

Richland County Campus Reconfiguration Committee

November 20, 2024

The Richland County Campus Reconfiguration Committee convened on Wednesday, November 20, 2024 in person and virtually at 5:00 PM in the County Boardroom of the Richland County Courthouse.

Call To Order: Committee Chair Turk called the meeting to order at 5:00 PM.

Roll Call: Clerk Kalish conducted roll call. Committee member(s) present: Steve Carrow, Ingrid Glasbrenner, David Turk, and Bob Frank. Marty Brewer arrived at 6:02 PM. Committee member(s) absent: Steve Williamson.

Verification Of Open Meetings Law Compliance: Clerk Kalish confirmed the meeting had been properly noticed.

Approval Of Agenda: Motion by Frank second by Carrow to approve agenda. Motion carried and agenda declared approved.

Approval Of Minutes From November 6, 2024 Meeting: Hearing no additions or corrections to the minutes as presented, Committee Chair Turk declared the minutes from November 6, 2024 approved as presented.

Public Comment: None.

Report – Update On Winterization Of Campus Buildings: Kyle Knop (Venture Architects) noted that the individual to speak about the controls in the Science building was not able to attend the meeting. R.D. Ruffin (Ring & DuChateau) noted that information about the Science building was sent to a Honeywell representative and that the representative was not available for the meeting. Ruffin also stated that the Science building needs more control and a system to lower the temperature to an ambient setting to not impact IT items. Ruffin noted that there are no electrical concerns or adverse effects to system if the Science building is permanently closed and that the fire alarm system could remain energized if everything else was shut down. Ruffin noted that the Classroom and Library could be completely de-energized, Melville Hall should remain operational at its normal conditions, and that all other buildings could be heated at a lower level and fire alarms left active. Supervisor Frank asked where the fire alarm notifications are R.D. Ruffin stated that was unknown. Supervisor Frank asked if the panels in the building work and R.D. Ruffin stated they did. Supervisor Carrow asked if Maintenance Director Nelson needed help with the electrical maintenance and Maintenance Director Nelson stated he would like assistance from an electrician for those matters. Discussion regarding the communication of alarms followed. Knop reviewed the status of each building and noted the following:

Building B:

- *years of deferred maintenance
- *moisture is present in slab and the floor tile is heaving
- *accessibility issues
- *building needs significant level of enhancement
- *numerous windows/doors need replaced

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Buildings A, E, and F:

- *highly specialized functions
- *accessibility upgrades needed
- *tuck-pointing needs completed and windows need repaired
- *commercial kitchen is in fair condition

Building C

- *more reuse options with Building C
- *bathrooms have severe accessibility issues and a small addition would need to be added so solve issues
- *various window and mechanical replacements needed

Building D:

- *addition is operating well
- *minor accessibility upgrades needed
- *several clearance issues in older section that would need to be modified
- *offices are small compared to today's standards
- *temporary use possible

Supervisor Frank asked if Melville Hall was temperature zoned separately. Knop noted there are two mechanical areas and R.D. Ruffin noted that the old units service the old section and the new units service the new section. Discussion on zoned heating controls followed.

Supervisor Frank recommended the following:

- *shut down Buildings B & C with fire alarms remaining active
- *maintain minimum temperature in Building E due to the items remaining in building
- *maintain floor in Building F as there is a large amount of potential for reuse

Consensus was given for Maintenance Director Nelson to work with an electrician to complete any winterization needs as needed. R.D. Ruffin noted that water should be shut off to the curb stop, water should be drained as much as possible from buildings no longer in use, chemicals could be used to minimize sewer gas, and that panels could be powered down. Maintenance Director Nelson noted he would coordinate a fire alarm test with the City of Richland Center. Knop noted that Buildings B & C are not like the gym or cafeteria as there is a contained area for water in both buildings. Maintenance Director Nelson noted that snow removal plans for the upcoming winter season have been made. No further action taken on this item at meeting.

Report – Space Needs Analysis Presentation From Venture Architects: It was noted that the Jail has significant space needs to address, the Sheriff's Office has general needs to address, and that both have highly specialized building needs. Brian Nelson (Venture Architects) reviewed the data gathering process used for the space needs analysis. Marty Brewer arrived at 6:02 PM. The following items were noted regarding the space needs analysis:

- *HHS Building: surplus of approximately 4,000 square feet of space
- *Administration: deficit of space to accommodate current needs but favorable for reconfiguration
- *Judicial: significant deficit to today's standards in overall square footage but reconfiguration could address many of those deficits. Knop noted that a new court-type facility should be on the horizon.

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Discussion regarding the construction of a new justice facility center followed. No further action taken on this item at meeting.

Discussion & Possible Action – Update On Inventory Of Campus Items & Associated Costs:

Administrator Pesch reported that she would be exploring the use of local auction firms to assist with the inventory and sale of the remaining campus items. No further action taken on this item at meeting.

Discussion & Possible Action – Set Future Meeting Date(s): Next meeting to be held in the month of January 2025 at a date and time to later be determined.

Correspondence: None.

Future Agenda Items: None.

Adjourn: Motion by Carrow second by Glasbrenner to adjourn. Motion carried and meeting adjourned at 6:45 PM.



Derek S. Kalish
County Clerk