



Richland County Facility Assessment

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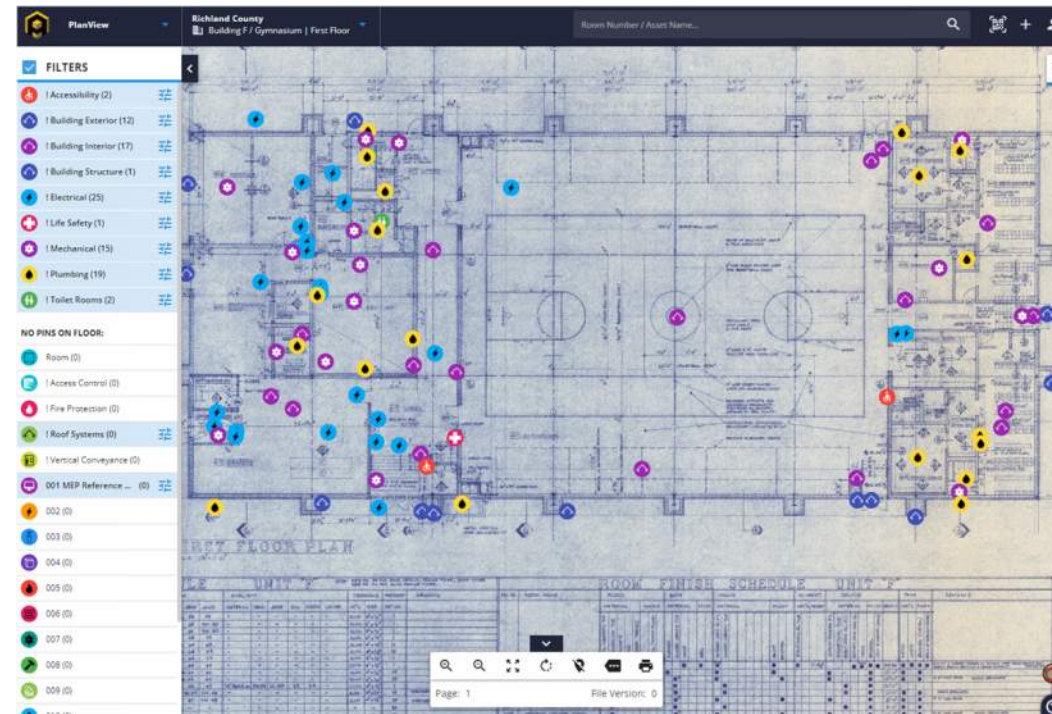
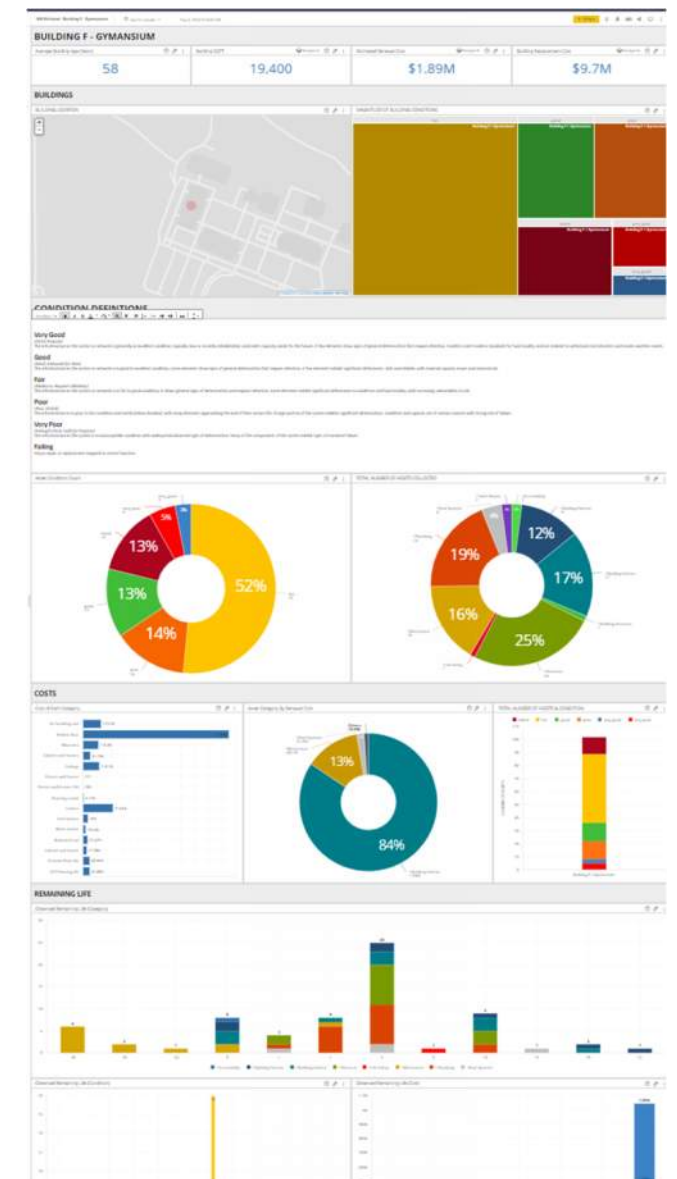
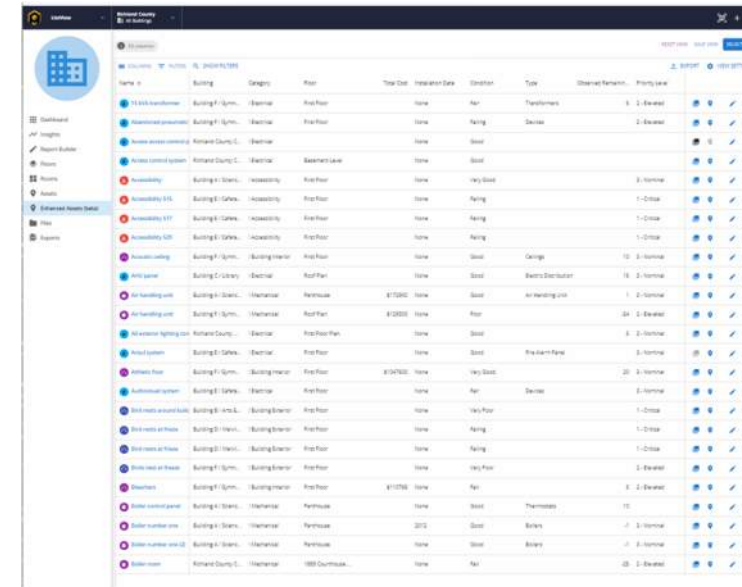
September 4, 2024



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.

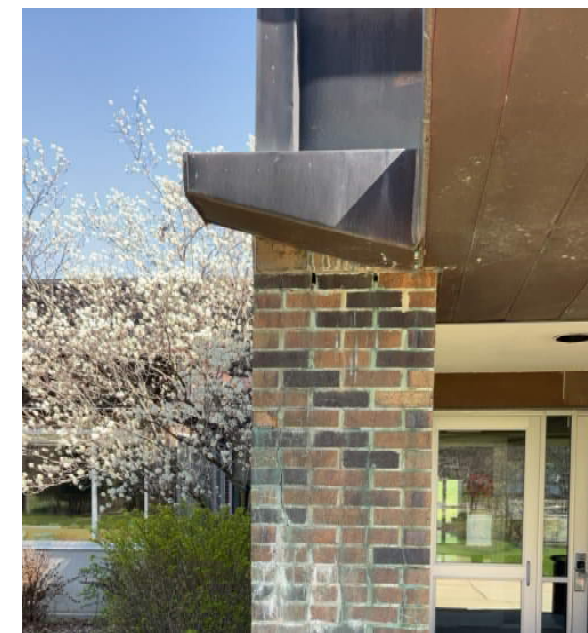
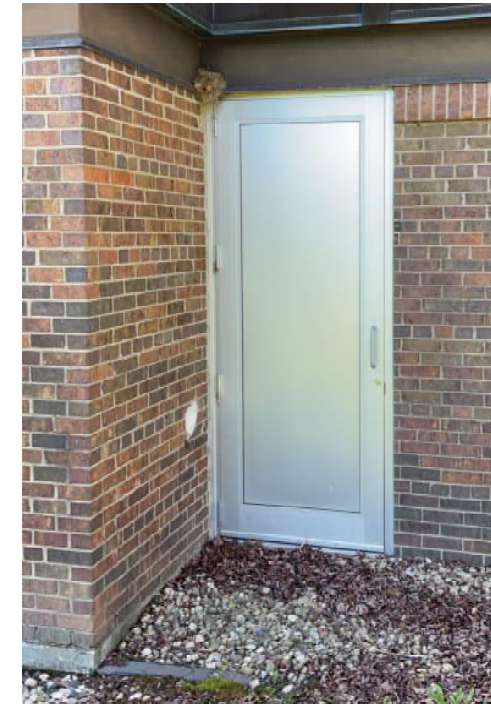


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Building A – Science Building

- 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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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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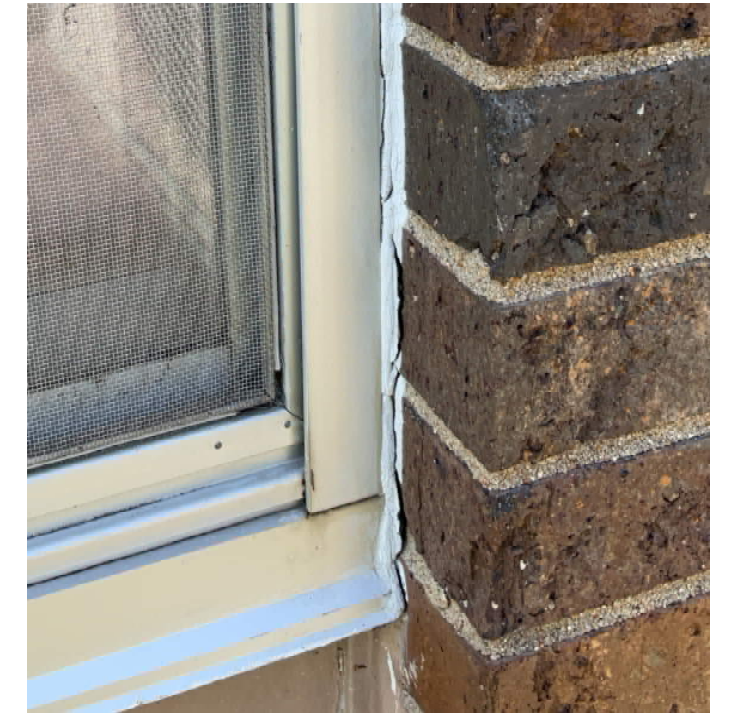


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Building C – Library Building

- 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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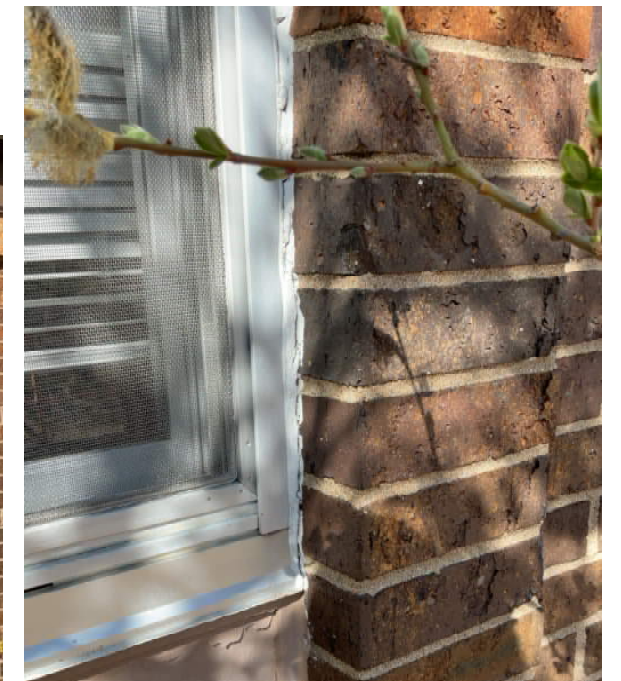
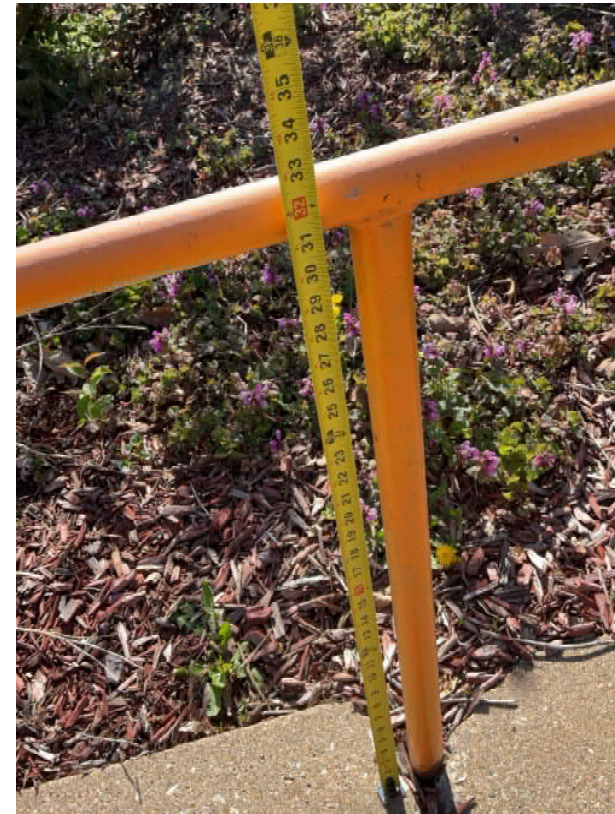


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Building D – Melvill Hall – Administration Building

- 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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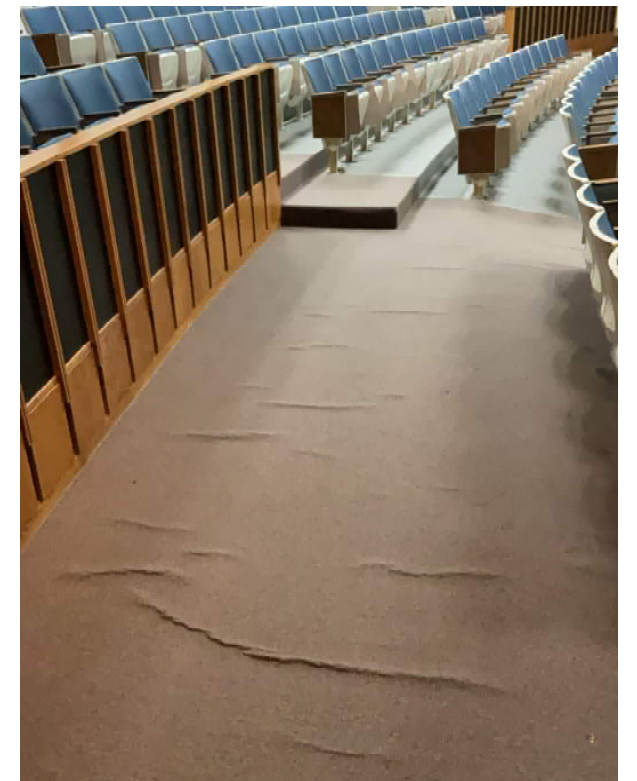
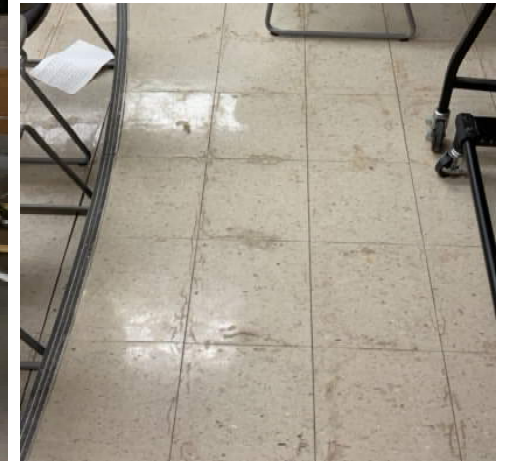


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Building E – Cafeteria & Theater Building

- 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

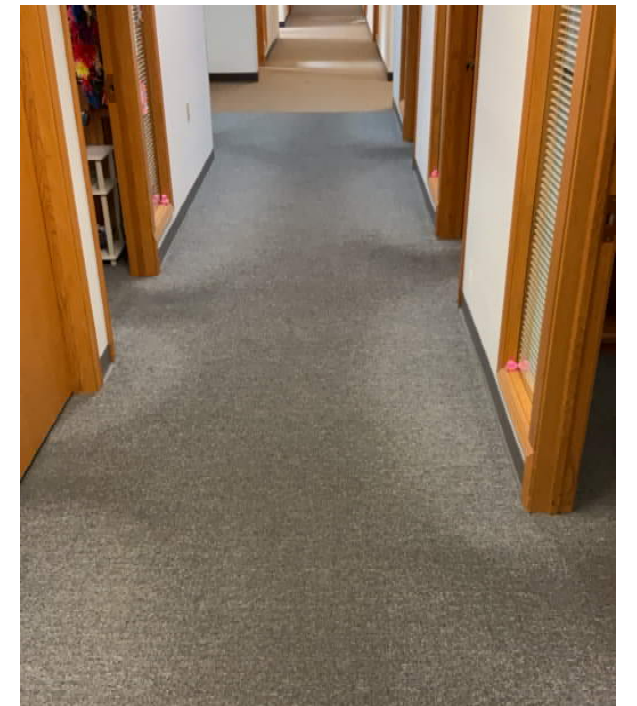
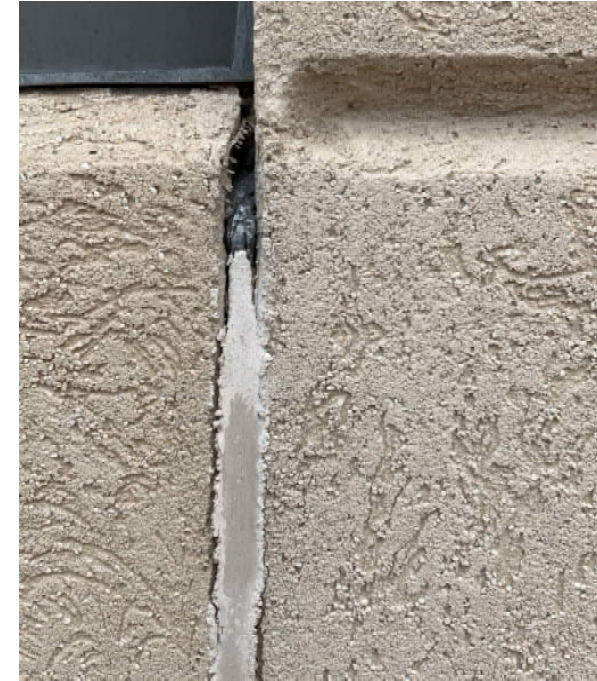


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Health and Human Services Building

- 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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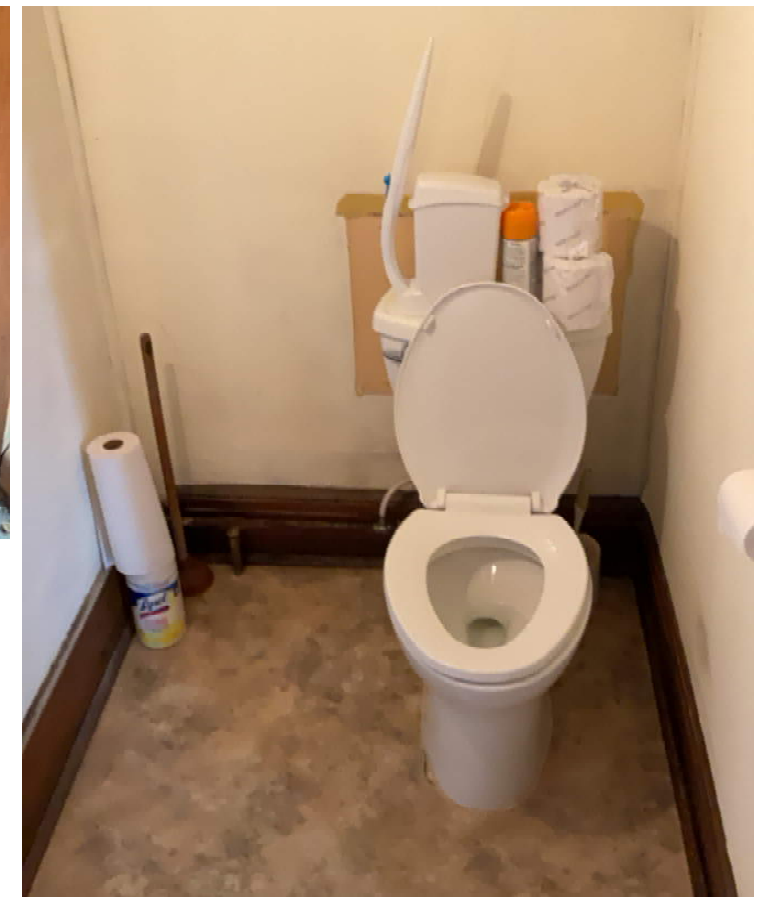
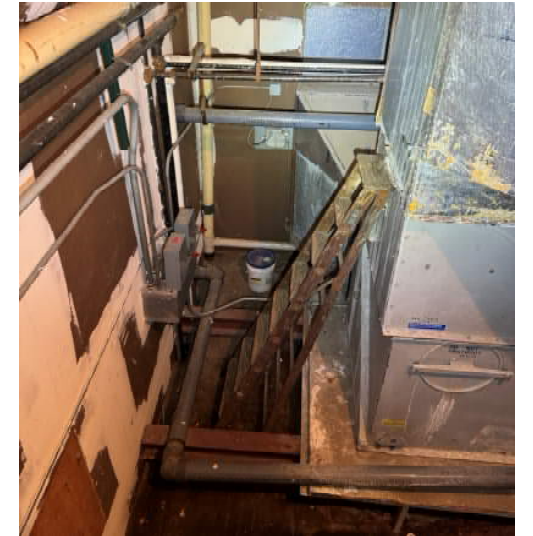


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Courthouse Building

- 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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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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