technology (CSET)

The 6 biology labs utilized by the Natural and Applied Science programs saw fairly consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with an average WHR-All hours of between 9.0 and 15.0 indicating an average potential growth of at least 54%. The lower growth rate is due to good station occupancy during these periods of between 67% and 84%. The spring of 2020 utilization was impacted by COVID as utilization was at the lowest during this time.

The 2 geology labs saw consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with an average WHR-All hours of between 10.0 and 11.2 indicating potential growth of at least 80%. It does not look like spring 2020 utilization was impacted by COVID as utilization during this period remained consistent with the other two periods.

The kinetic lab (Lab Science 419) saw consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters at WHR-All hours of between 9.0 and 12.2 indicating potential growth of at least 74%. It does not look like spring 2020 utilization was impacted by COVID as utilization during this period was higher than the other two periods.

The 3 chemistry labs saw somewhat consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with an average WHR-All hours of between 12.0 and 20.0 indicating an average potential growth of at least 39%. The lower growth rate is due to good station occupancy during these periods of between 84% and 87%. It does not look like spring 2020 utilization was impacted by COVID as utilization during this period was higher than the other two periods.

The 3 human biology labs saw somewhat consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with an average WHR-All hours of between 12.2 and 15.5 indicating an average potential growth of at least 69%. It does not look like spring 2020 utilization was impacted by COVID as utilization during this period was higher than the other two periods.

The 2 engineering labs (not within the STEM Building) saw somewhat consistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with an average WHR-All hours of between 5.3 and 6.0 indicating an average potential growth of at least 69%. It does not look like spring 2020 utilization was impacted by COVID as utilization during this period was higher than the other two periods. The engineering dry lab in IS 1067 was taken off-line as part of the engineering lab renovation project that was recently completed.

The 2 computer science labs saw inconsistent utilization rates across the fall 2019, spring 2020, and fall 2021 semesters with WHR-All hours ranging from 0.0 to 31.4 indicating a potential growth of between 100% and -6%. The NSA lab in MAC 120 was lightly used at only 3 hours per week while the microcomputer lab in MAC 122 had good utilization in fall of 2019 and spring of 2020 at 31.4 and 30.3 WHR-All hours but fell to only 4.5 HRS-All hours in fall of 2021.

The enrollment within the College of Science, Engineering and Technology (CSET) has experienced an increase in overall enrollment by program area in the last decade at the same time the university has seen an increase in overall enrollment. CSET is growing at a faster rate than the campus as a whole. Programs, such as, computer and information sciences and new programs, such as engineering are the catalyst for much of the growth.

Detail Utilization of Lab Sciences by Room and Course (Fall of 2021)

The following table identifies the rooms within Lab Sciences, the courses taught in those rooms, the number of student stations, the number of sections each course is taught in the room, the total number of students taking each course, and the station occupancy percentage.

CAMPUS SPACE ASSESSMENT | EXECUTIVE SUMMARY

 Institution **UW-Green Bay**

 Date **7-28-22**

BLDG. #	BLDG.	Room	Courses Taught	# of Students	# of Stations	Lab Sections	WRH - All	SO% - All
2024	Laboratory Sciences	102	105 - ET	15	31	1	7	48%
		102	322 - Chemistry	9	31	1	3	29%
		102	505 - Environmental Science	12	31	1	3	39%
2024	Laboratory Sciences	116	202 - Geo Science	31	24	2	6	65%
		116	350 - Geo Science	7	24	1	2	29%
		116	402 - Geo Science	12	24	2	5	25%
2024	Laboratory Sciences	118	320 - Environmental Sciences	19	24	1	3	79%
		118	203 - ET	4	24	1	3	17%
		118	696 - Geo Science	6	24	1	3	25%
2024	Laboratory Sciences	206	213 - Chemistry	84	24	4	12	88%
2024	Laboratory Sciences	208	214 - Chemistry	68	24	4	12	71%
		208	206 - ET	47	24	2	6	98%
2024	Laboratory Sciences	210	204 - Biology	45	24	2	6	94%
2024	Laboratory Sciences	212	202 - Biology	182	24	9	27	84%
2024	Laboratory Sciences	214	302 - Biology	24	24	1	3	100%
		214	311 - Biology	20	24	1	3	83%
		214	467 - Environmental Science	18	24	2	6	38%
		214	469 - Environmental Science	20	24	1	3	83%
		214	512 - Biology	19	24	1	3	79%
		214	603 - Environmental Science	40	24	2	6	83%
2024	Laboratory Sciences	306	304 - Biology	17	24	1	3	71%
		306	331 - Chemistry	33	24	2	6	69%
		306	327 - Nutritional Science	22	24	1	3	92%
2024	Laboratory Sciences	307	551 - Athletic Training	2	16	1	3	13%
		307	630 - Athletic Training	2	16	1	2	13%
		307	705 - Athletic Training	2	16	1	4	13%
		307	706 - Athletic Training	2	16	1	4	13%
		307	710 - Athletic Training	2	16	1	9	13%
		307	760 - Athletic Training	2	16	1	2	13%
		307	762 - Athletic Training	3	16	1	2	19%
		307	763 - Athletic Training	3	16	1	2	19%
2024	Laboratory Sciences	310	324 - Biology	8	24	4	12	91%
		310	402 - Biology	25	24	1	3	104%
2024	Laboratory Sciences	316	241 - Human Biology	71	24	3	9	99%
		316	340 - Biology	20	24	1	3	83%
		316	351 - Human Biology	27	24	2	6	56%
2024	Laboratory Sciences	319	361 - Human Biology	20	24	1	3	83%
2024	Laboratory Sciences	406	304 - Chemistry	24	24	1	3	100%
		406	305 - Chemistry	20	24	1	3	83%
2024	Laboratory Sciences	419	322 - Chemistry	9	24	1	3	38%
		419	413 - Chemistry	9	24	1	3	38%
		419	505 - Environmental Science	12	24	1	3	50%

Utilization Summary of Lab Sciences by Room and Course (Fall of 2021)

Room	WRH-All	SO%	Growth Potential
102	13	40	80
116	13	43	76
118	9	40	85
206	12	88	56
208	18	80	40
210	6	94	77
212	27	88	1
214	24	75	30
306	12	93	45
307	28	13	85
310	15	42	78
316	18	82	39
319	3	95	88
406	6	92	77
419	9	42	84

Lab Utilization Background

Lab utilization was discussed with each of the Deans to dive deeper into the details of each lab and determine if there is something that is impeding greater use or occupancy.

The UW System standards of 32 periods per week of scheduled lab use (WRH) with a station fill rate of 67-75% (SO%) are the minimum goals.

The UW System standards of 32 periods per week of scheduled lab use (WRH) is based on potential lab use of 60 hours per week (12 hours per day and 5 days per week). The 28 hours per week above the minimum allows time for, research, open lab, setup/takedown, and community engagement.

Campus has expressed concern that meeting the minimum of 32 hours per week is unobtainable due to several extenuating factors. These factors include:

Scheduling

In general, labs are scheduled between 8AM and 5PM on Tuesdays and Thursdays and 12PM to 5PM on Mondays and Fridays.

- Fridays are reserved for meetings between faculty, teaching assistants, and lab managers and can last upwards of 2 hours per lab. Fridays are also the days utilized by the lab managers to setup the following week's lab which allows instructor and teaching assistant review.
- Monday and Wednesday afternoon labs correspond to the course lectures held Monday and Wednesday mornings.

Lab Setup / Takedown

Lab setup and takedown can vary greatly between labs. In general, lab setup begins each semester with less intensity and increase in materials used as students gain knowledge and the ability to perform more complex lab processes.

- Most lower-level labs take an hour or two to take down and cleanup and about 45 minutes to an hour to setup.
- A 3-hour setup, while not the norm, does occur.
- It is not uncommon to have multiple setups and teardowns in a day. For example, Intro Micro is taught T/Th at 9:30 in LS-310 followed by Environ Micro at 11:00 in the same lab. A separate Intro Micro section setup is needed in the same room at 3:30.

Staffing

There are currently 2, full-time lab managers. They work roughly 8:00AM to 4:30 PM – Monday through Friday.

Both managers hire students to assist with the prep, setup, and teardowns of the labs.

Safety

Generally, no one should be performing laboratory procedures alone. Adequate staffing dictates at least one faculty member or TA with the lab manager as backup is required for each lab.

Labs should be spaced to allow students to finish a lab and allow the managers the time to teardown and setup the next lab before student begin arriving for the next lab. Without adequate time, students (wearing proper PPE) from the previous lab might be finishing while the managers are cleaning and prepping and students (not wearing proper PPE) begin assembling for the next lab.

Lab Access / Open Labs

Open lab hours are not scheduled.

- LS-210 and LS-212 (biology 204 and 202, respectively), Students are only allowed in these rooms during regularly scheduled lab times and these rooms are not equipped with student card-swipe access. Recently, these rooms have been used for discussion periods – three 2-hour periods each week.
- LS-306 and LS-316 are equipped with student card-swipe access as students are required to work outside scheduled lab times.
- LS-316 is used for practical exams for Anatomy & Physiology, Comparative Anatomy, and Kinesiology.
- Chemistry labs are locked 100% of the time.
- LS-310 is used to incorporate advanced micro lecture time in this lab.

Faculty Research

Lab uses for faculty research is highly variable and based on grants with much of this work occurring over the summer. Teaching labs are only used for faculty research during the summer when certain labs are not in use.

- Rooms 305 and 305a are used for faculty research.

- Faculty is provided 1/2 of a bench for their research.
- Rooms 418 and 421 are used for faculty research.
 - Faculty is provided 1/2 of a bench for their research.
- Engineering does not have dedicated research space.

Non-instructional Lab Usage

There are several reasons for non-instructional lab usage.

- Invited presentation with the community.
- Building tours.
- Learning in Retirement
- Summer programs include:
 - Upward Bound
 - Regional center for Mathematics and Science.
 - Grandparents University

Increased Utilization Suggestions (campus)

3 examples with positives and negatives.

Reduce the number of course offerings and increase the number of sections each semester. For example, only offer chemistry 213 and chemistry 304 during the fall semester and then offer chemistry 214 and chemistry 305 during the spring semester.

Positives:

- Greater lab utilization.
- Setup and teardown are limited to each week, allowing for labs to continue all week long, only checking on supplies.

Negatives:

- Students could not sign up for labs on the off semester, (no chemistry 213 lab in Spring).
- Labs could get dirty by the end of the week.
- Station Occupancy would be lower if existing capacity remains.

Adapt course schedules to accommodate labs on Monday and Wednesday mornings by adding a lecture for those labs at times other than MWF mornings. For example, offer chemistry 213 lecture on MWF mornings and MWF afternoons.

Positives:

- Students enrolled in the afternoon lecture would be able to take the lab on Monday and Wednesday mornings right before the chemistry 213 lab on Monday and Wednesday afternoon. This would result in better utilization without the need for an additional setup and teardown.

Negatives:

- Could introduce other unforeseen scheduling problems.
- Station Occupancy would be lower if existing capacity remains.

Expand lab time offerings to include night classes. For example, offer chemistry 213 and chemistry 214 as night courses.

Positives:

- Greater utilization as labs were not previously used at this time.

Negatives:

- Additional staffing would be needed.

Lab Utilization Summary by Semester

Fall 2019 Summary

- 52 labs were scheduled - 12.6 WRH with 61% Station Occupancy.
- Only 3 labs were scheduled more than 30 hours:
 - Mary Ann Cofrin Hall – 122 / Computer Science / Microcomputer Lab
 - 31.4 hours use with 86% Station Occupancy
 - No growth capacity
 - Studio Arts Building – 314 / Art and Visual Design / Graphic Design
 - 32 hours use with 58% Station Occupancy
 - 22% growth capacity
 - Studio Arts Building – B103 / Music / Band Room
 - 30.3 hours use with 15% Station Occupancy
 - 82% growth capacity
- No other labs were scheduled more than 25 hours.
- 33 labs were scheduled less than 10 hours or had no scheduled use.

Spring 2020 Summary

- 54 labs were scheduled – 11.7 WRH with 52% Station Occupancy.
- Only 1 lab was scheduled more than 30 hours:
 - Mary Ann Cofrin Hall – 122 / Computer Science / Microcomputer Lab
 - 30.3 hours use with 83% Station Occupancy
 - No growth capacity
- No other labs were scheduled more than 25 hours.
- 35 labs were scheduled less than 10 hours or had no scheduled use.

Fall 2021 Summary

- 58 labs were scheduled – 11.8 WRH with 56% Station Occupancy.
- Only 5 labs were scheduled more than 30 hours:
 - Studio Arts Building – 314 / Art and Visual Design / Graphic Design
 - 32 hours use with 67% Station Occupancy
 - 11% growth capacity
 - Studio Arts Building – 411 / Art and Visual Design / 2D Design Studio
 - 30.3 hours use with 69% Station Occupancy
 - 13% growth capacity
 - Studio Arts Building – 411 / Art and Visual Design / 3D/Sculpture/Woodworking
 - 26.7 hours use with 31% Station Occupancy
 - 66% growth capacity
 - Studio Arts Building – B103 / Music / Band Room
 - 25.6 hours use with 9% Station Occupancy
 - 91% growth capacity
 - Laboratory Sciences Building – 212 / Natural and Applied Science/ General Biology
 - 27 hours use with 88% Station Occupancy
 - 1% growth capacity
- 30 labs were scheduled less than 10 hours or had no scheduled use.

Graphic Design (STUDIO 314) is near capacity, but some future enrollment growth could be handled by increasing section sizes.

Based on Station Occupancy rates and Lab Utilization rates, the current total supply of labs can feasibly support a 71% enrollment growth potential.

Growth Potential: Enrollment Growth Potential is an estimate of potential enrollment growth percent a lab could handle if it was scheduled at the upper limit of the ideal utilization guidelines of 32 hours per week of scheduled use with 67% of the teaching stations use compared to its current use. For example, a lab that was used 21 hours per week with 67% of the teaching stations occupied could handle about 65% more enrollments if it were scheduled 32 hours per week and 67% of the teaching stations were filled on average.

Utilization Metrics**Condition Methodology**

For evaluating the physical condition of the building, the team analyzed spaces and divided them into four broad categories for the purposes of grading the interiors? Classrooms, Labs, and Offices; Circulation / Concourse; Restrooms; and Back of House.

Within each category, the physical condition of individual items was rated on a scale from one to seven as follows and in accordance with the Condition Rating Matrix at right:

- Items graded 1 or 2 are in generally good condition and can remain in use with some or no maintenance or renovation. They are color-coded green.
- Items graded 3 or 4 are in the fair or poor condition and can only remain in prolonged use or occupation with moderate to significant renovation. They are color coded yellow.
- Items graded 5, 6 or 7 have reached, or are reaching, the end of their useful life. Remediation of items in this condition requires major renovation or repair to complete removal or current replacement. They are color-coded orange.

Condition Rating Matrix

CODE	RATING	ACTION REQUIRED	RATING DESCRIPTION
1	Good	None	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Minimal Renovation	Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Major Renovation	Significant deterioration or obsolescence. Requires major restoration, updating, or replacement of components.
5	Unsatisfactory	Major Renovation	Requires major restoration with possible need to overhaul building subsystems.
6	Inappropriate	Replacement	Extensive deterioration or obsolescence. Requires complete replacement of systems and components.
7	Abandonment	Demolition Removal	Not needed; not suitable for proposed use; should not be replaces. Demolition or removal is required.

Function Methodology

The coding of space suitability is intended to capture how well the design and conditions of the space support the function currently housed within. This assessment also captures how well the space is suited to support the proposed function of the space.

Within each category, the physical condition of individual items was rated on a scale from one to seven as follows and in accordance with the Functional Rating Matrix at right:

- Spaces coded as A or B are generally well suited to the functions they house. These spaces are color-coded green.
- Spaces coded as C or D require renovation to adequately support the desired function. These spaces are color-coded yellow.
- Spaces coded as E or F are unsatisfactory for the assigned function and cannot reasonably be renovated to accommodate the use. These spaces are color-coded orange.

Functional Rating Matrix

CODE	RATING	ACTION REQUIRED	RATING DESCRIPTION
A	Good	None	Highly suited to the intended use of the space. The architectural features support the function.
B	Satisfactory	Minimal Remodeling	Suitable for continued use. Provides adequate support for intended use of the space. Minor modifications can improve the suitability.
C	Fair	Moderate Remodeling	Limited suitability for continued use. Provides less than adequate support for function. Requires moderate remodeling to adequately support continued use.
D	Poor	Major Remodeling	Not suitable for continued use. Space significantly inhibits function. Could be made suitable with major remodeling.
E	Unsatisfactory	Beyond Cost-effective Renovation	Unsatisfactory for assigned use. Renovating space to fit the use would not be cost-effective.
F	Inappropriate	Replacement	Not suitable for present use. Cannot be made suitable by remodeling.

Summary of Findings per Building – Physical Conditions

Code	Facility	Physical Condition
2022	ENVIRONMENTAL SCIENCES	2
2023	INSTRUCTIONAL SERVICES	3
	Notes: Construction underway at time of site visit renovating approximately 30% of the floor plan.	
2024	LABORATORY SCIENCES	2
	Notes: LS-102 too small to accommodate several labs. Some HVAC, electrical, and hood issues were noted. LS-210 has excessive HVAC noise. A roof leak was noted.	
2025	DAVID A. COFRIN LIBRARY	4*
	* Facility slated for demolition.	
2027	THEATRE HALL	3
	Notes: Lawton Gallery is too small. Lacks spaces to showcase art.	
2028	KRESS EVENTS CENTER	2
2029	STUDENT SERVICES	2
2030	STUDIO ARTS	2
	Notes: Sound issues between rooms. Humidity control.	

2031	UNIVERSITY UNION	3*
	Notes: * Score taken from DFD #19L1J Condition Assessment completed by Engberg Anderson on 5/28/21. Plumbing, Fire Suppression, and Communications scored on average 4.	
2035	JOHN M. ROSE HALL	3
2036	L. G. WOOD HALL	2
2045	CONCOURSE SYSTEM	3
2050	WEIDNER CENTER	2*
	Notes: * Score pertains to performance and support spaces. All of which scored 2.	
2052	MARY ANN COFRIN HALL	2

Summary of Findings per Building – Functional Conditions

Code	Facility	Functional Condition
2022	ENVIRONMENTAL SCIENCES	B
2023	INSTRUCTIONAL SERVICES Notes: Construction underway at time of site visit renovating approximately 30% of the floor plan. Classroom 1020 used during COVID for storage and therefore downgraded from a functional standpoint. Assume room will return to pre-COVID functionality.	B
2024	LABORATORY SCIENCES Notes: Some hood issues were noted.	B
2025	DAVID A. COFRIN LIBRARY * Facility slated for demolition.	D*
2027	THEATRE HALL Notes: Lawton Gallery is too small. Lacks spaces to showcase art.	C
2028	KRESS EVENTS CENTER	A
2029	STUDENT SERVICES	B
2030	STUDIO ARTS Notes: Room sizes are good. Use larger rooms for smaller groups due to type of functions (music and acoustics).	B
2031	UNIVERSITY UNION Notes:	C/D*

* Score taken from DFD #19L1J Condition Assessment completed by Engberg Anderson on 5/28/21.

2035	JOHN M. ROSE HALL	A
2036	L. G. WOOD HALL	B
2045	CONCOURSE SYSTEM	B
2050	WEIDNER CENTER Notes: * Score pertains to performance and support spaces. All of which scored A.	A*
2052	MARY ANN COFRIN HALL Notes: Room 117 was converted from another use and does not function very well.	B

The current physical and functional condition assessments did not reveal any imminent need to renovate or replace any academic buildings due to unsatisfactory physical or functional defects. Some facilities and spaces are showing signs of deterioration due to their age or changing needs over time, presenting opportunities to reconfigure existing spaces to better suit the needs of campus.

COVID-19 impact on campus

Classroom utilization saw a significant decline from Fall 2019 to Fall 2021 which is attributed to a movement from in-person (face-to-face) learning to virtual (on-line) learning due to COVID-19. The decrease in sections offered in the fall of 2021 (279) as compared to the fall of 2019 (332) have decreased mainly due to the impact of COVID-19.

Given the hands-on and applied nature of academic lab programs, the majority of these courses will return to in-person learning as soon as possible.

However, the trend of virtual learning will continue post-COVID-19. The percentage of virtual vs. in-person offerings will vary by major with some colleges offering identical majors via both delivery systems. It is not uncommon for an on-campus student to take an on-line course – even pre-COVID-19.

Rose Hall classroom 250

With a seating capacity of 267, Rose 250 is the largest classroom on campus. Psychology currently utilizes Rose 250 to teach 2 sections of introductory classes which are capped at 120 students. Moving these sections to more appropriately sized classrooms might allow Rose 250 and associated support spaces (approx. 4,500 SF over 2 floors) to be converted / renovated for other uses.



UW-GREEN BAY CAMPUS SPACE ASSESSMENT

Space Use Type Plans



DFD Project No. 21C1U

Engberg Anderson Project No. 203162

July 22, 2022

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INDIVIDUAL BUILDING BREAKDOWNS

2022 Environmental Sciences Building

2023 Instructional Services Building

2024 Laboratory Sciences Building

2027 Theatre Hall

2030 Studio Arts Building

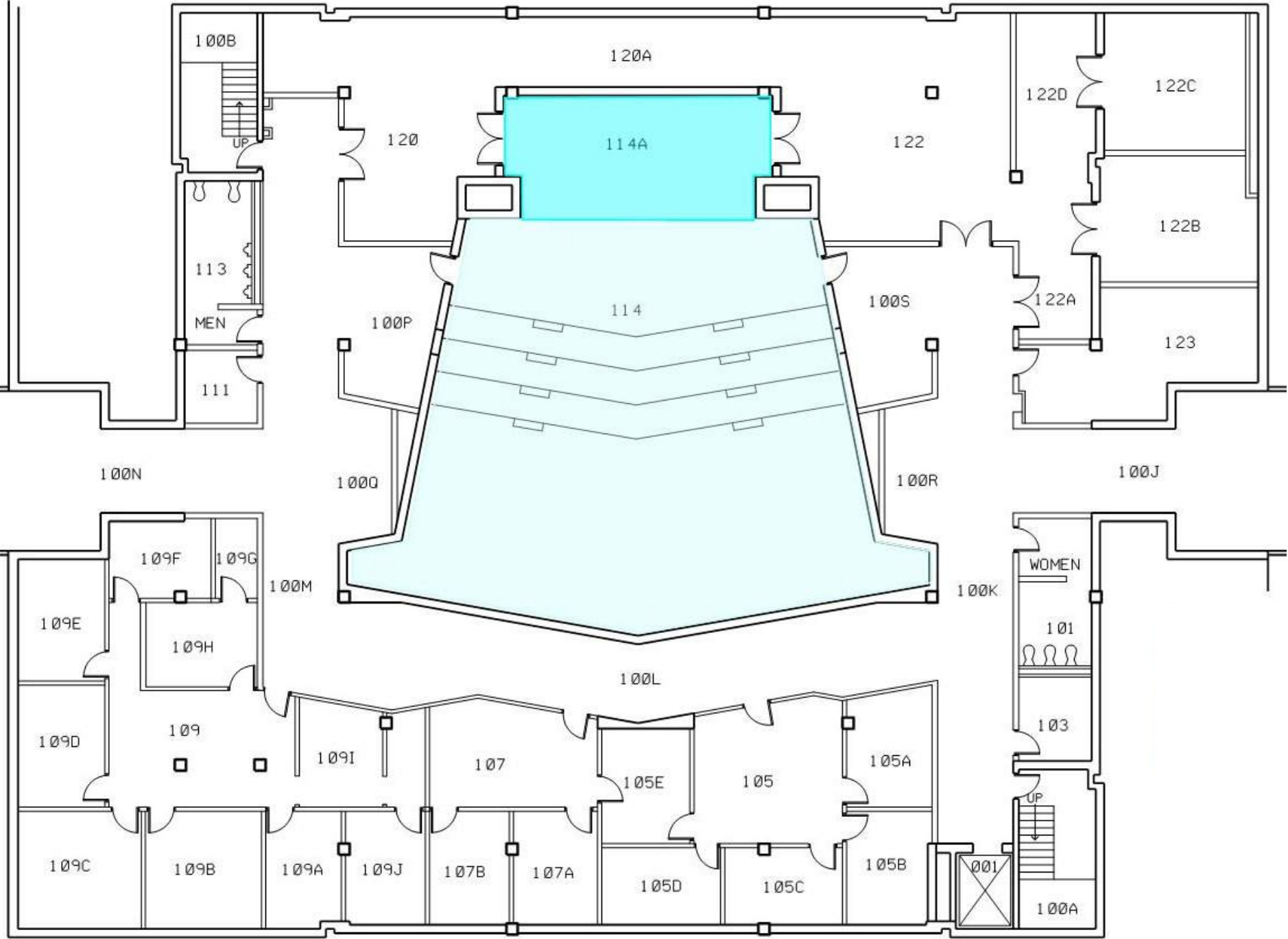
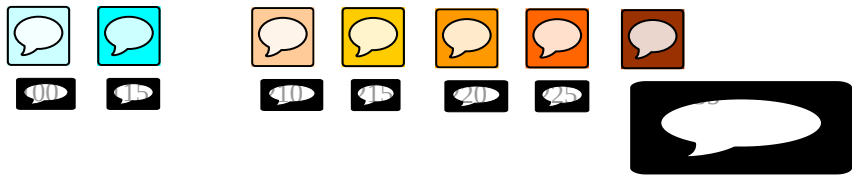
2035 John M. Rose Hall

2036 L. G. Wood Hall

2052 Mary Ann Cofrin Hall

2022 Environmental Sciences Building

Primary Use Type

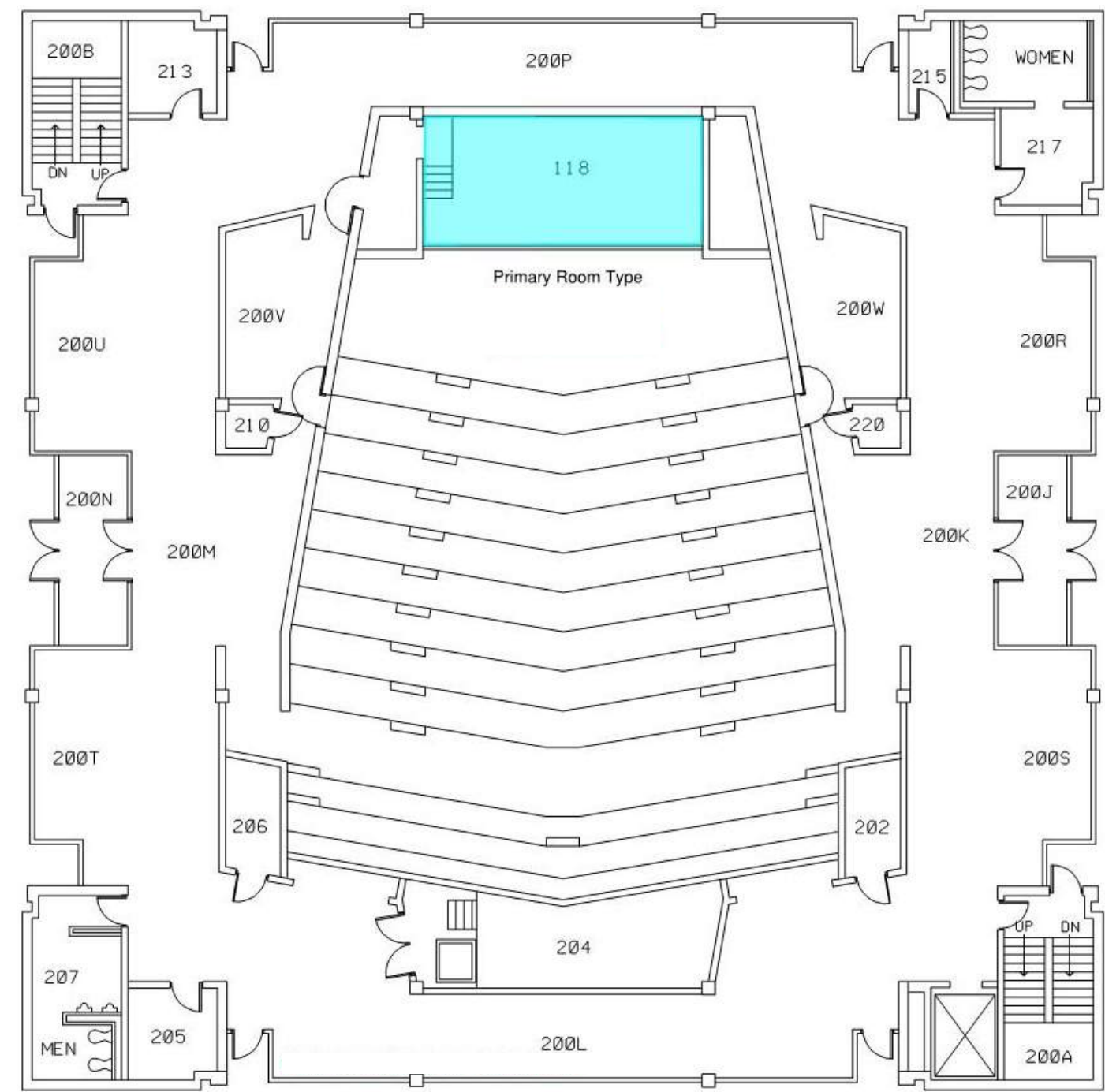
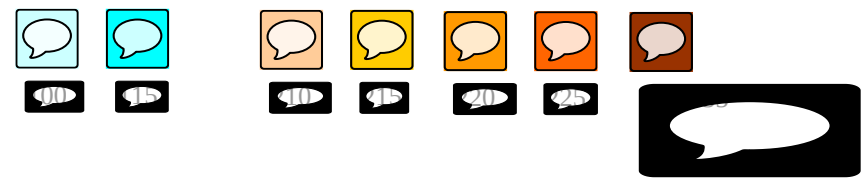


First Floor



2022 Environmental Sciences Building

Primary Use Type

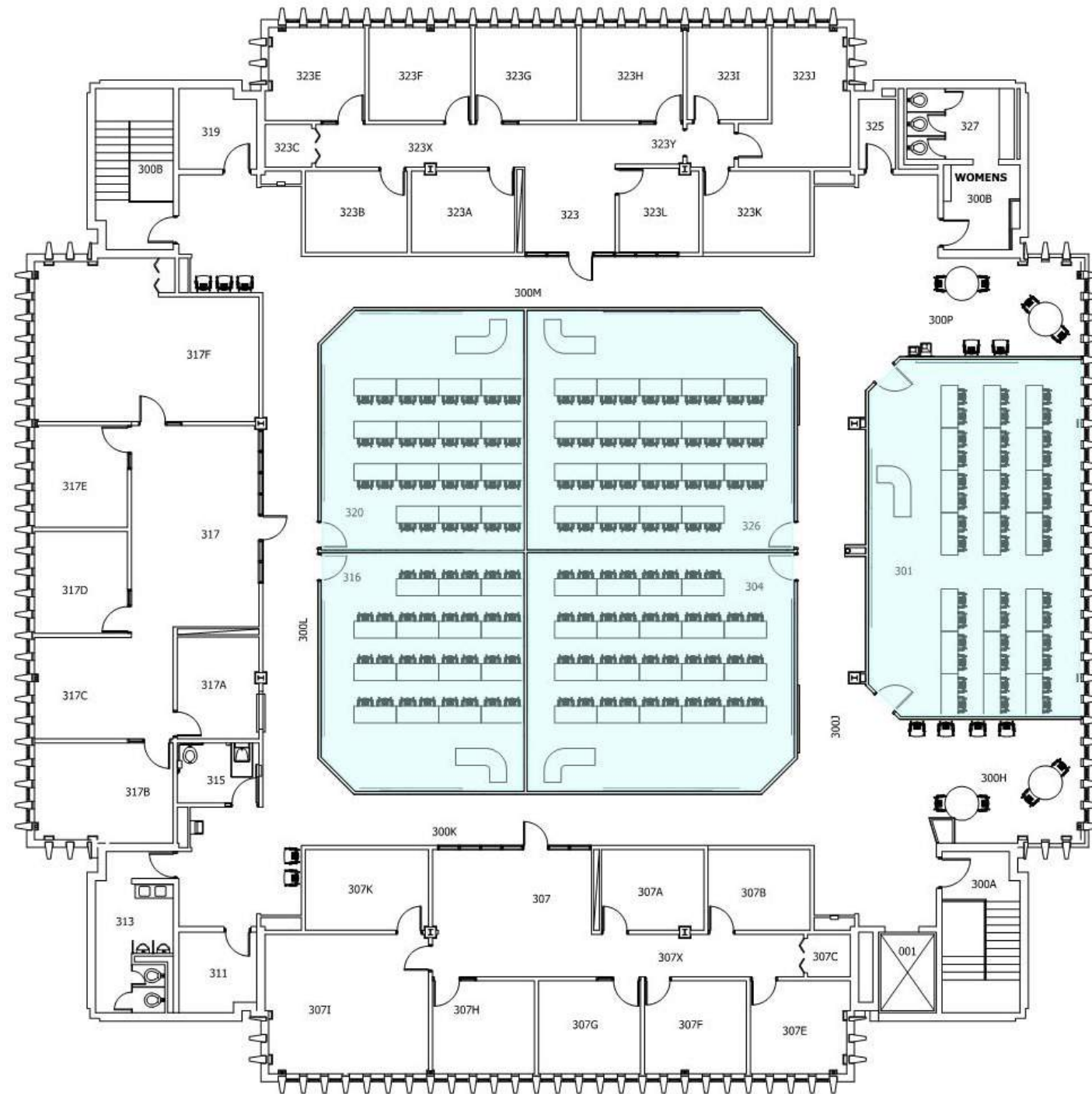
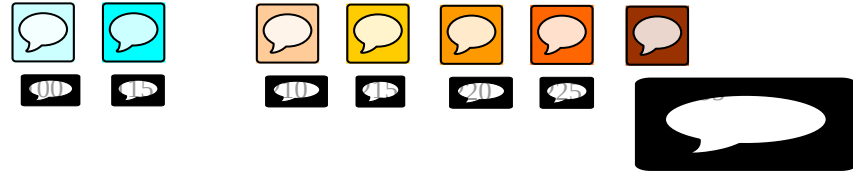


Second Floor



2022 Environmental Sciences Building

Primary Use Type



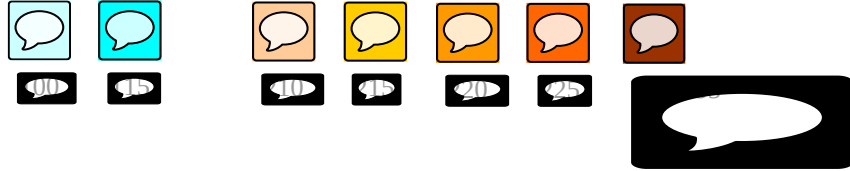
Third Floor



BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2022	Environmental Sciences	114	LEC-AUD	110	3208	142	Registrar
2022	Environmental Sciences	114A	LEC-AUD Stage	115	483	0	Registrar
2022	Environmental Sciences	118	Projector Room	115	364	0	Registrar
2022	Environmental Sciences	301	Classroom	110	1046	42	Registrar
2022	Environmental Sciences	304	Classroom	110	881	36	Registrar
2022	Environmental Sciences	316	Classroom	110	665	30	Registrar
2022	Environmental Sciences	320	Classroom	110	665	30	Registrar
2022	Environmental Sciences	326	Classroom	110	874	40	Registrar

2023 Instructional Services Building

Primary Use Type



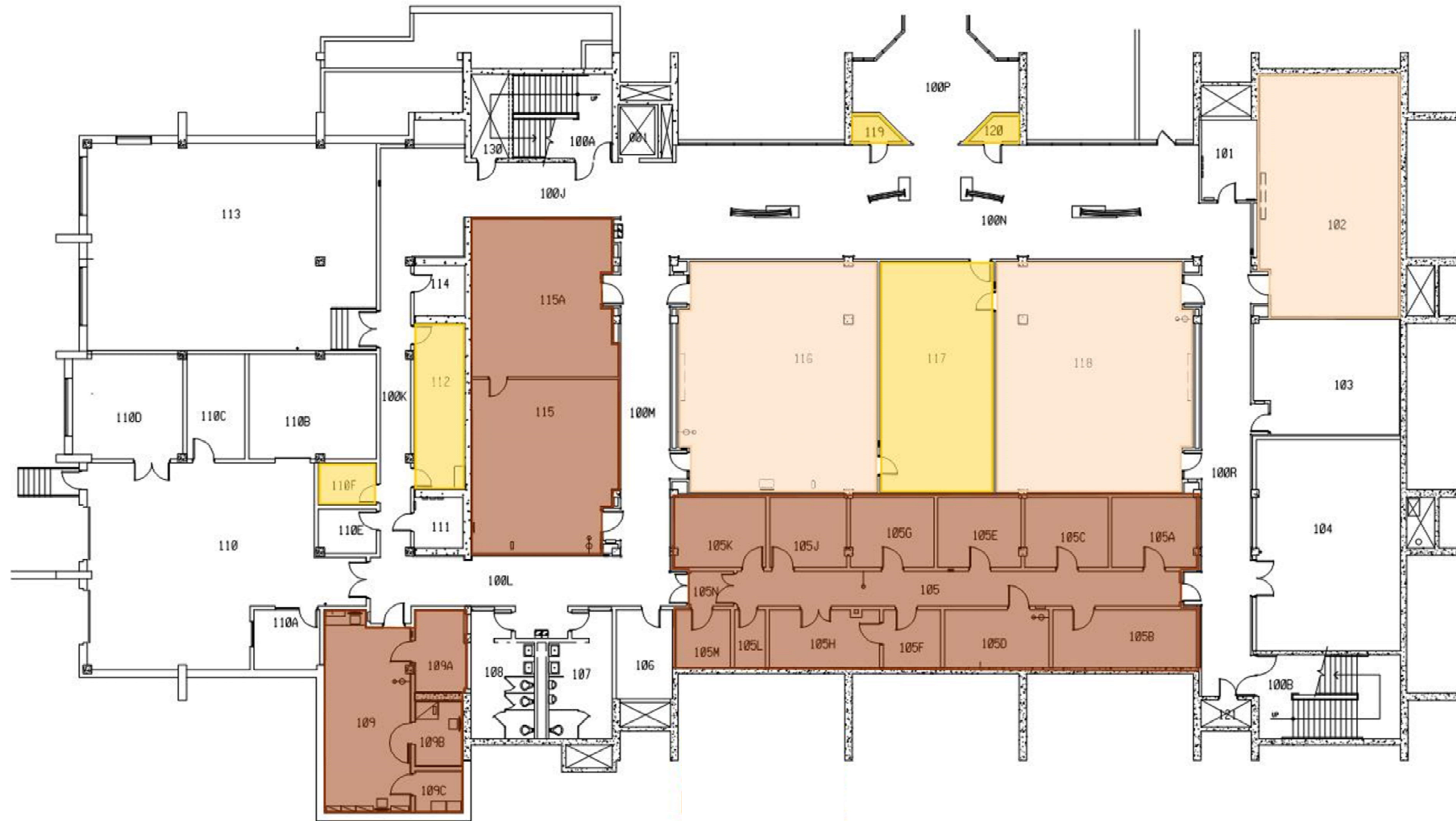
First Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2023	Instructional Services	1004	Media Class	220	717	11	Registrar
2023	Instructional Services	1019	Storage	225	100	0	Art and Visual Design
2023	Instructional Services	1020	Classroom	110	708	30	Registrar
2023	Instructional Services	1030	Physics Lab	210	835	*	Natural and Applied Sciences
2023	Instructional Services	1032	Preparation	215	202	*	Engineering
2023	Instructional Services	1034	Dist. Ed. Class.	210	965	32	Cofrin School of Business
2023	Instructional Services	1043	Lab 3	210	905	*	Engineering
2023	Instructional Services	1045	Lab 3& 4 Support	215	379	*	Engineering
2023	Instructional Services	1047	Lab 4	210	898	*	Engineering
2023	Instructional Services	1060	Group Practice	250	646	*	Communications
2023	Instructional Services	1063	Lab 2	210	893	*	Engineering
2023	Instructional Services	1065	Lab 1&2 Support	215	376	*	Engineering
2023	Instructional Services	1067	Lab 1	210	902	*	Engineering
2023	Instructional Services	1068	Physics Lab	210	897	*	Natural and Applied Sciences
2023	Instructional Services	1071	Sr. Design Lab	220	259	*	Engineering
2023	Instructional Services	1129	Individual Practice	220	1957	35	Computing and IT
2023	Instructional Services	1129A	MAC Lab	220	1451	45	Computing and IT
2023	Instructional Services	1129B	Lab / 486's	220	1036	31	Computing and IT
2023	Instructional Services	1129D	Computer Lab	250	234	6	Computing and IT
2023	Instructional Services	1129E	Lab / 386's	210	1040	25	Registrar
2023	Instructional Services	1129J	Computer Lab	220	1007	25	Registrar
2023	Instructional Services	1129K	Computer Lab	220	777	30	Computing and IT
2023	Instructional Services	1129M	Group Lab	250	150	6	Computing and IT
2023	Instructional Services	1129N	Group Lab	250	185	6	Computing and IT
2023	Instructional Services	1129P	Group Lab	250	180	6	Computing and IT
2023	Instructional Services	1129Q	Group Lab	250	180	6	Computing and IT
2023	Instructional Services	1129S	Group Lab	250	168	6	Computing and IT
2023	Instructional Services	1129R	Group Lab	250	168	6	Computing and IT



2024 Laboratory Sciences Building

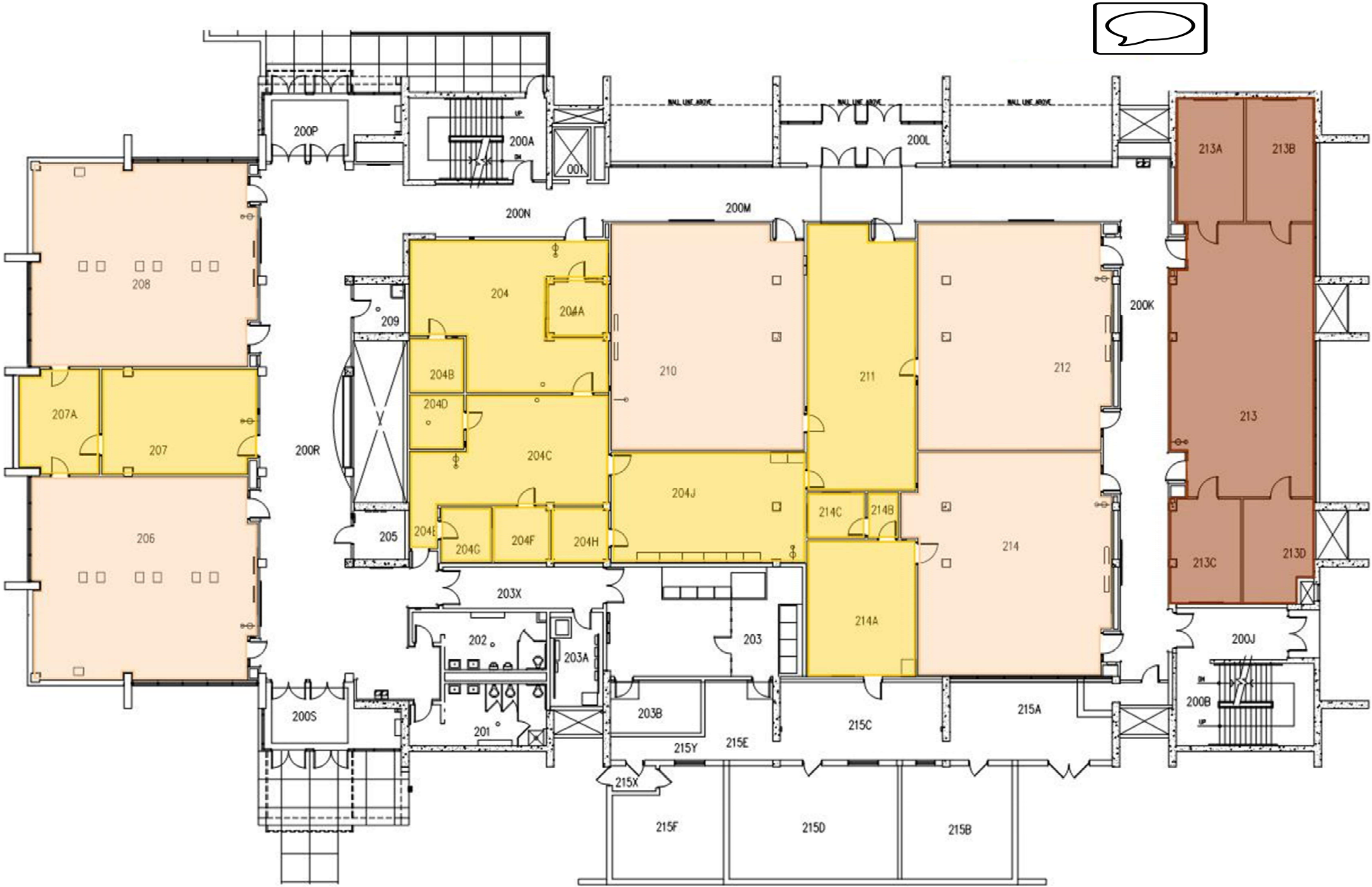
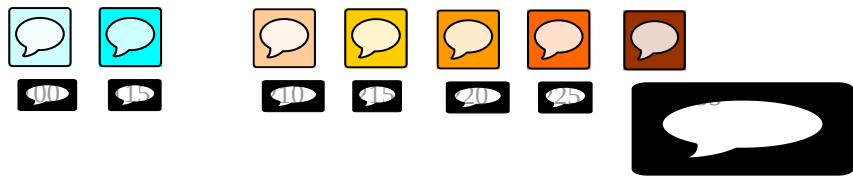
Primary Use Type



First Floor

2024 Laboratory Sciences Building

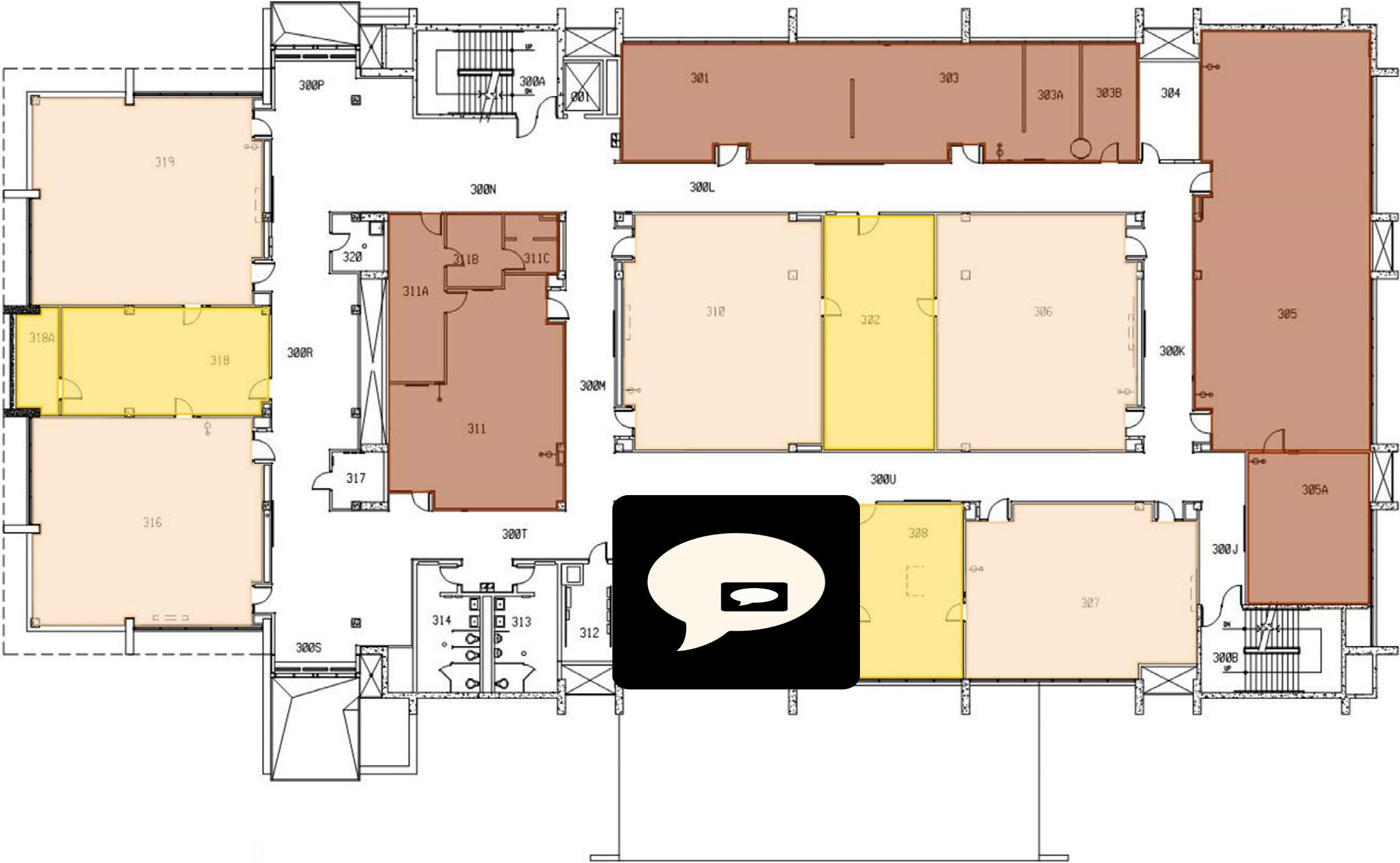
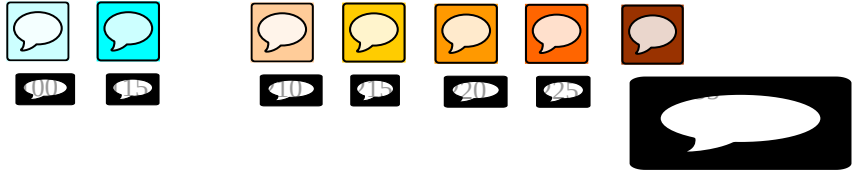
Primary Use Type



Second Floor

2024 Laboratory Sciences Building

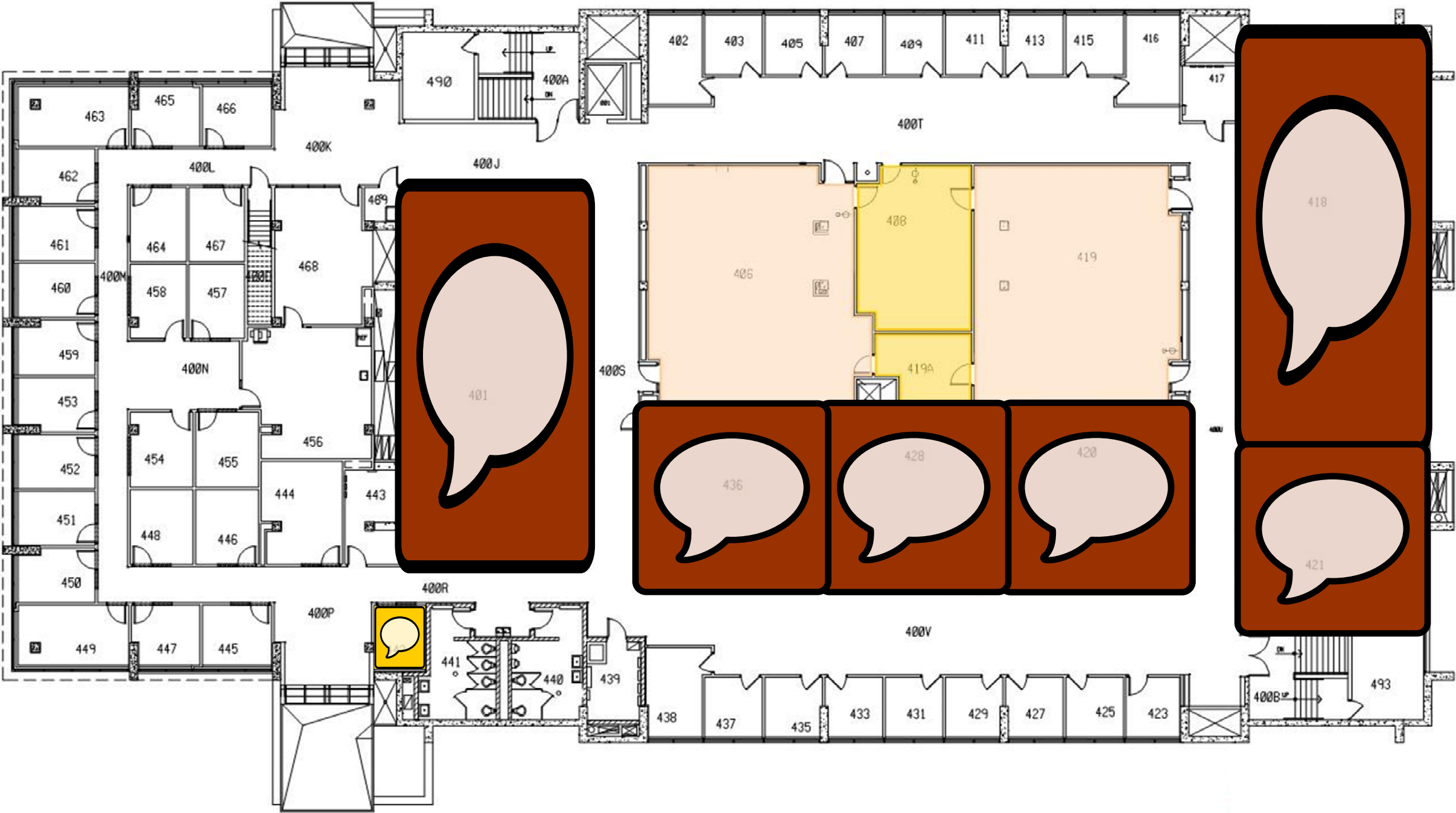
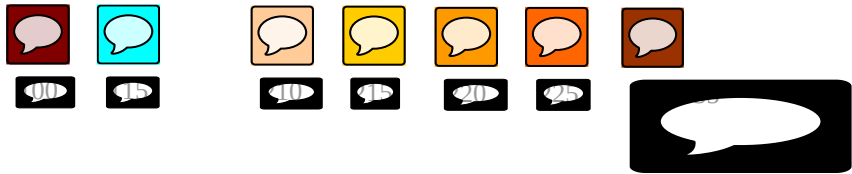
Primary Use Type



Third Floor

2024 Laboratory Sciences Building

Primary Use Type



Fourth Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2024	Laboratory Sciences	102	Computer Lab	210	984	31	Registrar
2024	Laboratory Sciences	105	Animal Qtr	255	456	0	Dean, Science and Technology
2024	Laboratory Sciences	105A	Rearing	250	175	0	Natural and Applied Sciences
2024	Laboratory Sciences	105B	Observation	250	248	2	Natural and Applied Sciences
2024	Laboratory Sciences	105C	Holding	250	168	0	Natural and Applied Sciences
2024	Laboratory Sciences	105D	Procedure	250	180	1	Natural and Applied Sciences
2024	Laboratory Sciences	105E	Holding	255	171	0	Dean, Science and Technology
2024	Laboratory Sciences	105F	Clean	250	98	0	Natural and Applied Sciences
2024	Laboratory Sciences	105G	Holding	250	172	0	Natural and Applied Sciences
2024	Laboratory Sciences	105H	Cage & Rack	255	187	0	Natural and Applied Sciences
2024	Laboratory Sciences	105J	Rearing	255	158	0	Dean, Science and Technology
2024	Laboratory Sciences	105K	Food	250	188	0	Natural and Applied Sciences
2024	Laboratory Sciences	105M	Waste	250	93	0	Natural and Applied Sciences
2024	Laboratory Sciences	109	Biology Lab	250	498	0	Natural and Applied Sciences
2024	Laboratory Sciences	109A	Fisheries Research	255	118	0	Natural and Applied Sciences
2024	Laboratory Sciences	109B	Fisheries Research	255	88	0	Natural and Applied Sciences
2024	Laboratory Sciences	109C	Isotope	255	57	0	Natural and Applied Sciences
2024	Laboratory Sciences	110F	Gas Storage	215	73	0	Natural and Applied Sciences
2024	Laboratory Sciences	112	Storage	215	248	0	Natural and Applied Sciences
2024	Laboratory Sciences	115	Earth Research	250	731	5	Natural and Applied Sciences
2024	Laboratory Sciences	115A	Earth Research	250	646	5	Natural and Applied Sciences
2024	Laboratory Sciences	116	Earth Lab	210	1330	24	Natural and Applied Sciences
2024	Laboratory Sciences	117	Soils Prep	215	776	0	Natural and Applied Sciences
2024	Laboratory Sciences	118	Soils Lab	210	1321	24	Natural and Applied Sciences
2024	Laboratory Sciences	119	Storage	215	30	0	Natural and Applied Sciences
2024	Laboratory Sciences	120	Storage	215	30	0	Natural and Applied Sciences

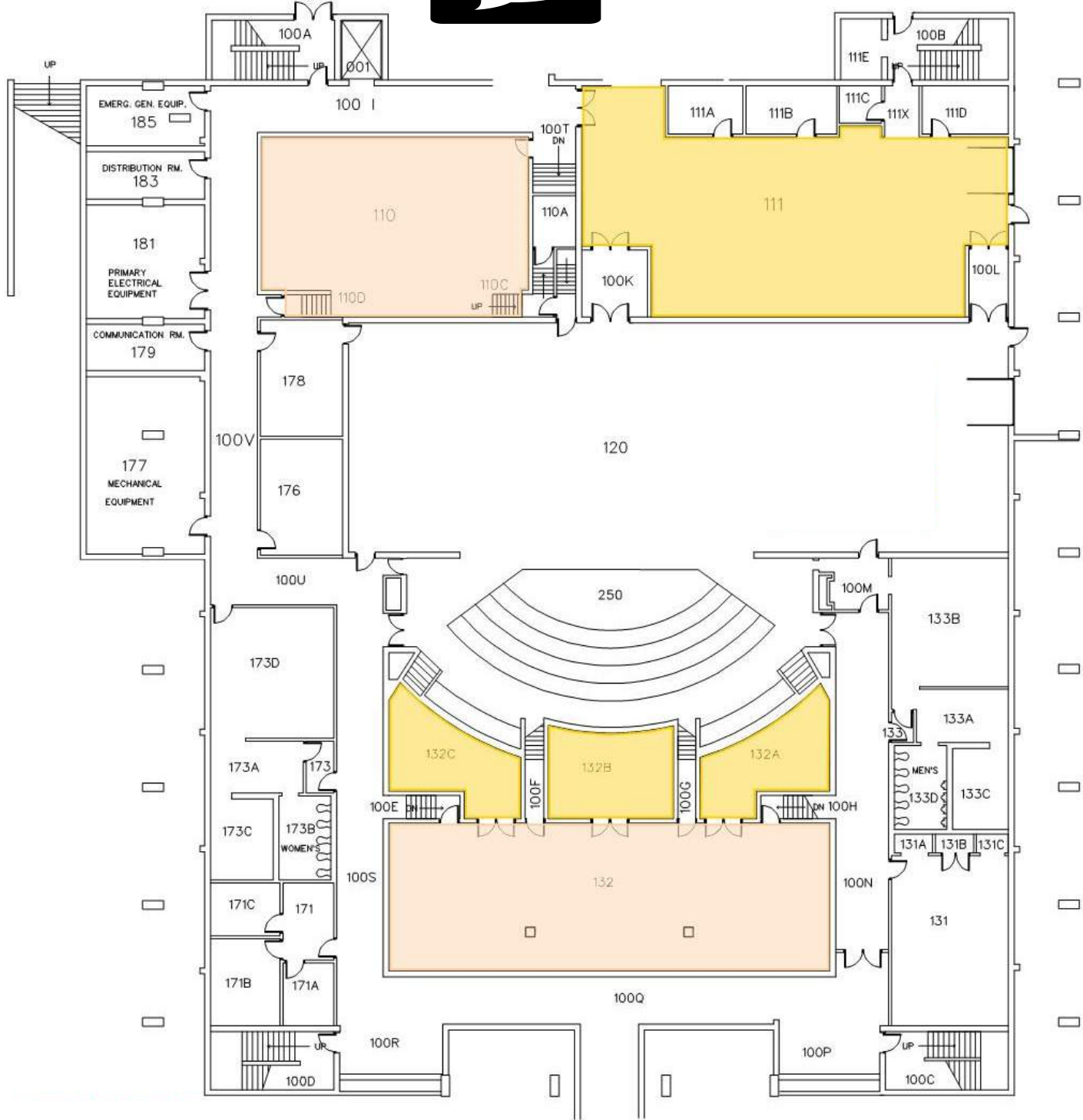
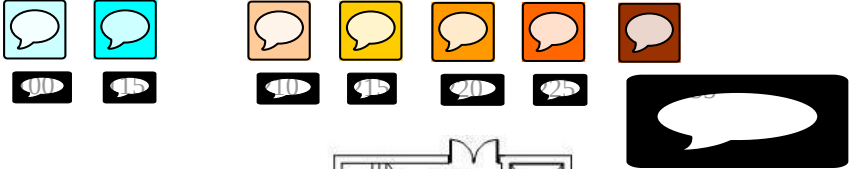
BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2024	Laboratory Sciences	204	Chem Prep	215	722	0	Natural and Applied Sciences
2024	Laboratory Sciences	204A	Office	215	96	1	Natural and Applied Sciences
2024	Laboratory Sciences	204B	Balance	215	91	0	Natural and Applied Sciences
2024	Laboratory Sciences	204C	Preparation	215	583	0	Natural and Applied Sciences
2024	Laboratory Sciences	204D	Autoclave	215	91	0	Natural and Applied Sciences
2024	Laboratory Sciences	204F	Office	215	92	1	Natural and Applied Sciences
2024	Laboratory Sciences	204G	Plate Pouring	215	87	0	Natural and Applied Sciences
2024	Laboratory Sciences	204H	Volatile Storage	215	95	0	Natural and Applied Sciences
2024	Laboratory Sciences	204J	Chem Storage	215	665	0	Natural and Applied Sciences
2024	Laboratory Sciences	206	Chemistry	210	1390	24	Natural and Applied Sciences
2024	Laboratory Sciences	207A	Lab Prep	215	256	0	Natural and Applied Sciences
2024	Laboratory Sciences	207	Lab Prep	215	508	0	Natural and Applied Sciences
2024	Laboratory Sciences	208	Chemistry	210	1390	24	Natural and Applied Sciences
2024	Laboratory Sciences	210	Biology Lab	210	1345	24	Natural and Applied Sciences
2024	Laboratory Sciences	211	Biology Prep	215	879	0	Natural and Applied Sciences
2024	Laboratory Sciences	212	Biology Lab	210	1339	24	Natural and Applied Sciences
2024	Laboratory Sciences	213	Ecology Research	250	1169	0	Natural and Applied Sciences
2024	Laboratory Sciences	213A	Ecology Res. Supp.	255	254	4	Natural and Applied Sciences
2024	Laboratory Sciences	213B	Ecology Res. Supp.	255	258	4	Natural and Applied Sciences
2024	Laboratory Sciences	213C	Ecology Res. Supp.	255	225	2	Natural and Applied Sciences
2024	Laboratory Sciences	213D	Ecology Res. Supp.	250	213	4	Natural and Applied Sciences
2024	Laboratory Sciences	214	Ecology Lab	210	1343	24	Natural and Applied Sciences
2024	Laboratory Sciences	214A	Ecology Prep	215	453	0	Natural and Applied Sciences
2024	Laboratory Sciences	214B	Ante	215	43	0	Natural and Applied Sciences
2024	Laboratory Sciences	214C	Culture	215	82	0	Natural and Applied Sciences

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2024	Laboratory Sciences	301	Biology Research	250	776	0	Natural and Applied Sciences
2024	Laboratory Sciences	302	Biology Prep	215	779	0	Natural and Applied Sciences
2024	Laboratory Sciences	303	Biology Research	250	576	0	Natural and Applied Sciences
2024	Laboratory Sciences	303A	Balance	255	190	0	Natural and Applied Sciences
2024	Laboratory Sciences	303B	Instrument	255	189	0	Natural and Applied Sciences
2024	Laboratory Sciences	305	Biology Research	250	2121	0	Natural and Applied Sciences
2024	Laboratory Sciences	305A	Autoclave	250	548	0	Natural and Applied Sciences
2024	Laboratory Sciences	306	Biology Lab	210	1365	24	Natural and Applied Sciences
2024	Laboratory Sciences	307	Athletic Training	210	1129	16	Human Biology
2024	Laboratory Sciences	308	Athletic TR. Prep	215	569	0	Human Biology
2024	Laboratory Sciences	309	Cadaver Lab	220	1147	16	Human Biology
2024	Laboratory Sciences	310	Biology Lab	210	1352	24	Natural and Applied Sciences
2024	Laboratory Sciences	311	Physiology	250	951	24	Human Biology
2024	Laboratory Sciences	311A		255	277	0	Human Biology
2024	Laboratory Sciences	311B		255	119	0	Human Biology
2024	Laboratory Sciences	311C	Restroom / Shower	255	85	0	Human Biology
2024	Laboratory Sciences	316	A&P Lab	210	1390	24	Human Biology
2024	Laboratory Sciences	318	Preparation	215	676	0	Human Biology
2024	Laboratory Sciences	318A	Preparation	215	121	0	Human Biology
2024	Laboratory Sciences	319	Lab	210	1390	24	Human Biology

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2024	Laboratory Sciences	401	Research	250	1832	2	Natural and Applied Sciences
2024	Laboratory Sciences	406	Chemistry Lab	210	1366	24	Natural and Applied Sciences
2024	Laboratory Sciences	408	Chemistry	215	506	0	Natural and Applied Sciences
2024	Laboratory Sciences	418	Environ. Sys. Res.	250	2000	0	Natural and Applied Sciences
2024	Laboratory Sciences	419	Kinetics Lab	210	1339	24	Natural and Applied Sciences
2024	Laboratory Sciences	419A	Kinetics Prep	215	175	0	Natural and Applied Sciences
2024	Laboratory Sciences	420	Chemistry Research	250	863	0	Natural and Applied Sciences
2024	Laboratory Sciences	421	Nutrition	250	812	0	Natural and Applied Sciences
2024	Laboratory Sciences	421A	Nutrition Prep	255	20	0	Natural and Applied Sciences
2024	Laboratory Sciences	421B	Nutrition Prep	255	20	0	Natural and Applied Sciences
2024	Laboratory Sciences	428	Chemistry Research	250	850	1	Natural and Applied Sciences
2024	Laboratory Sciences	436	Chemistry Research	250	767	2	Natural and Applied Sciences
2024	Laboratory Sciences	442	Equipment	215	93	0	Natural and Applied Sciences

2027 Theatre Hall

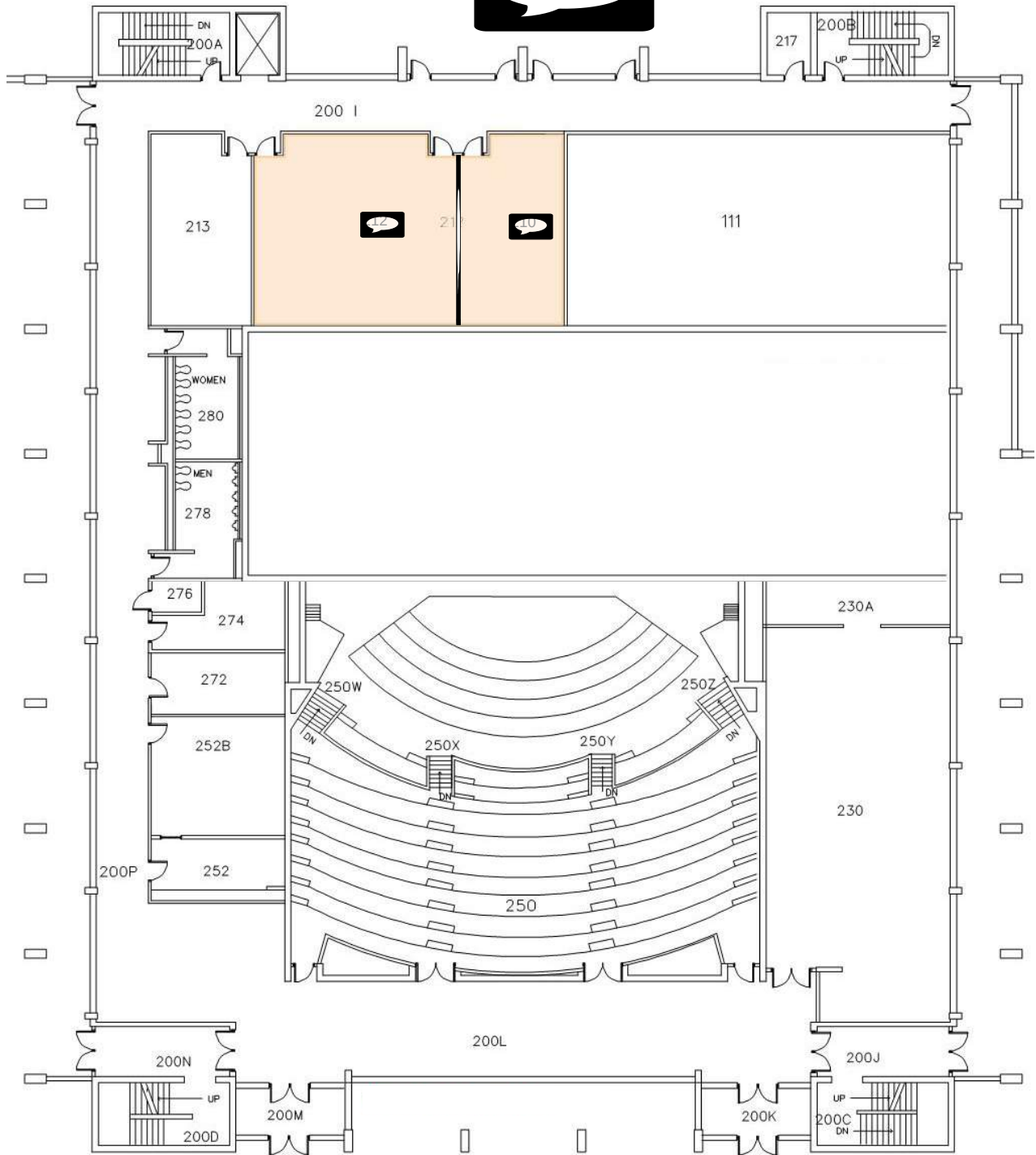
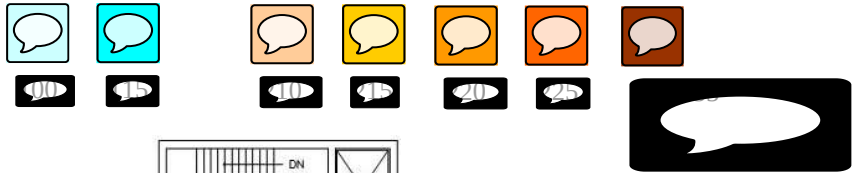
Primary Use Type



First Floor

2027 Theatre Hall

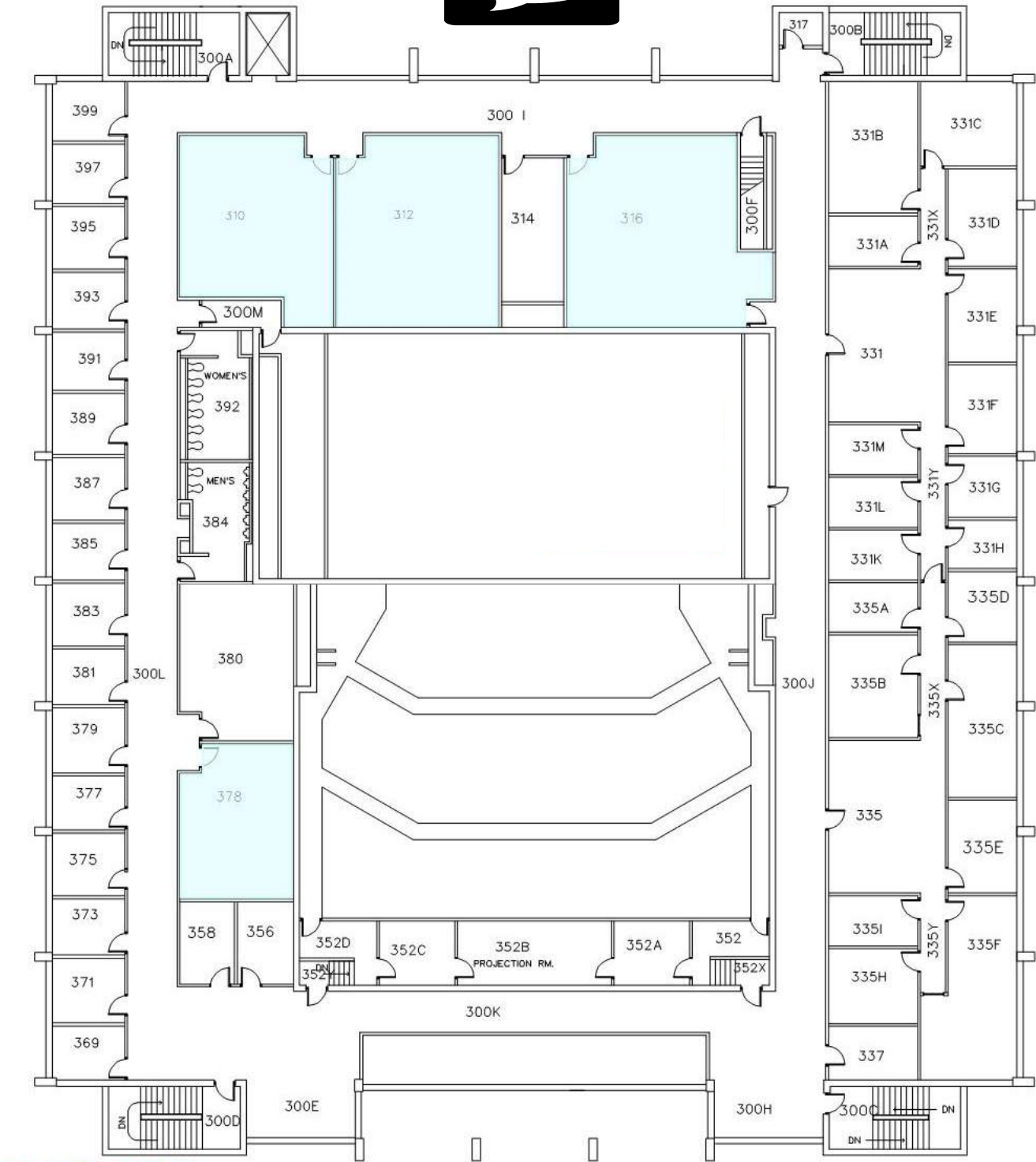
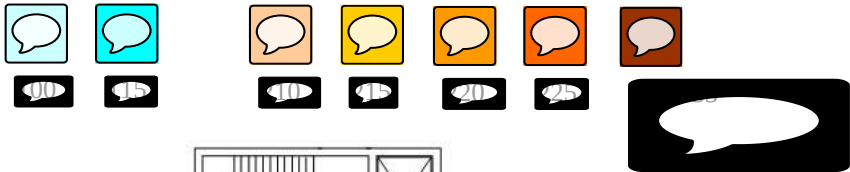
Primary Use Type



Second Floor

2027 Theatre Hall

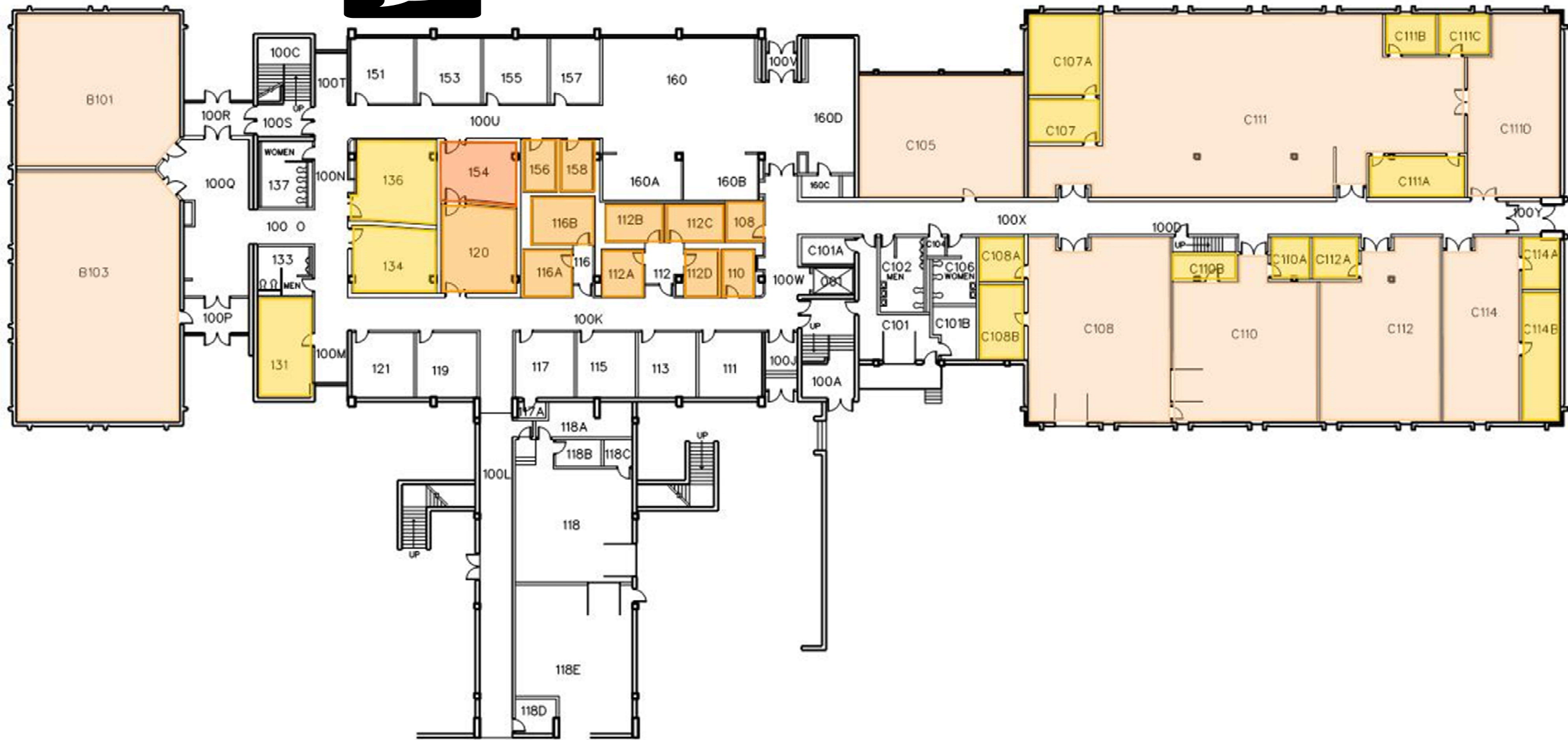
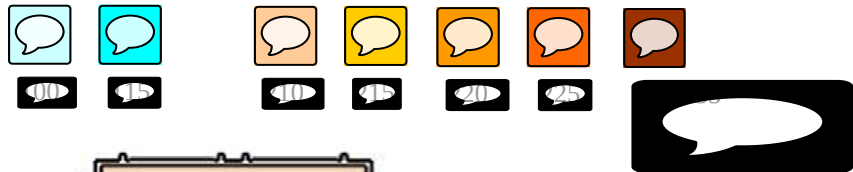
Primary Use Type



Third Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2027	Theater Hall	110	Acting Studio	210	1339	40	Performing Arts - Theatre
2027	Theater Hall	111	Scene Shop	215	2042	0	Performing Arts - Theatre
2027	Theater Hall	132	Tap Studio	210	1875	50	Performing Arts - Theatre
2027	Theater Hall	132A	Storage	215	278	0	Performing Arts - Theatre
2027	Theater Hall	132B	Storage	215	318	0	Performing Arts - Theatre
2027	Theater Hall	132C	Storage	215	278	0	Performing Arts - Theatre
2027	Theater Hall	210	Acting Studio	210	463	20	Performing Arts - Theatre
2027	Theater Hall	212	Acting Studio	210	1469	60	Performing Arts - Theatre
2027	Theater Hall	310	Classroom	110	700	32	Registrar
2027	Theater Hall	312	Classroom	110	770	40	Registrar
2027	Theater Hall	316	Classroom	110	946	34	Registrar
2027	Theater Hall	378	Classroom	110	430	18	Registrar

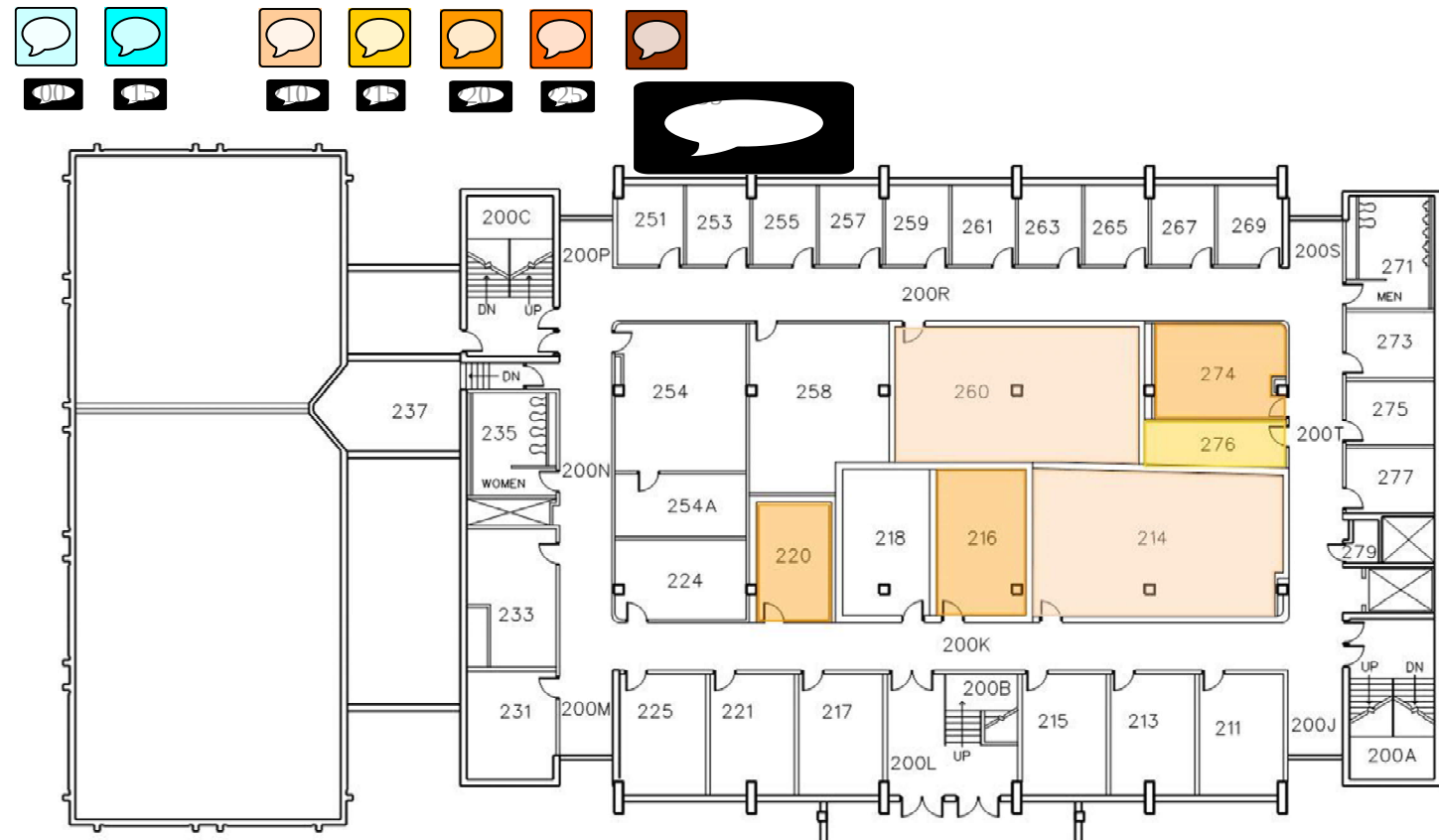
Primary Use Type



First Floor

2030 Studio Arts

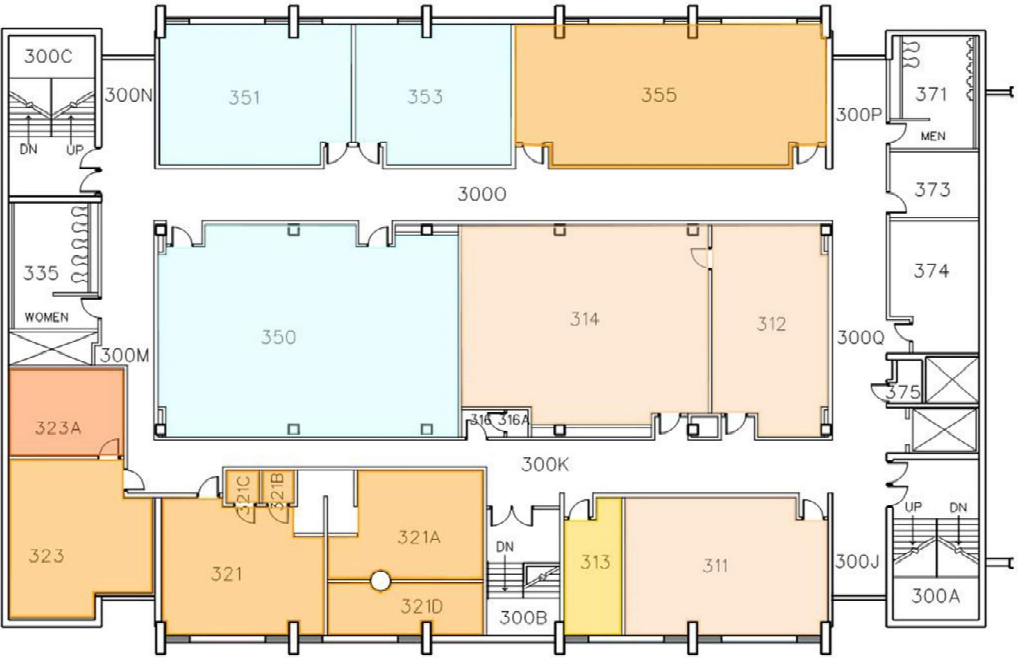
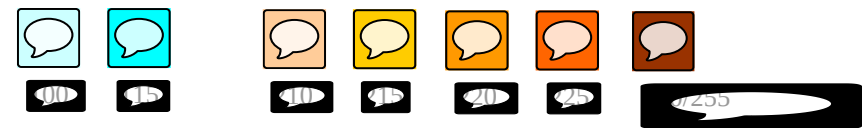
Primary Use Type



Second Floor

2030 Studio Arts

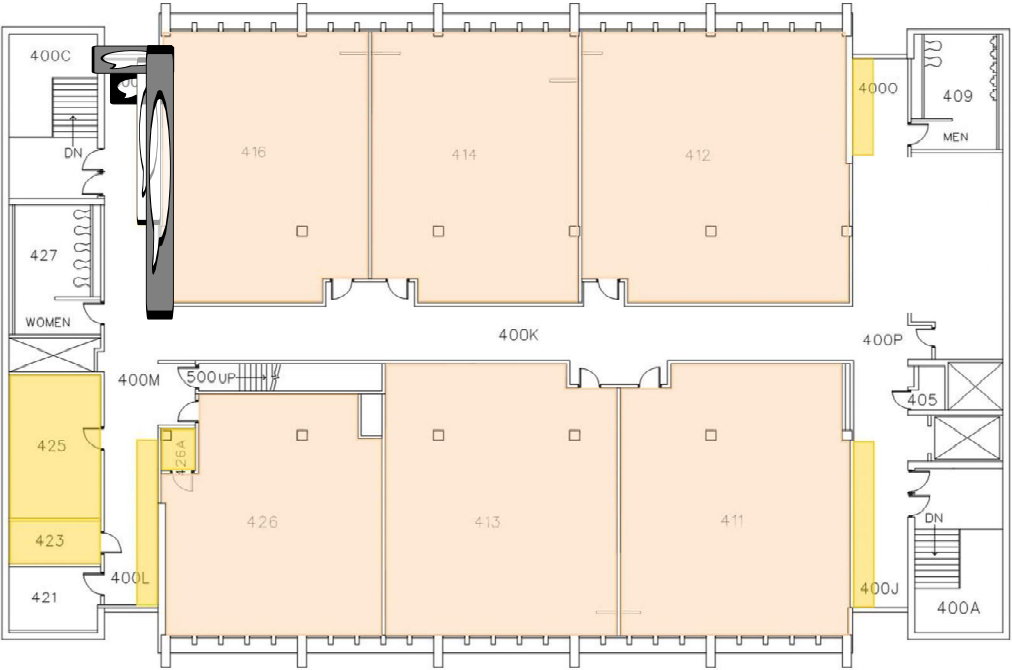
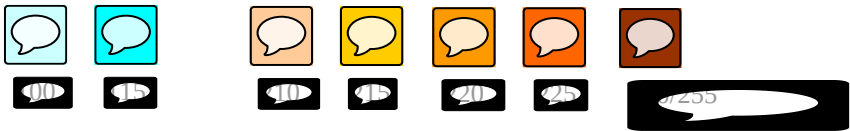
Primary Use Type



Third Floor

2030 Studio Arts

Primary Use Type



Fourth Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2030	Studio Arts	B101	Choir/Ensemble	210	1480	100	Music
2030	Studio Arts	B103	Band room	210	2440	140	Music
2030	Studio Arts	108	Practice Room	220	83	0	Music
2030	Studio Arts	110	Practice Room	220	84	1	Music
2030	Studio Arts	112A	Practice Room	220	111	1	Music
2030	Studio Arts	112B	Practice Room	220	120	1	Music
2030	Studio Arts	112C	Practice Room	220	120	1	Music
2030	Studio Arts	112D	Practice Room	220	87	1	Music
2030	Studio Arts	116A	Practice Room	220	130	1	Music
2030	Studio Arts	116B	Practice Room	220	168	1	Music
2030	Studio Arts	120	Percussion Studio	220	395	4	Music
2030	Studio Arts	131	Storage	215	420	0	Music
2030	Studio Arts	134	Storage	215	333	0	Music
2030	Studio Arts	136	Instru. Lockers	215	406	0	Music
2030	Studio Arts	154	Percussion St	225	263	0	Music
2030	Studio Arts	156	Practice Room	220	92	1	Music
2030	Studio Arts	158	Practice Room	220	93	1	Music

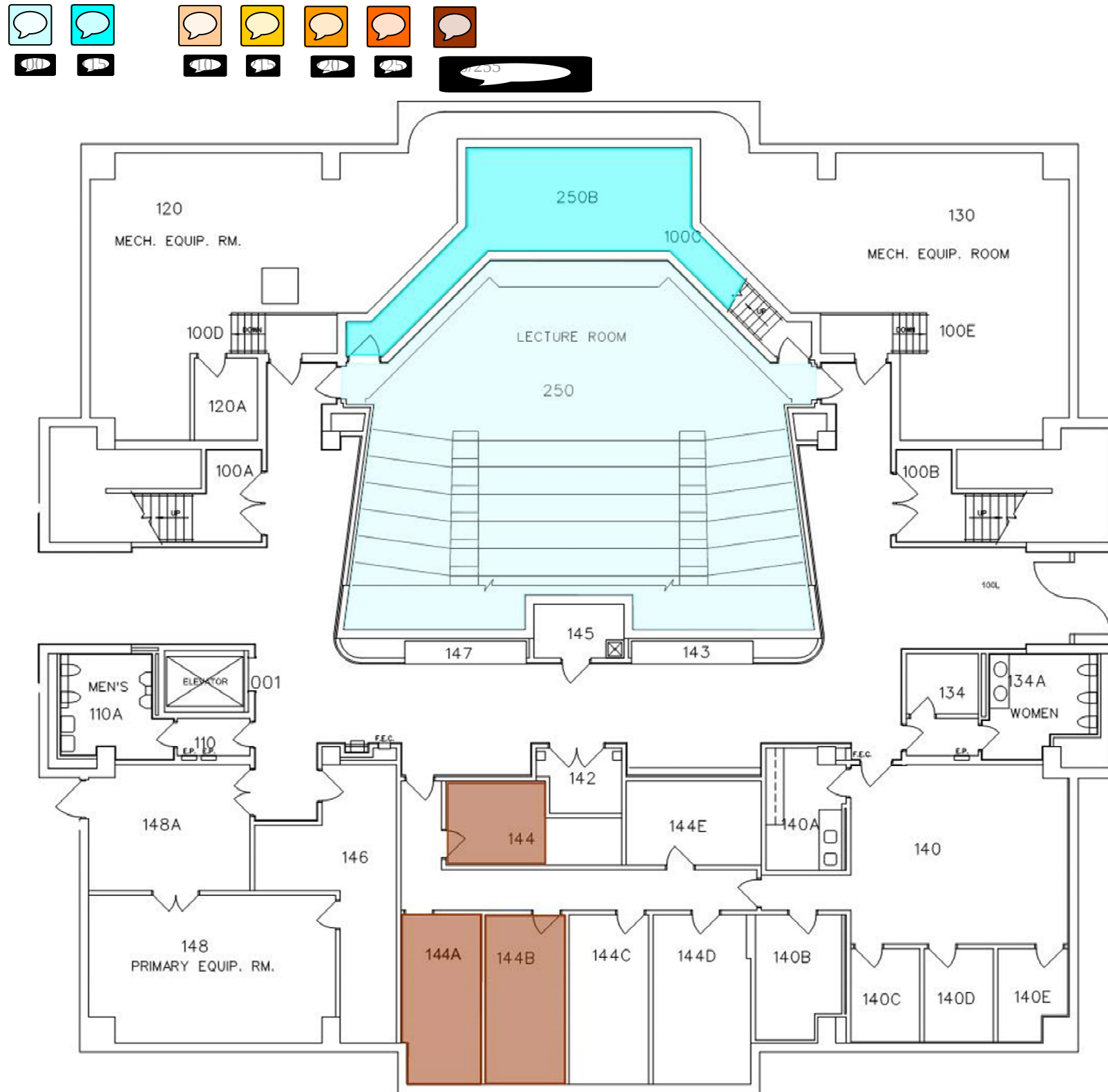
BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2030	Studio Arts	C105	Art Studio	210	1220	16	Art and Visual Design
2030	Studio Arts	C107	Storage	215	640	1	Art and Visual Design
2030	Studio Arts	C107A	Storage	215	186	1	Art and Visual Design
2030	Studio Arts	C108	3D/Sculp/Wood	210	1534	15	Art and Visual Design
2030	Studio Arts	C108A	Storage	215	120	0	Art and Visual Design
2030	Studio Arts	C108B	Storage	215	200	0	Art and Visual Design
2030	Studio Arts	C110	Woodworking	210	1336	10	Art and Visual Design
2030	Studio Arts	C110A	Storage	215	110	0	Art and Visual Design
2030	Studio Arts	C110B	Storage	215	83	0	Art and Visual Design
2030	Studio Arts	C111	Ceramics Studio	210	3824	38	Art and Visual Design
2030	Studio Arts	C111A	Ceramics Studio	215	230	0	Art and Visual Design
2030	Studio Arts	C111B	Ceramics Studio	215	114	0	Art and Visual Design
2030	Studio Arts	C111C	Ceramics Studio	215	114	0	Art and Visual Design
2030	Studio Arts	C111D	Ceramics / Kiln	210	818	0	Art and Visual Design
2030	Studio Arts	C112	Jewelry/Metals	210	1170	20	Art and Visual Design
2030	Studio Arts	C112A	Storage	215	120	0	Art and Visual Design
2030	Studio Arts	C114	Printmaking Studio	210	818	12	Art and Visual Design
2030	Studio Arts	C114A	Storage	215	120	0	Art and Visual Design
2030	Studio Arts	C114B	Storage	215	280	0	Art and Visual Design
2030	Studio Arts	214	Music Lab	210	814	30	Music
2030	Studio Arts	216	Practice Room	220	294	1	Music
2030	Studio Arts	220	Practice Room	220	186	2	Music
2030	Studio Arts	260	Keyboard Room	210	751	11	Music
2030	Studio Arts	274	Lighting	220	278	2	Art and Visual Design
2030	Studio Arts	276	Storage	215	142	0	Art and Visual Design

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2030	Studio Arts	311	Photography	210	596	20	Art and Visual Design
2030	Studio Arts	312	Graphic Design	210	509	18	Art and Visual Design
2030	Studio Arts	313	Storage	215	189	0	Art and Visual Design
2030	Studio Arts	314	Graphic Design	210	1106	18	Art and Visual Design
2030	Studio Arts	321	Dark Room	220	502	5	Art and Visual Design
2030	Studio Arts	321A	Film Process	220	378	7	Art and Visual Design
2030	Studio Arts	321B	Storage	220	27	0	Art and Visual Design
2030	Studio Arts	321C	Storage	220	27	0	Art and Visual Design
2030	Studio Arts	321D	Dark Room	220	186	0	Art and Visual Design
2030	Studio Arts	323	Comp Photo	220	458	12	Art and Visual Design
2030	Studio Arts	323A	Storage	225	227	1	Art and Visual Design
2030	Studio Arts	350	Classroom	110	1335	70	Registrar
2030	Studio Arts	351	Classroom	110	565	28	Registrar
2030	Studio Arts	353	Classroom	110	455	31	Registrar
2030	Studio Arts	355	Language Resour.	220	883	25	Modern Languages

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2030	Studio Arts	400J	Lockers	215	104	0	Art and Visual Design
2030	Studio Arts	400L	Lockers	215	64	0	Art and Visual Design
2030	Studio Arts	400O	Lockers	215	64	0	Art and Visual Design
2030	Studio Arts	411	2D Photo Studio	210	1300	16	Art and Visual Design
2030	Studio Arts	412	Water Color St.	210	1506	16	Art and Visual Design
2030	Studio Arts	413	Drawing Studio	210	1285	16	Art and Visual Design
2030	Studio Arts	414	Painting Studio	210	1164	16	Art and Visual Design
2030	Studio Arts	416	Fiber/Textiles St.	210	1164	20	Art and Visual Design
2030	Studio Arts	423	Storage	215	88	0	Art and Visual Design
2030	Studio Arts	425	Storage	215	284	0	Art and Visual Design
2030	Studio Arts	426	Intermediate Dr.	210	1035	16	Art and Visual Design
2030	Studio Arts	426A	Dressing Rm.	215	30	0	Art and Visual Design

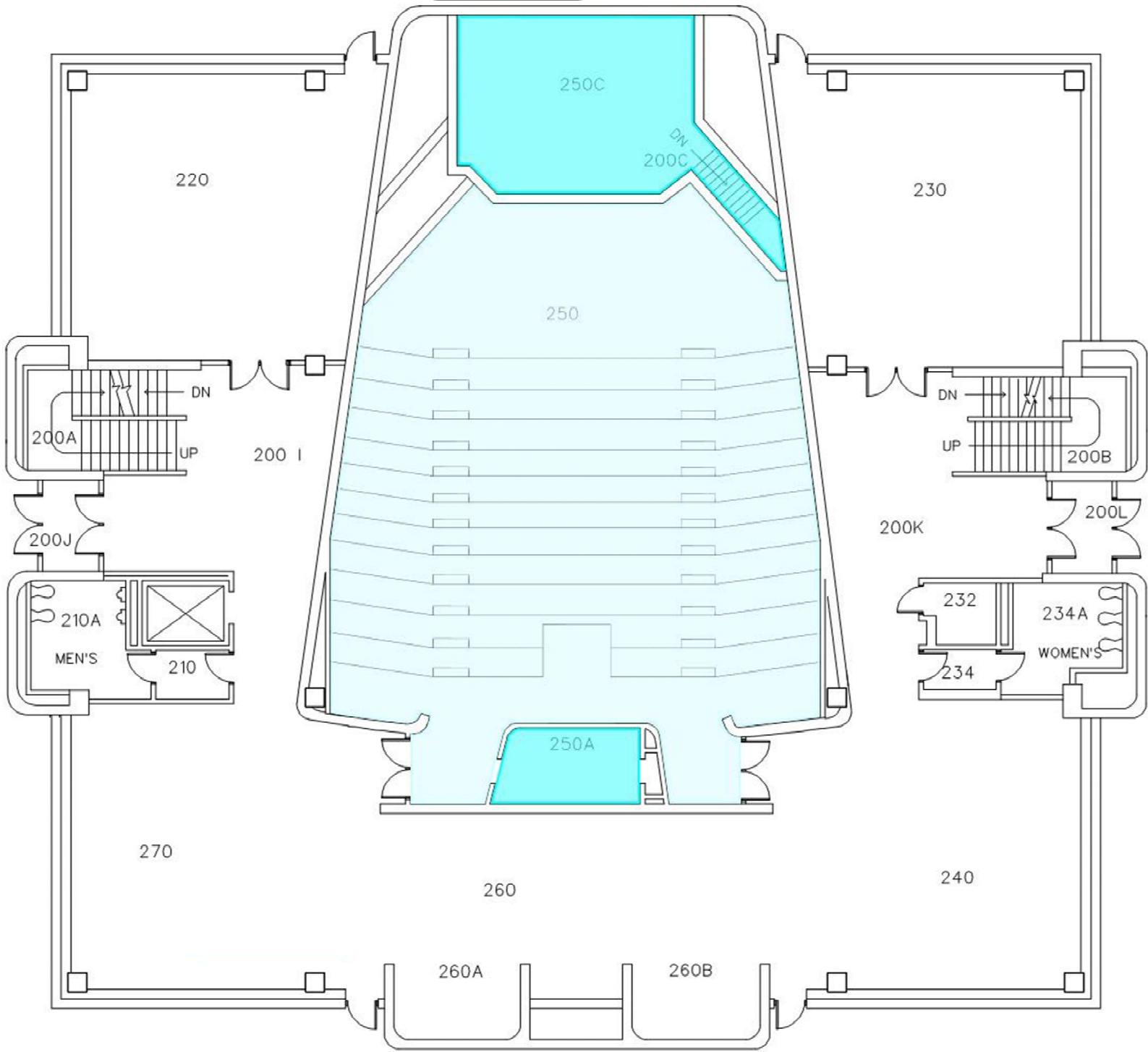
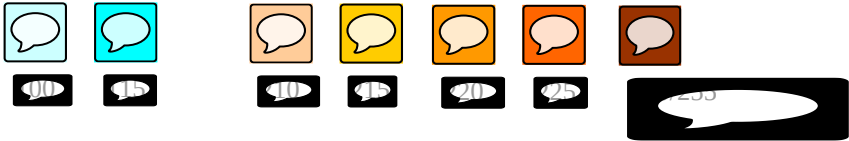
2035 Rose Hall

Primary Use Type

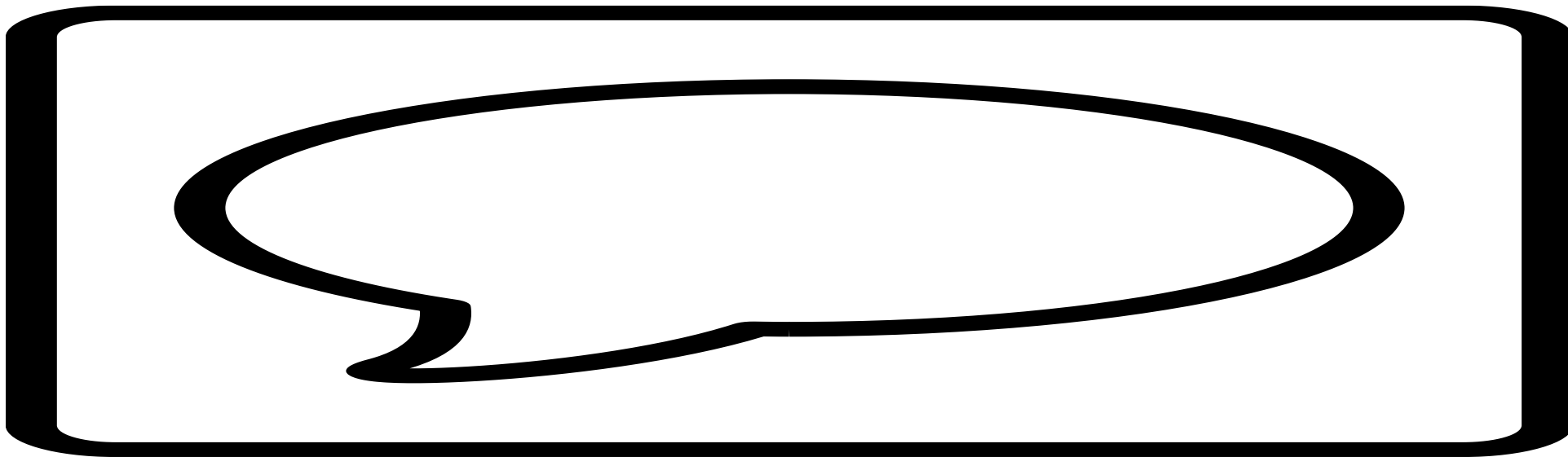


First Floor

Primary Use Type



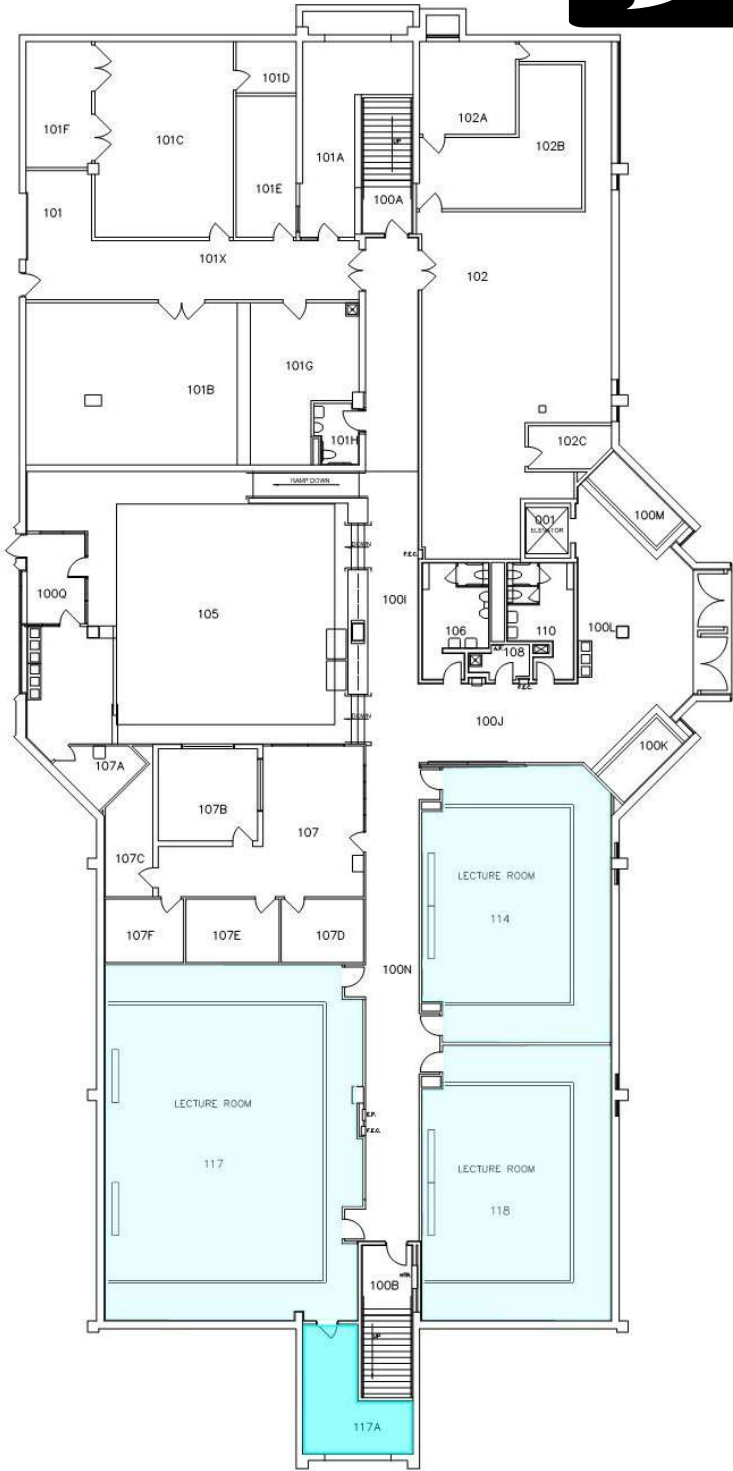
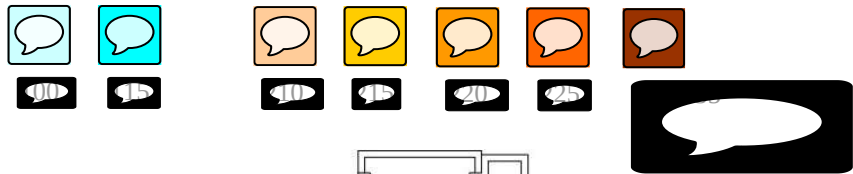
Second Floor



BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2035	John M Rose Hall	144	Waiting Room	250	100	0	Psychology
2035	John M Rose Hall	144A	Break Room	255	168	0	Psychology
2035	John M Rose Hall	144B	Research Room	250	171	0	Psychology
2035	John M Rose Hall	250	Lecture Hall	110	1911	267	Registrar
2035	John M Rose Hall	250A	Storage	115	128	0	Registrar
2035	John M Rose Hall	250B	Storage	115	411	0	Registrar
2035	John M Rose Hall	250C	Projection Room	115	442	0	Registrar

2036 Wood Hall

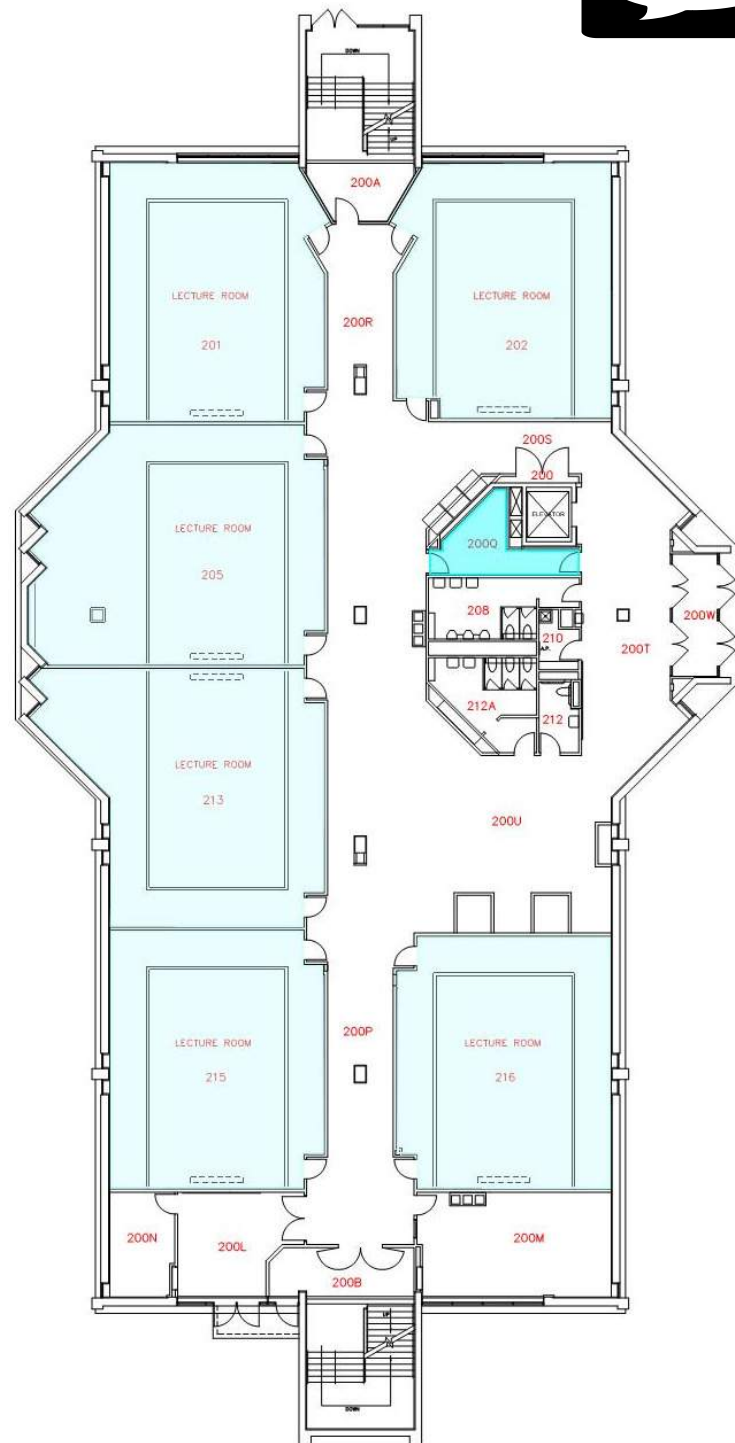
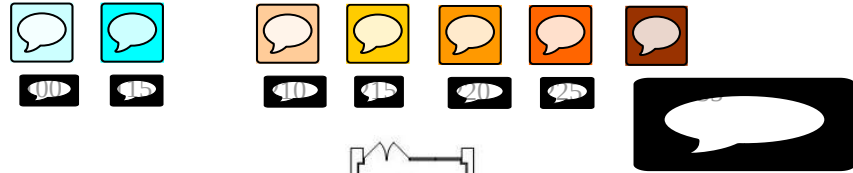
Primary Use Type



First Floor

2036 Wood Hall

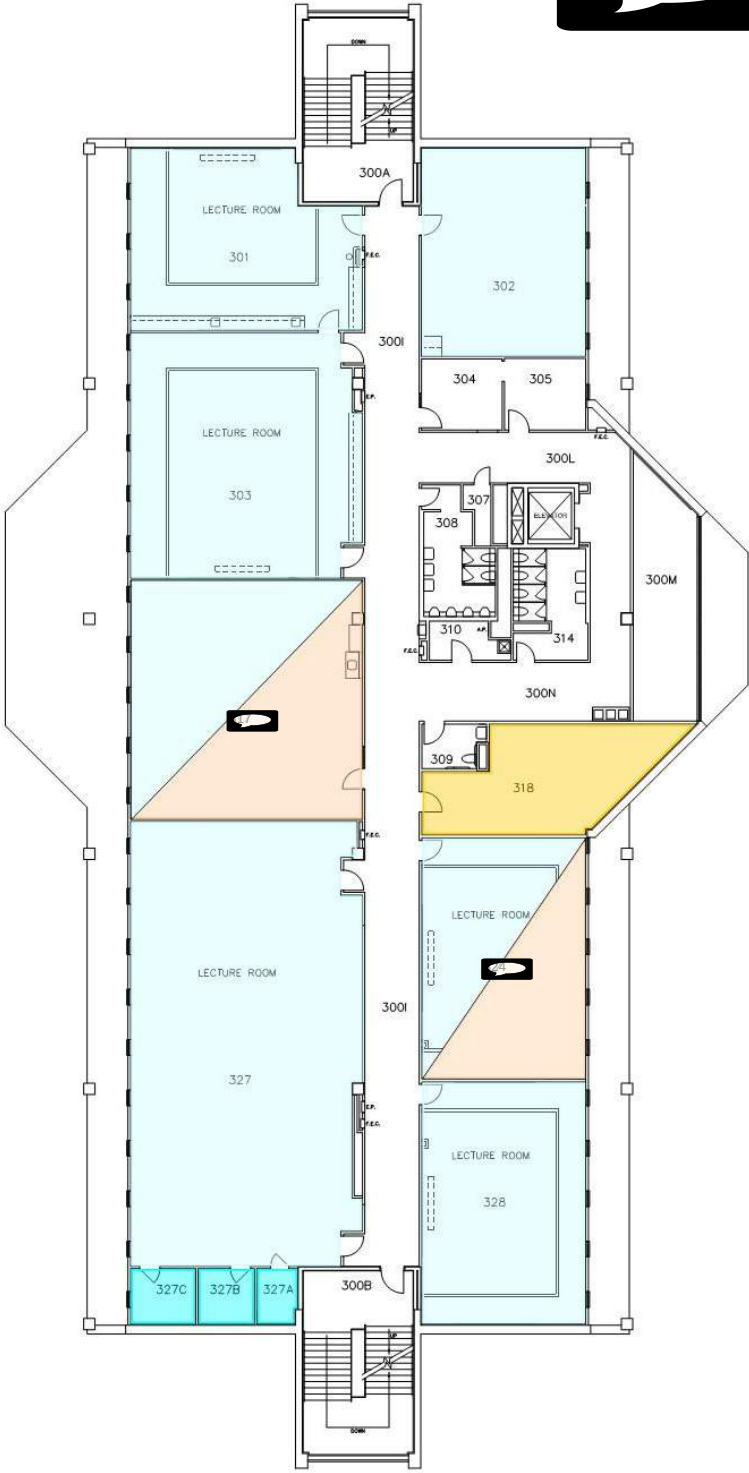
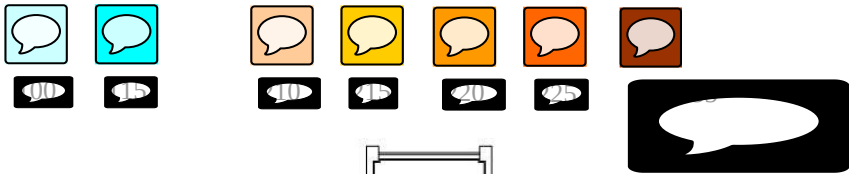
Primary Use Type



Second Floor

2036 Wood Hall

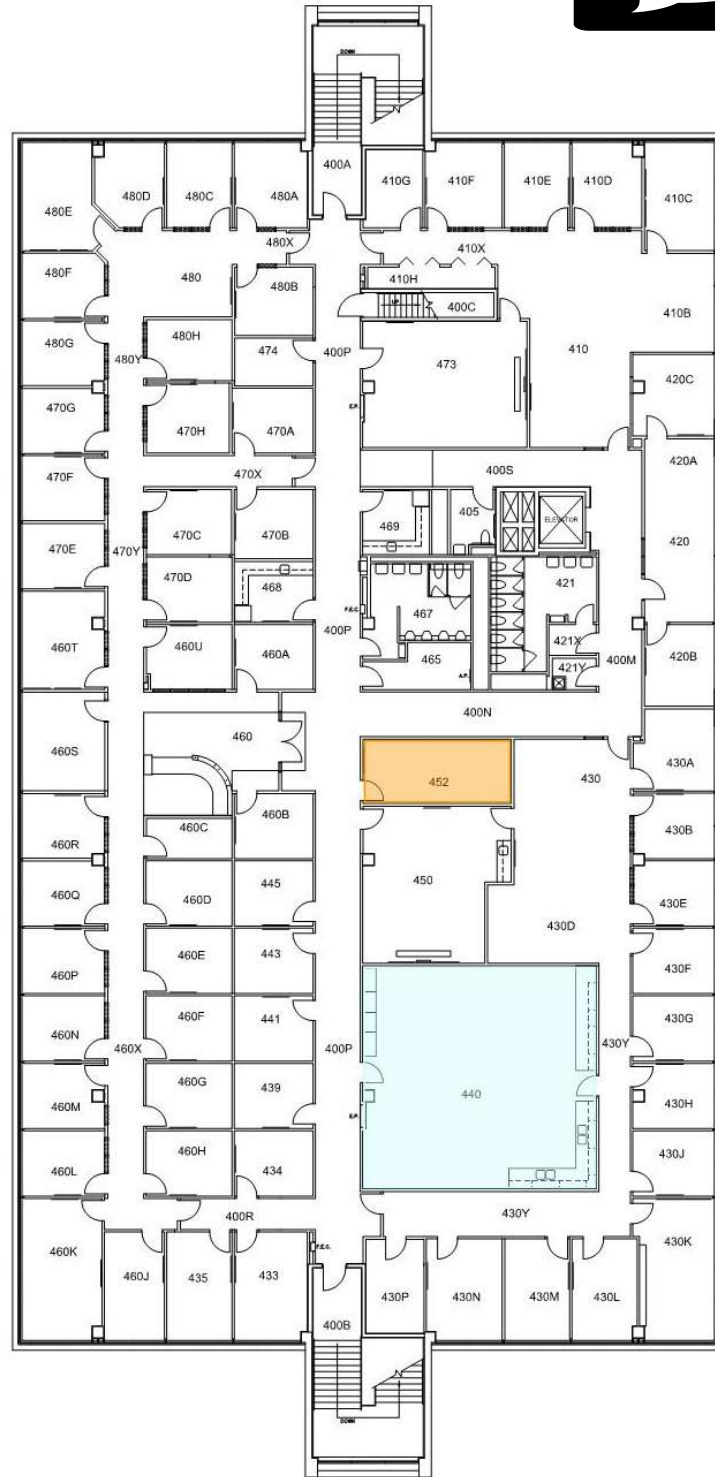
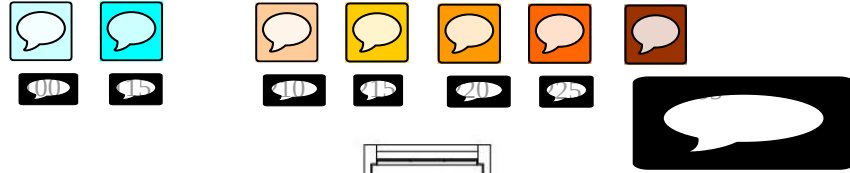
Primary Use Type



Third Floor

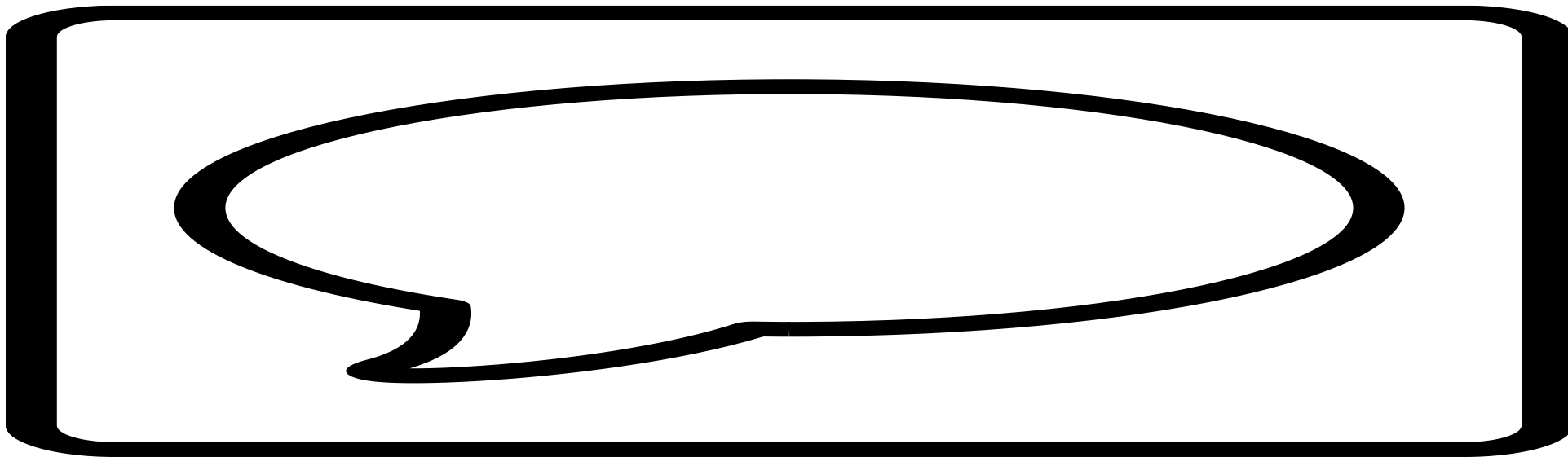
2036 Wood Hall

Primary Use Type



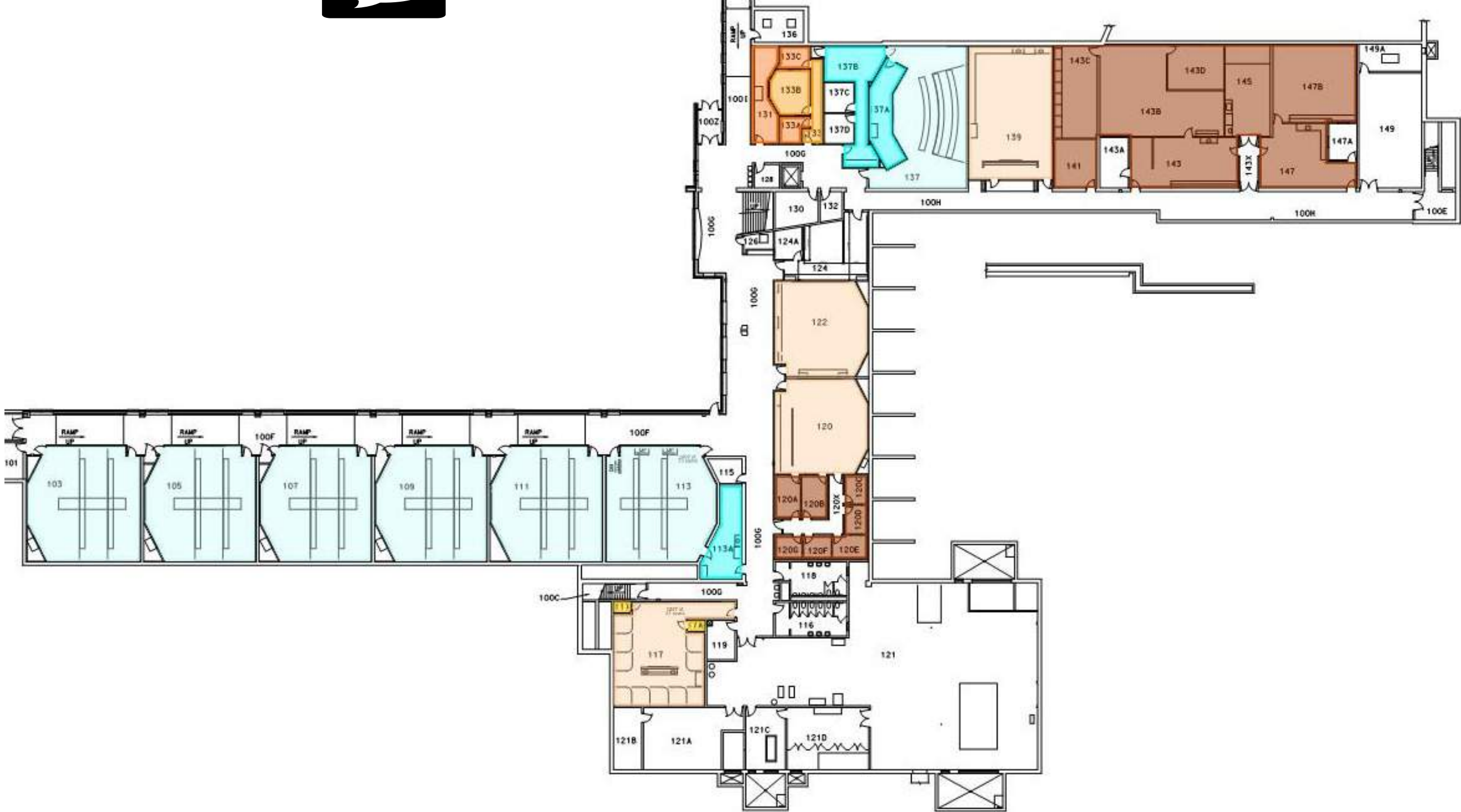
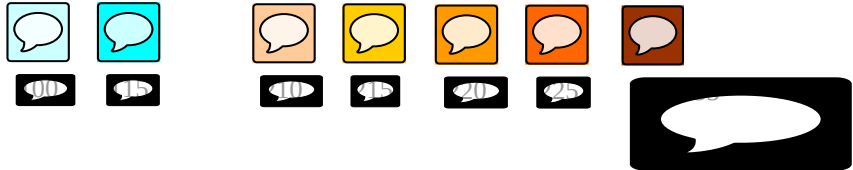
Fourth Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2036	LG Wood Hall	114	Classroom	110	1137	42	Registrar
2036	LG Wood Hall	117	Classroom	110	2110	80	Registrar
2036	LG Wood Hall	117A	Storage	115	230	0	Registrar
2036	LG Wood Hall	118	Classroom	110	1161	42	Registrar
2036	LG Wood Hall	200Q	Storage	115	155	0	Registrar
2036	LG Wood Hall	201	Classroom	110	1247	44	Registrar
2036	LG Wood Hall	205	Classroom	110	1491	50	Registrar
2036	LG Wood Hall	213	Classroom	110	1410	48	Registrar
2036	LG Wood Hall	215	Classroom	110	1254	48	Registrar
2036	LG Wood Hall	216	Classroom	110	1223	48	Registrar
2036	LG Wood Hall	301	Classroom	110	846	24	Registrar
2036	LG Wood Hall	302	Phuture Phoenix	110	731	30	Registrar
2036	LG Wood Hall	303	Classroom	110	1212	50	Registrar
2036	LG Wood Hall	317	Nursing	210	1200	12	Nursing and Health Studies
2036	LG Wood Hall	318	Storage	215	468	0	Nursing and Health Studies
2036	LG Wood Hall	324	Nursing	210	871	10	Nursing and Health Studies
2036	LG Wood Hall	327	Classroom	110	2218	45	Registrar
2036	LG Wood Hall	327A	Storage	115	49	0	Registrar
2036	LG Wood Hall	327B	Storage	115	70	0	Registrar
2036	LG Wood Hall	327C	Storage	115	80	0	Registrar
2036	LG Wood Hall	328	Classroom	110	878	30	Registrar
2036	LG Wood Hall	440	Classroom	110	1135	36	Registrar
2036	LG Wood Hall	452	EDUC TPA Lab	220	209	3	Dean of Health, Education and Social Welfare



2052 Mary Ann Cofrin Hall

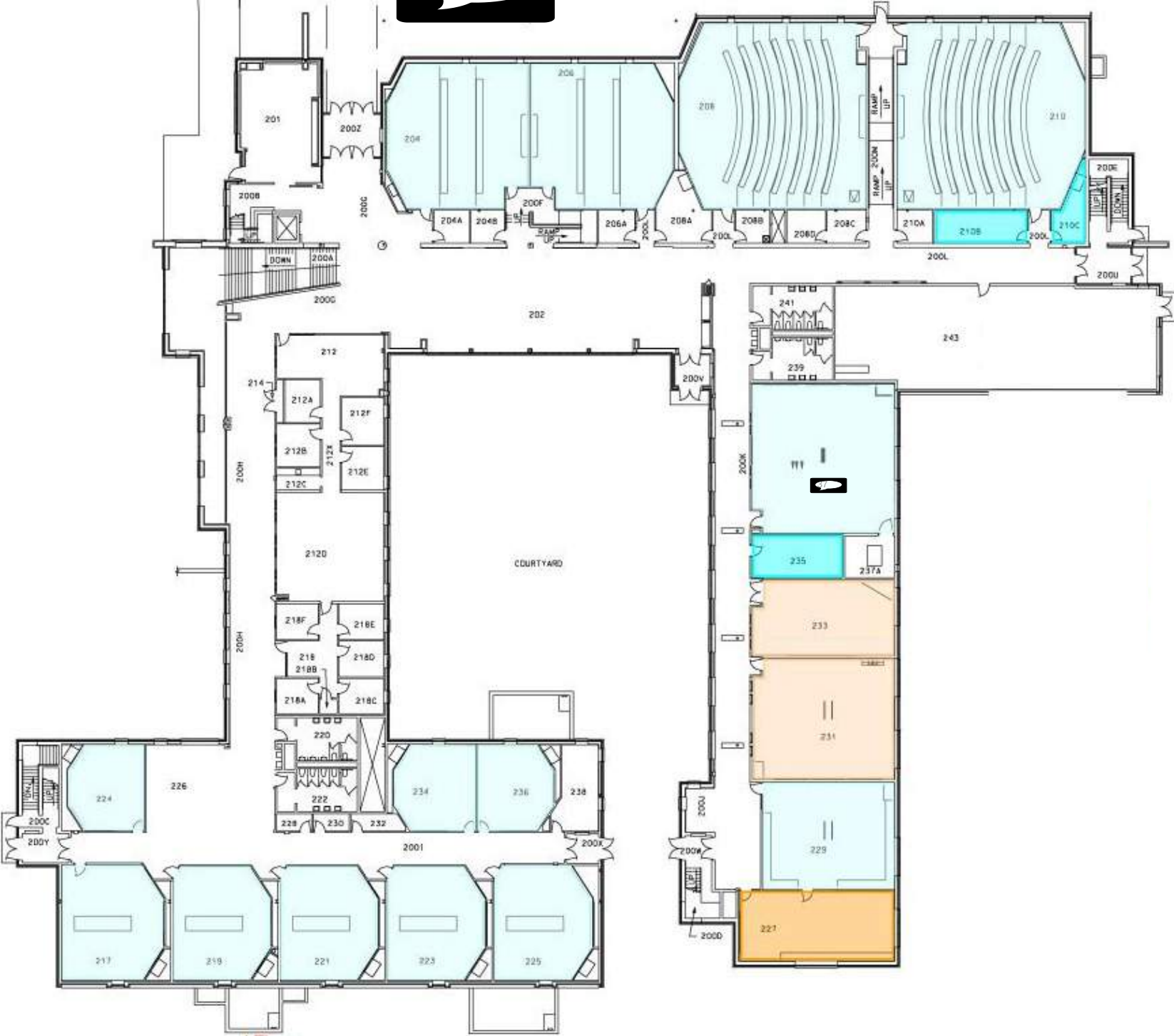
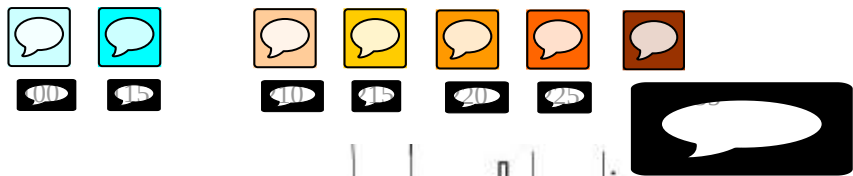
Primary Use Type



First Floor

2052 Mary Ann Cofrin Hall

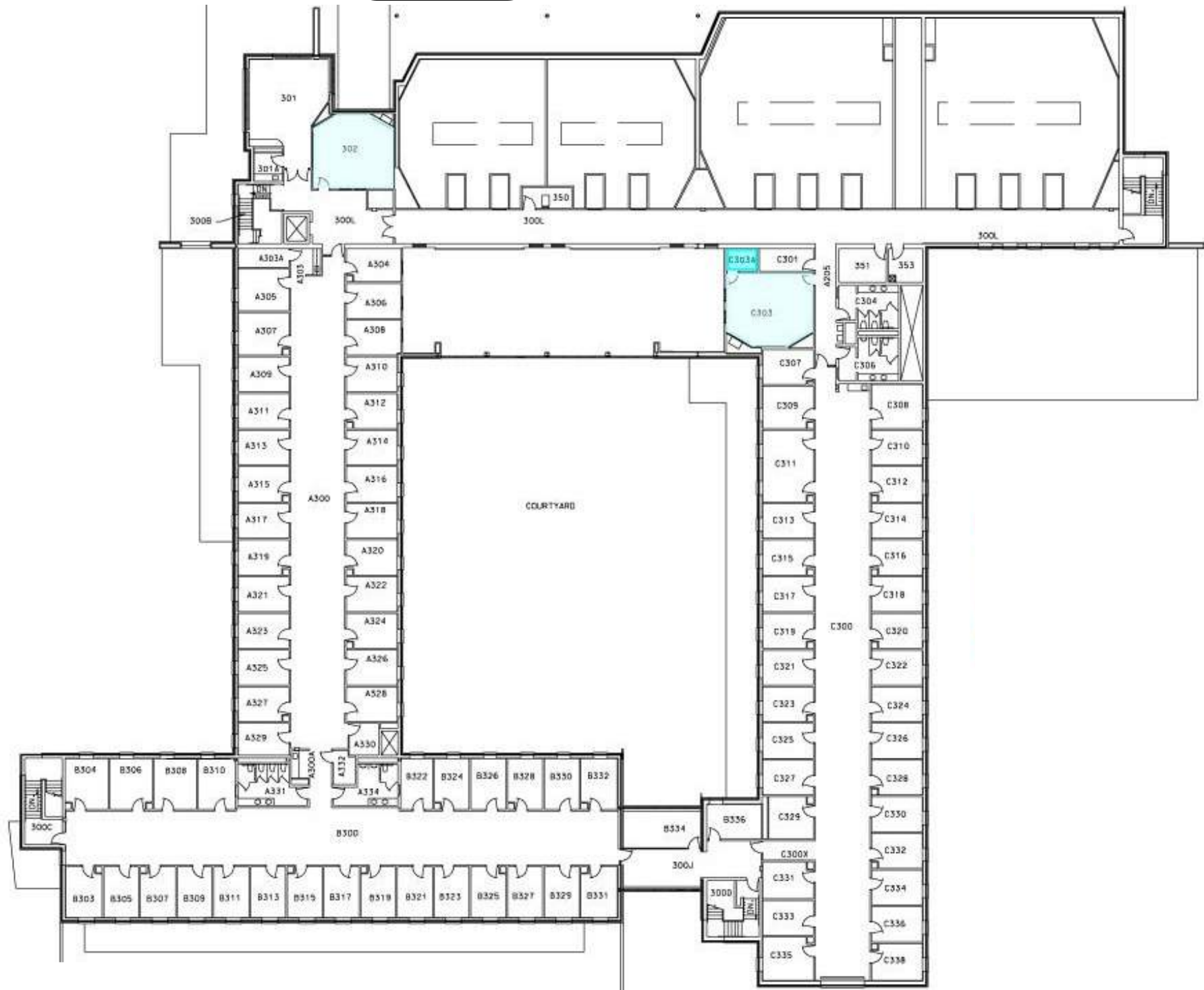
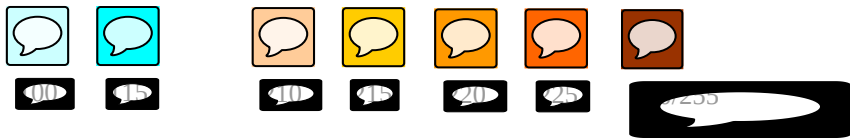
Primary Use Type



Second Floor

2052 Mary Ann Cofrin Hall

Primary Use Type



Third Floor

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2052	Mary Ann Cofrin Hall	103	Classroom	110	1608	75	Registrar
2052	Mary Ann Cofrin Hall	105	Classroom	110	1608	75	Registrar
2052	Mary Ann Cofrin Hall	107	Classroom	110	1608	75	Registrar
2052	Mary Ann Cofrin Hall	109	Classroom	110	1608	75	Registrar
2052	Mary Ann Cofrin Hall	111	Classroom	110	1608	67	Registrar
2052	Mary Ann Cofrin Hall	113	Classroom	110	1608	72	Registrar
2052	Mary Ann Cofrin Hall	113A	Preparation	115	394	0	Registrar
2052	Mary Ann Cofrin Hall	117	Nursing Lab	210	1267	10	Nursing and Health Studies
2052	Mary Ann Cofrin Hall	117A	Storage	215	24	0	Nursing and Health Studies
2052	Mary Ann Cofrin Hall	117B	Storage	215	24	0	Nursing and Health Studies
2052	Mary Ann Cofrin Hall	120	NSA Lab	210	1065	30	Computer Sciences
2052	Mary Ann Cofrin Hall	120A	Project Prep	250	142	8	Psychology
2052	Mary Ann Cofrin Hall	120B	Project Room	250	144	8	Psychology
2052	Mary Ann Cofrin Hall	120C		250	87	2	Psychology
2052	Mary Ann Cofrin Hall	120D		250	87	2	Psychology
2052	Mary Ann Cofrin Hall	120E		250	108	0	Psychology
2052	Mary Ann Cofrin Hall	120F		250	84	1	Psychology
2052	Mary Ann Cofrin Hall	120G		250	84	1	Psychology

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2052	Mary Ann Cofrin Hall	122	Computer Lab	210	1120	25	Computer Sciences
2052	Mary Ann Cofrin Hall	131	Observation	225	212	0	Social Work
2052	Mary Ann Cofrin Hall	133	Dist. Ed.	220	614	10	Social Work
2052	Mary Ann Cofrin Hall	133A	Lab	225	104	0	Social Work
2052	Mary Ann Cofrin Hall	133B	Lab	220	237	0	Social Work
2052	Mary Ann Cofrin Hall	133C	Lab	225	113	0	Social Work
2052	Mary Ann Cofrin Hall	137A	A/V	115	313	0	Registrar
2052	Mary Ann Cofrin Hall	137B	Dist. Production	115	496	0	Registrar
2052	Mary Ann Cofrin Hall	137	Dist. Learn. Class.	110	1315	24	Registrar
2052	Mary Ann Cofrin Hall	139	Field Biology	210	1406	24	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	141	WSO	250	276	1	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	143	Richter Work	250	735	8	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	143B	Richter Collections	255	1088	0	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	143C	Richter Collections	255	525	0	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	143D	Richter Collections	255	310	0	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	145	Richter Prep	255	497	4	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	147	Herb Work	255	618	4	Natural and Applied Sciences
2052	Mary Ann Cofrin Hall	147B	Herb collection	255	833	0	Natural and Applied Sciences

BLDG. #	BLDG.	Room	Room Name	FICM Room Type	ASF	Capacity	Assignment
2052	Mary Ann Cofrin Hall	204	Classroom	110	1623	74	Registrar
2052	Mary Ann Cofrin Hall	206	Classroom	110	1623	74	Registrar
2052	Mary Ann Cofrin Hall	208	Lecture	110	2220	122	Registrar
2052	Mary Ann Cofrin Hall	210	Lecture	110	2740	128	Registrar
2052	Mary Ann Cofrin Hall	210B	Storage	115	248	0	Registrar
2052	Mary Ann Cofrin Hall	210C	Storage	115	167	0	Registrar
2052	Mary Ann Cofrin Hall	217	Classroom	110	910	40	Registrar
2052	Mary Ann Cofrin Hall	219	Classroom	110	879	40	Registrar
2052	Mary Ann Cofrin Hall	221	Classroom	110	866	40	Registrar
2052	Mary Ann Cofrin Hall	223	Classroom	110	880	40	Registrar
2052	Mary Ann Cofrin Hall	224	Classroom	110	518	24	Registrar
2052	Mary Ann Cofrin Hall	225	Classroom	110	834	40	Registrar
2052	Mary Ann Cofrin Hall	227	Vets Lounge	220	331	11	Provost
2052	Mary Ann Cofrin Hall	229	GIS Classroom	110	1110	30	Registrar
2052	Mary Ann Cofrin Hall	231	Cart. Classroom	210	1347	12	Engineering
2052	Mary Ann Cofrin Hall	233	Environ. Des. Lab	210	827	18	Registrar
2052	Mary Ann Cofrin Hall	234	Classroom	110	550	24	Registrar
2052	Mary Ann Cofrin Hall	235	Map Storage	115	306	0	Registrar
2052	Mary Ann Cofrin Hall	236	Classroom	110	515	24	Registrar
2052	Mary Ann Cofrin Hall	237	Geo. Classroom	110	1652	50	Registrar
2052	Mary Ann Cofrin Hall	302	Classroom	110	440	18	Registrar
2052	Mary Ann Cofrin Hall	C303	Classroom	110	428	22	Registrar
2052	Mary Ann Cofrin Hall	C303A	Storage	115	53	0	Registrar



UW-GREEN BAY CAMPUS SPACE ASSESSMENT

Functionality and Physical Condition



DFD Project No. 21C1U

Engberg Anderson Project No. 203162

July 22, 2022

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Functional Condition summary

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Physical Condition Summary

Structural Bay Spacing

Functional Condition summary

2050 Weidner Center for the Performing Arts

Physical Condition Summary

Structural Bay Spacing

Functional Condition summary

2052 Mary Ann Cofrin Hall

Physical Condition Summary

Structural Bay Spacing

Functional Condition summary

Executive Summary

OVERVIEW

The purpose of this assessment is to evaluate the physical condition and functionality of academic buildings on the UW-Green Bay campus. This document, in conjunction with the Instructional Space Utilization Analysis, will be a tool in determining the appropriateness of remodeling, replacing, or adding to the existing stock of classrooms and labs on campus.

Methodology

Field observations were noted by Engberg Anderson Architects (EA) and Comprehensive Facilities Planning (CFP) in July 2021. Space uses are divided into four broad categories for the purpose of grading interiors: Classrooms, Labs, and Offices; Circulation / Concourse; Restrooms; and Back of House. Evaluation metrics and condition ratings are taken from DFD guidelines and the Postsecondary Education Facilities Inventory and Classification Manual (FICM) 2006 Edition.

Given the nature of this project scope as a space assessment, mechanical, electrical, plumbing, and fire protection systems were not reviewed as part of this study. Detailed analysis of these building systems should be done on a case-by-case basis as future renovations and building projects are coordinated.

Supporting Documents

Instructional Space Utilization Analysis, prepared by CFP as part of the UW-Green Bay Campus Space Assessment (DFD Project #21C1U).

Campus Master Plan Update, prepared by EA (DFD Project #20A1M).

Cofrin Research Center Renovation & Use Study, prepared by EA (DFD Project #18D2W).

BUILDING CONDITION SUMMARY

Structure

EA, with the guidance of Oneida Total Integrated Enterprises (OTIE), reviewed the original structural drawings of all the academic buildings to determine bay spacing, floor-to-floor height, floor loading capacity, and roof loading capacity.

Classrooms, Labs, and Offices

The majority of classrooms, labs, offices, and other rooms containing assignable square footage across all academic buildings were found to be in good or satisfactory physical and functional condition. Some spaces are in fair or poor physical/functional condition; no spaces were found to be unsatisfactory or inappropriate for their current use. Refer to the color-coded floor plans and individual building breakdowns for additional information.

The following classrooms and labs were found to be in need of moderate renovation or remodeling (i.e. a “3” in physical condition and/or a “C” in functionality):

Building	Room #	Physical	Functional
Instructional Services	1020 *	2	C
* Classroom 1020 used during COVID for storage and therefore downgraded from a functional standpoint. Assume room will return to pre-COVID functionality and an A or B functionality rating.			
Studio Arts	C105	3	C
Studio Arts	C108	3	C
Studio Arts	C110	3	C
Studio Arts	C111	3	C
Studio Arts	C112	3	C
Studio Arts	C114	3	C

FAC-A - FACILITIES CONDITION ASSESSMENT – EXECUTIVE SUMMARY

Institution **UW-Green Bay**

Date **7-22-22**

Lab sciences	102	2	C
Too small to accommodate some of the labs.			
Lab sciences	210	3	B
HVAC noise issues.			
Lab sciences	212	3	B
HVAC temperature control issues.			
Lab sciences	214	3	B
HVAC noise issues.			
Inadequate electrical outlets.			
Lab sciences	307 and 309	3	B
Ceiling height issues.			
Lab sciences	310	2	C
Too small to accommodate some of the labs.			
Mary Ann Cofrin	117	3	C
Mary Ann Cofrin	120	2	C
Too small to accommodate use.			

Circulation / Concourse

While circulation spaces within buildings generally reflect the overall condition of the building they are in, the presence of the concourse adds a plethora of circulation space across campus. Some connectors provide opportunities for natural light and seating areas, while others are dark and completely underground, as with the tunnel extending from Rose Hall to the circle entry outside Cofrin Library. Improvements and upgrades to these connectors should be considered when an adjacent building is in line for renovation or replacement.

Restrooms

Restrooms in some older buildings are showing signs of wear; replacing the finishes and fixtures in these buildings should be done in conjunction with any building system replacement. See individual building breakdowns for photos and additional information. Accessible single-use restrooms were observed in every academic building.

Back of House

Back-of-house spaces were generally found to be in satisfactory condition.

Summary of Findings by Building

Overall physical and functional conditions are taken as an average of all components which were reviewed. Refer to individual building breakdowns for additional information.

Code	Building	Physical	Functional
2022	Environmental Sciences	2	B
2023	Instructional Services	3	B
2024	Laboratory Sciences	2	B
2025	David A. Cofrin Library	4*	D*
2027	Theatre Hall	3	C
2028	Kress Events Center	2	A
2029	Student Services	2	B
2030	Studio Arts	2	B
2031	University Union	3**	C/D**
2035	John M. Rose Hall	3	A
2036	L. G. Wood Hall	2	B
2045	Concourse System	3	B
2050	Weidner Center	2***	A***
2052	Mary Ann Cofrin Hall	2	B

*-Scores pulled from the Cofrin Research Center Facility Condition Assessment completed as part of DFD project #18D2W. As a result of that project's findings, Cofrin Library is now slated for demolition and replacement.

** -Scores pulled from the University Union Pre-design Report completed as part of DFD project #19L1J.

***-Scores pertain to performance and support spaces only.

CONCLUSION

Field observation did not reveal any imminent need to renovate or replace UW-Green Bay academic buildings due to unsatisfactory physical or functional condition. Some buildings and spaces are showing signs of deterioration due to their age or changing needs over time, presenting opportunities to reconfigure existing space to better suit the campus' needs.

Physical Condition Summary

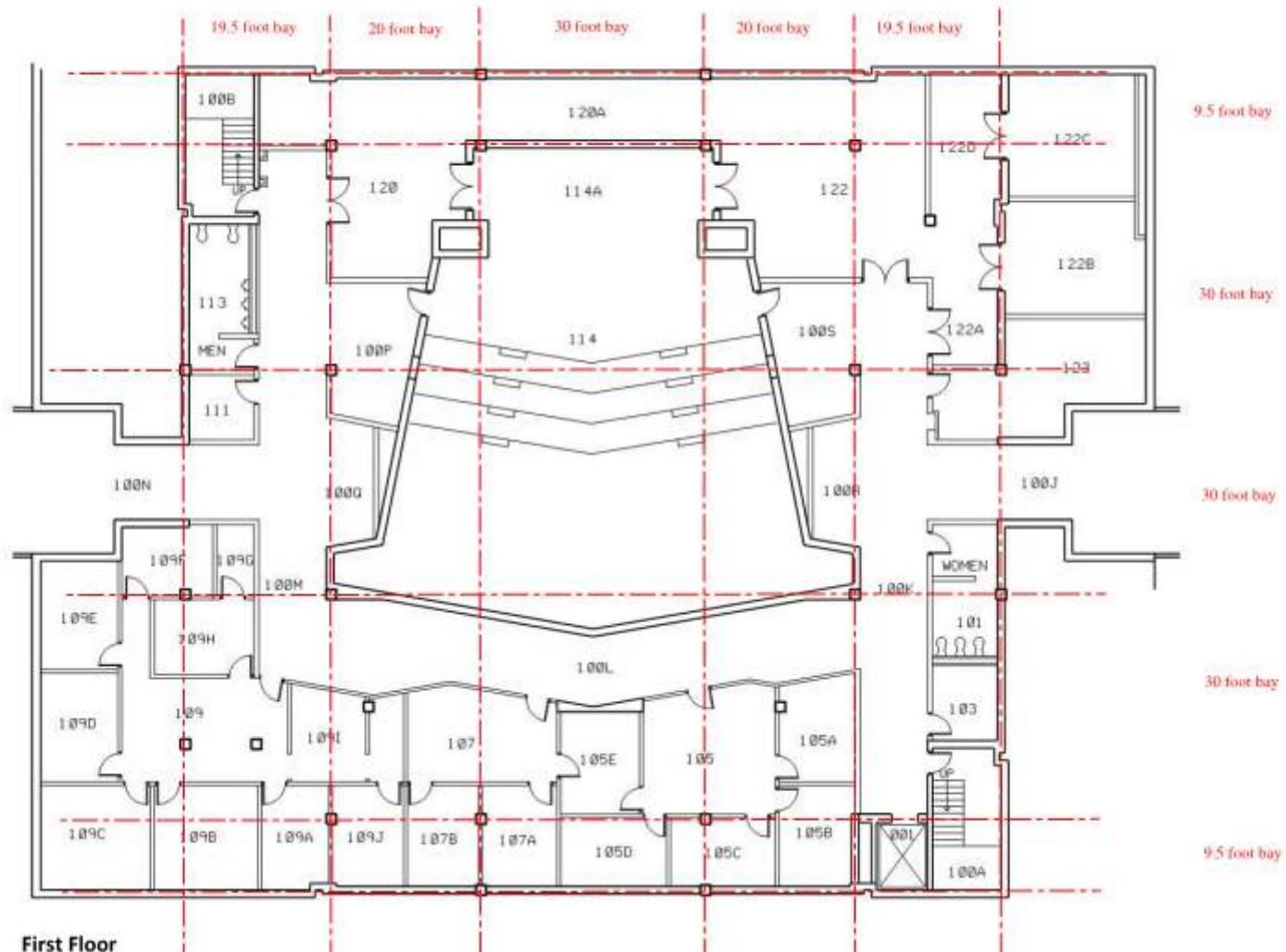
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Classrooms - 50, Corridors/Lobby/Stairs - 80, Plaza/Surge Roof – 100, Roof – 30, Wind - 20. Floor-to-floor: 13'-4" from first to second floor, 15'-0" for floors above. Structural Bay spacing ranges from 19'-6" to 30'-0".
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	1		
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

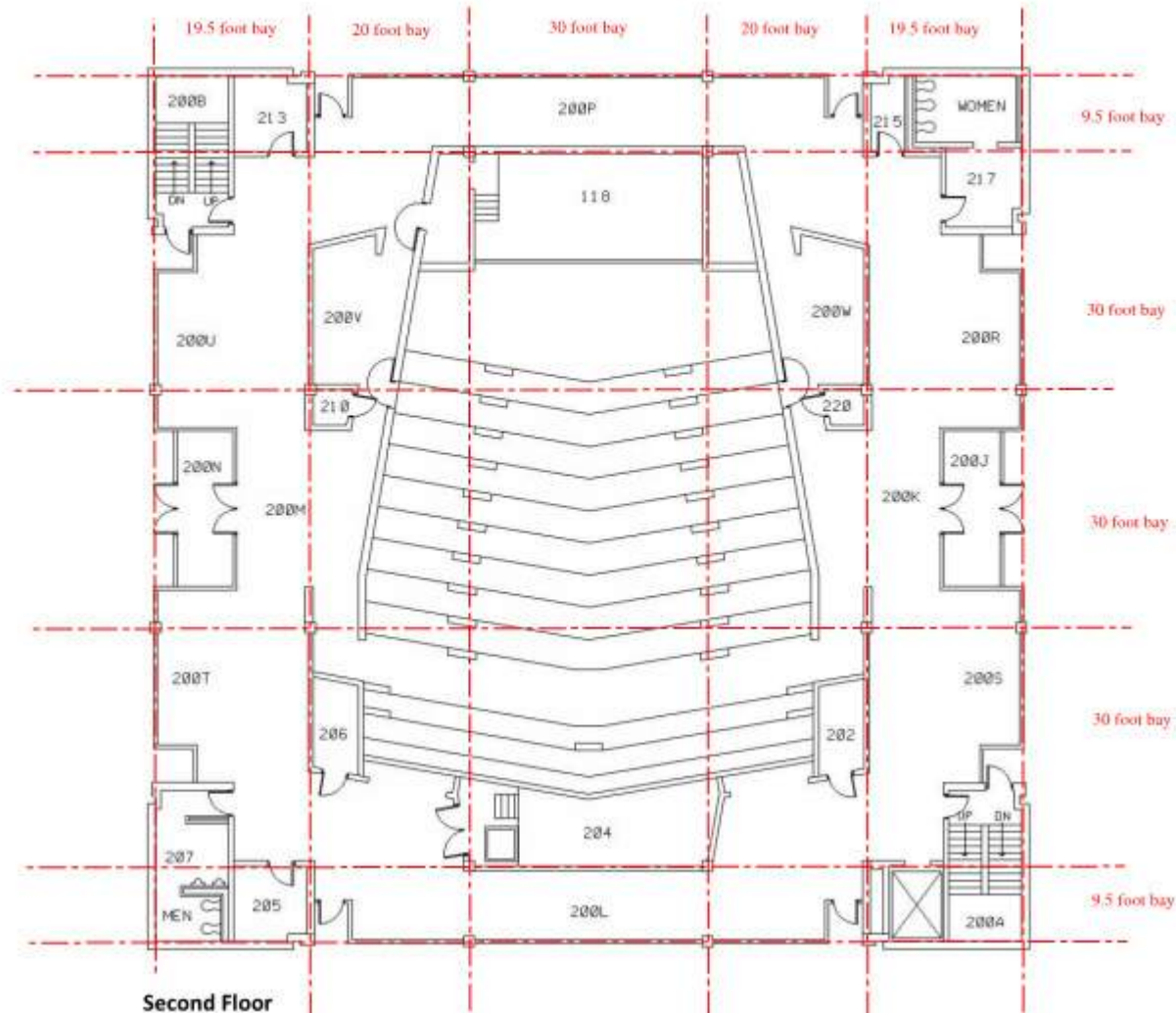
Structural Bay Spacing

2022 Environmental Sciences Building



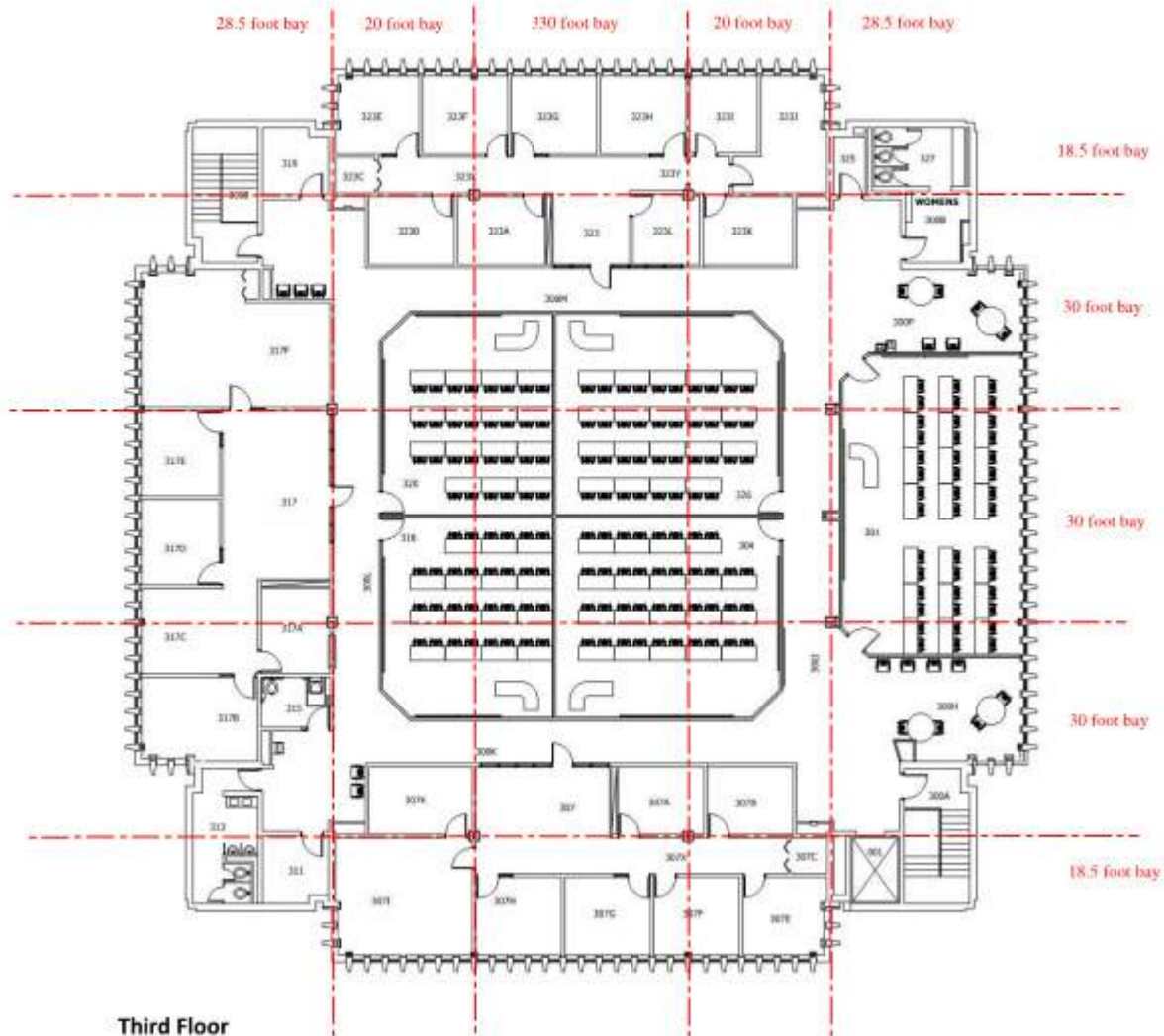
Structural Bay Spacing

2022 Environmental Sciences Building



Structural Bay Spacing

2022 Environmental Sciences Building



FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2022 Environmental Sciences Building**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	C	16-30%	Doors are UL labeled, but push-pull hardware is not fire-rated.
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	A		Closets 307C and 323C have been removed.
Circulation / Concourse	B		
Restrooms	B		Single-use restrooms are gender-neutral and accessible.
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2022 Environmental Sciences Building**

Date **7-22-22**



Room 301, looking west.



Room 317, looking southeast.



Room 105, looking east.



Room 200K, looking east.



Room 300P, looking north.



Room 300J, looking east.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2022 Environmental Sciences Building**

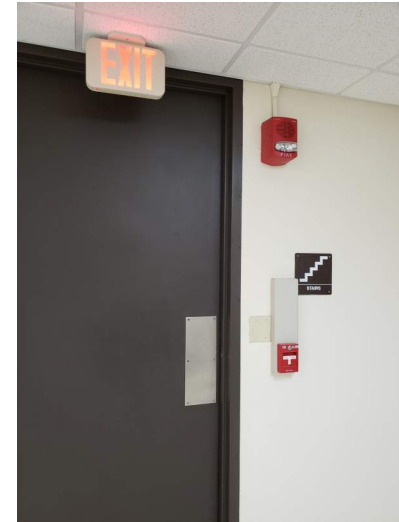
Date **7-22-22**



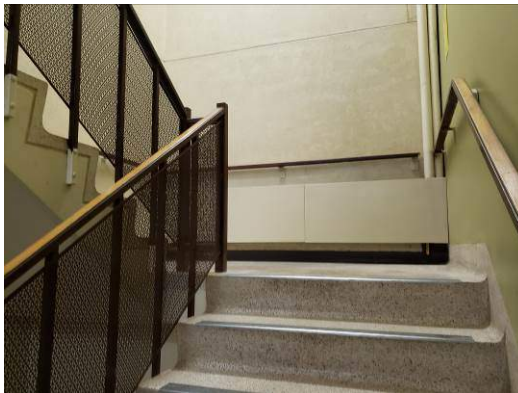
Room 113, looking west.



Room 315, looking west.

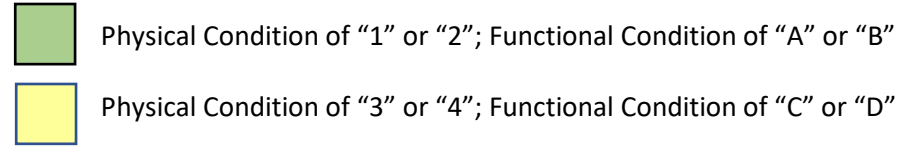


Room 300A, typical stair door hardware.

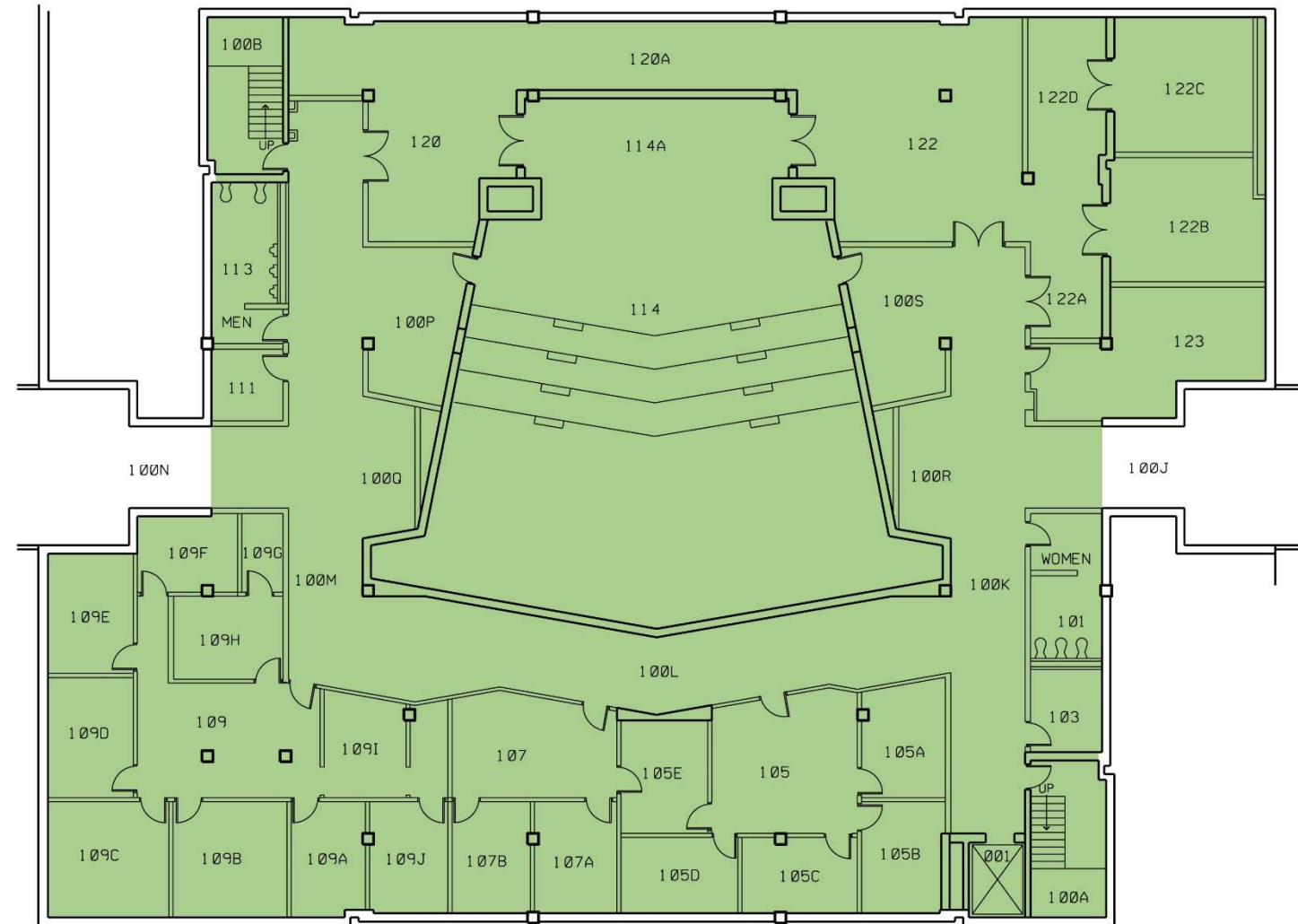


Room 100A, typical stair construction.

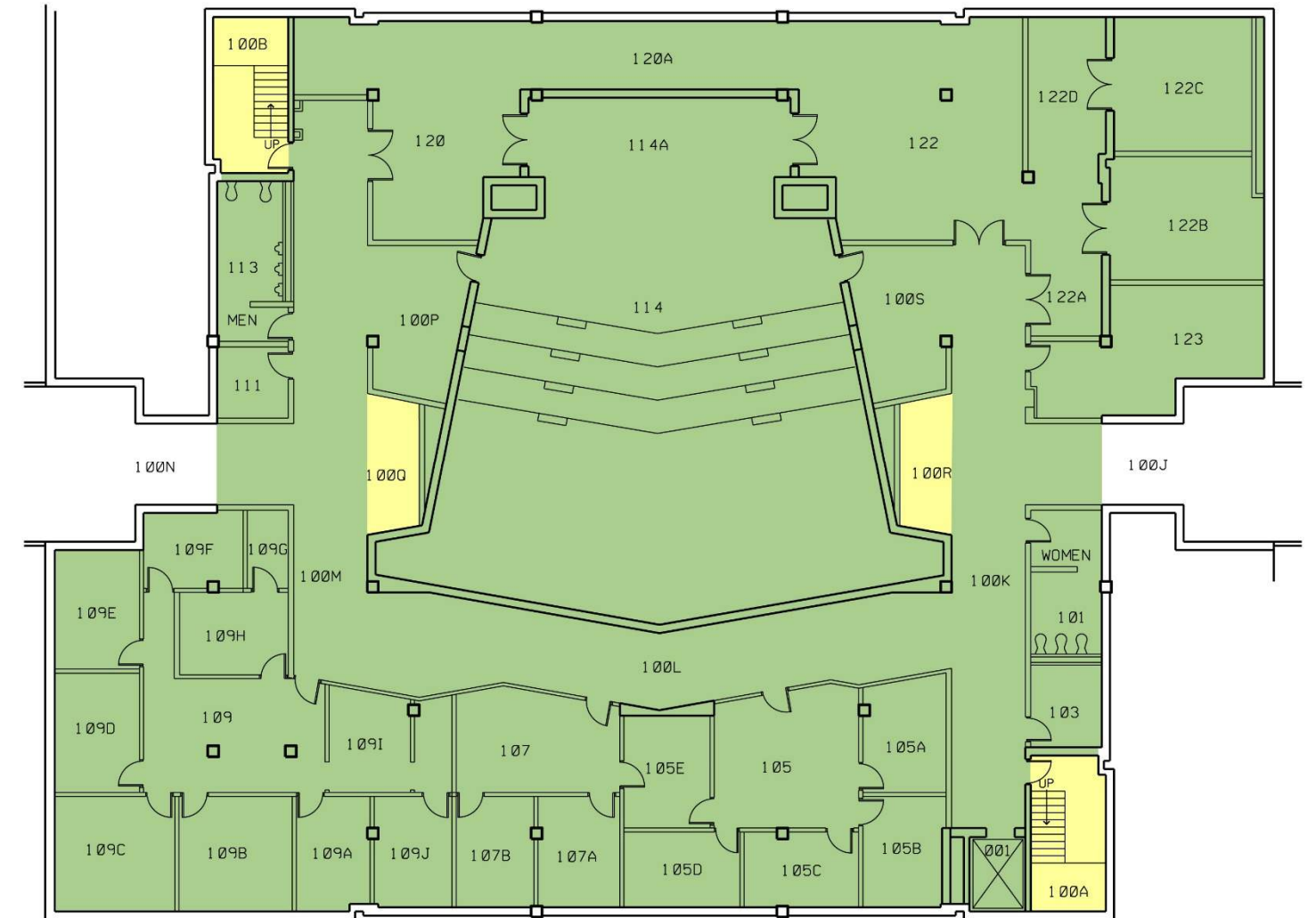
2022 Environmental Sciences Building First Floor



Physical Condition



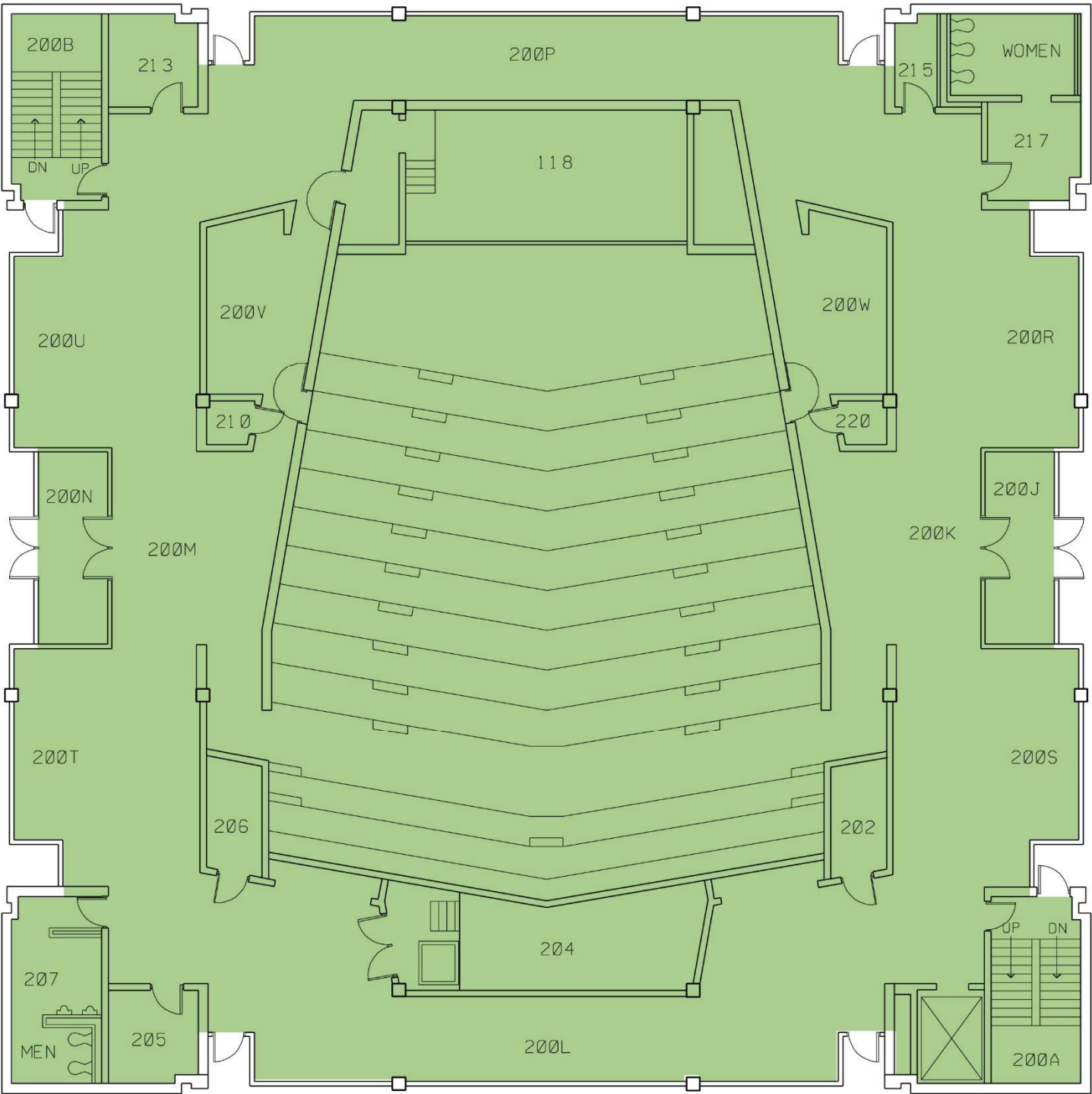
Functional Condition



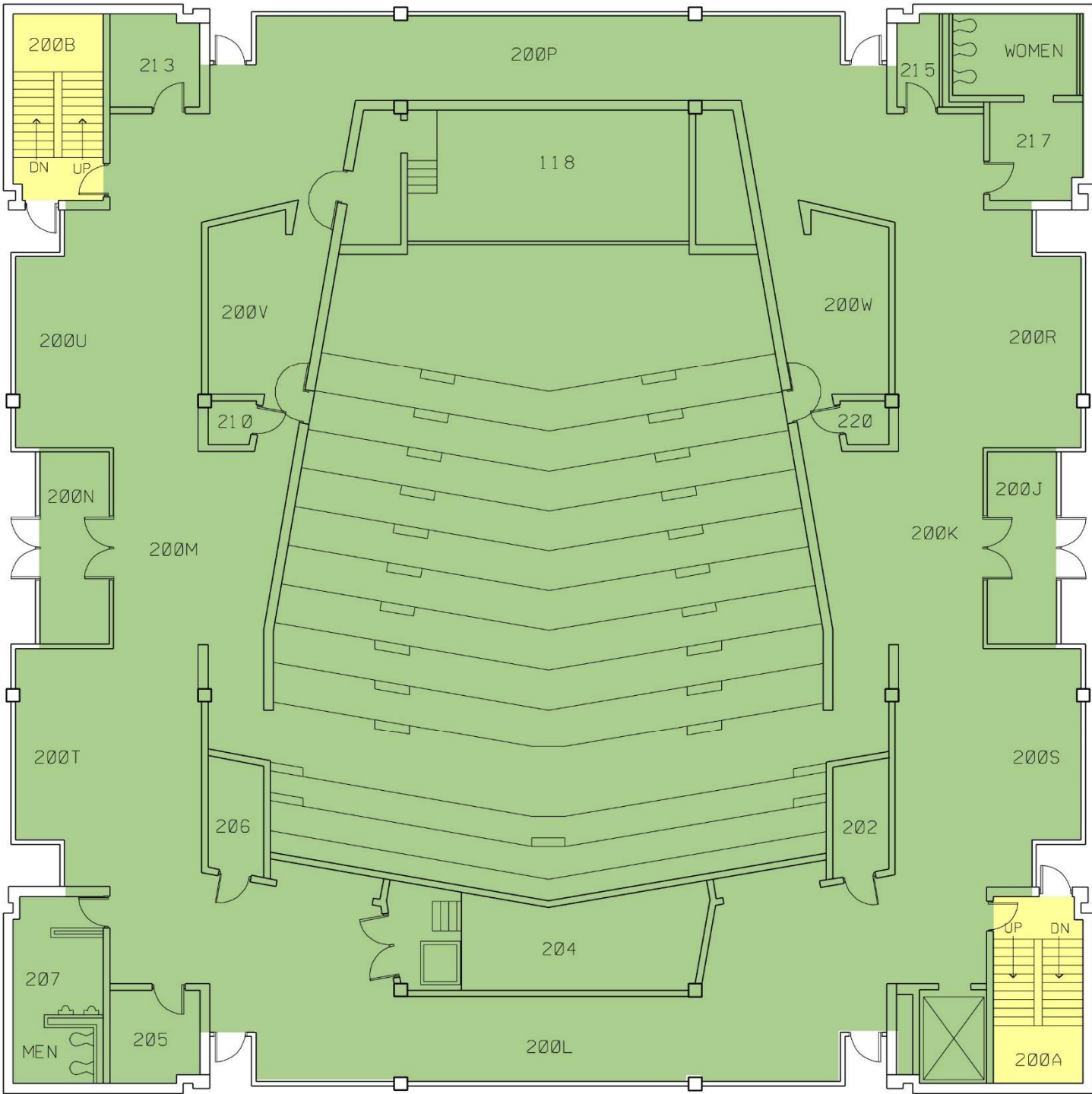
2022 Environmental Sciences Building
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



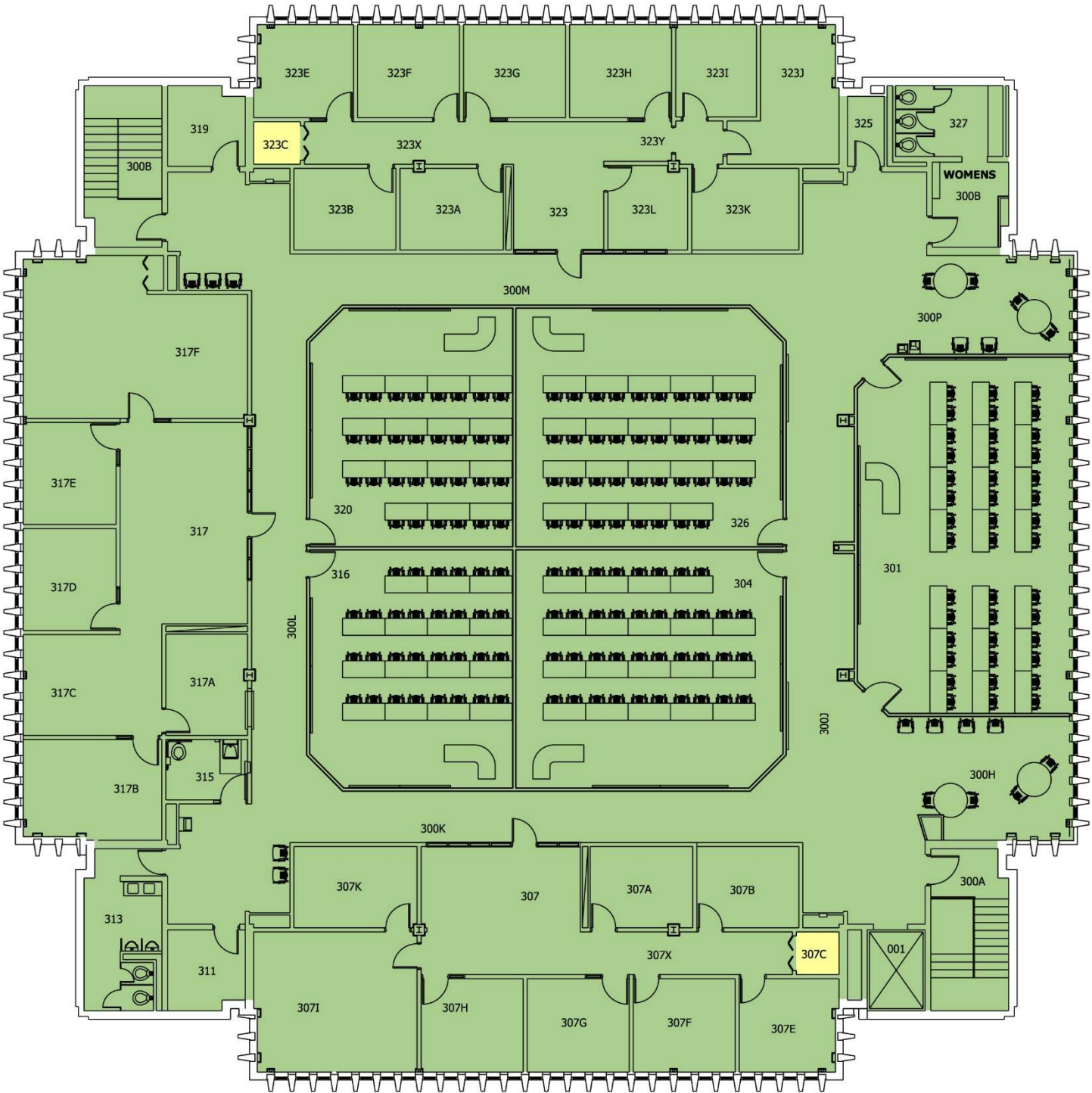
Functional Condition



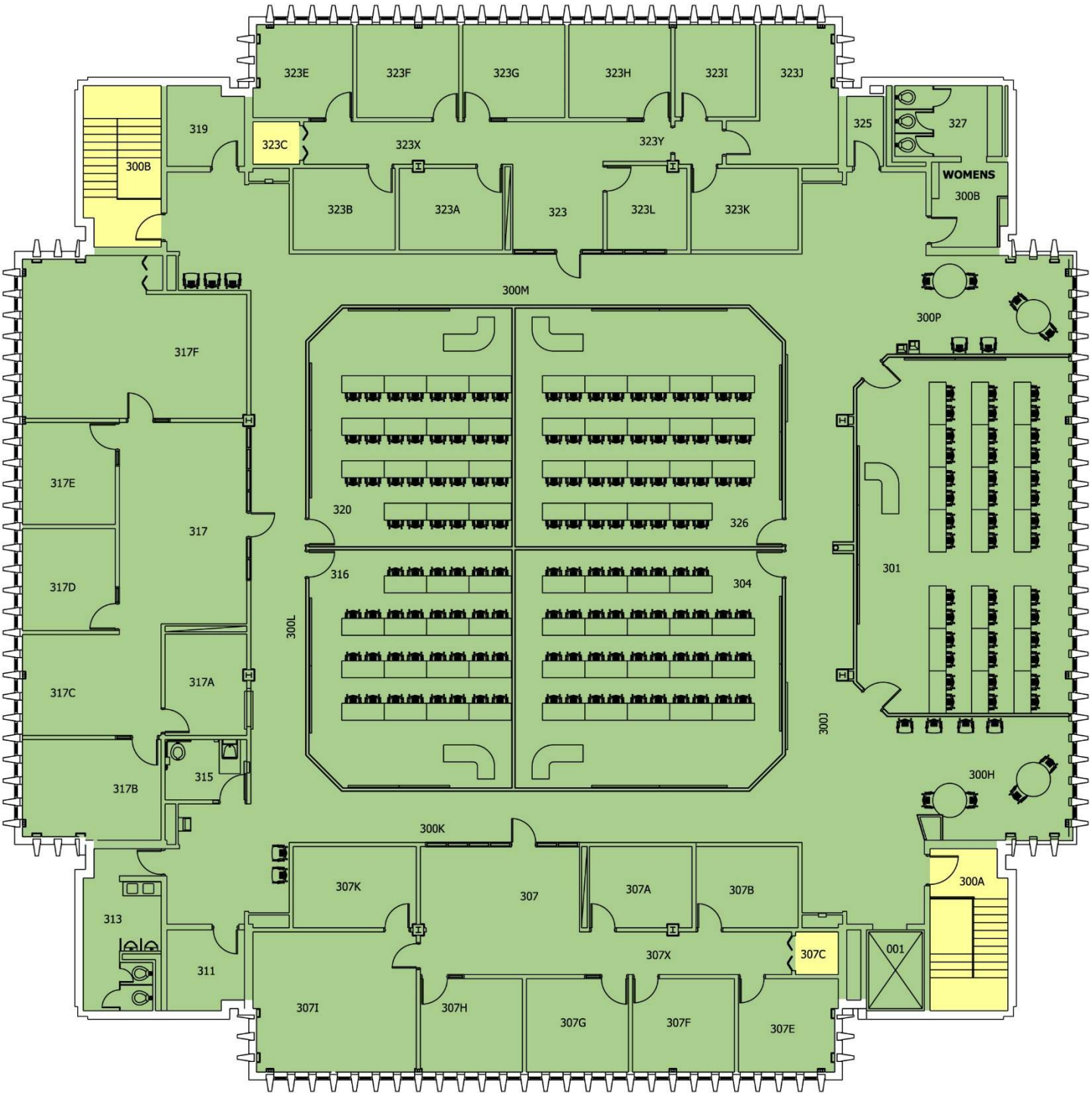
2022 Environmental Sciences Building
Third Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Physical Condition Summary

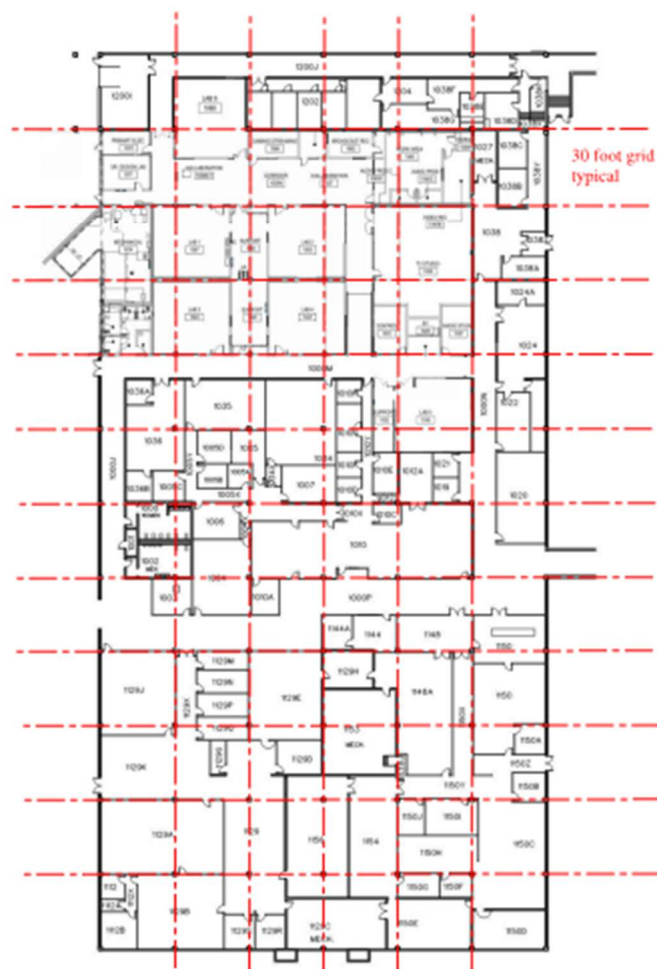
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	16-30%	Loading (PSF): Floor is Slab-on-grade, Plaza/Surge Roof – 100, Wind – 20. Floor-to-floor: 13'-4" from floor to top of roof structure. Structural Bay spacing: 30 x 30 grid throughout.
C	INTERIORS	3	16-30%	
	Classrooms, Labs, and Offices	2		Renovation underway to create new classrooms and labs.
	Circulation / Concourse	3		
	Restrooms	3		
	Back of House	3		
	AVERAGE	3	16-30%	

Structural Bay Spacing

Primary Use Type



First Floor

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2023 Instructional Services Building**

Date **7-22 -22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	N/A	N/A	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	C		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2023 Instructional Services Building**

Date **7-22 -22**



Room 1000K, looking west (area under construction).



Room 1002, looking north.



Room 1010, looking south.



Room 1010A, looking northwest.



Room 1024B, looking west.



Room 1038, looking west.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2023 Instructional Services Building**

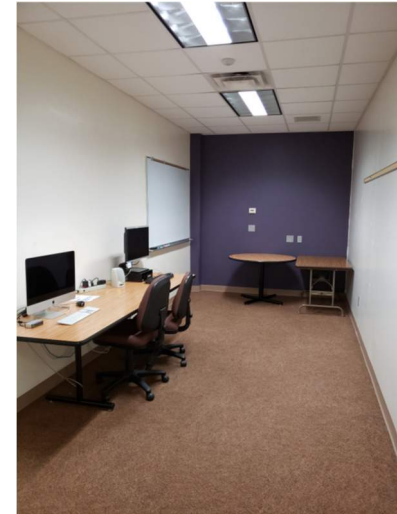
Date **7-22 -22**



Room 1036, looking west.



Room 1129A, looking southeast.



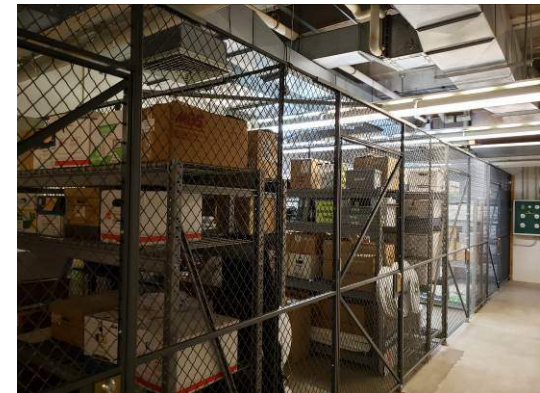
Room 1129M, looking north.



Room 1150, looking west.



Room 1150E, looking south.

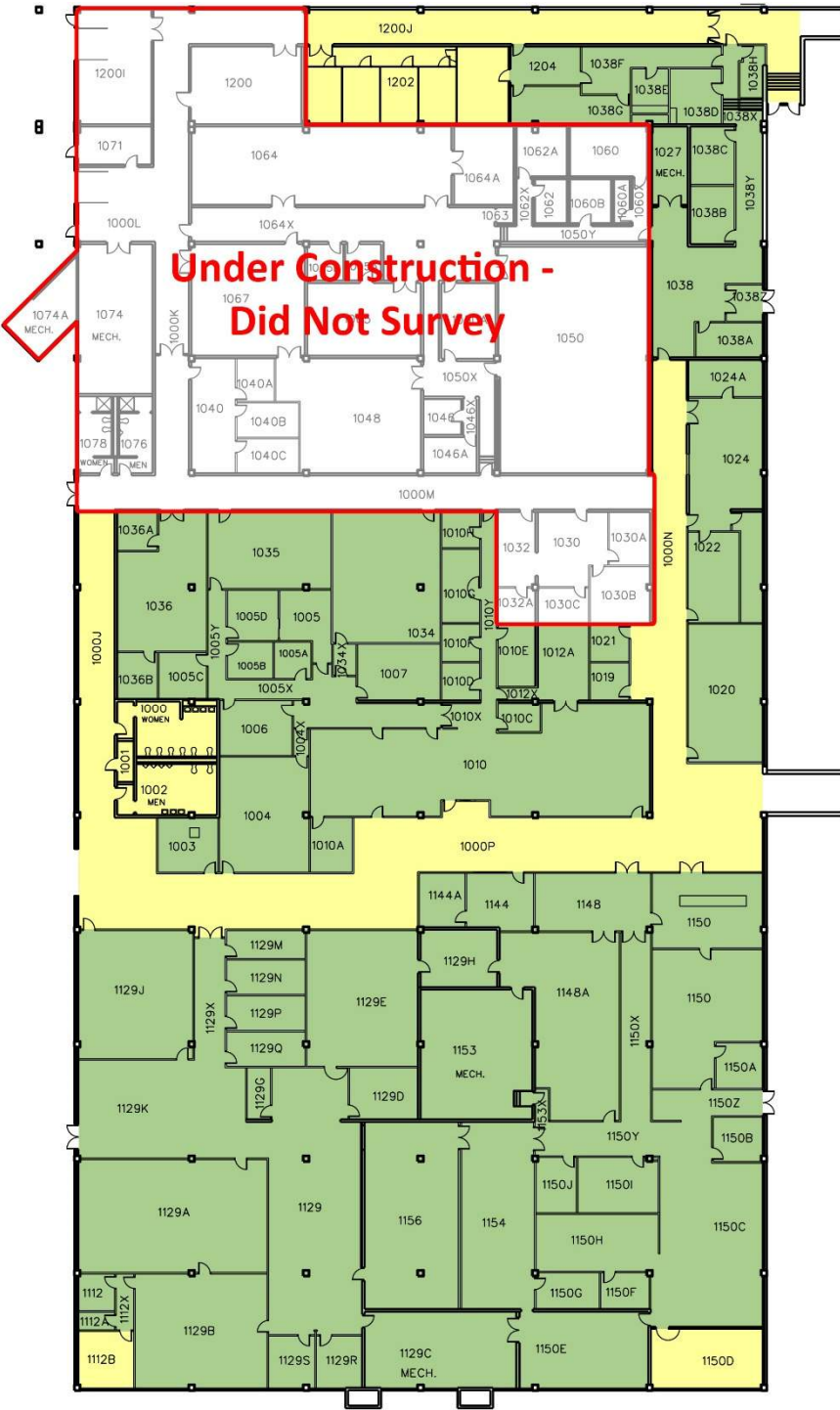


Room 1202, looking south.

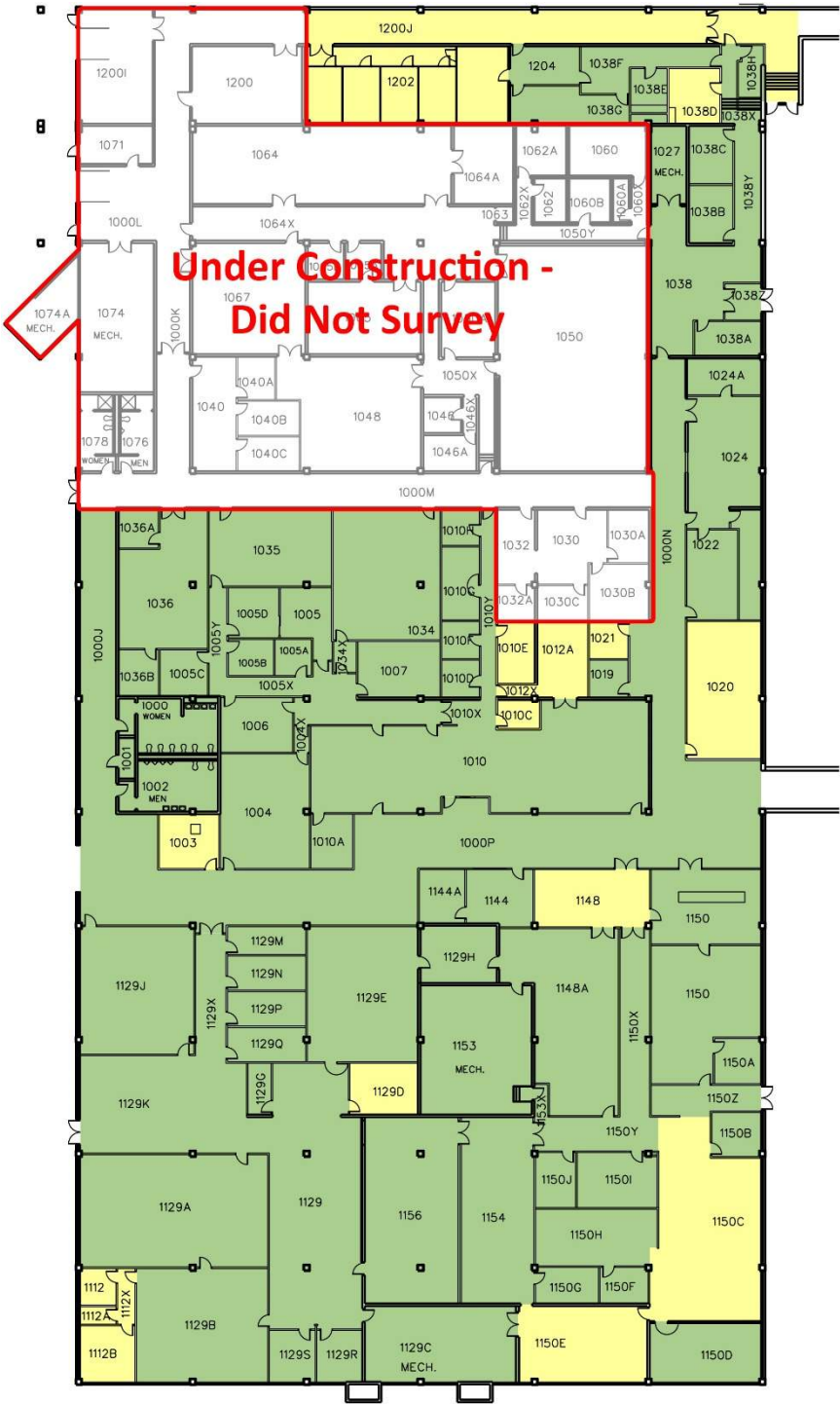
2023 Instructional Services Building
First Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Physical Condition Summary

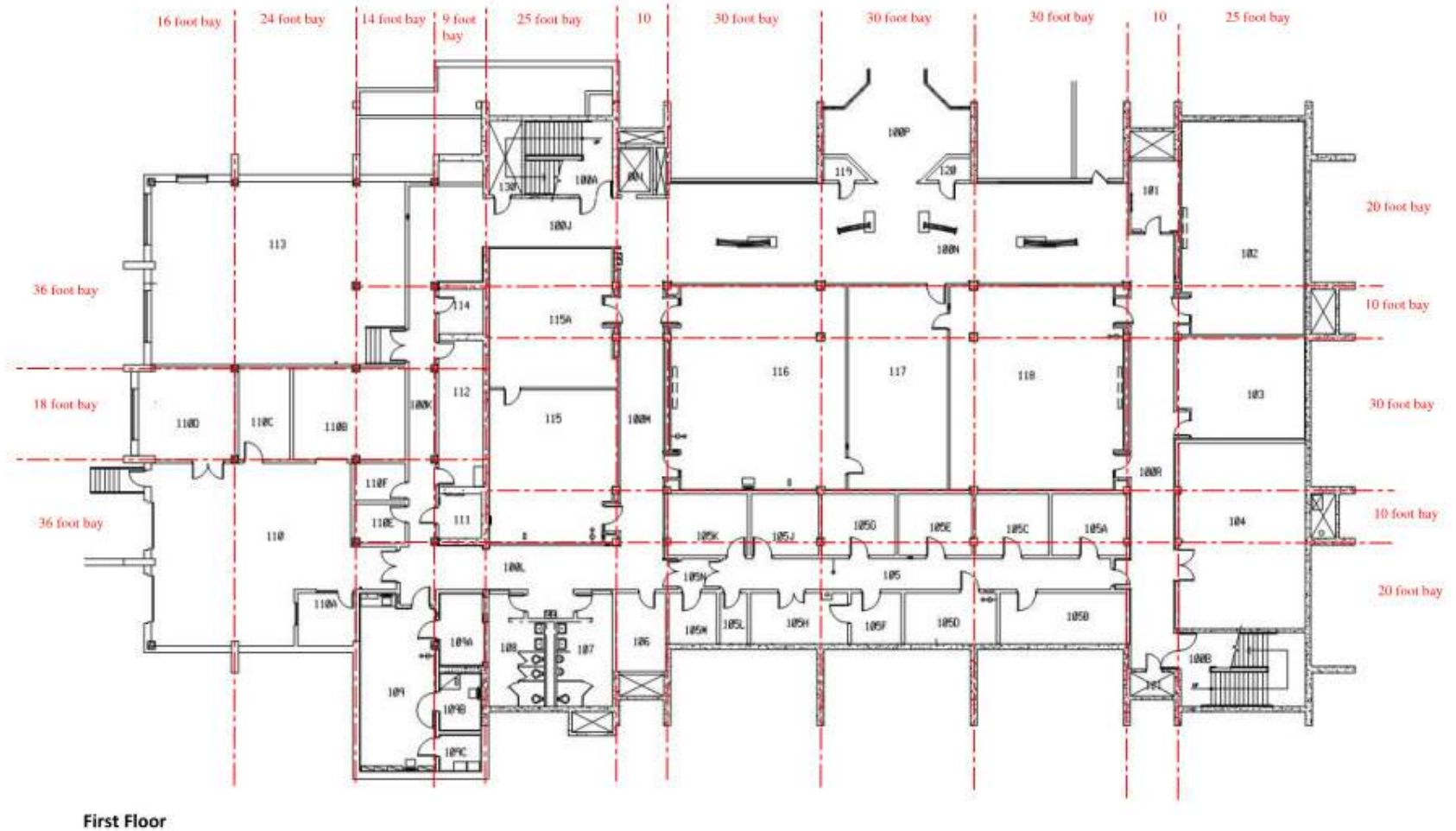
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Classrooms - 50, Corridors/Lobby/Stairs - 80, Roof - 30, Wind - 20. Floor-to-floor: 13'-4" from first to second floor, 12'-8" from second to third and third to fourth floor, 13'-5 1/2" from fourth floor to roof. Structural bay spacing ranges from 10'-0" to 30'-0".
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	1		
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

Physical Condition Summary

2024 Laboratory Sciences Building

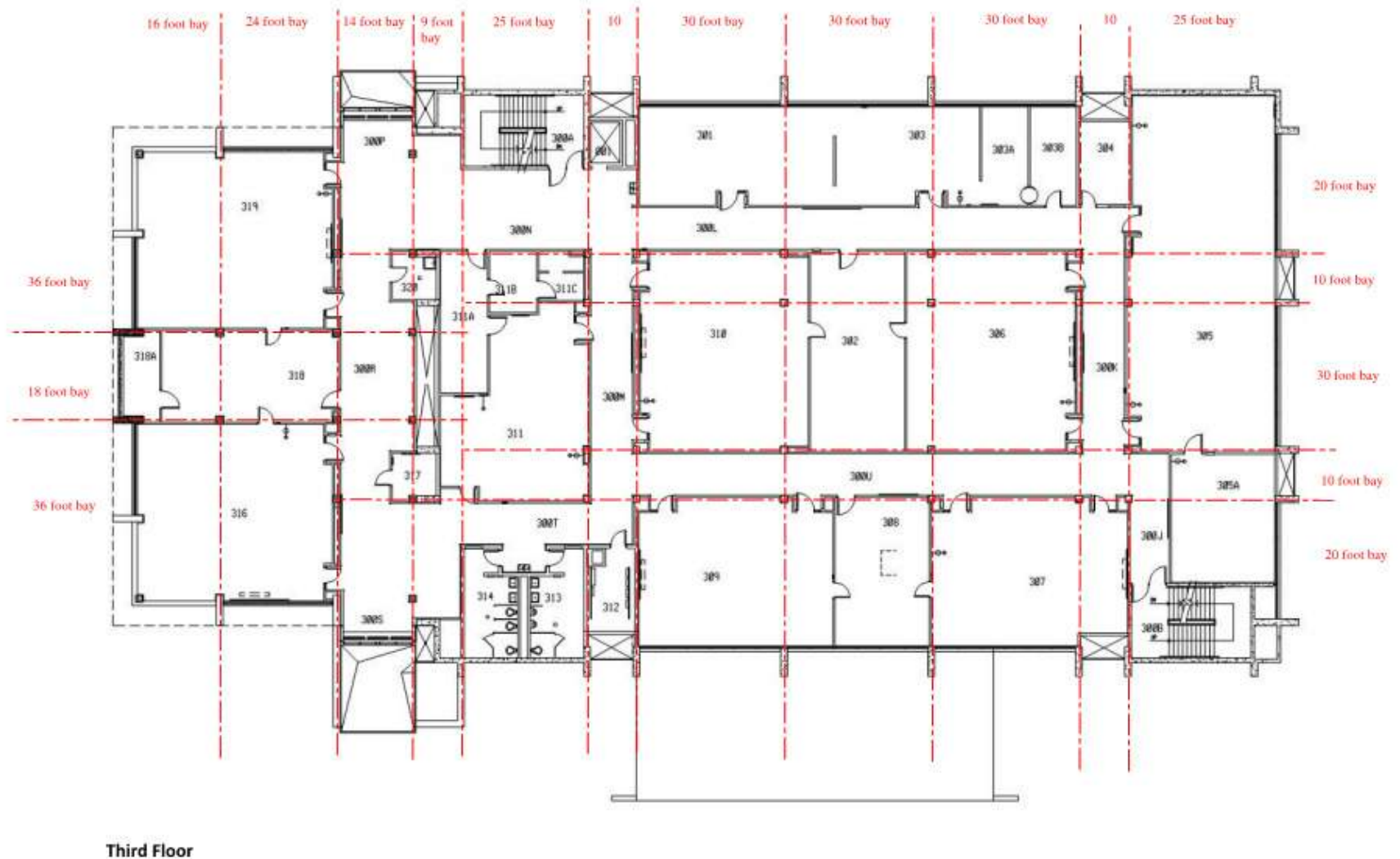


2024 Laboratory Sciences Building



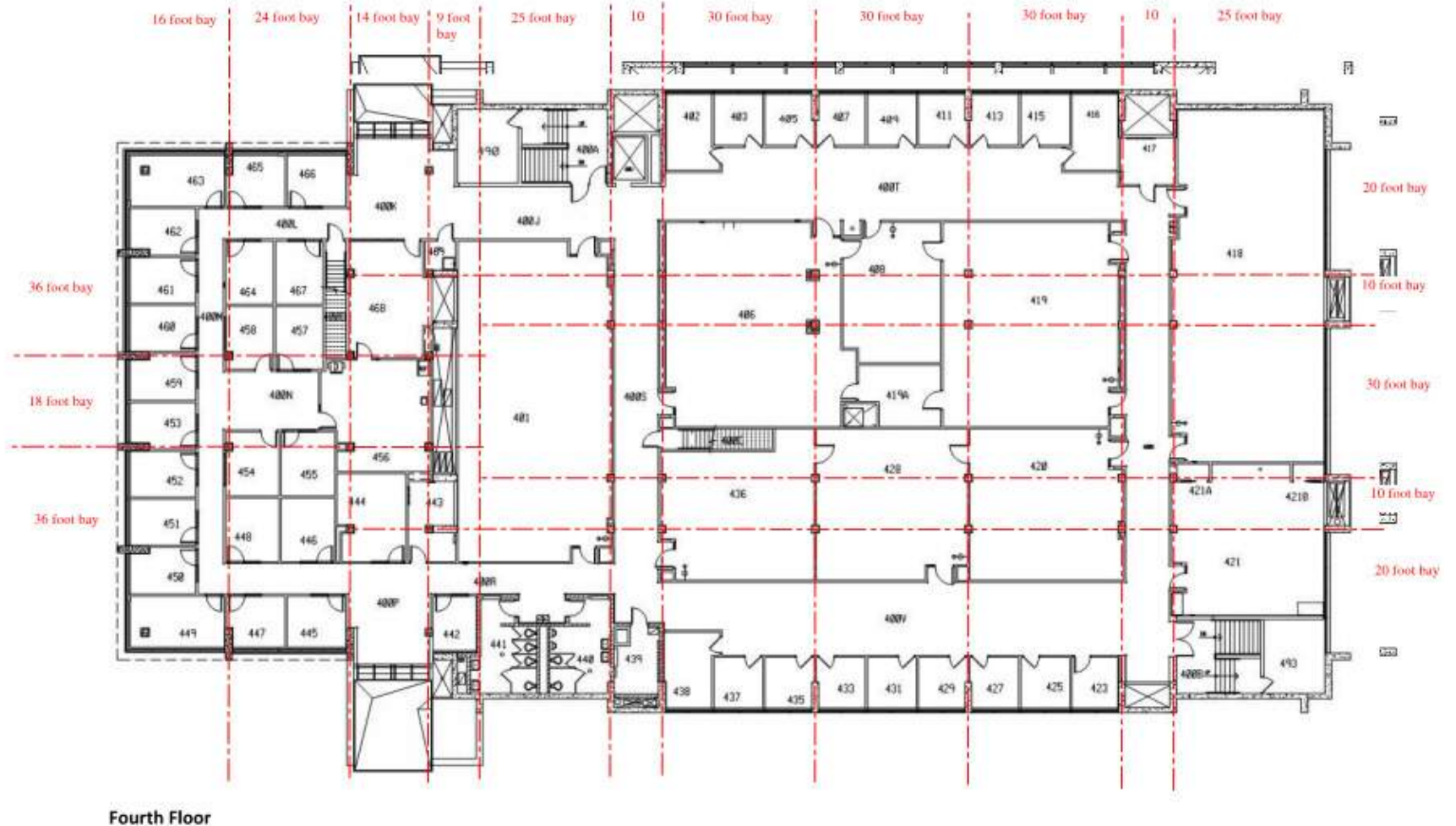
Physical Condition Summary

2024 Laboratory Sciences Building



Physical Condition Summary

2024 Laboratory Sciences Building



FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2024 Laboratory Sciences Building**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	B	5-15%	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2024 Laboratory Sciences Building**

Date **7-22-22**



Room 118, looking west.



Room 307, looking south.



Room 319, looking west.



Room 200R, looking north.



Room 200R, looking west.



Room 300P, looking north.



Room 300A, typical stair assembly.



Room 313, typical restroom.

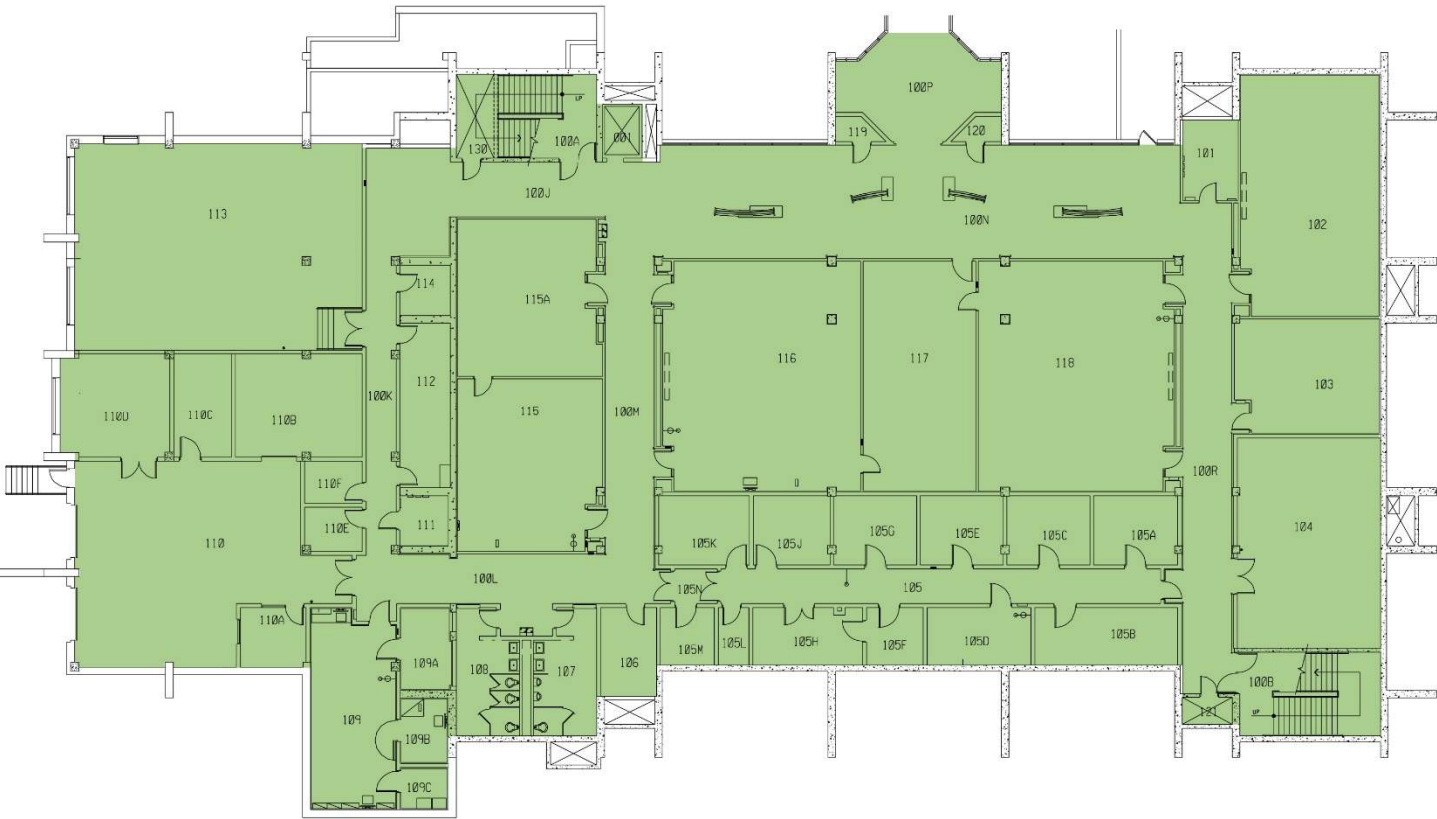


Room 203, looking east.

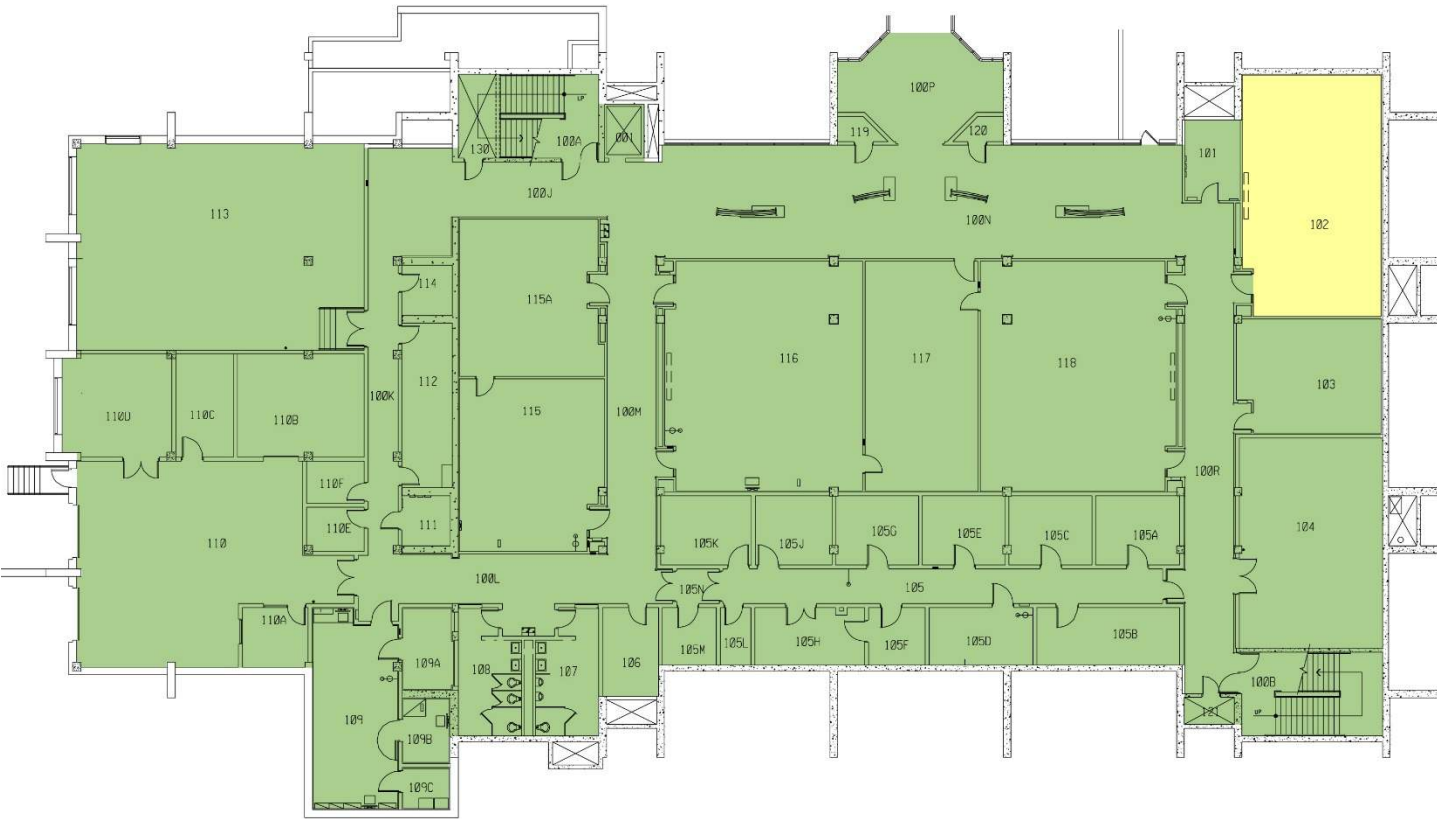
2024 Laboratory Sciences Building
First Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

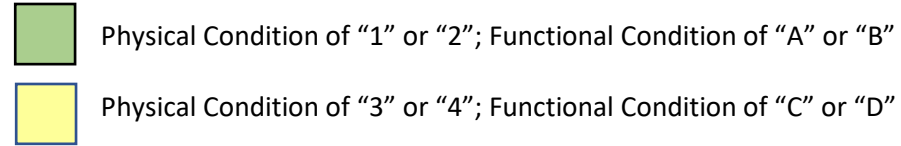
Physical Condition



Functional Condition



2024 Laboratory Sciences Building Second Floor



Physical Condition



Functional Condition



2024 Laboratory Sciences Building Third Floor



Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

Physical Condition



Functional Condition



2024 Laboratory Sciences Building
Fourth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Institution **UW-Green Bay**
 Building Name **2025 David A. Cofrin Library**

Date **7-22-22**

Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE*	2	5-15%	Loading (PSF): Floors - 100, Roof – 30, Wind - 20. Floor-to-floor: 15'-4" for first to second and second to third floor, 13'-3" for upper floors, 16'-0" from eighth floor to penthouse. Structural Bay spacing ranges from 18'-0" to 27'-0". * Structural Bay Spacing diagrams are not included due to pending demolition.
C	INTERIORS	3	16-30%	
	Classrooms, Labs, and Offices	2		
	Circulation / Concourse	3		
	Restrooms	3		
	Back of House	2		
	AVERAGE	4*	31-45%	

*-Average physical condition score is pulled from the Cofrin Research Center Facility Condition Assessment, completed as part of DFD project #18D2W. This assessment included envelope, mechanical, electrical, plumbing, and fire protection system surveys, which were all found to be in unsatisfactory condition. **As a result of that project's findings, the building is now slated for demolition and replacement.**

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2025 David A. Cofrin Library**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	D	31-45%	
INTERIORS	D	31-45%	
Classrooms, Labs, and Offices	D		
Circulation / Concourse	D		
Restrooms	D		
Back of House	D		
AVERAGE	D*	31-45%	

*-Average functional condition score is pulled from the Cofrin Research Center Facility Condition Assessment, completed as part of DFD project #18D2W. This assessment included envelope, mechanical, electrical, plumbing, and fire protection system surveys, which were all found to be in unsatisfactory condition. **As a result of that project's findings, the building is now slated for demolition and replacement.**

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2025 David A. Cofrin Library**

Date **7-22-22**



Room 115, looking west toward room 121.



Room 109B, looking northeast.



Room 109Q, looking northwest.



Room 200J, looking northeast.



Room 207, looking northeast.



Room 304, looking north.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2025 David A. Cofrin Library**

Date **7-22-22**



Room 305, looking east.



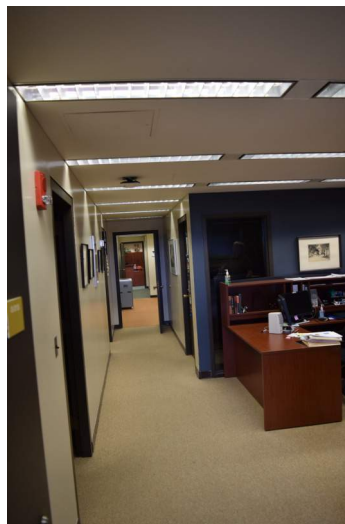
Room 404F, looking northeast.



Room 503, looking southeast.



Room 830, looking northwest.



Room 825, looking northwest.

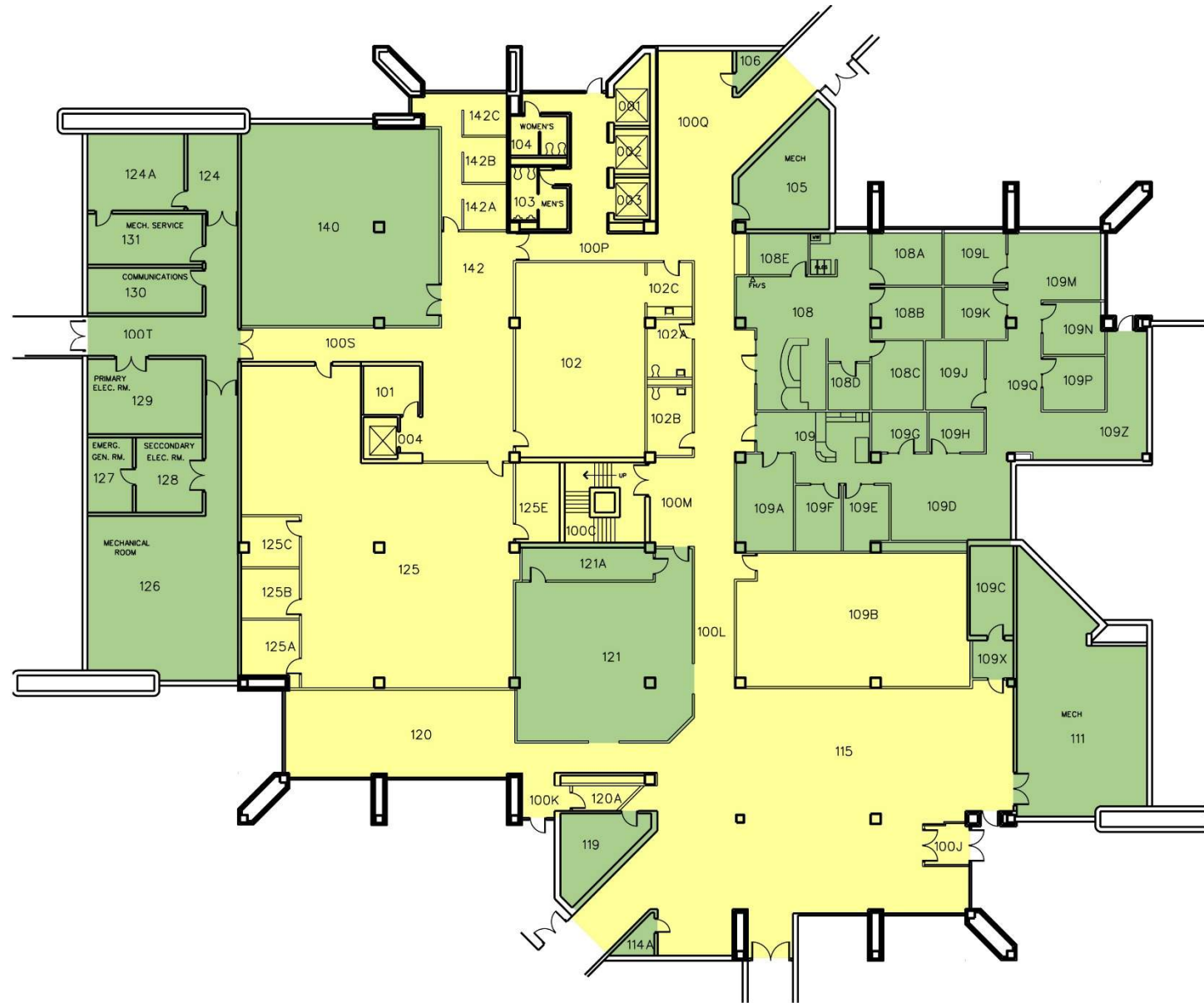


Room 103, typical restroom.

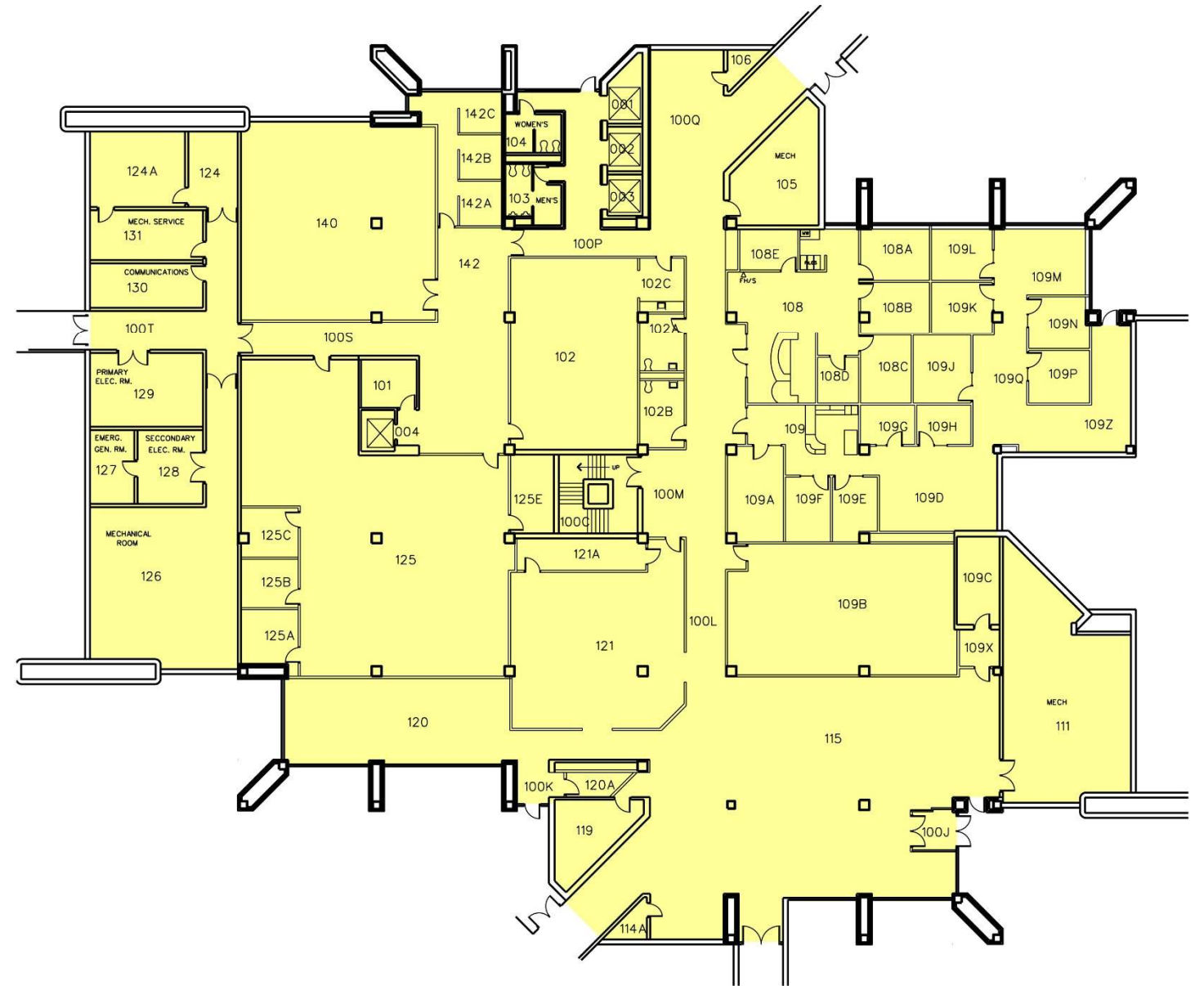
**2025 David A. Cofrin Library
First Floor**

-  Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
-  Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

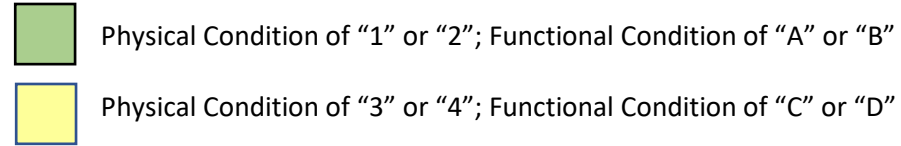
Physical Condition



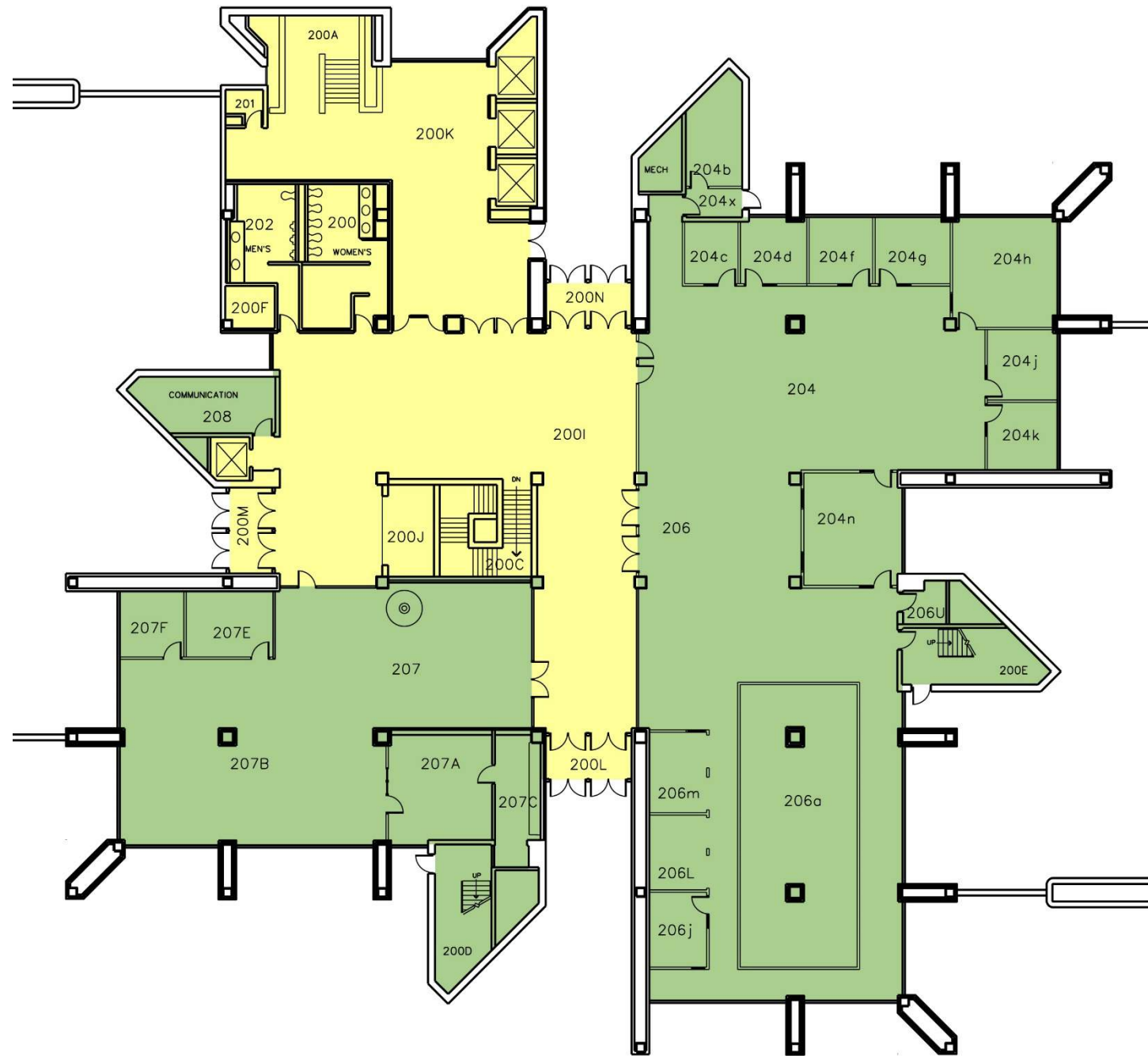
Functional Condition



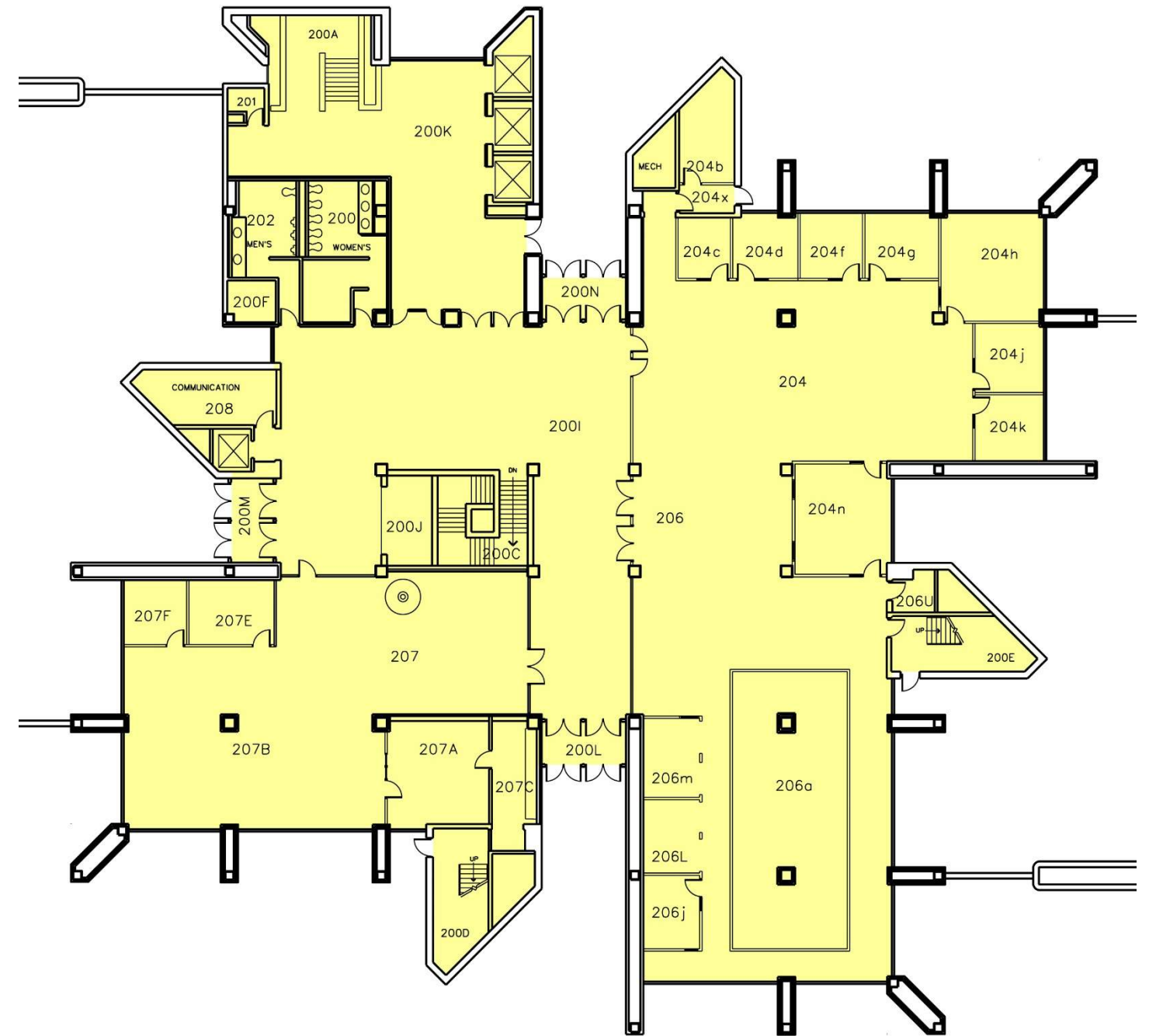
**2025 David A. Cofrin Library
Second Floor**



Physical Condition



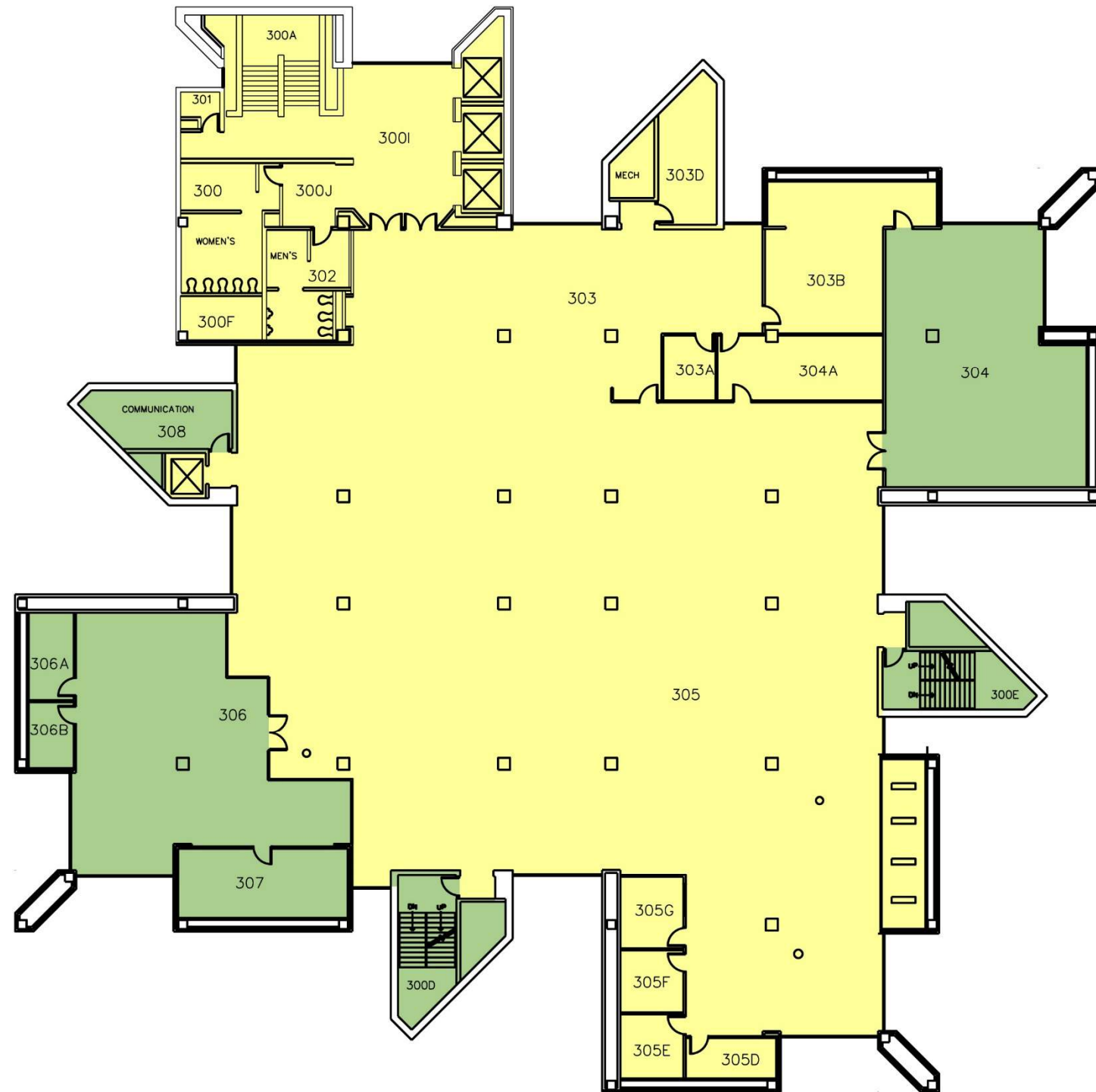
Functional Condition



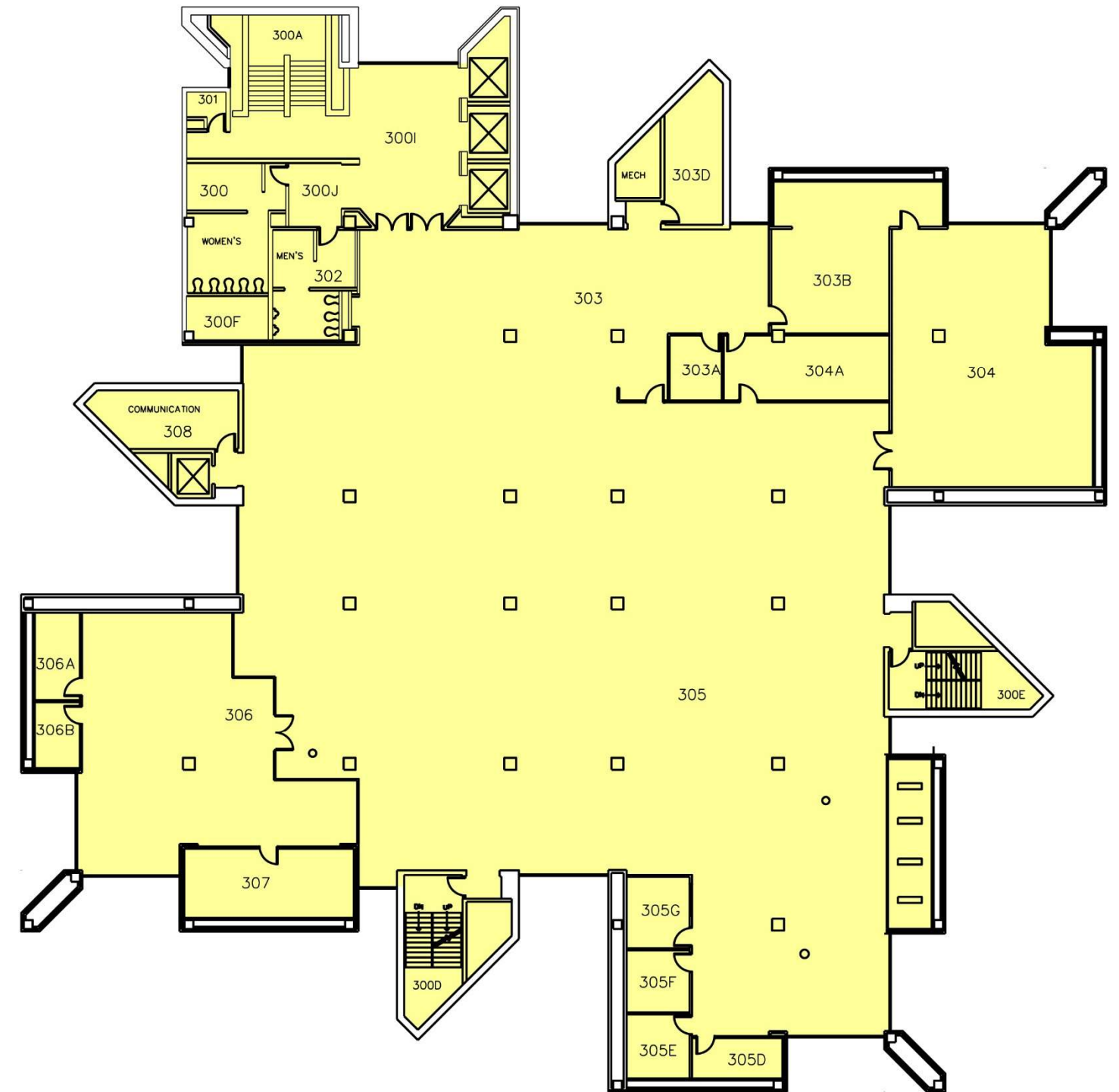
**2025 David A. Cofrin Library
Third Floor**

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



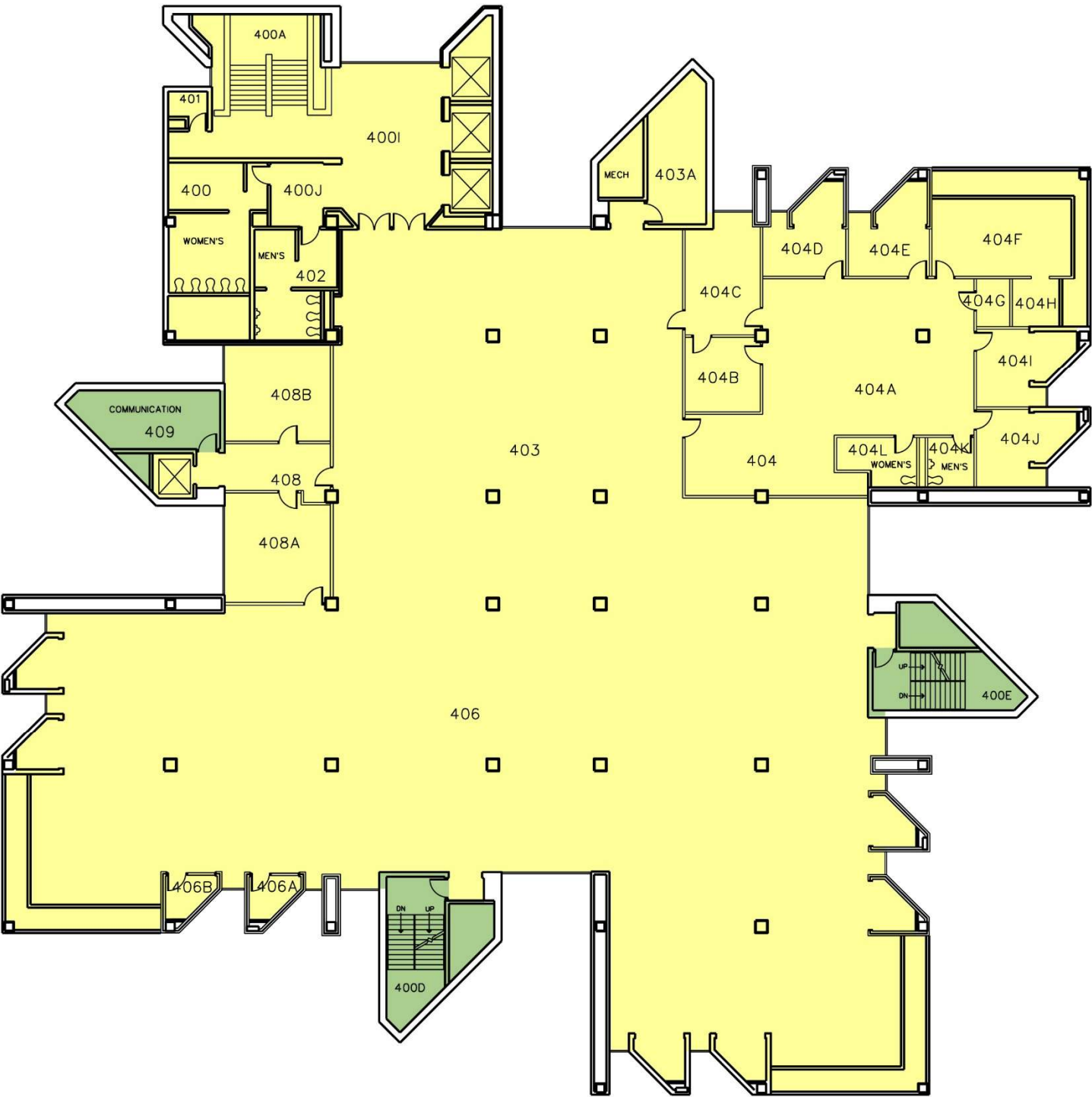
Functional Condition



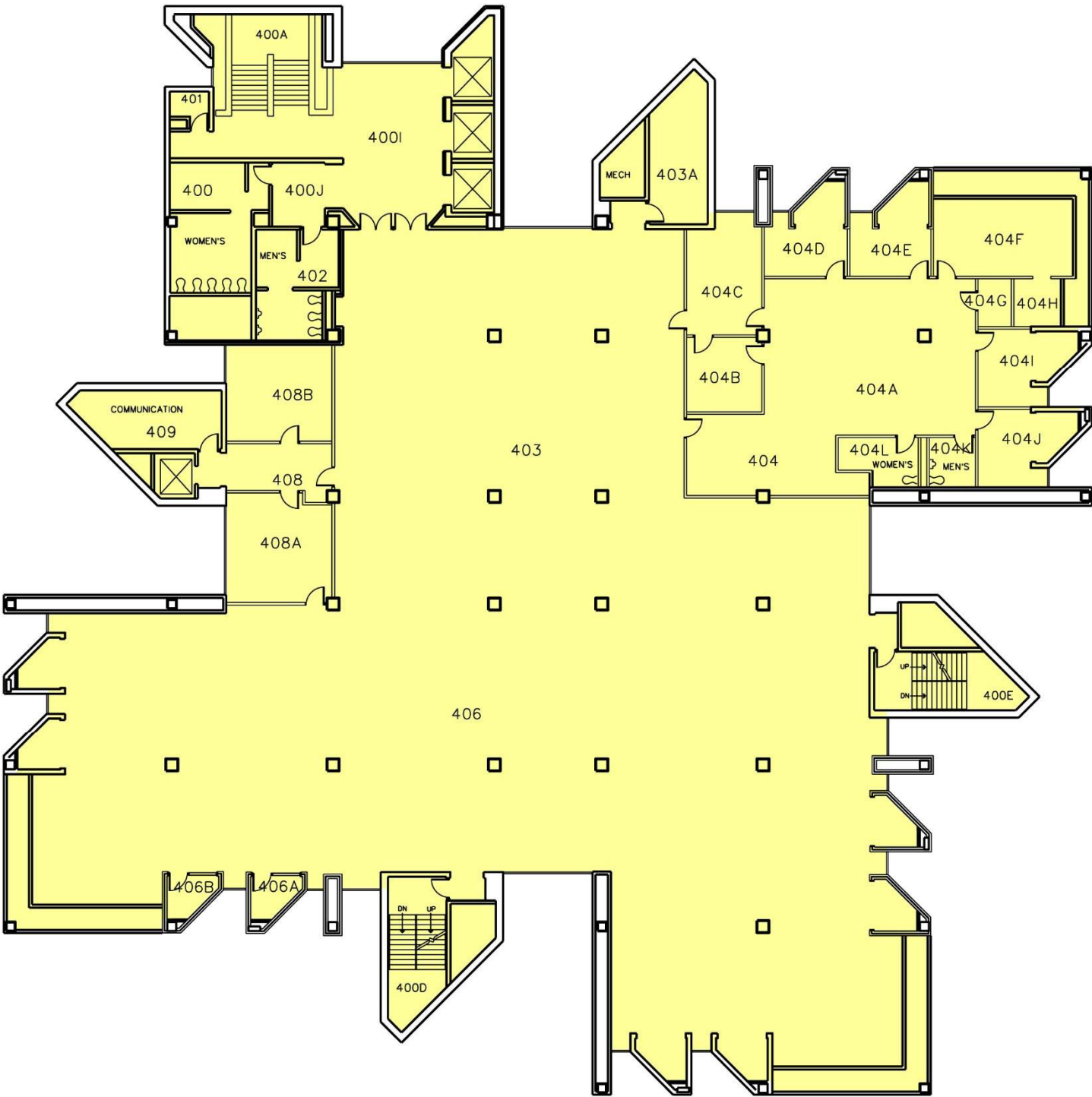
2025 David A. Cofrin Library
Fourth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



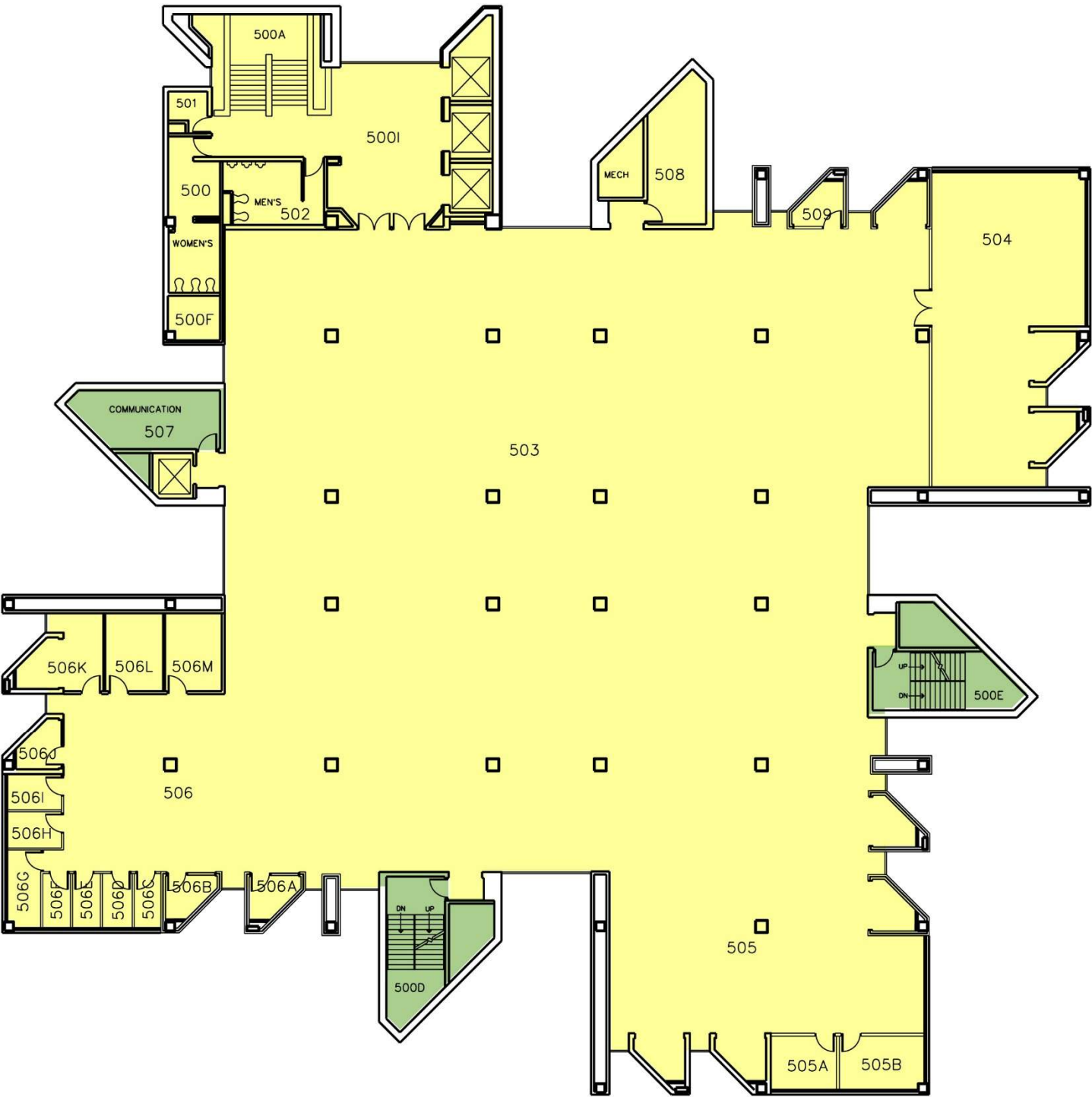
Functional Condition



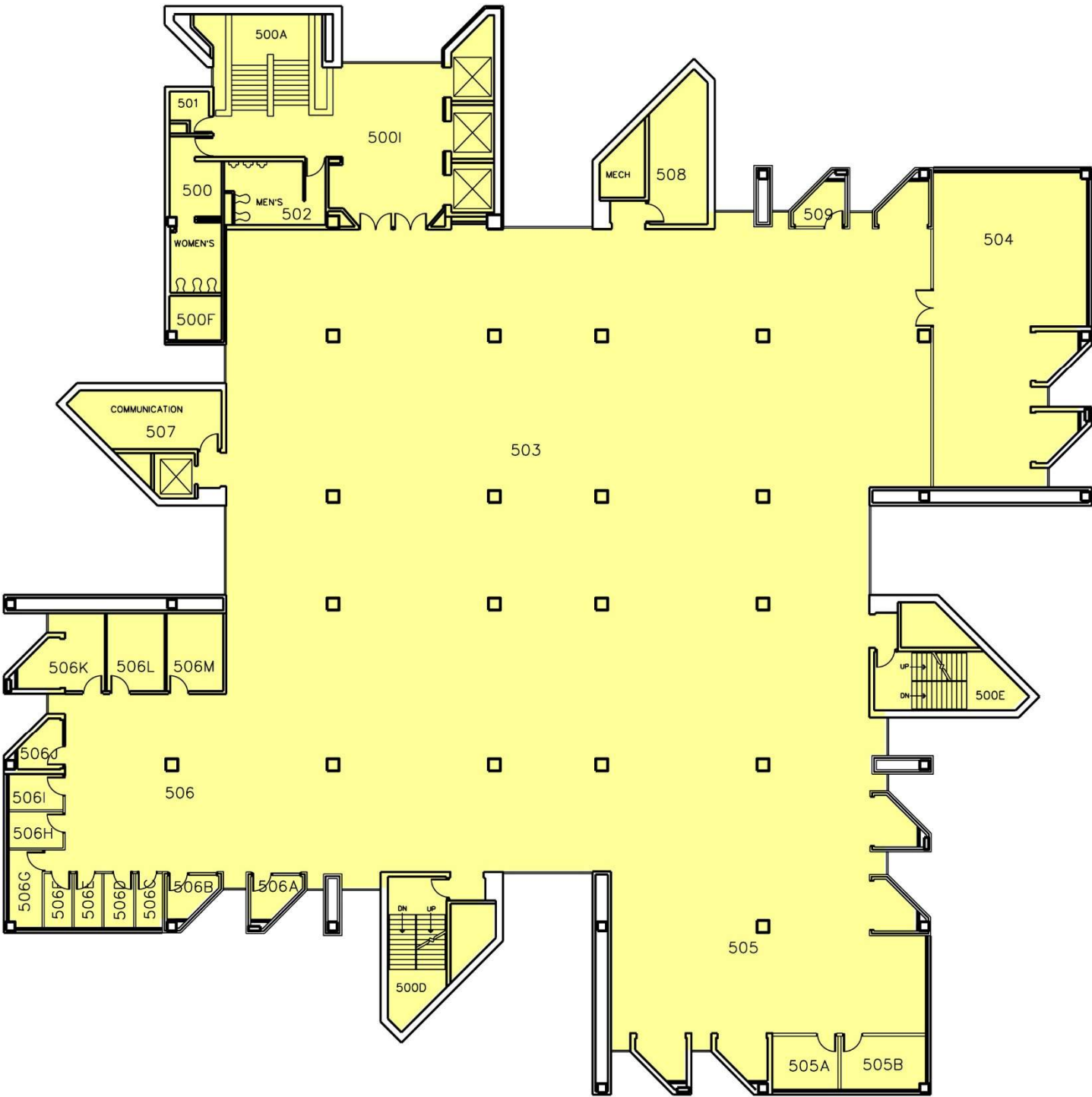
2025 David A. Cofrin Library
Fifth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



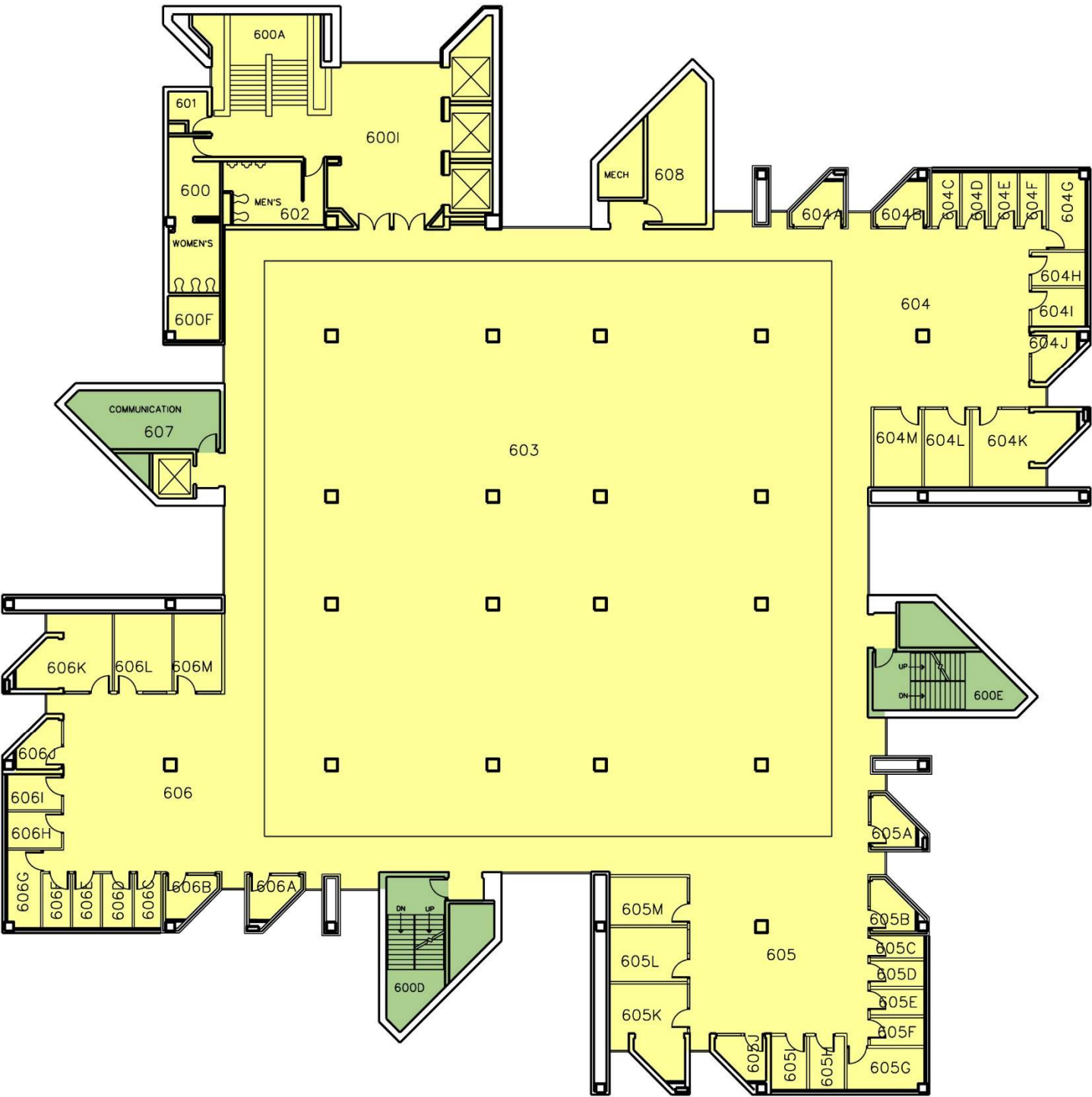
Functional Condition



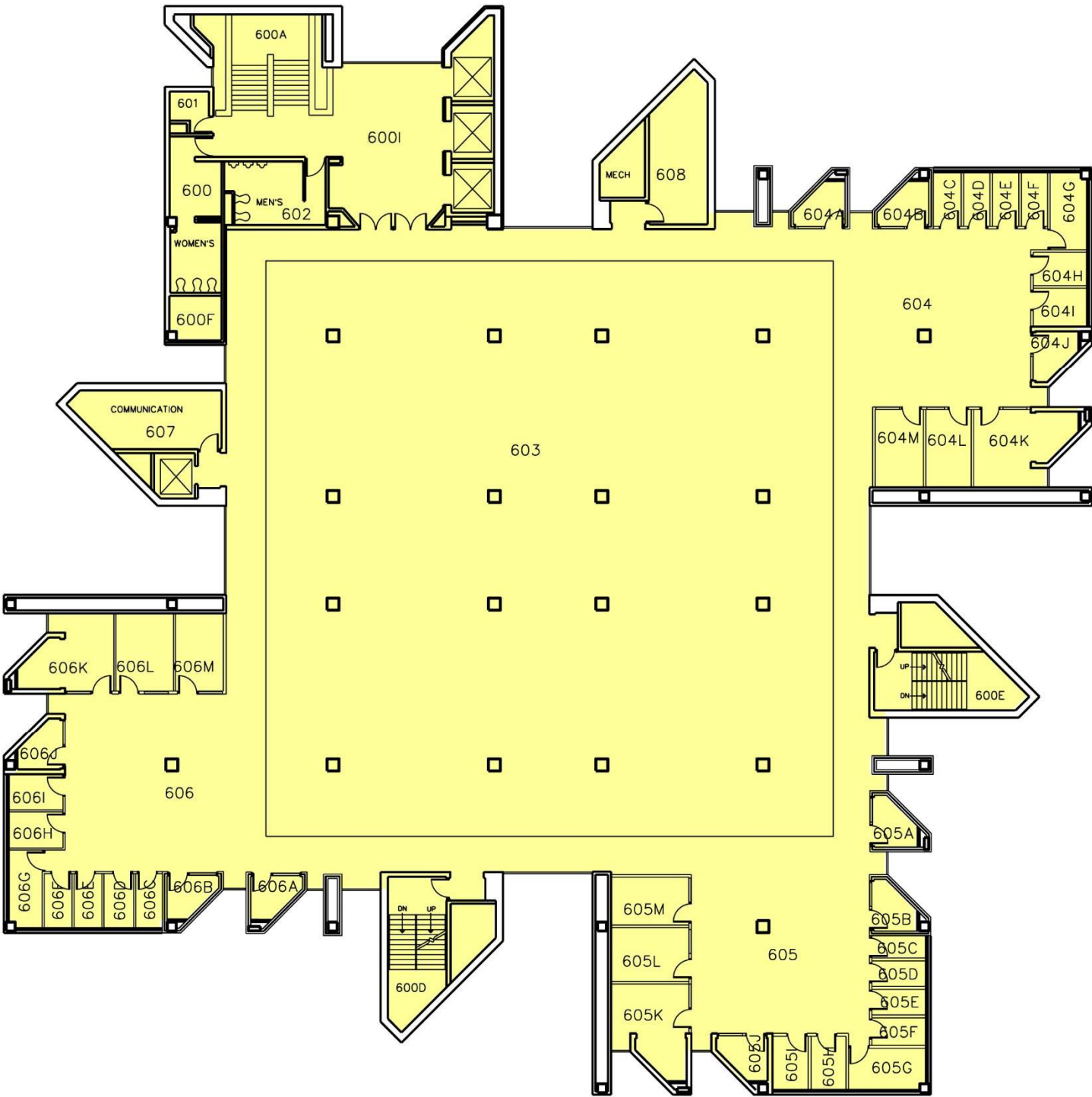
2025 David A. Cofrin Library
Sixth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



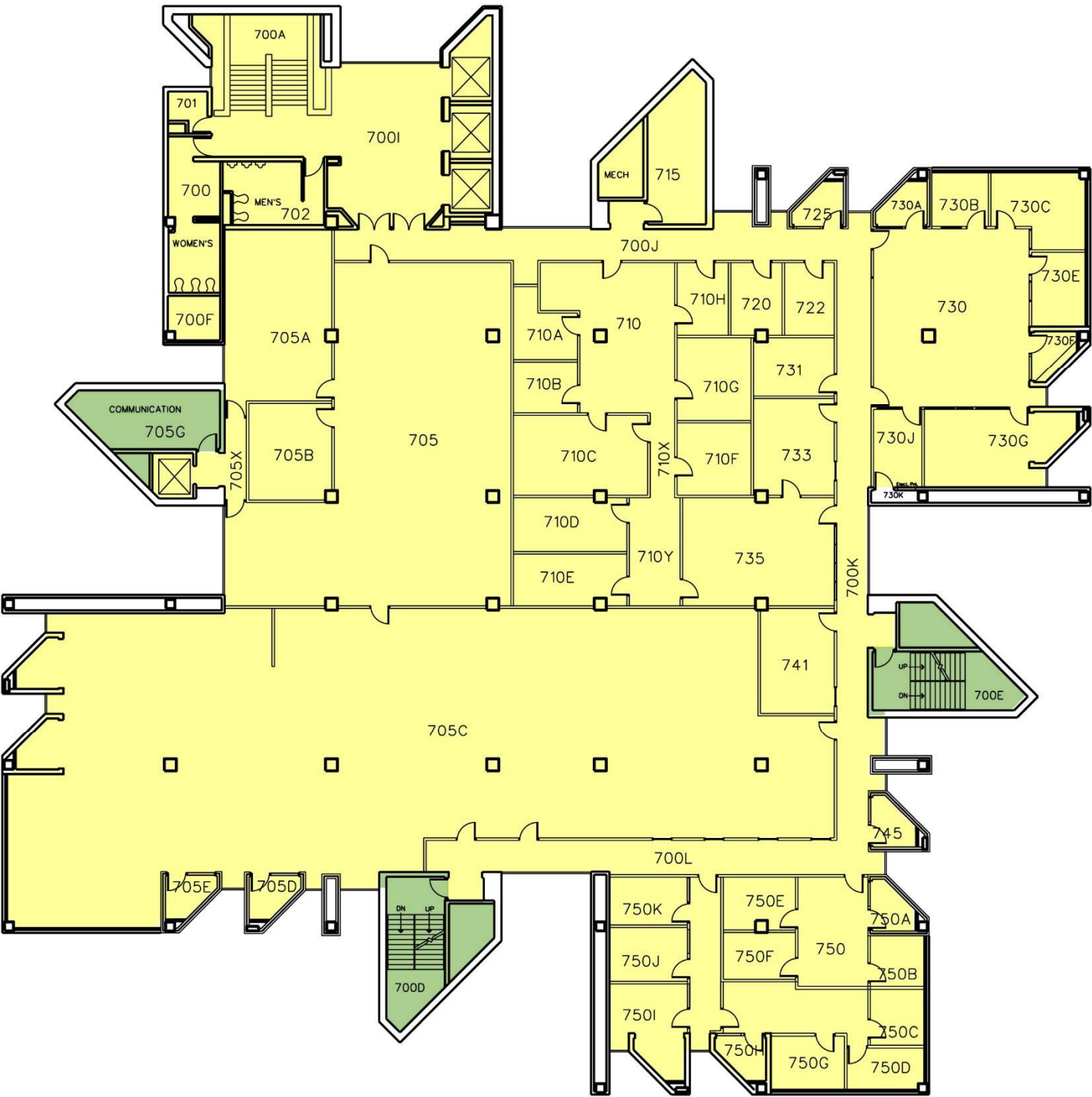
Functional Condition



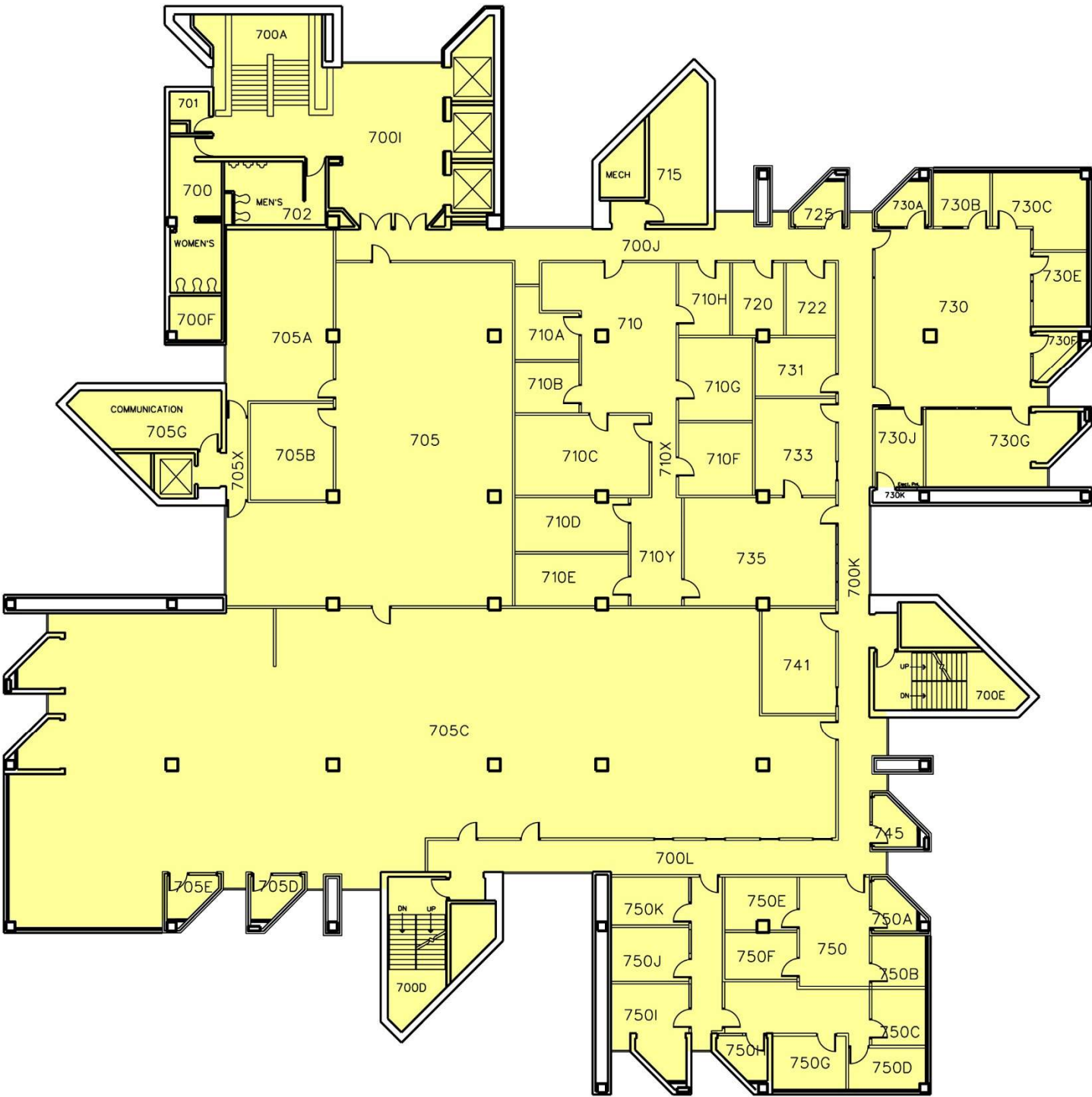
2025 David A. Cofrin Library
Seventh Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



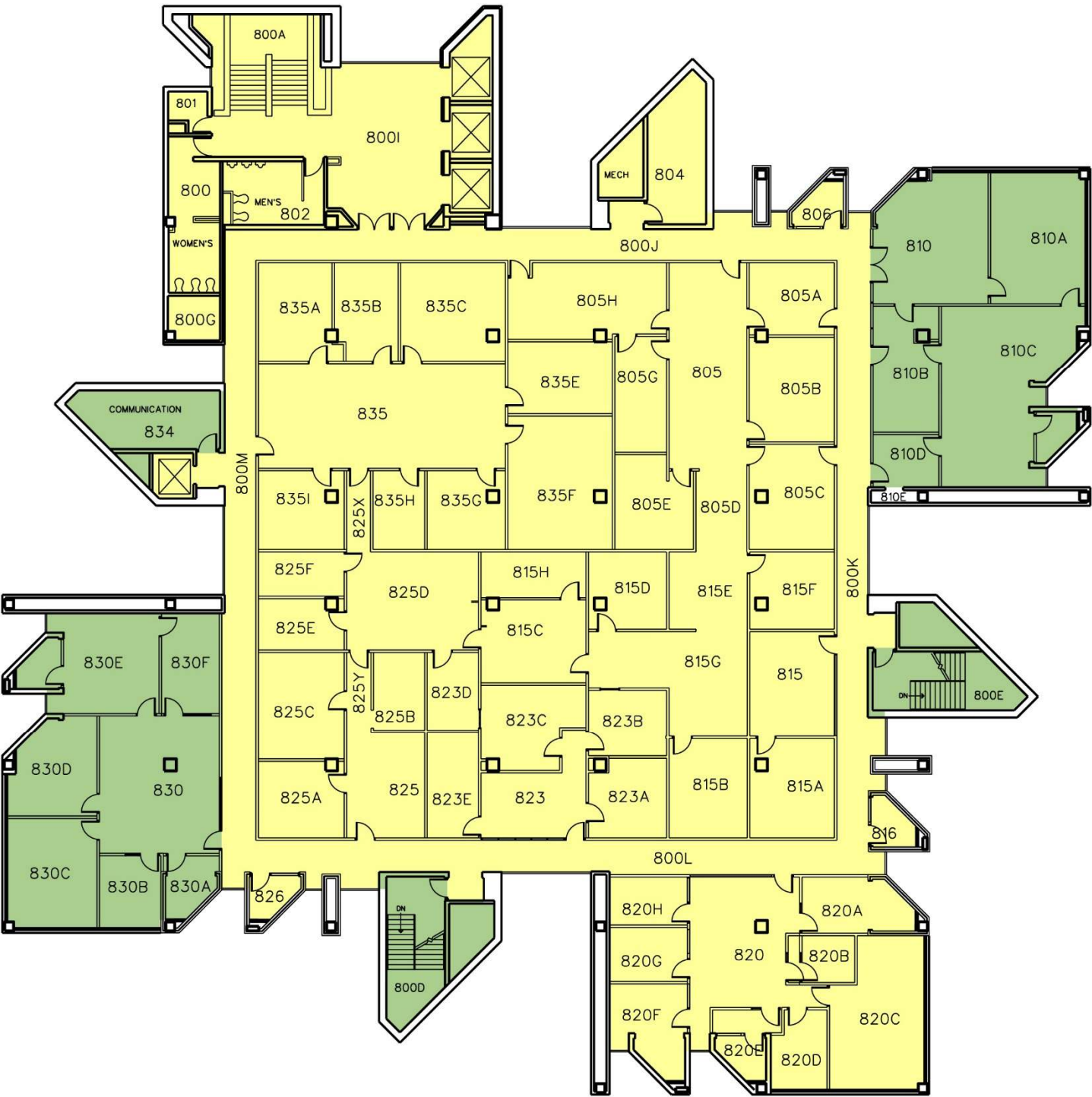
Functional Condition



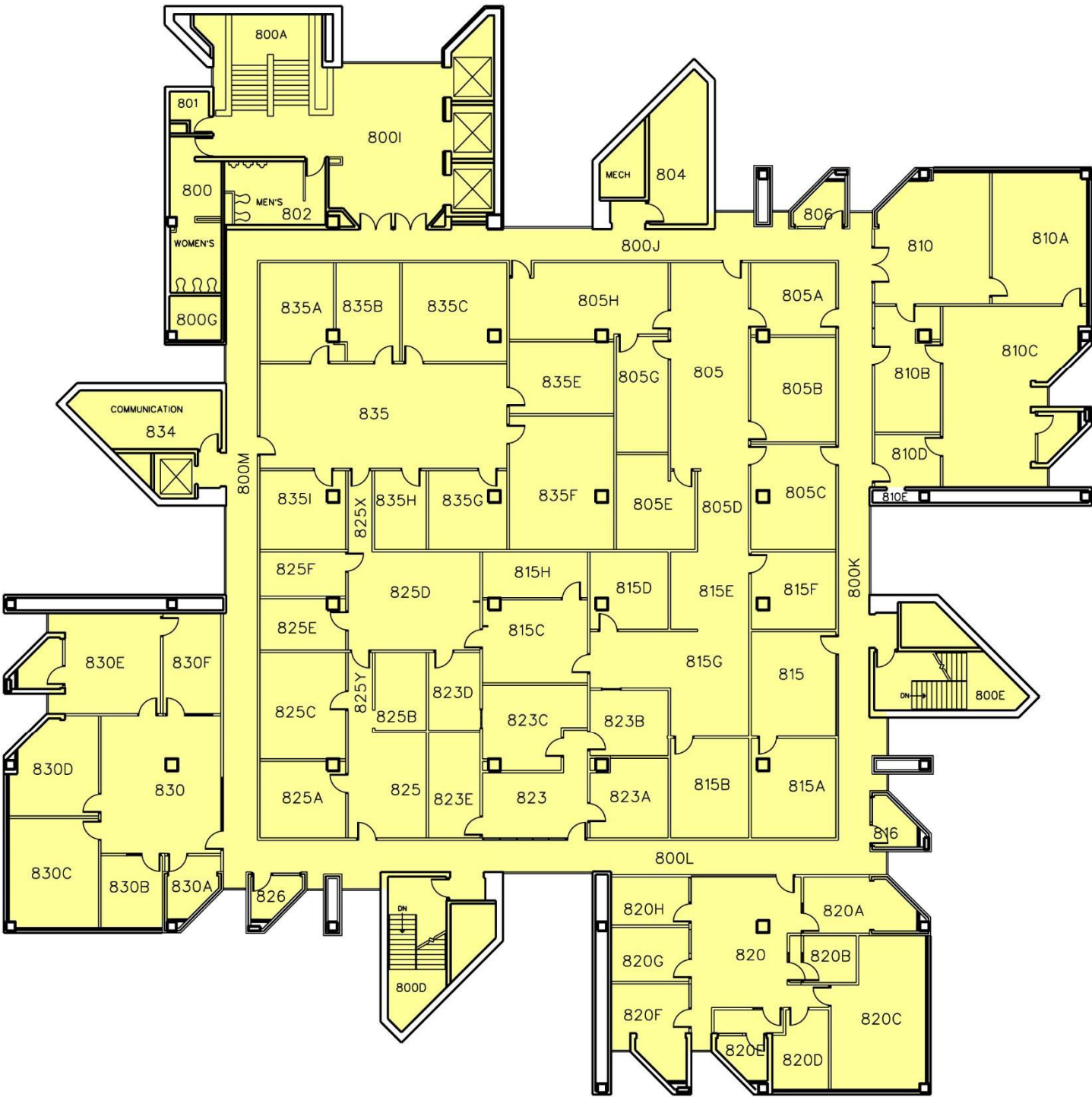
2025 David A. Cofrin Library
Eighth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Institution **UW-Green Bay**
 Building Name **2027 Theatre Hall**

Date **7-22-22**

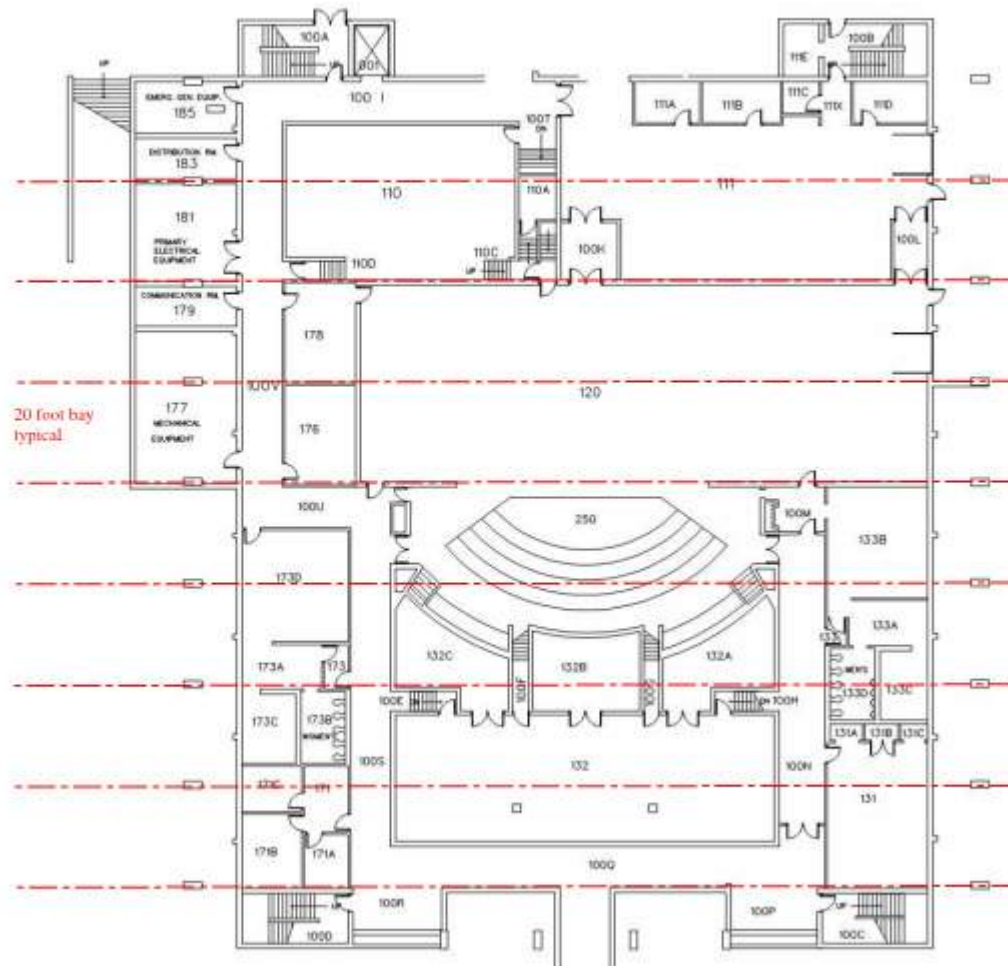
Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Classrooms – 50 + partitions, Offices – 60 + partitions, Seats/Corridors – 80, Stage/mechanical – 150, Roof – 30, Wind - 20. Floor-to-floor: 15'-0" from first to second floor, 12'-8" from second to third floor, 13'-2" third floor to roof. Structural Bay spacing 20'-0" x clear span of entire facility.
C	INTERIORS	3	16-30%	
	Classrooms, Labs, and Offices	2		
	Circulation / Concourse	3		
	Restrooms	3		
	Back of House	3		
	AVERAGE	3	16-30%	

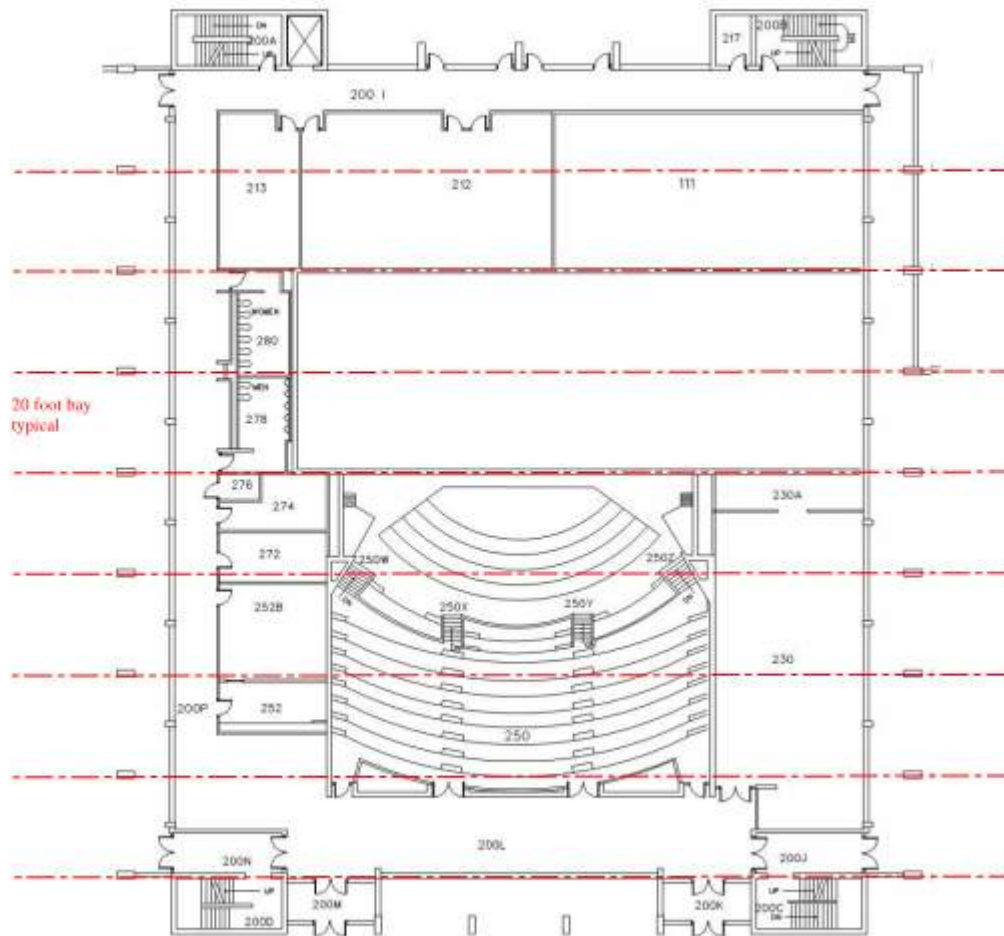
2027 Theatre Hall



First Floor

Structural Bay Spacing

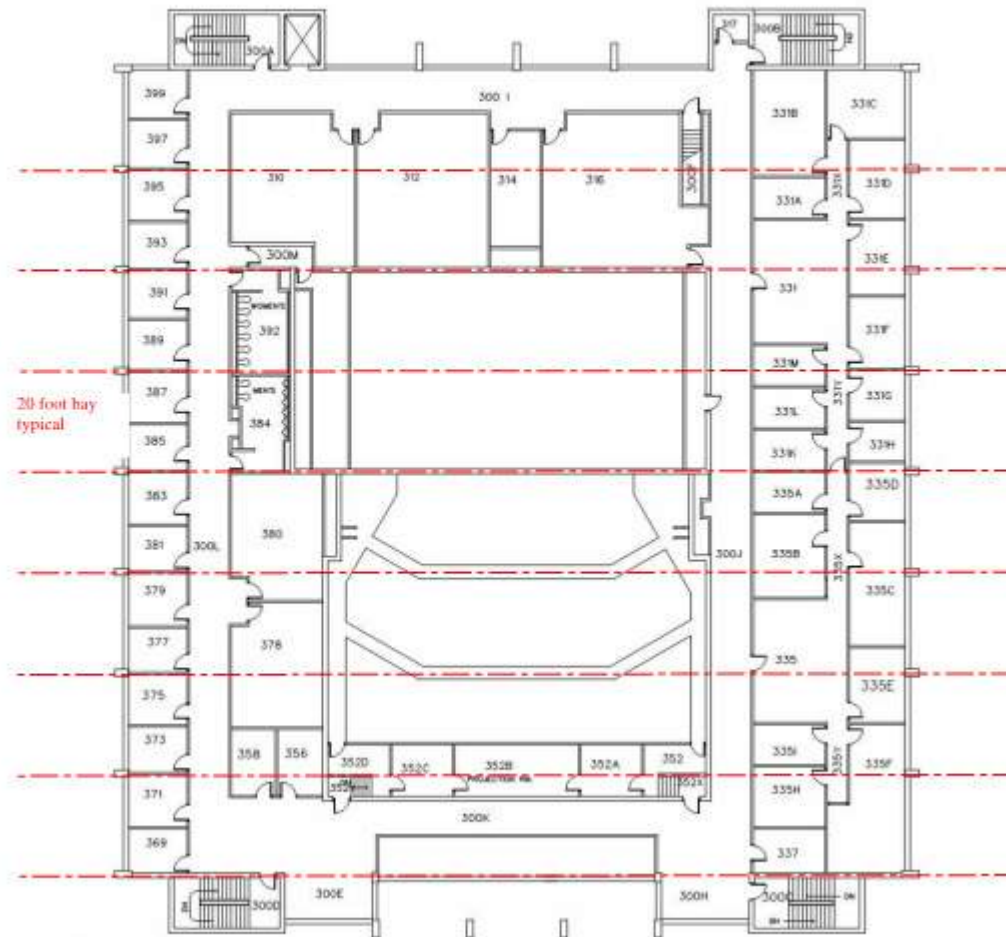
2027 Theatre Hall



Second Floor

Structural Bay Spacing

2027 Theatre Hall



Third Floor

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	C	16-30%	
INTERIORS	C	16-30%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	C		
Restrooms	C		
Back of House	C		
AVERAGE	C	16-30%	

Institution **UW-Green Bay**
Building Name **2027 Theatre Hall**

Date **7-22-22**



Room 100S, looking north.

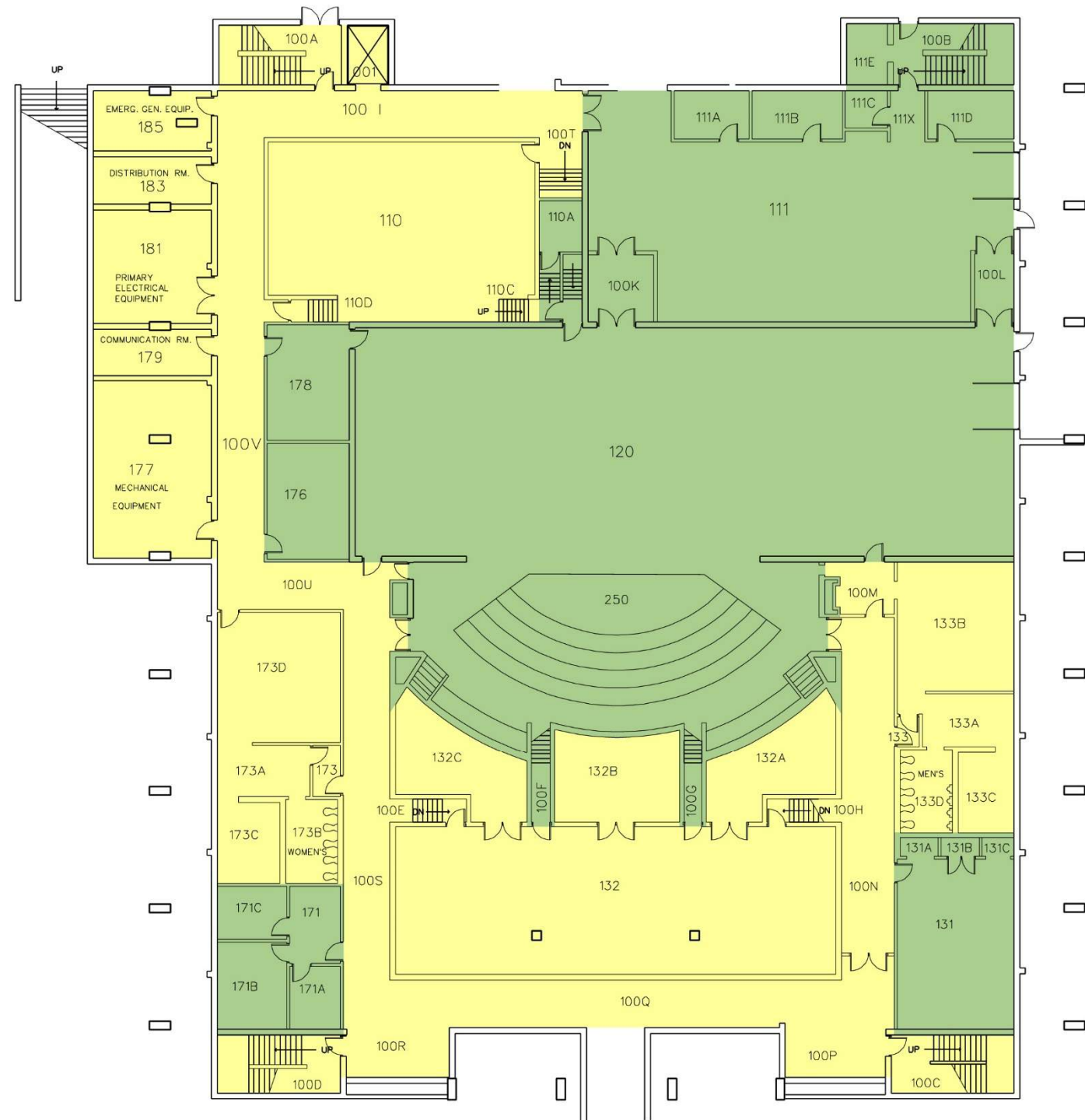
First Floor



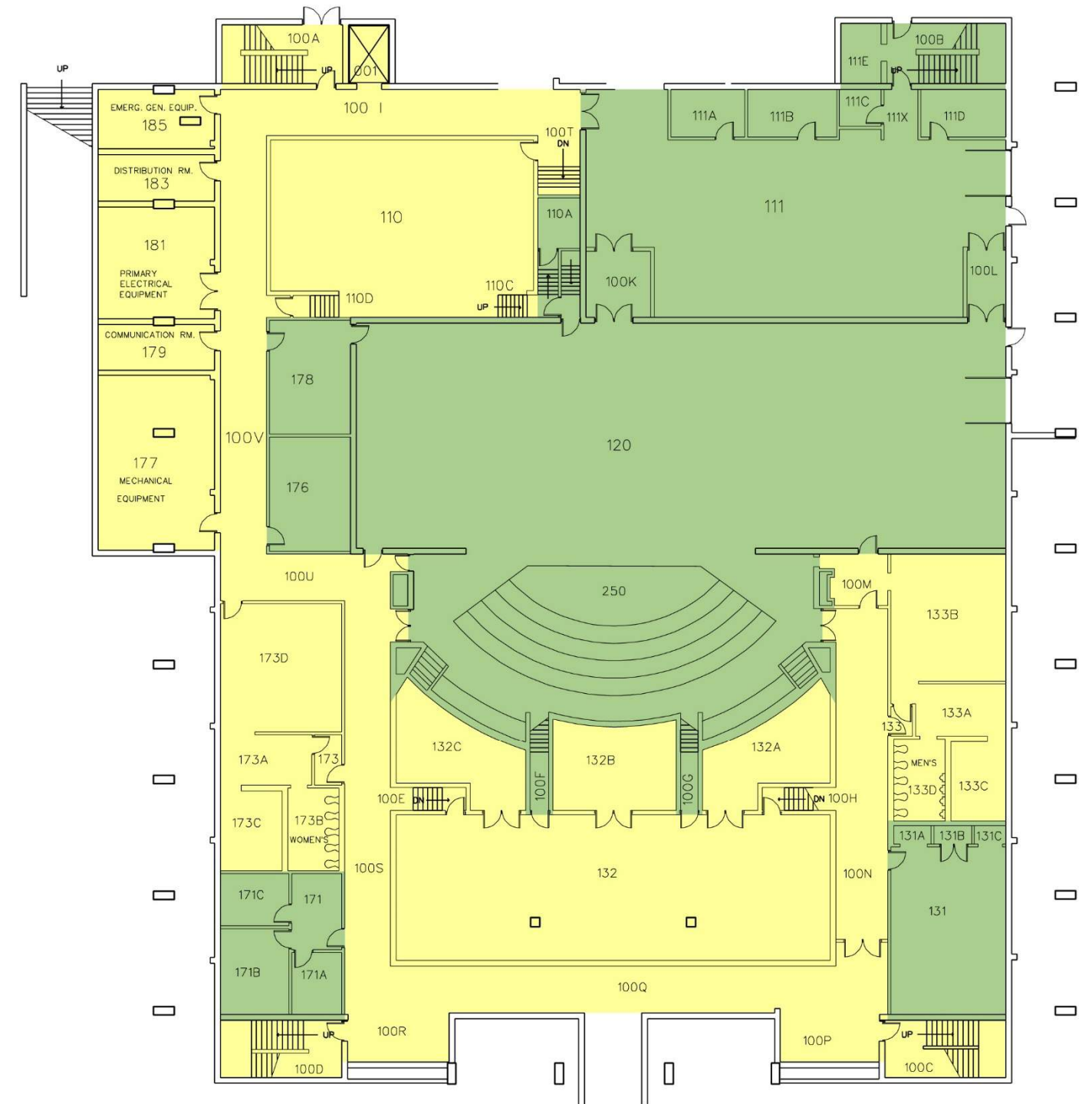

Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

Physical Condition



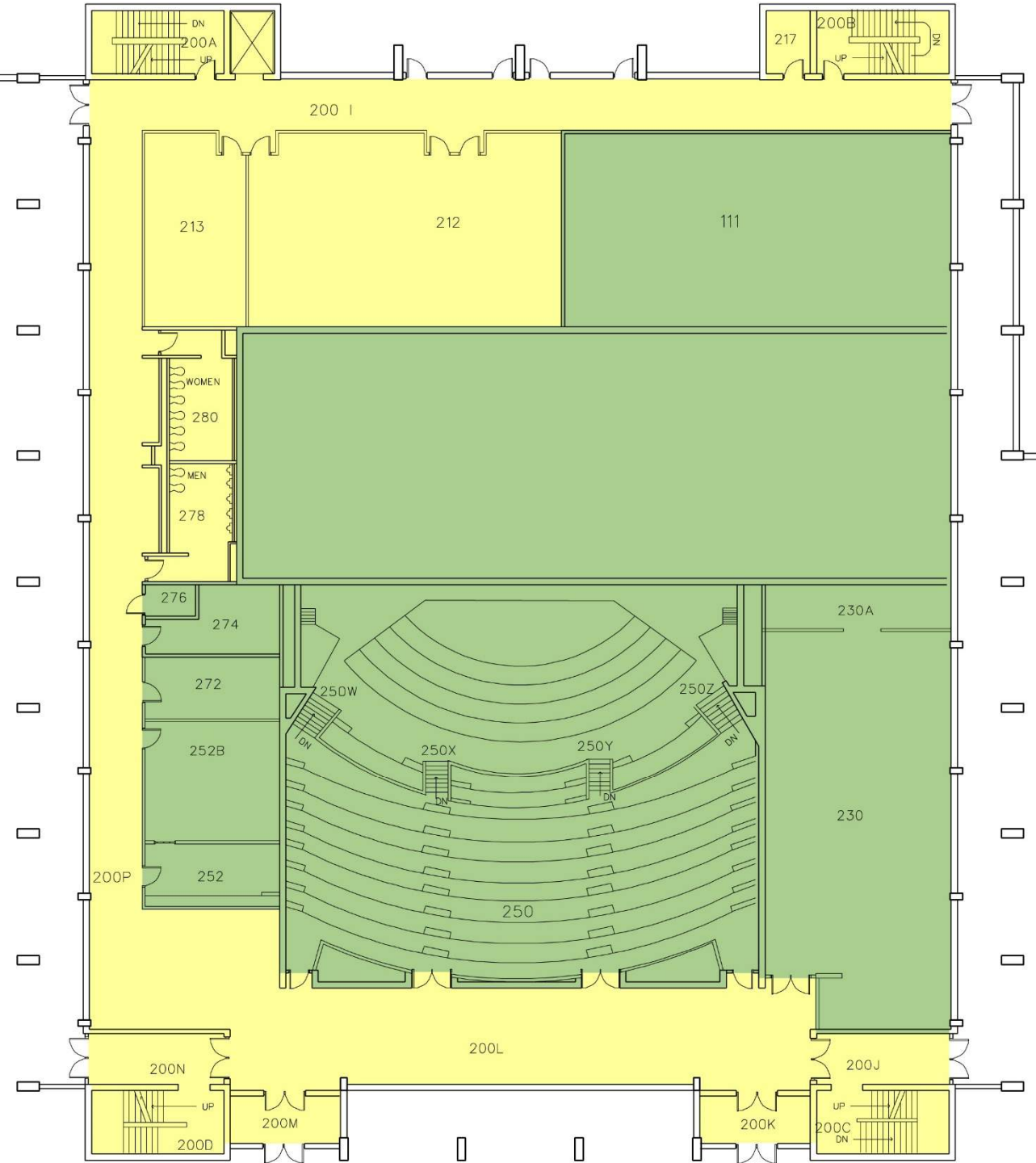
Functional Condition



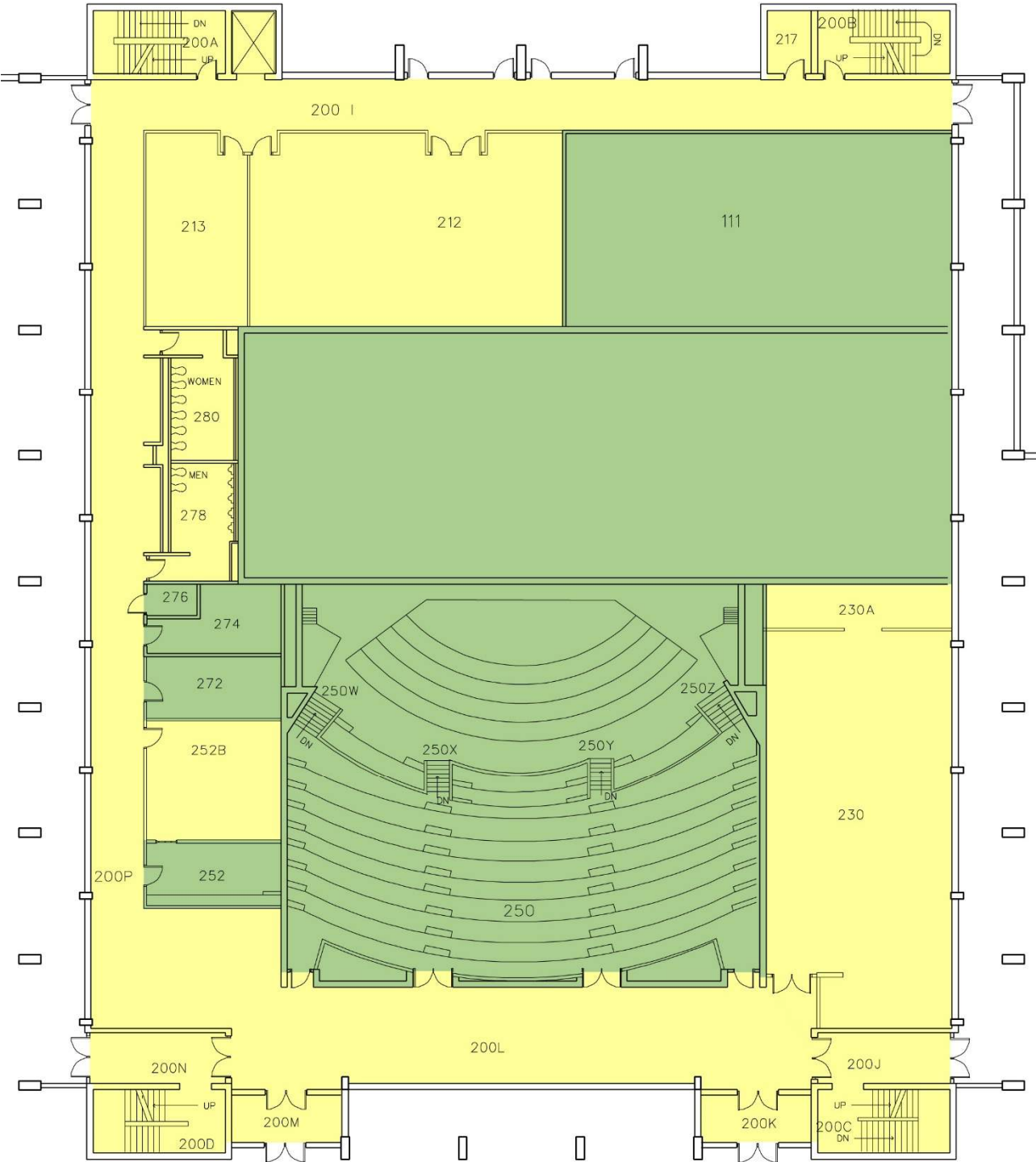
2027 Theatre Hall
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



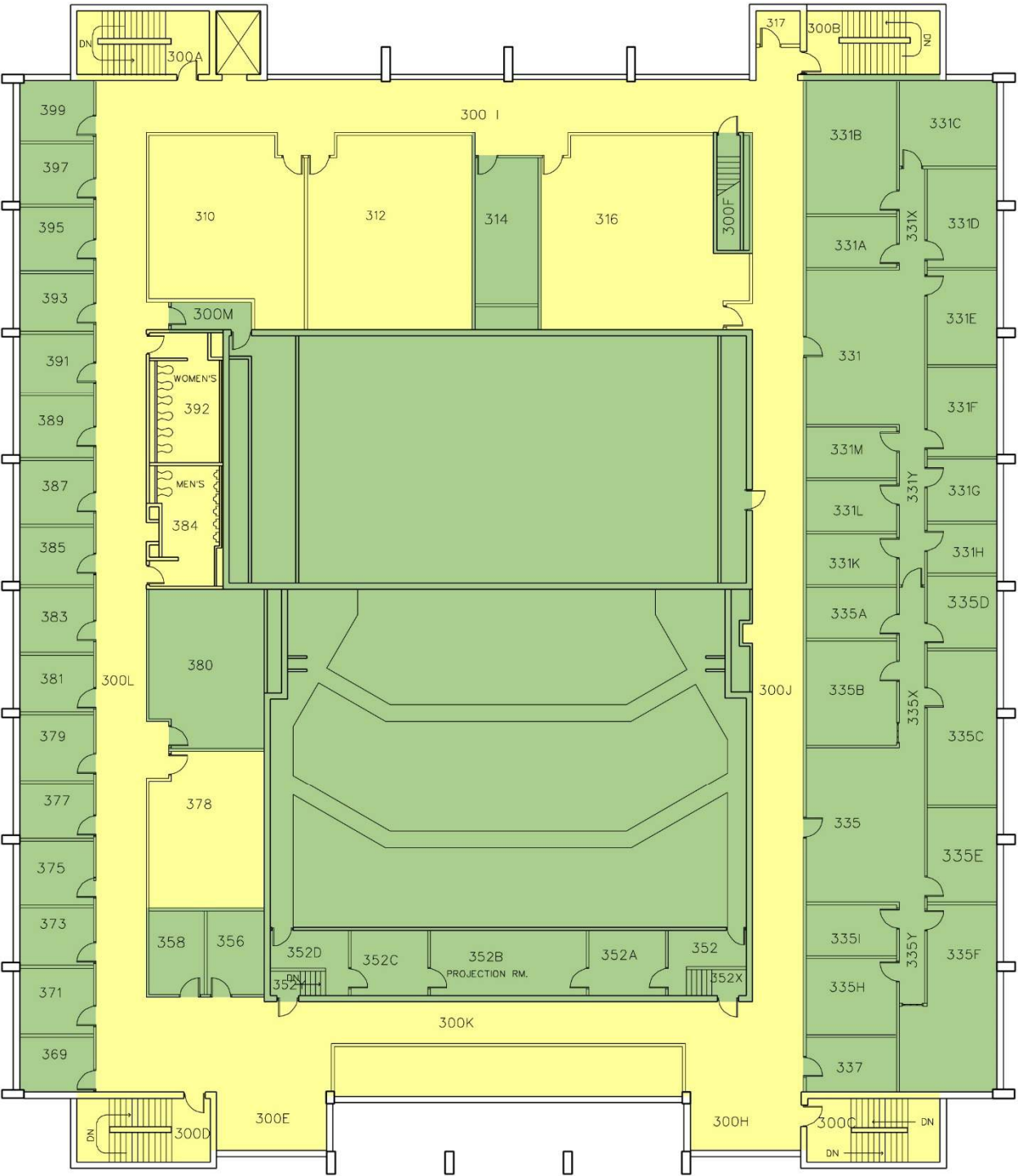
Functional Condition



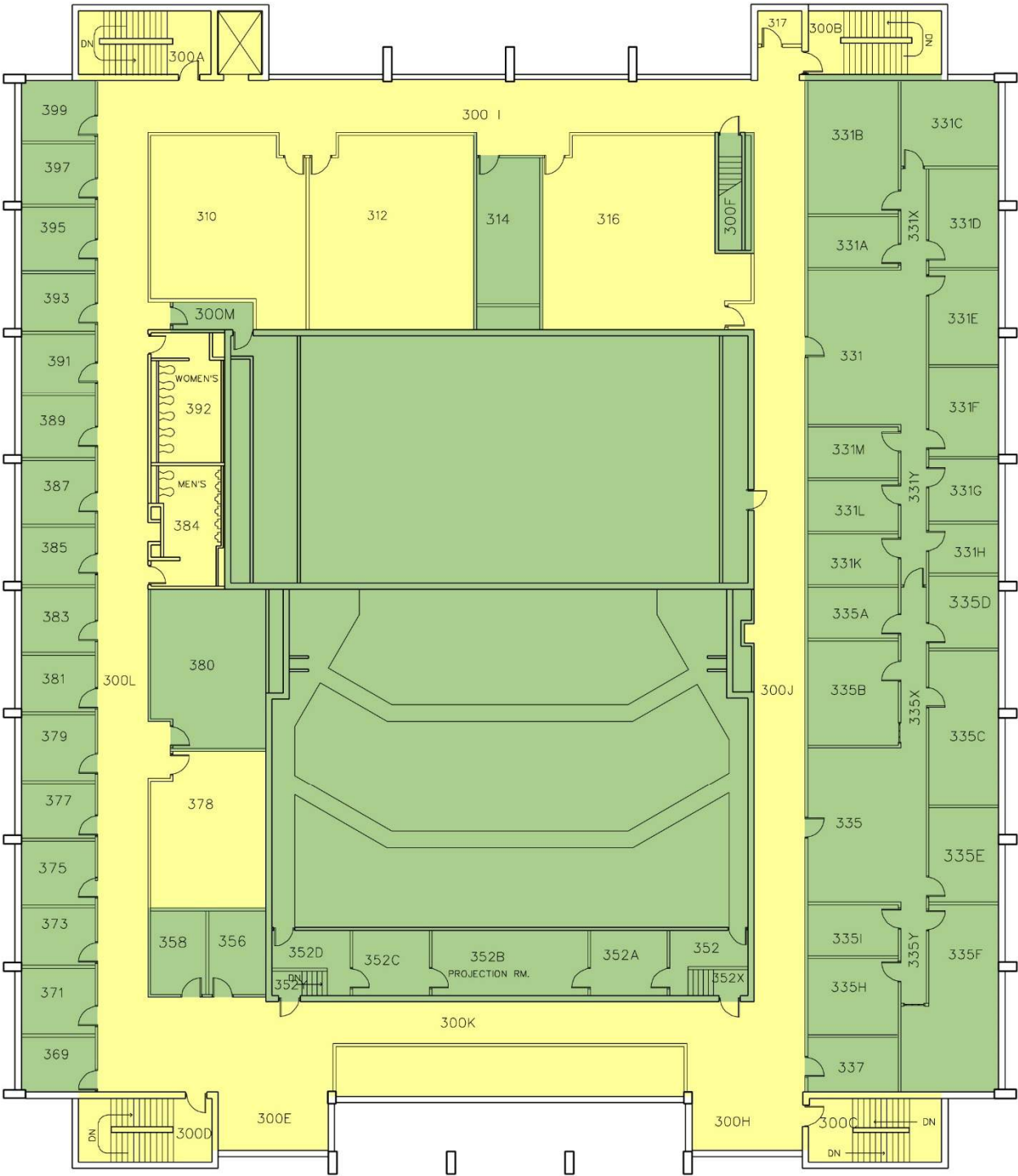
2027 Theatre Hall
Third Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition





Institution **UW-Green Bay**
 Building Name **2028 Kress Events Center**

Date **7-22-22**

Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE*	2	5-15%	Loading (PSF): Majority of facility is Slab-on-grade. Corridors/Stairs - 100, Roof – 30, Wind - 20. Floor-to-floor: 13'-4" from basement to main level. Floor to roof varies as ceiling heights range from 9'-0" in typical offices to 28'-0" in gyms. Structural Bay spacing varies. * Structural Bay Spacing diagrams are not included due to complexity of grid spacing, building addition configuration, and variety of athletic spaces.
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	2		Locker rooms and offices in original building showing the most wear.
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2028 Kress Events Center**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	A	0-15%	
VERTICAL CIRCULATION	A	0-15%	
INTERIORS	A	0-15%	Turf gym is undersized and not configured for expansion.
Classrooms, Labs, and Offices	A		
Circulation / Concourse	A		
Restrooms	A		
Back of House	A		
AVERAGE	A	0-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2028 Kress Events Center**

Date **7-22-22**



Room 161, looking southeast.



Room 133, looking west.



Room 100B, looking toward room 126.



Room 105A, looking west.

Room 150, looking south.

Room 101, looking west.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2028 Kress Events Center**

Date **7-22-22**



Room 150E, looking south.



Room 100F, looking east.



Room 157C, looking west.



Room 157A, looking west.



Room 150G, looking west.

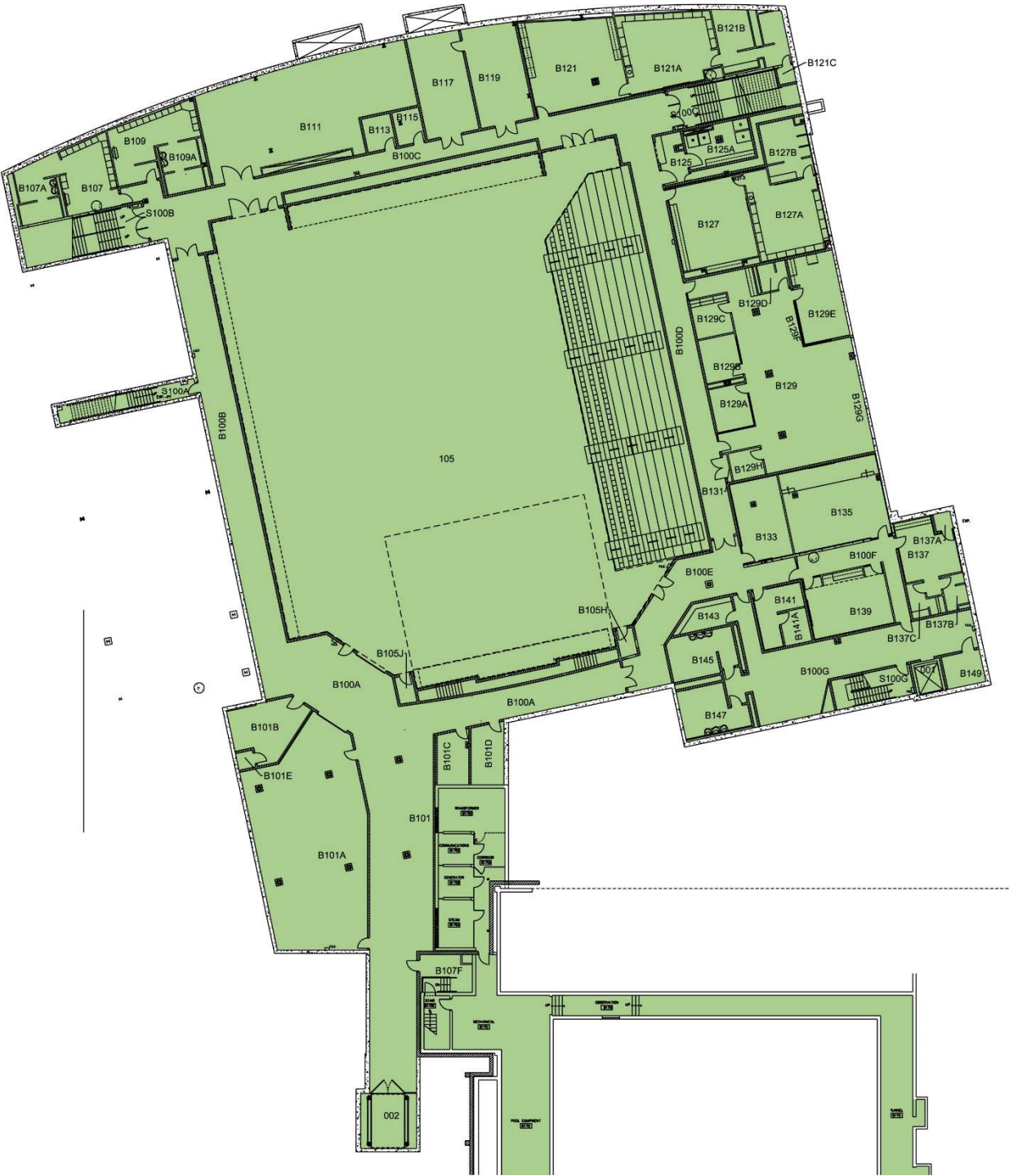


Room 113, looking northwest.

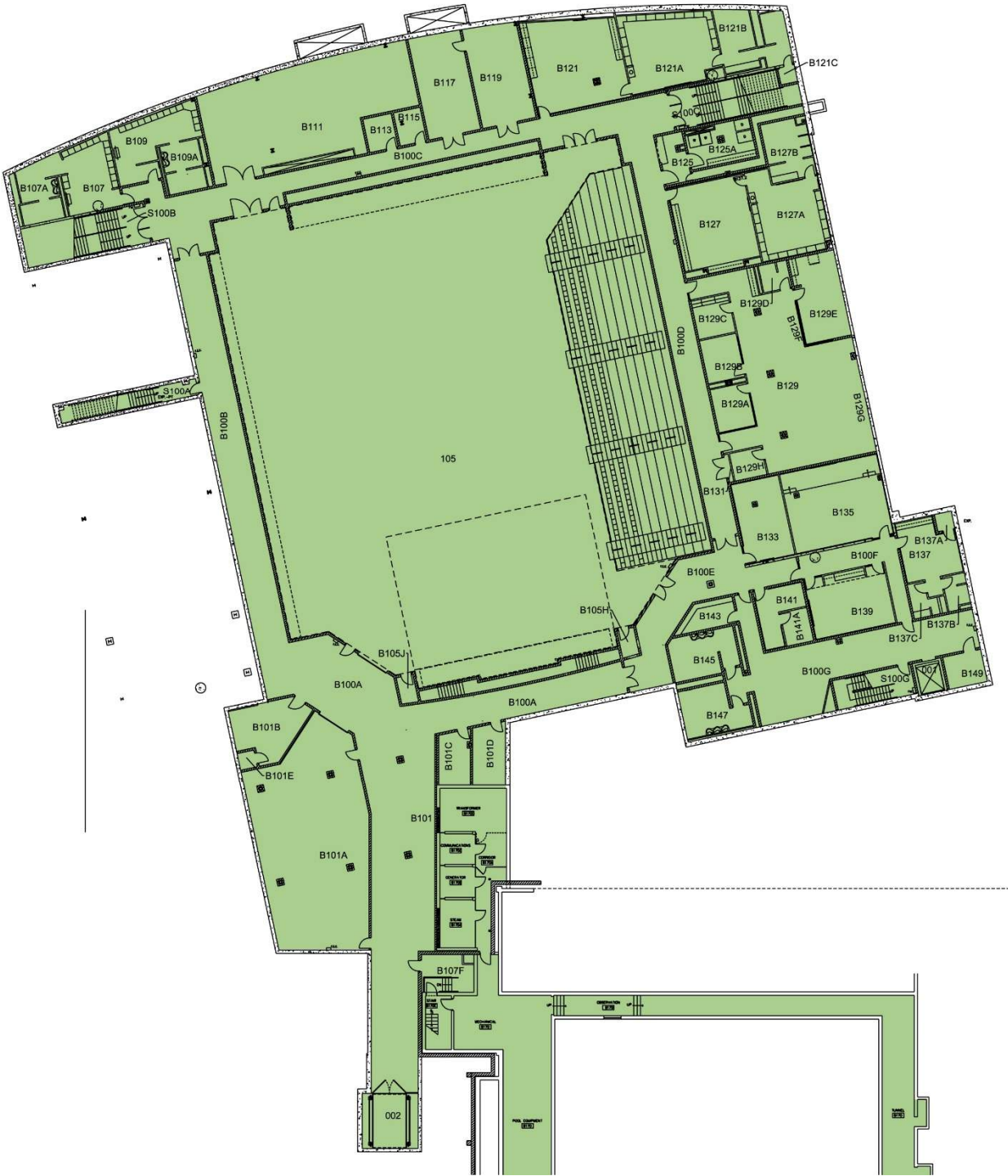
2028 Kress Events Center
Basement Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



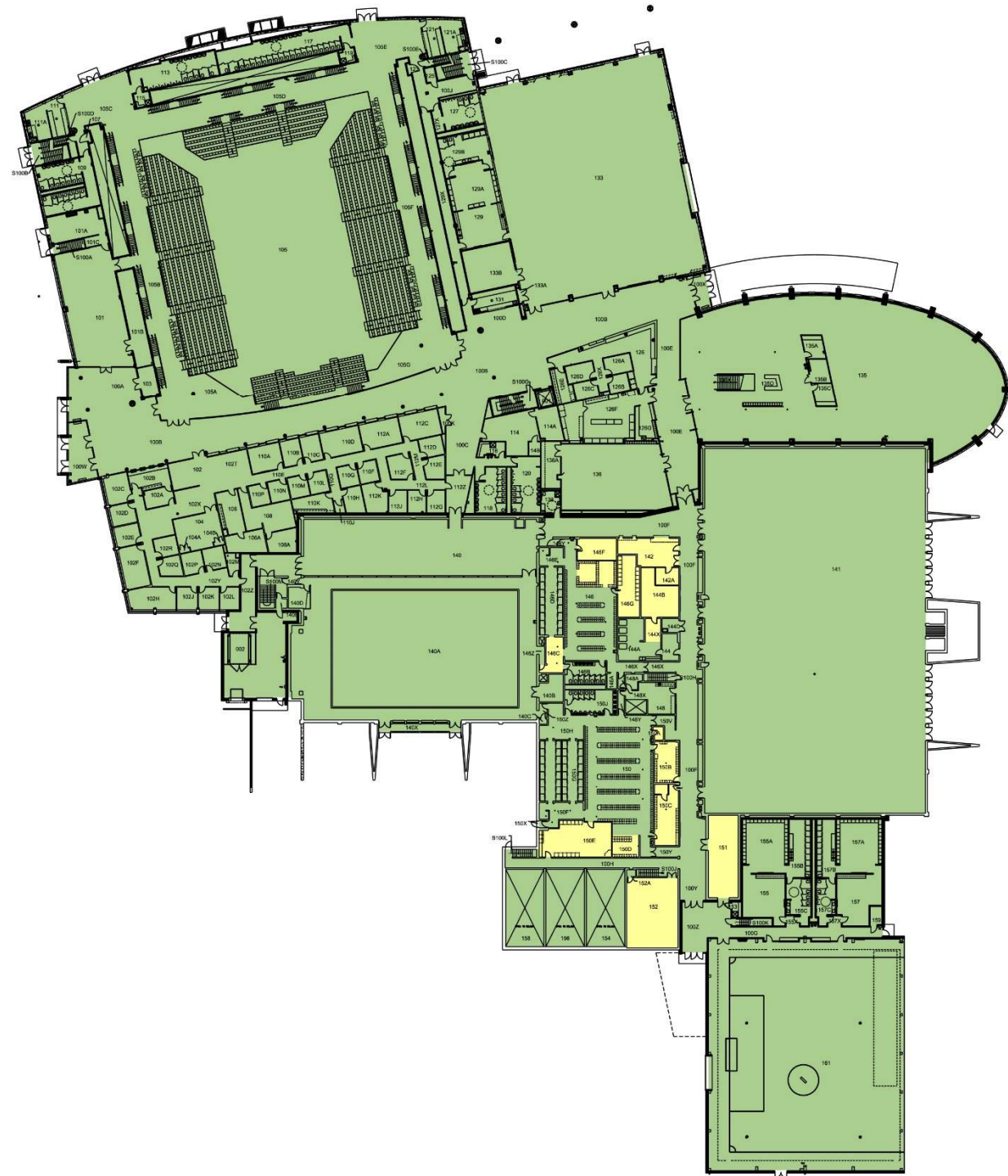
Functional Condition



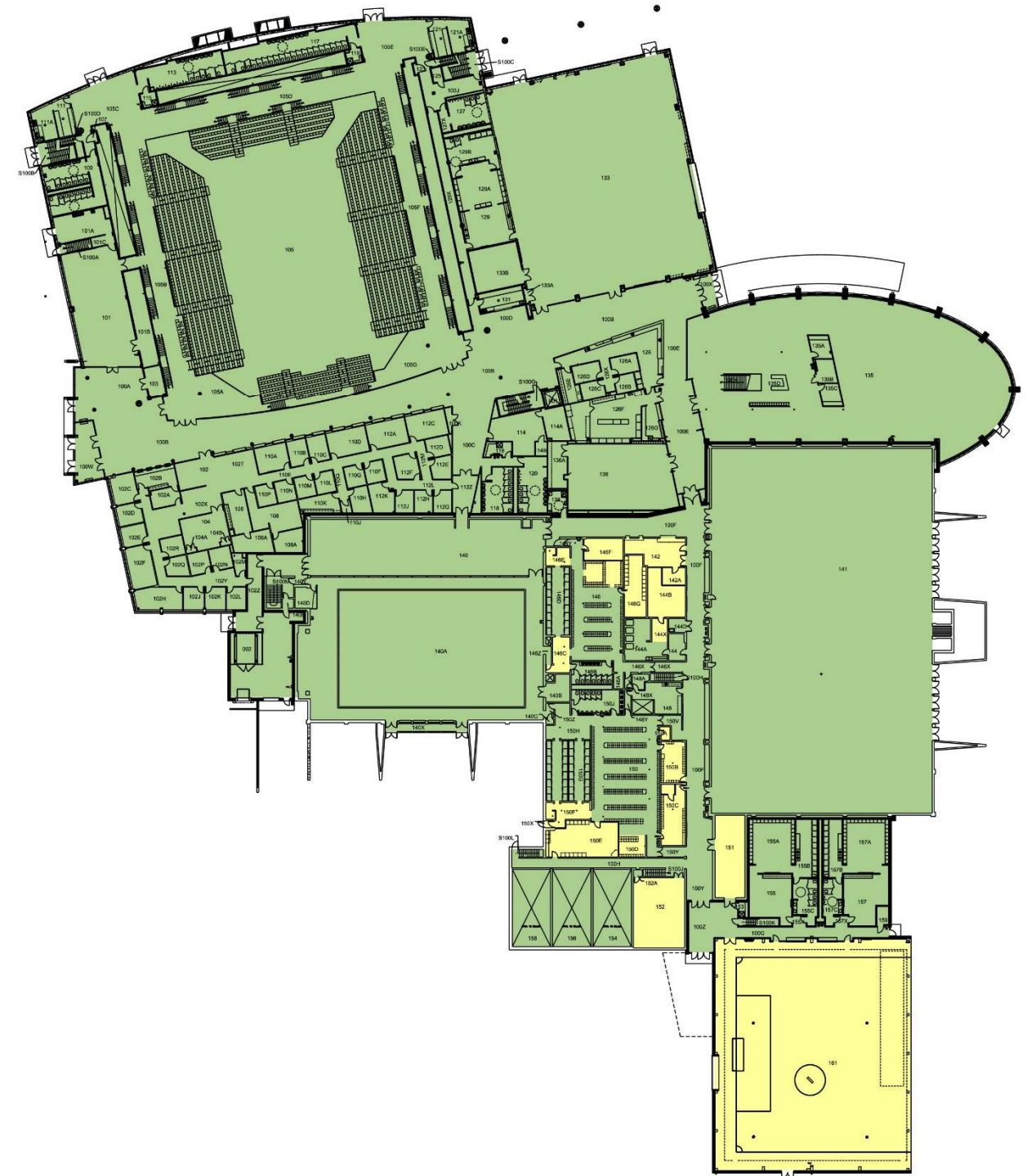
2028 Kress Events Center First Floor

-  Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
-  Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Floor is slab-on-grade, Corridors/Stairs - 80, Plaza Roof – 100, Wind - 20. Floor-to-floor: 12'-11" from first to roof. Structural Bay spacing is uniform throughout at 26'-0" x 30'-0".
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	1		
	Circulation / Concourse	2		
	Restrooms	3		
	Back of House	2		
	AVERAGE	2	5-15%	

2029 Student Services



FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2029 Student Services Building**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	N/A	N/A	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		Some suites are overcrowded, while others are too large for their use.
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2029 Student Services Building**

Date **7-22-22**



Room 1100, looking northwest.



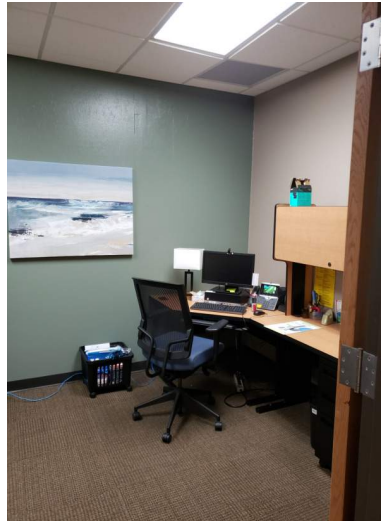
Room 1108, looking northeast.



Room 1120, looking west.



Room 1200, looking south.



Room 1400G, looking south.



Room 1400L, looking southwest.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2029 Student Services Building**

Date **7-22-22**



Room 1617, looking southeast



Room 1700, looking north.



Room 1709, looking west.



Room 2000, looking south.



Room 1001, typical restroom.

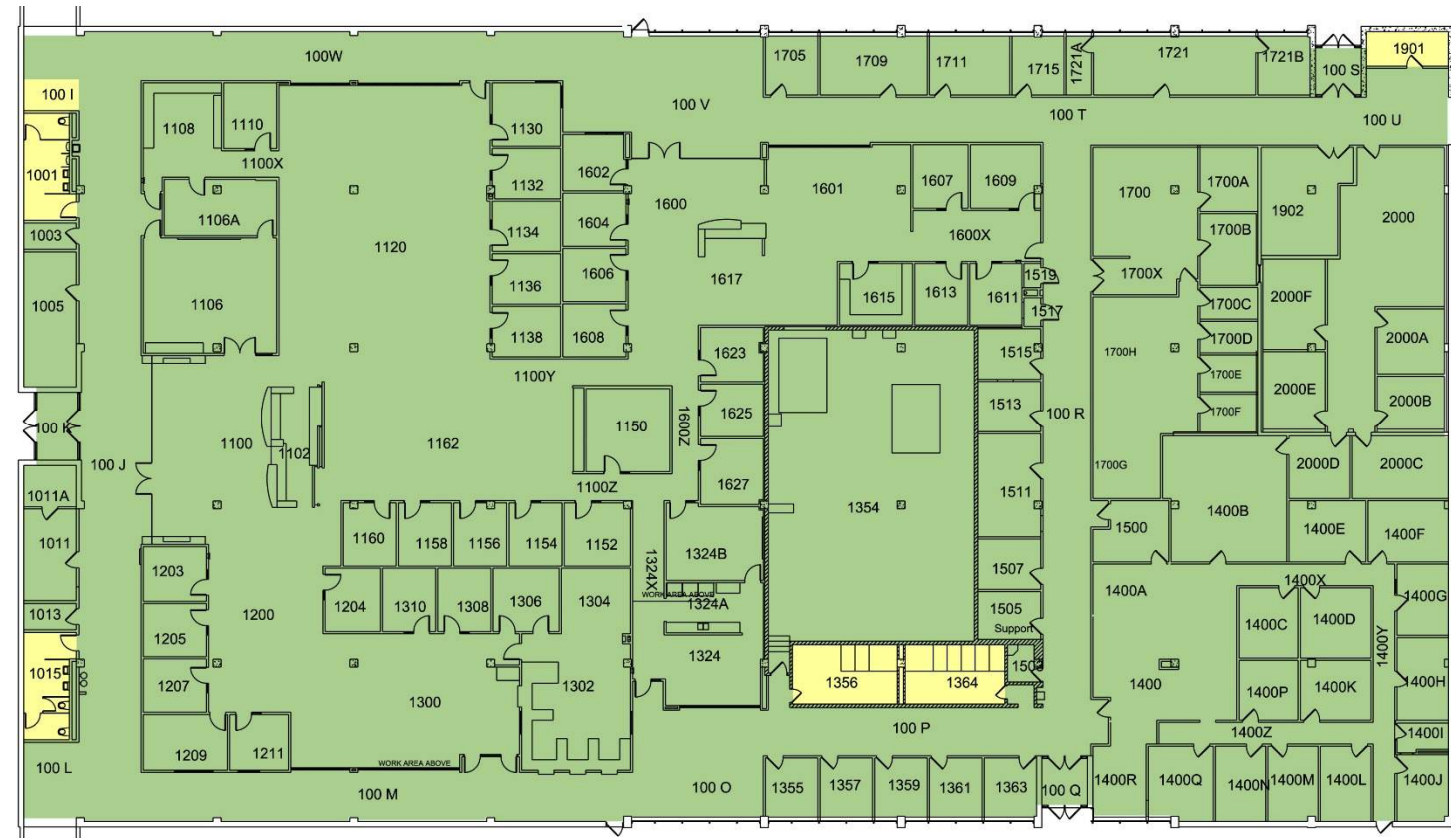


Room 1354, typical mechanical room.

2029 Student Services Building First Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Institution **UW-Green Bay**
 Building Name **2030 Studio Arts Building**

Date **7-22-22**

Physical Condition Summary

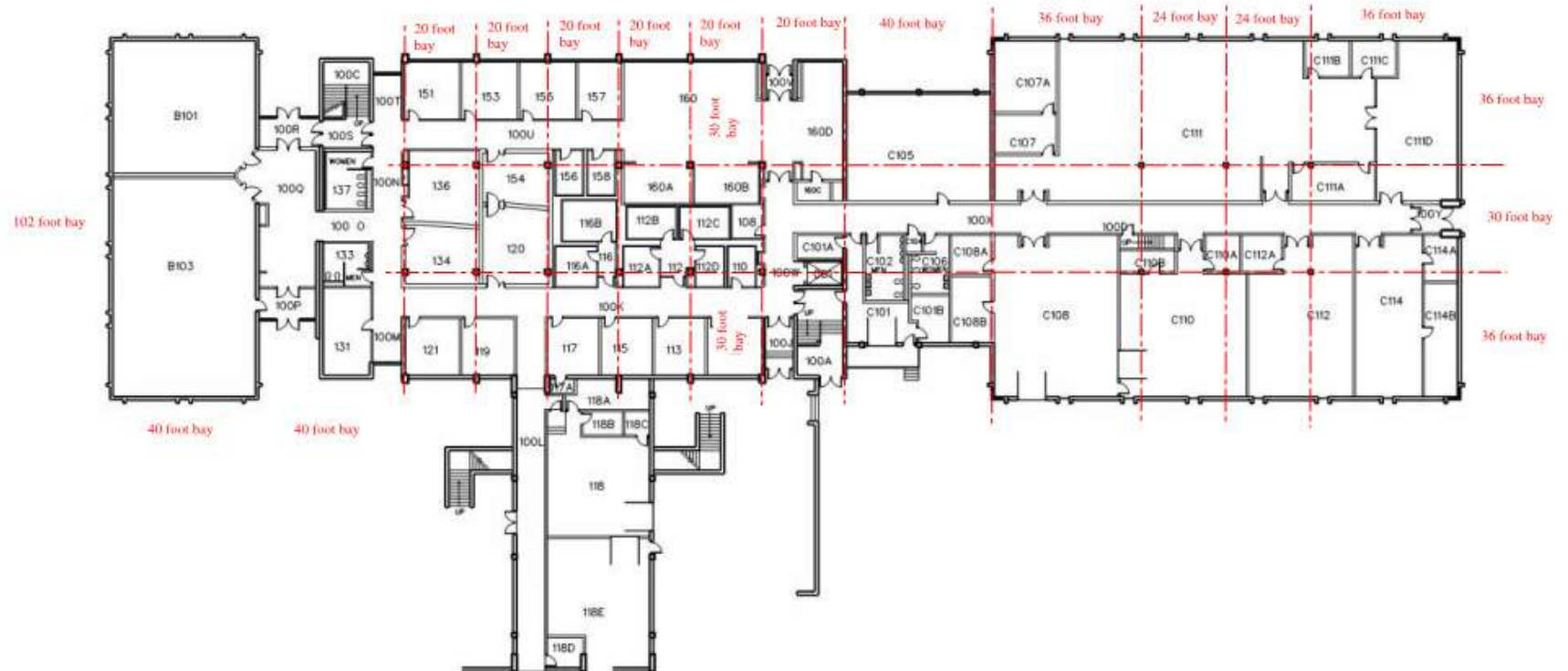
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Floors - 55, Roof – 30, Wind - 20. Floor-to-floor: 13'-6" from first to second floor, 12'-8" for all floors above and 13'-8" from fourth floor to the roof structure. Rooms B101 and B103 – 18'-0" floor to roof structure. Structural Bay spacing ranges from 20' to 24' east-west direction and 30' to 36' north-south direction.
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	2		Sound issues between classrooms, labs, and offices.
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

Structural Bay Spacing

2030 Studio Arts



First Floor

2030 Studio Arts



Structural Bay Spacing

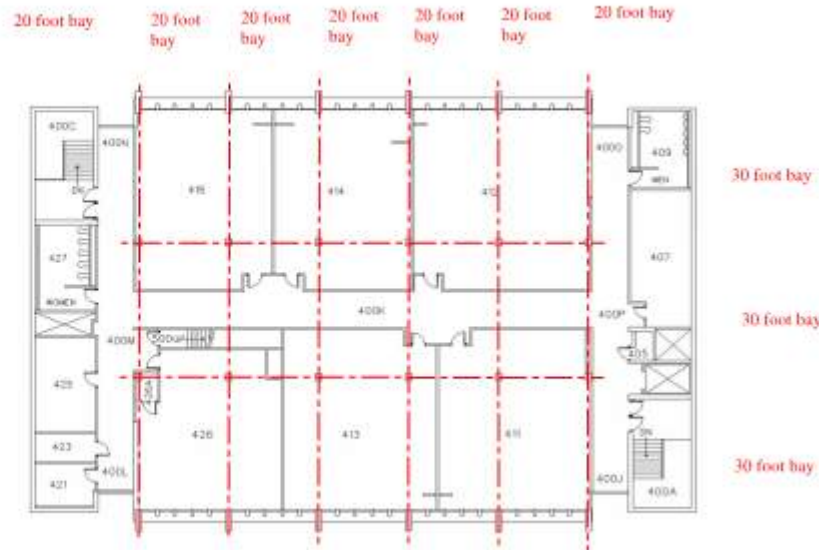
2030 Studio Arts

Third Floor



Structural Bay Spacing

2030 Studio Arts



Fourth Floor

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2030 Studio Arts Building**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	B	5-15%	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2030 Studio Arts Building**

Date **7-22-22**



Room 416, looking north.



Room C114, looking south.



Room 400M, looking north.



Room 400K, looking west.



Room 409, typical restroom.

First Floor



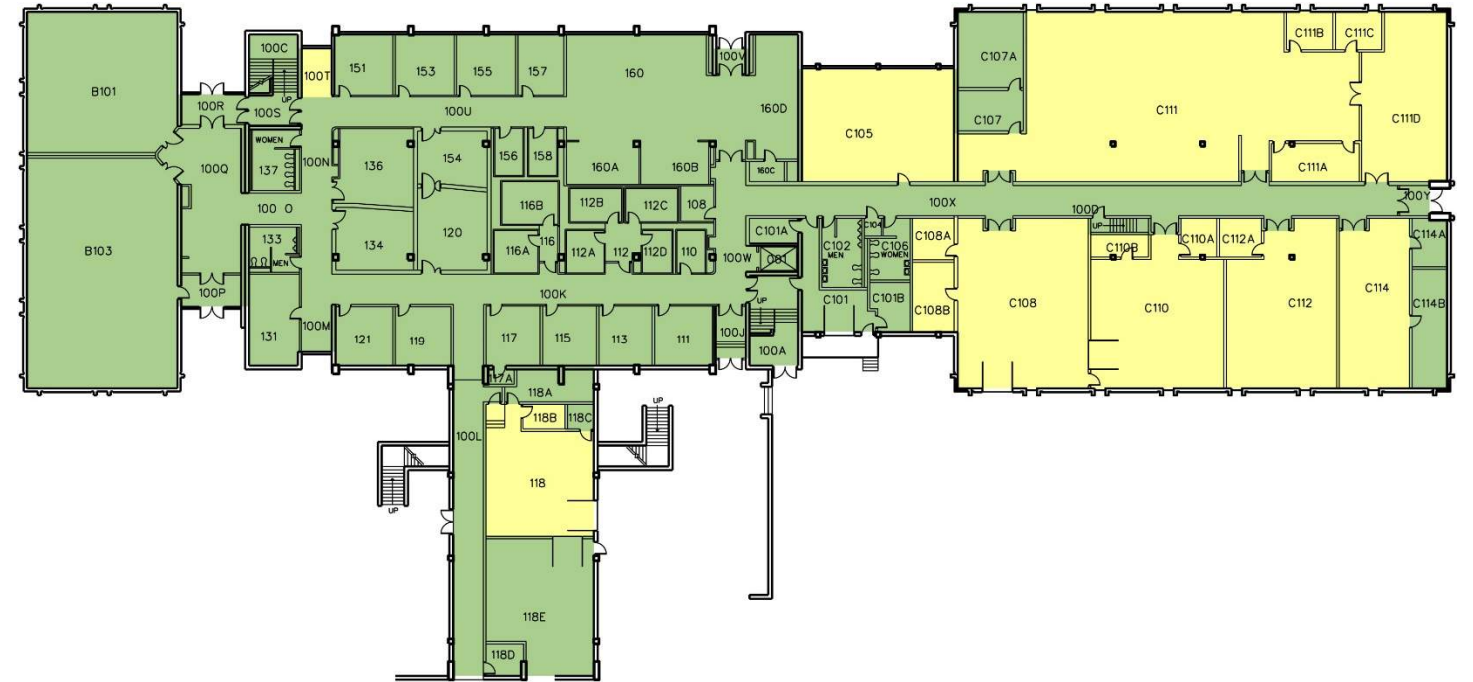
Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

Physical Condition



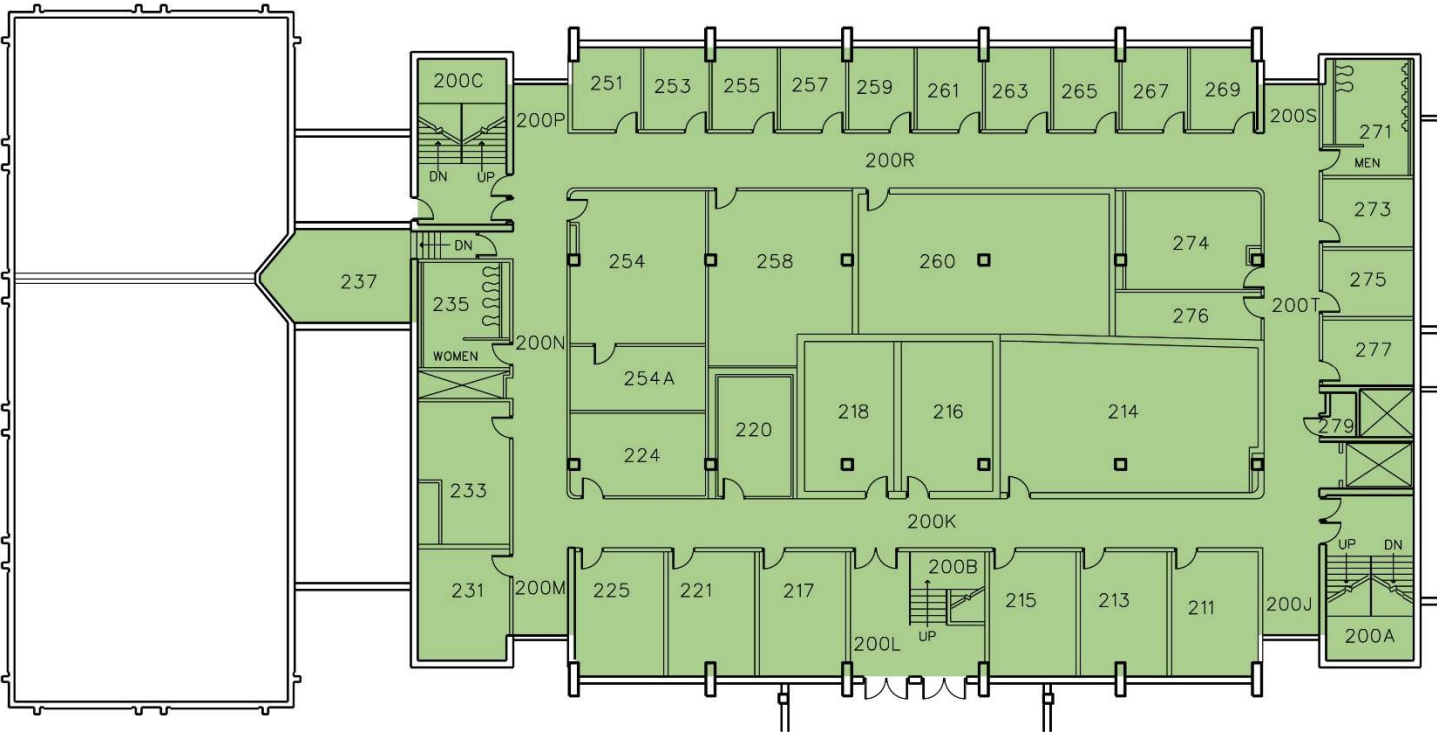
Functional Condition



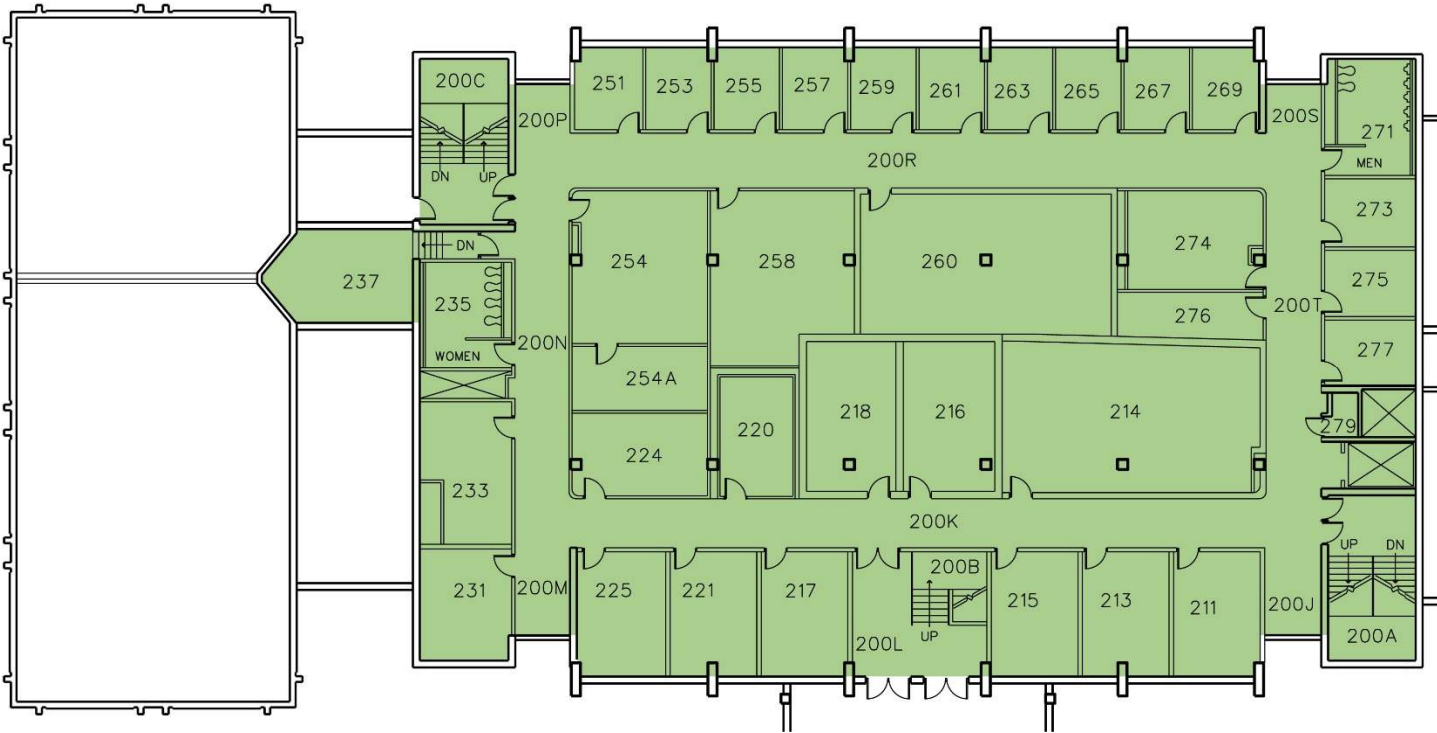
2030 Studio Arts Building
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



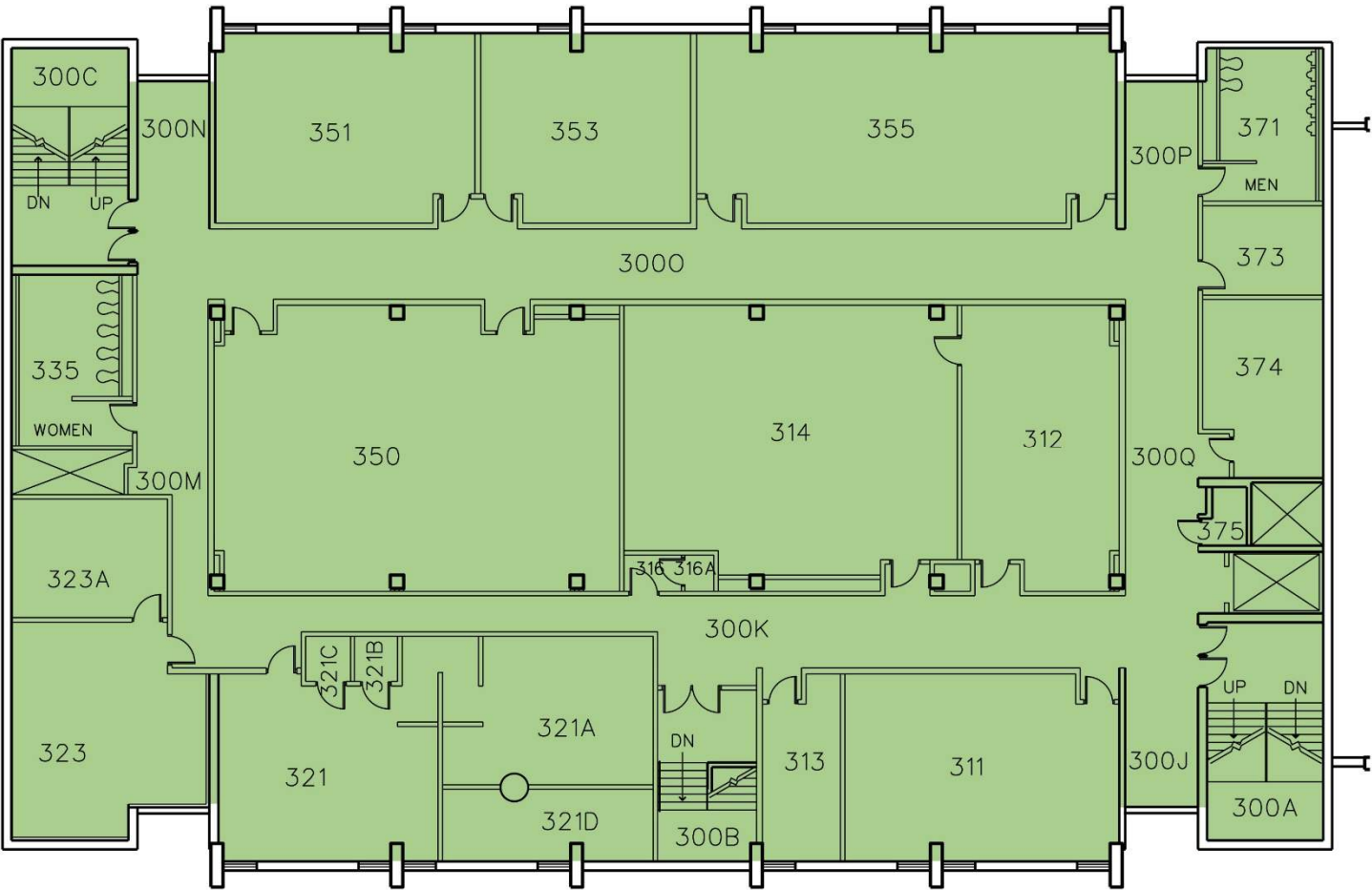
Functional Condition



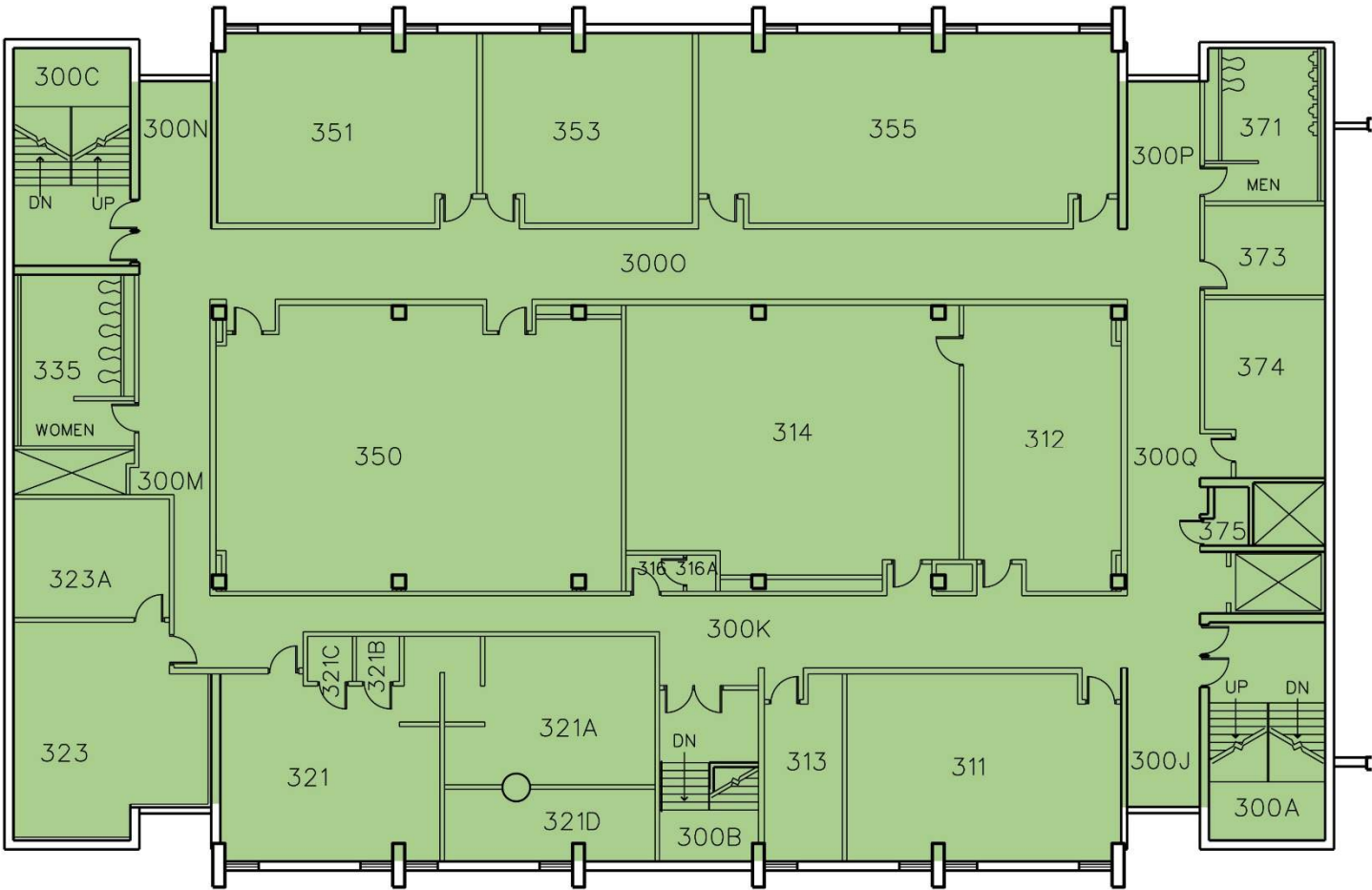
2030 Studio Arts Building
Third Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



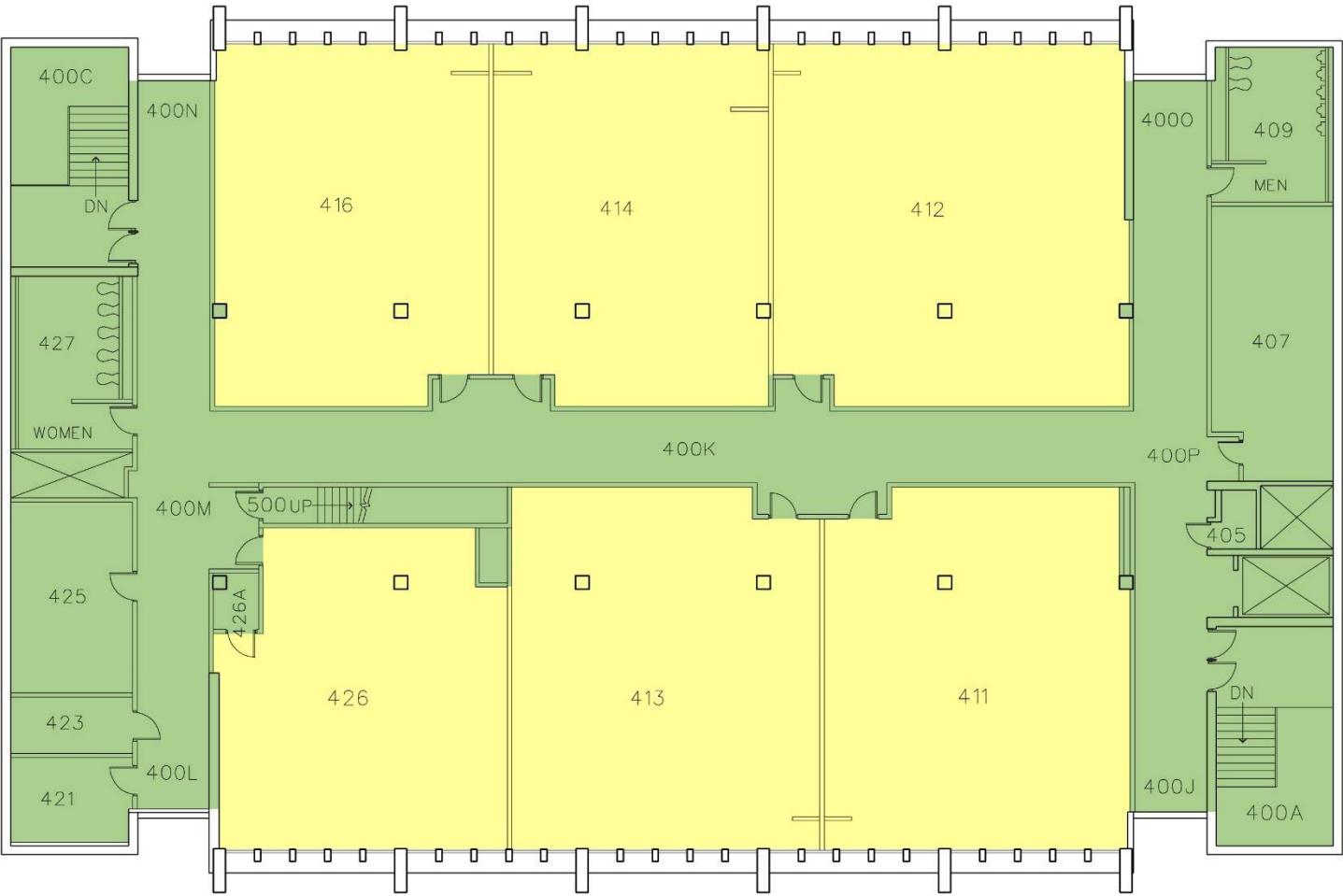
Functional Condition



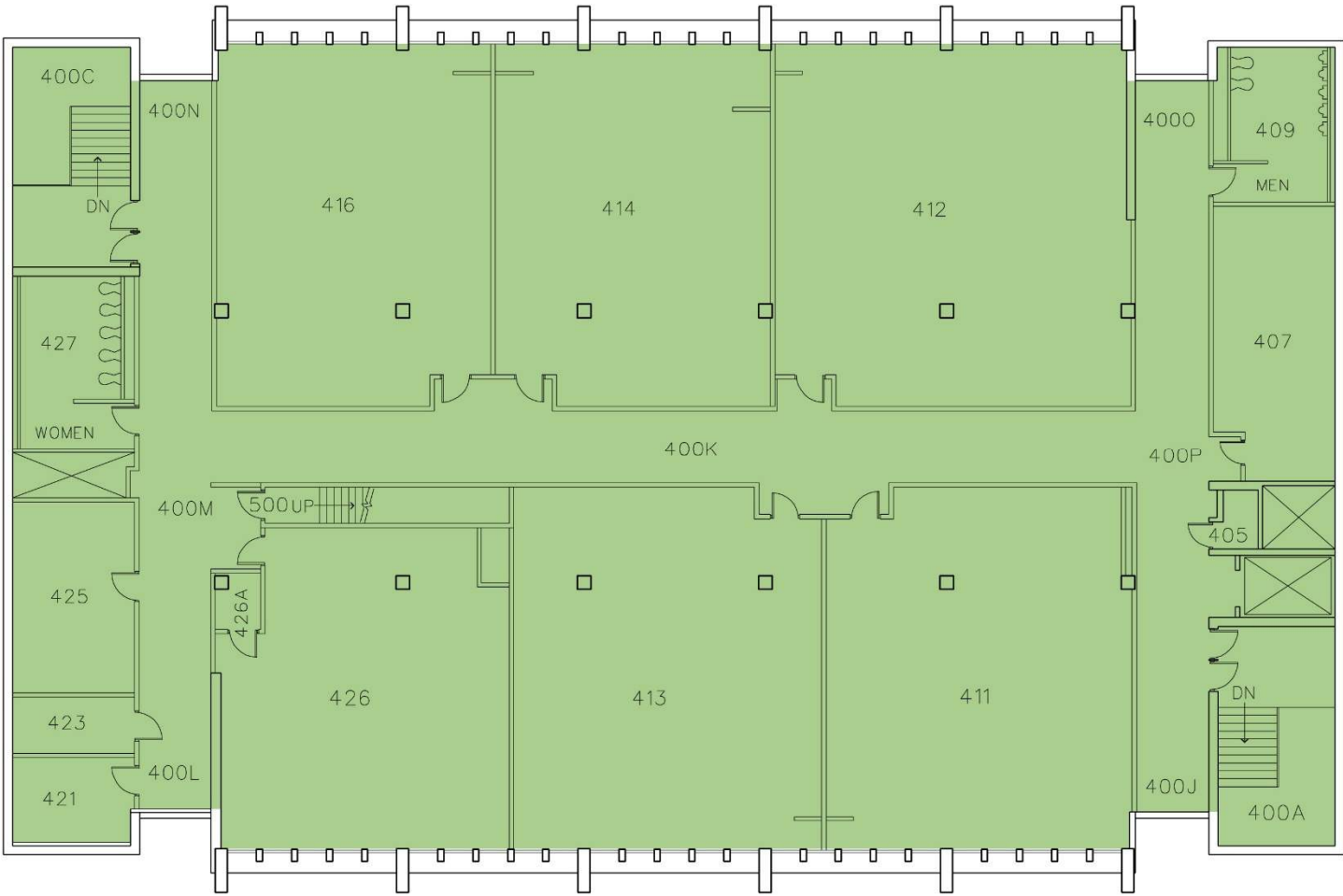
2030 Studio Arts Building
Fourth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



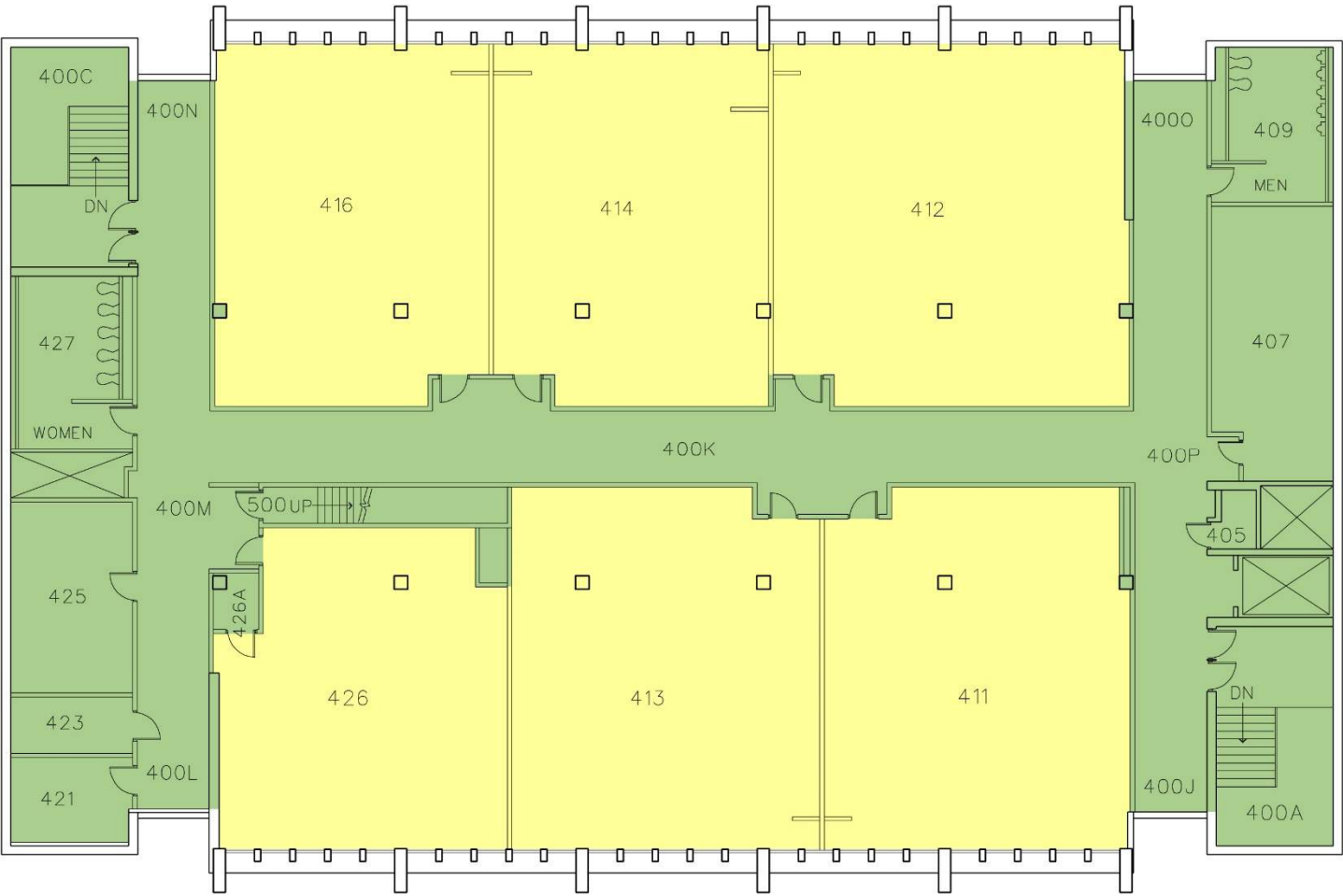
Functional Condition



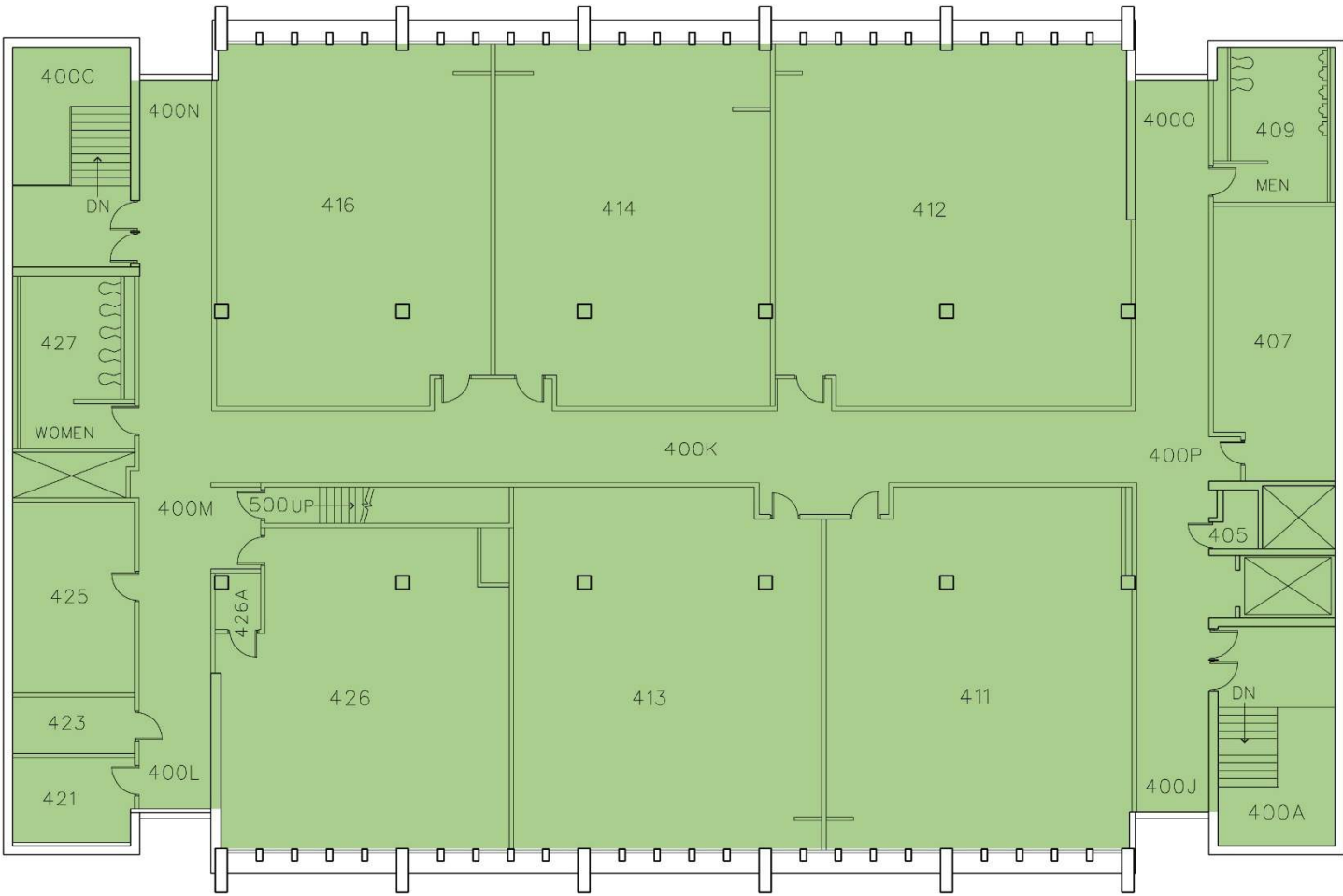
2030 Studio Arts Building
Fourth Floor

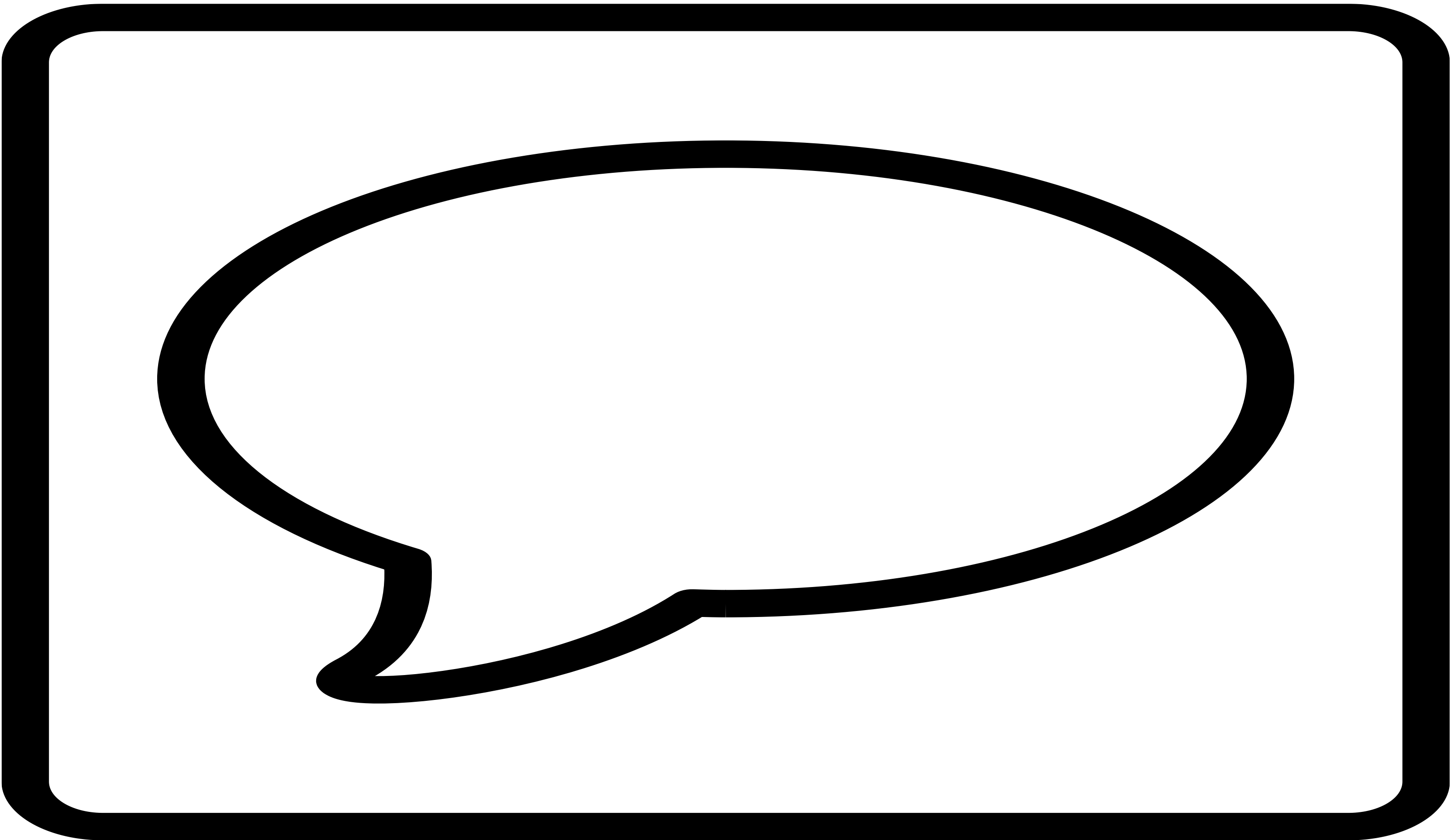
- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition





Institution **UW-Green Bay**
 Building Name **2035 John M. Rose Hall**

Date **7-22-22**

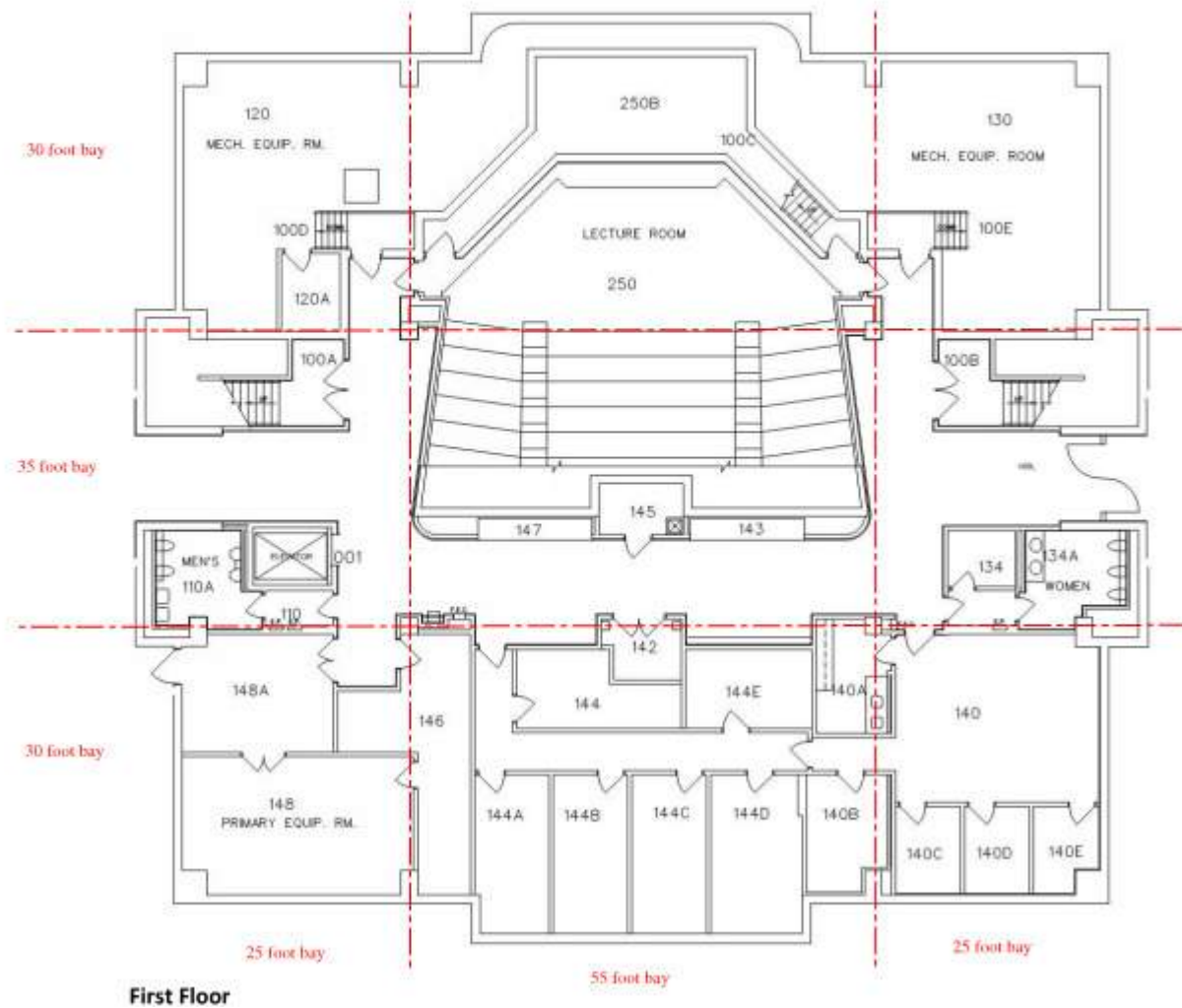
Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

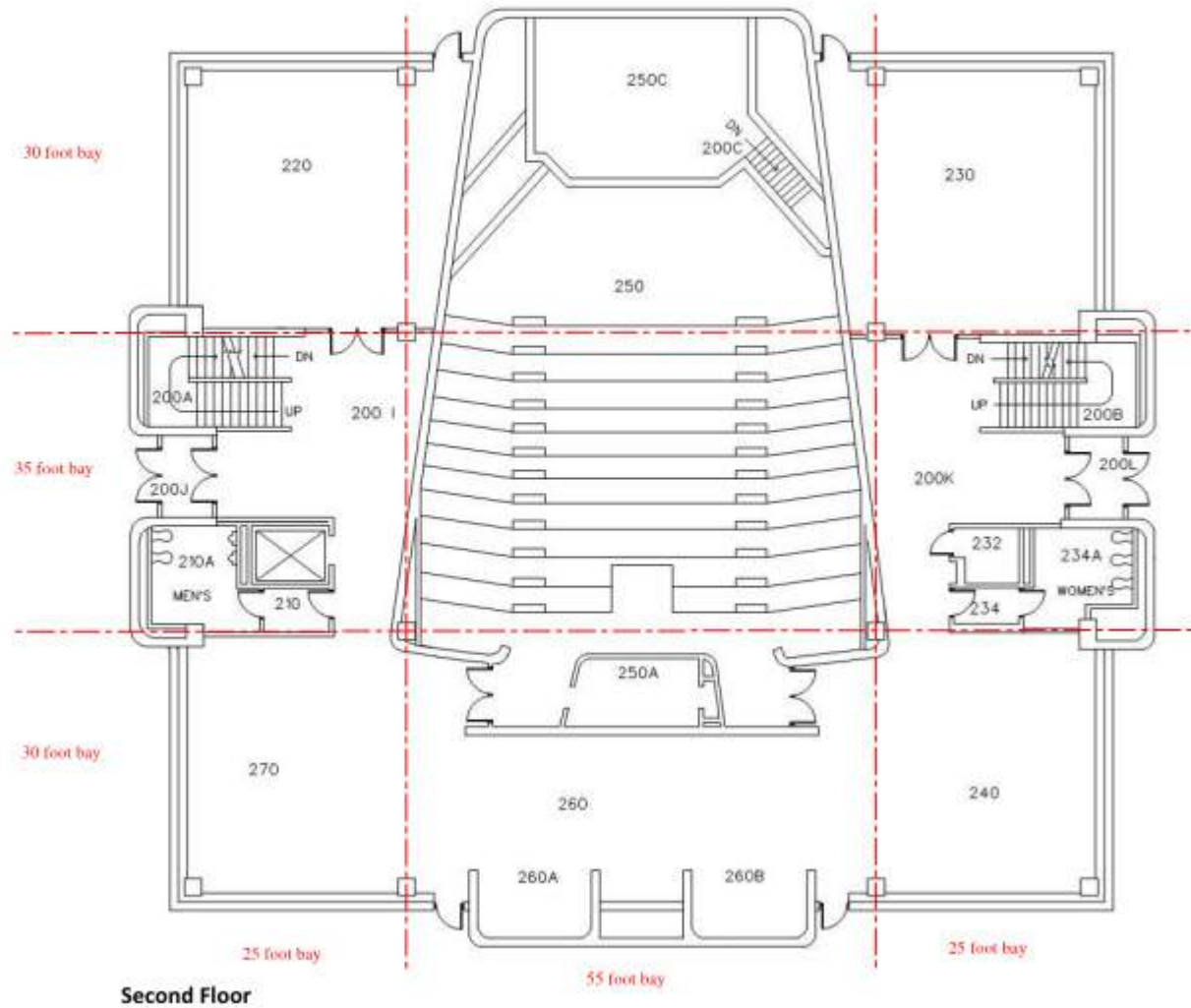
CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	3	16-30%	Loading (PSF): Classrooms - 50, Corridors/Lobby/Stairs - 80, Roof – 30, Wind - 20. Floor-to-floor: 13'-8" from first to second floor, 16'-0" from second to third floor, 14'-0" from third floor to roof. Structural Bay spacing ranges from 25' to 55' in east-west direction and are 30' in north-south direction.
C	INTERIORS	3	16-30%	
	Classrooms, Labs, and Offices	2		
	Circulation / Concourse	3		
	Restrooms	3		
	Back of House	2		
	AVERAGE	3	16-30%	

2035 Rose Hall



Structural Bay Spacing

2035 Rose Hall



FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2035 John M. Rose Hall**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	A	0-15%	
VERTICAL CIRCULATION	A	0-15%	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	0-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2035 John M. Rose Hall**

Date **7-22-22**



Room 140, looking south.



Room 144B, looking south.



Room 250, looking northwest.



Room 230, looking northeast.



Room 240, looking east.



Room 325B, looking northwest.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2035 John M. Rose Hall**

Date **7-22-22**



Room 305, looking southwest.



Room 325Y, looking east.

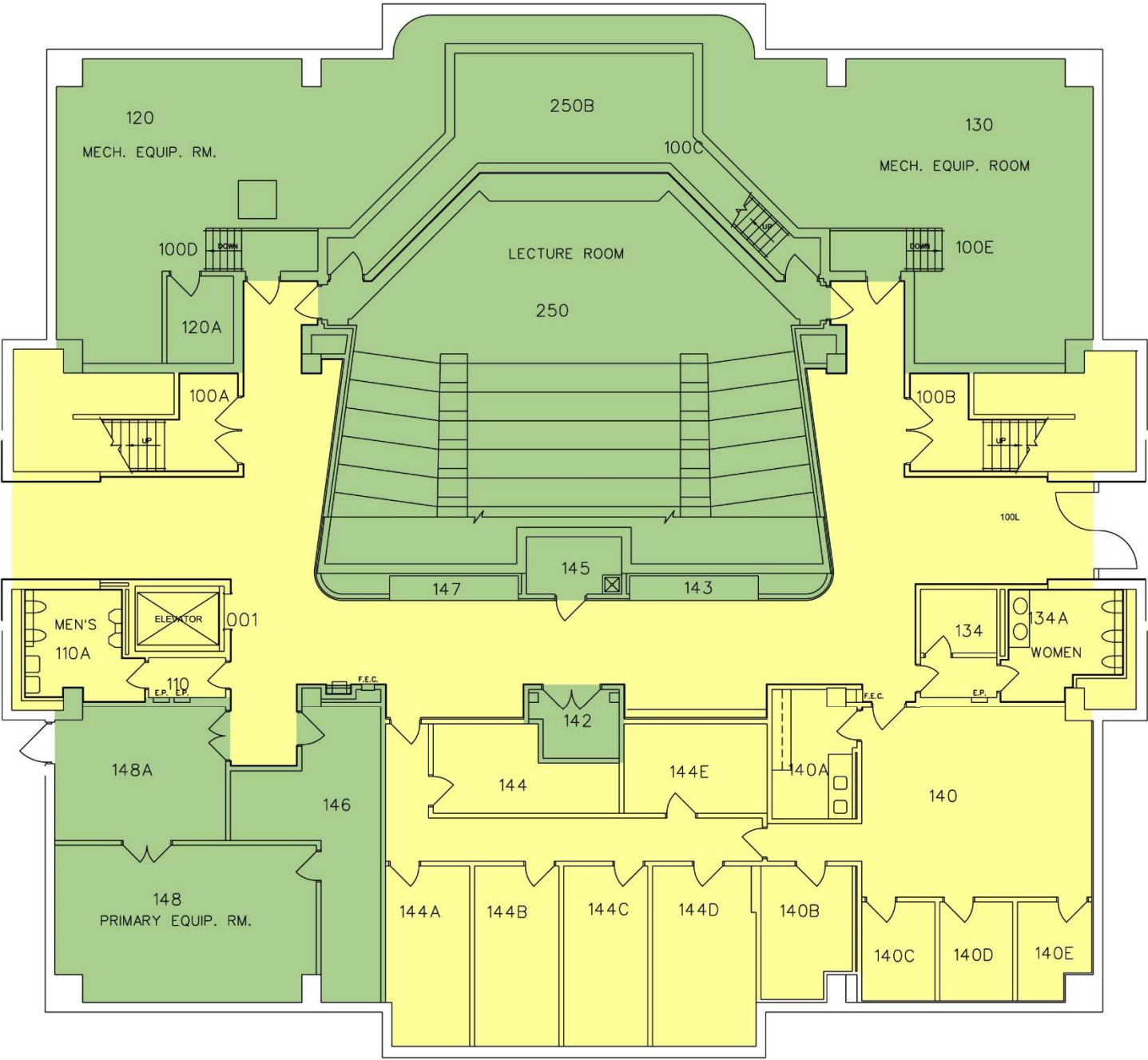


Room 304A, typical restroom.

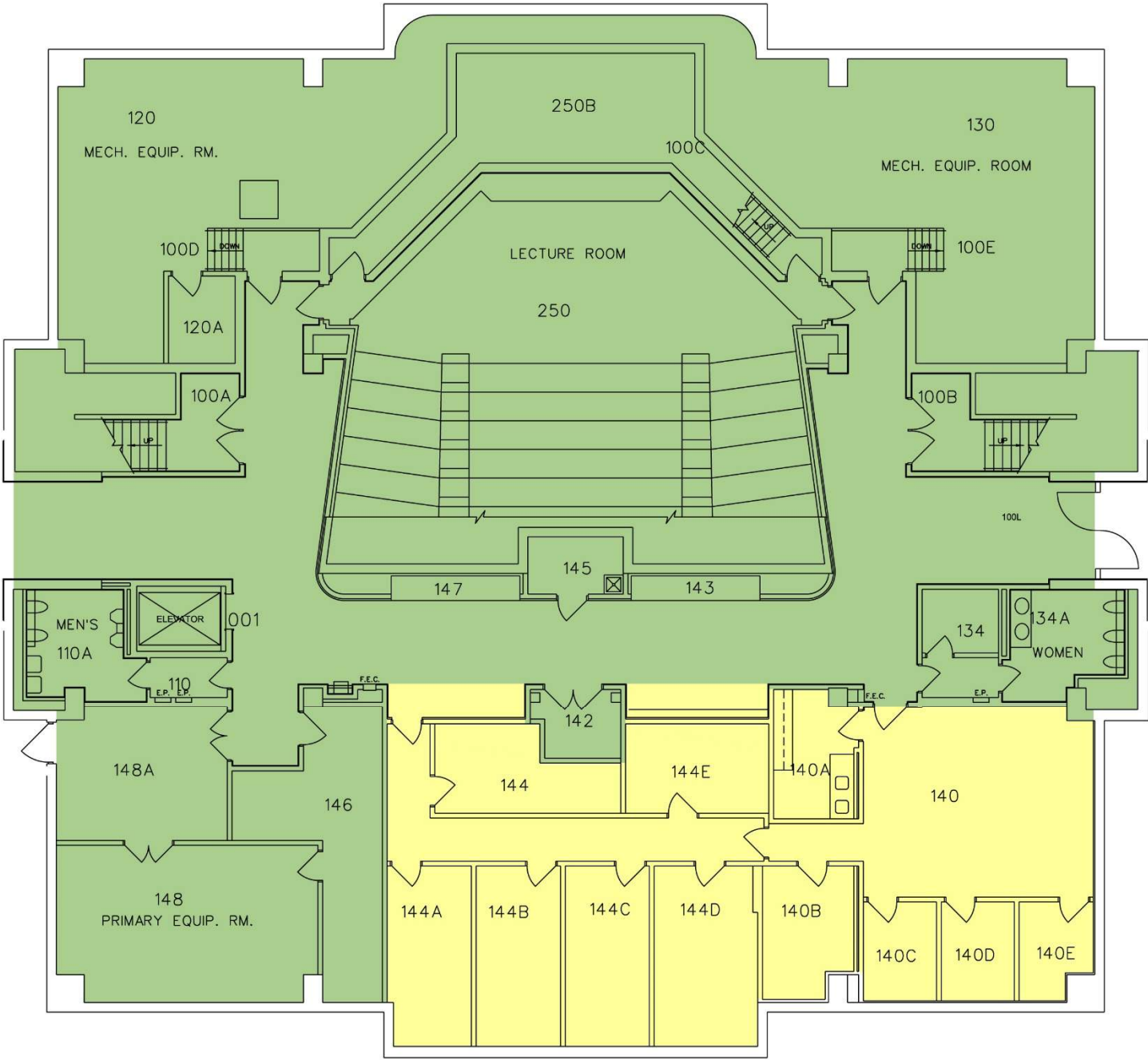
2035 John M. Rose Hall
First Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



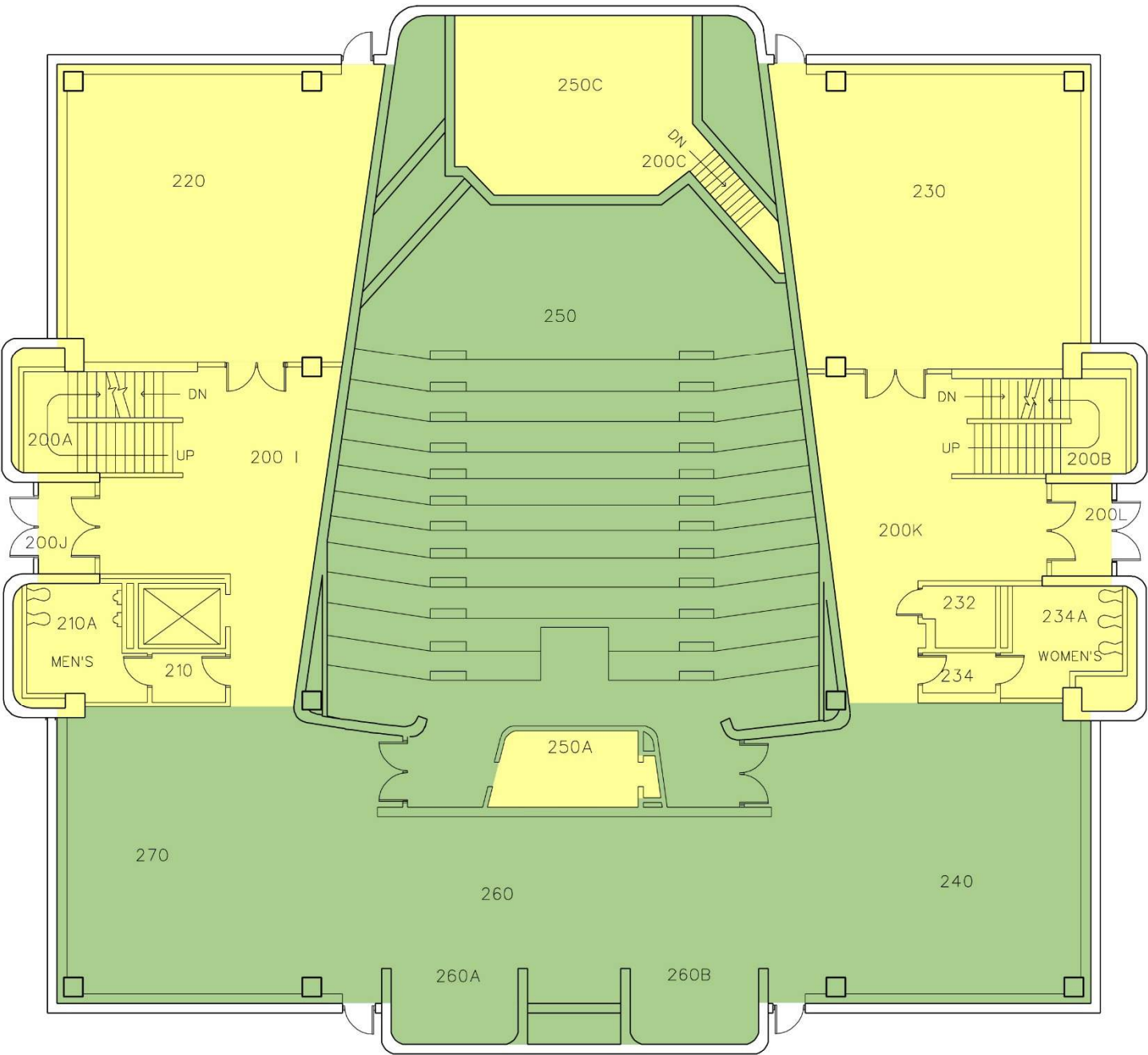
Functional Condition



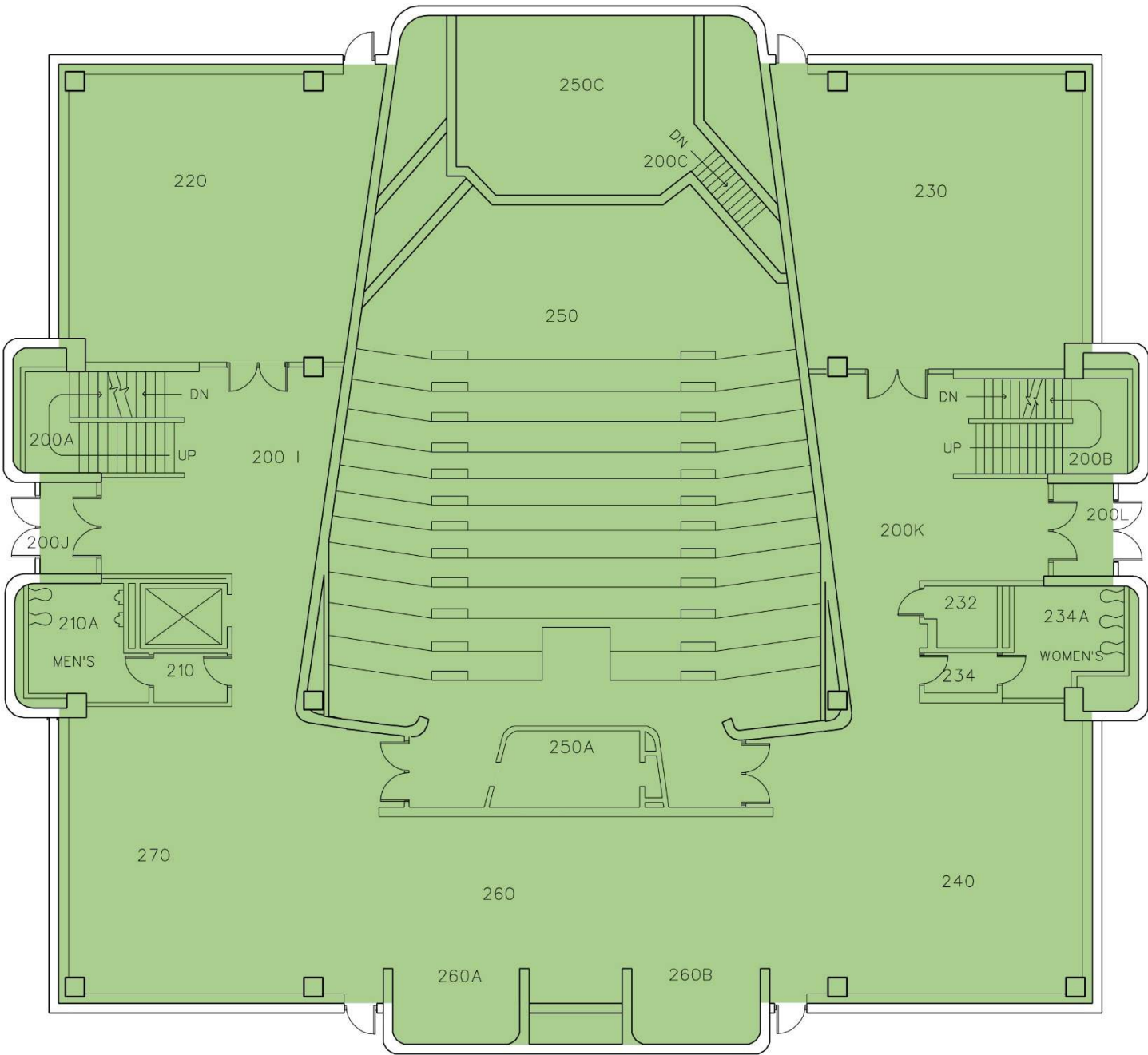
2035 John M. Rose Hall
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



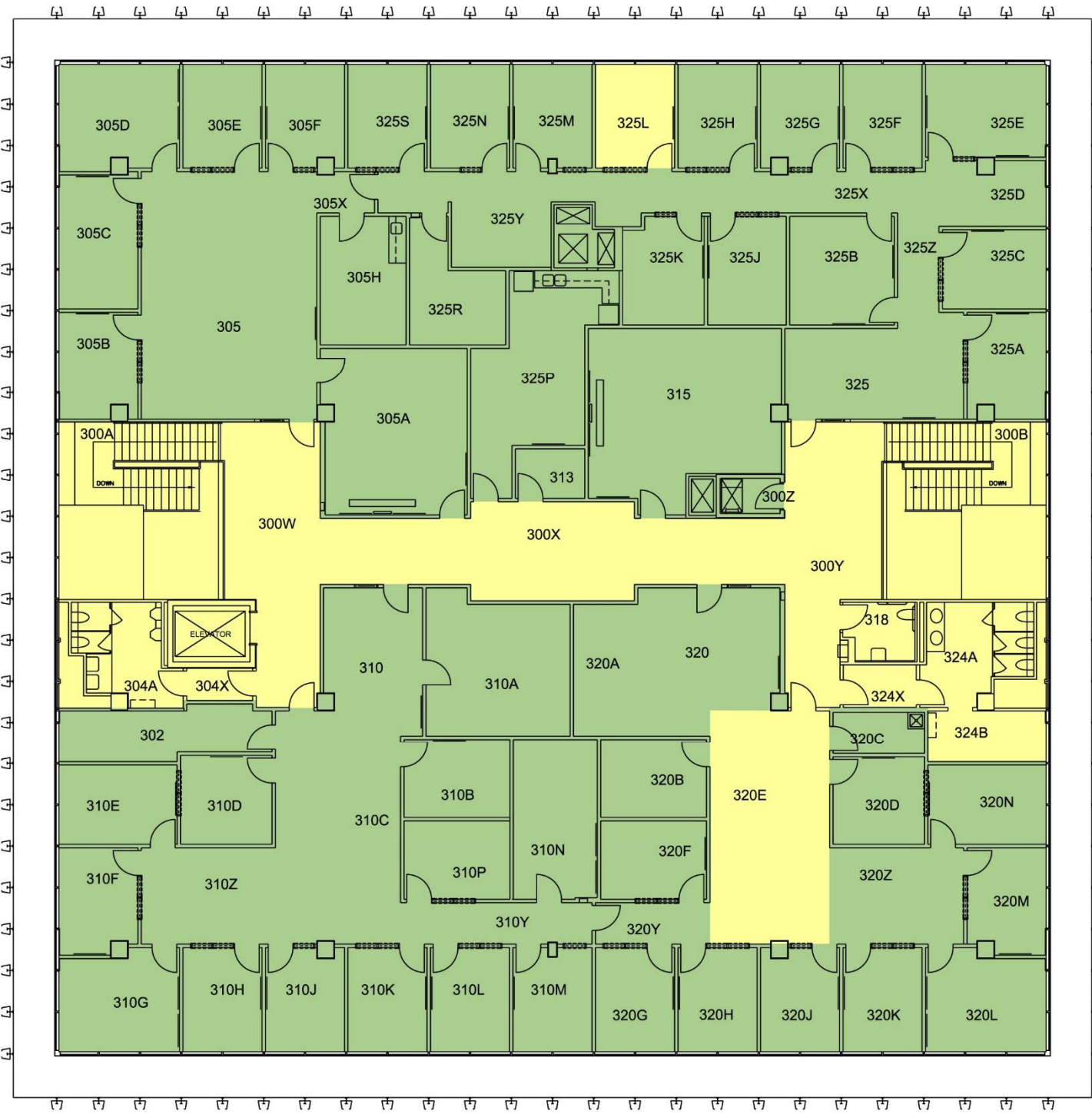
Functional Condition



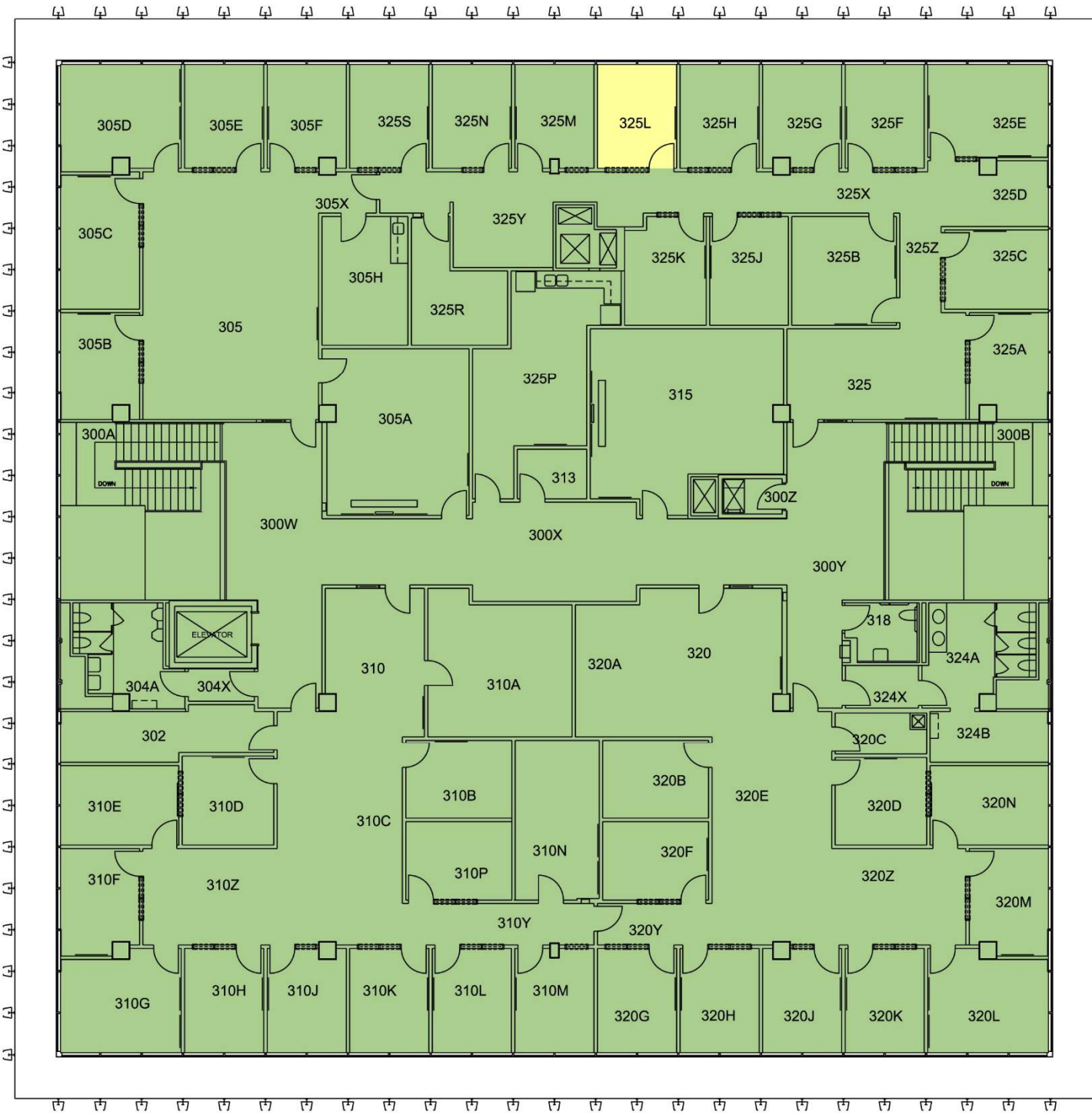
2035 John M. Rose Hall
Third Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition





Physical Condition Summary

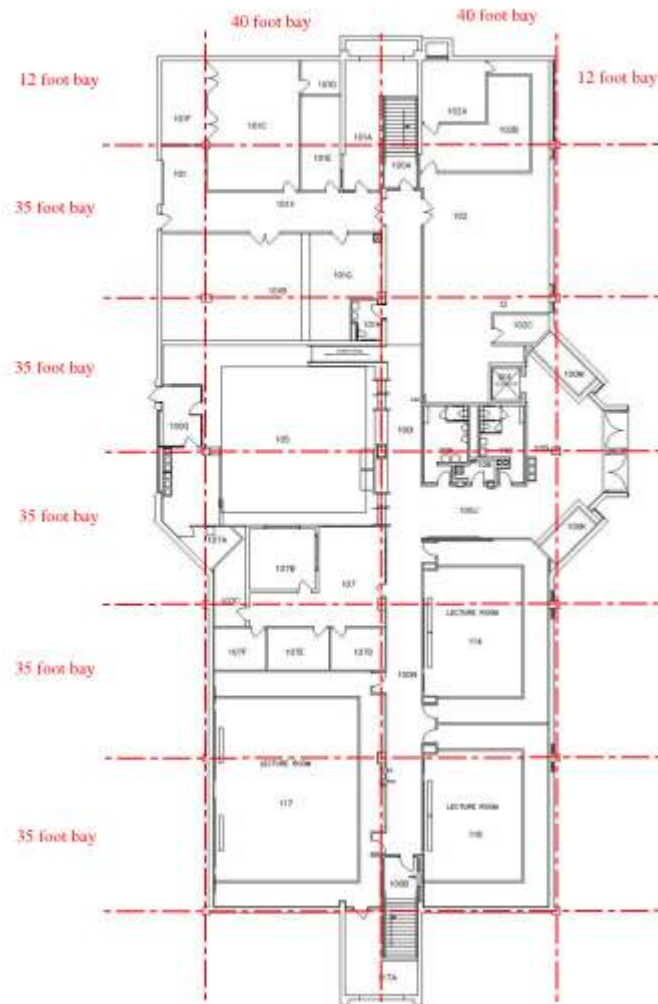
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Classrooms/Offices - 100, Corridors/Stairs - 80, Roof - 50, Wind - 20. Floor-to-floor: 13'-4" from first to second floor, 14'-0" for upper floors including the roof. Structural Bay spacing ranges from 20'-0" to 35'-0".
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	1		
	Circulation / Concourse	1		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

Structural Bay Spacing

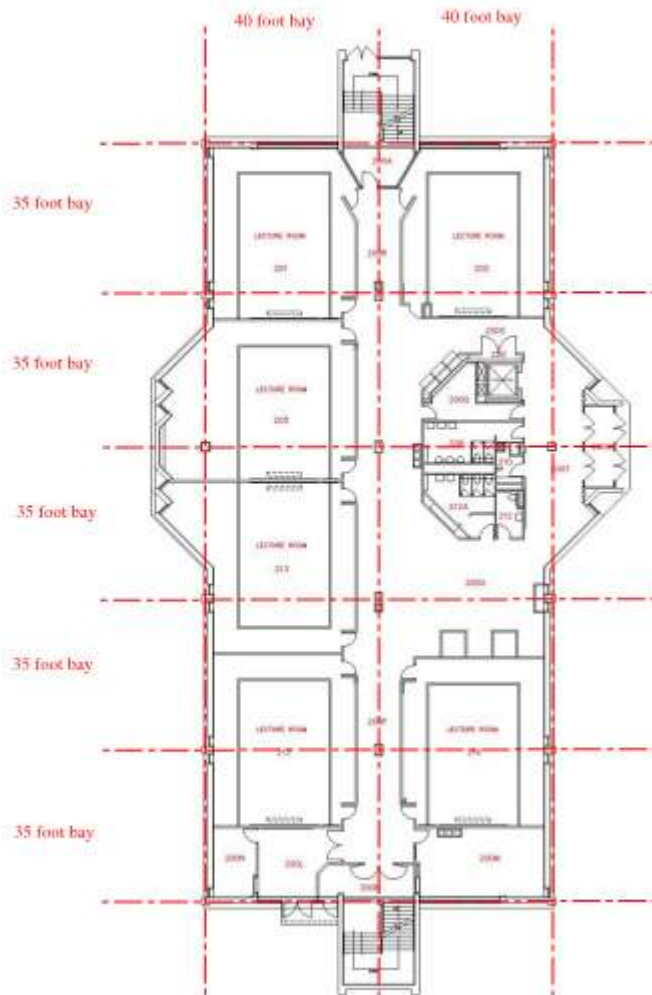
2036 Wood Hall



First Floor

Structural Bay Spacing

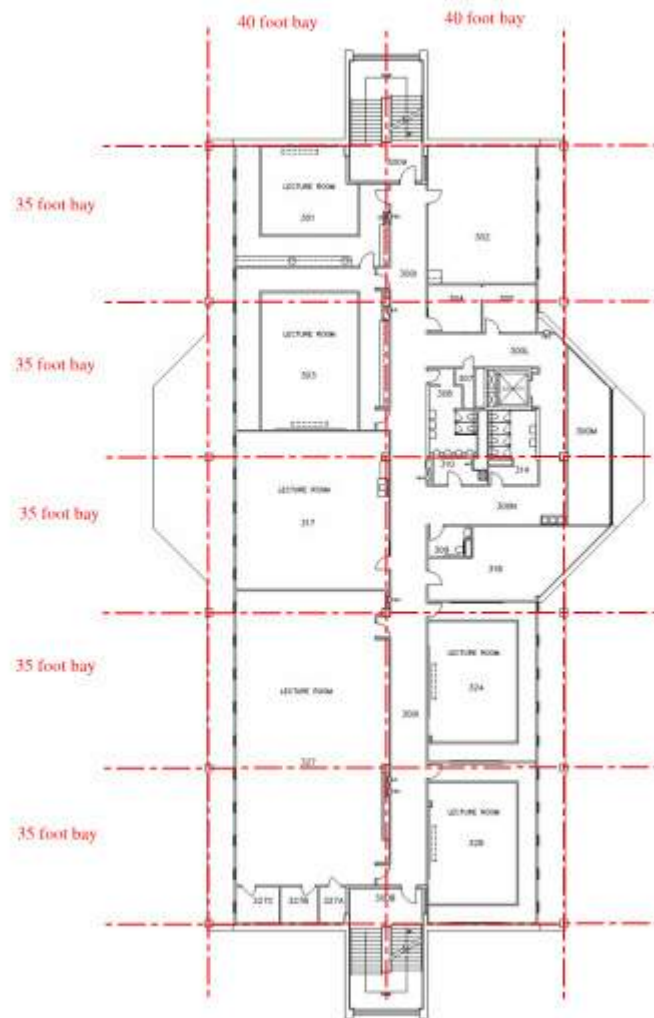
2036 Wood Hall



Second Floor

Structural Bay Spacing

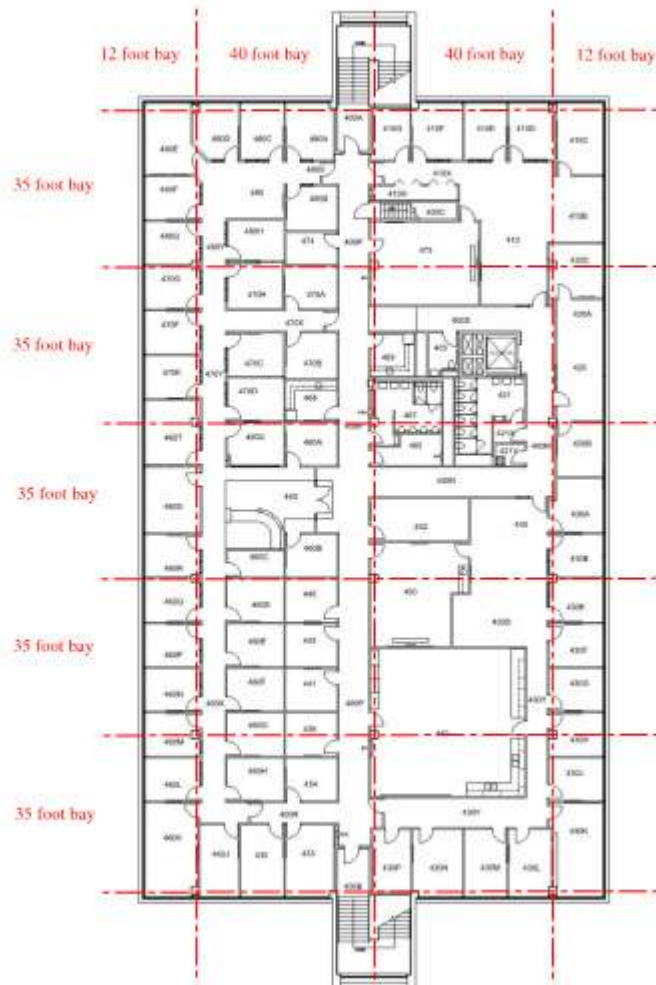
2036 Wood Hall



Third Floor

Structural Bay Spacing

2036 Wood Hall



Fourth Floor

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	0-15%	
VERTICAL CIRCULATION	B	5-15%	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2036 L. G. Wood Hall**

Date **7-22-22**



Room 105, looking east.



Room 107, looking west.



Room 200M, looking east.



Room 200U, looking south.



Room 201, looking south.



Room 300M, looking east.

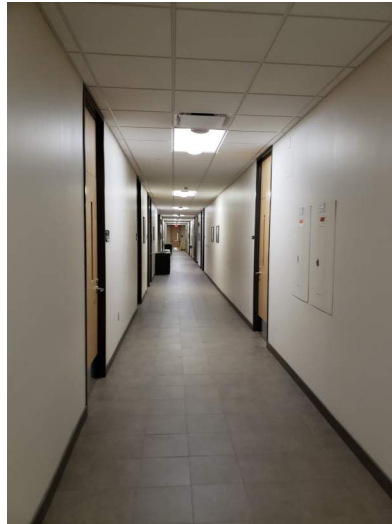
FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2036 L. G. Wood Hall**

Date **7-22-22**



Room 327, looking northeast.



Room 400P, typical upper level corridor.



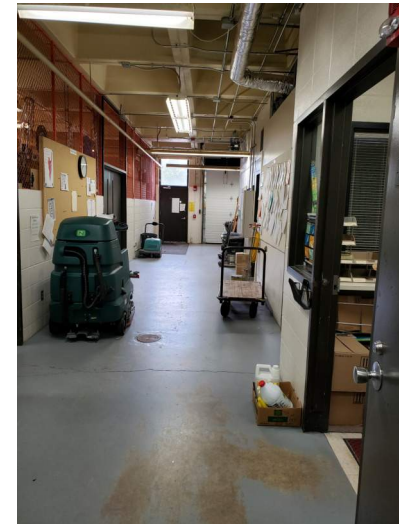
Entry to room 460.



Room 101H, typical single-use restroom.

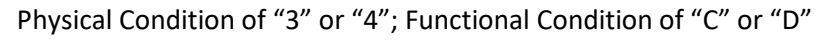
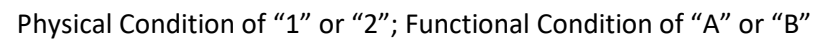


Room 208, typical restroom.

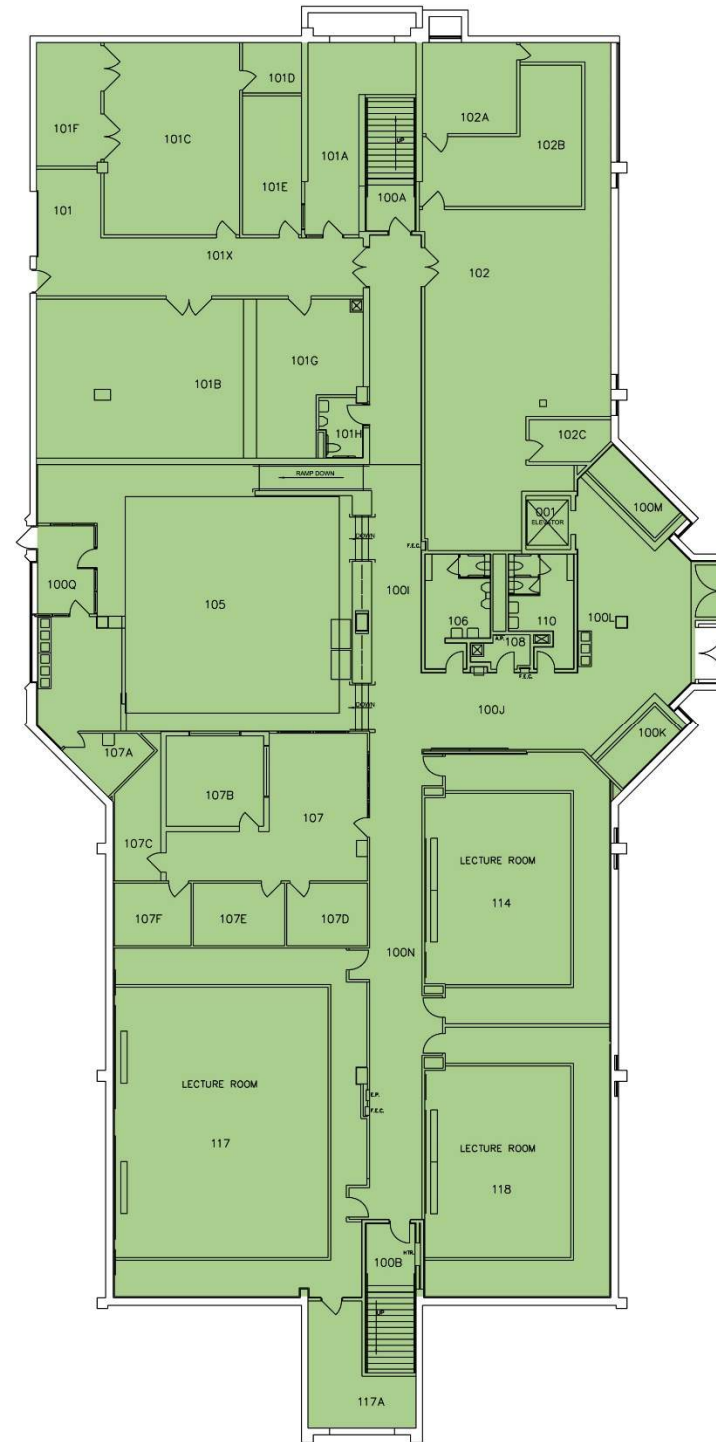


Room 101X, typical back of house space.

First Floor



Functional Condition



2036 L. G. Wood Hall
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



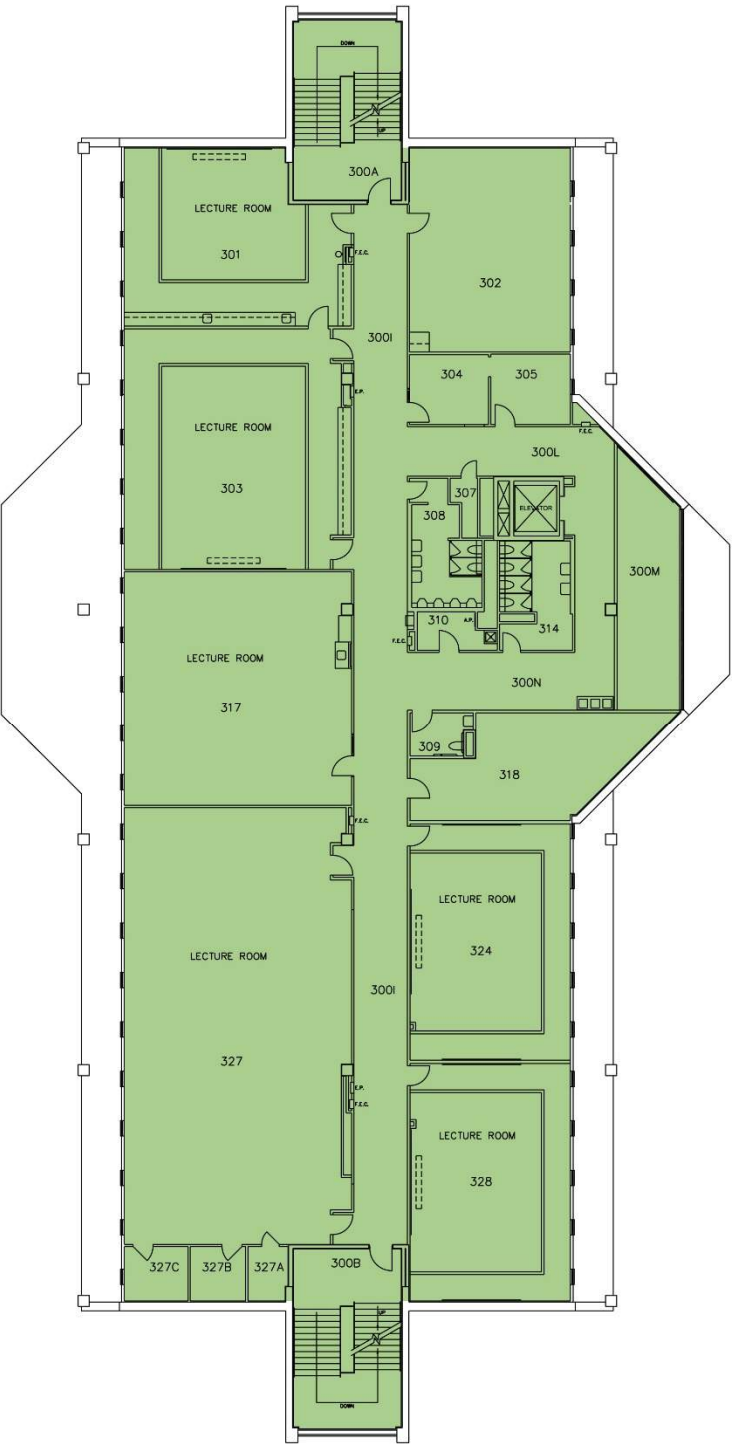
Functional Condition



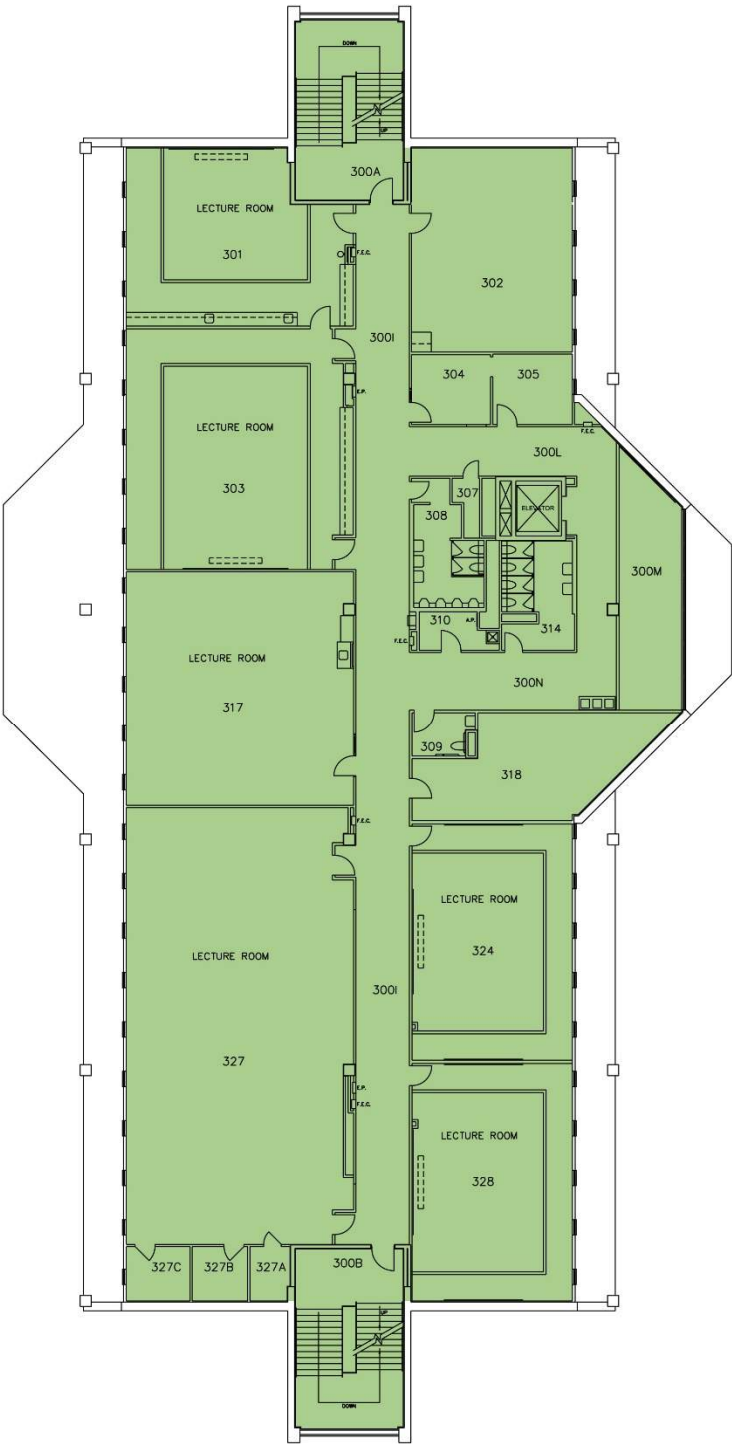
2036 L. G. Wood Hall
Third Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



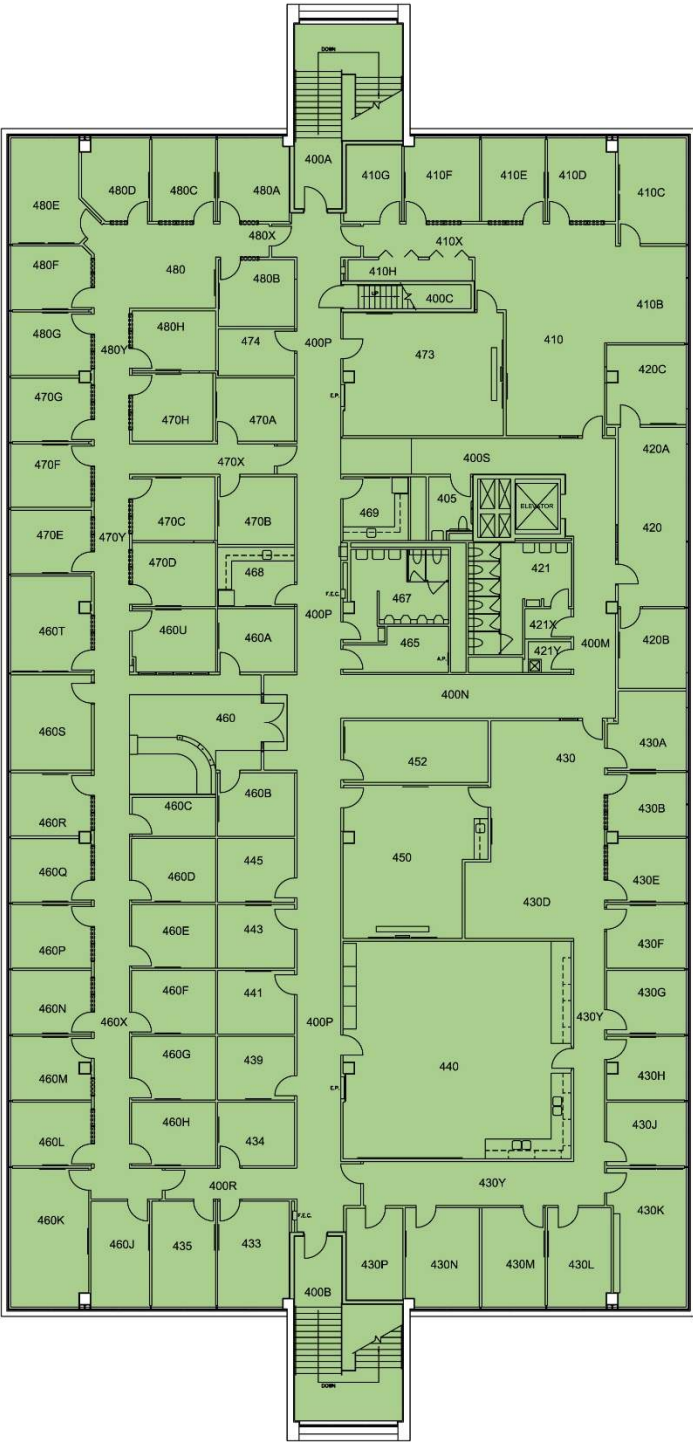
Functional Condition



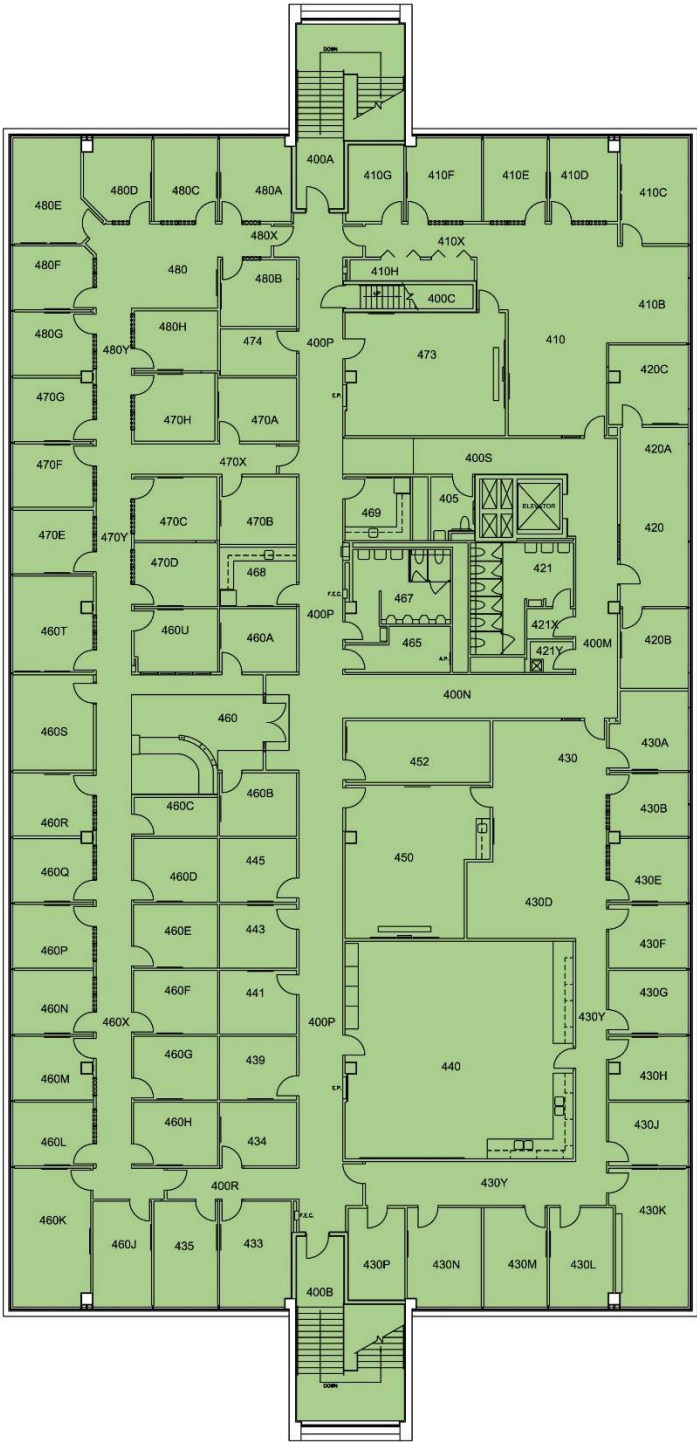
2036 L. G. Wood Hall
Fourth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition



Physical Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
2	Satisfactory	Limited Renovation	5-15%	Minor deterioration. Requires minor repair or restoration to present acceptable conditions.
3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE *	2	5-15%	Loading (PSF): Floors are Slab-on-grade. Roof – 100 (assumed where buried), Roof – 30 (assumed where exposed), Wind - 20. Floor-to-floor: Varies. Structural Bay: NA. Structural Bay Spacing is not included.
C	INTERIORS	3	16-30%	Consider rerouting concourse when an adjacent building is getting modified (e.g. incorporate the concourse and circle entry into new Cofrin Research Center scope).
	AVERAGE	3	16-30%	

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	B	5-15%	
VERTICAL CIRCULATION	N/A	N/A	
INTERIORS	B	16-30%	Majority of spaces are drab and outdated with the exception of the connector between Cofrin Library and Student Services. Adjacent outdoor spaces are underutilized. Connector between Cofrin and Student Services limits connectivity to the Quad.
AVERAGE	B	16-30%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2045 Concourse System**

Date **7-22-22**



Connector, looking west to Rose Hall.



Concourse inside Rose, looking east.



Connector, looking west to Wood Hall.



Connector, looking northeast to circle entry.

Circle entry, looking east.

Connector, looking north to Student Services.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2045 Concourse System**

Date **7-22-22**



Connector, looking south to Instructional Services.



Connector, looking south to Lab Sciences.



Connector, looking north to Instructional Services.



Connector, looking southeast to MAC Hall.



Concourse inside MAC Hall, looking west.

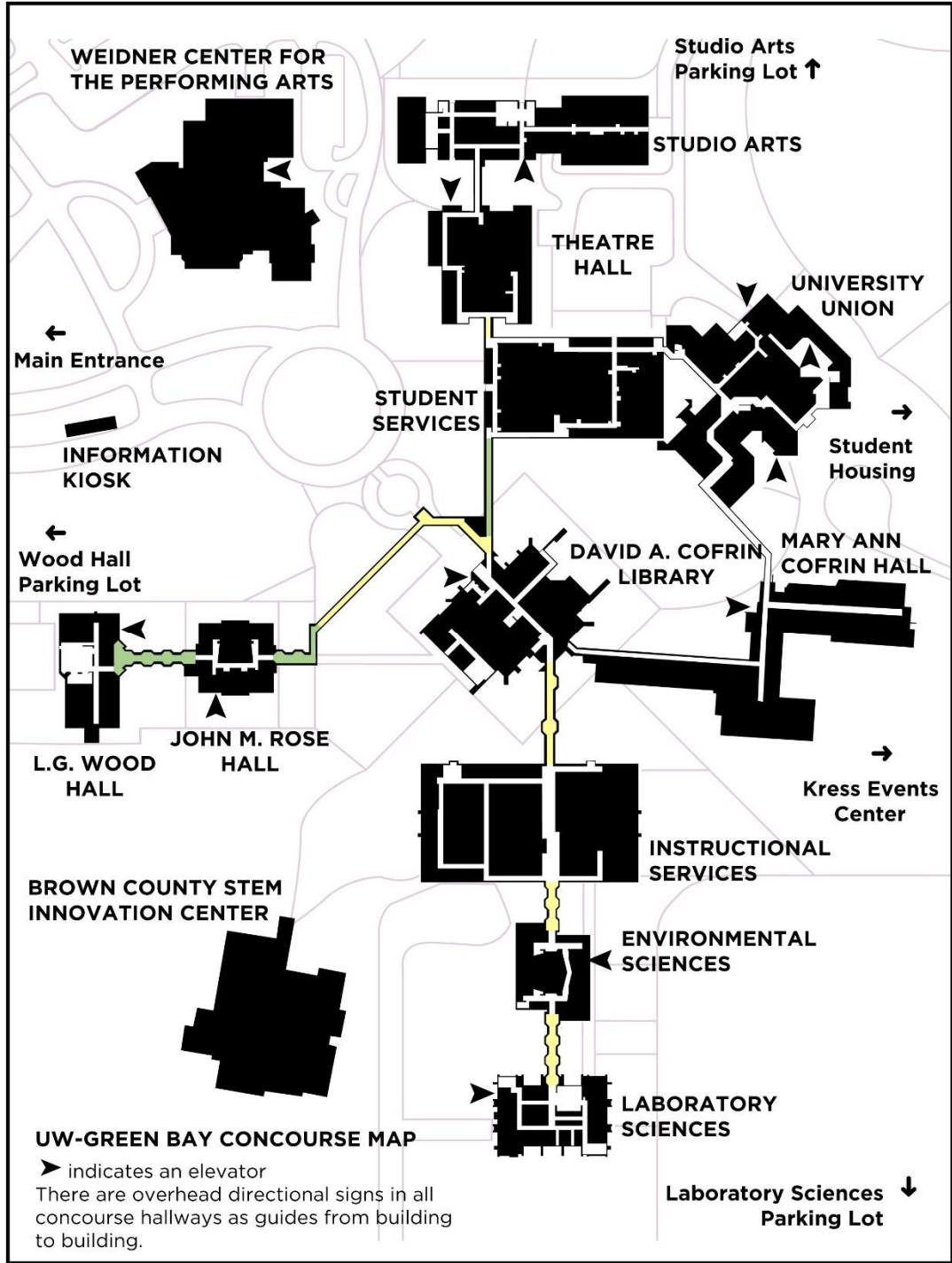


Concourse inside Studio Arts, looking south.

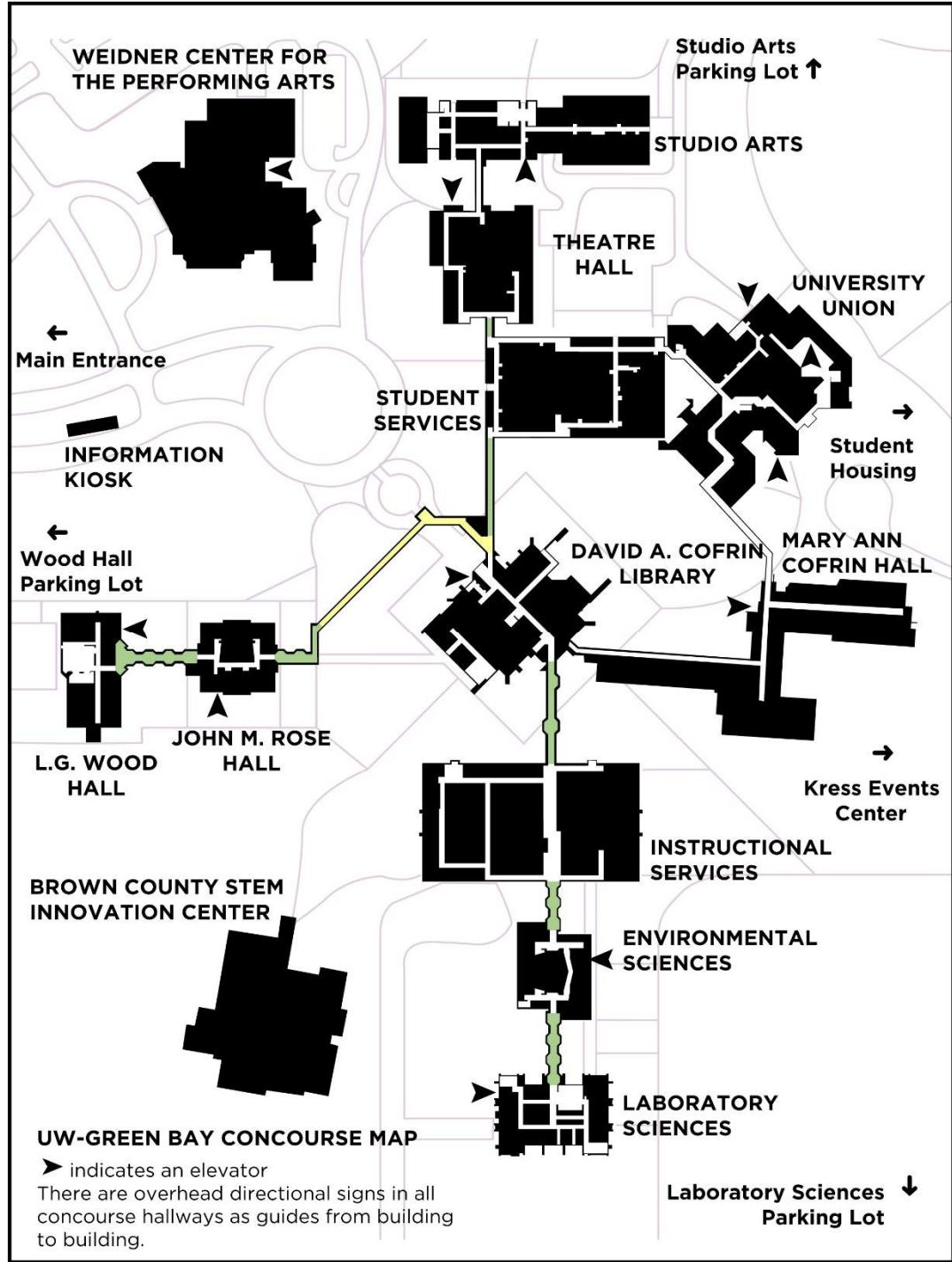
2045 Concourse System
First Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”

Physical Condition



Functional Condition





Institution **UW-Green Bay**
 Building Name **2050 Weidner Center for the Performing Arts**

Date **7-22-22**

Physical Condition Summary

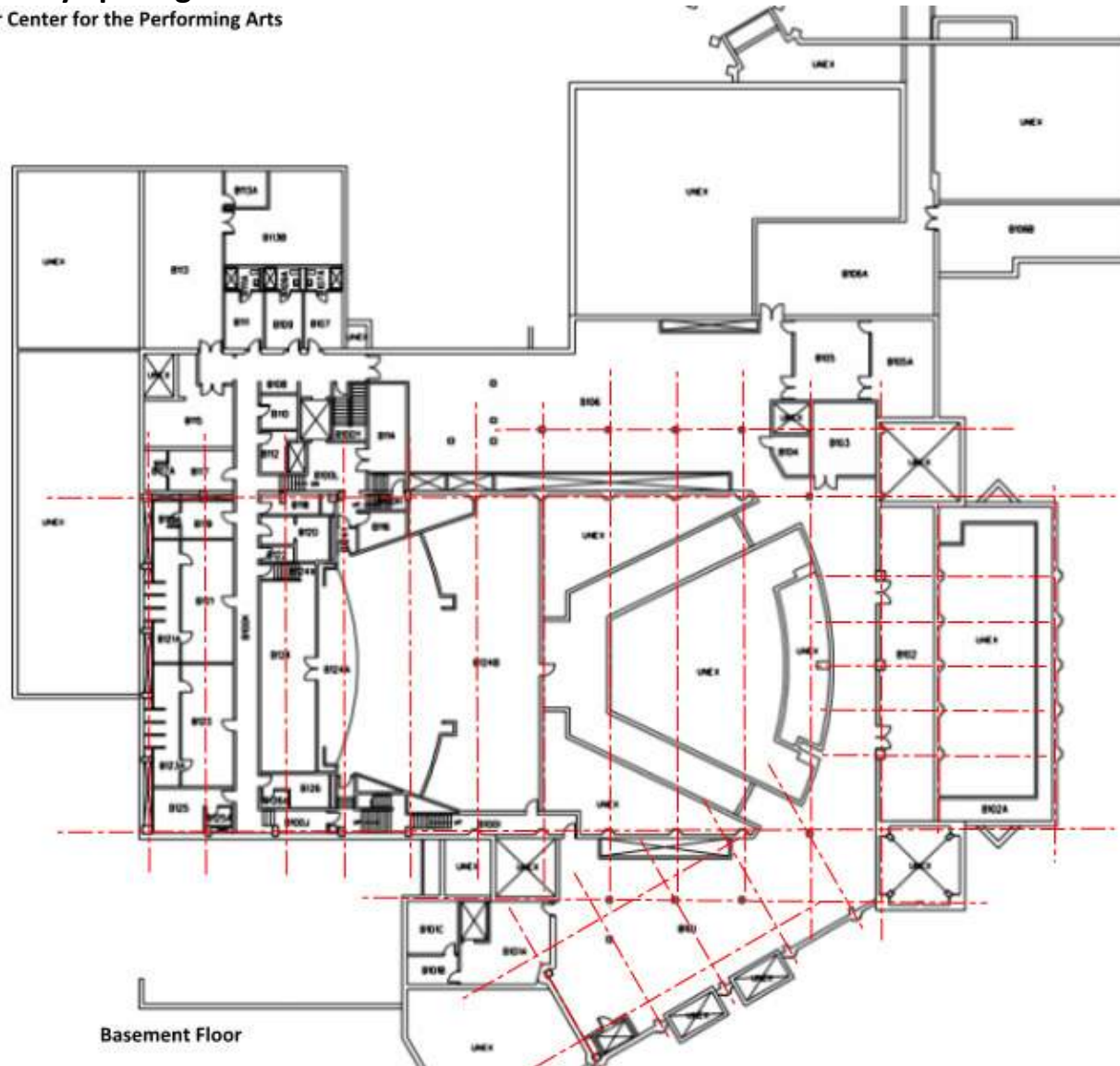
The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
1	Good	Minimal Renovation	0-15%	Suitable for continued use with normal operational maintenance.
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3	Fair	Moderate Renovation	16-30%	Moderate deterioration or partial obsolescence. Requires moderate restoration or updating.
4	Poor	Significant Renovation	31-45%	Significant deterioration or obsolescence. Requires significant restoration, updating, or partial replacement of components.
5	Unsatisfactory	Major Renovation	46-60%	Extensive deterioration or obsolescence. Requires extensive restoration, updating, and significant replacement of systems and/or components.
6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Seating – 60, Catwalks – 25, Corridors/Stairs - 100, Stage, back and side – 150, Coolers – 200, Addition floors and storage - 125 Roof – 30 + drifting, Wind – 20/25 – below and above 50-feet. Floor-to-floor: 17'-6" from basement to first floor, 17'-0" from first to second floor, 15'-5" from second to third floor, 18'-0" from third to fourth floor, 9'-5" from fourth to sound booth floor. Structural Bay spacing varies due to complexity clear span of performance spaces, building additions, and configuration.
C	INTERIORS	2	5-15%	
	Performance Spaces and Offices	2		Isolated backstage areas in fair condition.
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

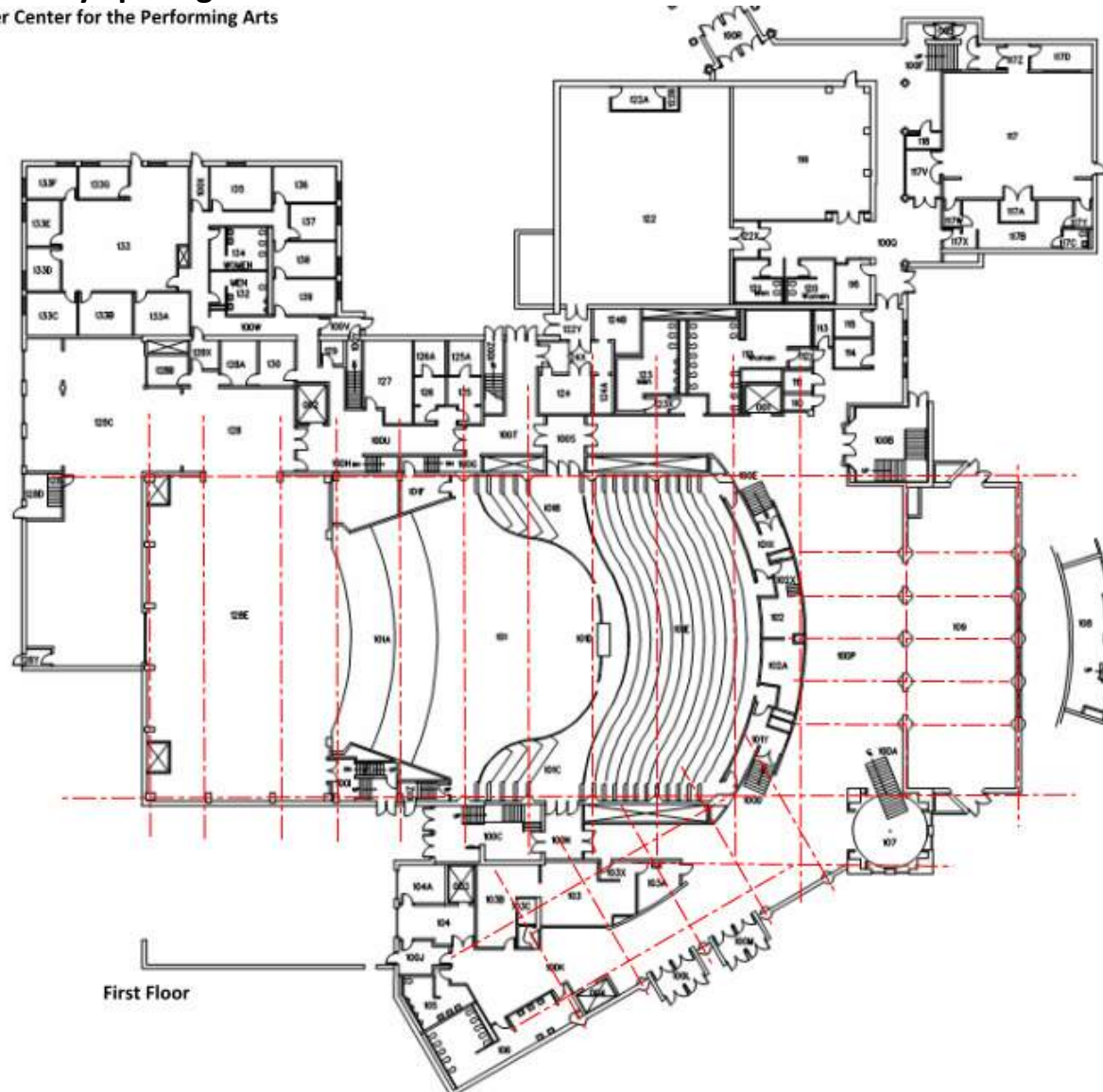
Structural Bay Spacing

2050 Weidner Center for the Performing Arts



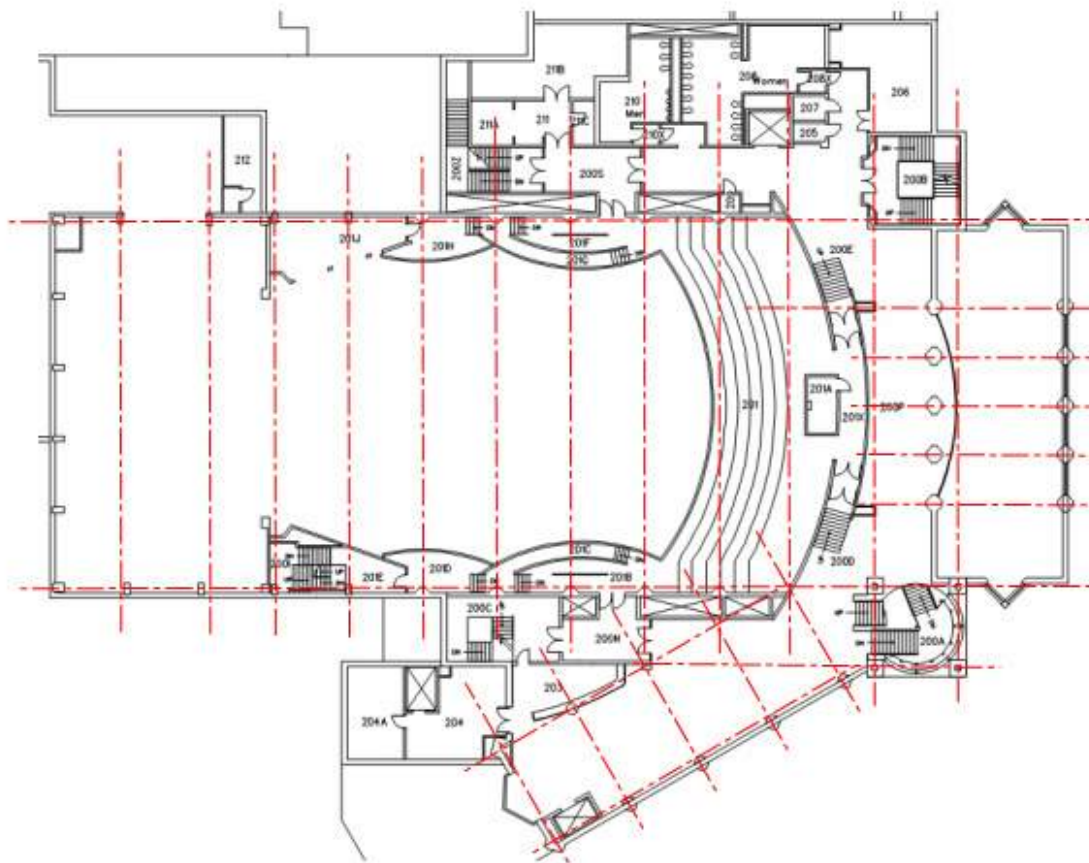
Structural Bay Spacing

2050 Weidner Center for the Performing Arts



Structural Bay Spacing

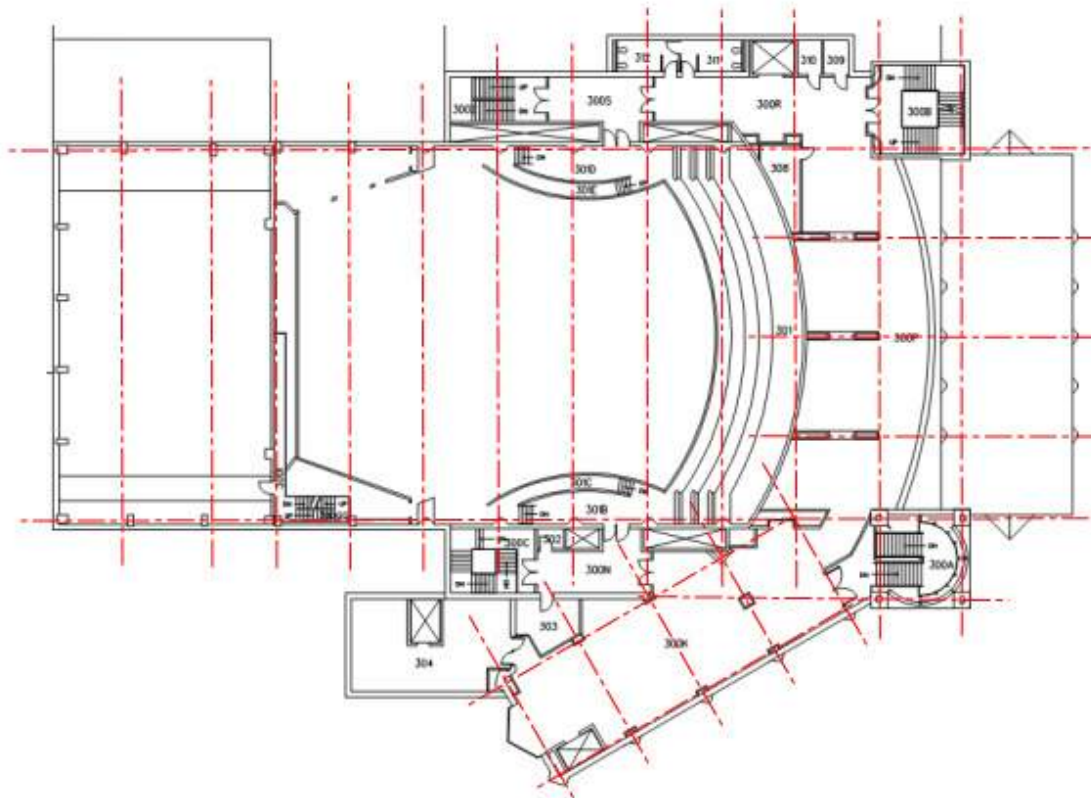
2050 Weidner Center for the Performing Arts



Second Floor

Structural Bay Spacing

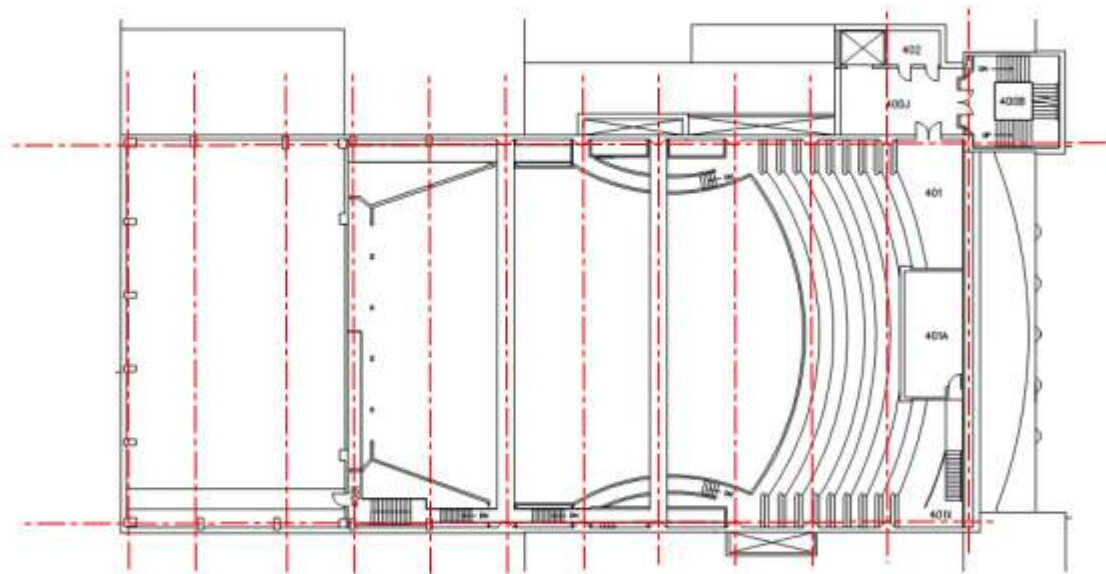
2050 Weidner Center for the Performing Arts



Third Floor

Structural Bay Spacing

2050 Weidner Center for the Performing Arts



Fourth Floor

Functional Condition Summary

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2050 Weidner Center for the Performing Arts**

Date **7-22-22**

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	A	0-15%	
VERTICAL CIRCULATION	A	0-15%	
INTERIORS	A	0-15%	
Performance Spaces and Offices	A		
Circulation / Concourse	A		
Restrooms	A		
Back of House	A		
AVERAGE	A	0-15%	

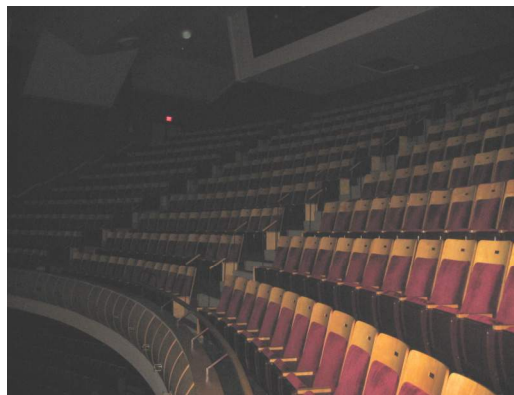
FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2050 Weidner Center for the Performing Arts**

Date **7-22-22**



Room 101D, looking east.



Room 401, looking east.



Room 122, looking southeast.



Room 119, looking northeast.



Room B111, looking east.



Room B121, looking east.

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2050 Weidner Center for the Performing Arts**

Date **7-22-22**



Room 127, looking east.



Room 100T, looking north.



Room B113A, looking southeast.



Typical dressing room shower.



Typical back-of-house toilet room.



Typical public toilet room.

2050 Weidner Center for the Performing Arts Basement Floor

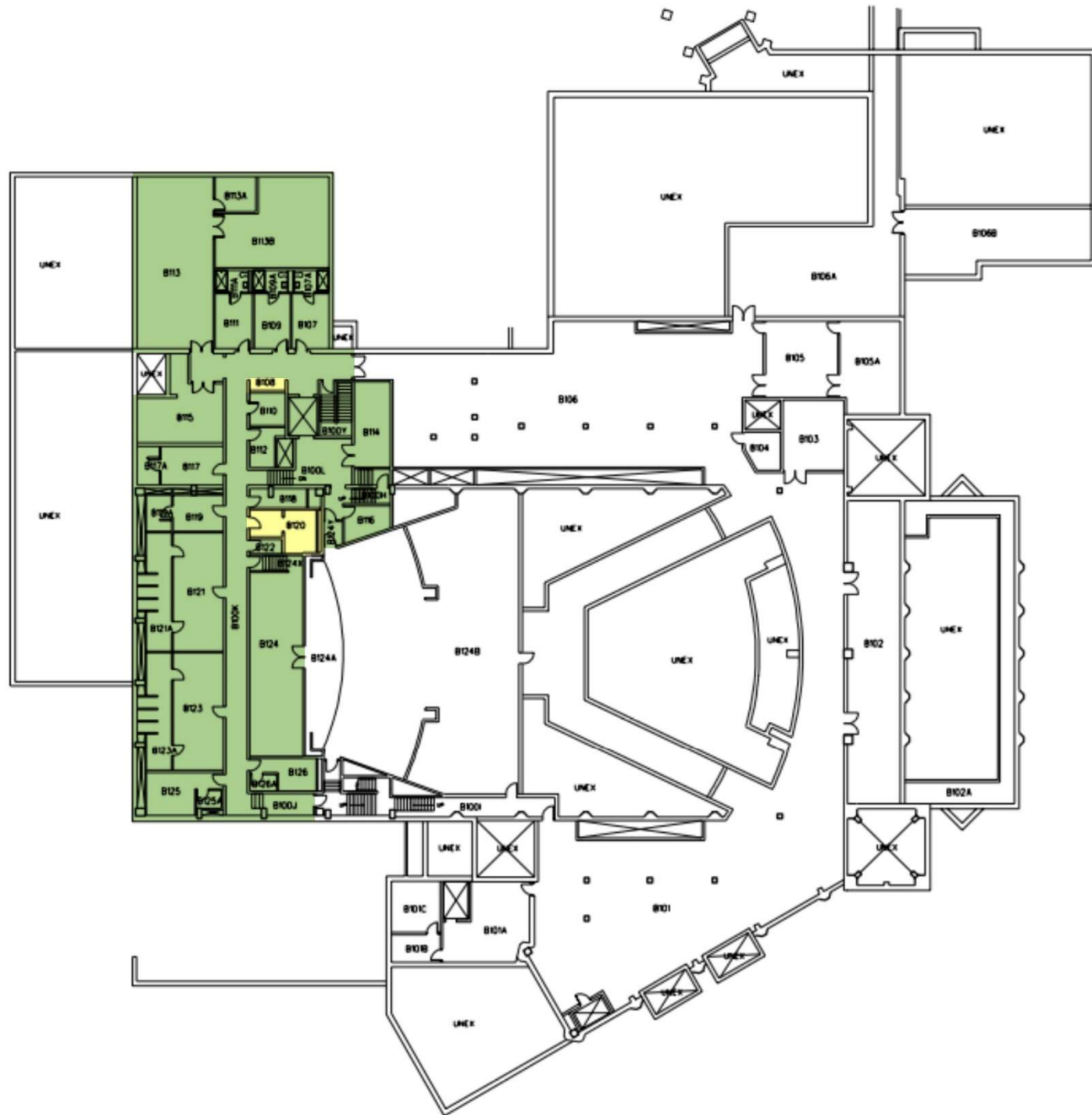


Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

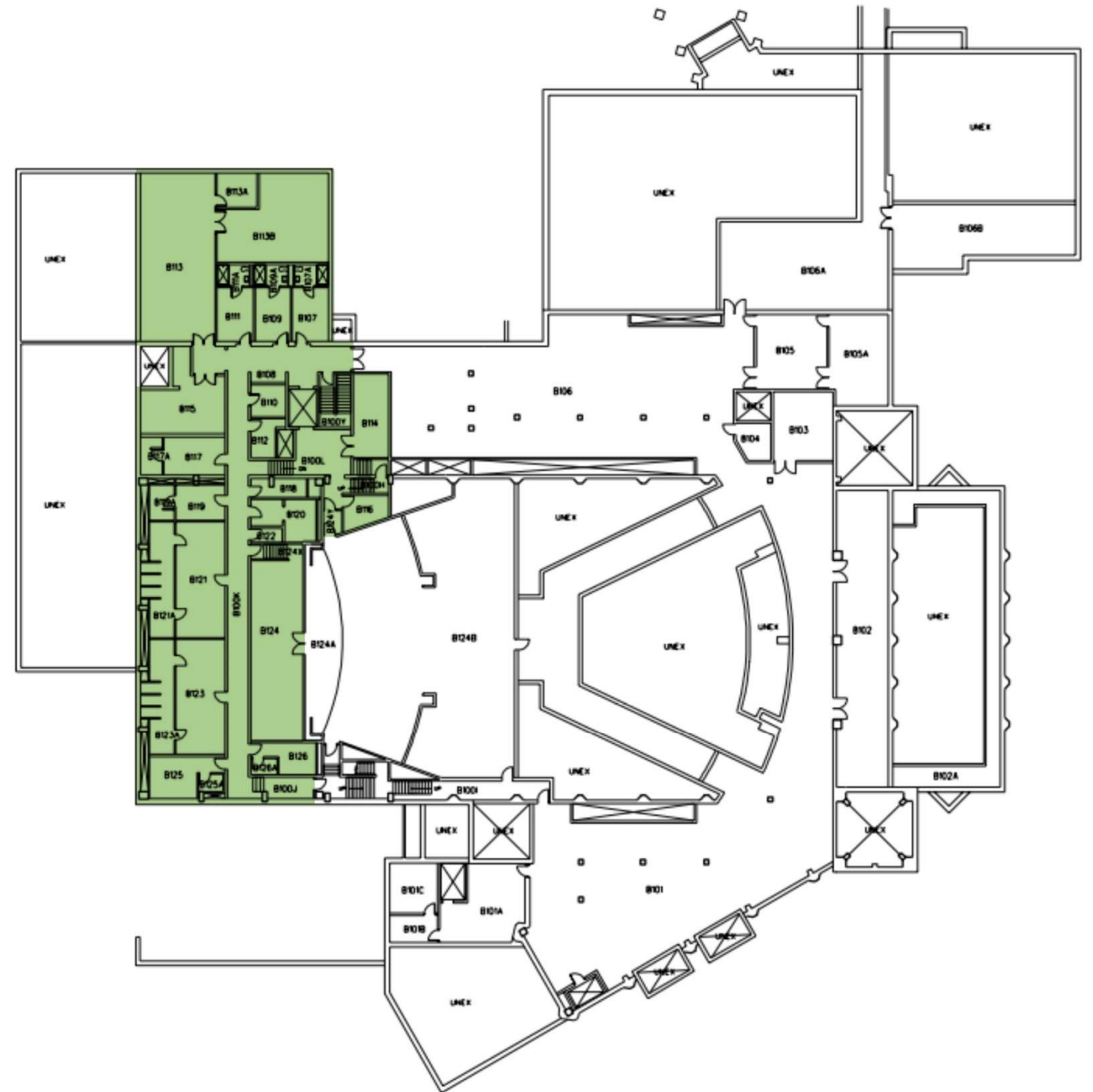
Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

Spaces without a color were not evaluated in this study.

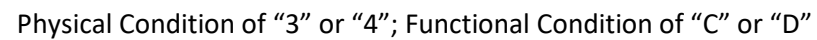
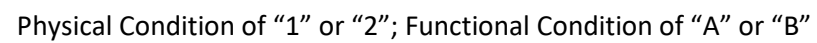
Physical Condition



Functional Condition

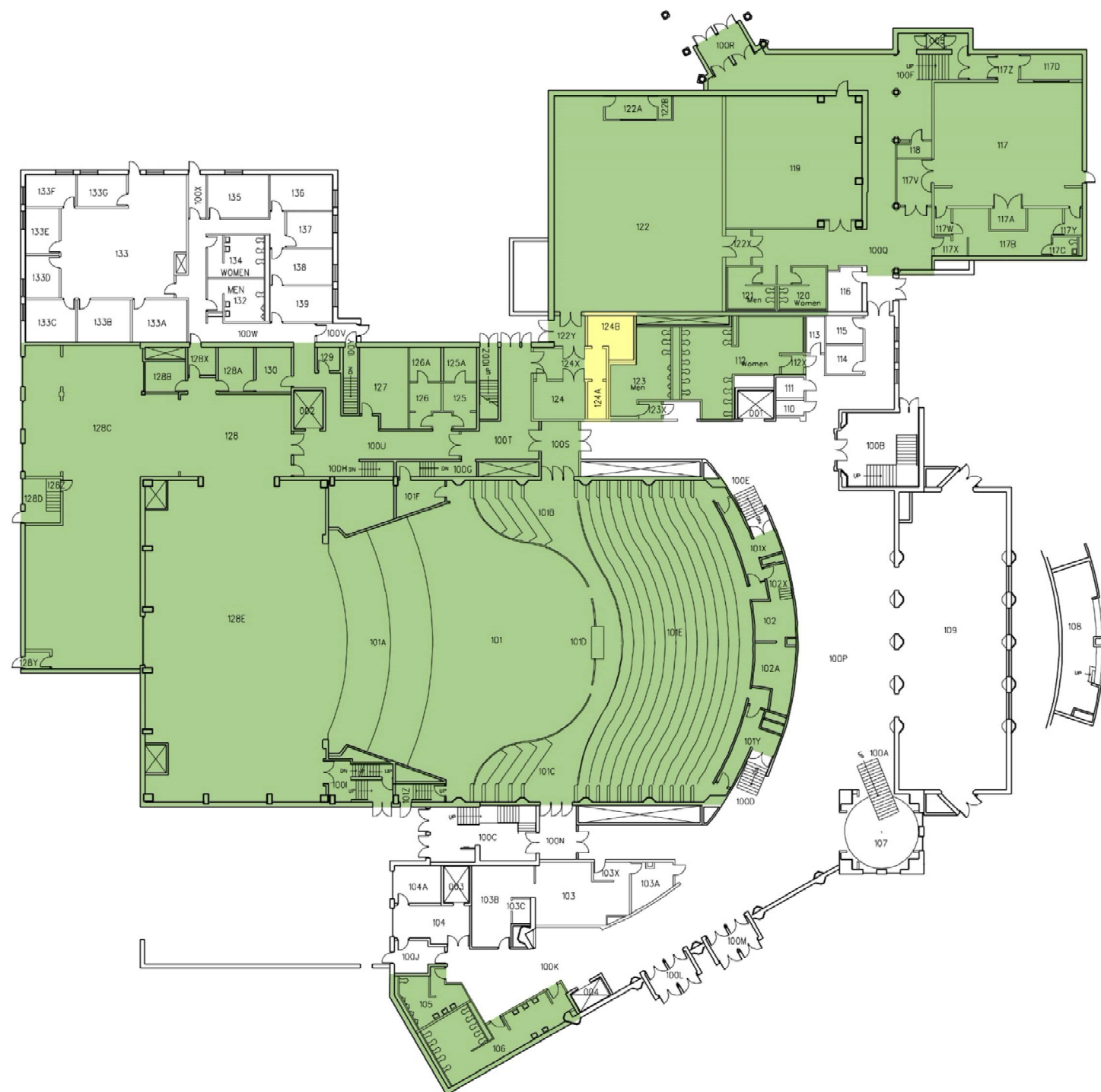


First Floor

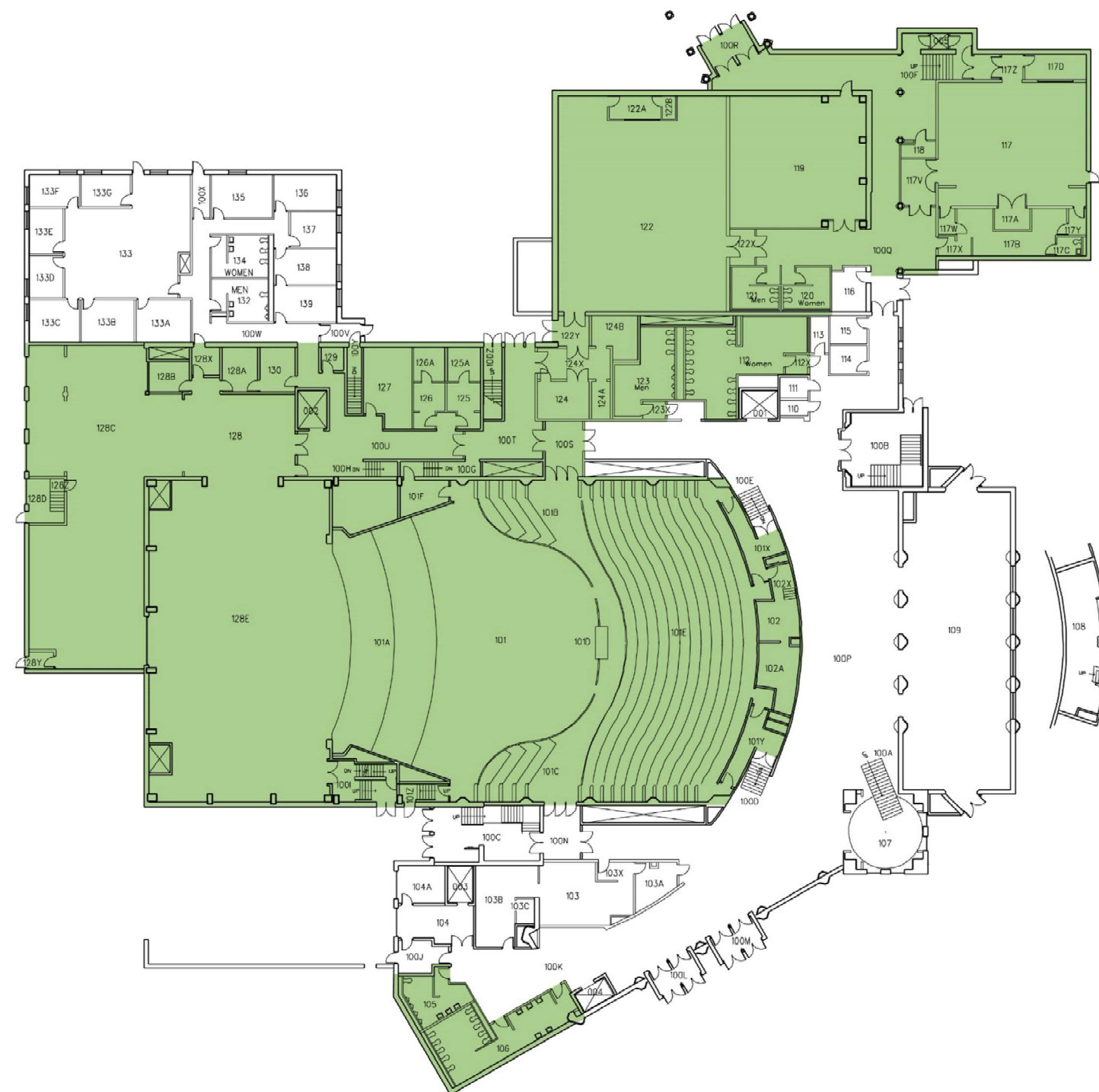


Spaces without a color were not evaluated in this study.

Physical Condition



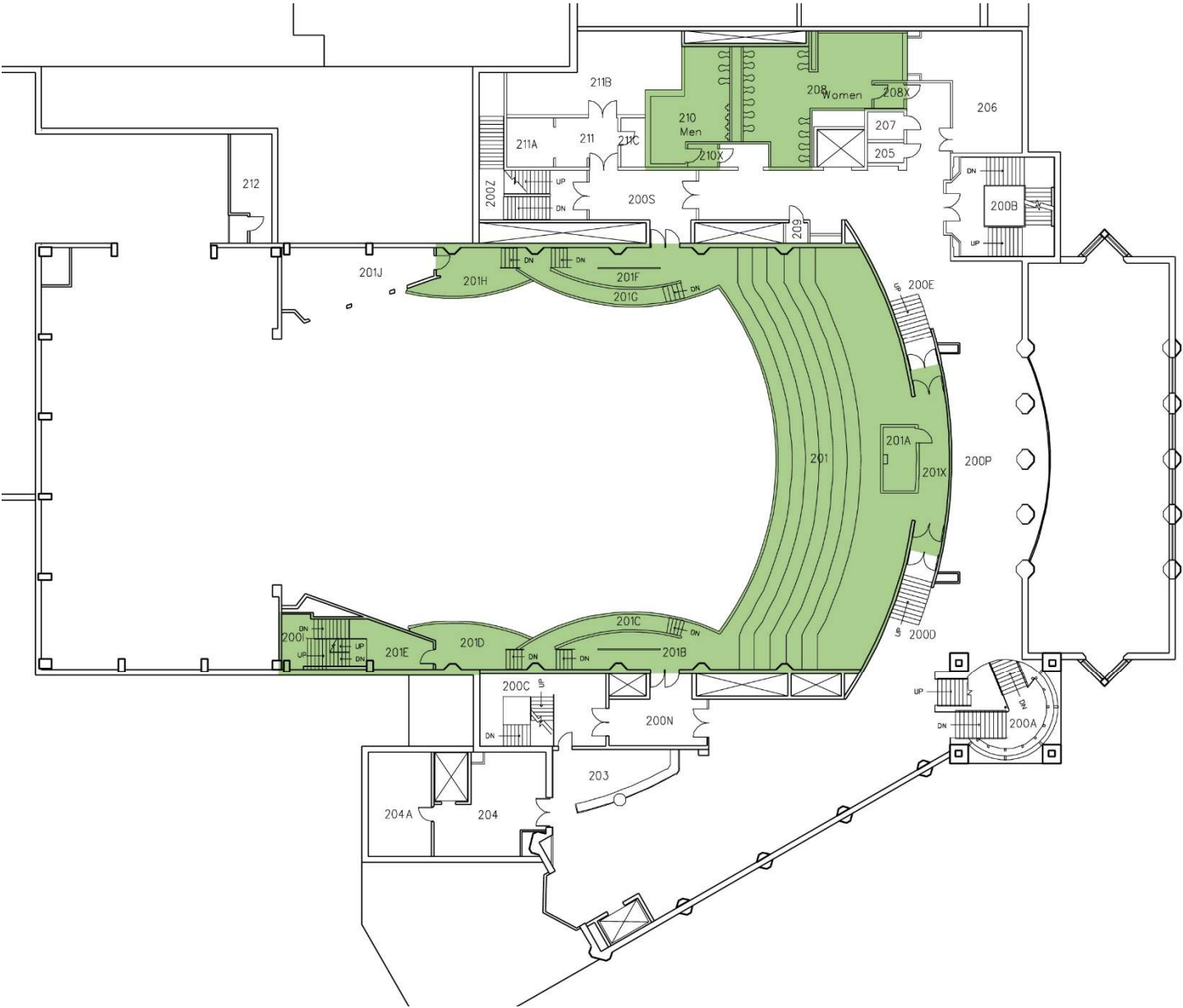
Functional Condition



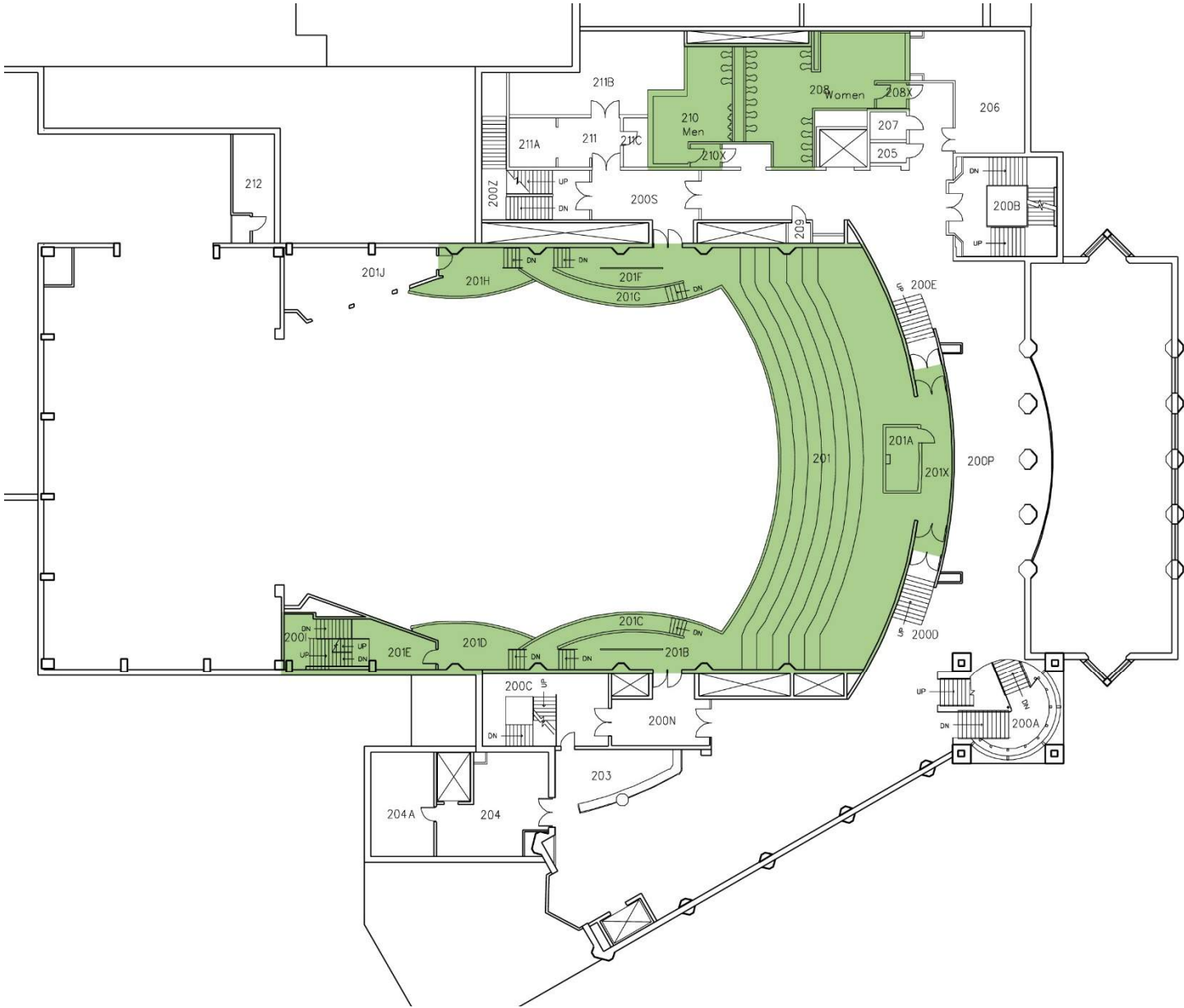
2050 Weidner Center for the Performing Arts
Second Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”
- Spaces without a color were not evaluated in this study.

Physical Condition



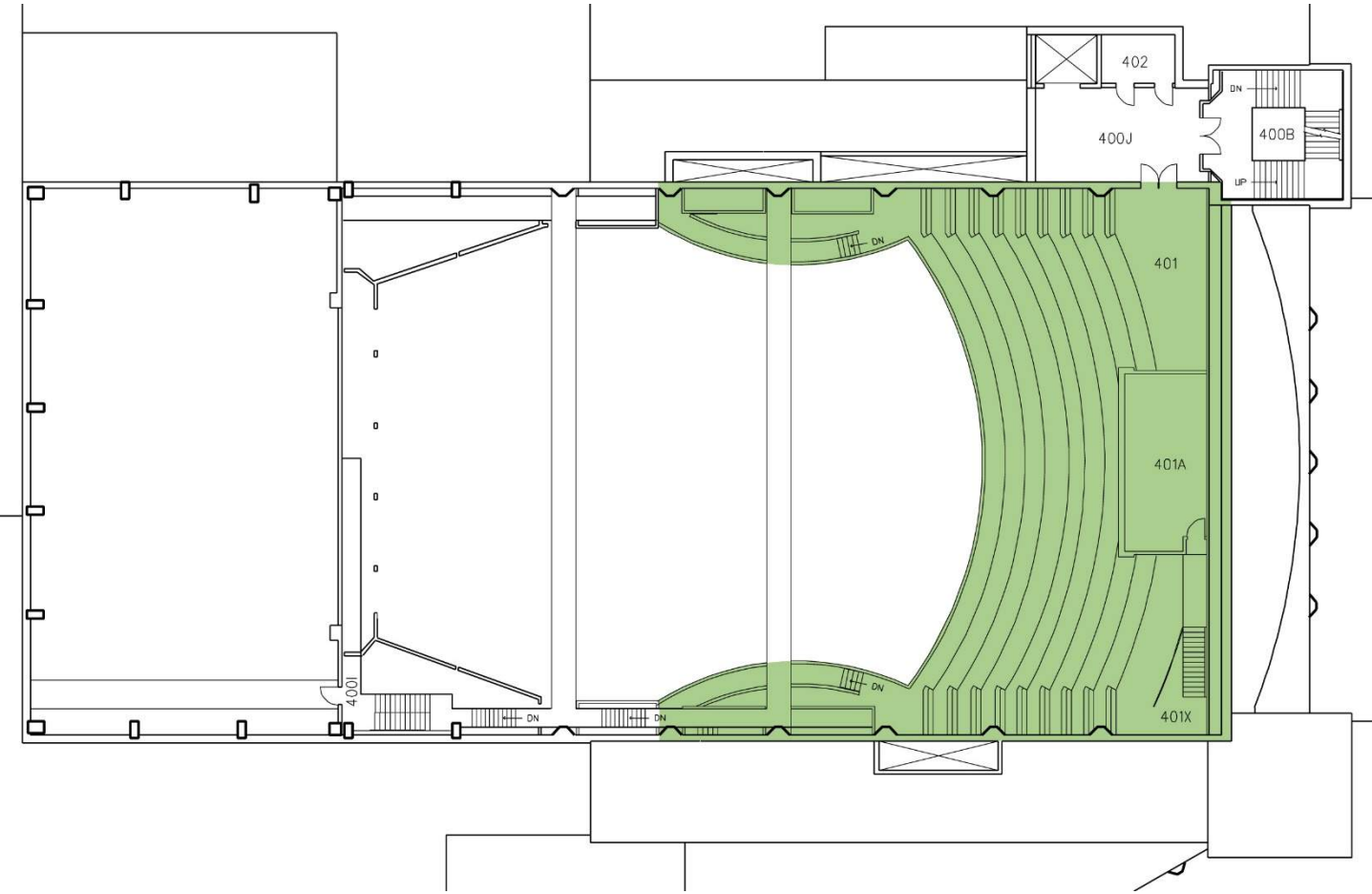
Functional Condition



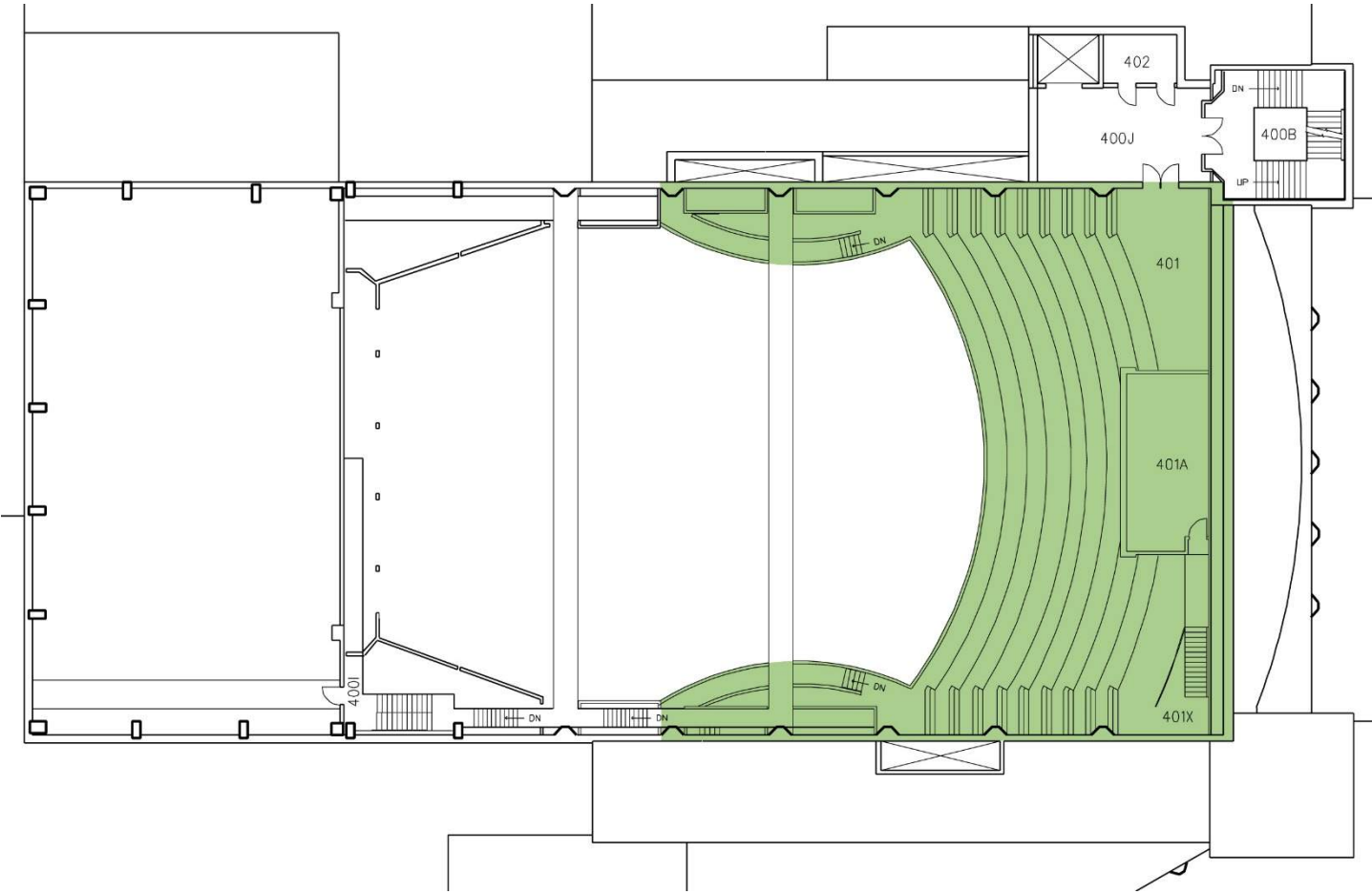
2050 Weidner Center for the Performing Arts
Fourth Floor

- Physical Condition of “1” or “2”; Functional Condition of “A” or “B”
- Physical Condition of “3” or “4”; Functional Condition of “C” or “D”
- Spaces without a color were not evaluated in this study.

Physical Condition



Functional Condition





Physical Condition Summary

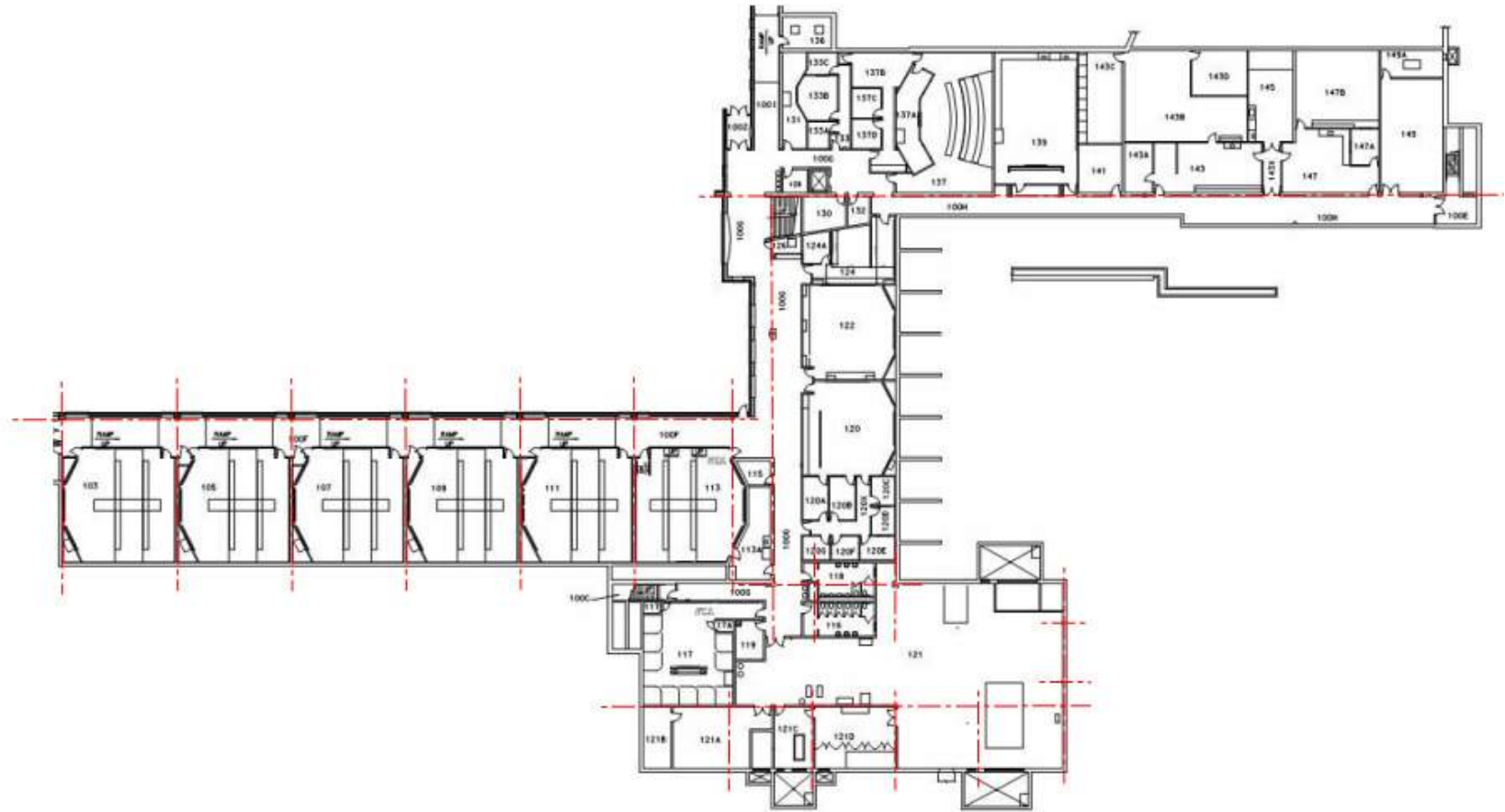
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6	Replace	Complete Replacement	100%	Is deteriorated beyond restoration, completely obsolete, or unsuitable for proposed use. Requires complete replacement of systems and/or components.
7	Abandonment	Demolition/ Removal	100%	Not needed; not suitable for proposed use; should not be replaced. Demolition/removal required.

CODE	DESCRIPTION	RATING	RENOVATION COST	COMMENTS
A	STRUCTURE	2	5-15%	Loading (PSF): Classrooms/Offices - 75, Corridors/Lobby/Stairs - 100, Roof - 50 + drifting, Wind - 20. Floor-to-floor: 16'-0" from first to second floor, 14'-0" from second to third floor, Varies from third floor to roof. Structural Bay spacing varies. Majority of structure is load bearing CMU/concrete walls.
C	INTERIORS	2	5-15%	
	Classrooms, Labs, and Offices	2		Several third-floor spaces are coated in residual dust falling from ceiling finish.
	Circulation / Concourse	2		
	Restrooms	2		
	Back of House	2		
	AVERAGE	2	5-15%	

Structural Bay Spacing

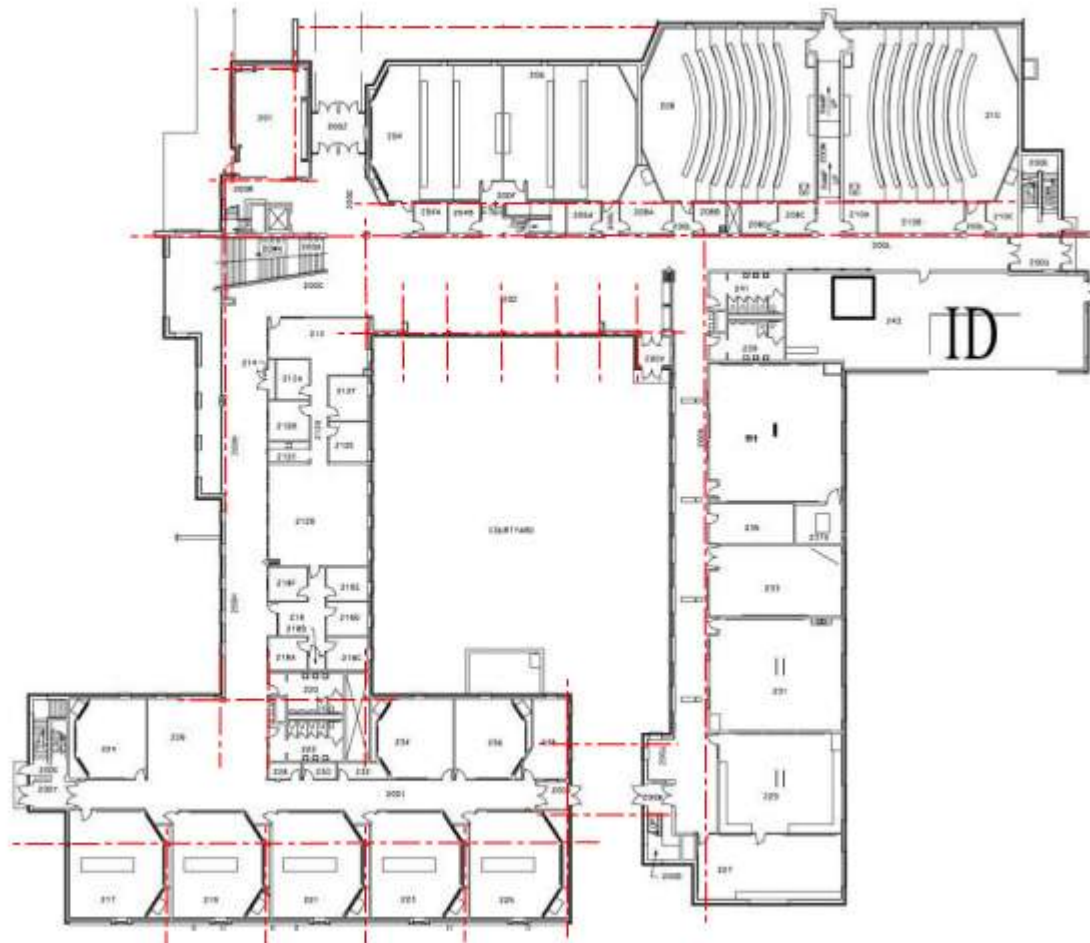
2052 Mary Ann Cofrin Hall



First Floor

Structural Bay Spacing

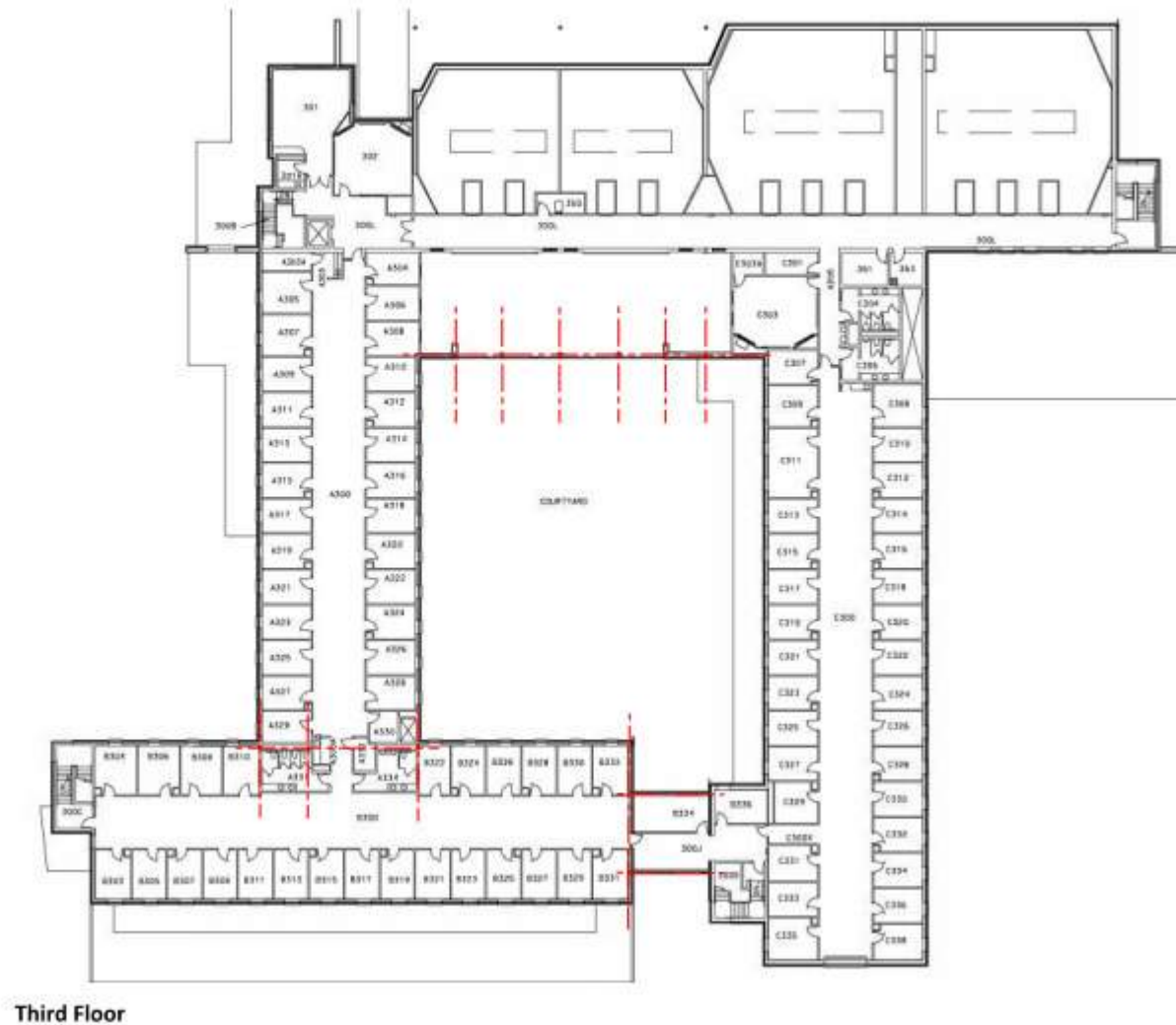
2052 Mary Ann Cofrin Hall



Second Floor

Structural Bay Spacing

2052 Mary Ann Cofrin Hall



FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
 Building Name **2052 Mary Ann Cofrin Hall**

Date **7-22-22**

Functional Condition Summary

The following UW System table is used to grade the physical condition of building elements:

CODE	RATING	ACTION REQUIRED	RENOVATION COST	RATING DESCRIPTION
A	Excellent/ Highly-Suited	None	0-15%	Highly suited or optimally matched to the design intent and configuration of the space. The architectural features of the space support the use/activity.
B	Satisfactory	Limited Remodeling	5-15%	Suitable for continued use. Provides adequate support for program delivery. Although the space is not optimal for use, minor modifications can improve the suitability.
C	Conditional	Moderate Remodeling	16-30%	Limited suitability for continued use. Less than adequate support for program delivery. Requires limited remodeling to support continued use adequately.
D	Poor	Extensive Remodeling	31-45%	Not suitable for continued use. Space significantly inhibits program delivery. Could be made suitable with extensive remodeling.
F	Unsatisfactory	Change of Use w/ Extensive Remodeling	46-60%	Not suitable or not needed for present use. Can be made suitable for another campus use through extensive remodeling.
I	Abandonment	Demolition	100%	Not suitable or not needed for present use. Is not or cannot be made suitable and/or is not needed for another campus use.

DESCRIPTION	RATING	RENOVATION COST	COMMENTS
STRUCTURE	A	0-15%	
VERTICAL CIRCULATION	B	5-15%	
INTERIORS	B	5-15%	
Classrooms, Labs, and Offices	B		
Circulation / Concourse	B		
Restrooms	B		
Back of House	B		
AVERAGE	B	5-15%	

FAC-A - FACILITIES CONDITION ASSESSMENT

Institution **UW-Green Bay**
Building Name **2052 Mary Ann Cofrin Hall**

Date **7-22-22**



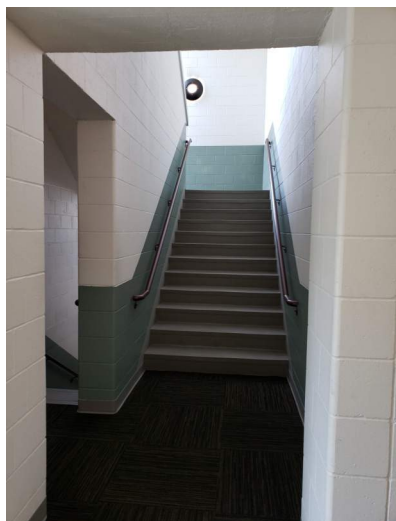
Room 103, looking west.



Room 217, looking east.



Room 100G, central stair looking toward Quad.



Room 200C, typical exit stair.



Room 202, looking west.



Room 226, looking north.



Room B300, looking east.



Room 220, typical restroom.

First Floor

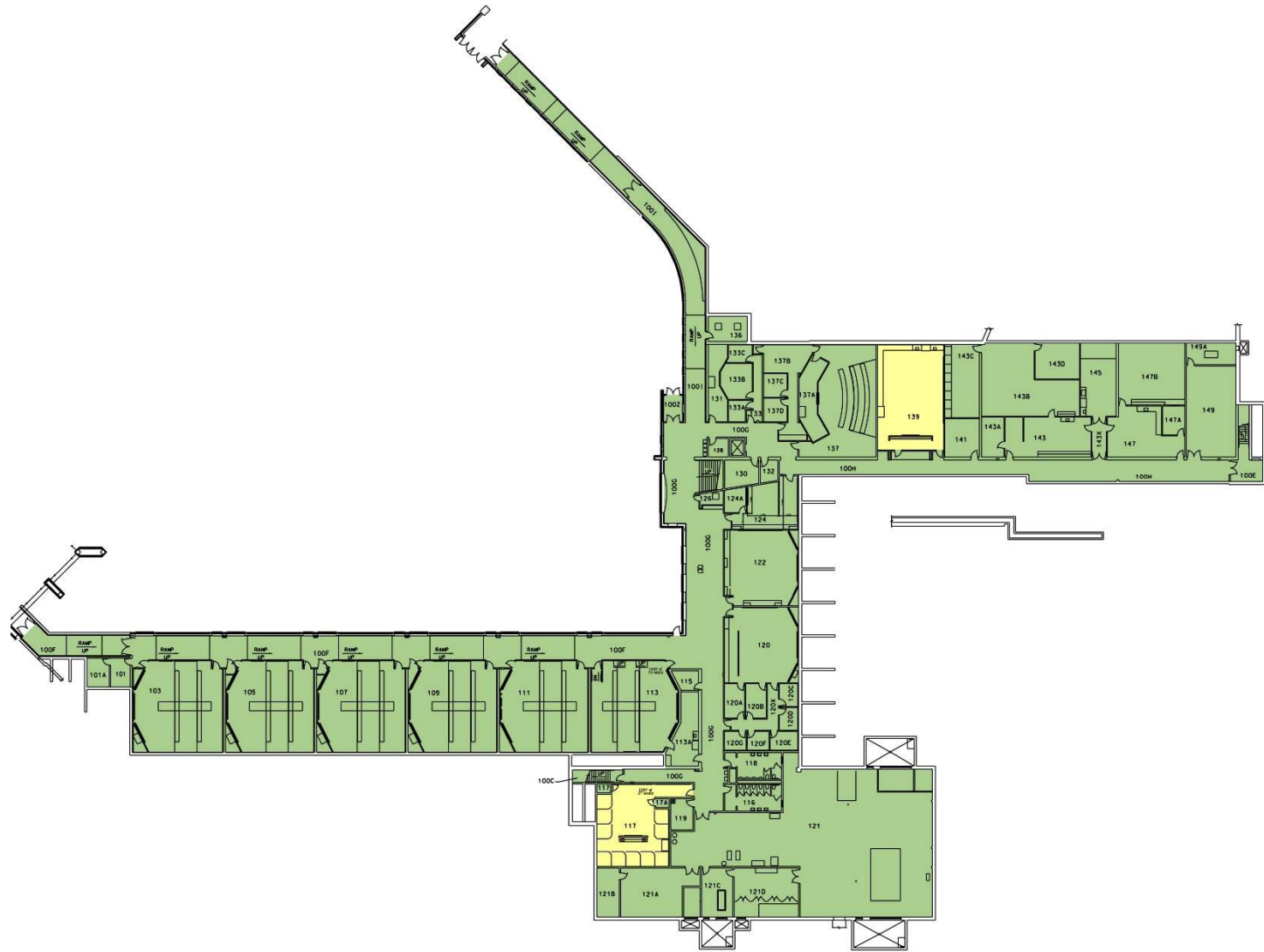


Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

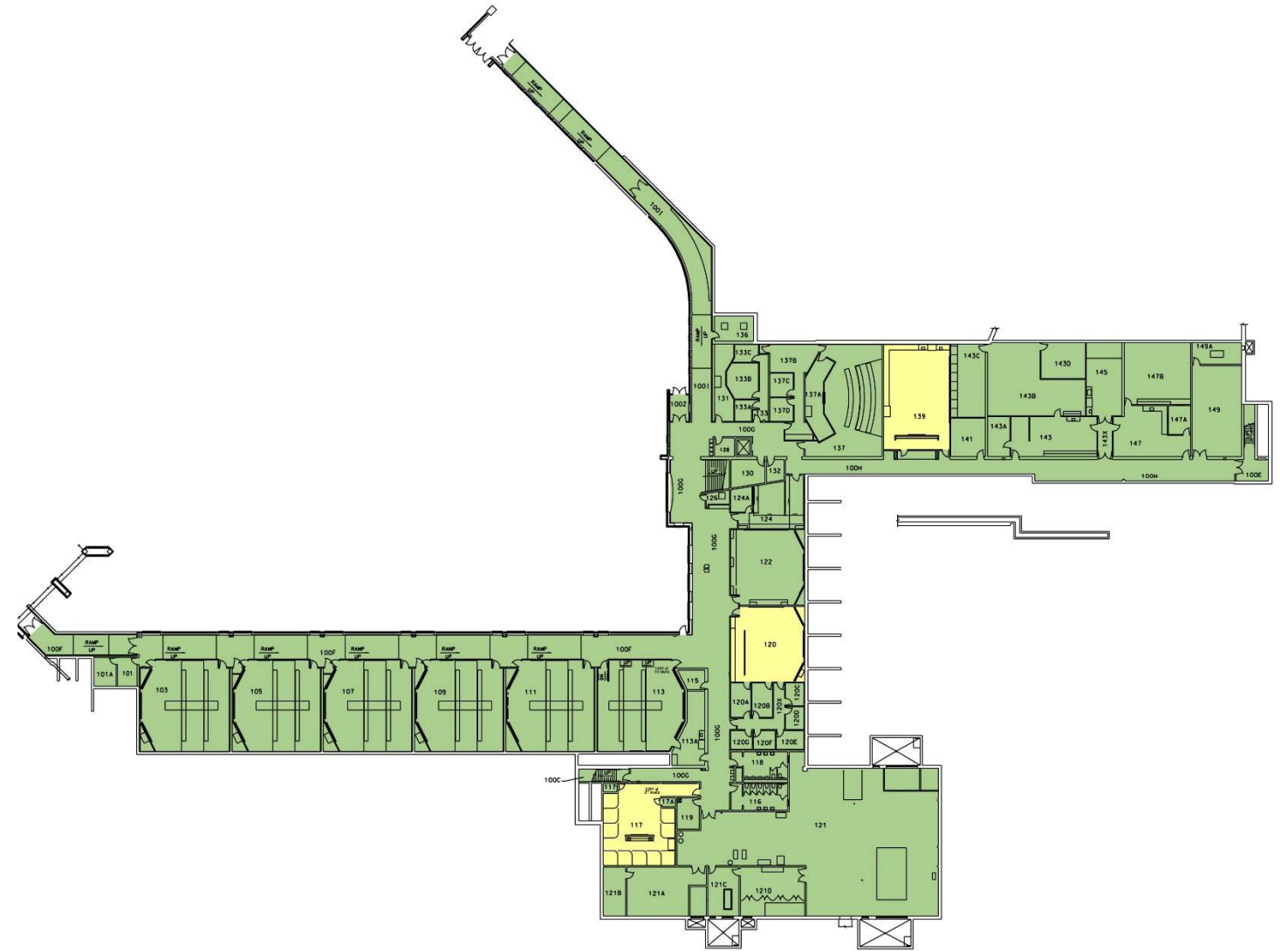


Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

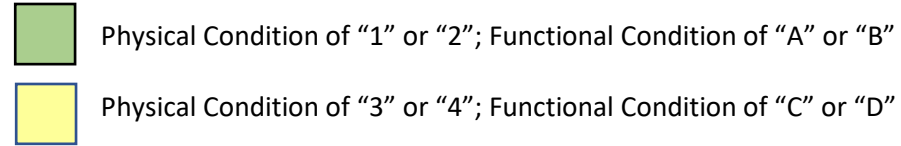
Physical Condition



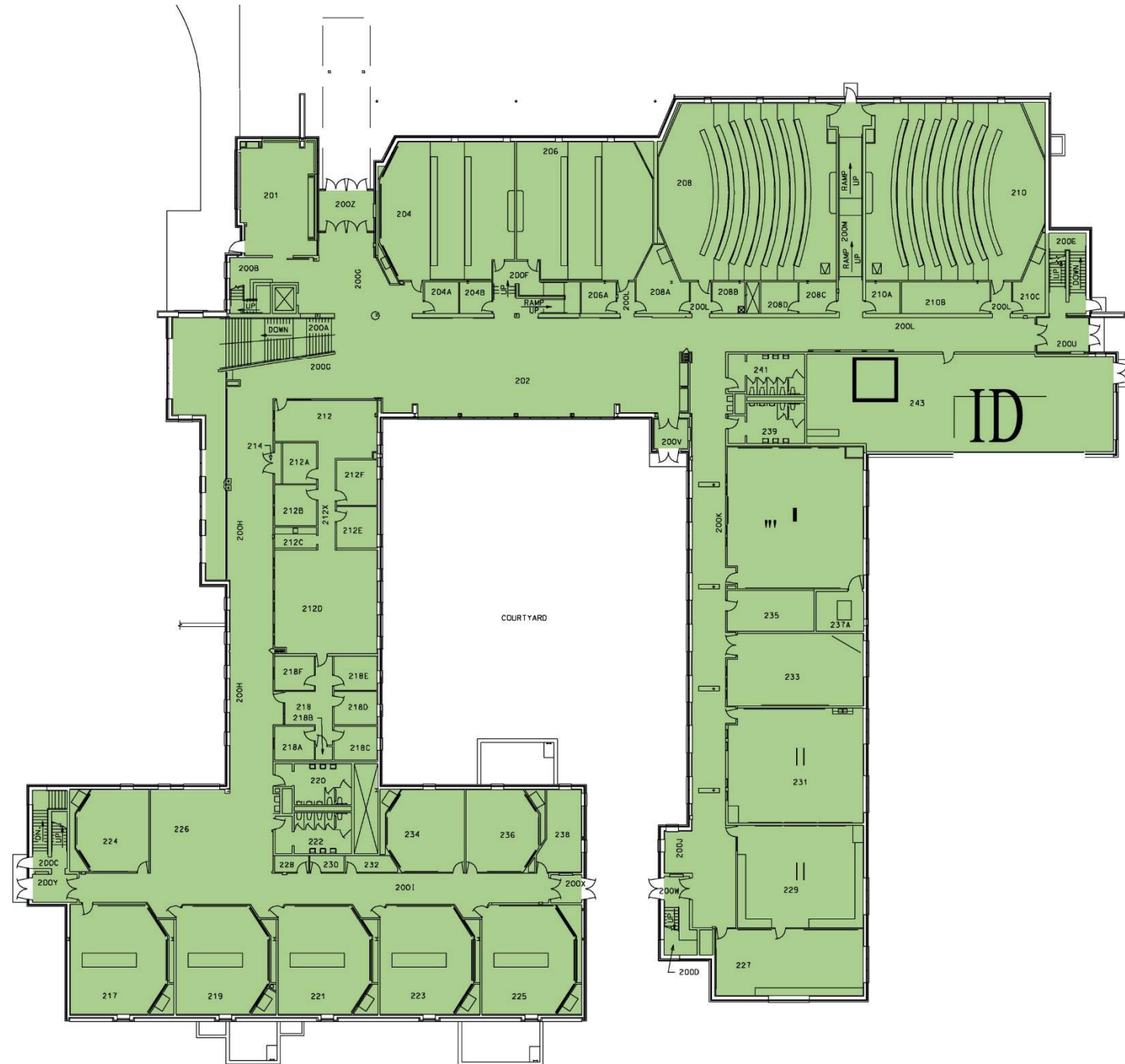
Functional Condition



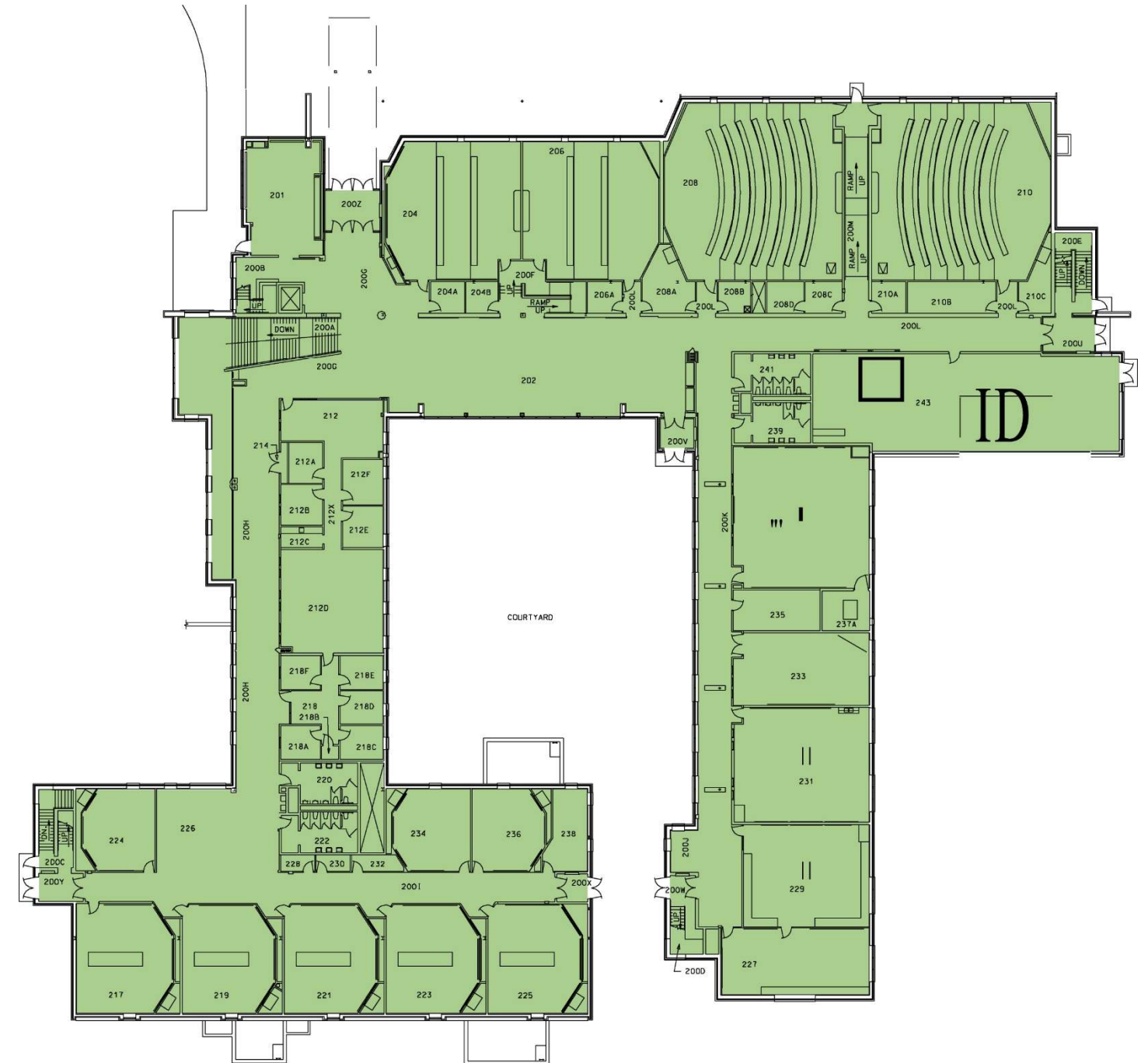
**2052 Mary Ann Cofrin Hall
Second Floor**



Physical Condition



Functional Condition



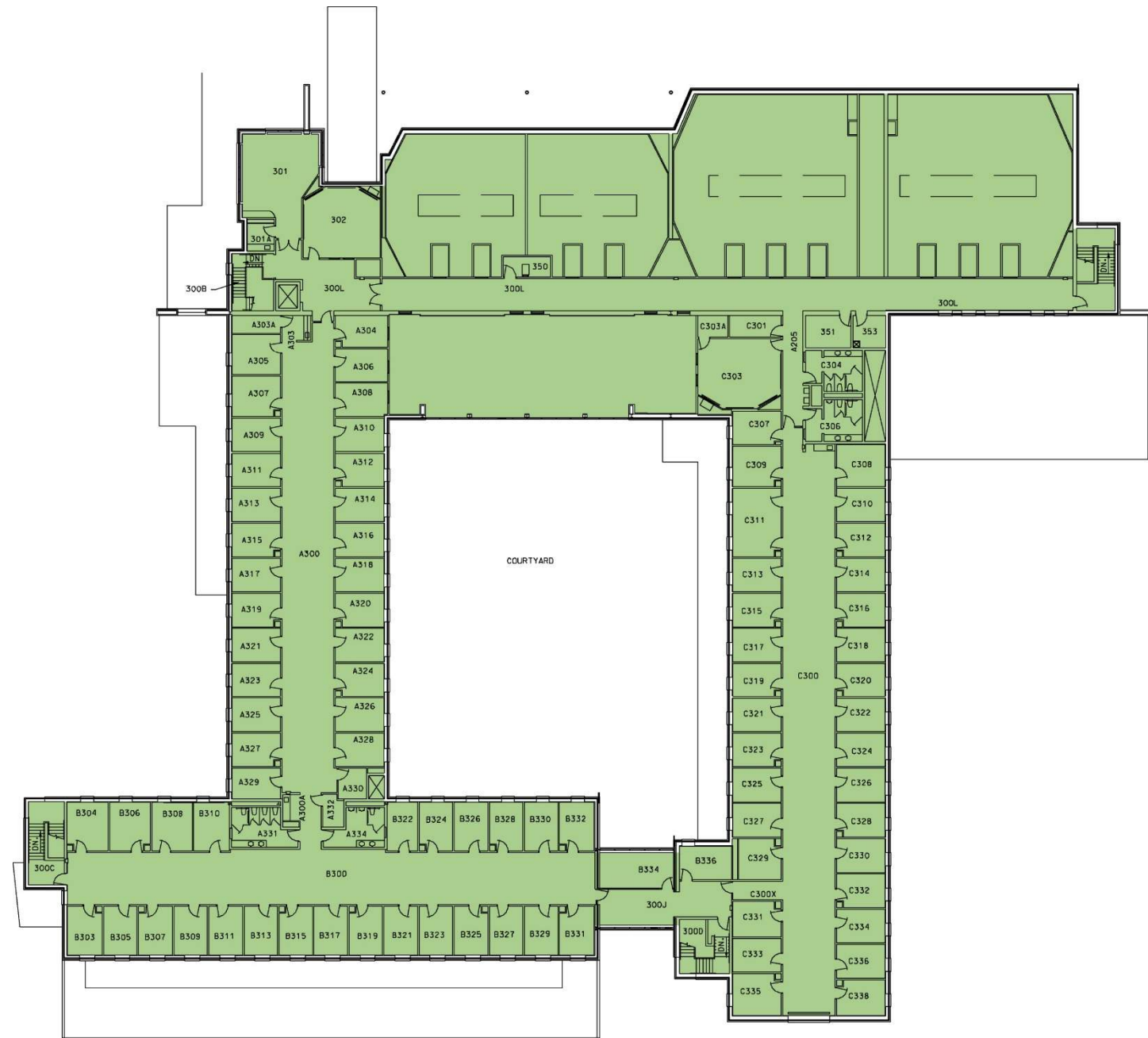
Third Floor



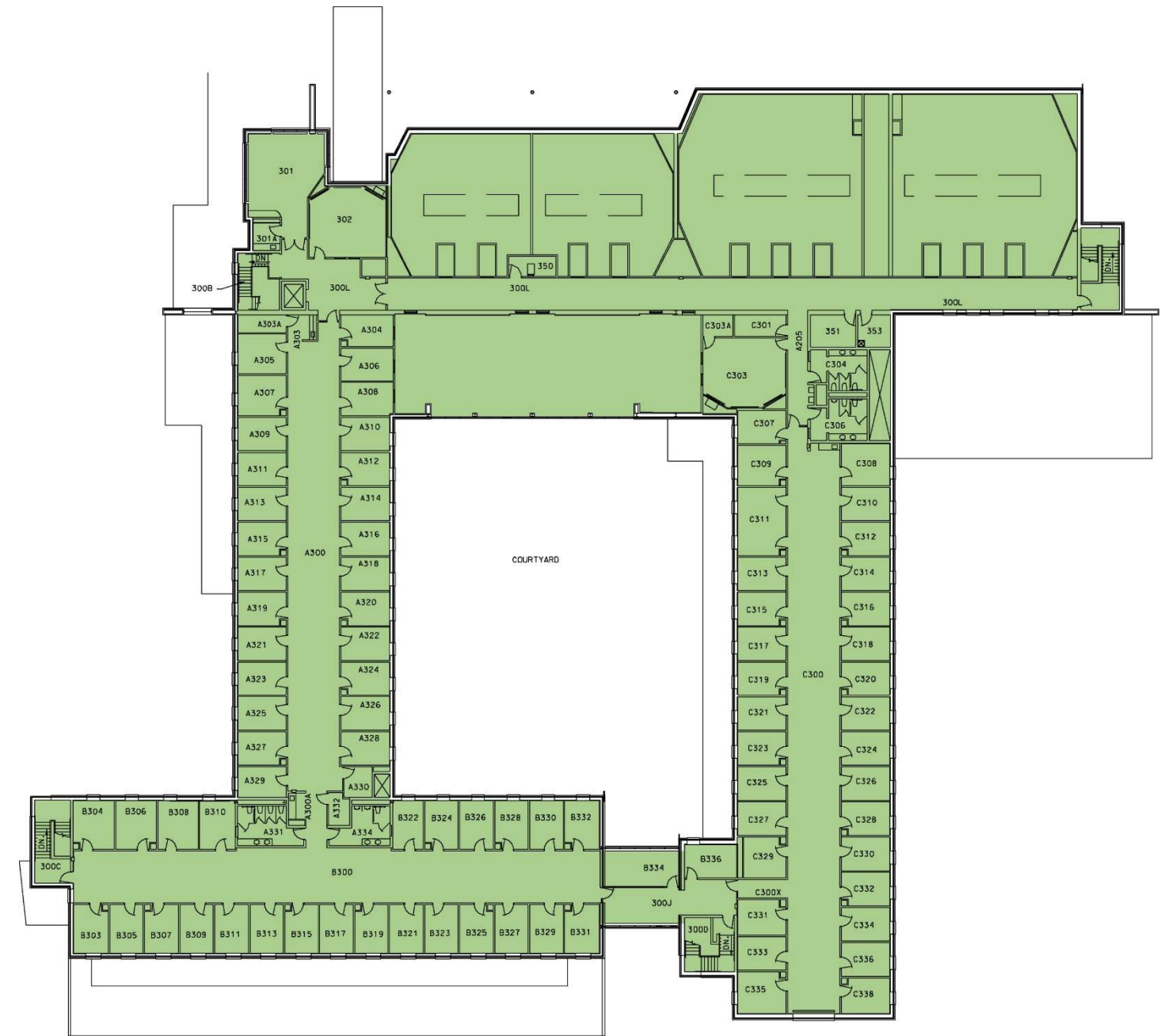
Physical Condition of "1" or "2"; Functional Condition of "A" or "B"

Physical Condition of "3" or "4"; Functional Condition of "C" or "D"

Physical Condition



Functional Condition





UNIVERSITY *of* WISCONSIN
GREEN BAY

Instructional Space Utilization Analysis

Final Report

January 7, 2022

Comprehensive Facilities Planning, Inc.
www.cfp-planners.com

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Overview

Comprehensive Facilities Planning, Inc. in association with Enberg Anderson Architects conducted a utilization study for the University of Wisconsin Green Bay to examine the efficiency and effectiveness of the use of the classroom and teaching laboratory space, as well as, the supply and demand of those spaces.

The scope of work for the utilization assessment included the following items:

- Inspect, validate and update the existing inventory of classrooms and class laboratories;
- Review and assess existing classroom and class laboratory utilization;
- Review and analyze scheduling practices and propose methods for the efficient use of facilities; and
- Estimate the future space needs and capacity of classrooms and teaching labs.

Process

The methodology used in the assessment was a data-driven process that initially utilized two databases: the space inventory maintained by Facilities Planning and Management and the schedule of classes files maintained by the Office of the Registrar. This information was merged into an aggregate relational database to generate the summaries and tabular data used in this report. A brief overview of the process used in collecting, verifying and modifying this information is outlined below.

Space Inventory

The space inventory for the classrooms and class laboratories was provided by the University. Key data elements used included building and room numbers, assignable square feet, room use or type, room capacity, and room assignment. The consultants verified the space inventory data by conducting a field inspection of the rooms in July 2021. The inventory database was updated to correct room uses, seating capacities, square feet areas and space assignments. Changes being implemented in the current renovation project of the Instructional Services Building have also been incorporated into the database as well.

Other database elements were collected for the inventory in accordance with the template format prescribed by the University of Wisconsin System.

Schedule of Classes

The Fall 2019, Spring 2020 and Fall 2021 schedules of classes were provided by the Office of the Registrar. This data presents all courses taught for each semester by course, location and meeting times. This data was used to create a current baseline of instructional patterns and utilization based on credit hour activity in the classrooms and laboratories assigned to each department.

Planning Assumptions

The following planning assumptions have been incorporated into the analysis:

Student Enrollment Growth: The enrollments projected for the new Electrical Engineering program and four year Nursing degree program are the only areas of growth noted. It is assumed student enrollments for all other existing programs will be stable in the long term.

Instructional Services Building Renovation: the current renovation project for the Instructional Services Building is intended to provide replacement and additional laboratory space for the recently implemented Electrical Engineering program. The space to be provided is assumed to be adequate for the foreseeable future for this program.

Buildings Included in the Study

As reference, Figure 1 identifies the buildings included in the analysis.

Figure 1: Building List

Building Number	Building Name
2022	ENVIRONMENTAL SCIENCES BUILDING
2023	INSTRUCTIONAL SERVICES BUILDING
2024	LABORATORY SCIENCES BUILDING
2025	DAVID A. COFRIN LIBRARY
2027	THEATRE HALL
2030	STUDIO ARTS BUILDING
2035	JOHN M. ROSE HALL
2036	L. G. WOOD HALL
2052	MARY ANN COFRIN HALL
2900	STEM BUILDING

Classroom Analysis

The focus of the classroom analysis was to examine the current utilization and determine the number and size of rooms needed to support the enrollment demand. Fall term 2021 served as the baseline for the analysis. Basic data collected included the Fall 2019, Spring 2020, and Fall 2021 class schedules and the space inventory that identified the Building Name, Room Number, Number of Seats, and Square Foot amount for each room. This information was used to develop the utilization analysis and to establish the relative quantities of space needed to support the current and future demand for classrooms. The amount of classroom space required is compared to the current classroom supply to determine if the University has the correct number of classrooms, seats, and square footage to meet the instructional demand. Several key utilization goals and measurements used in the analysis are identified below.

Classroom Utilization Definitions and Metrics

Average Weekly Room Hours (Avg. WRH)

Weekly Room Hours (WRH) is the number of minutes a class meets each week, including class change time, converted to hours. The sum for all sections in a classroom is the WRH utilization for that room. WRH is calculated for a specific timeframe: i.e., WRH-Day is for the period 8 am to 5 pm, Monday through Friday. All Day is used for the UW System comparison and includes evenings and weekends.

Guidelines suggest classrooms should be used 60%-70% of available hours with 70% considered maximum capacity. The actual Avg. WRH is compared to this guideline to measure how efficiently the rooms are currently scheduled and to determine the correct number of classrooms. *Sixty-four percent (64%) utilization of the available hours is recommended (e.g., a standard 8:00 am-5:00 pm, M-F is 45 available hours). The UW System guideline considers all scheduled hours.*

Station Occupancy Percent (SO%)

Station Occupancy Percent (SO%) is the percentage of the number of seats or stations occupied when the room is in use divided by the teaching capacity of the classroom or laboratory as based on daytime instruction. Classroom guidelines suggest that on average 65%-75% of classroom seats should be filled. The actual SO% is compared to the SO% goal to get an overall picture of how well the seats are utilized.

Weekly Student Contact Hours (WSCH)

Weekly Student Contact Hours (WSCH), or instructional demand, is the scheduled face time a student spends in class multiplied by the number of students enrolled in the class. By using the total WSCH instructional demand and the utilization goals set for Avg. WRH and SO, the number of seats needed to fulfill instructional demand are computed.

Assignable Square Feet per Seat (ASF/Seat)

Classroom guidelines suggest 20-25 square feet should be allocated per student station or seat. This guideline is an average that allows for a variety of classroom seating configurations from a lecture hall, that typically requires fewer square feet per station, to a computer classroom or a collaborative learning classroom which typically require more square feet per station. An institution's total square footage need is therefore calculated by multiplying the number of seats required times the square foot per seat goal.

Utilization Assumptions

- Class schedule data in this report is from Fall 2019, Spring 2020, and Fall 2021 terms. Classroom needs and primary statistics are based on Fall 2021.
- The findings presented in this report are based on the following recommended planning/utilization assumptions:
 - Average Weekly Room Hour Goal (Avg. WRH): 26.8 Daytime
 - Station Occupancy Goal (SO%): 67%
 - Assignable Square Feet per Seat (ASF/Seat): 24
 - UW System: 40 periods

Summary of Findings

Classroom Supply

- For Fall 2021 there were 54 classrooms, 2,841 seats, and 63,195 square feet with scheduled use.
- The average square foot allocation per seat (ASF/Seat) of 22.2 which is slightly below the 24 ASF/Seat guideline.

Time Spreading and Time Blocks

- Classes are distributed evenly between MWF and TR classes. The use of the 8:00 am to 5:00 pm day timeframe shows a normal curve with less hours at 8:00 am and late afternoon. However, the spread of classes throughout the day is quite good compared with the typical low use early mornings, later afternoons, and on Fridays. There is a drop-off of MWF classes at 11 am until the MW classes pick up at 12:45.
- As a general rule, utilization goals can be achieved if 86% of classes meet in the standard scheduling time blocks (e.g., 8:00 am-9:30 am TR). Approximately 87% of classes met in the standard blocks.

Classroom Utilization

- A daytime calculation (8:00 am-5:00 pm with 3 hours removed for Friday afternoon) yields 42 hours available to schedule during the daytime hours. A 64% utilization expectation of those available hours yields a recommended utilization rate of 26.8 Average Weekly Room Hours (Avg. WRH). For Fall 2021 the 54 classrooms were utilized at 19.4 Avg. WRH which is below the recommended goal of 26.8 and indicates a

surplus of classrooms. The original Fall 2019 study had daytime classroom utilization at 22.7 Avg. WRH. The significant decline of classroom utilization from Fall 2019 to Fall 2021 is attributed to a movement to virtual classes due to COVID.

- Seven classrooms were identified that had less than 10 hours of use during the daytime hours. The classrooms in the Environmental Sciences Building, Mary Cofrin Hall, and Wood Hall had the highest utilization rates. Wood has the highest evening utilization.
- Station Occupancy (SO%) of 50.3% is well below the 65%-75% goal. This indicates that classrooms are oversized for the Fall 2021 class enrollments. Fall 2019 had SO% of 65.8% which suggested classroom sizes were right sized for class enrollments.

Classroom Needs

- Using the recommended daytime utilization rate of 26.8 Avg. WRH calculates an overall need for 40 classrooms, 1,563 seats, and 37,517 square feet (ASF) to support the instructional classroom activity compared to the current supply of 54 classrooms, 2,841 seats, and 63,195 ASF. The Fall 2019 calculation (pre - COVID) suggested 47 classrooms are needed.
- The current total supply of classrooms can feasibly support an 80% enrollment growth.
- The Wisconsin System classroom calculation is included in this report. The UW System guideline uses all hours scheduled (evenings and weekends included) with 40 periods (hours) expected as a goal. This calculation suggests 37 classrooms are needed.

Classroom Supply

Figure 2 presents a list of all rooms identified in the room type category for classrooms.

Figure 2: Summary of Classroom Supply – Fall 2021

In Use 2021	UW Room Type	Room Type Description	Rooms	Seats	ASF	ASF/Seat
Yes	1104	Classroom	50	2,182	53,116	24.3
Yes	1106	Lecture	4	659	10,079	15.3
		Total In Use	54	2,841	63,195	22.2
No	1104	Classroom	2	80	2,360	29.5
		Total In Use	56	2,921	65,555	22.4

Summary of Findings

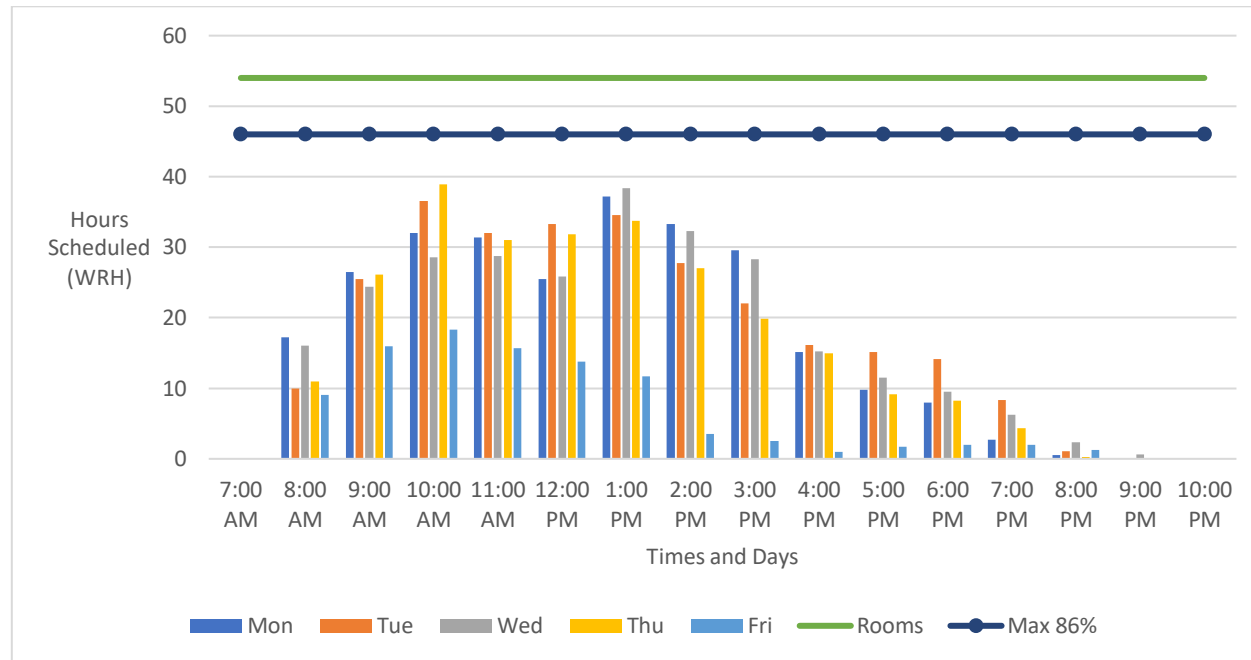
- There were 54 classrooms, 2,841 seats, and 63,195 square feet (ASF) in use for Fall 2021.
- For Fall 2021 the average ASF/Seat (square foot per student station) for the classrooms of 22.2 is only slightly below the recommended guideline of 24 square feet per station.
- Instructional Services Building (Bldg. No. 2023) Room 1020 and Mary Ann Cofrin Hall (Bldg. No. 2052) Room 237 are coded as classrooms in the inventory but had no usage in Fall 2021.

Classroom Time by Day

The Time by Day chart (Figure 3) shows how class hours are currently distributed across days and times. This section helps to identify the normal hours of operation to use for utilization and estimating classroom needs and to show how well classes are distributed through the hours and days to maximize utilization of the available rooms.

- The hours shown in the Time by Day tables are calculated by summing all individual class hours **including class change times**. Based on the beginning and end times the summarized hours for all classes are then distributed into the appropriate bars for the bar chart. For example, a class that meets TR from 8:00 am to 9:20 am will contribute 1 hour to 8:00 am on TR and 30 minutes to 9:00 am on TR (10 minutes are added for the class change time).
- The Max 86% line is 86% of the total rooms available. This typically represents the point where classroom demand exceeds the supply. Inefficiencies caused by variant class times, single day classes, undesirable classrooms, etc., are factors that impact why the Max 86% threshold is less than the available rooms. **Please note that this line only represents the potential peak scheduling capacity to handle prime times. The Average WRH goal (64% of available hours), which helps determine how many classrooms are needed, recognizes peak times and lower use times during the course of the day.**

Figure 3: Time by Day - Fall 2021



Summary of Findings

- Classrooms are scheduled during the daytime hours from 8am to 5pm M-F with Friday ending at 2pm. Therefore, classrooms needs are based on 42.0 hours available for scheduling classrooms during the daytime hours. **Good utilization of 64% for the 42 available hours is 26.8 Average Weekly Room Hours (Avg. WRH) for daytime use.**
- Overall, there is a good spread of class hours throughout the day and the days of the week. There is a downturn on MWF at 11:00 am and then picks back up with MW classes at 12:45 pm. The peak hours fall well short of the 86% line which indicates a surplus of classrooms at all hours.

Classroom Time Blocks

The Time Blocks (Figure 4) shows the number of class sections offered for each of the standard scheduling time blocks. Data is presented for the original Fall 2019 study and Fall 2021.

Figure 4: Time Blocks

Time Block	Time Begin	Time End	Mon	Tue	Wed	Thu	Fri	Sections	
								Fall 2019	Fall 2021
Day-055 Min-MWF	8:25	9:20	M		W		F	8	6
Day-055 Min-MWF	9:30	10:25	M		W		F	20	16
Day-055 Min-MWF	10:35	11:30	M		W		F	13	13
Day-055 Min-MWF	11:40	12:35	M		W		F	14	11
Day-080 Min-MW	8:00	9:20	M		W			9	7
Day-080 Min-MW	9:30	10:50	M		W			7	7
Day-080 Min-MW	11:00	12:20	M		W			4	8
Day-080 Min-MW	12:45	14:05	M		W			31	22
Day-080 Min-MW	14:15	15:35	M		W			32	28
Day-080 Min-MW	15:45	17:05	M		W			8	12
Day-080 Min-MWF	8:00	9:20	M		W		F	8	4
Day-080 Min-MWF	9:30	10:50	M		W		F	6	2
Day-080 Min-MWF	11:00	12:20	M		W		F	2	3
Day-080 Min-MWF	12:45	14:05	M		W		F	7	4
Day-080 Min-TR	8:00	9:20		T		R		12	9
Day-080 Min-TR	9:30	10:50		T		R		35	32
Day-080 Min-TR	11:00	12:20		T		R		38	27
Day-080 Min-TR	12:30	13:50		T		R		34	31
Day-080 Min-TR	14:00	15:20		T		R		32	25
Day-080 Min-TR	15:30	16:50		T		R		12	12

Note: The table only shows sections that met during the standard time blocks and does not include non-standard meeting times.

Summary of Findings

- MWF: The MWF classes, typical at most schools, essentially end by 2:00 pm. However, they are replaced by the MW classes which have good use through 3:35 pm.
- TR: The TR time blocks have excellent usage throughout most of the day.
- There is a significant reduction of sections offered from Fall 2019 to Fall 2021.

Classroom Time Block Summary

Figure 5 identifies the number of class sections that met in the standard time blocks and the non-standard time blocks by College.

Figure 5: Time Block Summary – Sections by College

College/Unit	Total	Standard	Non-Standard	% Standard
AHSS	145	139	6	95.9%
BUS	50	46	4	92.0%
HESW	57	42	15	73.7%
SET	112	89	23	79.5%
MILITARY SCI	2	2		100.0%
Total	366	318	48	86.9%

Summary of Findings

- Approximately 87% of the daytime sections scheduled for the classrooms met the standard time blocks. As a general rule, if 86% of classes meet in the standard blocks then utilization goals can be achieved. As the use of the standard blocks falls below 86% then the non-standard class meetings will start to significantly impact the ability to efficiently schedule classes.
- All the colleges/units adhere to the standard time blocks fairly well with Arts, Humanities and Social Sciences (AHSS) at 95.9% standard.

Classroom Utilization

The utilization charts show the daytime and all hours of utilization (Avg. WRH) and Station Occupancy (SO%). The Average WRH and Station Occupancy (SO%) can be compared to the recommended utilization rates. For the daytime calculation a recommended utilization rate of 26.8 Avg. WRH represents 64% of the available daytime hours. The UW System classroom expectation considers all hours scheduled with an expectation of 40 periods (periods are an approximation of hours). This expectation assumes that the evening hours are available and therefore classes could be distributed throughout the day and evening.

Figure 6: Classroom Utilization Summary

Term	Rooms	Daytime: 8:00 am-5:00 pm				All Hours			
		WRH	Avg WRH	SO%	WSCH	WRH	Avg WRH	SO%	WSCH
Fall 2019	55	1,245.9	22.7	65.8%	42,543.3	1,401.9	25.5	63.2%	46,006.0
Spring 2020	55	1,160.4	21.1	59.9%	36,110.9	1,308.3	23.8	58.2%	39,514.9
Fall 2021	54	1,049.5	19.4	50.3%	28,069.3	1,196.3	22.2	48.7%	30,924.1
Goal/Capacity			26.8	67.0%			40.0	67.0%	

Summary of Findings

- WRH: There was a significant downturn of hours scheduled from Fall 2019 to Fall 2021. An examination of the Class files provided indicates that many classes were moved to virtual offerings due to COVID-19.
- Average WRH: The Fall 2021 daytime Avg. WRH of 19.4 is below the suggested daytime rate of 26.8 Avg. WRH. The all hours scheduled rate of 22.2 Avg. WRH is well below the UW System goal of 40 periods.
- Station Occupancy (SO%): The Fall 2019 daytime rate of 65.8% was within the recommended guideline of 65%-75% and indicated the distribution of classroom sizes (seats) fit well with the class sizes during Fall 2019. Station occupancy dropped to 50.3% for Fall 2021.
- It is unknown at the time of this study whether the move to virtual classes is due to COVID-19, and if this may be a long-term trend of reduced Avg. WRH and SO%.

Classroom Utilization by Building

Figure 7 shows the distribution of classrooms around the campus and how well each building was utilized.

Figure 7: Utilization by Building - Fall 2021

Bldg. Number	Building	Number of Rooms	Daytime 8am-5pm			All Hours			Daytime Hrs. Avail 26.8	All Hours Hrs. Avail 40.0
			WRH	Avg WRH	SO%	WRH	Avg WRH	SO%		
2022	ENVIRON	6	133.8	22.3	42.0%	142.0	23.7	41.7%	27.0	98.0
2027	THEATRE	4	58.4	14.6	58.8%	62.6	15.7	56.9%	48.8	97.4
2030	STUDIO	3	43.1	14.4	37.2%	43.6	14.5	37.5%	37.3	76.4
2035	ROSE	1	9.3	9.3	40.3%	9.3	9.3	40.3%	17.6	30.8
2036	WOOD	14	289.0	20.6	60.7%	377.6	27.0	58.3%	86.2	182.4
2052	MAC	22	465.1	21.1	52.1%	503.4	22.9	50.0%	124.5	376.6
2900	STEM	4	50.8	12.7	46.4%	57.8	14.5	45.5%	56.4	102.2
Totals		54	1,049.5	19.4	50.3%	1,196.3	22.2	48.7%	397.7	963.7
Goals				26.8	67.0%		40.0	67.0%		

Summary of Findings

- Environmental Sciences (ENVIRON), Mary Ann Cofrin Hall (MAC), and Wood Hall (WOOD) are buildings with the highest concentrations of classrooms and the highest utilization but are all still below the utilization goals. Wood is primarily scheduled by the Cofrin School of Business and the College of Health, Education and Social Welfare classes and has the highest utilization in the evening.
- Hours Available columns: These columns estimate a scheduling capacity for the building by multiplying the number of rooms times the recommended rate of 26.8 daytime and 40.0 all hours to calculate total hours available and then subtracting the current hours of use. Therefore, the columns reflect how many hours are still available if the building's classrooms could be used at the recommended Avg. WRH rates. The calculation shows a total of about 398 hours are still available during the daytime hours and 964 hours overall.

Classroom Utilization by Size

Figure 8 shows the distribution of rooms, weekly room hours, and utilization statistics by room seating capacity size range.

Figure 8: Utilization by Room Size - Fall 2021 from 8:00 am-5:00 pm

Size Range (Seats)	Rooms	WRH	Avg. WRH	SO%	Min WRH	Max WRH	Seats	ASF	ASF/Seat
1-20	2	12.0	6.0	70.4%	3.0	9.0	36	870	24.2
21-40	24	463.0	19.3	57.3%	6.0	38.2	769	18,916	24.6
41-55	14	297.6	21.3	52.5%	8.2	30.8	640	16,991	26.5
56-70	2	42.1	21.0	35.6%	16.1	26.0	137	2,943	21.5
71-90	8	186.8	23.4	46.5%	13.5	33.2	600	13,396	22.3
111-150	3	38.7	12.9	53.8%	10.5	15.0	392	8,168	20.8
>=201	1	9.2	9.2	40.2%	9.2	9.2	267	1,911	7.2
Totals	54	1,049.5	19.4	50.3%	3.0	38.2	2,841	63,195	22.2

Summary of Findings

- The Utilization by Room Size table helps to identify the most utilized, or popular, sizes of classrooms. The two classrooms with 1-20 seats have the lowest use. The eight classrooms with 71-90 seats have good utilization but Station Occupancy of only 46.5% indicates seats in these rooms indicates these are not filled to capacity.

Classroom Needs

The number of classrooms, seats, and square footage (ASF) are calculated based on utilization expectations (see Factors Used columns). Figure 9 shows the Fall 2021 classroom supply and utilization statistics on the first line, the calculated classroom need assumes an Average WRH utilization of 26.8 shown on the second line with the potential growth with the current supply on line three.

Figure 9: Classroom Needs Summary - Classrooms

	Enroll Growth %	WRH	WSCH	Classroom Needs			Factors Used		
				Rooms	Seats	ASF	Avg WRH	SO%	ASF/Seat
Daytime 8am-5pm		1,049	28,069	54.0	2,841	63,195	19.4	50.3%	22.2
Calculated Need	0.0%			39.2	1,563	37,517	26.8	67.0%	24.0
Potential Growth	80.0%	1,385	50,525	51.7	2,814	67,531	26.8	67.0%	24.0

Summary of Findings

- **Calculated Need:** Using the recommended daytime guidelines, calculates a need for 40 (39.2) classrooms, 1,563 seats, and 37,517 ASF to support the instructional classroom activity compared to the Fall 2021 supply of 54 classrooms, 2,841 seats, and 63,195 ASF. The Fall 2019 calculation suggested 47 classrooms.
- **Potential Growth:** The Potential Growth line increases the enrollment percentage until either the number of rooms or seats needed matches the current supply. A possible 80% growth in enrollment is estimated with the current supply of classrooms.

Classroom Needs by Size Range

The number of classrooms needed by size is calculated for both the actual enrollment and limit. The calculation summarizes the hours scheduled by the actual class enrollments and limits (i.e., not the size room the room where the class was scheduled) and divides by the expected Avg. WRH goal of 26.8 for the daytime and 40.0 for the UW System calculation to derive how many classrooms are needed in each of the size ranges. The Best Fit columns show how many rooms are needed with some flexibility built into the model.

Figure 10: Classroom Needs by Size Range - Classrooms

Size Range (Seats)	2021 Rooms	Future Rooms	Daytime Calculation		UW System Calculation	
			Best Fit Rooms	Difference Future-Best	Best Fit Rooms	Difference Future-Best
1-20	2	2	1	1	7	(5)
21-40	24	24	18	6	16	8
41-55	14	14	13	1	7	7
56-70	2	2	3	(1)	3	(1)
71-90	8	8	2	6	1	7
91-110	0	0	0	0	1	(1)
111-150	3	3	1	2	1	2
151-200	0	0	1	(1)	0	0
>200	1	1	1	0	1	0
Totals	54	54	40	14	37	17

Summary of Findings

- **Best Fit:** The distribution of current classroom sizes fits well with the calculated Best Fit rooms. The excess supply is concentrated in the 21-40 seat range and the 71-90 seat range. Seven of the 71-90 seat classrooms are in Mary Cofrin Hall and are primarily used by classes with 45 or less students.

- The Wisconsin System (UW System Calculation): The State calculation uses all hours scheduled (evening and weekend are included) with a goal of 40 periods (with periods equating to a credit hour). This calculation suggests 37 classrooms compared to the Best Fit calculation of 40 classrooms which concentrates on only daytime hours with 26.8 hours as the expected goal. *Please note the UW System uses enrollment ranges of 1-13, 14-27, etc. but, then assumes room sizes up to 20 seats, 40 seats, etc.*

Classroom Need by College/Unit

The Classroom Need by College/Unit calculates the classroom needs for each college by summing the class hours for each size range based on actual enrollments/limits and dividing by the Avg. WRH daytime goal of 26.8. Therefore, Figure 11 shows approximately how many rooms each college needs by size range. This calculation does not do a "Best Fit" as shown in the Needs by Size Range analysis which allows for more flexibility to account for enrollment growth and class size changes.

Figure 11: Current Classroom Needs by Size Range - By College/Unit

Classroom Needs by College Based on Enrollments										
College	1-20	21-40	41-55	56-70	71-90	91-110	111-150	151-200	>=201	Total
AHSS	6.55	7.36	1.24	0.34	0.39	0.00	0.11	0.11	0.00	16.10
BUS	2.09	3.14	0.11	0.22	0.11	0.00	0.00	0.00	0.00	5.67
HESW	1.92	2.36	0.56	0.07	0.00	0.00	0.00	0.00	0.00	4.91
SET	5.00	5.56	0.91	0.47	0.16	0.12	0.04	0.00	0.00	12.26
Mil Sci	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Total	15.76	18.42	2.82	1.10	0.66	0.12	0.15	0.11	0.00	39.14

Classroom Needs by College Based on Limits										
College	1-20	21-40	41-55	56-70	71-90	91-110	111-150	151-200	>=201	Total
AHSS	1.86	9.58	1.70	1.23	0.78	0.11	0.50	0.11	0.22	16.09
BUS	0.00	4.89	0.00	0.45	0.11	0.00	0.11	0.12	0.00	5.68
HESW	1.24	2.94	0.56	0.07	0.09	0.00	0.00	0.00	0.00	4.90
SET	0.04	9.10	1.42	0.18	0.97	0.11	0.44	0.00	0.00	12.26
Mil Sci	0.15	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.20
Total	3.29	26.51	3.68	1.98	1.95	0.22	1.05	0.23	0.22	39.13

Supplemental Classroom Data

The Room Size Versus Class Size table shows class enrollment versus the scheduled room seat capacity. The cells are the percentage of class hours meeting in the rooms in a size range. As a rule of thumb class enrollments in the shaded cells and one cell to the left utilize the seats fairly well while class enrollments two cells or more to the left of the optimum shaded cell indicate an underutilization of the seats.

Figure 12: Room Size versus Class Size – Classrooms

Size Range (Seats)	Rooms	Class Size								
		1-20	21-40	41-55	56-70	71-90	91-110	111-150	151-200	>=201
1-20	2	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
21-40	24	53.3%	44.8%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
41-55	14	46.0%	52.2%	0.9%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%
56-70	2	42.9%	35.7%	21.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
71-90	8	22.6%	38.7%	27.4%	11.3%	0.0%	0.0%	0.0%	0.0%	0.0%
91-110	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
111-150	3	0.0%	7.1%	14.3%	14.3%	50.0%	7.1%	7.1%	0.0%	0.0%
151-200	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
>=201	1	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	33.3%	33.3%	0.0%

Summary of Findings

- Approximately, 39% of the class hours meeting in the eight, 71 to 90 seat rooms had a class size of 21 to 40 students enrolled.

Figure 13 identifies the number of rooms, average WRH for each building, and the total hours scheduled by each academic unit.

Figure 13: Building by Unit - Fall 2021 All Hours

Building	Rooms	Avg. WRH	AHSS	BUS	HESW	SET	Mil Sci	Total
ENVIRON	6	23.7	6.0	6.0		130.0		142.0
MAC	22	22.9	314.1	34.3	15.5	131.4	8.2	503.4
ROSE	1	9.3	6.0	3.3				9.3
STEM	4	14.5				57.8		57.8
STUDIO	3	14.5	43.6					43.6
THEATRE	4	15.7	62.6					62.6
WOOD	14	27.0	25.5	135.3	180.7	36.1		377.6
Total-Fall 2021	54	22.2	457.8	178.8	196.2	355.3	8.2	1,196.3
Total-Fall 2019	55	25.1	608.0	166.3	205.6	415.8	6.1	1,401.9

Summary of Findings

- Figure 13 is included for reference and illustrates the distribution of the academic unit's classroom hours across the buildings.

Teaching Laboratory Analysis

Laboratory Utilization Measures

Period Use and Station Fill Rate: The instructional laboratory utilization analysis is based on the UW System standards of 32 periods per week of scheduled use with a station fill rate of 67-75% for the entire day.

Laboratory Station Module: This is the room square feet divided by the number of teaching stations. The Laboratory Station Modules vary by discipline and type of equipment required for each teaching station. Typical ranges are shown in Figure 14.

Laboratory Service Factor: This is the allocation of space to account for service rooms and other specialized facilities needed to support the teaching laboratory. Laboratory service factors can range from 0% to 40% of the total teaching laboratory space.

Figure 14: Laboratory Space Factors by Discipline

Discipline	Lab Station Module	Service Space Factor
Art and Visual Design	60-85	20-30%
Performing Arts	60-125	20-30%
Computing Facilities	30-45	0-15%
Natural Sciences	50-65	20-30%
Engineering	65-100	30-40%

Room Utilization

In the sections that follow, summary tables are provided for each College along with department utilization tables for each scheduled laboratory. Utilization data is displayed for Fall 2019, Spring 2020 and Fall 2021 terms.

Table Data Definitions

- **Current Square Feet:** Assignable square feet reported in the space inventory system.
- **Teaching Stations:** Number of teaching stations as reported in the space inventory.
- **WRH-All:** Number of hours each laboratory was scheduled during the week from 8 am to 10 pm, Monday thru Friday.
- **WRH-Day:** Number of hours each laboratory was scheduled during the week from 8 am to 5 pm, Monday thru Friday.
- **Station Occupancy Percent (SO%) -All:** The percent of seats occupied based on the section limit as reported in the class file.
- **Growth Potential:** Enrollment Growth Potential is an estimate of potential enrollment growth percent a lab could handle if it was scheduled at the upper limit of the ideal utilization guidelines of 32 hours per week of scheduled use with 75% of the teaching stations use compared to its current use. For example, a lab that was used 21 hours per week with 75% of the teaching stations occupied could handle about 65% more enrollments if it were scheduled 32 hours per week and 75% of the teaching stations were filled on average.

Figure 15 summarizes the laboratory utilization by College and Department in Fall 2019, Spring 2020 and Fall 2021.

Figure 15: Laboratory Utilization by College and Department for Fall 2019, Spring 2020 and Fall 2021

College / Department/Program	Inventory Data				Fall 2019 Utilization				Spring 2020 Utilization				Fall 2021 Utilization			
	Total Teaching Labs	Current Square Feet	Teaching Stations	Square Feet /	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
COLLEGE OF ARTS, HUMANITIES AND SOCIAL SCIENCES																
Art and Visual Design	16	20,018	266	75.3	11.0	8.3	46%	84%	9.5	7.4	43%	87%	12.3	10.1	51%	74%
Music	4	5,485	281	19.5	17.7	14.9	37%	77%	15.9	13.8	34%	80%	15.4	12.7	37%	76%
Perform. Arts - Theatre	5	7,188	102	70.5	7.1	7.1	68%	80%	10.1	10.1	56%	76%	9.0	8.9	42%	84%
Writing Center	1	1,000	25	40	20.1	20.1	85%	29%	14.7	14.7	76%	54%	15.0	15.0	99%	38%
AHSS Totals	26	33,691	674	50	11.1	9.2	48%	81%	10.3	8.7	43%	84%	11.7	9.9	48%	76%
COFRIN SCHOOL OF BUSINESS																
Dean	1	965	20	48.3	3	3	90%	89%	7.3	0.0	0%	100%	0.0	0.0	0%	100%
COLLEGE OF HEALTH, EDUCATION AND SOCIAL WELFARE																
Nursing and Health Studies	3	3,200	42	76.2	2	2	0%	0%	0.0	0.0	0%	0%	12.5	12.1	66%	65%
Social Work	2	826	20	41.3	5.5	5.5	91%	79%	0.0	0.0	0%	0%	5.0	5.0	94%	80%
HESW Totals	5	4,026	62	0	4.3	4.3	91%	79%	0.0	0.0	0%	0%	9.5	9.2	74%	71%
COLLEGE OF SCIENCE, ENGINEERING AND TECHNOLOGY																
Natural and Applied Science																
Biology	6	8,150	144	56.6	15.0	14.8	76%	54%	9.0	8.9	84%	69%	14.5	14.2	66%	60%
Geoscience	2	2,651	48	55.2	10.0	9.7	43%	82%	10.2	10.0	35%	85%	11.2	10.8	42%	80%
Kinetics Lab	1	1,339	24	55.8	9.0	8.8	60%	78%	12.2	11.9	53%	74%	9.0	8.8	42%	84%
Chemistry	3	4,146	72	57.6	17.0	16.8	87%	39%	20.0	19.8	84%	31%	12.0	11.7	84%	58%
Human Biology	3	3,909	64	61.1	12.3	11.2	55%	74%	15.5	15.3	48%	70%	12.8	12.6	58%	69%
Engineering	8	9,182	164	56.0	10.5	7.6	60%	81%	8.0	6.2	51%	87%	7.7	6.3	59%	81%
Computer Sciences	2	2,185	50	43.7	17.2	16.3	82%	44%	30.3	29	83%	0%	3.8	3.8	88%	86%
SET Totals	25	31,562	562	56.2	13.5	12.6	67%	65%	12.0	11.2	62%	71%	10.6	10.0	65%	71%
ENROLLMENT MANAGEMENT																
Registrar	3	3,031	75	40.4	17.5	16.4	77%	47%	11.6	11.2	73%	66%	11.9	9.8	35%	82%
INFORMATION SERVICES																
Computing & Information Tech	2	2,487	76	32.7	14.6	13.1	86%	53%	13.3	13.3	61%	66%	18.4	17.4	69%	47%

College / Department/Program	Inventory Data				Fall 2019 Utilization				Spring 2020 Utilization				Fall 2021 Utilization			
	Total Teaching Labs	Current Square Feet	Teaching Stations	Square Feet /	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential
Total all Units	62	75,762	1,473	51.4	12.6	11.2	61%	68%	11.7	10.4	52%	75%	11.8	10.6	56%	72%

Summary of Findings

Of the 62 labs that had regularly scheduled use, 52 were scheduled Fall 2019, 54 were scheduled Spring 2020 and 58 were scheduled Fall 2021.

- 43 labs were scheduled both terms.

Fall 2019 Summary

- 52 were scheduled in Fall 2019 – 12.6 Average Hours per Week with 61% of the stations occupied.
- 68% Growth potential.
- 3 labs were scheduled more than 30 hours:
 - Mary Ann Cofrin Hall – 122 / Computer Science /Microcomputer Lab
 - 31.4 hours use with 86% station occupancy /No growth capacity
 - Studio Arts Building – 314 / Art and Visual Design / Graphic Design
 - 32 hours use with 58% station occupancy /22% growth capacity
 - Studio Arts Building – B103 / Music / Band Room
 - 30.3 hours use with 15% station occupancy / 82% growth capacity
- No other labs were scheduled more than 25 hours.
- 33 labs were scheduled less than 10 hours or had no scheduled use.

Spring 2020 Summary

- 54 labs were scheduled in Spring 2020– 11.7 Average Hours per Week with 52% of the stations occupied.
- 75% Growth potential.
- 1 lab was scheduled more than 30 hours:
 - Mary Ann Cofrin Hall – 122 / Computer Science /Microcomputer Lab
 - 30.3 hours use with 83% station occupancy /No growth capacity
- No other labs were scheduled more than 25 hours.

- 35 labs were scheduled less than 10 hours or had no scheduled use.

Fall 2021 Summary

- 58 labs were scheduled in Fall 2021 – 11.8 Average Hours per Week with 56% of the stations occupied.
- 72% Growth potential.
- 5 labs were scheduled more than 25 hours:
 - Studio Arts Building – 314 / Art and Visual Design / Graphic Design
 - 32 hours use with 67% station occupancy /11% growth capacity
 - Studio Arts Building – 411 / Art and Visual Design / 2D Design Studio
 - 30.3 hours use with 69% station occupancy /13% growth capacity
 - Studio Arts Building – 411 / Art and Visual Design / 3D/Sculpture/Woodworking
 - 26.7 hours use with 31% station occupancy /66% growth capacity
 - Studio Arts Building – B103 / Music / Band Room
 - 25.6 hours use with 9% station occupancy / 91% growth capacity
 - Laboratory Sciences Building – 212 / Natural and Applied Science/ General Biology
 - 27 hours use with 88% station occupancy / 1% growth capacity
- 30 labs were scheduled less than 10 hours or had no scheduled use.

Laboratory Space Need

A space needs summary table is provided for each College/Unit followed by detailed calculations at the department level. The calculations are based on current demand, typical teaching laboratory modules, see Figure 14, and laboratory service factors to include open lab space.

- It should be noted that most teaching lab need is program driven and not based on utilization since most labs are used well below typical guidelines.
- In all cases lab sizes are within the expected range for the number of teaching stations and typical station module for the lab type.
- Figure 16 summarizes the calculated needs by College and Department.
 - **Current Teaching Labs:** count of labs with scheduled use in at least one term within the period of the study.
 - **Current Square Feet:** Assignable square feet reported in the space inventory system and includes teaching labs, service space and open lab space.
 - **Teaching Stations:** Number of teaching stations as reported in the space inventory.
 - **Square Feet per Station:** Current Square Feet divided by Teaching Stations
 - **Teaching Labs Need:** Since most labs are used well below typical guidelines, teaching lab need is program driven and not based on utilization. The current number of labs are sufficient to meet future need.
 - **Calculated ASF Need:** Since utilization is not driving the lab need, the square feet need is calculated by applying a typical discipline specific teaching lab module to the number of lab stations and adding in service space and open lab space (see figure 14).

Figure 16: Space Needs Summary by College

College/Department	Current Teaching Labs	Current Square Feet	Teaching Stations	Square Feet /Station	Teaching Labs Need	Calculated ASF Need	Surplus (Deficit)
COLLEGE OF ARTS, HUMANITIES AND SOCIAL SCIENCES							
Art and Visual Design	16	25,850	266	75.3	16	25,337	513
Music	4	8,870	281	31.6	4	9,269	(399)
Performing Arts - Theatre	5	8,062	102	79.0	5	8,475	(413)
Psychology (open lab)		168				168	0
Writing Center	1	1,000	25	0	1	1,000	0
Totals	26	43,950	674	65.2	26	44,249	(299)
COFRIN SCHOOL OF BUSINESS							
Dean	1	965	32	30.1	1	965	0

College/Department	Current Teaching Labs	Current Square Feet	Teaching Stations	Square Feet /Station	Teaching Labs Need	Calculated ASF Need	Surplus (Deficit)
ENROLLMENT MANAGEMENT							
Registrar	3	4,575	104	44.0	3	4,575	0
Disabled Student Services		702	7	100.3	0	702	0
Totals	3	5,277	111	47.5	3	5,277	0
COLLEGE OF HEALTH, EDUCATION AND SOCIAL WELFARE							
Dean of Health, Education and Social Welfare		209	3	69.6	0	209	0
Nursing and Health Studies	3	3,716	42	88.5	3	3,780	(64)
Social Work	2	1,280	40	32.0	2	1,280	0
Totals	5	5,205	85	61.2	5	5,269	(64)
INFORMATION SERVICES							
Computing and Information Technology	2	5,221	141	37.0	2	5,774	(553)
COLLEGE OF SCIENCE, ENGINEERING AND TECHNOLOGY							
Dean, Science and Technology		73	0	0	0	73	0
Natural and Applied Sciences	14	25,283	288	87.8	14	23,764	1,519
Human Biology	3	6,422	80	80.3	3	6,087	335
Engineering	8	14,289	160	89.3	8	14,609	(320)
Computer Sciences	2	2,185	50	43.7	2	2,250	(65)
Total	27	48,252	578	83.5	27	46,783	1,469
Total All Colleges	64	108,870	1,621	67.2	64	108,316	554

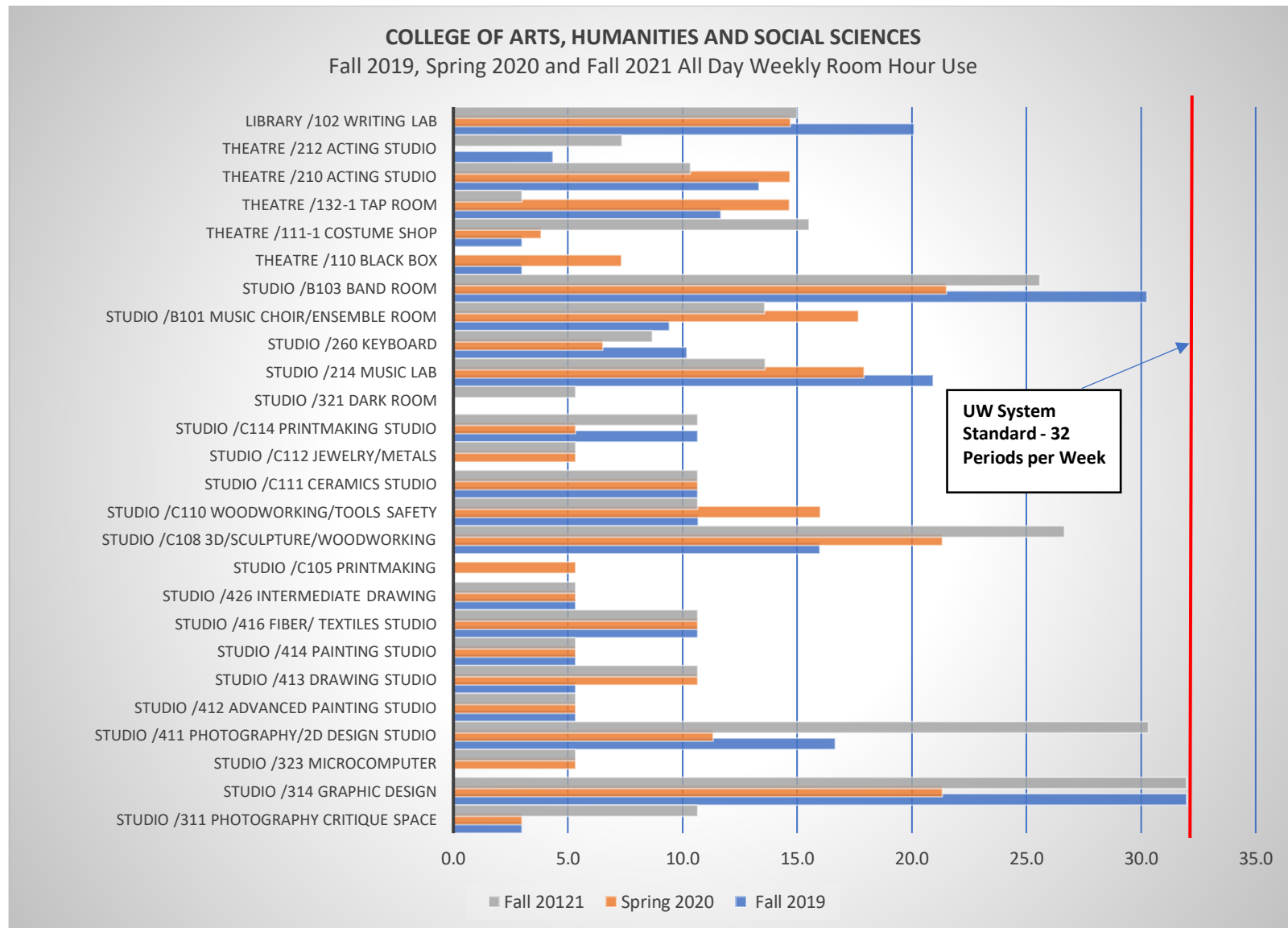
- Based on the current utilization, the existing labs have capacity to handle significant enrollment growth. The calculated square foot needs shows either a marginal surplus or deficit based on the space factors used to calculate need and in no case suggested that labs are significantly over or undersized.

College of Arts, Humanities and Social Sciences

Figure 17 summarizes the utilization for the 26 teaching labs that were scheduled Fall 2019, Spring 2020 and/or Fall 2021 in the College of Arts, Humanities and Social Sciences.

Figure 17: College of Arts, Humanities and Social Sciences - Lab Utilization Summary

Department	Inventory Data				Fall 2019 Utilization				Spring 2020 Utilization				Fall 2021 Utilization			
	Scheduled Labs	Current Square Feet	No. of Stations	Square Feet / Station	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Art and Visual Design	16	20,018	266	75.3	11.0	8.3	46%	84%	9.5	7.4	43%	87%	12.3	10.1	51%	74%
Music	4	5,485	281	19.5	17.7	14.9	37%	77%	15.9	13.8	34%	80%	15.4	12.7	37%	76%
Perform. Arts - Theatre	5	7,188	102	70.5	7.1	7.1	68%	80%	10.1	10.1	56%	76%	9.0	8.9	42%	84%
Writing Center	1	1,000	25	40.0	20.1	20.1	85%	29%	14.7	14.7	76%	54%	15.0	15.0	99%	38%
Totals	26	33,691	674	50.0	11.7	9.8	48%	81%	11.9	10.1	43%	84%	11.7	9.9	48%	76%



Art and Visual Design

Utilization Detail

Figure 18 summarizes the utilization for teaching studios with regularly scheduled classes in the Department of Art and Visual Design for Fall 2019, Spring 2020 and Fall 2021 terms.

Figure 18: Art and Visual Design - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Photography Critique Space	STUDIO	311	596	20	3.0	3.0	47%	94%	3.0	3.0	53%	93%	10.7	10.7	33%	85%
Graphic Design	STUDIO	314	1,106	18	32.0	32.0	66%	13%	21.3	21.3	52%	54%	32.0	32.0	67%	11%
Microcomputer	STUDIO	323	458	12				100%	5.3	5.3	83%	81%	5.3	5.3	25%	94%
Photography/2D Design Studio	STUDIO	411	1,300	16	16.7	16.7	71%	51%	11.3	6.0	36%	91%	30.3	19.0	69%	13%
Advanced Painting Studio	STUDIO	412	1,506	16	5.3	5.3	25%	94%	5.3	5.3	27%	94%	5.3	5.3	28%	94%
Drawing Studio	STUDIO	413	1,285	16	5.3	0.0	0%	100%	10.7	5.3	50%	89%	10.7	10.7	100%	56%
Painting Studio	STUDIO	414	1,164	16	5.3	5.3	69%	85%	5.3	5.3	100%	78%	5.3	5.3	81%	82%
Fiber/ Textiles Studio	STUDIO	416	1,164	20	10.7	10.7	37%	84%	10.7	10.7	40%	82%	10.7	10.7	23%	90%
Intermediate Drawing	STUDIO	426	1,035	16	5.3	5.3	75%	83%	5.3	0.0	0%	100%	5.3	5.3	94%	79%
Printmaking	STUDIO	C105	1,220	16				100%	5.3	5.3	40%	91%				100%
3D/Sculpture/Woodworking	STUDIO	C108	1,534	15	16.0	10.7	18%	92%	21.3	21.3	26%	77%	26.6	21.3	31%	66%
Woodworking/Tools Safety	STUDIO	C110	1,336	10	10.7	10.7	77%	66%	16.0	16.0	69%	54%	10.7	10.7	38%	83%
Ceramics Studio	STUDIO	C111	3,824	38	10.7	0.0	0%	100%	10.7	0.0	0%	100%	10.7	5.3	45%	80%
Jewelry/Metals	STUDIO	C112	1,170	20				100%	5.3	0.0	0%	100%	5.3	0.0	110%	76%
Printmaking studio	STUDIO	C114	818	12	10.7	0.0	0%	100%	5.3	5.3	80%	82%	10.7	5.3	41%	82%
Dark Room	STUDIO	321	502	5				100%				0%	5.3	5.3	42%	91%
Totals		16	20,018	266	11.0	8.3	46%	84%	9.5	7.4	43%	87%	12.3	10.1	51%	74%

Summary of Findings

Fall 2019 Summary

- 12 labs scheduled – 11.0 Average Hours per Week with 46% of the stations occupied based on typical section limits.
- 84% Growth potential.
- Graphic Design (STUDIO 314) was scheduled 32 hours per week with 66% of the stations occupied. The lab is near capacity but some future enrollment growth could be handled by increasing section sizes.

Spring 2020 Summary

- 15 labs scheduled – 9.5 Average Hours per Week with 43% of the stations occupied based on typical section limits.
- 87% Growth potential.

Fall 2021 Summary

- 15 labs scheduled – 12.3 Average Hours per Week with 51% of the stations occupied based on typical section limits.
- 74% Growth potential
- Graphic Design (STUDIO 314) was scheduled 32 hours per week with 67% of the stations occupied. The lab is near capacity, but some future enrollment growth could be handled by increasing section sizes.

Square Foot Need Summary

Figure 19 summarizes the space needed by the department.

Figure 19: Art and Visual Design - Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Photography Critique Space	STUDIO	311	596	20	29.8	40	1	800	(204)
Graphic Design	STUDIO	314	1,106	18	61.4	70	1	1,260	(154)
Microcomputer	STUDIO	323	458	12	38.2	40	1	480	(22)
Photography/2D Design Studio	STUDIO	411	1,300	16	81.3	70	1	1,120	180
Advanced Painting Studio	STUDIO	412	1,506	16	94.1	65	1	1,040	466
Drawing Studio	STUDIO	413	1,285	16	80.3	65	1	1,040	245
Painting Studio	STUDIO	414	1,164	16	72.8	65	1	1,040	124

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Fiber/ Textiles Studio	STUDIO	416	1,164	20	58.2	65	1	1,300	(136)
Intermediate Drawing	STUDIO	426	1,035	16	64.7	65	1	1,040	(5)
Printmaking	STUDIO	C105	1,220	16	76.3	65	1	1,040	180
3D/Sculpture/Woodworking	STUDIO	C108	1,534	15	102.3	125	1	1,875	(341)
Woodworking/Tools Safety	STUDIO	C110	1,336	10	133.6	125	1	1,250	86
Ceramics Studio	STUDIO	C111	3,824	38	100.6	100	1	3,800	24
Jewelry/Metals	STUDIO	C112	1,170	20	58.5	65	1	1,300	(130)
Printmaking studio	STUDIO	C114	818	12	68.2	65	1	780	38
Dark Room	STUDIO	321	502	5	100.4	65	1	325	177
Scheduled Labs		16	20,018	266	75.3		16	19,490	528
Support Space		29	5,832					5,847	(15)
Totals		45	25,850	266	75.3		16	25,337	513

Summary of Findings

- The current space should be sufficient to address the long term need; however, the Graphic Design lab STUDIO 314 is near capacity and can only handle about a 10% enrollment growth.

Music

Utilization Detail

Figure 20 summarizes the utilization for teaching studios with regularly scheduled classes in the Department of Music for Fall 2019, Spring 2020 and Fall 2021 terms. All laboratories have significant growth capacity.

Figure 20: Music - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Music Lab	STUDIO	214	814	30	20.9	20.9	28%	75%	17.9	17.9	25%	81%	13.6	13.6	39%	78%
Keyboard Lab	STUDIO	260	751	11	10.2	10.2	90%	62%	6.5	6.5	90%	76%	8.7	8.7	67%	76%
Choir/Ensemble Room	STUDIO	B101	1,480	100	9.4	7.8	51%	83%	17.7	13.7	38%	78%	13.6	11.3	35%	80%
Band Room	STUDIO	B103	2,440	140	30.3	20.9	33%	71%	21.5	17.2	37%	73%	25.6	17.4	35%	63%
Totals		4	5,485	281	17.7	14.9	37%	77%	15.9	13.8	34%	80%	15.4	12.7	37%	76%

Summary of Findings

Fall 2019 Summary

- 4 labs scheduled – 17.7 Average Hours per Week with 37% of the stations occupied based on typical section limits.
- 77% growth potential.

Spring 2020 Summary

- 4 labs scheduled – 15.9 Average Hours per Week with 34% of the stations occupied based on typical section limits.
- 80% growth potential.

Fall 2021 Summary

- 4 labs scheduled – 15.4 Average Hours per Week with 37% of the stations occupied based on typical section limits.
- 76% growth potential.

Square Foot Need Summary

Figure 21 summarizes the space needed by the department.

Figure 21: Music - Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Music Lab	STUDIO	214	814	30	27.1	30.0	1	900	(86)
Keyboard	STUDIO	260	751	11	68.3	70.0	1	770	(19)
Music Choir/Ensemble Room	STUDIO	B101	1,480	100	14.8	15.0	1	1,500	(20)
Band Room	STUDIO	B103	2,440	140	17.4	20.0	1	2,800	(360)
Scheduled Teaching Labs		4	5,485	281	19.5	33.8	4	5,970	(485)
Support Spaces		3	1,159					1,493	(334)
Practice Rooms		14	2,226					1,806	420
Total		21	8,870	281	31.6	0.0	4	9,269	(399)

Summary of Findings

- The current space should be sufficient to address the long-term need.

Performing Arts – Theatre

Utilization Detail

Figure 22 summarizes the utilization for teaching labs with regularly scheduled classes in the Department of Performance Theater for Fall 2019, Spring 2020 and Fall 2021 terms. All laboratories have significant growth capacity.

Figure 22: Performance Theater - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Black Box	THEATRE	110	1,339	40	3.0	3.0	88%	89%	7.3	7.3	31%	90%				100%
Costume Shop	THEATRE	111-1	2,042	12	3.0	3.0	13%	98%	3.8	3.8	63%	90%	15.5	15.5	39%	75%
Tap Room	THEATRE	132-1	1,875	50	11.7	11.7	87%	58%	14.7	14.7	64%	61%	3.0	3.0	17%	98%
Acting Studio	THEATRE	210	463	20	13.3	13.3	63%	65%	14.7	14.7	56%	66%	10.3	10.3	51%	78%
Acting Studio	THEATRE	212	1,469	60	4.3	4.3	42%	92%	0.0	0.0	0%	100%	7.3	6.9	44%	87%
Totals		5	7,188	182	7.1	7.1	68%	80%	10.1	10.1	56%	76%	9.0	8.9	42%	84%

Summary of Findings

Fall 2019 Summary

- 5 labs scheduled – 7.1 Average Hours per Week with 68% of the stations occupied based on typical section limits.
- 80% Growth potential.

Spring 2020 Summary

- 4 labs scheduled – 10.1 Average Hours per Week with 56% of the stations occupied based on typical section limits.
- 76% Growth potential.

Fall 2021 Summary

- 4 labs scheduled – 9.0 Average Hours per Week with 42% of the stations occupied based on typical section limits.
- 84% Growth potential.

Square Foot Need Summary

Figure 23 summarizes the space needed by the department.

Figure 23: Performance Theater - Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Black Box	THEATRE	110	1,339	24	55.8	75.0	1	1,800	(461)
Acting Studio	THEATRE	210	463	16	28.9	75.0	1	1,200	(737)
Acting Studio	THEATRE	212	1,469	20	73.5	75.0	1	1,500	(31)
Tap Room	THEATRE	132	1,875	30	62.5	75.0	1	2,250	(375)
Costume Shop	THEATRE	111	2,042	12	170.2	75.0	1	900	1,142
Scheduled Labs		5	7,188	102	70.5	75.0	5	7,650	(462)
Support Space		3	874	0	0.0		0	825	49
Performing Arts – Theatre Totals		8	8,062	102	79.0		5	8,475	(413)

Summary of Findings

- The current space should be sufficient to address the long-term need.

Writing Center

Utilization Detail

Figure 24 summarizes the utilization for regularly scheduled classes in the Writing Center for Fall 2019, Spring 2020 and Fall 2021 terms.

Figure 24: Writing Center - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential
Writing Lab	LIBRARY	102	1,000	25	20.1	20.1	85%	29%	14.7	14.7	76%	54%	15.0	15.0	99%	38%

Summary of Findings

Fall 2019 Summary

- 20.1 total hours per week during the day with 85% of the stations occupied.
- 29% Growth potential.

Spring 2020 Summary

- 14.7 total hours per week during the day with 76% of the stations occupied.
- 54% Growth potential

Fall 2021 Summary

- 15.0 total hours per week during the day with 99% of the stations occupied.
- 38% Growth potential

Square Foot Need Summary

- The current 1,000 square foot Writing Center lab should be sufficient to meet future needs.

Psychology

- The Department of Psychology has only a 168 square foot open lab, Rose Hall Room 144. It is assumed this space is adequate.

Cofrin School of Business Utilization Detail

The School has one teaching lab scheduled 3 hours in Fall 2019 and 7.3 hours in the evening during the Spring 2020 term. It was not scheduled Fall 2021.

Figure 25: Cofrin School of Business - Lab Utilization Summary

Inventory Data				Fall 2019				Spring 2020				Fall 2021			
Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
INSTRUCTIONAL SRVS.	1034	965	32	3.0	3.0	90%	83%	7.3	0.0	0%	100%	0.0	0.0	0%	100%

Square Foot Need Summary

The following table summarizes the space needed by the department.

Figure 26: Cofrin School of Business - Space Needs Summary

Program	Building	Room	Current Square Feet	Teaching Stations	Square Feet /Station	Guideline ASF/Station	Teaching Labs Need	Calculated ASF Need	Surplus (Deficit)
DIST. ED. CLS	INSTRUCT	1034	965	20	48.2	45.0	1	900	65

Summary of Findings

- The current space should be sufficient to meet long-term need.

College of Health, Education and Social Welfare Utilization Detail

Figure 27 summarizes the utilization for teaching labs with regularly scheduled classes for the College of Health, Education and Social Welfare for the Fall 2019 and Fall 2021 terms. No labs had scheduled classes for Spring 2020.

Figure 27: College of Health, Education and Social Welfare - Lab Utilization Summary

Department	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Nursing and Health Studies																
	MAC	117	1,267	20	0.0	0.0	0%	0%	0.0	0.0	0%	0%	8.2	8.2	56%	81%
	WOOD	317	1,200	12	2.0	2.0	0%	0%	0.0	0.0	0%	0%	14.7	14.0	71%	57%
	WOOD	324	733	10	0.0	0.0	0%	0%	0.0	0.0	0%	0%	14.7	14.0	71%	57%
Nursing and HS Totals		3	3,200	42	2.0	2.0	0%	0%	0.0	0.0	0%	0%	12.5	12.1	66%	65%
Social Work																
	MAC	133	614	10	5.5	5.5	91%	79%	0.0	0.0	0%	0%	5.0	5.0	94%	80%
	MAC	131	212	10	5.5	5.5	91%	79%	0.0	0.0	0%	0%	5.0	5.0	94%	80%
Social Work Totals		2	826	20	5.5	5.5	91%	79%	0.0	0.0	0%	0%	5.0	5.0	94%	80%
College Totals		5	4,026	62	4.3	4.3	91%	79%	0.0	0.0	0%	0%	9.5	9.2	74%	71%

Summary of Findings

Fall 2019 Summary

- The 3 labs that were scheduled were used less than 6 hours per week during the fall and not scheduled for credit instruction in the spring.
- Fall 2019 and Spring 2020 all Nursing instruction was online. The one course meeting in WOOD 317 was Physics 104.

Fall 2021 Summary

- The three nursing labs were scheduled on average 12.5 hours with 66% station occupancy.
- Nursing has a 65% growth potential.

Square Foot Need Summary

Figure 28 summarizes the space need for the College of Health, Education and Social Welfare.

Figure 28: College of Health, Education and Social Welfare – Space Needs Summary

Department/Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Nursing and Health Studies									
	MAC	117	1,267	20	63.4	75.0	1	1,500	(233)
	WOOD	317	1,200	12	100.0	75.0	1	900	300
	WOOD	324	733	10	73.3	75.0	1	750	(17)
Scheduled Teaching Labs		3	3,200	42	76.2		0	3,150	50
Support Spaces		3	516	0			0	630	(114)
Total		6	3,716	42		75.0	0	3,780	(64)
Social Work									
	MAC	133	614	10	61.4	35.0	1	700	(86)
	MAC	131	212	10	21.2		1	350	(138)
Scheduled Teaching Labs		2	826	20	41.3		2	1,050	(224)
Support Spaces		3	454	0	0.0		0	105	349
Total		5	1,280	20	64.0		2	1,155	125
College Total									
Scheduled Teaching Labs		5	4,026	20	201.3		2	4,200	(174)
Support Space		6	970	20	48.5		0	735	235
Open Lab		1	209	20	10.5		0	209	0
Totals		12	5,205	20	260.3		2	5,144	61

- Nursing and Health Studies launched a four year Bachelor of Science Nursing program in 2019 building a traditional 4-year Nursing program. A more detailed analysis of future space need is needed.
 - Fall 2019 was the first pre-nursing year.
 - Central to a Nursing program are classrooms, clinical skills facilities, and health care agencies for clinicals.
 - Total enrollment in Nursing will approach approximately 145 students when the program reaches maturity.

College of Science, Engineering and Technology

Figure 29 summarizes the utilization for the 25 teaching labs that were scheduled Fall 2019, Spring 2020 and Fall 2021 for the College of Science, Engineering and Technology.

Figure 29: College of Science, Engineering and Technology - Lab Utilization Summary

Department /Program	Inventory Data				Fall 2019 Utilization				Spring 2020 Utilization				Fall 2021			
	Scheduled Labs	Current Square Feet	No. of Stations	Square Feet / Station	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential
Natural and Applied Science																
Biology	6	8,150	144	56.6	15.0	14.8	76%	54%	9.0	8.9	84%	69%	14.5	14.2	66%	60%
Geoscience	2	2,651	48	55.2	10.0	9.7	43%	82%	10.2	10.0	35%	85%	11.2	10.8	42%	80%
Kinetics Lab	1	1,339	24	55.8	9.0	8.8	60%	78%	12.2	11.9	55%	73%	9.0	8.8	42%	84%
Chemistry	3	4,146	72	57.6	17.0	16.8	87%	39%	20.0	19.8	84%	31%	12.0	11.7	84%	58%
Human Biology	3	3,909	64	61.1	12.3	11.2	60%	72%	15.5	15.3	48%	69%	12.8	12.6	58%	69%
Engineering	8	9,182	164	56.0	10.5	7.6	60%	81%	8.0	6.2	51%	87%	7.7	6.3	59%	81%
Computer Sciences	2	2,185	50	43.7	17.2	16.3	82%	44%	30.3	29	83%	0%	3.8	3.8	88%	86%
Totals	25	31,562	566	55.8	13.5	12.6	67%	65%	12.0	11.2	61%	72%	10.6	10.0	64%	72%

Summary of Findings

Fall 2019 Summary

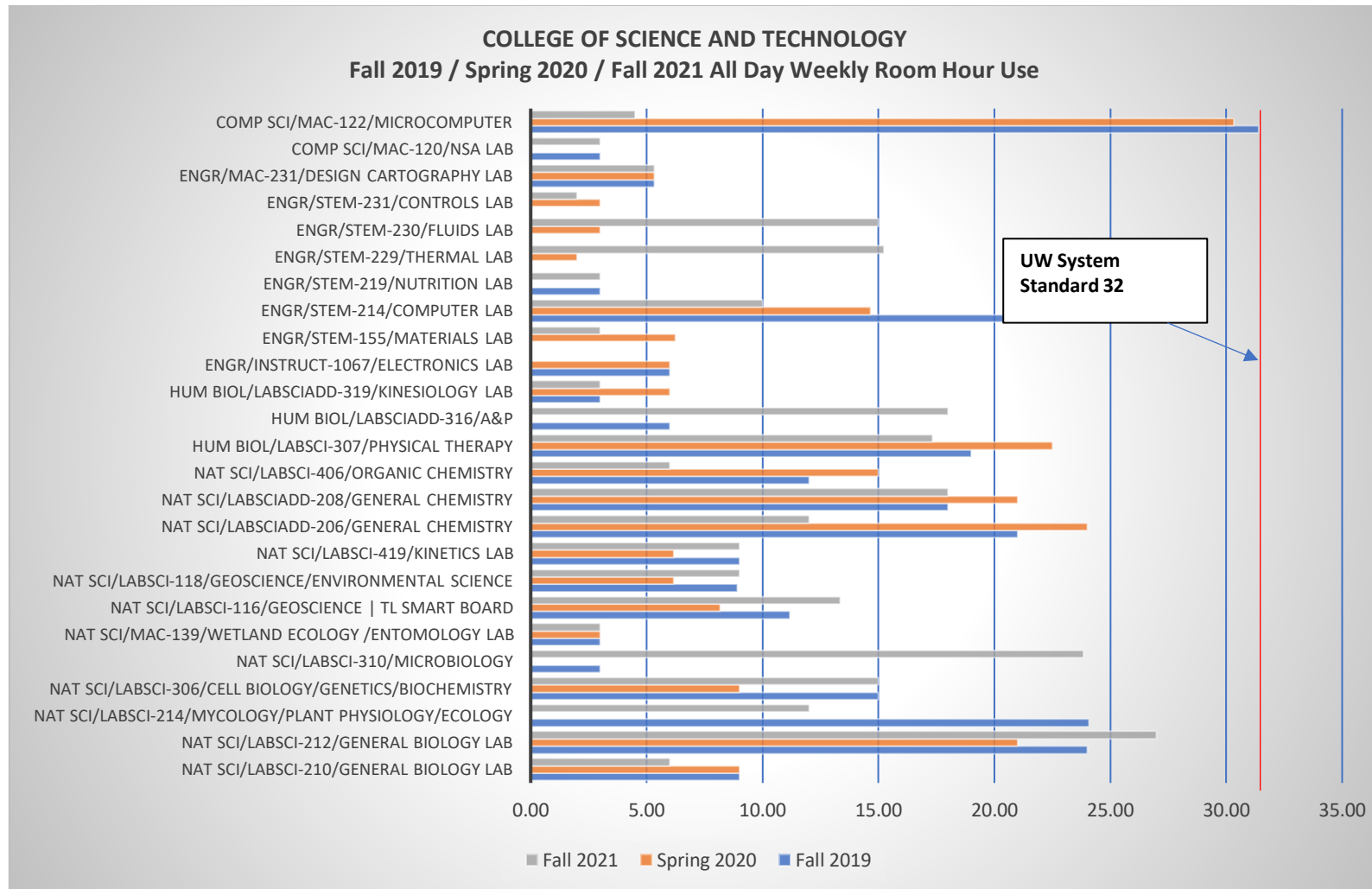
- Of the 25 labs, 22 were scheduled – 13.5 Average Hours per Week with 67% of the stations occupied.
- 65% growth potential.

Spring 2020 Summary

- Of the 25 labs, 24 were scheduled – 12.0 Average Hours per Week with 61% of the stations occupied.
- 72% growth potential.

Fall 2021 Summary

- Of the 25 labs, 23 were scheduled – 10.6 Average Hours per Week with 64% of the stations occupied.
- 72% growth potential.



Natural and Applied Sciences Utilization Detail

Figure 30 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 for the Department of Natural and Applied Sciences.

Figure 30: Natural and Applied Sciences - Lab Utilization Summary

Discipline / Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential
Biology																
General Biology	LABSCI	210	1,345	24	9.0	8.8	91%	67%	9.0	8.8	84%	69%	6.0	6.0	94%	77%
General Biology	LABSCI	212	1,339	24	24.0	23.5	77%	25%	21.0	20.8	68%	41%	27.0	26.5	88%	1%
Mycology/Plant Physiology/Ecology	LABSCI	214	1,343	24	24.1	23.8	68%	32%	3.0	3.0	100%	88%	12.0	11.5	75%	63%
Cell Biology/Genetics/Biochemistry	LABSCI	306	1,365	24	15.0	14.5	70%	58%	9.0	8.8	69%	75%	15.0	14.8	93%	42%
Microbiology	LABSCI	310	1,352	24	15.0	15.0	98%	39%	9.0	9.0	100%	63%	23.8	23.3	42%	58%
Wetland Ecology / Entomology Lab	MAC	139	1,406	24	3.0	3.0	50%	94%	3.0	3.0	83%	90%	3.0	3.0	23%	97%
Total Biology		6	8,150	144	15.0	14.8	76%	54%	9.0	8.9	84%	69%	14.5	14.2	66%	60%
Geoscience																
Geoscience	LABSCI	116	1,330	24	11.2	10.7	44%	80%	14.2	14.2	36%	79%	13.3	12.8	43%	76%
Environmental Science	LABSCI	118	1,321	24	8.9	8.7	42%	85%	6.2	5.8	33%	92%	9.0	8.8	40%	85%
Total Geoscience		2	2,651	48	10.0	9.7	43%	82%	10.2	10.0	35%	85%	11.2	10.8	42%	80%
Kinetics Lab	LABSCI	419	1,339	24	9.0	8.8	60%	78%	12.2	11.9	53%	74%	9.0	8.8	42%	84%
Chemistry																
General Chemistry	LABSCIADD	206	1,390	24	21.0	20.8	85%	26%	24.0	23.8	86%	15%	12.0	11.5	88%	56%
General Chemistry	LABSCIADD	208	1,390	24	18.0	17.8	87%	36%	21.0	20.5	78%	34%	18.0	17.8	80%	40%
Organic Chemistry	LABSCI	406	1,366	24	12.0	12.0	91%	55%	15.0	15.0	88%	45%	6.0	5.8	92%	77%
Total Chemistry		3	4,146	72	17.0	16.8	87%	39%	20.0	19.8	84%	31%	12.0	11.7	84%	58%
Total Natural and Applied Sciences		12	16,286	288	14.2	13.9	73%	57%	12.2	12.0	74%	62%	12.8	12.5	74%	61%

Summary of Findings

Fall 2019 Summary

- 12 labs scheduled – 14.2 Average Hours per Week with 73% of the stations occupied.
- 57% Growth potential.

Spring 2020 Summary

- 12 labs scheduled – 12.2 Average Hours per Week with 74% of the stations occupied.
- 62% Growth potential.

Fall 2021 Summary

- 12 labs scheduled – 12.8 Average Hours per Week with 74% of the stations occupied.
- 61% Growth potential.

Square Foot Need Summary

Figure 31 summarizes the space needed for the programs in the department.

Figure 31: Natural and Applied Science – Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Biology Labs									
General Biology Lab	LABSCI	210	1,345	24	56.0	55.0	1	1,320	25
General Biology Lab	LABSCI	212	1,339	24	55.8	55.0	1	1,320	19
Entomology Lab	MAC	139	1,406	24	58.6	55.0	1	1,320	86
Ecology	LABSCI	214	1,343	24	56.0	55.0	1	1,320	23
Cell Biology	LABSCI	306	1,365	24	56.9	55.0	1	1,320	45
Microbiology	LABSCI	310	1,352	24	56.3	55.0	1	1,320	32
Biology Total		6	8,150	144	56.6	55.0	6	7,920	230
Geoscience									
Geoscience	LABSCI	116	1,330	24	55.4	55.0	1	1,320	10
Environmental Science	LABSCI	118	1,321	24	55.0	55.0	1	1,320	1
Geoscience Total		2	2,651	48	55.2	55.0	2	2,640	11

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Kinetics Lab	LABSCI	419	1,339	24	55.8	60.0	1	1,440	(101)
Physics									
Physics Lab	INSTRUCT	1030	835	0	0.0		0	835	0
Physics Lab	INSTRUCT	1068	897	0	0.0		0	897	0
Physics Total		2	1,732	0	0.0		0	1,732	0
Chemistry									
Organic Chemistry	LABSCI	406	1,366	24	56.9	60.0	1	1,440	(74)
General Chemistry	LABSCIADD	206	1,390	24	57.9	60.0	1	1,440	(50)
General Chemistry	LABSCIADD	208	1,390	24	57.9	60.0	1	1,440	(50)
Chemistry Total		3	4,146	72	57.6	0.0	3	4,320	(174)
Support Space		22	7,265	0	0.0		0	5,712	1,327
Total Natural and Applied Science		34	25,283	0	0.0		12	23,764	1,519

Summary of Findings

- The current space should be sufficient to address the long-term need.

Human Biology

Utilization Detail

Figure 32 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 terms for the Department of Human Biology. All laboratories have significant growth capacity.

Figure 32: Human Biology - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential	WRH-All	WRH-Day	SO% -All	Growth Potential
Physical Therapy	LABSCI	307	1,129	16	19.0	16.0	11%	92%	22.5	22.5	8%	93%	17.3	17.3	13%	90%
Anatomy and Physiology	LABSCIADD	316	1,390	24	15.0	14.5	89%	46%	18.0	17.5	83%	40%	18.0	17.5	82%	39%
Kinesiology	LABSCIADD	319	1,390	24	3.0	3.0	92%	89%	6.0	6.0	48%	88%	3.0	3.0	95%	88%
Total Human Biology		3	3,909	64	12.3	11.2	60%	72%	15.5	15.3	48%	69%	12.8	12.6	58%	69%

Summary of Findings

Fall 2019 Summary

- 3 labs scheduled – 12.3 Average Hours per Week with 60% of the stations occupied.
- 72% Growth potential.

Spring 2020 Summary

- 3 labs scheduled – 15.5 Average Hours per Week with 48% of the stations occupied.
- 69% Growth potential.

Fall 2021 Summary

- 3 labs scheduled – 12.8 Average Hours per Week with 58% of the stations occupied.
- 69% growth potential.

Square Foot Need Summary

Figure 33 summarizes the space needed by program area.

Figure 33: Human Biology – Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Physical Therapy	LABSCI	307	1,129	16	70.6	65.0	1	1,040	89
A&P	LABSCIADD	316	1,390	24	57.9	60.0	1	1,440	(50)
Kinesiology	LABSCIADD	319	1,390	24	57.9	55.0	1	1,320	70
Scheduled Labs		3	3,909	64	0.0		3	3,800	109
Support Space		3	1,366	0	0.0		0	1,140	226
Cadaver Lab	LABSCI	309	1,147	16	71.6		0	1,147	0
Total Human Biology		7	6,422	80	80.3		3	6,087	335

Summary of Findings

- The current space should be sufficient to address the long-term need.

Resch School of Engineering Utilization Detail

Figure 34 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 for the Resch School of Engineering. All laboratories have significant growth capacity.

Figure 34: Resch School of Engineering - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Electronics Lab	INSTR	1067	20	20	6.0	4.5	0.3	93%	6.0	4.5	19%	96%	0.0	0.0	0%	0%
Materials Lab	STEM	155	24	20	0.0	0.0	0.0	100%	6.3	6.0	19%	95%	3.0	3.0	33%	96%
Computer Lab	STEM	214	24	20	21.7	17.0	0.7	52%	14.7	7.0	31%	91%	10.0	6.0	62%	74%
Nutrition Lab	STEM	219	12	20	9.0	9.0	0.9	65%	6.3	6.3	101%	74%	3.0	3.0	167%	79%
Thermal Lab	STEM	229	24	20	0.0	0.0	0.0	100%	19.4	19.4	79%	36%	15.2	15.2	46%	71%
Fluids Lab	STEM	230	24	20	0.0	0.0	0.0	100%	3.0	3.0	83%	90%	15.0	15.0	57%	64%
Controls Lab	STEM	231	24	20	0.0	0.0	0.0	100%	3.0	3.0	50%	94%	2.0	2.0	25%	98%
Design Cartography Lab	MAC	231	12	20	5.3	0.0	0.0	100%	5.3	0.0	0%	100%	5.3	0.0	133%	70%
Total Engineering		8	9,182	164	10.5	7.6	60%	81%	8.0	6.2	51%	87%	7.7	6.3	59%	81%

Summary of Findings

Fall 2019 Summary

- Of the 8 labs, 4 labs scheduled -10.5 Average Hours per Week 60% of the stations occupied.
- 81% Growth potential.

Spring 2020 Summary

- All 8 labs were scheduled – 8.0 Average Hours per Week 51% of the stations occupied.
- 87% Growth potential.

Fall 2021 Summary

- Of the 8 labs, 7 labs scheduled -7.7 Average Hours per Week 59% of the stations occupied.
- 81% Growth potential.

Square Foot Need Summary

Figure 35 summarizes the space need by department.

Figure 35: Resch School of Engineering – Space Needs

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Nutrition Lab	STEM	219	1,223	20	61.2	65.0	1	1,300	(77)
Dry Lab	INSTR	1067	902	20	45.1	65.0	1	1,300	(398)
Materials Lab	STEM	155	1,196	20	59.8	65.0	1	1,300	(104)
Thermal Lab	STEM	229	1,361	20	68.1	65.0	1	1,300	61
Fluids Lab	STEM	230	1,204	20	60.2	65.0	1	1,300	(96)
Controls Lab	STEM	231	1,200	20	60.0	65.0	1	1,300	(100)
Cartography Lab	MAC	231	1,347	20	67.4	65.0	1	1,300	47
Computer Lab	STEM	214	749	20	37.5	65.0	1	975	(226)
Scheduled Labs		8	9,182	160	57.4	65.0	8	10,075	(893)
Support Spaces		8	5,107	0	0.0		0	4,534	573
Engineering Total		16	14,289	160	89.3		8	14,609	(320)

Summary of Findings

- The current space should be sufficient to address the long-term need for existing programs.
- The University is currently in the process of completing a renovation to the Instructional Services Building that will provide over 4,550 ASF of teaching lab and service space for the new Electrical Engineering program. This expansion will increase the department's lab inventory to just over 19,000 ASF. It is assumed the new space for Electrical Engineering will be sufficient to address long-term needs.

Computer Sciences Utilization Detail

Figure 36 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 for the Department of Computer Sciences.

Figure 36: Computer Sciences - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
NSA Lab	MAC	120	1,065	30	3	3	44%	95%	0	0	0%	0%	3	3	64%	92%
Microcomputer	MAC	122	1,120	25	31.4	29.6	86%	-6%	30.3	29	83%	0%	4.5	4.5	104%	81%
Total Computer Sciences		2	2,185	55	17.2	16.3	82%	44%	30.3	29	83%	0%	3.8	3.8	88%	86%

Summary of Findings

Fall 2019 Summary

- 2 labs scheduled – 17.2 Average Hours per Week during the day with 82% of the stations occupied.
- 38% Growth potential.

Spring 2020 Summary

- The Microcomputer Lab, MAC 122, is scheduled near capacity but the NSA lab MAC 120 was not scheduled Spring 2020.

Fall 2021 Summary

- 2 labs scheduled – 3.8 Average Hours per Week during the day with 88% of the stations occupied.
- 86% Growth potential.

Square Foot Need Summary

Figure 37 summarizes the space needed by the department.

Figure 37: Computer Sciences – Space Needs Summary

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
NSA LAB	MAC	120	1,065	25	42.6	45.0	1	1,125	(60)
Microcomputer	MAC	122	1,120	25	44.8	45.0	1	1,125	(5)
Totals		2	2,185	50	43.7	45.0	2	2,250	(65)

Summary of Findings

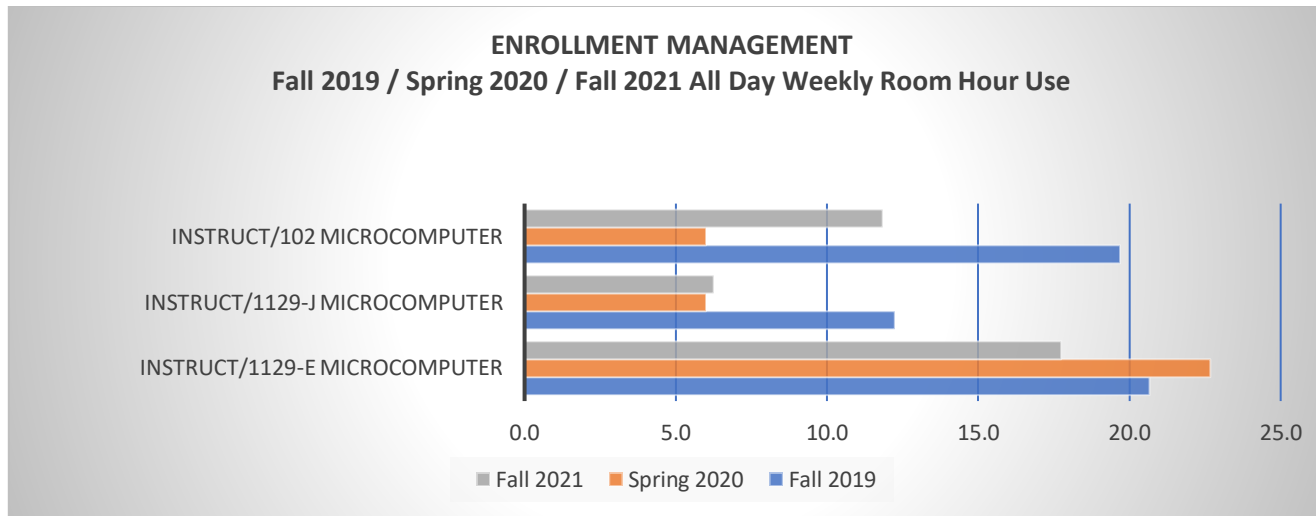
- The Microcomputer lab, MAC 122 was scheduled more than 30 hours per week with more than 80% station occupancy both Fall and Spring terms, however it was only scheduled 4.5 hours per week Fall 2021. The current space should be sufficient to address the long term need for existing programs.

Enrollment Management Utilization Detail

Figure 38 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 assigned to Enrollment Management. All laboratories have significant growth capacity.

Figure 38: Enrollment Management - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Microcomputer	INSTR	1129-E	1,040	25	20.7	20.2	87%	27%	22.7	22.2	76%	30%	17.8	17.3	33%	75%
Microcomputer	INSTR	1129-J	1,007	25	12.3	11.8	65%	68%	6.0	5.5	90%	79%	6.3	6.3	34%	91%
Microcomputer	INSTR	102	984	25	19.7	17.4	74%	46%	6.0	5.8	45%	89%	11.8	5.8	40%	80%
Total Enrollment Management		3	3,031	75	17.5	16.4	77%	47%	11.6	11.2	73%	64%	11.9	9.8	35%	82%



Summary of Findings

Fall 2019 Summary

- 3 labs scheduled – 17.5 Average Hours per Week with 77% of the stations occupied.
- 47% Growth potential.

Spring 2020 Summary

- 3 labs scheduled – 11.6 Average Hours per Week with 73% of the stations occupied.
- 64% Growth potential.

Fall 2021 Summary

- 3 labs scheduled – 11.9 Average Hours per Week with 35% of the stations occupied.
- 82% Growth potential.

Square Foot Need Summary

Figure 39 summarizes the space needs for Enrollment Management.

Figure 39: Enrollment Management - Space Needs

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
Microcomputer	INSTR	1,129	1,040	25	41.6	40.0	1	1,000	40
Microcomputer	INSTR	1,129	1,007	25	40.3	40.0	1	1,000	7
Microcomputer	INSTR	102	984	25	39.4	40.0	1	1,000	(16)
Scheduled Labs		3	3,031	75	40.4	40.0	3	3,000	31
Service		2	1,544	29	0.0		0	1,544	0
S/T		5	4,575	104	44.0		3	4,544	31
Group Practice	STUDENTSRVS	1,700	702	7	0.0		0	702	0
Total Enrollment Management		6	5,277	111			3	5,246	31

Summary of Findings

- The current space should be sufficient to meet long term needs.

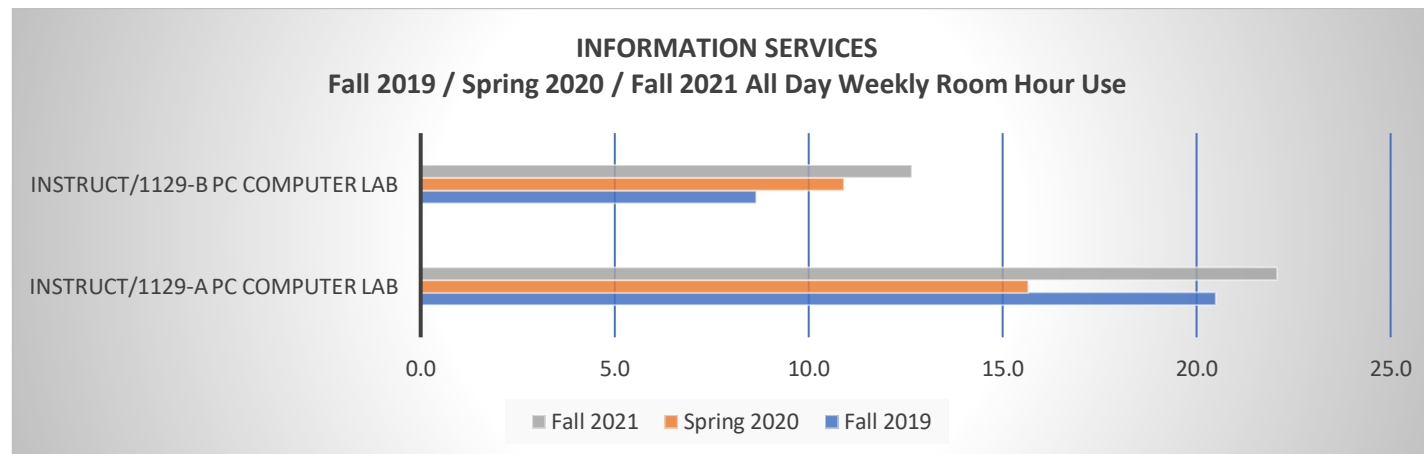
Information Services

Utilization Detail

Figure 40 summarizes the utilization for teaching labs with regularly scheduled classes for Fall 2019, Spring 2020 and Fall 2021 assigned to Information Services. The labs have significant growth capacity.

Figure 40: Information Services - Lab Utilization Summary

Program	Inventory Data				Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
PC Computer Lab	INSTRUCT	1129A	1,451	45	20.5	17.6	85%	37%	15.7	15.7	88%	42%	24.1	22.1	68%	32%
PC Computer Lab	INSTRUCT	1129B	1,036	31	8.6	8.6	88%	68%	10.9	10.9	23%	89%	12.7	12.7	74%	61%
Total Information Services		2	2,487	76	14.6	13.1	86%	53%	13.3	13.3	61%	66%	18.4	17.4	69%	47%



Summary of Findings

Fall 2019 Summary

- 2 labs scheduled – 14.6 Average Hours per Week with 86% of the stations occupied.
- 53% Growth potential.

Spring 2020 Summary

- 2 labs scheduled – 13.3 Average Hours per Week with 61% of the stations occupied.
- 66% Growth potential.

Fall 2021 Summary

- 2 labs scheduled – 18.4 Average Hours per Week with 69% of the stations occupied.
- 47% Growth potential.

Square Foot Need Summary

Figure 41 summarizes the space needed.

Figure 41: Information Services – Space Needs

Program	Building	Room No.	Current Square Feet	Teaching Stations	Square Feet/Station	Guideline ASF/Station	Teaching Labs Need	Square Feet Need	Surplus (Deficit)
PC Computer Lab	INSTRUCT	1129	1,451	45	32.2	35.0	1	1,800	(349)
PC Computer Lab	INSTRUCT	1129	1,036	31	33.4	35.0	1	1,240	(204)
S/T Scheduled labs		2	2,487	76	32.7	35.0	2	3,040	(553)
Support Spaces		2	2,734	0	0.0		0	2,734	0
Total Information Services		4	5,221	141	37.0		2	5,774	(553)

Summary of Findings

- The current space should be sufficient to meet long term needs.

Appendices

Appendix A: Classroom Utilization by Building and Room Number

Appendix B: Current Classroom Needs by Subject

Appendix C: Rooms Coded as Classrooms with No Scheduled Use

Appendix D: Laboratory Utilization by Building and Room

Appendix A: Classroom Utilization by Building and Room Number

Note: classrooms with less than 10 weekly room hours of use are shaded.

Bldg. #	Bldg.	Room	ASF	Seats	ASF/ Seat	Fall 2019			Fall 2021		
						Day WRH	SO%	All WRH	Day WRH	SO%	All WRH
2022	ENVIRON	114	3,208	142	22.6	12.5	94.0%	12.5	13.2	51.0%	13.2
2022	ENVIRON	301	1,046	42	24.9	33.5	76.0%	35.5	27.7	35.0%	30.8
2022	ENVIRON	304	881	36	24.5	33.0	83.0%	33.0	25.5	70.0%	25.5
2022	ENVIRON	316	665	30	22.2	23.1	55.0%	24.3	22.8	34.0%	24.8
2022	ENVIRON	320	665	30	22.2	34.9	86.0%	34.9	25.3	56.0%	25.3
2022	ENVIRON	326	874	40	21.8	36.3	99.0%	36.3	19.5	44.0%	22.5
2023	INSTRUCT	1020	708	30	23.6	12.8	67.0%	14.6			
2027	THEATRE	310	700	32	21.9	21.5	64.0%	21.5	17.4	54.0%	17.4
2027	THEATRE	312	770	40	19.2	9.0	52.0%	9.0	11.5	56.0%	12.0
2027	THEATRE	316	946	34	27.8	20.2	57.0%	20.2	20.5	58.0%	24.2
2027	THEATRE	378	430	18	23.9	9.0	76.0%	9.0	9.0	63.0%	9.0
2030	STUDIO	350	1,335	70	19.1	18.0	54.0%	18.0	16.1	24.0%	16.1
2030	STUDIO	351	565	28	20.2	18.5	84.0%	18.5	9.5	49.0%	9.5
2030	STUDIO	353	455	31	14.7	13.3	61.0%	13.3	17.5	53.0%	18.0
2035	ROSE	2501	1,911	267	7.2	15.0	47.0%	15.0	9.3	40.0%	9.3
2036	WOOD	114	1,137	42	27.1	23.0	59.0%	32.5	12.6	55.0%	16.1
2036	WOOD	117	2,110	80	26.4	16.3	54.0%	23.2	25.5	48.0%	28.5
2036	WOOD	118	1,161	42	27.6	21.0	66.0%	33.7	27.3	61.0%	33.3
2036	WOOD	201	1,247	44	28.3	22.5	63.0%	26.8	29.8	52.0%	40.5
2036	WOOD	202	1,231	46	26.8	25.8	59.0%	31.8			
2036	WOOD	205	1,491	50	29.8	24.0	60.0%	24.0	26.3	54.0%	37.3
2036	WOOD	213	1,410	48	29.4	20.1	50.0%	24.8	24.0	56.0%	27.0
2036	WOOD	215	1,254	48	26.1	17.5	66.0%	29.0	30.0	57.0%	39.0
2036	WOOD	216	1,223	48	25.5	22.7	58.0%	25.3	30.8	52.0%	38.8
2036	WOOD	301	846	24	35.2	13.3	66.0%	16.3	11.2	81.0%	14.2
2036	WOOD	302	731	30	24.4	12.0	98.0%	12.0	10.5	98.0%	10.5
2036	WOOD	303	1,212	50	24.2	22.5	65.0%	26.4	22.1	63.0%	22.1
2036	WOOD	317	1,200	42	28.6	19.4	54.0%	19.4			
2036	WOOD	324	733	28	26.2	11.9	58.0%	18.0			

Bldg. #	Bldg.	Room	ASF	Seats	ASF/ Seat	Fall 2019			Fall 2021		
						Day WRH	SO%	All WRH	Day WRH	SO%	All WRH
2036	WOOD	327	2,218	45	49.3	21.0	76.0%	24.0	16.5	70.0%	16.5
2036	WOOD	328	878	30	29.3	19.8	101.0%	24.7	12.7	66.0%	12.7
2036	WOOD	440	1,135	36	31.5	16.5	53.0%	20.2	10.0	37.0%	13.7
2052	MAC	103	1,608	75	21.4	28.5	48.0%	29.6	33.3	35.0%	36.8
2052	MAC	105	1,608	75	21.4	27.5	46.0%	27.5	29.3	50.0%	30.8
2052	MAC	107	1,608	75	21.4	30.8	60.0%	30.8	19.0	38.0%	19.0
2052	MAC	109	1,608	75	21.4	22.6	62.0%	22.6	24.5	45.0%	24.5
2052	MAC	111	1,608	67	24.0	20.0	68.0%	20.0	26.0	47.0%	26.0
2052	MAC	113	1,608	72	22.3	30.2	59.0%	30.2	23.8	55.0%	23.8
2052	MAC	137	1,315	24	54.8	15.6	37.0%	15.6	6.0	69.0%	9.0
2052	MAC	204	1,623	74	21.9	20.7	68.0%	26.7	18.0	57.0%	18.0
2052	MAC	206	1,623	74	21.9	24.5	66.0%	26.7	13.5	45.0%	13.5
2052	MAC	208	2,220	122	18.2	30.8	67.0%	30.8	10.5	63.0%	10.5
2052	MAC	210	2,740	128	21.4	34.0	70.0%	34.0	15.0	48.0%	15.0
2052	MAC	217	910	40	22.8	37.7	71.0%	44.1	32.4	65.0%	32.9
2052	MAC	219	879	40	22.0	38.7	66.0%	42.3	25.5	61.0%	26.7
2052	MAC	221	866	40	21.6	37.9	64.0%	40.6	38.3	53.0%	46.1
2052	MAC	223	880	40	22.0	37.3	76.0%	44.1	31.3	57.0%	34.8
2052	MAC	224	518	24	21.6	13.6	65.0%	16.8	22.5	56.0%	28.3
2052	MAC	225	834	40	20.8	33.0	61.0%	36.5	33.3	56.0%	33.8
2052	MAC	229	1,110	30	37.0	36.3	77.0%	39.9	30.8	77.0%	31.3
2052	MAC	234	550	24	22.9	18.8	67.0%	18.8	12.9	44.0%	19.3
2052	MAC	236	515	24	21.5	29.3	81.0%	29.3	10.2	63.0%	14.5
2052	MAC	237	1,652	50	33.0	31.1	50.0%	35.5			
2052	MAC	302	440	18	24.4	3.0	83.0%	3.0	3.0	78.0%	3.0
2052	MAC	C303	428	22	19.5	4.5	53.0%	4.5	6.3	18.0%	6.3
2900	STEM	136	892	45	19.8	0.0	0.0%	0.0	10.0	37.0%	10.0
2900	STEM	137	909	46	19.8	0.0	0.0%	0.0	12.2	62.0%	12.2
2900	STEM	138	895	45	19.9	0.0	0.0%	0.0	8.2	33.0%	15.2
2900	STEM	139	896	45	19.9	0.0	0.0%	0.0	20.4	47.0%	20.4

Appendix B: Current Classroom Needs by Subject

Coll	Subject	1-20	21-40	41-55	56-70	71-90	91-110	111-150	151-200	>=201	Total
AHSS	ARTS MGT	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
AHSS	COMM	0.05	1.88	0.00	0.22	0.00	0.00	0.11	0.00	0.00	2.26
AHSS	COMM SCI	0.11	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
AHSS	DJS	0.00	0.56	0.00	0.00	0.45	0.00	0.00	0.00	0.00	1.01
AHSS	ENGLISH	0.67	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.21
AHSS	GEOG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.11
AHSS	GERMAN	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23
AHSS	HISTORY	0.11	0.39	0.22	0.00	0.00	0.00	0.22	0.00	0.00	0.94
AHSS	HUM STUD	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
AHSS	INFO SCI	0.00	0.11	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.22
AHSS	MUSIC	0.00	0.35	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.46
AHSS	PHILOS	0.00	0.54	0.22	0.11	0.00	0.11	0.00	0.00	0.00	0.98
AHSS	POL SCI	0.11	0.21	0.22	0.11	0.11	0.00	0.00	0.00	0.00	0.76
AHSS	PSYCH	0.07	0.45	0.90	0.22	0.00	0.00	0.00	0.00	0.22	1.86
AHSS	PU EN AF	0.19	0.22	0.00	0.45	0.00	0.00	0.11	0.00	0.00	0.97
AHSS	SOCIOL	0.00	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.06
AHSS	SPANISH	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35
AHSS	THEATRE	0.18	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50
AHSS	UR RE ST	0.00	0.10	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.22
AHSS	WF	0.00	1.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.74
AHSS	WOST	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.11
BUS	ACCTG	0.00	1.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.53
BUS	BUS ADM	0.00	0.78	0.00	0.34	0.11	0.00	0.00	0.00	0.00	1.23
BUS	ECON	0.00	0.23	0.00	0.11	0.00	0.00	0.11	0.12	0.00	0.57
BUS	ENTRP	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
BUS	FIN	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67
BUS	HRM	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11
BUS	MGMT	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49

Coll	Subject	1-20	21-40	41-55	56-70	71-90	91-110	111-150	151-200	>=201	Total
BUS	MKTG	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
BUS	SCM	0.00	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17
HESW	EDUC	0.11	2.29	0.00	0.00	0.09	0.00	0.00	0.00	0.00	2.49
HESW	FNED	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HESW	FNS	0.11	0.21	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.66
HESW	NURSING	0.11	0.07	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.40
HESW	PHY ED	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
HESW	SOC WORK	0.91	0.34	0.00	0.07	0.00	0.00	0.00	0.00	0.00	1.32
SET	ANTHRO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SET	BIOLOGY	0.00	0.48	0.36	0.00	0.23	0.12	0.12	0.00	0.00	1.31
SET	CHEM	0.00	0.52	0.24	0.00	0.36	0.00	0.12	0.00	0.00	1.24
SET	ENGR	0.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.46
SET	ENV S&P	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04
SET	ENV SCI	0.00	0.24	0.00	0.00	0.11	0.11	0.00	0.00	0.00	0.46
SET	ET	0.00	0.69	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.80
SET	GEOSCI	0.00	0.12	0.12	0.00	0.12	0.00	0.00	0.00	0.00	0.36
SET	HUM BIOL	0.00	0.82	0.00	0.12	0.00	0.00	0.08	0.00	0.00	1.02
SET	MATH	0.00	3.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.63
SET	NUT SCI	0.00	0.36	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.58
SET	PHYSICS	0.00	0.67	0.24	0.06	0.14	0.00	0.00	0.00	0.00	1.11
SET	WATER	0.00	0.12	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.23
UNK	MIL SCI	0.15	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.20
	Totals	3.27	26.51	3.64	1.97	1.94	0.34	0.93	0.23	0.22	39.05

Appendix C: Rooms Coded as Classrooms with No Scheduled Use

Bldg. #	Building	Room	Type	Seats	ASF	Fall 2019 Sections	Spring 2020 Sections	Fall 2021 Sections
2023	INSTRUCT	1020	1104	30	708	6	4	0
2052	MAC	237	1104	50	1,652	14	9	0

Appendix D: Laboratory Utilization by Building and Room

College/Department/Program	Inventory Data					Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	Square Feet/Station	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
COLLEGE OF ARTS, HUMANITIES AND SOCIAL SCIENCES																	
Art and Visual Design																	
Photography Critique Space	STUDIO	311	596	20	29.8	3.0	3.0	47%	94%	3.0	3.0	53%	93%	10.7	10.7	33%	85%
Graphic Design	STUDIO	314	1,106	18	61.4	32.0	32.0	66%	13%	21.3	21.3	52%	54%	32.0	32.0	67%	11%
Microcomputer	STUDIO	323	458	12	38.2				100%	5.3	5.3	83%	81%	5.3	5.3	25%	94%
Photography/2D Design Studio	STUDIO	411	1,300	16	81.3	16.7	16.7	71%	51%	11.3	6.0	36%	91%	30.3	19.0	69%	13%
Advanced Painting Studio	STUDIO	412	1,506	16	94.1	5.3	5.3	25%	94%	5.3	5.3	27%	94%	5.3	5.3	28%	94%
Drawing Studio	STUDIO	413	1,285	16	80.3	5.3	0.0	0%	100%	10.7	5.3	50%	89%	10.7	10.7	100%	56%
Painting Studio	STUDIO	414	1,164	16	72.8	5.3	5.3	69%	85%	5.3	5.3	100%	78%	5.3	5.3	81%	82%
Fiber/ Textiles Studio	STUDIO	416	1,164	20	58.2	10.7	10.7	37%	84%	10.7	10.7	40%	82%	10.7	10.7	23%	90%
Intermediate Drawing	STUDIO	426	1,035	16	64.7	5.3	5.3	75%	83%	5.3	0.0	0%	100%	5.3	5.3	94%	79%
Printmaking	STUDIO	C105	1,220	16	76.3				100%	5.3	5.3	40%	91%				100%
3D/Sculpture/Woodworking	STUDIO	C108	1,534	15	102.3	16.0	10.7	18%	92%	21.3	21.3	26%	77%	26.6	21.3	31%	66%
Woodworking/Tools Safety	STUDIO	C110	1,336	10	133.6	10.7	10.7	77%	66%	16.0	16.0	69%	54%	10.7	10.7	38%	83%
Ceramics Studio	STUDIO	C111	3,824	38	100.6	10.7	0.0	0%	100%	10.7	0.0	0%	100%	10.7	5.3	45%	80%
Jewelry/Metals	STUDIO	C112	1,170	20	58.5				100%	5.3	0.0	0%	100%	5.3	0.0	110%	76%
Printmaking studio	STUDIO	C114	818	12	68.2	10.7	0.0	0%	100%	5.3	5.3	80%	82%	10.7	5.3	41%	82%
Dark Room	STUDIO	321	502	5	100.4				100%				0%	5.3	5.3	42%	91%
	Subtotals	16	20,018	266	75.3	11.0	8.3	46%	84%	9.5	7.4	43%	87%	12.3	10.1	51%	74%
Music																	
Music Lab	STUDIO	214	814	30	27.1	20.9	20.9	28%	75%	17.9	17.9	25%	81%	13.6	13.6	39%	78%
Keyboard	STUDIO	260	751	11	68.3	10.2	10.2	90%	62%	6.5	6.5	90%	76%	8.7	8.7	67%	76%
Music Choir/Ensemble Room	STUDIO	B101	1,480	100	14.8	9.4	7.8	51%	83%	17.7	13.7	38%	78%	13.6	11.3	35%	80%
BAND ROOM	STUDIO	B103	2,440	140	17.4	30.3	20.9	33%	71%	21.5	17.2	37%	73%	25.6	17.4	35%	63%
	Subtotals	4	5,485	281	19.5	17.7	14.9	37%	77%	15.9	13.8	34%	80%	15.4	12.7	37%	76%
Performing Arts - Theatre																	
Black Box	THEATRE	110	1,339	24	55.8	3.0	3.0	88%	89%	7.3	7.3	31%	90%				100%

University of Wisconsin Green Bay
Instructional Space Utilization Analysis

College/Department/Program	Inventory Data					Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	Square Feet/Station	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Acting Studio	THEATRE	210	463	16	28.9	3.0	3.0	13%	98%	3.8	3.8	63%	90%	15.5	15.5	39%	75%
Acting Studio	THEATRE	212	1,469	20	73.5	11.7	11.7	87%	58%	14.7	14.7	64%	61%	3.0	3.0	17%	98%
Tap Room	THEATRE	132-1	1,875	30	62.5	13.3	13.3	63%	65%	14.7	14.7	56%	66%	10.3	10.3	51%	78%
Costume Shop	THEATRE	111-1	2,042	12	170.2	4.3	4.3	42%	92%	0.0	0.0	0%	100%	7.3	6.9	44%	87%
	Subtotals	5	7,188	102	70.5	7.1	7.1	68%	80%	10.1	10.1	56%	76%	9.0	8.9	42%	84%
Writing Center																	
Writing Lab	LIBRARY	102	1,000	25	40	20.1	20.1	85%	29%	14.7	14.7	76%	54%	15	15	99%	38%
	Subtotals	1	1,000	25	40	20.1	20.1	85%	29%	14.7	14.7	76%	54%	15	15	99%	38%
AHSS Totals		26	33,691	674	50.0	11.1	9.2	48%	81%	10.3	8.7	43%	84%	11.7	9.9	48%	76%
COFRIN SCHOOL OF BUSINESS																	
	INSTRUCT	1034	965	20	48.3	3	3	90%	89%	7.3	0	0%	100%	0	0	0%	100%
ENROLLMENT MANAGEMENT																	
Registrar																	
Microcomputer	INSTRUCT	1129 E	1,040	25	41.6	20.7	20.2	87%	27%	22.7	22.2	76%	30%	17.8	17.3	33%	75%
Microcomputer	INSTRUCT	1129 J	1,007	25	40.3	12.3	11.8	65%	68%	6	5.5	90%	79%	6.3	6.3	34%	91%
Microcomputer	LABSCI	102	984	25	39.4	19.7	17.4	74%	46%	6	5.8	45%	89%	11.8	5.8	40%	80%
EM Totals		3	3,031	75	40.4	17.5	16.4	77%	47%	11.6	11.2	73%	66%	11.9	9.8	35%	82%
COLLEGE OF HEALTH, EDUCATION AND SOCIAL WELFARE																	
Nursing and Health Studies																	
NURSING	MAC	117	1,267	20	63.4	0	0	0%	0%	0	0	0%	0%	8.2	8.2	56%	81%
NURSING	WOOD	317	1,200	12	100	2	2	0%	0%	0	0	0%	0%	14.7	14	71%	57%
NURSING	WOOD	324	733	10	73.3	0	0	0%	0%	0	0	0%	0%	14.7	14	71%	57%
	Subtotals	3	3,200	42	76.2	2	2	0%	0%	0	0	0%	0%	12.5	12.1	66%	65%
Social Work																	
DIST ED	MAC	133	614	10	61.4	5.5	5.5	91%	79%	0	0	0%	0%	5	5	94%	80%
Observation	MAC	131	212	10	21.2	5.5	5.5	91%	79%	0	0	0%	0%	5	5	94%	80%
	Subtotals	2	826	20	41.3	5.5	5.5	91%	79%	0	0	0%	0%	5	5	94%	80%
HESW Totals		5	4026	62	0	4.3	4.3	0.9	0.8	0	0	0	0	9.5	9.2	74%	71%
INFORMATION SERVICES																	

University of Wisconsin Green Bay
Instructional Space Utilization Analysis

College/Department/Program	Inventory Data					Fall 2019				Spring 2020				Fall 2021			
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PC Computer Lab	INSTRUCT	1129 A	1,451	45	32.2	20.5	17.6	85%	37%	15.7	15.7	88%	42%	24.1	22.1	68%	32%
PC Computer Lab	INSTRUCT	1129 B	1,036	31	33.4	8.6	8.6	88%	68%	10.9	10.9	23%	89%	12.7	12.7	74%	61%
ITLS Total		2	2,487	76	32.7	14.6	13.1	86%	53%	13.3	13.3	61%	66%	18.4	17.4	69%	47%
COLLEGE OF SCIENCE AND TECHNOLOGY																	
Natural and Applied Science																	
Biology Labs																	
General Biology Lab	LABSCI	210	1,345	24	56.0	9.0	8.8	91%	67%	9.0	8.8	84%	69%	6.0	6.0	94%	77%
General Biology Lab	LABSCI	212	1,339	24	55.8	24.0	23.5	77%	25%	21.0	20.8	68%	41%	27.0	26.5	88%	1%
Mycology/Plant Physiology/Ecology	LABSCI	214	1,343	24	56.0	24.1	23.8	68%	32%	3.0	3.0	100%	88%	12.0	11.5	75%	63%
Cell Biology/Genetics/Biochemistry	LABSCI	306	1,365	24	56.9	15.0	14.5	70%	58%	9.0	8.8	69%	75%	15.0	14.8	93%	42%
Microbiology	LABSCI	310	1,352	24	56.3	15.0	15.0	98%	39%	9.0	9.0	100%	63%	23.8	23.3	42%	58%
Wetland Ecology /Entomology Lab	MAC	139	1,406	24	58.6	3.0	3.0	50%	94%	3.0	3.0	83%	90%	3.0	3.0	23%	97%
	Subtotals	6	8,150	144	56.6	15.0	14.8	76%	54%	9.0	8.9	84%	69%	14.5	14.2	66%	60%
Geology Lab																	
Geoscience TL SMART BOARD	LABSCI	116	1,330	24	55.4	11.2	10.7	44%	80%	14.2	14.2	36%	79%	13.3	12.8	43%	76%
Geoscience/Environmental Science	LABSCI	118	1,321	24	55.0	8.9	8.7	42%	85%	6.2	5.8	33%	92%	9.0	8.8	40%	85%
	Subtotals	2	2,651	48	55.2	10.0	9.7	43%	82%	10.2	10.0	35%	85%	11.2	10.8	42%	80%
Kinetics Lab	LABSCI	419	1,339	24	55.8	9.0	8.8	60%	78%	12.2	11.9	53%	74%	9.0	8.8	42%	84%
Chemistry Lab																	
General Chemistry	LABSCIADD	206	1,390	24	57.9	21.0	20.8	85%	26%	24.0	23.8	86%	15%	12.0	11.5	88%	56%
General Chemistry	LABSCIADD	208	1,390	24	57.9	18.0	17.8	87%	36%	21.0	20.5	78%	34%	18.0	17.8	80%	40%
Organic Chemistry	LABSCI	406	1,366	24	56.9	12.0	12.0	91%	55%	15.0	15.0	88%	45%	6.0	5.8	92%	77%
	Subtotals	3	4,146	72	57.6	17.0	16.8	87%	39%	20.0	19.8	84%	31%	12.0	11.7	84%	58%
Human Biology																	

University of Wisconsin Green Bay
Instructional Space Utilization Analysis

College/Department/Program	Inventory Data					Fall 2019				Spring 2020				Fall 2021			
	Building	Room No.	Square Feet	Teaching Stations	Square Feet/Station	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential	WRH-All	WRH-Day	SO%-All	Growth Potential
Athletic Training/Physical Therapy	LABSCI	307	1,129	16	70.6	19	16	11%	92%	22.5	22.5	8%	93%	17.3	17.3	13%	90%
A&P	LABSCIADD	316	1,390	24	57.9	15	14.5	89%	46%	18	17.5	83%	40%	18	17.5	82%	39%
Kinesiology Lab	LABSCIADD	319	1,390	24	57.9	3	3	92%	89%	6	6	48%	88%	3	3	95%	88%
	Subtotals	3	3,909	64	61.1	12.3	11.2	60%	72%	15.5	15.3	48%	69%	12.8	12.6	58%	69%
Engineering																	
Dry Lab	INSTRUCT	1067	20	45.1	45.1	6.0	4.5	0.3	93%	6.0	4.5	19%	96%	0.0	0.0	0%	0%
MATERIALS LAB	STEM	155	24	49.8	59.8	0.0	0.0	0.0	100%	6.3	6.0	19%	95%	3.0	3.0	33%	96%
COMPUTER LAB	STEM	214	24	31.2	37.5	21.7	17.0	0.7	52%	14.7	7.0	31%	91%	10.0	6.0	62%	74%
NUTRITION LAB	STEM	219	12	101.9	61.2	9.0	9.0	0.9	65%	6.3	6.3	101%	74%	3.0	3.0	167%	79%
THERMAL LAB	STEM	229	24	56.7	68.1	0.0	0.0	0.0	100%	19.4	19.4	79%	36%	15.2	15.2	46%	71%
FLUIDS LAB	STEM	230	24	50.2	60.2	0.0	0.0	0.0	100%	3.0	3.0	83%	90%	15.0	15.0	57%	64%
CONTROLS LAB	STEM	231	24	50.0	60.0	0.0	0.0	0.0	100%	3.0	3.0	50%	94%	2.0	2.0	25%	98%
CARTOGRAPHY	MAC	231	12	112.3	67.4	5.3	0.0	0.0	100%	5.3	0.0	0%	100%	5.3	0.0	133%	70%
	Subtotals	8	164	56.0	57.4	10.5	7.6	60%	81%	8.0	6.2	51%	87%	7.7	6.3	59%	81%
Computer Sciences																	
NSA LAB	MAC	120	1,065	25	42.6	3	3	44%	95%	0	0	0%	0%	3	3	64%	92%
Microcomputer	MAC	122	1,120	25	44.8	31.4	29.6	86%	-6%	30.3	29	83%	0%	4.5	4.5	104%	81%
	Subtotals	2	2,185	50	43.7	17.2	16.3	82%	44%	30.3	29	83%	0%	3.8	3.8	88%	86%
SET Totals		25	31,562	566	55.8	13.5	12.6	67%	65%	12.0	11.2	61%	72%	10.6	10.0	64%	72%
Campus Totals		62	75,762	1,473	51.4	12.6	11.2	61%	68%	11.7	10.4	52%	75%	11.8	10.6	56%	72%



MILWAUKEE | MADISON | CHICAGO



Report to the Green Bay Plan Commission

MEETING DATE

February 24, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250206

City of Green Bay Development Tracker (Large Scale) - February 2025								
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	DA approved in November. Construction scheduled early 2025	Total #	Under 80%	\$9,600,000.00
						55	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Term Sheet approved in November. DA anticipated in March.	Total #	Under 80%	\$5,500,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Developer going out to bid for construction in January.	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	PO expires 4/8/2025	Total #	Under 80%	tbd
						175		
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Terms of DA under negotiation	Total #	Under 80%	\$10,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Design underway. Update to RDA anticipated in March	Total #	Under 80%	tbd
						140	TBD	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment approved Nov '24. Demo planned early 2025.	Total #	Under 80%	\$10,500,000.00
						71	0	
9	University Ave	NWGB	1100 Block of University Ave	16 Unit Complex	Waiting for funding determination for possible March RDA	Total #	Under 80%	TBD
						14	TBD	
Single-family								
10	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	\$2,925,000.00
						14	14	
11	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Development Agreement approved in March. New TID created. Construction planned this year.	Total #	Under 80%	\$8,000,000.00
						29	0	
Commercial								
						Total #	Under 80%	

12	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	DA approved. Development underway	0	0	\$4,000,000.00
13	S&S Buildings	Investment Creations	227 E Walnut, & 109 N Adams	Mixed use law office, retail, market rate apartment	Development Agreement under consideration at February RDA	Total # 1	Under 80% 0	\$1,500,000.00
Industrial								
14	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Negotiations continue	Total #	Under 80%	tbd
15	Green Bay Drop Forge Cleveland Hardware	Bill Hoben	3855 Finger Road	Industrial	Development Agreement to be considered at February RDA.	Total # 0	Under 80% 0	\$10,500,000.00
16	Grandview - Smet	Smet	Erie at Arline	Includes 12,500 sf office / 93,750 sf industrial	Design underway for 20-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
17	Grandview - Gerarden	Gerarden Fabrication	Erie at Arline	Furniture manufacturing, showroom, office	Design underway for 5-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
Park/Public								
18	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Engineer selected. Construction planned to start in late 2025	Total # 0	Under 80% 0	\$0.00

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
TOTALS	1,117	23	\$121,525,000.00