

Agenda Item Report



Winnebago County
The Wave of the Future

DATE: 2/16/2022

TO: Facilities & Property Management and Personnel & Finance Committees

FROM: Martin Rudd & JoAnn Rife

RE: Design and Engineering Services of the Food Service and Student Development

Background:

Project Scope

The proposed project is for the renovation of the Food Service and Student Development areas on the UWO-Fox Cities Campus. The project scope is to renovate the following areas: food preparation/storage, kitchen, service area, Kings International, the Student Recreation Lounge, Student Organizational Offices, and Student Union.

- Existing facilities for food storage, preparation and service have had little improvement since original construction in 1959. As the campus has grown, the current areas are too small to serve the numbers of students and other customers on a daily basis. Existing utilities limit the quality and type of food service equipment to adequately serve campus needs. Currently there is only a burger/fast food type offering on campus, not a meal plan for daily eating for students in the Kings program. Part of the agreement of the Kings International program calls for Kings to have a presence on all three UWO campuses and for all three campuses to provide academic and housing support and social programs for the students. Housing support would include a meal service, as these students may not have transportation. Currently at UWO – Fox Cities, there is not a meal service for these students. They have a dorm setting, but not a current campus life place to depend on a healthy daily food offering. This offering should be designed to serve 500-1000 students daily. To accomplish the desired outcome, additional square footage could be added next to the existing Student Union activity/student organization area.*
- In addition to a meal plan/dining option, an updated quick serve food option would be desired as well. This would serve as another option for students and staff that do not have a meal plan and would benefit from a quick option. This venue will be open longer hours than the main food service/meal plan dining option.*
- The Kings program specializes in placing students from all around world at universities in the United States and United Kingdom has been successfully partnering with UWO's Fox cities campus since 2017. In just three years, the two-year campus has seen its international student population soar from 22 to 135 students exceeding King's recruitment projections. The program supports UWO's mission to prepare students "to become successful leaders in an increasingly diverse and global society." University officials see opportunity for growth in this program, which is good for the campus and existing students to increase diversity in the community. These students can help enrich our area. Their success and the success*

of the program will be dependent on our community embracing these students. It is projected enrollment will increase in subsequent years. Kings' recruit's students much in the same way domestic recruiters do. Therefore, if their experience is lacking, this will be reflected. The agreement with Kings comes at no cost to UWO. International students pay their tuition and fees to Kings and Kings transfers the money to UWO. Kings' international students pay a surcharge to Kings for the student support services the program it provides. Part of the agreement calls for Kings to have a presence on all three UWO campuses and the campuses to provide academic and housing support and social programs for the students. Currently at UWO – Fox Cities, there is not a meal service for these students. The space for this program is located behind the scenes which doesn't offer interaction for the Kings students. We are proposing that the Kings Education program would move to another area on campus.

- The Student Recreation Lounge area is located right next to the cafeteria, which limits the ability to expand the seating area for the cafeteria. This may be better served in the existing Kings space. This could be an option to create the space to move the Student Recreation Lounge/Area. In moving the student recreation to the back of the wing this would be nice to introduce more of an opening where the current food service currently is located. The current design is bottlenecked where the student lounge is currently located. Therefore, it does not draw students further back into the space. The vision is to have some energy and creativity to enhance the student experience.*
- The Student Organization could also be relocated in a different area, but ideally within the scope space. Locating it closer to the main corridor may make some sense.*

A feasibility study was completed this past fall with viable options to be considered for the Design and Engineering phase that this project is looking to proceed into. The feasibility study provided several design options. To get to this point, the committee that *consisted of: UWO-Fox Cities students, UWO's dining services directors, UWO planning and construction players, UWO's Vice Chancellor, Winnebago and Outagamie Trustees and County Board Representatives*, went through a highly interactive process that engaged all committee member to develop the Food Service and Student Development Center concepts/options. All players had input on the design process and participated in workshops and meetings to provide feedback and direction for Somerville to provide final concepts. Three layouts/concepts were presented.

- Option 1- showed the addition of the new kitchen without a building addition. This solution was not entertained, as it did not meet the needs of the project scope and would not perform for all areas of the project scope.*
- Option #2- was an option showing the kitchen in the addition part of the building. This option served all needs of the project scope. There were many reasons why the addition included the kitchen, the main reason being, the needed fire wall between the kitchen and open space.*
- Option #3- moved the student organizations nearer to the main corridor to help generate the needed activity of student involvement. These organizations are currently located in the back of the current space/wing and are not visible or engaging for the student body.*

Once the committee reviewed the three options, it was decided that a combination of option #2 and option #3 was the preferred solution. With this direction and consensus, 2A was the option the committee asked Somerville to price out. All options from the feasibility results were presented with a primary focus on 2A to the following: Winnebago's County Board of Supervisors, Facility committee, Personnel and Finance and Winnebago's County Board. The project was also navigated through the needed Outagamie County Boards as well. This project will be presented at Winnebago County Board meeting in March for a vote to proceed. We are looking to use the findings of this feasibility study in the design and engineering phase of this project, which will also use the input of a collective team including the designated County Board members. Initially, \$350,000 was planned for the feasibility study and design and engineering. The Facilities and Property Committee declined to approve the total design amount in favor of a feasibility study to be completed first. The feasibility study was approved by Winnebago County in the Fall of 2020 for a total of \$42,000, to be split equally between Outagamie County and Winnebago County, \$21,000 each.

Policy Discussion:

The County Board is the body that approves bonding and capital project funding. These requests go through the committees of jurisdiction, Personnel and Finance Committee and the County Board. Allocating the funds to proceed with Design and Engineering of the Food Service and Student Development for the UW0-Fox Cities Campus is subject to approval from the County Board of Supervisors, Facilities Committee, Personnel & Finance, and the County Board.

Requested Action:

The requested action is for a motion to vote for a transfer of \$341,400 to UW0 Fox Cities – Food Service and Student Development project to perform the Design and Engineering phase of this project. This cost will be split equally between Outagamie County and Winnebago County. Each county will contribute \$170,700 to the project.

Committee Action:

The Facilities Committee approved this with a 4/1 vote.

Attachments:

Budget Transfer Request