

Tuesday, June 23, 2026**5:30 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. Presentation and discussion of the 2026 Space Needs Study for the E.D. Locke Public Library.
5. 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: Tuesday, June 23, 2026

SECTION: Business

DEPARTMENT: Library

CONTACT: Heidi Cox, Library Director

AGENDA ITEM: Presentation and discussion of the 2026 Space Needs Study for the E.D. Locke Public Library.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

The Library has been working on a Space Needs of the library facility as an update to a similar effort that was completed in 2021. Library Staff and the Architect will provide a presentation of the work completed to date as an update on their progress. Members of the Library Board will also be present which can allow for dialogue with the Village Board about the plan. This is an opportunity to be informed as to their progress, ask questions about what they are working on, and discuss priorities with the Library that they are looking at.

Information on the study will be provided in the meeting.

FINANCIAL/BUDGET IMPACT:

The Space Needs Study was included within the approved 2026 Budget.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action needed on this item. Presented for discussion.

ATTACHMENTS:

1. 2026-06-23 ED Locke Reno Study_VillageBoardPresentation



HGA

E.D. LOCKE PUBLIC LIBRARY

McFarland, Wisconsin

Village Board Meeting | June 23, 2026

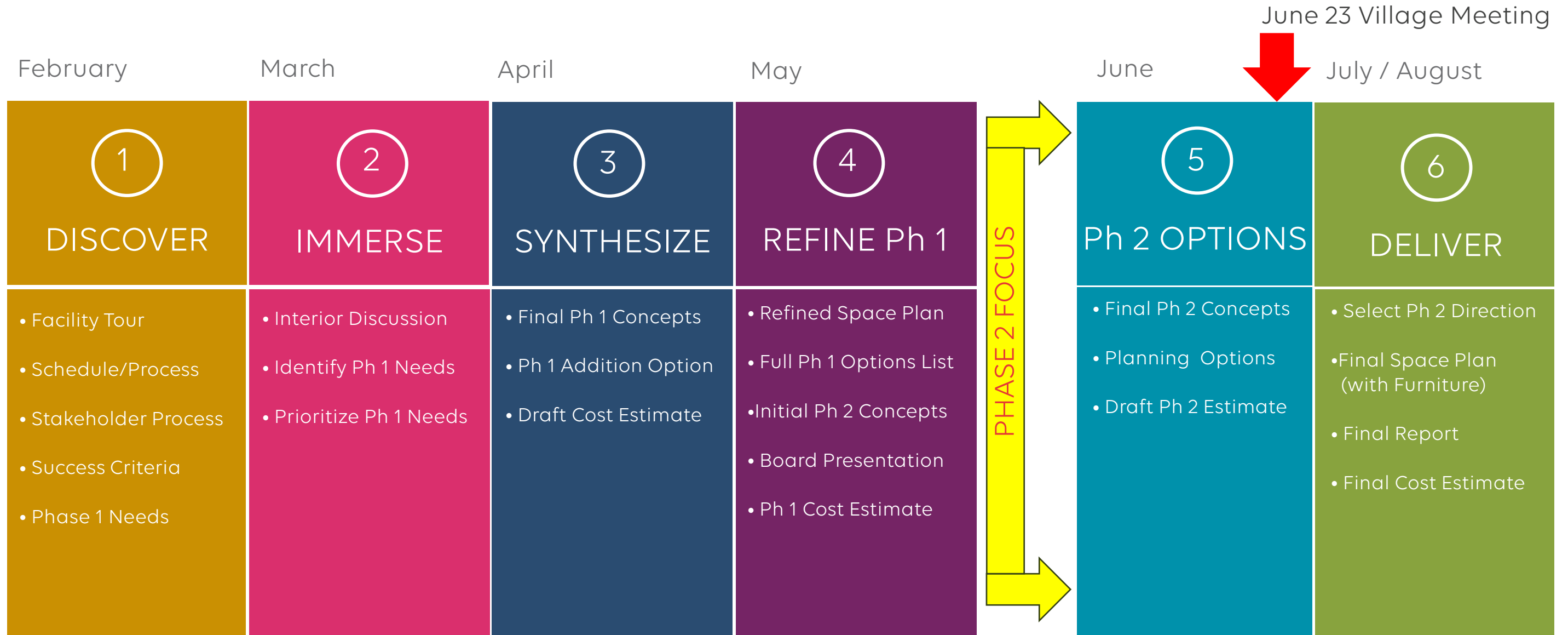
June 23 Village Board Meeting Agenda

1. Library Study
 - Scope, Process + Schedule Review
2. Library Project Goals
3. Phase 1 Renovation Studies
 - Review of Project Need + Scope
 - Project Cost Estimate
4. Phase 2 Expansion Study
 - Preferred Option + Cost
5. Q + A

PROJECT SCOPE

- Space Needs List
- Develop options for a Phase 1 Renovation to address functional issues, efficiency and space needs
 - Create Multiple Plan Options
 - Cost Estimates for each option
 - Study potential small targeted Phase 1 addition
(if it sets up Ph 2 + solves critical/ immediate needs)
- Advance Phase 2 Building Addition Studies based on current needs / parking solutions / minimizing construction impacts and cost

PROCESS + SCHEDULE



PROJECT GOALS

PROJECT GOALS / SUCCESS CRITERIA

Enduring Impact,
Respectful of
Original

Intelligent /
Efficient Use of
Space

Improve
Safety & Security

Renovate Based
on Need

Maximize Value /
Reduce Cost

PROJECT GOALS

- IMPROVE ENTRY + SERVICE DESK
- ADD PATRON STUDY ROOMS
- MORE EFFICIENT USE OF READING ROOM
- EXPAND SPACE FOR ADULT + YOUNG ADULTS
- IMPROVE STAFF EFFICIENCY + WORKFLOW

PHASE 1 RENOVATION STUDY OPTIONS

RENOVATION PRIORITY LIST

1. Entry/Rotunda Improvements (acoustics + finishes)
2. Entry Restroom Finishes Refresh
- 3a. Community Room Glass Replacement
- 3b. Community Room Glass Film
- 4. Main Desk/ Marketplace Reno**
- 5. Staff Space Renovation**
- 6. Local History Relocation** (creates more study rooms)
- 7. Quiet Reading Room Refresh**
8. Children's Area Acoustics/Reorg.
9. Small Addition – Niche infill

Site Improvements

1. Rework Book Drop-off Lane
2. Parking Lot Resurfacing
3. Reduce concrete/soften (secondary entry along Long St.)
4. Exterior Lighting Upgrades

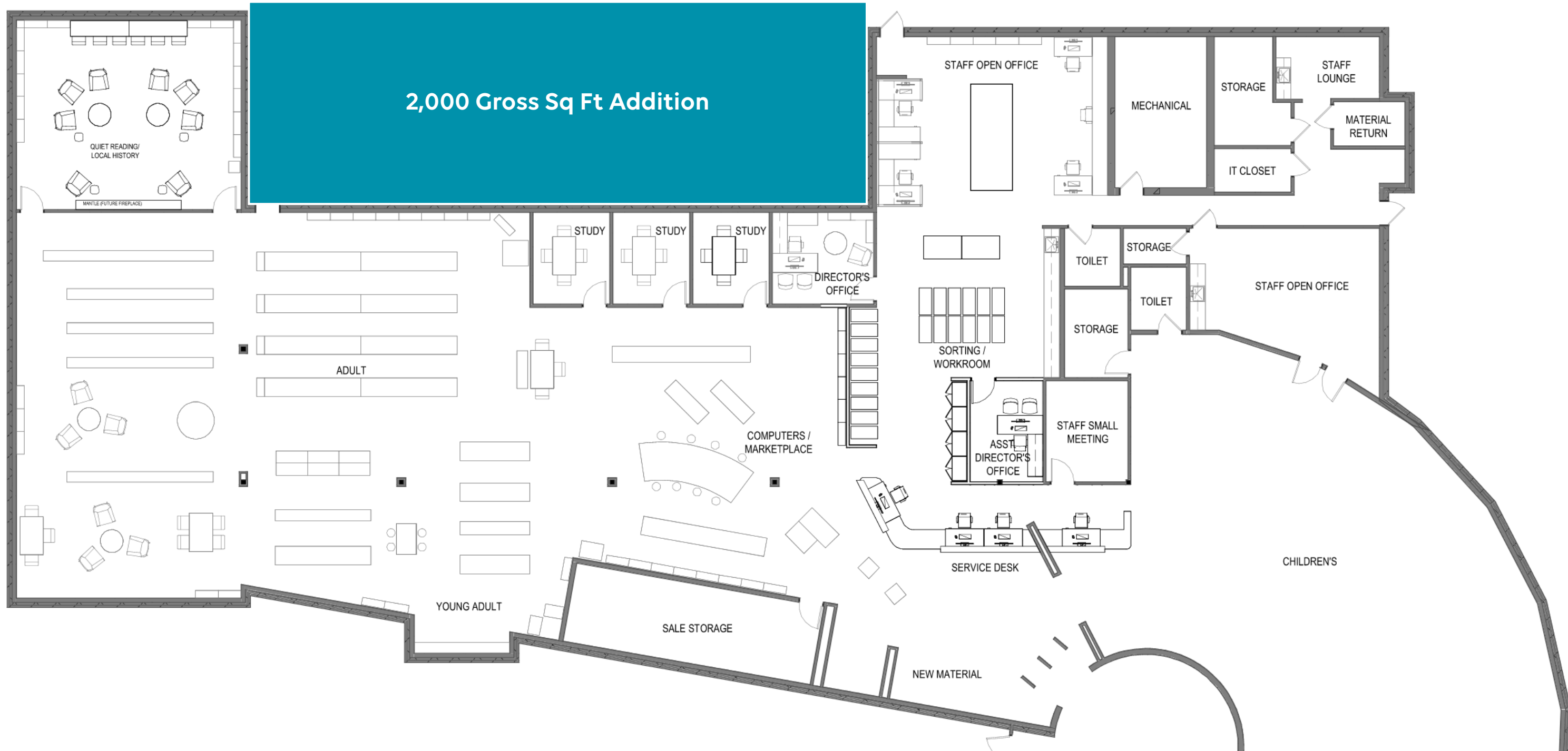
EXISTING PLAN



PHASE 1 PLANNING



PHASE 1 ADDITION OPTION



PHASE 1 ADDITION OPTION



HIGH LEVEL COST ESTIMATE

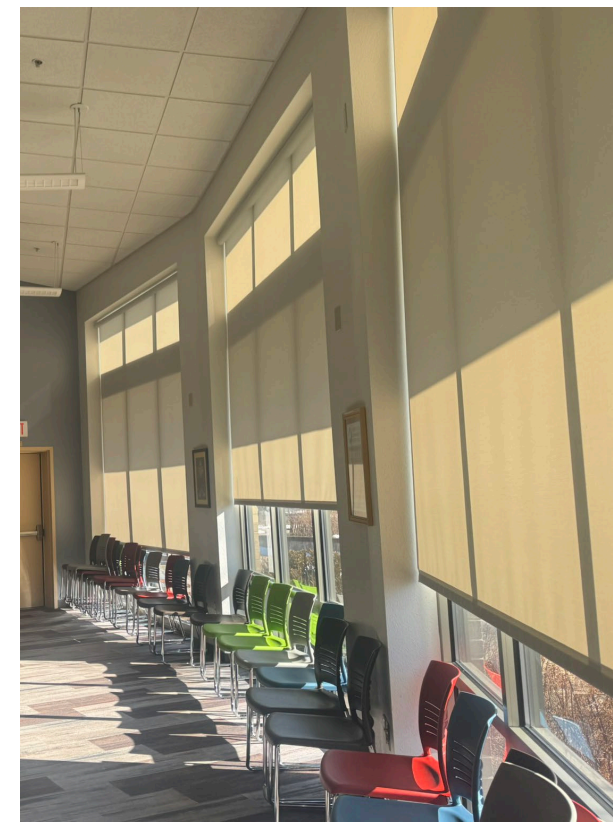
CURRENT LIBRARY COST RANGES

- **Low Level Renovation (\$200 – \$300/SF):** Finishes Refresh (new paint, carpet and some ceiling upgrades), minor upgrades to lighting, very minor new wall or modifications (patch/repair) to existing walls, door hardware upgrades, minimal electrical and telecom adds
- **Medium Level Renovation (\$350 – \$450/SF):** Complete finishes replacements, new lighting, partial demo and replacements of interior walls and doors, cutting new windows into block /brick walls with new lintels, some new electrical and telecom scope, some mechanical upgrades.
- **Major Renovation (\$450 – \$550/SF):** Gutting of interior walls, and some new interior walls, all new finishes, new ceilings with new light fixtures, new FA and FP, major MEP upgrades, structural repairs, adding new windows into block /brick walls with new lintels,
- **New 2 story Library (\$650 - 750/SF):** new construction (steel frame/masonry walls); the low range represents economic interior and exterior material choices; includes efficient MEP/FP; elevator and moderate AV/IT

COMMUNITY ROOM

PHASE 01:

- Window Treatments for Heat Gain
 - New Shades were recently added
 - Additional solar-blocking film
- Any efficiencies to updating kitchenette/storage
 - Fire-ratings around storage room



Interior Renovation Projects to Price

1. Entry/ Rotunda Finishes + Acoustics
2. Entry Restroom Finishes Refresh
- 3a. Community Room Glass Replacement
- 3b. Community Room Glass Film
4. Main Desk / Marketplace Renovation
5. Staff Space Reno (adding office + reorg.)
6. Local History Relocate to Quiet Reading / Refresh room for Study
7. Quiet Reading Room Refresh
8. Children's Acoustics / Reorg. (space for strollers/ play space)
9. Small Building Addition – Niche Infill

Site Renovation Projects to Price

Site Improvements

1. Rework Book Drop-off Lane
2. Parking Lot Resurfacing
3. Reduce concrete/soften (at secondary entrance, Long St.)
4. Exterior Lighting Upgrades

Cost Estimate

- Itemized SF Estimates
- 15% Design Contingency
- Escalated for 1 YR
- Includes 25% Soft Costs

	Q	UNIT	DIRECT CONSTR \$\$	GD% PHASING, TEMP PROV. PROT. MOB/DEMOS	DESIGN & CONSTR CONTINGENCY	ESCALATION @ 5%/yr (1yr allowance)	TOTAL CONSTR \$\$	SOFT COSTS (A/E, owner costs, FF&E, reg costs, etc.)	TOTAL PROJECT \$\$	
S1 RELOCATE BOOK DROP DRIVE LANE										
Demo site surfacing/curb	1,560	sqft	\$33,750	15%	15%	5%	\$46,866	20%	\$56,239	
Excavation & grading/prep for new layout	1,050	sqft	\$4,200	\$630	\$725	\$278	\$5,832	\$1,166	\$6,998	
New curb alignment	1,500	sqft	\$3,750	\$563	\$647	\$248	\$5,207	\$1,041	\$6,248	
New asphalt surfacing, patching	105	lnft	\$4,200	\$630	\$725	\$278	\$5,832	\$1,166	\$6,998	
Utility/stormwater adjustments	1,560	sqft	\$10.00	\$15,600	\$2,340	\$1,032	\$21,863	\$4,333	\$26,095	
Landscape restoration	1	lsum	\$3,500.00	\$3,500	\$525	\$604	\$4,800	\$972	\$5,832	
	1	lsum	\$2,500.00	\$2,500	\$375	\$431	\$3,472	\$694	\$4,166	
S2 PARKING LOT SURFACING										
Demo site surfacing/curb	9,010	sqft	\$200,220	15%	15%	5%	\$278,030	20%	\$333,637	
Excavation & grading/prep for new layout	9,010	sqft	\$2.50	\$22,525	\$3,379	\$3,886	\$31,279	\$6,256	\$37,535	
Mods/replacements of curb/walks	9,010	sqft	\$1.50	\$13,515	\$2,027	\$2,331	\$18,767	\$3,753	\$22,521	
Catch basin repair/resetting	1	lsum	\$10,000.00	\$10,000	\$1,500	\$661	\$13,886	\$2,777	\$16,664	
Asphalt replacement	3	each	\$6,500.00	\$19,500	\$2,925	\$3,364	\$27,078	\$5,416	\$32,494	
	9,010	sqft	\$8.00	\$72,080	\$10,812	\$12,434	\$4,766	\$100,082	\$20,018	\$120,111
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	
S3 CONCRETE PLAZA/WALK & SOFTSCAPE										
Demo site surfacing/curb	2,200	sqft	\$31,300	15%	15%	5%	\$43,464	20%	\$52,157	
Excavation & grading/prep for new layout	2,200	sqft	\$4.00	\$8,800	\$1,320	\$1,518	\$12,220	\$2,444	\$14,664	
Mods/replacements of curb/walks	2,200	sqft	\$2.50	\$5,500	\$825	\$949	\$7,637	\$1,527	\$9,165	
Landscaping at new softscape area	1	lsum	\$500.00	\$500	\$75	\$86	\$604	\$139	\$833	
	2,200	sqft	\$7.50	\$16,500	\$2,475	\$2,846	\$1,091	\$22,912	\$4,582	\$27,495
S4 EXTERIOR LIGHTING UPGRADES										
Demo existing light pole fixtures	5	each	\$35,000	15%	15%	5%	\$48,602	20%	\$58,322	
New parking/peid fixture heads	5	each	\$6,000	\$900	\$1,035	\$397	\$8,332	\$1,666	\$9,998	
Re-circuiting, wiring, controls mods to existing	5	each	\$3,800.00	\$19,000	\$2,850	\$3,278	\$1,256	\$26,384	\$5,277	\$31,661
	1	lsum	\$10,000.00	\$10,000	\$1,500	\$1,725	\$661	\$13,886	\$2,777	\$16,664
A1 ENTRY/ROTUNDA FINISHES & ACOUSTICS										
Demo existing tile flooring, prep for new	1,110	sqft	\$62,300	15%	15%	5%	\$86,511	30%	\$112,465	
New walk off mat flooring	1,110	sqft	\$6.00	\$6,660	\$999	\$1,149	\$9,248	\$2,774	\$12,023	
Acoustic panel upgrade/replacement	1,110	sqft	\$24.00	\$26,640	\$3,996	\$4,595	\$36,993	\$11,098	\$48,091	
Paint gyp walls/clg, patch	480.00	sqft	\$50.00	\$24,000	\$3,600	\$4,140	\$33,327	\$9,998	\$43,325	
	1	lsum	\$5,000.00	\$5,000	\$750	\$863	\$331	\$6,943	\$2,083	\$9,026
A2 ENTRY RESTROOM FINISH REFRESH										
Demo restroom finishes	460	sqft	\$102,480	15%	15%	5%	\$142,306	25%	\$177,883	
New tile flooring & base	460	sqft	\$30.00	\$13,800	\$2,070	\$2,381	\$19,163	\$4,791	\$23,954	
New tile wainscot	584	sqft	\$30.00	\$17,520	\$2,628	\$3,022	\$1,159	\$24,329	\$6,082	\$30,411
Toilet partitions	280	sqft	\$32.00	\$8,960	\$1,344	\$1,546	\$592	\$12,442	\$3,111	\$15,553
Toilet accessories	8	each	\$1,800.00	\$14,400	\$2,160	\$2,484	\$952	\$19,996	\$4,999	\$24,995
Painting & patching	8	stall	\$1,000.00	\$8,000	\$1,200	\$1,380	\$529	\$11,109	\$2,777	\$13,886
Plumbing fixtures - remove & reinstall	1	lsum	\$5,000.00	\$5,000	\$750	\$863	\$331	\$6,943	\$1,736	\$8,679
New lighting	14	each	\$1,500.00	\$21,000	\$3,150	\$3,623	\$1,389	\$29,161	\$7,290	\$36,451
	460	sqft	\$30.00	\$13,800	\$2,070	\$2,381	\$913	\$19,163	\$4,791	\$23,954

Interior Renovation Projects to Price

1. <u>Entry/ Rotunda Finishes + Acoustics</u>	<u>\$112,465</u>
2. <u>Entry Restroom Finishes Refresh</u>	<u>\$177,883</u>
3a. <u>Community Room Glass Replacement</u>	<u>\$47,991</u>
3b. <u>Community Room Glass Film</u>	<u>\$11,998</u>
4. <u>Main Desk / Marketplace Renovation</u>	<u>\$341,853</u>
5. <u>Staff Space Reno (adding office + reorg.)</u>	<u>\$159,796</u>
6. <u>Local History Relocate to Quiet Reading / Refresh for Study</u>	<u>\$23,773</u>
7. <u>Quiet Reading Room Refresh</u>	<u>\$8,398</u>
8. <u>Children's Acoustics / Reorg. (space for strollers/ play space)</u>	<u>\$30,827</u>
9. <u>Small Addition – Niche Infill</u>	<u>\$2,095,072</u>
	<u>\$3,010,056</u>

Site Renovation Projects to Price

Subtotal from Previous Page \$3, 010,056

10. Rework Book Drop-off Lane **\$56,239**

11. Parking Lot Resurfacing/ Catch Basin Repair **\$333,637**

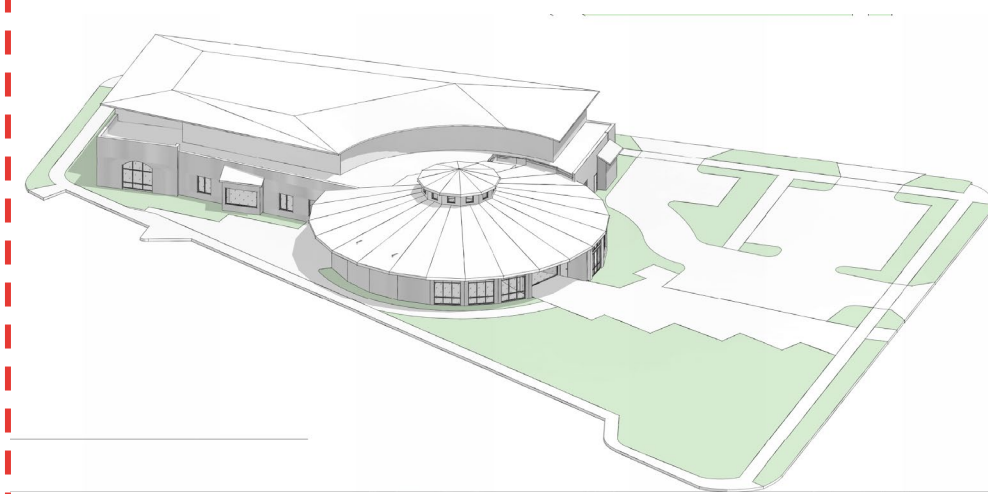
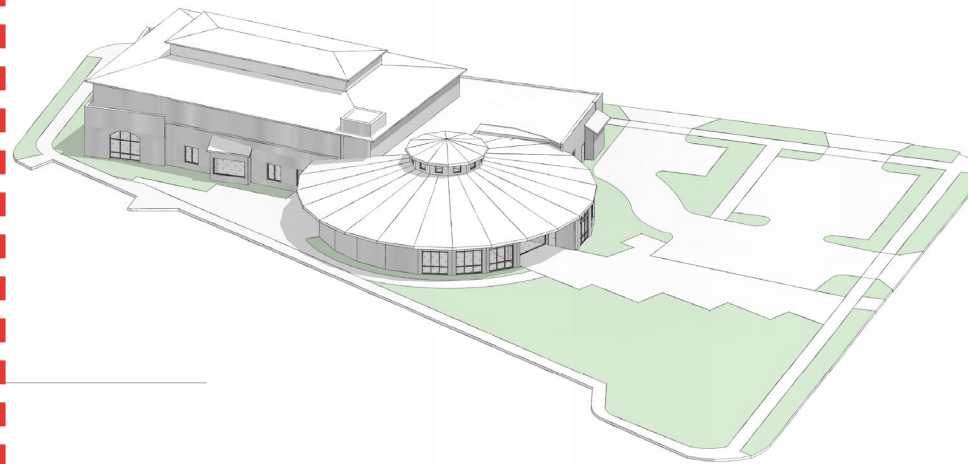
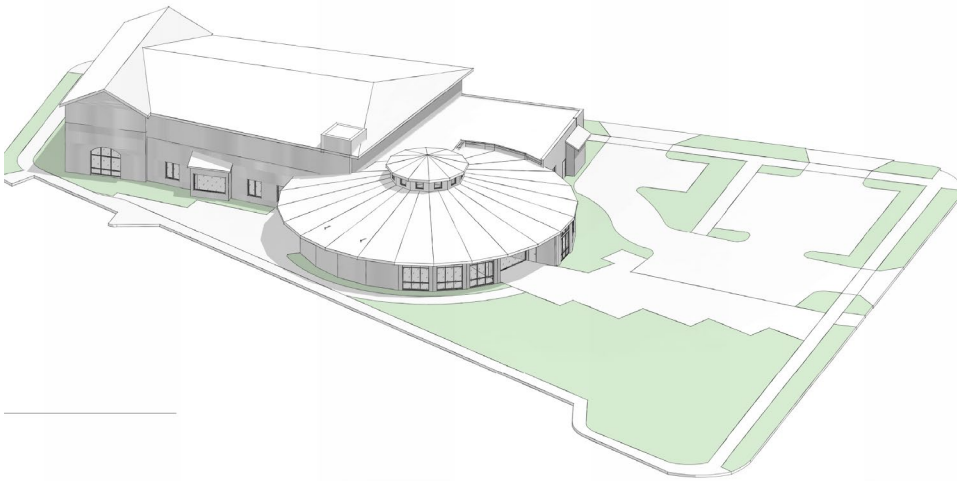
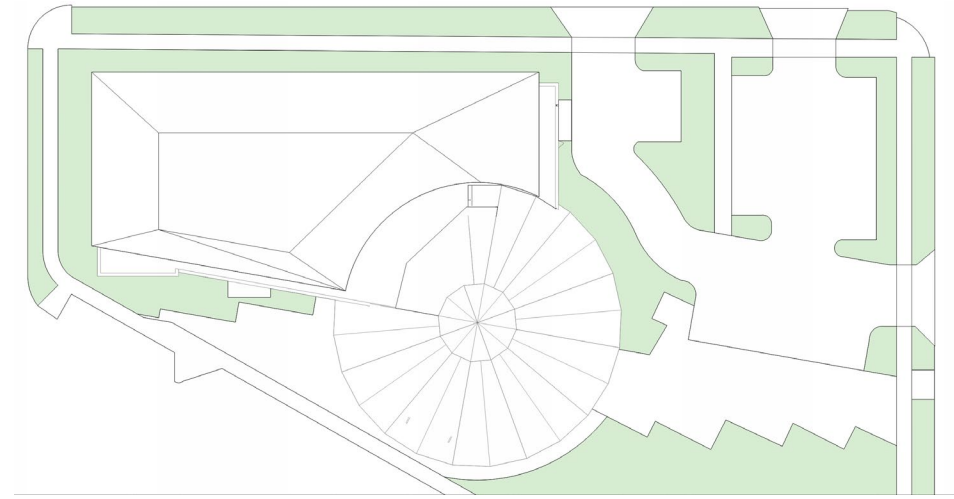
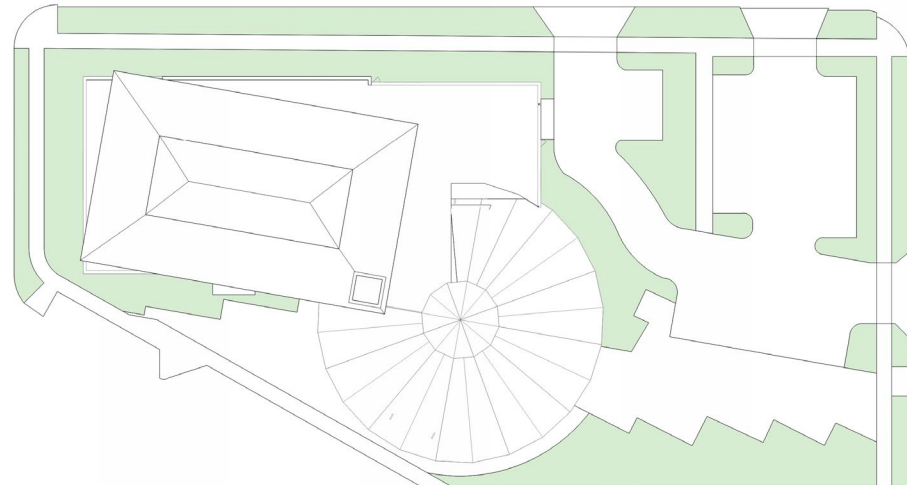
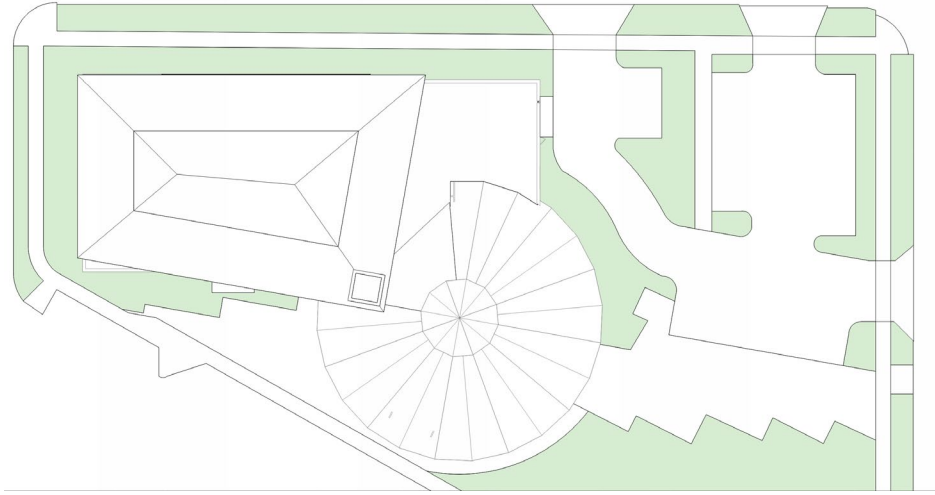
12. Reduce concrete/soften (at secondary entrance) **\$52,157**

13. Exterior Lighting Upgrades **\$58,322**

TOTAL COST ESTIMATE **\$3,510,412**

PHASE 2 STUDY OPTIONS

Expansion Massing Strategies – 3 Options

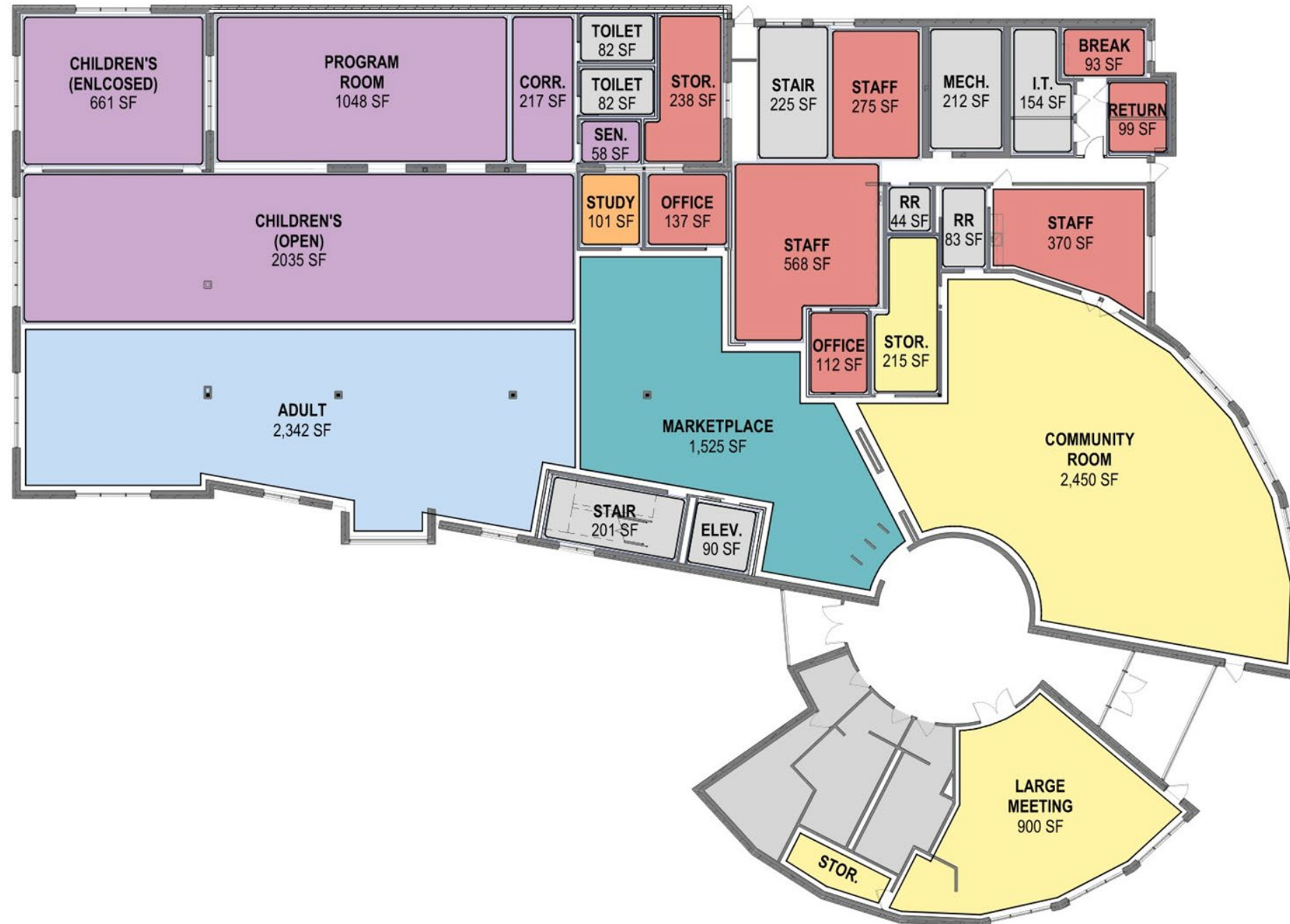


Gable

Clearstory

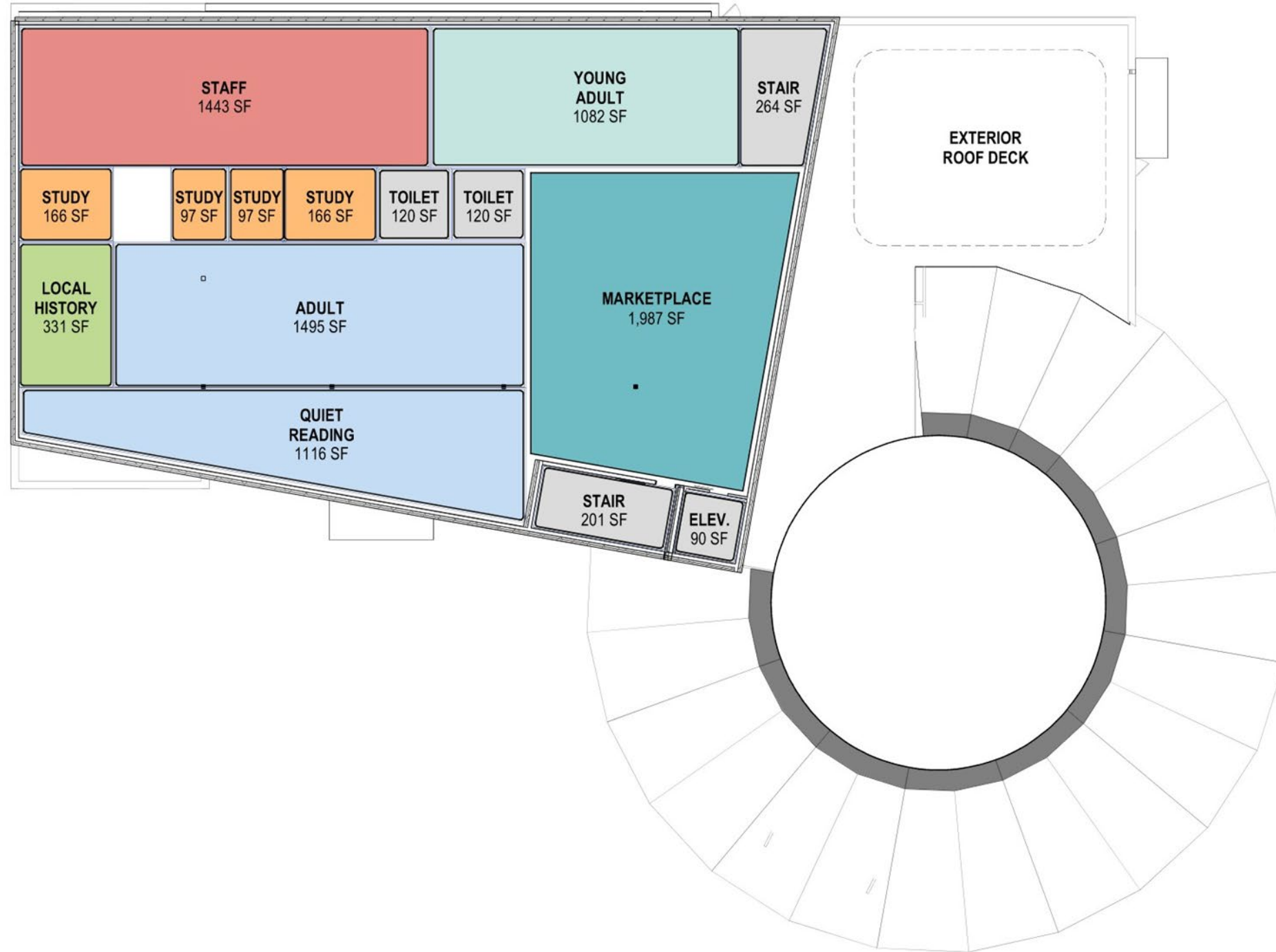
Curve

Planning Strategy – Clearstory Level 01



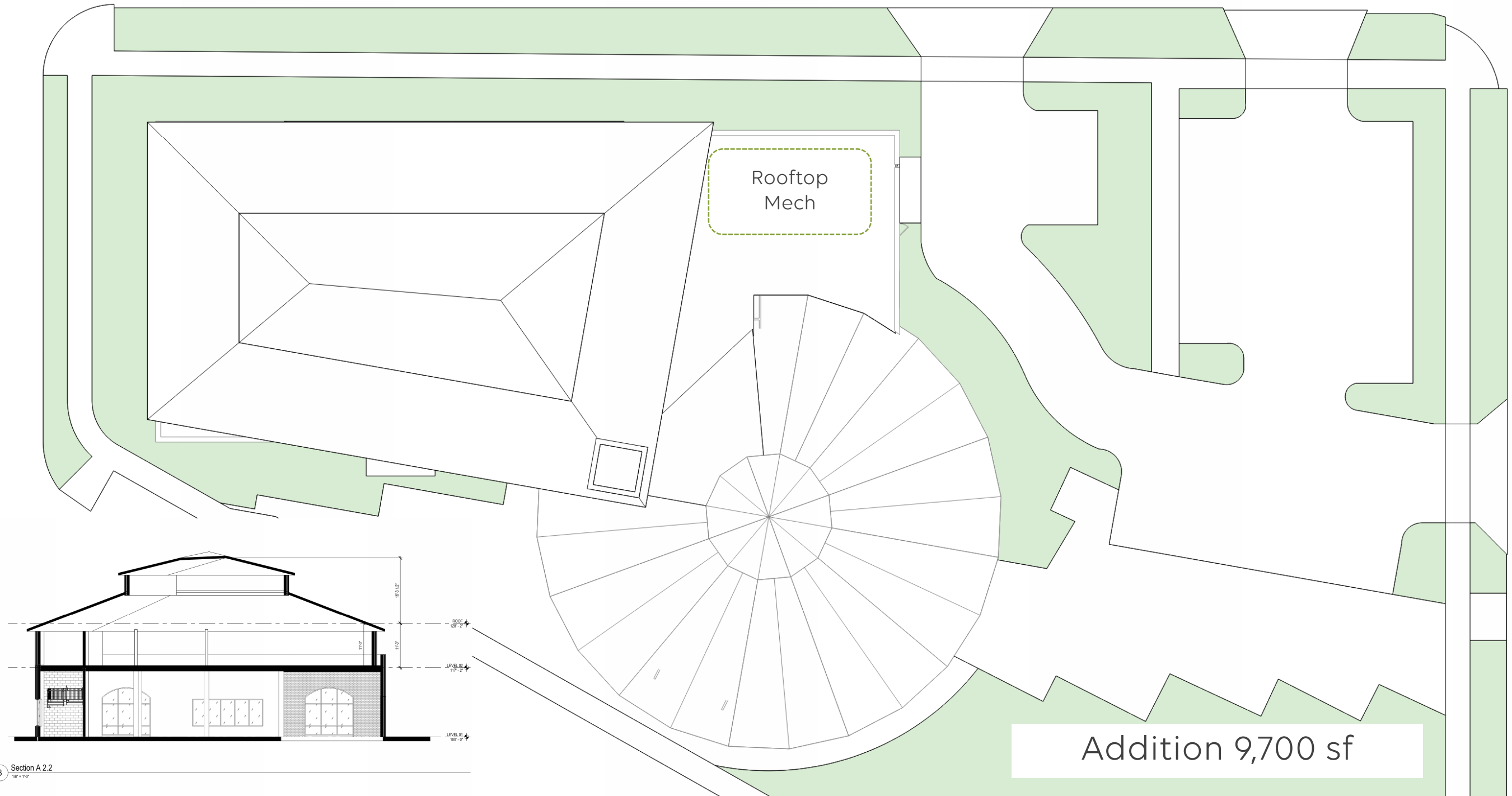
AREA	EXISTING	FUTURE
MARKETPLACE	1,955	3,512
COMMUNITY ROOM	1,094	2,665
LARGE MEETING	N/A	1,094
STUDY	240	627
LOCAL HISTORY	120	331
ADULT	3,712	3,837
QUIET READING	740	1,116
YOUNG ADULT	493	1,082
CHILDREN'S	2,450	4,019
STAFF	2,493	3,335
SUPPORT	1,251	1,892

Planning Strategy – Clearstory Level 02

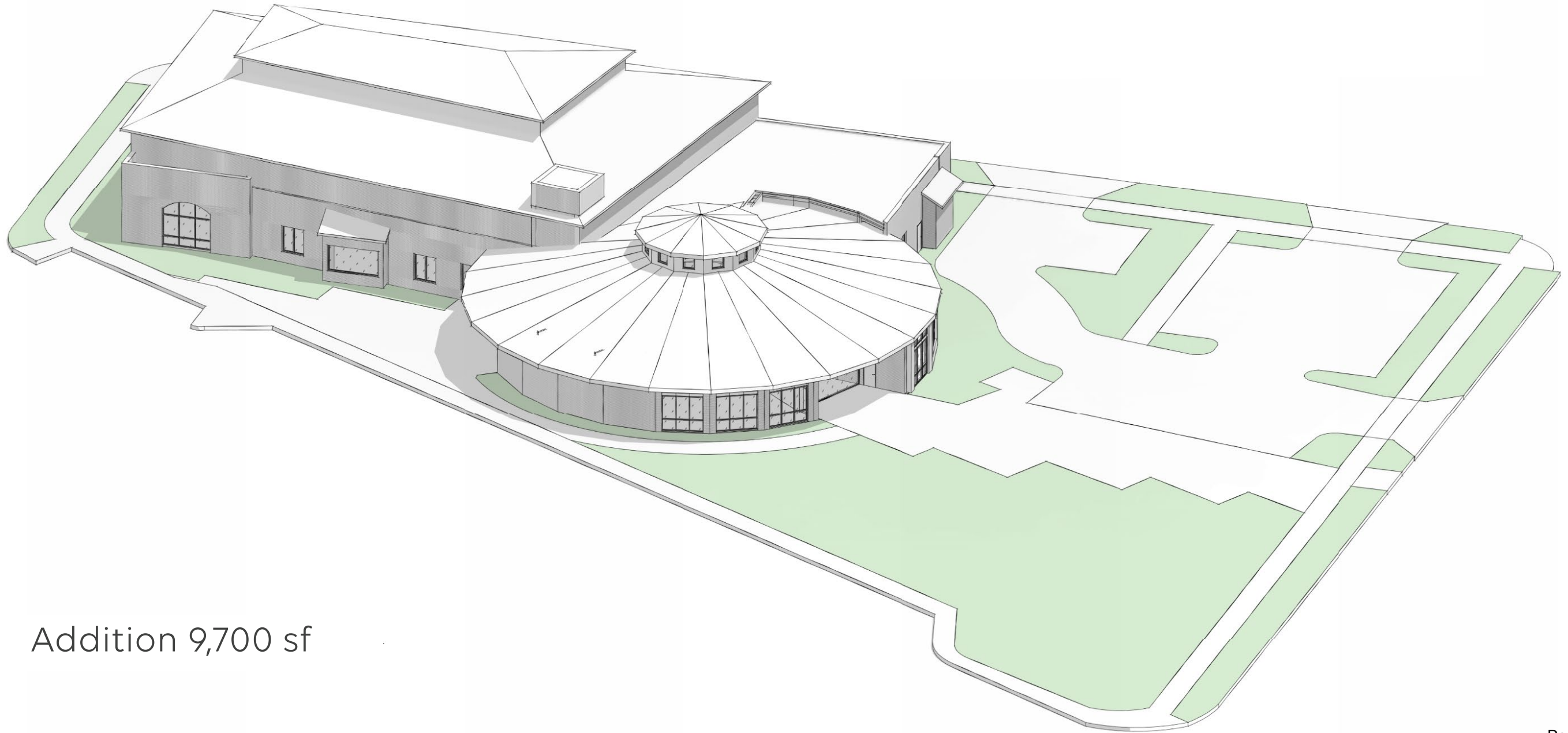


AREA	EXISTING	FUTURE
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STAFF	2,493	3,335
SUPPORT	1,251	1,892

Massing Strategies – Clearstory Option 02



Massing Strategies – Clearstory Option 02



Addition 9,700 sf

HIGH-LEVEL SF COST MODEL

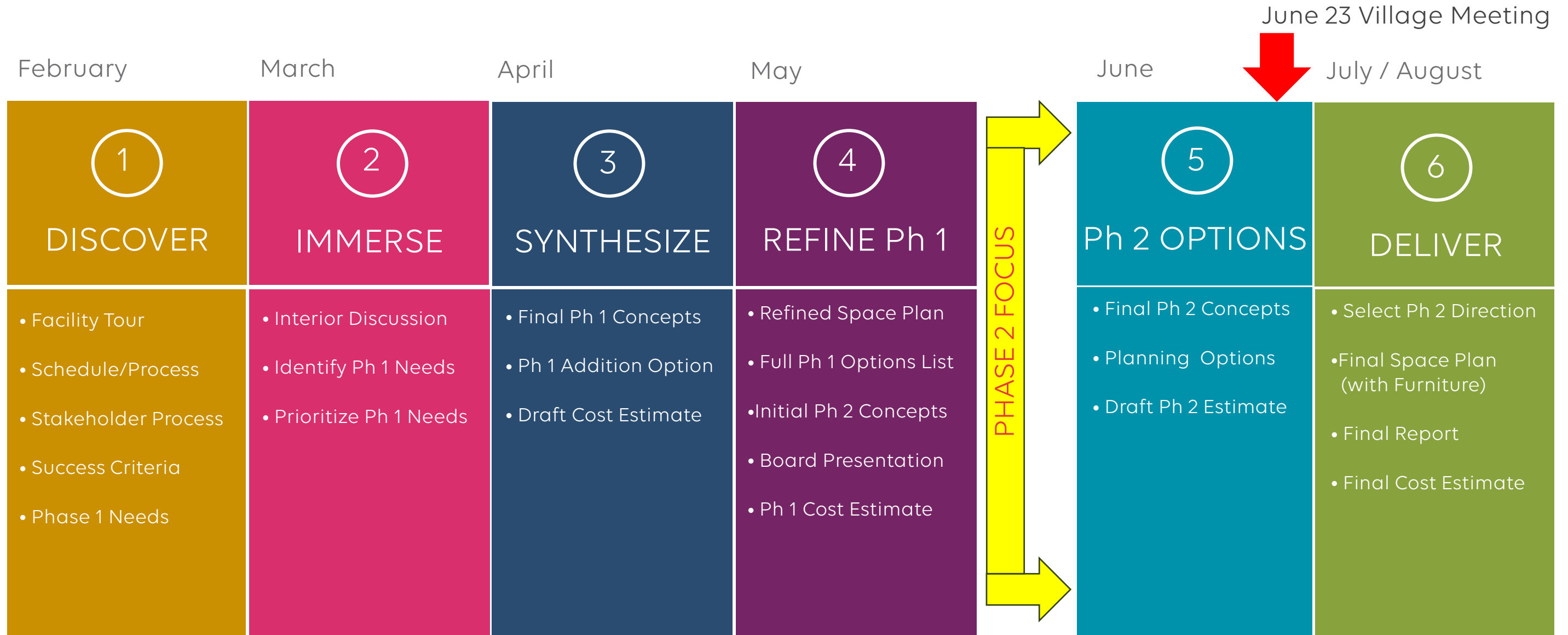
New Library Construction (\$650 - 800/SF): new construction (steel frame/masonry walls); the low range represents economic interior and exterior material choices; includes efficient MEP/FP; elevator and moderate AV/IT

Medium Level Renovation (\$350 – \$450/SF): Complete finishes replacements, new lighting, partial demo and replacements of interior walls and doors, cutting new windows into block /brick walls with new lintels, some new electrical and telecom scope, some mechanical upgrades.

High-level Cost Range: \$14,500,000 – 17,000,000

NEXT STEPS

PROCESS + SCHEDULE



QUESTIONS