

# Richland County Campus Reconfiguration Committee

Date Posted: February 5, 2024

## NOTICE OF MEETING

Please be advised that the Richland County Campus Reconfiguration Committee will convene on Wednesday, February 12, 2025 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](mailto: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 November 20, 2024
6. Public Comment
7. Reports
  - A. Venture Architects Updates
  - B. UW-Redevelopment Grant
  - C. Campus Reconfiguration Committee Duties
8. Discussion & Possible Action: Priorities For Future Use Of Campus Buildings
9. Discussion & Possible Action: Update On Inventory Of Campus Items & Associated Costs
10. Discussion & Possible Action: Set Future Meeting Date(s)
11. Correspondence
12. Future Agenda Items
13. 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

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

## Richland County Campus Reconfiguration Committee

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.

## Richland County Campus Reconfiguration Committee

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



Project name	Richland County - Demolition Budget
Labor rate table	SAMUELSGROUP2023A
Report format	Sorted by 'BID ITEM 1/Group phase/Phase' 'Detail' summary Allocate addons



BID ITEM 1	Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
* unassigned *									
1100.00			GENERAL REQUIREMENTS						
	1100.01		Construction Management						
			Superintendent	0.00 week	0	0	-	0	0
			Project Manager	0.00 week	0	0	-	0	0
			Project Administrator	0.00 week	0	-	-	-	0
			Safety Director	0.00 week	0	0	-	0	0
			General Superintendent	0.00 week	0	0	-	0	0
	1300.00		Temporary Construction						
			Construction Fence	0.00 Inft	0	0	0	-	0
	1325.00		Mobilization						
			Project Mobilization - EACH	0.00 each	0	0	0	0	0
			Project Demobilization - EACH	0.00 each	0	0	0	0	0
	1355.00		Weather Protection						
			Snow Removal	0.00 mnth	0	-	0	-	0
	1410.00		Testing/Quality Control						
			Testing Subcontractor	0.00 ls	0	0	0	-	0
			Perform Soil Borings	0.00 ls	-	-	0	-	0
	1511.00		Temp - Utilities						
			Temp Electricity	0.00 mnth	-	0	-	-	0
			Temp Toilet	0.00 mnth	-	0	-	-	0
			Internet Service	0.00 mnth	-	0	-	-	0
	1521.00		Temp - Facilities						
			Office Trailer 10' x 50'	0.00 mnth	-	-	-	0	0
			Tool Trailers/Storage	0.00 mnth	-	-	-	0	0
	1590.10		Consumables						
			Consumables	0.00 ls	0	0	0	-	0
	1601.00		Tools & Equipment						
			Construction Equipment - Forklift	0.00 mnth	0	0	0	0	0
	1701.10		Surveying						
			Surveying	0.00 ls	0	0	0	0	0
	1750.00		Building Permits						
			Building Permit Allowance	0.00 ls	0	0	0	-	0
	1950.00		Misc. Project Costs						
			Asbestos Testing/Removal (By Others)	0.00 ls	-	-	0	-	0
1									
2050.00			DEMOLITION						
	2060.00		Building Demolition						
			Demo Building B	8,400.00 sqft			214,429		214,429
			Demo Building C	13,000.00 sqft			326,576		326,576
			Building Demolition				541,005		541,005
			DEMOLITION				541,005		541,005
			1				541,005		541,005
2									
2050.00			DEMOLITION						
	2060.00		Building Demolition						
			Demo Building A	16,909.00 sqft			446,229		446,229
			Demo Building D	16,000.00 sqft			422,240		422,240
			Demo Building E	22,400.00 sqft			682,080		682,080
			Demo Building F	20,111.00 sqft			581,761		581,761
			Building Demolition				2,132,309		2,132,309
	2070.94		Flooring Demolition						
			Salvage Wood Floor	9,357.00 sqft	26,890		-	2,714	29,604
			Flooring Demolition		26,890			2,714	29,604
			DEMOLITION		26,890		2,132,309	2,714	2,161,913
			2		26,890		2,132,309	2,714	2,161,913
3									
2050.00			DEMOLITION						
	2050.10		Site Demolition						

BID ITEM 1	Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount	
4	2050.00	2050.10	Site Demolition							
			Remove Concrete Sidewalk	81,200.00 sqft		-	-	157,418	-	157,418
			Remove Concrete Steps	2,700.00 sqft		-	-	13,703	-	13,703
			Remove Concrete Planters	1,000.00 sqft		-	-	5,583	-	5,583
			Clear/Grub Landscape	166,982.00 sqft		-	-	50,846	-	50,846
			Site Demolition					227,549		227,549
			DEMOLITION					227,549		227,549
			3					227,549		227,549
	2050.10	DEMOLITION								
		Site Demolition								
			Remove Asphalt	131,450.00 sqft	0	0	141,427	0	141,427	
			Remove Concrete Curb & Gutter	3,700.00 lf	-	-	30,795	-	30,795	
			Parking Lot Island Demo	20,500.00 sqft			15,606		15,606	
			Site Demolition				187,828		187,828	
			DEMOLITION				187,828		187,828	
			4					187,828		187,828

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total	
Labor	26,890					0.79%	
Material							
Subcontract	3,088,692					90.19%	
Equipment	2,714					0.08%	
Other							
	3,118,296	3,118,296				91.05%	91.05%
Project Contingency	306,420		10.000 %	C		8.95%	
Total		3,424,716					