

Monday, June 1, 2026

6:30 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR: <https://us02web.zoom.us/j/83521304605>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 835 2130 4605

Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC APPEARANCES.
 - a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to village.clerk@mcfarland.wi.us to be included with the agenda materials.
4. BUSINESS.
 - a. Discussion and action to consider a change order to the contract for the Holscher Water Tower repainting project for additional cleaning and painting services.
5. SCHEDULE NEXT MEETING DATE.
 - a. Wednesday, June 3, 2026 - 6:00 p.m.- Strategic Implementation Plan (Goal Setting)
 - b. Tuesday June 9, 2026 - 7:00 p.m. - Village Board
 - c. Wednesday, June 17, 2026 - 5:30 p.m.- Strategic Implementation Plan (Goal Setting)
 - d. Tuesday June 23, 2026 - 7:00 p.m. - Village Board
6. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.


VILLAGE OF
McFarland
SUMMARY SHEET

MEETING DATE: Monday, June 1, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action to consider a change order to the contract for the Holscher Water Tower repainting project for additional cleaning and painting services.

PREVIOUS ACTION:

The Public Works & Utilities Committee reviewed the task order during their June 23, 2025, meeting.

The Village Board approved Town and County's proposal for engineering services for design and applying for Safe Drinking Water funding during their June 24, 2025, meeting.

The Public Works & Utilities Committee recommended approval to the Village Board regarding the project and authorized the project for RFP at their October 27, 2025, meeting.

The Village Board approved the project and authorized it for RFP at the October 28, 2025, meeting.

The Public Works & Utilities Committee recommended to the Village Board the award of proposal to L.C. United Painting Co., Inc. of Sterling Heights, Michigan for the repainting of the Holscher Water Tower including the base cost of \$236,000 and additive proposals A-2, A-3, A-4, and A-5, for a total of \$284,500 and a total project cost of \$350,625 during their November 24, 2025, meeting.

The Village Board awarded the project to L.C. United Painting Co., Inc. during their meeting on December 9, 2025.

ISSUE SUMMARY:

The Holscher Road water tower was constructed in 2000 and has been in service since that date. It is inspected every 5 years, with the most recent inspection noting that the paint has reached a point where an overcoat is recommended (to avoid the cost of sandblasting and re-painting if left as-is). In addition, there are several features of the tower that do not comply with current Village and DNR requirements. The Village is pursuing Safe Drinking Water funding through the DNR to take advantage of low interest rates. This project is intended to address all the painting and other repairs recommended in the 2022 Dixon inspection report and identified in the subsequent DNR inspection.



The Public Works & Utilities Committee reviewed the project during their October meeting and recommended approval along with authorization for a Request for Proposal (RFP). Five proposals were received and ranged from \$198,900.00 to \$518,900.00. Based on evaluations of the proposals and past work with the Village on the Burma Tower, staff is recommending accepting the proposal from L.C. United Painting Co. Inc in the amount of \$236,000.00. We also recommend accepting the additive proposals A-2 through A-5 for a sum total of \$48,500.00. These additive items are recommendations from Dixon Engineering from their last inspection fo the tower. The total of the base cost plus the additive items was \$284,500.00.

The contractor, L.C. Painting, LLC, began painting the water tower on May 18. During the cleaning of the interior bowl of the tower, sections of paint began to delaminate and flake off (see enclosed photos). The 2022 inspection completed by Dixon Engineering did not identify any concerns with the condition of the interior coating system.

Dixon Engineering has advised that the Village has two options moving forward. The first option is to complete a localized repair in the affected area, with the understanding that the delamination may be limited in scope. However, Dixon still recommends a full interior repainting within the next five years. The second option is to proceed with the complete interior painting at this time, which would avoid a future bid process, additional contractor mobilization, draining of approximately 750,000 gallons of water, and potential increases in project costs over time. Option two is the recommendation of Dixon Engineering, Town and Country Engineering and village staff.

The total cost of the change order is \$171,480. This change will not impact the recently approved water rates. The original loan request for the Safe Drinking Water Fund was for \$521,000. Which leaves approximately \$30,000 to the funded by the utility.

FINANCIAL/BUDGET IMPACT:

The original estimate included in the Capital Improvement Plan for the painting of Holscher Water Tower was \$500,000. This amount was reduced to \$350,000 during budget discussions as we changed the scope of the project by eliminating the shrouding around the project.

Expenses (previous):

Construction	\$284,500.00
Engineeering	\$ 84,400.00
Closing cost	\$ 16,000.00
<u>Contingency</u>	<u>\$ 14,225.00</u>
Total	\$399,125.00

Revenue (previous):

Safe Drinking Water Funding	\$521,000.00
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Expenses (*update June 1, 2026*):

Construction	\$455,980.00
Engineeering	\$ 79,400.00
Closing cost	\$ 15,000.00
<u>Contingency</u>	<u>\$ 0.00</u>



Total \$550,380.00

Revenue (update June 1, 2026):

Safe Drinking Water Funding \$521,000.00

+additional funds required \$ 29,380.00

Total \$550,380.00

VILLAGE PLAN REFERENCE:

[2026 to 2030 Capital Improvement Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Motion:

Motion, second to approve a change order for the Holscher Water Tower repainting project for the addition of interior painting up \$172,000.

ATTACHMENTS:

1. Holscher Tower Recommendation Letter
2. Wet Interior 2
3. Wet Interior 1
4. Wet Interior 3
5. MC Holscher CO #1

November 21, 2025

Village of McFarland
 5915 Milwaukee Street, P.O. Box 110
 McFarland, WI 53558

Attention: Mr. Matthew Schuenke, Administrator

Subject: Analysis of Proposals and Recommendation for Award of Contracts;
 2026 Holscher Water Tower Repainting

Proposal Deadline: November 20, 2025 at 2:00 p.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the proposals received for the 2026 Holscher Water Tower Repainting project and to recommend award of a contract. This project involves repainting the existing 750,000-gallon elevated steel water storage tank owned and operated by the Village of McFarland Water Utility.

Five coating specialists submitted proposals; a summary of the proposals is as follows, with details attached:

Contractor	Base Pricing	Sum of Additive Items A-2 through A-5
Seven Brothers Painting, Inc.	\$198,900.00	\$47,800
L.C. United Painting Co. Inc.	\$236,000.00	\$48,500
Central Tank Coatings, Inc.	\$332,500.00	\$68,000
TMI Coatings, LLC	\$454,500.00	\$88,000
Classic Protective Coatings, Inc.	\$518,900.00	\$73,700

All of the proposals were properly submitted. The two lowest proposals were from Seven Brothers Painting, Inc. of Shelby Township, Michigan and L.C. United Painting Co. Inc, of Sterling Heights, Michigan. Award to L.C. United is recommended based on discussions with Village staff, evaluation of proposals, and past work completed with the Village on the Burma Road water tower.

We recommend that LC United, Inc. be awarded a contract for the base bid, plus additive bid items A-2 through A-5, for a total of \$284,500. Additive Bid Items A-2 through A-5 are for replacement of the fill pipe expansion joint, repainting of pit piping, replacement of the mud valve, and installation of a mechanical mixer. These items were recommended in the last tower inspection by Dixon Engineering, if budget allows. The base bid plus additive bid items A-2 through A-5 price is within the original budget of \$400,000 used for the Safe Drinking Water loan application.

This will be a unit price contract. That is, the contractor will be paid for the work actually performed on the basis on the unit prices bid. This means that the final line item costs could be either greater than or less than the bid totals. Also, unexpected conditions are sometimes encountered which result in increased project costs. As part of the Safe Drinking Water funding, a 5% contingency is required in the project budget to cover these costs.

If you have any questions with respect to our thoughts on this matter, I am available at your convenience to discuss them with you.

Respectfully,
TOWN & COUNTRY ENGINEERING, INC.

A handwritten signature in black ink that reads "Amy M Bares". The signature is written in a cursive style.

Amy M. Bares, P.E.
Senior Project Engineer

AMB:sai

J:\JOB#\S\McFarland\MC-219-D6 2024 Holscher Road Tower Painting\10. Construction\Recommendation Ltr.docx







CHANGE ORDER NO.: 1

Owner:	Village of McFarland	Owner's Contract No.:	N/A
Engineer:	Town & Country Engineering, Inc.	Engineer's Project No.:	MC 219
Contractor:	L.C. United Painting Co., Inc.	Contractor's Project	N/A
Project:	2026 Holscher Water Tower Repainting	Date:	5/28/2026
Contract Name:	MC 219		

The Contract is modified as follows upon execution of this Change Order:

Item:	Description:	
1	Add Alternate Bid Item B-1: Alternate for Blast Cleaning of Wet Interior (Replaces Bid Item 1-8)	\$120,000.00
2	Add Alternate Bid Item B-1: Alternate for Full Repainting of Wet Interior (Replaces Bid Item 1-9)	\$64,000.00
3	Remove Bid Item 1-8: Spot Power Tool Cleaning of Wet Interior	-\$12,000.00
4	Remove Bid Item 1-9: Partial Repainting of Wet Interior	-\$4,000.00
5	Move expansion joint to the top of the fill/draw pipe	\$3,480.00
TOTAL CHANGE ORDER		\$171,480.00

Attachments:

Change in Contract Times [State Contract Times as either a specific date or a number of days]

Change in Contract Price

Original Contract Price \$ <u>284,500.00</u>	Original Contract Times: Substantial Completion: <u>42 days from mobilization</u> Ready for final payment: <u>10/31/2026</u>
[Increase] [Decrease] from previously approved Change Orders: \$ <u>None</u>	[Increase] [Decrease] from previously approved Change Orders: Substantial Completion: <u>None</u> Ready for final payment: <u>None</u>
Contract Price prior to this Change Order: \$ <u>284,500.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>42 days from mobilization</u> Ready for final payment: <u>10/31/2026</u>
[Increase] [Decrease] this Change Order: \$ <u>171,480.00</u>	[Increase] [Decrease] this Change Order: Substantial Completion: <u>None</u> Ready for final payment: <u>None</u>
Contract Price incorporating this Change Order: \$ <u>455,980.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>42 days from mobilization</u> Ready for final payment: <u>10/31/2026</u>

By: *Amy M. Bous*
 Title: Senior Project Engineer
 Date: 5/28/26

Recommended by Engineer

Accepted by Contractor

By: _____
 Title: _____
 Date: _____

Authorized by Owner

Approved by Funding Agency (if applicable)

