

Richland County Campus Reconfiguration Committee

Date Posted: September 27, 2024

NOTICE OF MEETING

Please be advised that the Richland County Campus Reconfiguration Committee will convene on Tuesday, October 1, 2024 at 6 PM in the Richland County Board Room of the Courthouse located at 181 West Seminary Street, Richland Center, WI 53581.

Information for attending the meeting virtually (if available) can be found at the following link:

<https://administrator.co.richland.wi.us/minutes/campus-reconfiguration-committee/>

If you have any trouble accessing the meeting, please contact MIS Director Barbara Scott at 608-649-5922 (phone) or barbara.scott@co.richland.wi.us (email).

AGENDA

1. Call To Order
2. Roll Call
3. Verification Of Open Meetings Law Compliance
4. Approval Of Agenda
5. Approval Of Minutes From June 11, 2024
6. Public Comment
7. Reports
 - A. Review Of Venture Architects Facilities Assessment Findings
8. Discussion & Possible Action: Campus Reconfiguration Committee Name Change
9. Discussion & Possible Action: Set Future Meeting Date(s)
10. Correspondence
11. Future Agenda Items
12. Adjourn

A quorum may be present from other Committees, Boards, or Commissions. No committee, board or commission will exercise any responsibilities, authority or duties except for the Richland County Campus Reconfiguration Committee.

Derek S. Kalish
County Clerk

Richland County Campus Reconfiguration Committee

June 11, 2024

The Richland County Campus Reconfiguration Committee convened on Tuesday, June 11, 2024 in person and virtually at 6:52 PM in the County Boardroom of the Richland County Courthouse.

Call To Order: Committee Chair Turk called the meeting to order at 6:52 PM.

Roll Call: Clerk Kalish conducted roll call. Committee member(s) present: Carrow, Glasbrenner, Turk, and Williamson. Committee member(s) absent: Brewer, Rynes, and Frank.

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

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

Approval Of Minutes From May 14, 2024 Meeting: Hearing no additions or corrections to the minutes as presented, Chair Turk declared the minutes from May 14, 2024 approved.

Public Comment: None

Reports – Review Of Estimated Utility Expenses For Campus Buildings: Administrator Pesch reviewed summary of utility expenses for UW campus buildings. Committee Chair Turk noted that the time period of 10/2023 – 4/2024 reflects a time period when campus occupancy was low. No action taken on this agenda item.

Reports – Venture Architects Update: Administrator Pesch reviewed recent facility assessment progress. Administrator Pesch noted that Venture Architects met with county Department Heads to review the space use questionnaire and that an estimated deadline for project completion is mid-July of 2024. No action taken on this item.

Discussion & Possible Action – Repairs To West Bridge On UW Campus: Highway Commissioner Elder reviewed the professional services agreements from MSA and bridge construction estimates for west bridge on UW campus. Motion by Glasbrenner second by Williamson to forward items to Executive & Finance Standing Committee for further review. Motion carried and item forwarded to Executive & Finance Standing Committee for further review.

Correspondence: None.

Future Agenda Items:

Report: Venture Architects Facilities Assessment Update

Discussion & Possible Action: Campus Reconfiguration Committee name change

Discussion & Possible Action – Set Future Meeting Date(s): No future meeting dates set at this meeting.

Adjourn: Motion by Carrow second by Glasbrenner to adjourn. Motion carried and meeting adjourned at 7:04 PM.



Derek S. Kalish
County Clerk



Richland County Facility Assessment

Venture Architects

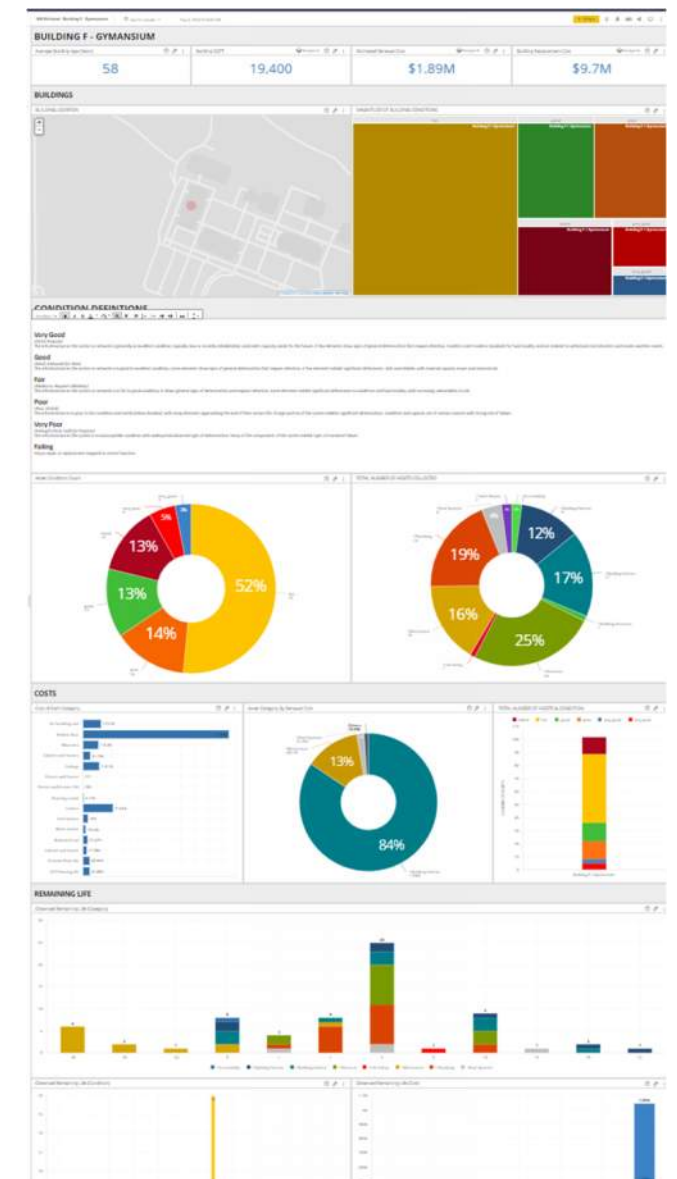
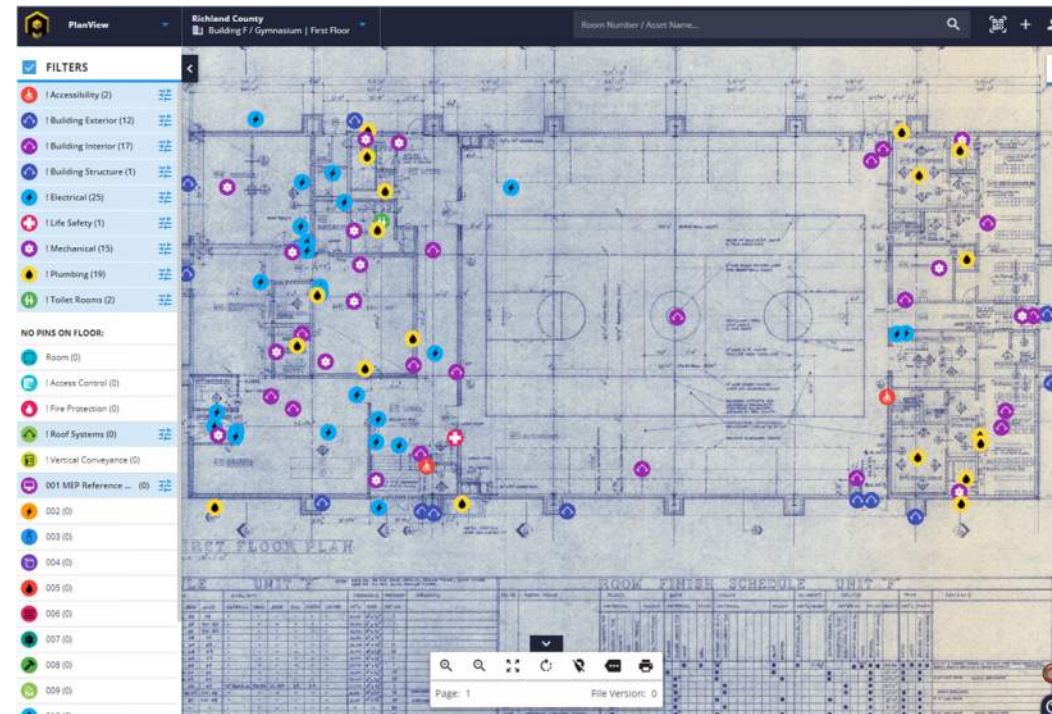
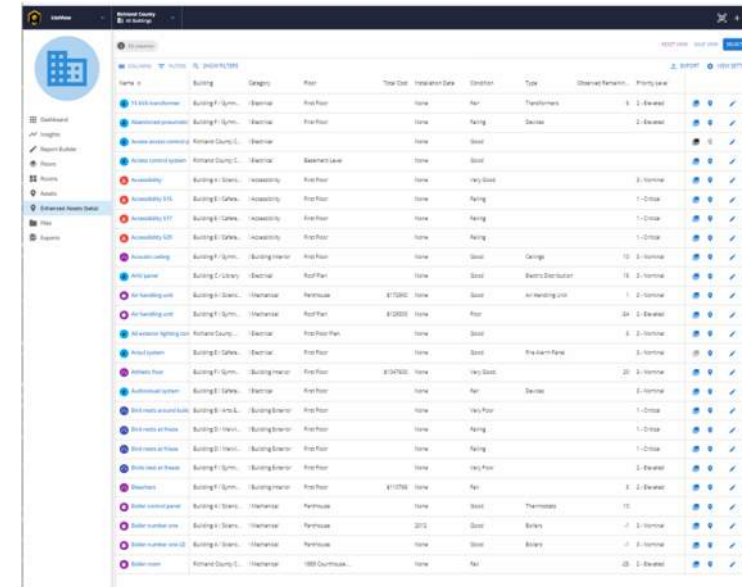
September 4, 2024



OBJECTIVE FACILITY ASSESSMENT

How we approach an assessment

- Utilize a 3rd party facility assessment platform to provide an objective, efficient tool for data collection.
- Deployed a team of experts
 - Mechanical Engineer
 - Electrical Engineer
 - Plumbing/Fire Protection Engineer
 - Civil Engineer
 - Landscape Architect
 - Architect
 - Architectural Planner/Designer
- Collected 1,373 data points over 9 buildings and 3 site locations over the course of 3 days.

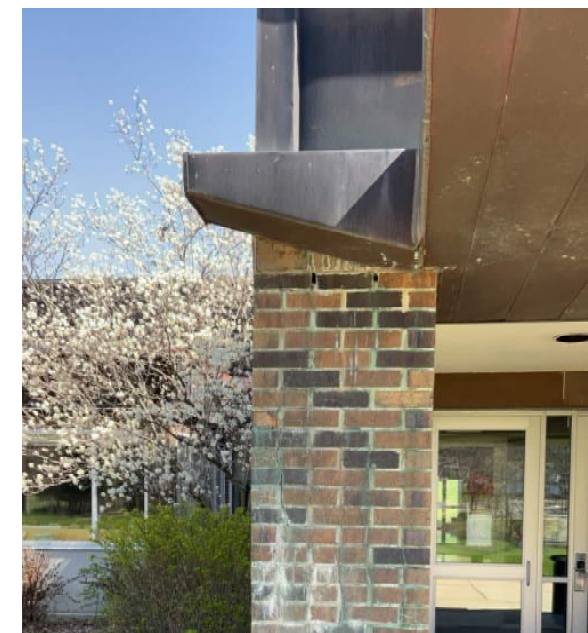
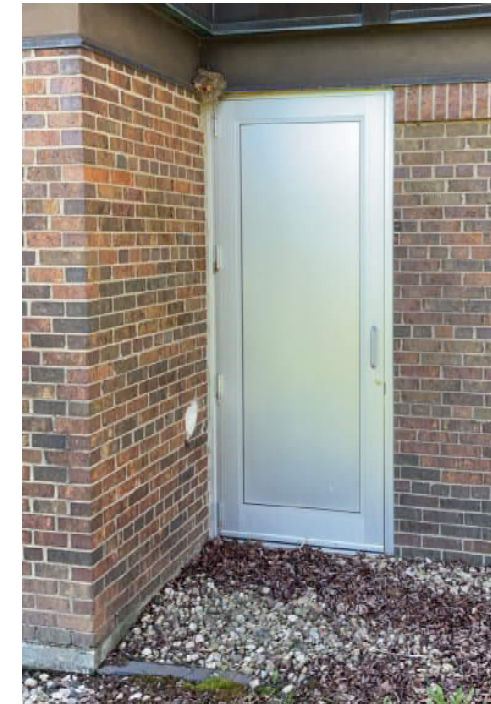


UW RICHLAND COUNTY CAMPUS

Building A – Science Building

- Building was renovated in 2001
- Materials in original structure partially upgraded.
- Accessibility clearance issues with original restrooms.
- Most windows are original 1966 vintage.
- Mechanical equipment as part of renovation nearing end of life, 23+ years old.
- Exterior brick in need of tuckpointing.
- Future building uses constrained by addition and renovation work.
- 173 total assets collected
- \$440.7k Renewal Cost
- \$9.2M Replacement cost

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UW RICHLAND COUNTY CAMPUS

Building B – Arts & Education Building

- Building still original vintage.
- Finish materials dated and past life expectancy.
- Accessibility clearance issues throughout entire building.
- All windows are original 1966 construction, single pane glass.
- Mechanical AHUs replaced with residential furnaces.
- A/C condensing unit past end of life.
- Flooring delaminating apart from concrete slab.
- High likelihood of ACM in flooring, adhesives, sealants and pipe insulation.
- Exterior brick in need of tuckpointing.
- Structural layout and mix of structural systems makes it challenged for alteration.
- 62 total assets collected
- \$632k Renewal Cost
- \$4.2M Replacement cost

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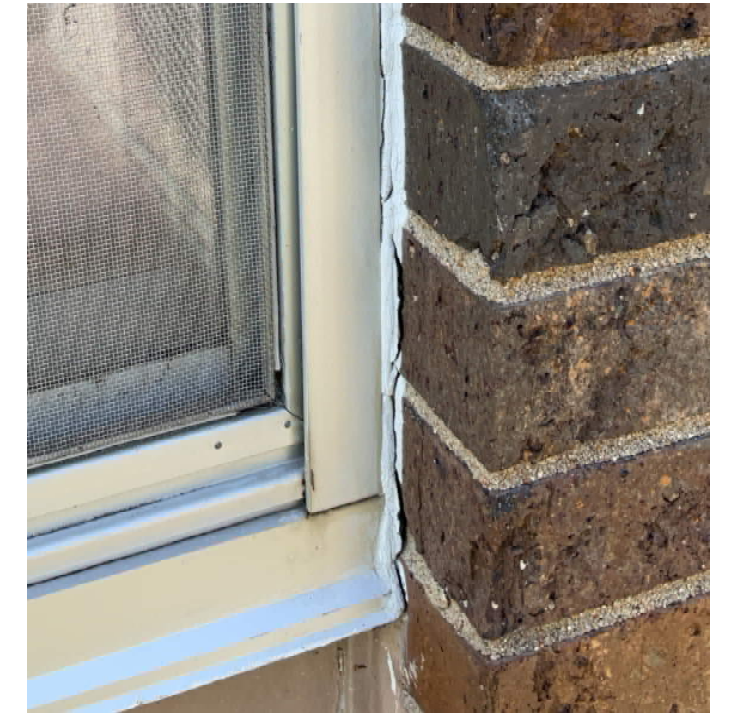


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Building C – Library Building

- Building is of original 1966 vintage.
- Very superficial upgrades made to interior materials.
- Restrooms have major accessibility clearance issues throughout entire building. Addition needed to accommodate.
- All windows are original single pane sliders.
- Mechanical AHUs replaced with residential furnaces.
- A/C condensing unit and humidification system in need of replacement..
- Carpeting and flooring tile underneath in dire condition.
- High likely hood of ACM in flooring, adhesives, sealants and pipe insulation throughout building.
- Exterior brick, sealants, and windows in need of immediate attention.
- 83 total assets collected.
- \$1.17 M Renewal Cost
- \$6 M Replacement cost

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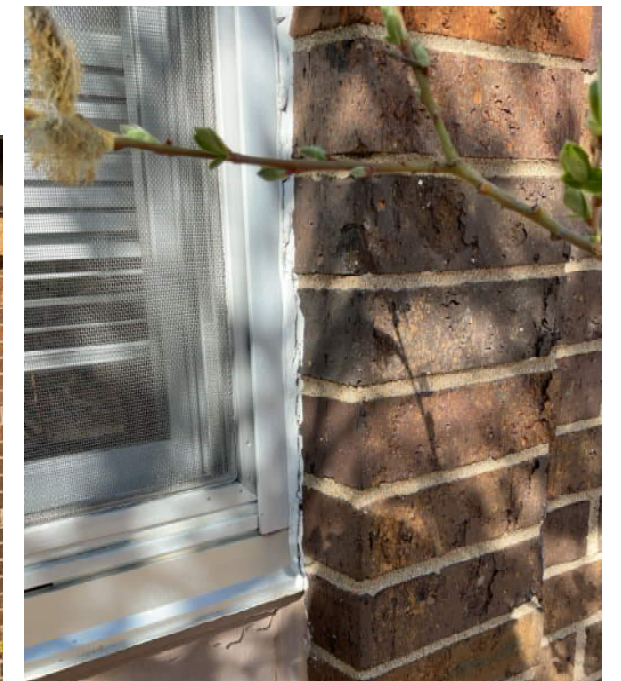


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Building D – Melvill Hall – Administration Building

- 1998 Addition still functional.
- 1998 Addition addressed some accessibility problems for restrooms. Residual accessibility clearance and hardware issues remain.
- Most windows are original 1966 vintage.
- Mechanical AHUs nearing replacement.
- High likelihood of ACM in Original Building flooring, adhesives, sealants and pipe insulation.
- Courtyard in Original building both a functional and operational liability.
- Any sort of reuse would require significant floor plan modifications. Offices are undersized by today's standards.
- 113 total assets collected
- \$739.1k Renewal Cost
- \$7.95M Replacement cost

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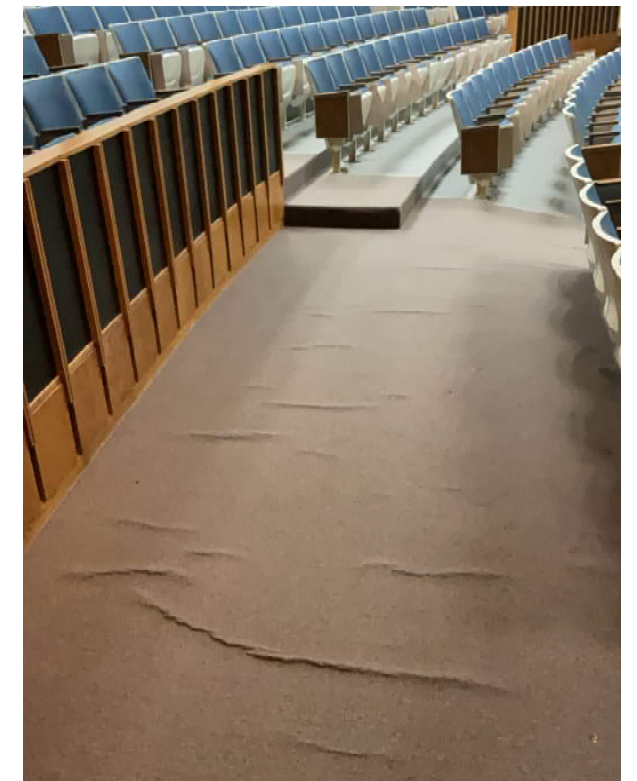


UW RICHLAND COUNTY CAMPUS

Building E – Cafeteria & Theater Building

- Building still original vintage.
- Materials in original structure partially upgraded.
- Accessibility issues throughout entire building, requiring major building renovations to remedy.
- All windows are original 1966 vintage.
- Mechanical AHUs are original.
- Boiler and water heater replaced.
- Water leaks in Music Room has caused damage to flooring.
- High likelihood of ACM in flooring, adhesives, sealants and pipe insulation.
- Kitchen and equipment in fair condition.
- Building has a very specific use, extremely limited options for reuse.
- 133 total assets collected.
- \$527.2k Renewal cost
- \$11.9M Replacement cost

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Building F – Gymnasium Building and Central Utility Plant



- Building originally designed for a highly specific use. Reuse options limited.
- Interior materials largely unchanged.
- Restroom accessibility clearance concerns at main lobby.
- Roof membrane and ballast pavers in need of replacement.
- Mechanical equipment original to building; all past their expected life .
- Athletic floor in decent condition.
- High likelihood of ACM in flooring, adhesives, sealants and pipe insulation.
- Significant deterioration at several doors.
- Would function well for athletic/training purposes.
- 99 total assets collected
- \$1.89M Renewal Cost
- \$9.7 M Replacement cost

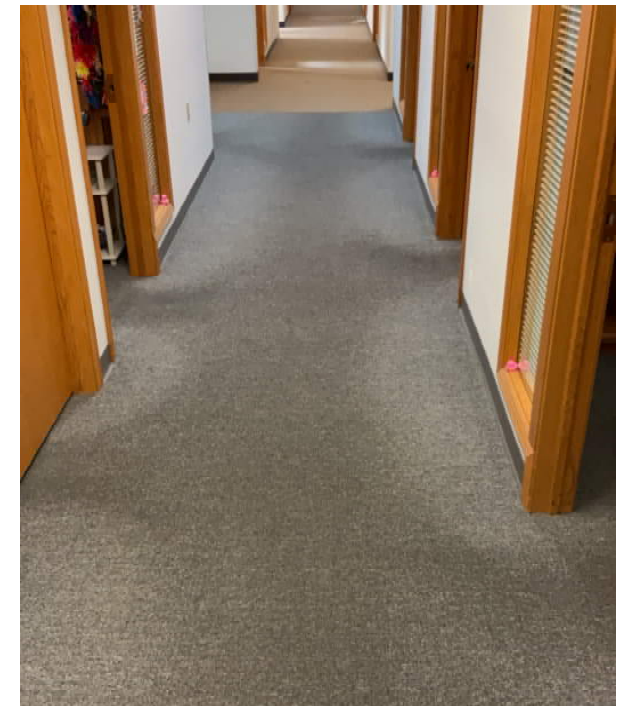
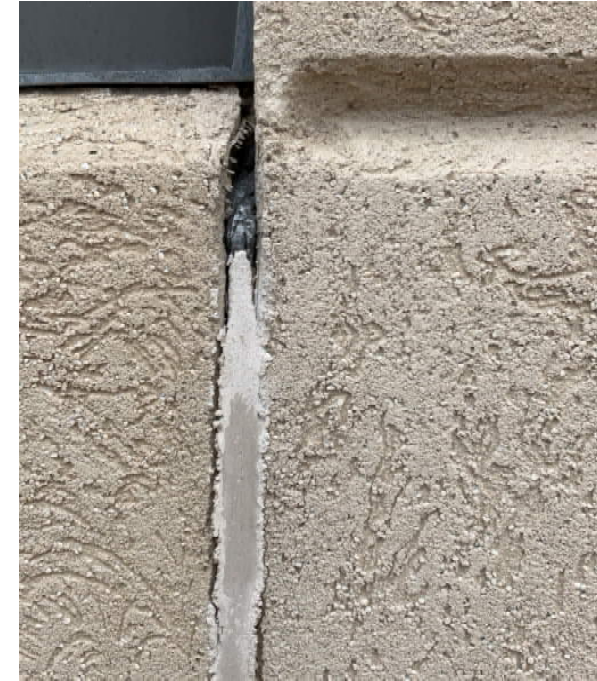


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Health and Human Services Building

- Building originally designed as a supermarket.
- Interior materials sufficient but limited in resiliency.
- Accessibility clearances mostly not a concern.
- At-grade access points to building appropriate for clientele.
- Mechanical systems wholly inappropriate, consisting of 14 residential furnaces and condensing units.
- Organic departmental growth in the building has made functional efficiencies rather limited.
- Operational floor plan is highly inefficient.
- Exterior Insulation Finish System (EIFS) not a fiscally sustainable long-term solution.
- Building has great potential for better utilization through departmental realignment.
- 86 total assets collected
- \$444.8k Renewal Cost
- \$6M Replacement cost

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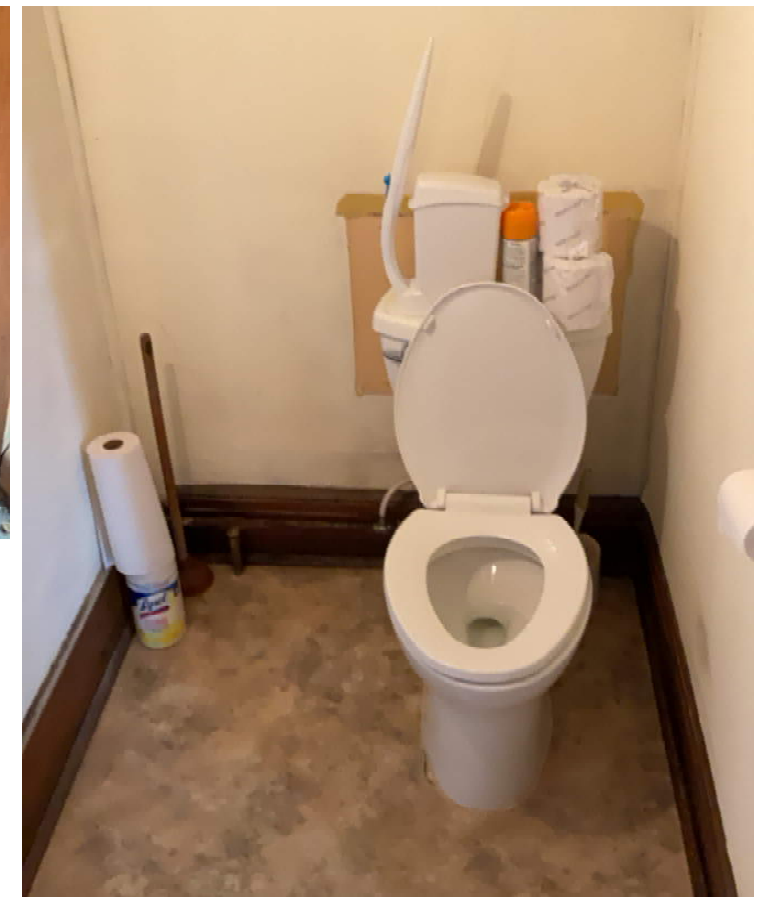
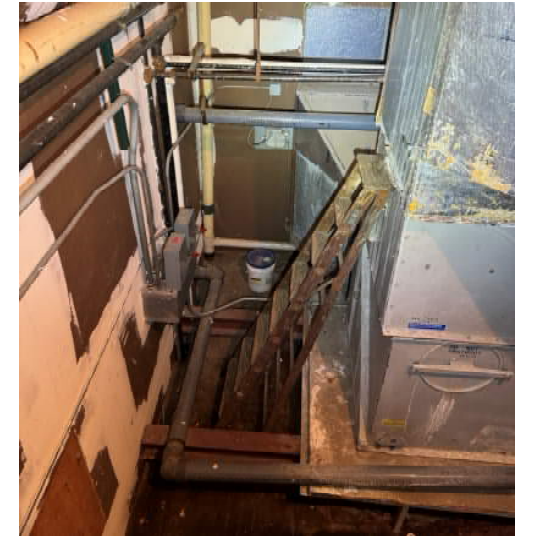


UW RICHLAND COUNTY CAMPUS

Courthouse Building

- Building, while not a historic landmark, has cultural significance to the county.
- Interior materials and finishes are unreplaceable.
- Major accessibility issues throughout entire building.
- Mechanical systems are extremely limited to physical infrastructure of building and in past replacement.
- Courtroom, while functional, has extreme legal operational deficiencies, and is not in alignment with Wisconsin Supreme Court Ruling 68 guidelines.
- Judicial related spaces lacking by nearly 10,000 SF.
- Roof system is 40 years old.
- Most windows at end-of-life expectancy.
- Office layouts are highly dysfunctional and inefficient.
- 174 total assets collected between Courthouse and Addition
- \$555k Renewal Cost / \$69.5M Replacement Cost
 - (includes Jail, Sheriff's Office & Administration)

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UW RICHLAND COUNTY CAMPUS

Jail and Administrative Office Addition

- Building originally built in 1982. Connected then Sheriff's Office to Courthouse. Provided elevator, then compliant restrooms and ramping to the differing floor levels between the three buildings
- Sheriff's Office functional, but disjointed and inefficient due to historic building constraints.
- Restrooms do not comply with accessibility requirements.
- Original design of Jail has become a limitation for RCSO to remain fully operationally compliant with current WI DOC 350 statutes. (Jail is spatially deficient by roughly 55,000 SF)
- Mechanical systems past life expectancy, and not up to mission critical standards.
- Administrative offices inefficient, and lacking roughly 2,400 SF.
- 174 total assets collected between Courthouse and Addition
- \$555k Renewal Cost / \$69.5M Replacement Cost

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