

UW-RICHLAND COMMITTEE

June 13, 2016

The UW-Richland Committee met on Monday, June 13, 2016, at 1:00 p.m. in the Dean's Conference Room, located in Melvill Hall, 1200 Highway 14 West, Richland Center, Wisconsin.

Committee members present included: Bob Bellman, Carol Clausius, James Huffman and Dave Turk. Marty Brewer was absent.

Others present included: Victor Vlasak, County Clerk; Dr. Charles Clark, Regional Executive Officer and Dean of the Southwest Region; Brian Zobel, Regional Director of Facilities Planning and Management for the Southwest Region; John Carter, Campus HVAC Specialist; and Angie Arneson, Food Services Supervisor.

Chairman Bellman called the meeting to order.

The County Clerk verified that the meeting had been properly noticed. Copies of the agenda were sent by either mail or email to all UW-Richland Committee members, a copy was faxed to The Richland Observer, a copy was emailed to WRCO and a copy was posted on the Courthouse Bulletin Board and County web site.

Motion by Clausius, second by Turk to approve the agenda. Motion carried.

Motion by Clausius, second by Huffman to approve the May 9th minutes. Motion carried.

Dr. Clark reported on continuing education programs occurring on the campus and on community events that he has attended.

Arneson report on meals and snacks served for Faculty College, work by the County's Management Information Systems Department to enable the purchase of meal tickets on the web site; and attendance at STAR sessions. The kitchen has been cleared out and Schneider Plumbing and Heating is working on the repairing the drains.

Zobel reported that phase one of the parking lot repairs has been completed. Approval was given for seventy tons of the skinny mix product. The priority areas were completed first. About fifty tons of the mix was used. Once actual costs for the completed work are known, a decision will be made regarding repairing additional areas such as the entrance by the west bridge and areas in the east parking lot.

Zobel reported the kitchen drain line repair project is just starting. Carter reported that they did preliminary work. The removal and replacements are subcontracted out. The sink and grease trap have been removed. The hope is that the project will be completed in less than two weeks.

Zobel reported on attendance at the Honeywell Energy Management Project kickoff meeting. Planning work on the project started in 2012/13. The total cost of the project is just under six hundred thousand dollars. The first phase will begin on June 20th with the building envelope. This phase is essentially weather stripping and insulating and will take about five days to complete. The second and largest phase will begin on August 1st and take sixty days. This phase is the retrofitting of all interior and external lighting. The third phase is the retrofit of the temperature control for the Science building system. The payback requirement projection is sixteen years. Dr. Clark reported that this is a multi campus project. The state review process ended and approval was given to move ahead.

Zobel presented bids received for the replacement of the air conditioning unit for East Hall. The unit is no longer functioning. Bids for a five ton condenser and the parts required for installation were received from First Supply, La Crosse (\$2,056.38) and Dakota Supply Group, La Crosse (\$2,313.47). Installation of the new unit would be completed by the Campus maintenance staff. A bid was received from Schneider Plumbing and Heating, Inc. in the amount of \$5,123.00 for the condenser, parts and installation.

Zobel presented bids received for repairs to 725 square feet of concrete on the west corner of the Student Center near the doors going into the dining area. The worst damage is in the area where the four sidewalks meet. A bid was received from Mark Bowell Concrete, Blue River, in the amount of \$4,952.00 and a bid was received from Falk Concrete & Construction, LLC, Richland Center, in the amount of \$5,667.50. No bids were received from Mega Concrete, LLC, Arena or Augelli Concrete Excavating, Richland Center.

Zobel presented bids received for repairs to a 600 square foot section of sidewalk on the west side of the Student Center. The damage is the result of rain runoff from the Science and Classroom buildings and the Student Center. A drainage issue has developed along the side of the sidewalk and has eroded an area under the sidewalk causing a sink hole issue. The bids are to correct the drainage issue and replace the damaged sidewalk. A bid was received from Mark Bowell Concrete, Blue River, in the amount of \$4,966.25 and a bid was received from Falk Concrete and Construction, LLC, Richland Center, in the amount of \$5,763.75. No bids were received from Mega Concrete, LLC, Arena or Augelli Concrete Excavating, Richland Center.

Zoebel reported that he met with Highway Commissioner Chitwood regarding repairs to the bridges. Chitwood reviewed the Jewell engineering reports. Chitwood recommended nothing be done to the bridges with the exception of keeping the draining clear and flowing. A rating system is assigned to the bridge. The current rating is in the 50s. When the ratings decrease to the high 30s and 40s the bridges will become eligible for state funding for bridge replacement. Chitwood feels that the bridge is safe for foot and vehicle traffic. Chitwood is recommending delaying the rebar and concrete repairs.

Funding for the East Hall air conditioning unit and for the two concrete repair projects was discussed. The 2016 Outlay budget includes \$3,500.00 for replacement of the air conditioning unit, \$4,500.00 for bridge repair and \$4,500.00 for sidewalk replacement. The total available budgeted funds are \$12,500.00. The total of the low bids received for the air conditioning unit and the concrete work is \$11,974.63.

Motion by Turk, second by Clausius to approve the bid in the amount of \$2,056.38 from First Supply for the new air conditioning unit and installation parts, with installation of the new unit being completed by the Campus maintenance staff. Motion carried.

Motion by Huffman, second by Turk to presented a resolution for approval to accept the bids from Mark Bowell Concrete, Blue River, in the amount of \$4,952.00 for the sidewalk repairs to the west corner of the Student Center and from Mark Bowell Concrete, Blue River, in the amount of \$4,966.25 for drainage repairs and sidewalk replacement on the west side of the student center. Motion carried.

Zobel distributed an estimate in the amount of \$31,950.00 received from Residential Roof, Richland Center, for the replacement of four areas of the Administration Building roof. Mr. Wontor inspected the roof and indicates that it is beyond economical repair. Leaks are forming around the perimeter. The estimate is broken down into four parts: Southwest roof \$4,800.00; southeast roof \$5,100.00; north roof \$10,150.00; and center roof \$11,900.00. Zobel will get bids for the removal and replacement of the southwest portion of the roof.

Zobel reported that the southwest region received \$75,000.00 to invest in equipment. All three campuses were looked at. It was determined that the Richland campus was in the most dire need of new equipment. The Richland campus is getting 70% of the investment. Delivered today was a new John Deer 4-wheel drive with a comfort cab, mower deck, broom and snow blower attachment. Other new equipment includes a standup floor scrubber, a walk behind carpet extractor and pressure washer with a wet van attachment and a window washing kit.

Carter presented the following May/June maintenance report:

- Mowed grass;
- Sprayed weeds;
- Worked on two air conditioners on the east end of Melville Hall (one is still out of service);
- Worked on east air conditioner of the Classroom building (waiting on parts);
- Worked on air conditioner on south side of east hall (it is junk);
- Switched around phones and offices;
- Repaired the lawn mower deck;
- Fixed lighting in the Student Center and book store;
- Floor waxing has started;
- Cleaned the parking lot in preparation for the pavement work.

Zobel reported that it takes about 56 hours just to do the mowing. A student has been hired to do part-time to work on weed pulling. Efforts are also underway to get an additional staff member for the grounds. Estimates will be sought for the cost of bringing in a landscape contractor a couple of times to bring up the appearance of the campus.

Zobel addressed the Committee regarding the issue of snow and ice falling from roofs in the winter months. In the 90s a student engineering group from Platteville studied the issue. Their recommendation was reviewed by a state engineer, but no action was taken. In 2007/08 extra funding from the County went to the tennis courts, concrete and signage. Zobel went to the State for recommendations on engineering firms that they use. One was contacted. Their estimate is that the campus wide cost range of design and construction is \$15,000.00 for engineering and \$100,000.00 for construction. Three phases were recommended. Design and development; bid documents and the bid phase; and administration of construction. The engineer said there are three ways to approach the problem. Mechanically fasten bars to the roof at an angle to divert snow and ice away from the entrances, install an awning system or a combination of both. During the design phase there would be a study the roofs and plan developed of what to focus on. Chairman Bellman suggested that the focus be on the Student Center building. A revised cost estimate for just the Student Center Building is \$2,600 for the design phase, \$2,000 for bid documents and the bid phase and \$20,000.00 for construction. The Committee will discuss funding at its next meeting.

Dr. Clark addressed the Committee regarding the Science Building Remodeling agenda item reminding the Committee that the remodeling needs to be done. Early in July, Dr. Clark will be meeting with governance representatives. He wants to start talking about revisiting the Master Plan. He would like to have the County involved. In the Master Plan the Classroom Building remodeling is at the top of the list. A parallel issue for Dr. Clark is the safety of this campus. He would like to move both things forward simultaneously and get a solid plan moving ahead.

Zobel reviewed the listing of invoices for the month of May. Motion by Huffman, second by Turk to approve payment of the invoices totaling \$532.23 from the Outlay budget. Motion carried.

Zobel reviewed the Outlay report. Dr. Clark requested an updated figure for the outstanding debt attributed to the campus.

Motion by Huffman, second by Clausius to adjourn. Motion carried. The meeting adjourned at 1:55 p.m.

Victor V. Vlasak
Richland County Clerk