SPACE NEEDS SUMMARY

The formulation of campus space needs is a continuous process due to the dynamic nature of University programs. The information presented in this section is a snapshot of the current situation and UWM’s best projection of future needs.

The 2010 Campus Master Plan documented space deficits based on both current and future enrollments. At that time, a space deficit for non-residential space based on existing enrollment was reported at 699,000 ASF. Education was being delivered in cramped and overcrowded conditions, and student life facilities were either crowded or simply not available to meet the need. Recent capital investments have addressed some, but not all, of the space needs and in the case of classrooms, have brought several instructional spaces up to current standards for technology and pedagogy. In the future, the need for additional facilities will increase as UWM increases its research and recovers from the current temporary decline in enrollments. More than 35 campus units have been identified as primary generators of the additional space needed on campus. The Master Plan also identified a number of buildings (totaling 189,000 GSF) on the Kenwood campus that should be replaced because they are in poor condition, utilize land inefficiently, or because they occupy a future development site. These include the Arts Lecture facility, Kunkle Center (razed in 2015), Mellencamp Hall, Norris Health Center, and the Physics building.

Subsequent studies completed in 2014 (Northwest Quadrant Redevelopment Plan) and 2015 (Southwest Quad Redevelopment Plan) have further delineated critical space needs related to program trends and existing facility conditions; both physical and functional. In particular, growth programs in Health Sciences and STEM fields are turning away or losing prospective students due to existing facility conditions. The spaces currently utilized by these departments are either inadequately sized, inefficiently configured to meet modern teaching pedagogy, or in poor condition; and often reflect combinations of all three conditions.

Current space needs are driven by specialized curriculum requirements, growth in research programs, student enrollments, expansion of information technology, and implementation of collaborative initiatives. A primary goal of space management is to make the best possible utilization of existing space. At UWM this process must address the space needs of over 200 academic departments and 40 administrative units that serve a population of nearly 30,000 students, faculty and staff. In the past, the campus has been able to solve many space problems through internal reallocation, and shared reassignments of space. However, the demand for adequate and modern facilities for expanding programs, activities and services have exceeded the capacities of the current main campus as indicated in the Campus Master Plan and subsequent studies.

100 CLASSROOM FACILITIES

General assignment classrooms provide the instructional core for the delivery of a university's scheduled instruction in lecture halls, seminar rooms and mediated classrooms. UWM has a current inventory of 167 general assignment classrooms with a capacity of 10,108 seats. In the fall of 2015, classroom utilization averaged over 34 hours per week. The classroom demand analysis reflects a current need for 37 additional classrooms. The greatest need is for classrooms with capacities under 54 persons.

Modern instructional pedagogy also requires the incorporation of multi-media presentations and content sharing methods. Existing classroom furnishings, lighting controls and acoustics are not consistently adequate to provide an environment for modern collegiate teaching needs. Internet access, lecture-capture, and multi-media content sharing are critical amenities that have become basic tools in classroom instruction. UWM continually strives to modernize its classrooms utilizing a mix of capital funded projects and UW-System funding designated for this specific use. As of fall 2015, UWM has mediated nearly 75% of its general assignment classrooms; leaving
quantity and size of classroom as the critical, outlying issues to address. Though space analysis depicts a surplus of classroom space, it is often the scale and quantity of large format lecture halls that contort these figures. While these spaces appropriately meet our instructional demand, UWM needs more small scale classrooms.

200 LABORATORY FACILITIES

Effective use of lab resources is evident in UWM’s utilization reports, where teaching labs in the Fall of 2015 averaged 26.3 weekly room periods, exceeding the UW System 24 WRP standard, with 25% of all teaching labs scheduled for 35 or more weekly room periods. Chemistry and Biological Sciences teaching labs had the highest utilization including Lapham N110 and Lapham N112 that were each scheduled for 64.6 WRP. However, the master plan peer analysis confirmed that UWM is at the low end of the spectrum relative to peers in terms of appropriately sized teaching labs, with an average of 7 ASF/FTE of lab space compared to the peer average of 17 ASF/FTE and the national average of 12 ASF/FTE. Overcrowded class lab conditions are detrimental to the educational environment provided by the university.

The quality of laboratory space is equally as critical as the quantity of space when assessing space needs. Chemistry, science and engineering facilities constructed at UWM in the 1970’s and 1980’s have significant infrastructure issues that limit current use. Aging HVAC, electrical and plumbing systems cannot support the advanced technology and specialized needs of current courses and growing research. Deteriorating and outdated fixed and special equipment do not provide an adequate environment to support current teaching and research needs. Existing spaces were not designed with sufficient dedicated research labs to address research growth during the last thirty years. Outdated and over-extended building systems can no longer provide adequate levels of electrical power and conditioned air, free from high levels of airborne dust and vibration. Potential remodeling of these spaces is further challenged as appropriate spaces to relocate this type of activity do not currently exist. Current layouts and configurations do not provide an environment that is conducive to collaboration between disciplines, faculty and students. Additionally, facility analysis studies conducted during the Southwest Quadrant Redevelopment Study found that the Chemistry building does not meet modern structural codes to function as a research facility, specifically citing a deficit in floor load capacity to support laboratory equipment.

300 OFFICE FACILITIES

Departments across campus suffer from a lack of sufficient, centralized work spaces for the increasing numbers of adjunct faculty and part-time staff that they hire to respond to their expanding missions. As a last resort, departments must frequently seek out support and office areas to house staff, often located in non-contiguous areas and sometimes in different facilities or even off-campus. This results in not only sub-standard work conditions, but reduces staff efficiency and the delivery of services as departments become more decentralized. In addition to the lack of space for workstations, there are also an insufficient number of private offices that are required for advising and counseling to accommodate issues of student privacy related to financial assistance, academic advising and mentor counseling. The need for additional office space is a long term issue as future funding is provided for new and growing programs.

400 STUDY FACILITIES

Study facilities must adapt to the changes in access to resource materials, and the spectrum of study styles. An array of individual and group study areas is needed to support instruction and
research in the Golda Meir Library and within the buildings that are home to each school and college, as well as residential facilities. The central library will rely on remote book storage to make space for a research commons that will complement the learning commons. These spaces add digital access and collaborative study spaces to individual study spaces and traditional resource stacks. Study space within schools and colleges will be strategically located to develop cross discipline collaboration. These will include individual and collaborative spaces.

500  SPECIAL USE FACILITIES

More pressure on special use space developed with the early success of the Research Growth Initiative and the resulting graduate enrollments that increasingly focus on more specialized curriculum. Examples include clinical areas in the health professions, audio visual studios for the expansion of Journalism and Mass Communications. Expanded research initiatives also require additional support space beyond the laboratories themselves, including but not limited to equipment rooms and animal quarters; which additionally require their own set of various support functions that are necessary for feeding, cage washing and environmental controls. The growing popularity of competitive sports and athletics compiled with the increase in on-campus resident housing also generates additional space needs for various recreational spectator and participant venues.

600  GENERAL USE FACILITIES

A key area concerning the quality of student life hinges on the many general use facilities that contribute to a quality university experience. Too often in the past, conversion of this type of general use space has become the victim in solving other space issues. Lounge space, galleries and recreation space have been converted to address other academic space shortages. Meeting and assembly areas that support many academic activities are in short supply and must be scheduled well in advance to insure that space is available on campus. The Pavilion addition addressed a backlog of recreation and student activity spaces, but there is more demand for this type of space. The 2010 UWM Master Plan documented a general use deficit of 68,565 ASF based on 2010 space inventory and enrollments. Campus facilities to meet these general use needs are in growing demand as the UWM student population evolves from a commuter campus to one that hosts more residents and seeks to have students spend more time on the grounds.

700  SUPPORT FACILITIES

A university the size of UWM requires adequate support facilities to address the central maintenance, data, and stores operations of the campus. UWM relocated many facilities services operations off-campus (to USR) in the mid-90's; in an effort to maximize academic programming on-campus. However, with on-going operational budget pressure, an off-campus solution has been found to be too inefficient, with 1,000's of yearly work-hours lost in transit. With the purchase of the northwest quadrant facilities, it makes operational sense to bring a majority of these functions back to the main campus.

800  HEALTH CARE FACILITIES

The Norris Health Center was originally constructed in 1961 to serve Downer College’s enrollment, which was only a fraction of the size of the current UWM headcount of nearly 29,000. Expansion of student health services has resulted in additional staff and counselors to support the Medical Clinic, Health Education and Mental Health services. Specialty Care in orthopedics, dermatology, gynecology, pulmonary medicine and diet requires dedicated space for evaluations,
examination, treatment areas and laboratories. Additional demands from a growing student population cannot be addressed within the current facility.

The Heath Center reached its maximum ASF in 1991 when the second floor attic was remodeled for occupancy. This only provided a modest expansion, and today the entire facility contains less than 7,000 ASF. With a student body of nearly over 27,000; industry standards show a need for an expansion of 2,000 ASF. The ability to address related issues concerning preventative medicine, women’s health, allergies, mental health, drug abuse and weight management to name a few, requires additional dedicated space to facilitate the healthy choices facing today’s student population.

900 RESIDENTIAL FACILITIES

Demand for student housing at UWM has been at capacity the last two years. The most recent addition in 2010, UWM Foundation’s Cambridge Commons Residence Hall, added approximately 700 beds to bring the total residence hall capacity to 3,999. The residence halls, combined with Kenilworth Square Apartments’ 350 beds, allows UWM to house 4,349 students: undergraduate and graduate; domestic and international; traditional and adult. Each year, a portion of students seeking University Housing are put on a wait list, or are forced to find other off-campus housing, due to lack of availability. If enrollment increases, additional beds will be needed within five years