

Tuesday, April 25, 2023

5:30 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/85007154244>

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

Webinar ID: 850 0715 4244

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 members of the public to address the Committee of the Whole for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee 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 comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.
4. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the April 10, 2023 Committee of the Whole meeting.
5. BUSINESS.
 - a. Discussion and update on the McFarland Municipal Center Campus Master Plan.
6. SCHEDULE NEXT MEETING DATE.
 - a. May 3, 2023 - Joint Meet with School District - Land Acknowledgement - 6:00 p.m.
 - b. May 9, 2023 - Committee of the Whole - 5:30 pm
 - c. May 9, 2023 - Village Board - 7:00 pm
 - d. May 23, 2023 - Committee of the Whole - 5:30 pm
 - e. May 23, 2023 - Village Board - 7:00 pm

7. 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
Committee of the Whole Minutes

Monday, April 10, 2023 - 5:30 PM

1. CALL TO ORDER.

Village President Clow called the regular meeting of the Committee of the Whole to order at 5:30 pm in the Community Room of the McFarland Municipal Center.

2. ROLL CALL.

Village Board members present: Village Trustee Hilary Brandt (arrived at 5:35 pm), Village Trustee Stephanie Brassington, Village President Carolyn Clow, Member Luke Fessler, Village Trustee Michael Flaherty, Village Trustee TJ Jerke, Village Trustee Edward Wreh.

Village Board members not present: None.

Staff Present: Administrator Matt Schuenke.

3. PUBLIC APPEARANCES.

a. This is an opportunity for members of the public to address the Committee of the Whole for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee 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 comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.
None.

4. APPROVAL OF MINUTES.

a. Motion to approve the minutes of the March 14, 2023 Committee of the Whole meeting.
Motion by President Clow, second by Trustee Brassington, to approve the minutes of the March 14, 2023 Committee of the Whole meeting. Motion carries 7 - 0 - 0 by acclamation.

5. BUSINESS.

a. Update on the 2022-2023 McFarland Strategic Implementation Plan and Village Board goals and objectives.
President Clow provided an overview of the 2022-2023 McFarland Strategic Implementation Plan and Village Board goals and objectives. Administrator Schuenke reviewed these goals and objectives as an update for the Village Board members since they were adopted in August of last year. Board members asked questions and discussed progress to date. No action was taken on this item.

6. SCHEDULE NEXT MEETING DATE.

- a. April 18, 2023 - Village Board - 5:30 pm (Annual Organizational Meeting)
- b. April 25, 2023 - Committee of the Whole - 5:30 pm
- c. April 25, 2023 - Village Board - 7:00 pm
- d. May 3, 2023 - Joint Meet with School District - Land Acknowledgement - 6:00 p.m.
- e. May 9, 2023 - Committee of the Whole - 5:30 pm
- f. May 9, 2023 - Village Board - 7:00 pm

7. ADJOURNMENT.

Motion by Trustee Flaherty, second by Trustee Brandt, to adjourn at 6:46 pm.

Pursuant to law, written notice of this meeting was given to the public and posted on the public bulletin board in accordance with Open Meetings Law.

Respectfully submitted,
Matthew G. Schuenke
Village Administrator

McFarland
SUMMARY SHEET

MEETING DATE: Tuesday, April 25, 2023

SECTION: Business

DEPARTMENT: Administration

CONTACT: Matt Schuenke, Village Administrator

AGENDA ITEM: Discussion and update on the McFarland Municipal Center Campus Master Plan.

PREVIOUS ACTION:

The Village Board authorized the issuance of the enclosed RFP at their meeting on December 13, 2021.

The Village Board approved hiring the consultant to complete the Master Plan following the RFP process at their meeting on February 28, 2022. [Please click on this link to view the proposal](#) and [click on this link to view the Request for Proposals \(RFP\)](#).

The Village Board met with the Consultant through its Committee of the Whole meeting on May 24, 2022 in order to introduce and begin the project.

The Village Board met with the Consultant through its Committee of the Whole meeting on June 28, 2022 in order to provide input on the project through stakeholder engagement.

The Village Board met with the Consultant through its Committee of the Whole meeting on July 26, 2022 in order to receive summary updates, provide design directives, and plan for the design workshop.

The Design Workshop was held with the Village Board and Departments on October 6, 2022.

The Committee of the Whole met with Staff and Consultants to review the conceptual floor and site plan layouts for the project at its meeting on February 14, 2023.

A Public Information Meeting was held on Thursday, April 20, 2023 with about 40 public attendees present to meet with the Consulting Team and Department Heads of impacted Staff. [The presentation can be viewed by clicking on this link](#) and the presentation provided is included within this packet.

ISSUE SUMMARY:

The purpose of our next meeting is for the Village Board to receive an update on the Master Plan project for the Municipal Center Campus. Our last meeting on this topic was in February and this update follows the Public Information Meeting (PIM) that was held on April 20th (presentation enclosed). The following items will be reviewed on Tuesday:



- PIM Followup/Feedback
- Review Plan Updates
- Present Costs/Tax Impacts
- Plan/Project Timelines
- Address Questions

Enclosed within your packet is the updated plan set from what was presented in February. We have also included the program needs that outline the various space allocations by Department. Additional information is provided on cost estimates for both the one-story and two-story options. [Please click on this link to view](#) the presentation from the Public Information Meeting on April 20th and also the presentation provided is included in your packet.

All of these documents can always be found through the project webpage at <https://mcfarlandmunicipalcampusplan.squarespace.com/>

Please see below the background/history for this project. This was presented as part of the initial meeting in May of 2022 and carried forward within these memos for reference as background regarding the years of consideration thus far put towards this project.

Most of our current facility utilization came out of planning that began in and around 1995 through a Facilities Study Subcommittee that helped plan out the implementation of the current Municipal Center and Public Works facility. The current Library facility was also in its early planning stages as well during this time. The Village took occupancy of the Municipal Center in 2000 while the Library was completed a few years later.

Discussions surrounding the addition of community center style spaces to the Municipal Center began in and around 2008 through the creation of an Ad-Hoc Facilities Study Committee. This group's work began to look at the current spaces and talk about how changes could be made to address additional needs to support Senior Outreach, Youth Center, and Food Pantry.

Discussions amongst this group continued through 2014. This was Committee led by the individuals appointed to the group and they had limited consulting resources provided to study the changes desired. Some of this work was used as part of discussions with the School District to see if community center spaces as was planned through these past efforts could be worked into the District's 2016 referendum question. The District was planning for the referendum in 2014/2015 at the time and did include discussions on the community center within their planning process. The idea did not advance within their planning process when the referendum was passed for their school projects in 2016.

The Village Board moved forward with a Facilities Master Plan process in 2017 to better account for space needs across all Departments including the Youth Center (external agency). This work was completed in combination with the Architect from the Municipal Center project, Staff, and the Facility Master Plan Steering Committee. The Committee was made up of a combination of Village Board members and residents from different Committees (i.e. Public Works Committee,



Senior Outreach Committee, etc.) The work here was high level planning meant to address current deficiencies with our facilities, talk about future needs (planned 10 years out), and provide different ideas/options to consider in the future to address growth. There were locations studied as part of this work as well as floor plan adjustments to consider adding a second floor to the Municipal Center to add the community center spaces uses while also accommodating growth of other Departments. The full plan link is available later in this memorandum. This plan was important as it laid the ground work for the challenges we are faced within our facilities and established the idea that one of the public safety users needed to move out in order to accommodate adding the community center to the Municipal Center.

Continued planning through the Steering Committee went into 2018 but was regularly challenged by how to fit all the space needs into the available foot print with the biggest challenge being the continued inclusion of the Fire and Rescue Department within the Municipal Center. To that end, a Public Safety Analysis was completed in 2019 to further study the future of these Departments and provide a recommendation on their space needs as well as their operations. [Please click this link to view the Public Safety Analysis.](#) Through this study, it was recommended that both Police and Fire/Rescue move out of the Municipal Center along with Municipal Court and that they be properly established within a new facility that is planned for use over several decades. This would address their challenges they currently face with the existing facility and also better position the Community Center to be constructed within the areas they vacate. We were able to work out the location of the new facility in 2019/2020 as a land swap with the School District and hired the architect for the new Public Safety Center in 2020.

Construction on the new Public Safety Center began in October of 2021. Its timeline for completion is presently estimated in June of 2023. By that time, the current public safety spaces within the Municipal Center will be fully vacant and be available for repurposing as is desired in accordance with the master plan we are developing. Looking ahead, this planning process is anticipated for completion in May of 2023. The design/bidding process could begin in the Fall of this year which will then take about a year to complete. Bidding and contract award are feasible prior to the end of 2024 which construction slated to follow at the very end of next year or early in 2025. Actual construction then is about a 12 month process in order to take occupancy in late 2025 or early 2026. Timing for this project can be fluid though, this future schedule is meant to provide perspective and allow for discussion in concept. It is not a request or requirement, just a guide.

FINANCIAL/BUDGET IMPACT:

Costs associated with either option are included within the packet. Tax impacts will be reviewed as part of the meeting and included within the presentation document to be shared.

VILLAGE PLAN REFERENCE:

[2017 Facilities Master Plan](#) - This plan created the idea of a public safety use moving out of the existing location to make room for the Community Center. This latest plan will further study that concept in greater detail knowing the full extent of the space availability. This 2017 effort also established space needs for other Departments that are remaining within the facility and those estimates will be revisited as a result of this work.



2022 Library Space Needs Study (Final) - This plan was accepted by the Library Board at its meeting in July of 2022 as it considered options for facility improvements. The work of this Master Plan does not need to revisit this work, but simply understand it as background and relate to it as practicable.

2022-2023 McFarland Strategic Implementation Plan - This plan sets the goals and objectives approved by the Village Board. The work within the Master Plan presents one of the highest priorities of the board in the coming year and Action Step (i) within Goal A specifically states to complete the Master Plan in order to help guide future decisions on use of the facility.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

No action needed on this item. Presented for discussion within this meeting.

Next steps will be to bring the draft report together and share with the Village Board for review. Presently we are scheduled to consider acceptance of this plan at our meeting on May 23, 2023.

ATTACHMENTS:

1. 2023_0414+Plans+and+Images+for+City+Meeting+LR+11x17
2. 2023_0407++Program+Areas
3. 20230331+-+McFarland+Municipal+Center+-+Single+Story+Addition+Budget
4. 20230331+-+McFarland+Municipal+Center+-+Second+Story+Addition+Budget
5. 04202023 Public Information Meeting Presentation

PROJECT GOALS



Integrated Public Space



Top Survey Result: Natural Landscape



Character of Indoor Space Exposed Ceiling



Connect Indoor and Outdoor Space

- Adaptive reuse of the Municipal Building into a Community Center, various Village services together.
- Enhance and create a downtown center connecting the Library, Community Center, and Outdoor Spaces through an integrated accessible plan.
- Identify opportunities for more efficient utilization of space through shared use flexible spaces.
- Public engagement using surveys and in-person workshop with staff and the Village Board.
- Working sessions to establish current and future space needs.
- Align with the Villages Near-Term, Mid-Term and Long-Term sustainability goals. (highlights below)
 - ☐ Utilize native landscaping on municipal properties that are not used for recreational purposes.
 - ☐ Native landscaping in buffer areas around surface water and wetlands
 - ☐ Create a second community garden.
 - ☐ Protection of green spaces that play a key role in water infiltration
 - ☐ Install rain barrels at all municipal facilities and use the collection for watering.
 - ☐ During road or public parking lot reconstruction, develop a plan for reduction of paved surfaces or inclusion of permeable pavement where possible.
 - ☐ Bike parking for all new commercial and multi-family buildings.
 - ☐ Reduce minimum off-street parking requirement, or add parking maximums for new development to limit excess pavement.
 - ☐ Provide electric vehicle charging station at municipal facilities.

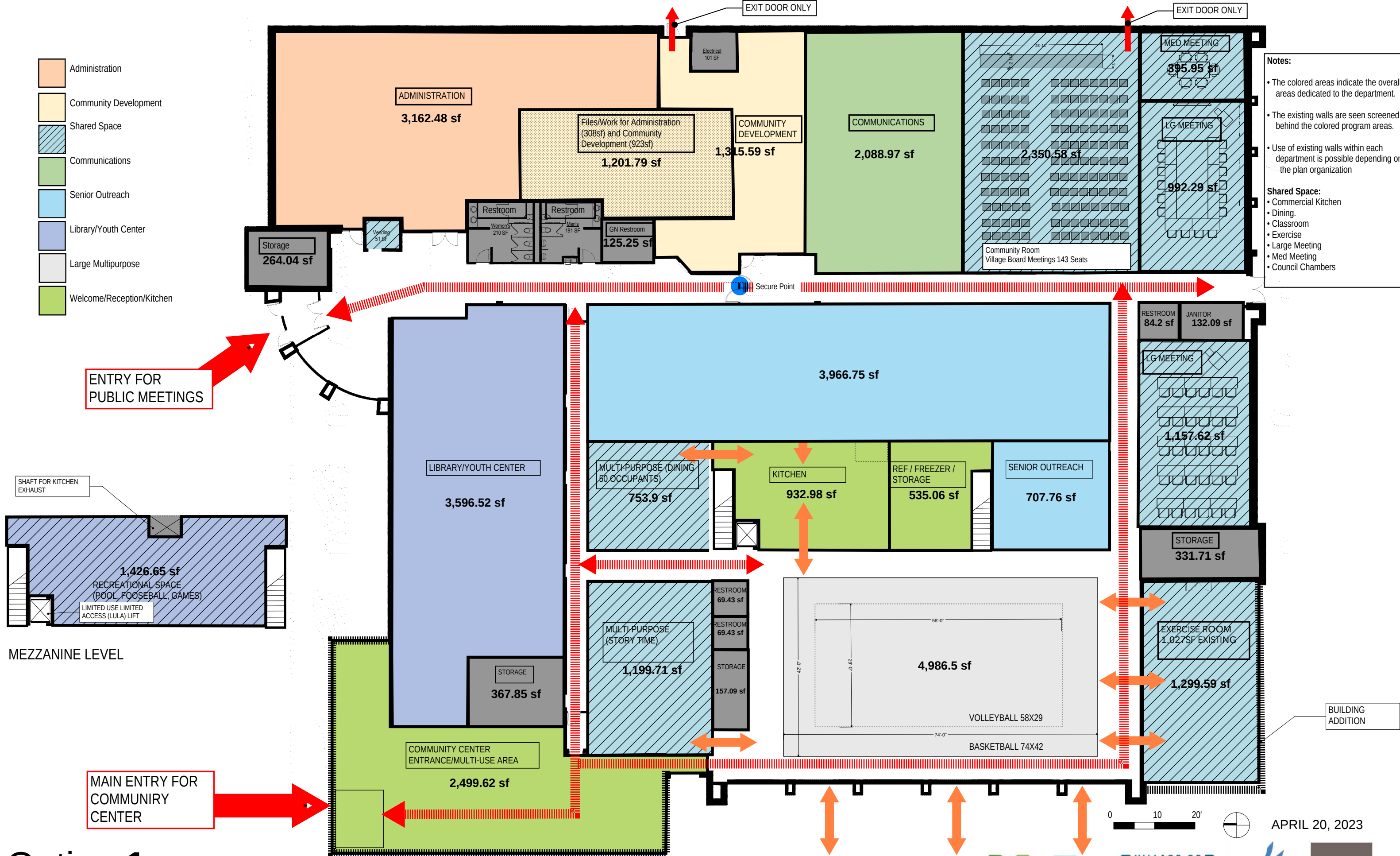
SURVEY AND PUBLIC INPUT



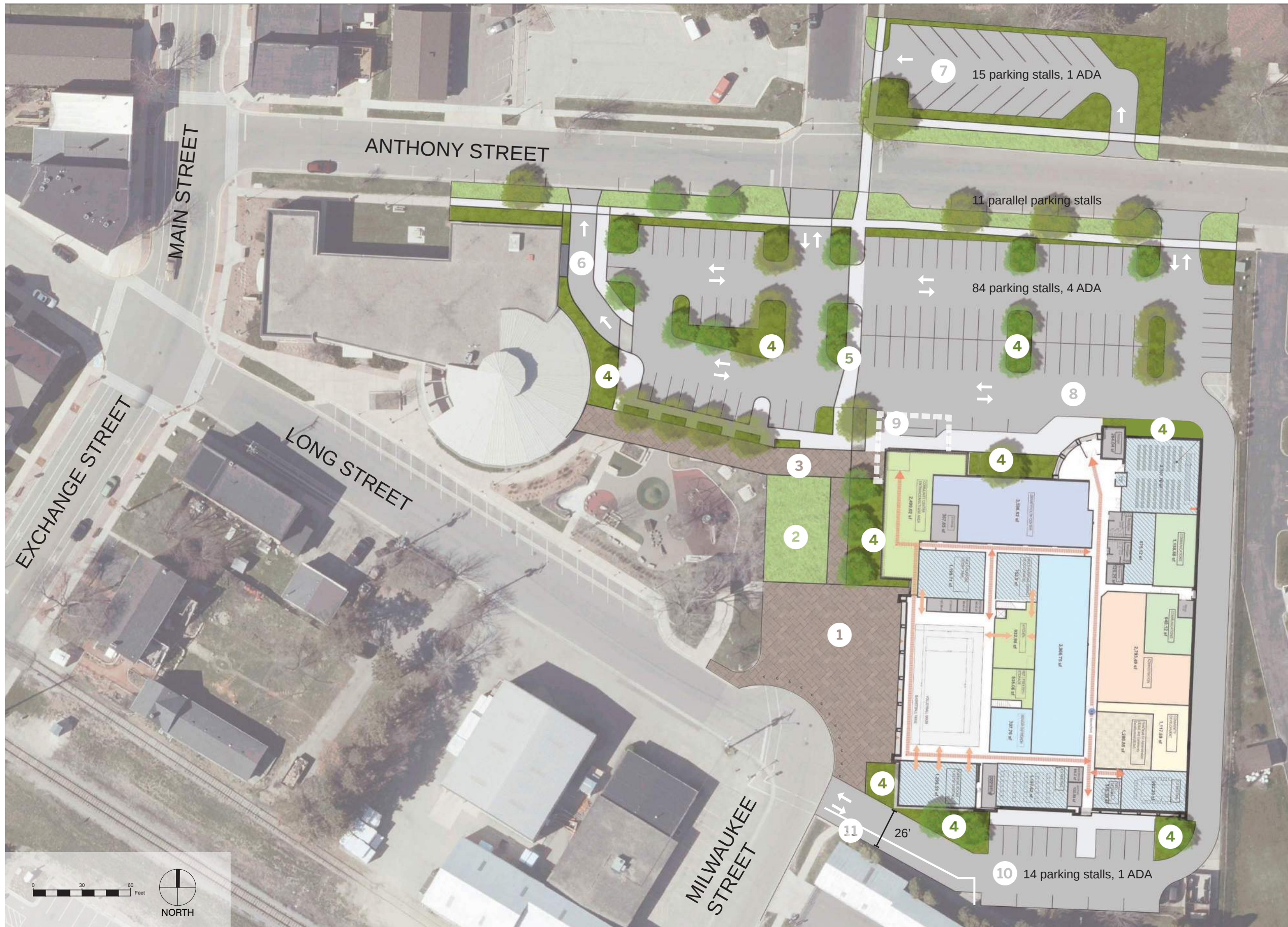
- Close Milwaukee Street to create a connection between the Library and the Community Center.
- Incorporate grass for seating and activity. Paved areas for seating and community functions.
- Align with the Villages Near-Term, Mid-Term and Long-Term sustainability goals.
 - ☐ Green infrastructure and design elements.
 - ☐ Stormwater management.
 - ☐ Photovoltaics
 - ☐ Green roofs when appropriate
 - ☐ Adaptive reuse.
- Flexible interior spaces with multiple uses.
- Universal accessibility on the site and interior spaces.
- Provide areas with exercise equipment that can be used by all users of the Community Center.
- Kitchen for meal preparation.
 - ☐ Senior program.
 - ☐ Youth.
 - ☐ Events.
 - ☐ Teaching diet and meal preparation.

- Administration
- Community Development
- Shared Space
- Communications
- Senior Outreach
- Library/Youth Center
- Large Multipurpose
- Welcome/Reception/Kitchen

- Notes:**
- The colored areas indicate the overall areas dedicated to the department.
 - The existing walls are seen screened behind the colored program areas.
 - Use of existing walls within each department is possible depending on the plan organization
- Shared Space:**
- Commercial Kitchen
 - Dining
 - Classroom
 - Exercise
 - Large Meeting
 - Med Meeting
 - Council Chambers



Option 1 First Floor Plan (One Story)
McFarland Municipal Campus Plan



LEGEND

- PLAZA PAVING,
up to 10,000 sf pervious pavement
contributing to stormwater management
and TSS removal requirements
- PEDESTRIAN PAVING
- PARKING LOT PAVING
- LANDSCAPING
up to 2,300 sf infiltration gardens
contributing to stormwater management
and TSS removal
- LAWN

NOTES

ONE STORY REMODEL OF COMMUNITY CENTER

- 1 GATHERING PLAZA
- 2 GATHERING LAWN
- 3 ENHANCE CONNECTION
BETWEEN LIBRARY AND
COMMUNITY CENTER
- 4 NATIVE PLANT GARDEN
- 5 PROTECTED SIDEWALK
THROUGH PARKING
- 6 BOOK DROP - NARROW
LANE TO IMPROVE
'LEGIBILITY OF USE'
- 7 ANTHONY STREET
PARKING LOT
- 8 RECONFIGURED PARKING LOT
- 9 ACCESSIBLE DROP OFF/
LOADING ZONE WITH ROOF
- 10 STAFF PARKING LOT
- 11 MULTIUSE TRAIL STRIPING

Option 1 - First Floor Additions

McFarland Municipal Campus Plan

APRIL 20, 2023

McFarland VILLAGE OF
Naturally Connected

SEH

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Option 1

McFarland Municipal Campus Plan

APRIL 20, 2023





APRIL 20, 2023

Option 1
McFarland Municipal Campus Plan

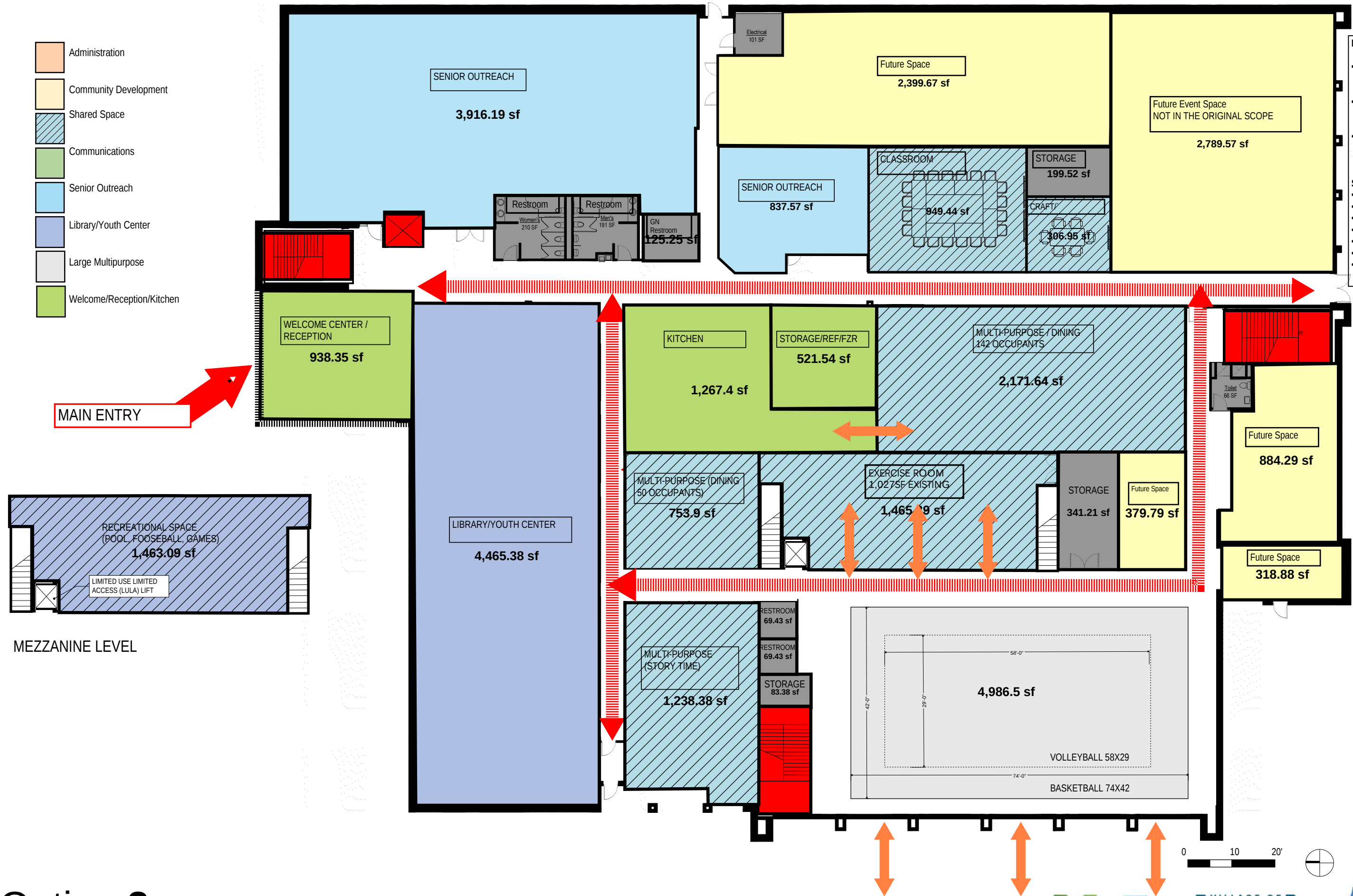


Option 1
McFarland Municipal Campus Plan

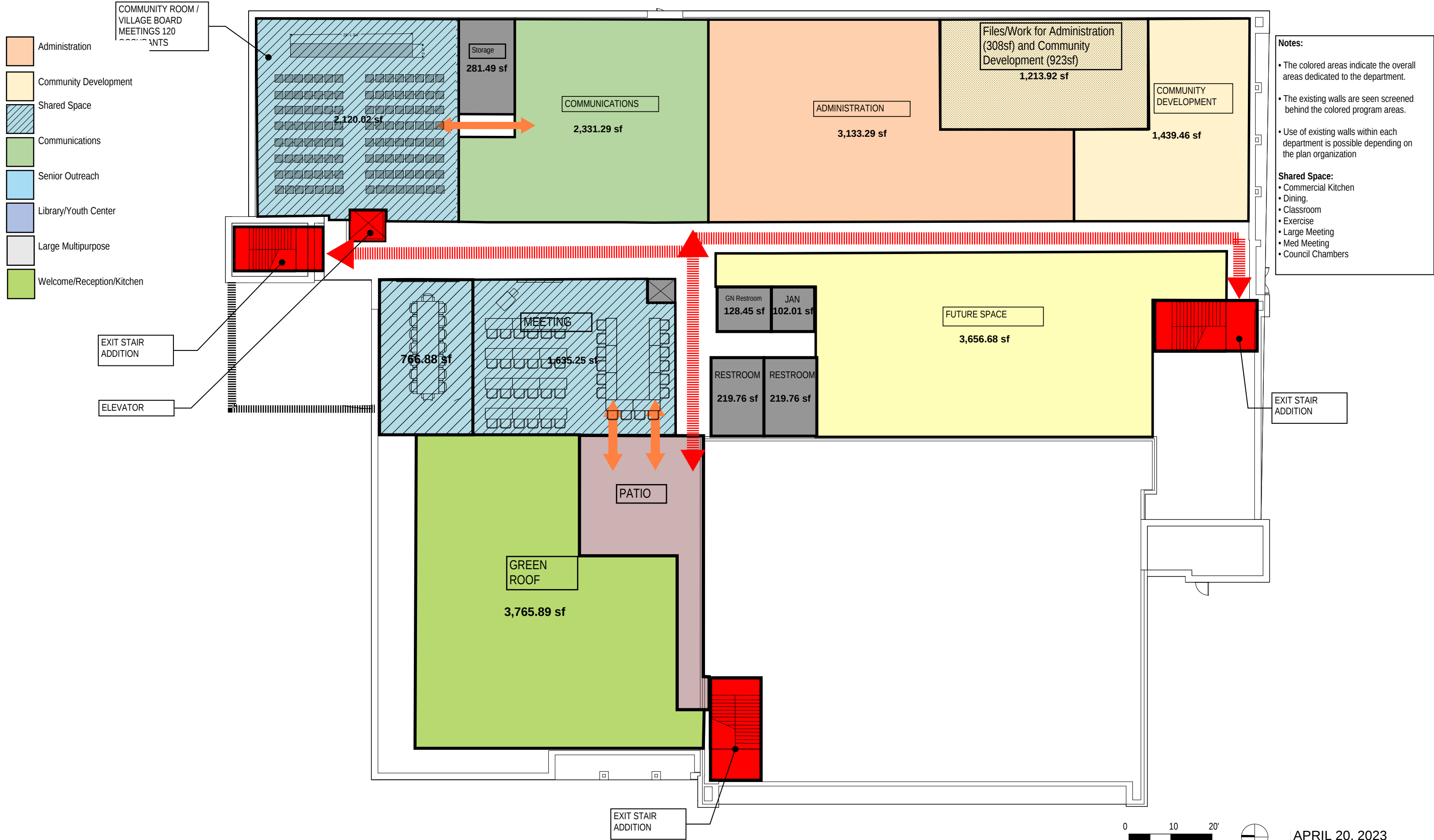
APRIL 20, 2023

- Administration
- Community Development
- Shared Space
- Communications
- Senior Outreach
- Library/Youth Center
- Large Multipurpose
- Welcome/Reception/Kitchen

- Notes:**
- The colored areas indicate the overall areas dedicated to the department.
 - The existing walls are seen screened behind the colored program areas.
 - Use of existing walls within each department is possible depending on the plan organization
- Shared Space:**
- Commercial Kitchen
 - Dining
 - Classroom
 - Exercise
 - Large Meeting
 - Med Meeting
 - Council Chambers



Option 2 First Floor Plan (Two Story)
McFarland Municipal Campus Plan



Option 2 Second Floor Plan (Two Story)
McFarland Municipal Campus Plan



LEGEND

- PLAZA PAVING, up to 6,800 sf pervious pavement contributing to stormwater management and TSS removal requirements
- PEDESTRIAN PAVING
- PARKING LOT PAVING
- LANDSCAPING up to 5,400 sf infiltration gardens contributing to stormwater management and TSS removal
- LAWN
- GREENROOF up to 2,900 sf of greenroof contributing to stormwater management, benefits dependent on section and species selection

NOTES

TWO STORY BUILD-OUT OF COMMUNITY CENTER

- 1 GATHERING PLAZA
- 2 GATHERING LAWN
- 3 SITE LANDSCAPING - POSSIBLE INFILTRATION GARDENS
- 4 OUTDOOR TERRACE AND GREEN ROOF
- 5 ENHANCE CONNECTION BETWEEN LIBRARY AND COMMUNITY CENTER
- 6 PROTECTED SIDEWALK THROUGH PARKING
- 7 ALIGN PARKING DRIVEWAY WITH MILWAUKEE STREET FOR INCREASED DISTANCE BETWEEN DRIVEWAYS
- 8 RECONFIGURED PARKING LOT
- 9 ANTHONY STREET PARKING LOT
- 10 STAFF PARKING LOT
- 11 BOOK DROP - NARROW LANE TO IMPROVE 'LEGIBILITY OF USE'

Option 2 - Second Story Buildout

McFarland Municipal Campus Plan

APRIL 20, 2023





Proposed Library Addition

APRIL 20, 2023

Option 2

McFarland Municipal Campus Plan



APRIL 20, 2023

Option 2
McFarland Municipal Campus Plan



Option 2
McFarland Municipal Campus Plan

APRIL 20, 2023



McFarland Community Center

4/7/2023

Space Needs Summary

2022 Programming				2017 Master Plan	Program Change
	NSF	GSF	Notes	GSF	
Senior Center Total Dedicated Space	2,917	4,488	Dedicated to use		
Shared Space	6,234	9,591	Can be shared with the Community Center		
Total Senior Center Space	9,151	14,078		5,414	38.46%
Administration Total Dedicated Space	2,371	3,736	Dedicated to use		
Shared Space	1,235	1,900	Can be shared with the Community Center		
Total Administrative Space	3,606	5,636		3,705	65.73%
Community Dev Total Dedicated Space	952	1,465	Dedicated to use		
Shared Space	980	1,508	Can be shared with the Community Center		
Total Community Dev Space	1,932	2,972		2,549	-1.10%
Communications Total Dedicated Space	1,397	2,149	Dedicated to use		
Shared Space	120	185	Can be shared with the Community Center		
Total Communications Space	1,517	2,334		1,865	79.91%
Youth Center Total Dedicated Space	428	658	Dedicated to use		
Shared Space	4,420	6,800	Can be shared with the Community Center		
Total Youth Center Space	4,848	7,458		8,975	-1.20%
Library Total Dedicated Space	1,650	2,538	Dedicated to use		
Shared Space	2,450	3,769	Can be shared with the Community Center		
Total Library Space	4,100	6,308		6,308	27,310 Library Master Plan separate
School District Dedicated Space	0	0	Dedicated to use		
Shared Space	8,035	12,362	Can be shared with the Community Center		
Total School District Space	8,035	12,362			
Total Community Center Dedicated Area	9,715	21,094	This number will be verified		
Total Community Center Shared Area	23,474	36,114	This shared number will need to be adjusted down to accommodate sharing of spaces and space efficiency. The School district is included in GSF		
Total Area	33,189	57,208	This shared number will need to be adjusted down to accommodate sharing of spaces and space efficiency	28,816	
Total Area without School District	25,154	44,846	All areas larger except Youth Center and Library is included. Sr Center is the largest increase. Need to account for shared spaces.	28,816	

Total area will need to be updated to include common restrooms, Kitchen, Meeting rooms, storage

29592.94

McFarland Municipal Center Master Plan

4/7/2023

Senior Outreach

	QTY	2021 Study Area(1)	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Case Management							
Director Office	1	14x18	12x15	180	277	N	
Future TBD	1.0	10x12	10x12	120	185	N	Set up as a front office, maybe not separate space.
Volunteer/Outreach Office	1	14x18	10x12	120	185	N	Areas with open offices space for 2 workstations
Case Manager	2	14x18	12x15	360	554	N	Room for Meetings with family
Conference Room	1		10x12	120	185	Maybe	Private meetings for Case Manager and staff. Resource area.
Admin Assistant	0.5		8x8	64	98	Maybe	Desk at Entry, may be shared with Community Center TBD.
Total Case Management	6.5			964	1,483		

Nutrition Program

Nutrition Office	1	10x12	10x12	120	185	N	
Commercial Kitchen	1	20x40	20x40	800	1,231	Y	Can be shared with Community Center. With storage within. 55 up to 75 meals. Steam Table
Loading	1			432	665	N	Would prefer to be away from back alley and protected. Size to be determined
Storage	1	15x15	15x15	225	346	N	Secure. Size to be determined. Decorations and other for Sr Outreach. Could combine with Loan.
Refrigeration	1	10x12	10x12	120	185	N	Size to be determined. 2 commercial size. Separate from general use.
Freezer	1	10x12	10x12	120	185	N	Size to be determined. 2 commercial size. Separate from general use.
Laundry	1	8x10	8x10	80	123		Residential grade washer and dryer.
Volunteer Space	1	10x10	10x10	100	154		One computer sign in. Space for 5 volunteers. Personal belongings. Clip boards for routes. Messages.
Dining	1	47x47	47x47	2,250	3,462	Y	Seating for 150 accommodate special needs. Semi-Designated can be used for other uses. Plan for 15sf per person. Prefer not to share with board meetings. Stage. Can be partitioned. Food in at 10 done by 1:30
Dining Storage		10x20	10x20	200	308	N	Table and chair storage. Accommodate other storage uses. 6/8ft tables.
Indoor Lounge Area	1	20x25	20x25	500	769	Maybe	Separate food/kitchen area. Could have salad bar or breakfast area. Maybe a food cart for short term rentals.
Total Nutrition Program	10			4,947	7,611		

Health and Wellness

Coordinator	0.5	8x8	8x8	64	98	N	
Classroom	1	38x38	31x31	1,000	1,538	Y	50 Occupants. Set up to record and broadcast. 20 sf per person
Exercise	1	50x50	31x31	1,000	1,538	Y	50 Occupants. Set up to record and broadcast. 20 sf per person
Exercise Storage	1	15x15	200	200	308	Y	Outdoor games, connect 4, bags, bocci ball, golf, canopy tent, coolers
Treatment Room	1	10x10	10x10	100	154	N	Designated for BP, weigh in, foot care, diabetic monitoring. Access to waiting and restroom
Loan Closet	1	16x16	16x16	256	394	N	Close to the Admin Assistant. Combine with line 23 and cleaning supplies for equip.
Area to clean/sanitize equip		10x10	10x10	100	154	N	Close to the Loan Closet and outdoor. Floor drain/plumbing.
Storage	1	10x10	10x10	100	154	N	Designated for instructors
Restroom	2	7.5x8	7.5x8	120	185	N	All Gender close to Treatment Room
Waiting	1	10x10	10x10	100	154	Maybe	Close to the Admin Assistant.
Total Health and Wellness	9.5			3,040	4,677		

Recreational Programming

Craft Room	1			200	308	Y	Consider a shared space with the Community Center.
Open Area	1				0	Y	No general program area in the space needs
Total Recreational Programming	2			200	308		

Total				9,151	14,078		
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Outdoor Area	1			1,000	1,000	Y	Not included in SF totals
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Senior Outreach Total Dedicated Space				2,917	4,488		
Shared Space				6,234	9,591		Can be shared with the Community Center
Total Senior Outreach Space				9,151	14,078		

1. Senior Outreach completed an in-depth space needs in 2021. These are the spaces listed. When applicable the 2017 area requirements were used.

McFarland Municipal Center Master Plan

4/7/2023

Administration

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Positions							
Village Administrator	1	22x12	22x12	264	406	N	Room for 6' desk credenza, side table and 4 person meeting table
Deputy Village Administrator	1	22x12	22x12	264	406	N	Room for 6' desk credenza, side table and 4 person meeting table
Clerk	1	12x18	12x18	216	332	N	Is there a need for a meeting table
Finance	1	12x18	12x18	216	332	N	Is there a need for a meeting table
Human Resources	1	12x18	12x18	216	332	N	
Admin	1.0	6x8	6x8	64	128	N	Desk at Entry. 50% efficiency
Admin	1.0	6x8	6x8	64	128	N	Department support within 10 years. 50% efficiency
Admin	1.0		6x8	64	128	N	Community Center Support 10 year Staffing. 50% efficiency
Total Positions	8.0			1,368	2,193		

Support Spaces

Waiting	1	210	210	210	323	Maybe	Can be shared with Community Center. 95% efficiency
Conference Room A	1	20x32	20x32	645	992	Y	
Medium Conf Room	1		15x20	300	462	Y	
Storage	1	170	170	170	262	N	Secure
Shared Work Room	1	320	320	320	492	N	
File Storage	1	200	200	200	308	N	
Break Room	1	185	185	185	285	N	
Mothers Room	1		80	80	123	Maybe	
Total Support Spaces	8			2,110	3,246		

Restrooms

Gender Neutral	1		8x8	64	98	N	Dedicated for staff. 95% efficiency
Gender Neutral	1		8x8	64	98	N	Dedicated for staff. 95% efficiency
Total Restrooms	2			128	197		

Total	18.0			3,606	5,636		
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Administration Total Dedicated Space				2,371	3,736		
Shared Space				1,235	1,900		Can be shared with the Community Center
Total Administrative Space				3,606	5,636		



McFarland Municipal Center Master Plan

4/7/2023

Community Development

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Positions							
Director	1.0	12x18	12x18	216	332	N	Room for 6' desk credenza, side table and 4 person meeting table
Community Dev Specialist	1.0	16x15	10x12	120	185	N	Workstation in the files/reception area
Building Inspector	1.0	16x15	10x12	120	185	N	4 person meeting table
Commercial Elec Inspector I	1.0	6x8	8x8	64	98	N	
Associate Planner	1.0		10x12	120	185	N	
Planner/Zoning Administrator	1.0	10x18	10x12	120	185	N	Long term position
Building Inspector II	1.0		8x8	64	98		Long term position
Community Development Clerk	1.0		8x8	64	98	N	Long term position
Open Work station (intern)	1.0	6x8	8x8	64	98	N	Long term position
Total Positions	8.0			952	1,465		

Support Spaces

Waiting	1	180	180	180	277	Maybe	Can be shared with Community Center, increase if shared.
Files/Reception	1	400	600	600	923	Y	Would prefer to away from back alley and protected.
Medium Conf Room	1	165	200	200	308	Y	
Total Support Spaces	3			980	1,508		

Total	11.0			1,932	2,972		
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Community Dev Total Dedicated Space				952	1,465		
Shared Space				980	1,508		Can be shared with the Community Center
Total Community Dev Space				1,932	2,972		

Need access to restrooms including gender neutral



McFarland Municipal Center Master Plan

4/7/2023

Communications/IT

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Positions							
Communications Tech Director	1	8x8	8x8	64	98	N	
Communications Specialist	1	6x8	6x8	64	98	N	
Sr Audio Visual Technician	1	6x8	6x8	48	74	N	
Audio Visual Technician	2	6x8	6x8	48	74	N	
Network IT	1	6x8	6x8	48	74	N	
Future Staff	1.0		6x8	64	98	N	
Total Positions	7.0			336	517		

Support Spaces

Control Room	1		10x15	150	231	N	Used during meetings will need 2 control stations. Ideal close to meeting rooms
Production Storage	1		10x12	120	185	N	Boxes for computers
Work Area	1		10x12	120	185	N	Work on Computers
Production Studio	1	14x20	14x20	280	431	N	like a green room no windows sound proof. Rig lighting from ceiling. Would like to be able to do local access programs
Server Room	1		10x10	100	154	N	Need to expand current
IT Closet	1	74	74	74	114		Space for 2 open workstations
Editing	1	112	120	120	185	Y	Editing of content. Provide 1 work station for community use
Storage		217	217	217	334	N	
Total Support Spaces	7			1,181	1,817		

Total	14.0			1,517	2,334		
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Communications Total Dedicated Space				1,397	2,149		
Shared Space				120	185		Can be shared with the Community Center
Total Communications Space				1,517	2,334		

Need access to restrooms including gender neutral



McFarland Municipal Center Master Plan

4/7/2023

Youth Center

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Administration							
President MYC Board of Direc	1						
Managing Director	0.75	14x18	12x15	180	277	N	
Asst Director	1	8x8	8x8	64	98	N	
Support	1	4x8	4x8	32	49	N	
Admin Assistant	0.5		4x8	32	49	N	
Total Administration	4.3			308	474		

Support Spaces

Kitchen	1	320	320	320	492	Y	
Quiet Reading Room	1	300	320	320	492	Maybe	Storage area for supplies and books
Quiet Room (Special needs)	1	300	320	320	492	Maybe	25sf per student, 12.8 students per room
Restrooms	1	300	320	320	492	Y	
Storage for Students	1	20	20	20	31	N	Cubicles along circulation
Storage for operations	1	140	10x10	100	154	N	
Front Desk Area	1		300	300	462	Y	Can be shared need space for gathering
Computer Area	1	150	180	180	277	Y	10-12 computers
Recreational Indoor Space	1	1800	1800	1800	2,769	Maybe	Recreation fooseball or hockey. Located in the new Gym/Multi Purpose
Programming Areas	1	860	860	860	1,323	Maybe	Arts, Crafts, science 20 kids at a time. In one of the shared rooms.
Total Support Spaces	10			4,540	6,985		

Total	14.3			4,848	7,458		
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Outdoor Programming

Outdoor Area	1			1,250	1,250	Y	Tables and chairs 25-50. 25sf per person
Bike Racks	1					Y	
Outdoor Storage Shed	1	120	120	120	120	Y	Secure area for crafts 4-8 tables. 32 occupants 25sf per person
Total	3			1,370	1,370		Not Included in SF Totals

Youth Center Total Dedicated Space				428	658		
Shared Space				4,420	6,800		Can be shared with the Community Center
Total Youth Center Space				4,848	7,458		

Need access to restrooms including gender neutral



McFarland Municipal Center Master Plan

4/7/2023

Library

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Support Spaces							Taken from Library Master Plan 2021
Express Library	1	1000	1200	1200	1,846	N	Collections
Storage Room	1	150	150	150	231	N	Crafts and musical items 72" high shelving
Craft Room	1	250	250	250	385	Maybe	Areas with open offices space for 2 workstations
Work Center Office for Staff	1	300	300	300	462	N	
Meeting Room for 220-250	1	2200	2200	2,200	3,385	Y	Can be shared but will need access for story time
Total	5.0			4,100	6,308		

Library Total Dedicated Space				1,650	2,538		
Shared Space				2,450	3,769		Can be shared with the Community Center
Total Library Space				4,100	6,308		

Need access to restrooms including gender neutral



McFarland Community Center

4/7/2023

School District

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Case Management							
Legacy Academy	1		400	400	615		Room for activities
Commercial Kitchen	1			TBD	0	Y	Access to regular Kitchen
Staff	1		10x12	120	185	Maybe	Areas with open offices space for 2 workstations
Indoor Recreation Area	1.0		7515	7,515	11,562	Y	Trampoline, Turf surface for baseball/softball. Basketball. Other athletics/activities. Weights
Total	4.0			8,035	12,362		

Senior Center School District Space				0	0		
Shared Space				8,035	12,362		Can be shared with the Community Center
Total School District Space				8,035	12,362		

Need access to restrooms including gender neutral

These spaces are tracked but may all be shared space no dedicated.

BUDGET

Project Name: McFarland Municipal Center - Single Story Budget

Date: 3-31-2023

SCOPE DESCRIPTION

Perimeter of Total Building	890
Perimeter of Addition	240
Total SQFT	41350
Duration (Months)	12

DESCRIPTION OF WORK COMMENTS

Building Construction Concept Budget 3-31-2023

Division 2 - Existing Conditions			
1	Interior Demo	\$	218,076 Interior walls, flooring, ceilings, casework demo
2	Demo Interior Slab On Grade	\$	116,350 Slab demo at old vehicle bays and new plumbing trench
3	Building Enclosure	\$	25,000 Temporary building enclosure at new addition
4	Asbestos Removal		EXCLUDED
5	Division 2 - Existing Conditions	\$	359,426
Division 3 - Concrete			
6	Building Foundation	\$	120,000 New Building Foundation at addition
7	Building Slabs	\$	144,360 4" slab at areas removed and new addition
8	Concrete Topping	\$	12,113 4" topping at new mez. Level
9	Precast Concrete Plank	\$	78,270 Mez. Plank and addition SQFT
10	Concrete Testing		EXCLUDED
11	Cold Weather Protection for Concrete		EXCLUDED
12	Rebar	\$	12,000 Foundation rebar
13	Division 3 - Concrete	\$	366,743
Division 4 - Masonry			
14	Brick Veneer	\$	274,120 New brick veneer at addition
15	CMU Interior Walls	\$	210,184 New CMU walls at addition and interior load bearing walls for new Mez. Framing
16	CMU at Dumpster Enclosure		EXCLUDED
17	Cast Stone Coping/Sills		EXCLUDED
18	Spray Air/Vapor Barrier	\$	27,412 Spray air/vapor barrier behind new brick veneer
19	Cold Weather Protection for Masonry		EXCLUDED
20	Division 4 - Masonry	\$	511,716
Division 5 - Metals			
21	Structural Steel	\$	150,000 New steel columns and beams at addition
22	Canopy Steel	\$	68,250 Allowance for new steel canopy
23	Steel Testing and Inspections		EXCLUDED
24	Steel Erection	\$	104,250 Steel erection
25	Division 5 - Metals	\$	322,500
Division 6 - Wood, Plastics and Composites			
26	Rough Carpentry	\$	134,397 Misc. Interior and exterior blocking
27	Vertical Transition Strip		EXCLUDED
28	Finish Carpentry	\$	300,000 Allowance for new casework, trims, panels, etc.
29	Reception Desk	\$	120,000 Allowance for new reception desk.
30	Hazardous materials	\$	17,000 New solid surface window sill throughout the building
31	Temp. Office for the Village	\$	9,000 Solid surface vanities at new bathrooms
32	Division 6 - Wood, Plastics and Composites	\$	580,397
Division 7 - Thermal & Moisture Protection			
33	Waterproofing		EXCLUDED
34	Waterproofing At Elev. Pit		EXCLUDED Existing pit was designed in original building
35	Perimeter Insulation	\$	2,880 Foundation Insulation
36	Batt Insulation		INCLUDED Included in Div. 9 - Metal Stud Framing
37	Spray Foam Insulation	\$	3,840 Insulation at parapet new walls
38	Fire Proofing		EXCLUDED
39	Fire Safing		EXCLUDED
40	Remove and Replace Membrane Roofing	\$	1,107,360 Demo existing EPDM roof and replace with new
41	Membrane Roofing At Addition	\$	116,000 EPDM Roof at new addition and canopy
42	Green Roof		EXCLUDED See add alternate below
43	Canopy Soffit	\$	78,000 Metal canopy soffit panels
44	Sheet Metal Flashing	\$	26,700 Roof sheet metal flashings
45	Caulking and Sealants	\$	7,476 Caulking between materials
46	Division 7 - Thermal & Moisture Protection	\$	1,342,256

SCOPE DESCRIPTION

Perimeter of Total Building	890
Perimeter of Addition	240
Total SQFT	41350
Duration (Months)	12

DESCRIPTION OF WORK			COMMENTS
Division 8 - Openings			
47	HM Frames	\$ 175,000	Mixture of 3' and 6' wide door frames
48	HM Borrowed Lite Frames	\$ -	
49	HM Doors	\$ -	
50	Wood Doors	\$ 168,000	Wood doors
51	Access Panels	\$ 10,000	Access panels at ceilings or drywall walls
52	Sectional overhead garage doors	\$ 45,000	Assume existing doors will remain
53	Remove Existing Overhead Garage Doors	\$ 4,500	(3) new Standard R-7 Insulated Steel Doors with three rows of 1/4" clear lexan inserts storefront entrance and windows on new addition only. Assumes existing windows to remain.
54	Aluminum Storefront	\$ 106,800	
55	Aluminum Windows	EXCLUDED	
56	Aluminum Doors	\$ 20,000	New aluminum entrance doors at addition.
57	Finish Hardware	\$ 224,000	Interior door hardware
58	Auto Door Operators	\$ 5,000	New auto door operators at addition
59	Interior Glazing	\$ 108,000	Interior misc. door and borrow lite glazing
60	Division 8 - Openings	\$ 866,300	
Division 9 - Finishes			
61	Exterior Stud Framing and Sheathing	EXCLUDED	All exterior walls are CMU Load bearing.
62	Exterior Wall Furring	\$ 106,800	Exterior wall furring and gypsum board
63	Interior Metal Studs and Drywall	\$ 584,000	Interior stud walls with batt insulation
64	Canopy Soffit Framing	\$ 25,350	framing for new canopy metal panel attachments
65	Drywall Ceilings	\$ 107,510	Assumes 20% of ceiling area to be drywall
66	Lobby Finishes Allowance	EXCLUDED	
67	Quarry Tile Flooring	EXCLUDED	
68	Floor and Wall Tile	\$ 46,575	Tile flooring at kitchen and bathrooms
69	Acoustical Ceiling	\$ 186,075	Assumes 75% of ceiling area to be acoustical ceilings
70	Acoustical Wall Panels	\$ 60,000	Allowance for acoustical wall panels - Similar to McFarland Public Safety Building
71	Specialties Ceilings	\$ 124,050	Assumes 5% of ceiling area to be of some kind of specialties ceilings
72	Carpeting	\$ 134,750	Carpet at all rooms except main corridors, kitchen, and gym
73	LVT	\$ 24,600	LVT at all main corridors
74	Gym Flooring	\$ 128,220	Vulcanized Rubber Floor (OSST Team Play)
75	Sealed Concrete	\$ 1,300	Sealed concrete at storage rooms
76	Painting	\$ 183,900	Paint walls and drywall ceilings
77	Wall Coverings	EXCLUDED	
78	Division 9 - Finishes	\$ 1,713,130	
Division 10 - Specialties			
79	Mark boards and Tack boards	\$ 32,000	General allowance for marker boards
80	Toilet Compartments	\$ 20,000	New Toilet compartments at restrooms
81	Corner Guards	\$ 15,000	General allowance for new corner guards
82	Wall Protection	EXCLUDED	
83	Interior Signage	\$ 16,800	Interior room signage
84	Exterior Signage	EXCLUDED	
85	Fire Extinguisher Cabinets	\$ 7,000	Code compliant fire extinguishers
86	Toilet Room Accessories	\$ 7,700	Grab bars, paper towel disp., soap disp. Etc.
87	Flag Pole	EXCLUDED	
88	Division 10 - Specialties	\$ 98,500	
Division 11 - Equipment			
89	Loading Dock Equipment	EXCLUDED	
90	Residential Appliances	EXCLUDED	
91	A/V Equipment, Ceiling Mounted Projector	EXCLUDED	By Owner
92	Gym Equipment	\$ 25,000	(2) Basketball Hoops, (1) Volleyball system, Excludes wall pads
93	Scoreboards	EXCLUDED	
94	Projection Screens	EXCLUDED	
95	Division 11 - Equipment	\$ 25,000	
Division 12 - Furnishings			
96	Window Coverings	\$ 24,600	Manual mecho shades at exterior windows
97	Interior Lobby Furniture	EXCLUDED	
98	Kitchen Equipment	\$ 300,000	Community kitchen
99	Entrance Floor Mats and Frames	EXCLUDED	
100	Division 12 - Furnishings	\$ 324,600	

SCOPE DESCRIPTION

Perimeter of Total Building	890
Perimeter of Addition	240
Total SQFT	41350
Duration (Months)	12

DESCRIPTION OF WORK	COMMENTS
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Division 14 - Conveying	
101 LULA Lift	\$ 70,000 At new mez. Framing
102	\$ 70,000
Division 21 - Fire Suppression	
103 Fire Protection System	\$ 144,725 Attach to existing fire protection riser and provide new mains and branch lines
104 Division 21 - Fire Suppression	\$ 144,725
Division 22 - Plumbing	
105 Plumbing	\$ 599,575 Plumbing modifications for new layout. Assumes main restroom will remain as is
106 Upgrade Fixtures	EXCLUDED Existing fixtures to remain, new fixtures at new bathrooms
107 Division 22 - Plumbing	\$ 599,575
Division 23 - HVAC	
108 HVAC	\$ 1,654,000 \$35/SQFT would reuse existing units and mains. If a new system is to be installed, more in the 50-55/SQFT range. This would include hot water reheat.
109 Hot Water Reheat System	\$ 206,750
110 Temporary Heat / Equipment	\$ 80,000 Temporary heat
111 Gas Service	EXCLUDED Existing service to remain
112 Division 23 - HVAC	\$ 1,940,750
Division 26 - Electrical	
113 Electrical	\$ 909,700 Existing main service to remain as is. New lighting, power, and switching
114 Communications	\$ 82,700
115 Temporary Electric Power	\$ 50,000
116 Security/Card Access	\$ 135,000
117 Emergency Generator	EXCLUDED
118 Division 26 - Electrical	\$ 1,177,400
Division 1 - General Requirements	
119 Building Permits	\$ 12,405 General building permit
120 Site Plan Approval Fee	EXCLUDED
121 Superintendent	\$ 296,780 Full time onsite Superintendent
122 Project Executive	\$ 40,500
123 Project Management	\$ 147,000 Half time Project Manager
124 Safety Director	\$ 35,100 Part time Safety Director onsite
125 Field Operations Manager	\$ 35,100 Part time Field Operations Manager onsite
126 Project Assistant	\$ 18,090 Part time Project Assistant for office support
127 General Requirements	\$ 240,000 Temporary toilets, progress cleaning, roof/slab barriers, trailers, computers, etc.
128 Insurance	\$ 45,000
129 Temporary Electric Power	INCLUDED ABOVE
130 Temporary Heat / Equipment	INCLUDED ABOVE
131 Construction Fencing	\$ 10,000 Site construction fence
132 Final Construction Cleaning	\$ 10,338 Final cleaning
133 Winter Conditions	\$ 100,000
134 Division 1 - General Requirements	\$ 990,313
135 Building Construction	\$ 11,433,330
Site Development/Utilities	
Division 31 - Earthwork	
136 Earthwork	\$ 150,000 Addition excavation, street removal, general site prep
137 Bio-Retention / Engineered Soil	EXCLUDED
138 Soil Testing	EXCLUDED
139 Dewatering	EXCLUDED
140 Division 31 - Earthwork	\$ 150,000

SCOPE DESCRIPTION

Perimeter of Total Building	890
Perimeter of Addition	240
Total SQFT	41350
Duration (Months)	12

DESCRIPTION OF WORK	COMMENTS
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Division 32 - Exterior Improvements			
141	Site Concrete Paving	EXCLUDED	
142	Curb & Gutter	\$ 66,250	New Curb and Gutter throughout site
143	Sidewalks	\$ 122,700	New sidewalks all around the building
144	Bollards	\$ 72,000	
145	Asphalt Paving	\$ 167,500	Mill and overlay existing asphalt parking lot
146	Bicycle Racks / Benches / Tables	\$ 60,000	Misc. Exterior furniture
147	Brick Pavers	\$ 307,900	Unilock brick pavers
148	Landscaping	\$ 200,000	General allowance for new seed/plantings
149	Pedestrian Lighting	\$ 108,000	
150	EV Charging Station	\$ 180,000	Level 2 or 3 charging station
151	Parking Lot Lighting	\$ 75,000	addition light fixtures for new site improvements
152	Division 32 - Exterior Improvements	\$ 1,359,350	
Division 33 - Utilities			
153	Water Lateral Extension	EXCLUDED	Assumes existing service to remain
154	Sanitary Sewer Extension	EXCLUDED	Assumes existing service to remain
155	Storm Sewer	EXCLUDED	Assumes existing service to remain
156	Division 33 - Utilities	EXCLUDED	
157	Site Development/Utilities	\$ 1,509,350	
Summary			
158	Building Construction	\$ 11,433,330	
159	Site Development/Utilities	\$ 1,509,350	
160	Construction Contingency (10%)	\$ 1,294,270	
161	Escalation (6%)	\$ 776,570	Typically 3% per year but has varied with Covid
162	Construction Management Fee (3%)	\$ 450,410	
163	A/E Fee	\$ 1,120,000	Allowance for design and engineering
164	Owner Furniture, Fixtures and Equipment Allowance	\$ 500,000	Allowance provided by Village of McFarland
165	Summary	\$ 17,083,930	

\$ 413.15 /SQFT

166	Add Green Roof At New Canopy Only	\$ 61,984.00
167	Add Photo Voltaic to Roof - Preliminary	\$ 250,000.00
168	Add Geothermal - Preliminary	\$ 450,000.00

- 169 Excludes:
 170 Additional reinforcement for photo voltaic
 171 Furniture, Fixtures, and Equipment
 172 hazardous materials
 173 Temp. Office for Village
 174 Assumes contractor has entire building to themselves
 175 Bonds

SUMMARY



better people = better builders®

Project Name: McFarland Municipal Center - Single Story Budget **Date: 3-31-2023**

SCOPE DESCRIPTION

Remodel existing municipal center and add two small additions to expand existing buildings square footage

DESCRIPTION OF WORK		BUDGET	COMMENTS
		41,350 Sqft	
1	<i>Municipal Center Remodel</i>	\$ 11,483,330	
2	<i>Exterior Site Improvements</i>	\$ 1,459,350	
3	<i>Construction Contingency (10%)</i>	\$ 1,294,270	
4	<i>Escalation (6%)</i>	\$ 776,570	Typically 3% per year, but Covid has made this vary
5	<i>Construction Management Fee (3%)</i>	\$ 450,410	
6	<i>A/E Fee</i>	\$ 1,120,000	
7	<i>Furniture, Fixtures and Equipment</i>	\$ 500,000	Allowance provided by Village of McFarland
8	Total Construction Budget	\$ 17,083,930	

Add Green Roof AT New Canopy Only	\$ 61,984.00
Add Photo Voltaic To Roof - Preliminary	\$ 250,000.00
Add Geothermal - Preliminary	\$ 426,000.00

Excludes:

Additional reinforcement for photo voltaic
Hazardous materials
Temp. Office for the Village
Assumes contractor has entire building to themselves
Bond Costs

BUDGET

Project Name: McFarland Municipal Center - Two Story Budget

Date: 3-31-2023

SCOPE DESCRIPTION

Perimeter of Total Building	830
Perimeter of Addition	240
Total SQFT	59500
Duration (Months)	14

DESCRIPTION OF WORK

COMMENTS

Building Construction

Concept Budget 3-31-2023

Division 2 - Existing Conditions

1	Interior Building Demo	\$	218,076	Interior walls, flooring, ceilings, casework, etc.
2	Demo Interior Slab On Grade	\$	116,350	Slab demo at old vehicle bays and new plumbing trench
3	Building Enclosure	\$	50,000	Temporary building enclosure
4	Structural Demo For Second Floor	\$	10,000	Structural demo related to adding the second floor
5	Asbestos Removal		EXCLUDED	
6	Division 2 - Existing Conditions	\$	394,426	

Division 3 - Concrete

7	Building Foundation		EXCLUDED	Existing building footprint is assumed to be designed for second floor
8	Building Slabs	\$	104,715	4" Interior slab on grade for areas removed
9	Concrete Topping	\$	12,113	4" concrete topping at new mez. Level
10	Precast Concrete Plank	\$	78,270	Mez. Plank and addition SQFT
11	Concrete Testing		EXCLUDED	
12	Cold Weather Protection for Concrete		EXCLUDED	
13	Rebar		EXCLUDED	
14	Division 3 - Concrete	\$	195,098	

Division 4 - Masonry

15	Brick Veneer	\$	551,980	New brick veneer at 2nd floor addition
16	CMU Load Bearing Walls	\$	385,736	New 1st floor load bearing walls at new mez. And 2nd floor addition
17	CMU at Dumpster Enclosure		EXCLUDED	
18	Cast Stone Coping/Sills		EXCLUDED	
19	Spray Air/Vapor Barrier	\$	55,198	Spray air/vapor barrier behind new brick veneer
20	Cold Weather Protection for Masonry		EXCLUDED	Allowance for brick veneer and CMU wall construction
21	Division 4 - Masonry	\$	992,914	

Division 5 - Metals

22	Structural Steel	\$	630,000	New steel columns and beams at 2nd floor addition
23	Canopy Steel	\$	108,500	Allowance for new steel canopy
24	Steel Testing and Inspections		EXCLUDED	
25	Roof Railing	\$	37,500	Decorative roof railing at green roof
26	Steel Erection	\$	361,500	Steel erection
27	Division 5 - Metals	\$	1,137,500	

Division 6 - Wood, Plastics and Composites

28	Rough Carpentry	\$	193,375	Misc. Interior and exterior blocking
29	Vertical Transition Strip		EXCLUDED	
30	Finish Carpentry	\$	300,000	Allowance for new casework, trims, panels, etc.
31	Reception Desk	\$	120,000	Allowance for new reception desk
32	Solid Surface Window Sills	\$	34,000	new solid surface window sills throughout the building
33	Solid Surface Vanities	\$	15,750	Solid surface vanities at new bathrooms
34	Division 6 - Wood, Plastics and Composites	\$	663,125	

Division 7 - Thermal & Moisture Protection

35	Waterproofing		EXCLUDED	
36	Waterproofing At Elev. Pit		EXCLUDED	Existing pit was designed in original building
37	Perimeter Insulation		EXCLUDED	Existing building footprint
38	Batt Insulation		INCLUDED	Included in Div. 9 - Metal Stud Framing
39	Spray Foam Insulation	\$	13,280	New parapet insulation above roof deck
40	Fire Proofing		EXCLUDED	
41	Fire Safing		EXCLUDED	
42	Remove Membrane Roofing	\$	553,680	Remove existing membrane roof for new addition
43	New Membrane Roofing	\$	516,688	Demo existing EPDM roof and replace with new
44	Waterproofing at Green Roof and Pavers	\$	95,440	Waterproofing at Green Roof
45	Green Roof	\$	205,260	Trays and plants
46	Roof Patio Pavers	\$	41,600	Rooftop patio pavers

SCOPE DESCRIPTION

Perimeter of Total Building	830
Perimeter of Addition	240
Total SQFT	59500
Duration (Months)	14

DESCRIPTION OF WORK			COMMENTS
47	Canopy Soffit	\$ 124,000	Metal canopy soffit panels
48	Sheet Metal Flashing	\$ 38,400	Roof sheet metal flashings
49	Caulking and Sealants	\$ 15,054	Caulking between materials
50	Division 7 - Thermal & Moisture Protection	\$ 1,603,402	
Division 8 - Openings			
51	HM Frames	\$ 187,500	Mixture of 3' and 6' wide door frames
52	HM Borrowed Lite Frames	\$ -	
53	HM Doors	\$ -	
54	Wood Doors	\$ 180,000	Wood doors
55	Access Panels	\$ 10,000	Access panels at ceilings or drywall walls
56	Sectional Overhead Garage Doors	\$ 45,000	(3) new Standard R-7 Insulated Steel Doors with three rows of 1/4" clear lexan inserts
57	Remove Existing Overhead Garage Doors	\$ 4,500	Remove existing overhead doors
58	Aluminum Storefront	\$ 144,720	Storefront entrance and windows on new addition
59	Aluminum Windows	\$ -	
60	Aluminum Doors	\$ 25,000	New aluminum storefront doors and hardware
61	Finish Hardware	\$ 240,000	New door hardware for interior openings
62	Auto Door Operators	\$ 7,500	Auto door operators
63	Interior Glazing	\$ 108,000	Interior misc. door and borrow lite glazing
64	Division 8 - Openings	\$ 952,220	
Division 9 - Finishes			
65	Exterior Stud Framing and Sheathing	EXCLUDED	All exterior walls are CMU Load bearing.
66	Exterior Furring Wall	\$ 179,160	Exterior wall furring and gypsum board
67	Interior Metal Studs and Drywall	\$ 584,000	Interior stud walls with batt insulation and gypsum board
68	Canopy Soffit Framing	\$ 40,300	Exterior canopy soffit framing for metal panel attachment
69	Drywall Ceilings	\$ 154,700	Interior drywall ceiling framing and gypsum board
70	Lobby Finishes Allowance	EXCLUDED	
71	Quarry Tile Flooring	EXCLUDED	
72	Restroom Floor and Wall Tile	\$ 75,923	Tile flooring at kitchen and bathrooms
73	Acoustical Ceiling	\$ 267,750	Assumes 75% of ceiling area to be acoustical ceilings
74	Acoustical Wall Panels	\$ 60,000	Allowance for acoustical wall panels - similar to McFarland Public Safety Building
75	Specialties Ceilings	\$ 178,500	Assumes 5% of ceiling area to be some kind of specialties ceilings
76	Carpeting	\$ 168,250	Carpet at all rooms except main corridors, kitchen, and gym
77	LVT	\$ 45,450	LVT at all main corridors
78	Gym Flooring	\$ 130,500	Vulcanized rubber floor (OSST Team Play)
79	Sealed Concrete	\$ 425	Sealed concrete at storage rooms
80	Painting	\$ 181,832	Paint walls and drywall ceilings
81	Wall Coverings	EXCLUDED	
82	Division 9 - Finishes	\$ 2,066,790	
Division 10 - Specialties			
83	Mark boards and Tack boards	\$ 32,000	General allowance for marker boards
84	Toilet Compartments	\$ 20,000	New toilet compartments at restrooms
85	Corner Guards	\$ 25,000	General allowance for new corner guards
86	Wall Protection	EXCLUDED	
87	Interior Signage	\$ 16,800	Interior room signage
88	Exterior Signage	EXCLUDED	
89	Fire Extinguisher Cabinets	\$ 7,000	Code compliant fire extinguishers
90	Toilet Room Accessories	\$ 7,700	Grab bars, paper towel disp., soap disp. Etc.
91	Flag Pole	EXCLUDED	
92	Division 10 - Specialties	\$ 108,500	
Division 11 - Equipment			
93	Loading Dock Equipment	EXCLUDED	
94	Residential Appliances	EXCLUDED	
95	A/V Equipment, Ceiling Mounted Projector	EXCLUDED	By owner
96	Gym Equipment	\$ 25,000	(2) Basketball Hoops, (1) Volleyball system, Excludes wall pads
97	Scoreboards	EXCLUDED	
98	Projection Screens	EXCLUDED	
99	Division 11 - Equipment	\$ 25,000	

SCOPE DESCRIPTION

Perimeter of Total Building	830
Perimeter of Addition	240
Total SQFT	59500
Duration (Months)	14

DESCRIPTION OF WORK			COMMENTS
Division 12 - Furnishings			
100	Window Coverings	\$ 30,920	Manual Mecho Shades
101	Interior Lobby Furniture	EXCLUDED	
102	Kitchen Equipment	\$ 300,000	Community kitchen
103	Entrance Floor Mats and Frames	EXCLUDED	
104	Division 12 - Furnishings	\$ 330,920	
Division 14 - Conveying			
105	LULA Lift	\$ 40,000	At new mez. Framing
106	Hydraulic Elevator	\$ 50,000	At existing elevator shaft wall
107		\$ 90,000	
Division 21 - Fire Suppression			
107	Fire Protection System	\$ 208,250	Adjust existing fire protection system for new layout - Fire riser to remain at current location
108	Division 21 - Fire Suppression	\$ 208,250	
Division 22 - Plumbing			
109	Plumbing	\$ 862,750	Plumbing modifications for new layout. Assumes main restroom will remain as is.
110	Upgrade Fixtures	\$ -	
111	Division 22 - Plumbing	\$ 862,750	
Division 23 - HVAC			
112	HVAC	\$ 2,677,500	\$35/SQFT would reuse existing units and mains. If a new system is to be installed, more in the 50-55/SQFT range. This would include hot water reheat.
113	Hot Water Reheat System	\$ 595,000	
114	Temporary Heat / Equipment	\$ 80,000	
115	Gas Service	\$ -	
116	Division 23 - HVAC	\$ 3,352,500	
Division 26 - Electrical			
117	Electrical	\$ 2,380,000	Existing main service to remain as is. New lighting, power, and switching
118	Communications	\$ 119,000	
119	Temporary Electric Power	\$ 50,000	
120	Security/Card Access	\$ 135,000	
121	Emergency Generator	EXCLUDED	
122	Division 26 - Electrical	\$ 2,684,000	
Division 1 - General Requirements			
123	Building Permits	\$ 17,850	General building permit
124	Site Plan Approval Fee	EXCLUDED	
125	General Conditions	\$ 346,480	Full time onsite Superintendent
126	Project Executive	\$ 46,500	
127	Project Management	\$ 170,800	Half time Project Manager
128	Safety Director	\$ 40,300	Part time Safety Director onsite
129	Field Operations Manager	\$ 40,300	Part time Field Operations Manager
130	Project Assistant	\$ 20,770	Part time Project Assistant for office support
131	General Requirements	\$ 280,000	Temporary toilets, progress cleaning, roof/slab barriers, trailers, computer, etc.
132	Insurance	\$ 45,000	
133	Temporary Electric Power	INCLUDED ABOVE	
134	Temporary Heat / Equipment	INCLUDED ABOVE	
135	Construction Fencing	\$ 10,000	Site Construction Fence
136	Final Construction Cleaning	\$ 14,875	Final Ceilings
137	Winter Conditions	\$ 200,000	
138	Division 1 - General Requirements	\$ 1,232,875	
139	Building Construction	\$ 16,900,270	

SCOPE DESCRIPTION

Perimeter of Total Building	830
Perimeter of Addition	240
Total SQFT	59500
Duration (Months)	14

DESCRIPTION OF WORK

COMMENTS

Site Development/Utilities

Division 31 - Earthwork

140	Earthwork	\$	100,000	Earthwork work related to site improvements and slab grading
141	Bio-Retention / Engineered Soil		EXCLUDED	
142	Soil Testing		EXCLUDED	
143	Dewatering		EXCLUDED	
144	Division 31 - Earthwork	\$	100,000	

Division 32 - Exterior Improvements

145	Site Concrete Paving		EXCLUDED	
146	Curb & Gutter	\$	66,250	New curb and gutter throughout site
147	Sidewalks	\$	122,700	New sidewalks all around the building
148	Pipe Bollards	\$	72,000	
149	Asphalt Paving	\$	167,500	Mill and overlay existing asphalt parking lot
150	Bicycle Racks / Benches / Tables	\$	60,000	Misc. exterior furniture
151	Brick Pavers	\$	307,900	Unilock brick pavers
152	Landscaping	\$	200,000	General allowance for new seed/plantings
153	Pedestrian Lighting	\$	108,000	
154	EV Charging Station	\$	180,000	level 2 or 3 charging station
155	Site Lighting	\$	75,000	additional light fixtures for new site improvements
156	Division 32 - Exterior Improvements	\$	1,359,350	

Division 33 - Utilities

157	Water Lateral Extension		EXCLUDED	Assumes existing service to remain
158	Sanitary Sewer Extension		EXCLUDED	Assumes existing service to remain
159	Storm Sewer		EXCLUDED	Assumes existing service to remain
160	Division 33 - Utilities		EXCLUDED	

161	Site Development/Utilities	\$	1,459,350	
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Summary

162	Building Construction	\$	16,900,270	
163	Site Development/Utilities	\$	1,459,350	
164	Construction Contingency (10%)	\$	1,835,970	
165	Escalation (6%)	\$	1,101,580	Typically 3% per year but has varied with Covid
166	Construction Management Fee (3%)	\$	638,920	
167	A/E Fee	\$	1,540,000	
168	Owner Furniture, Fixtures and Equipment Allowance	\$	500,000	Allowance provided by Village of McFarland
169	Summary	\$	23,976,090	

\$ 402.96 /SQFT

170	Add Photo Voltaic To Roof - Preliminary	\$	250,000.00
171	Add Geothermal - Preliminary	\$	450,000.00

172 Excludes:

173 Additional reinforcement for photo voltaic

174 Furniture, Fixtures, and Equipment

175 hazardous materials

176 Temp. Office For Village

177 Assumes contractor has entire building to themselves.

178 Assumes existing roof level already has the 3" topping placed for new second floor

179 Bonds

SUMMARY



better people = better builders®

Project Name: McFarland Municipal Center - Two Story Budget

Date: 3-31-2023

SCOPE DESCRIPTION

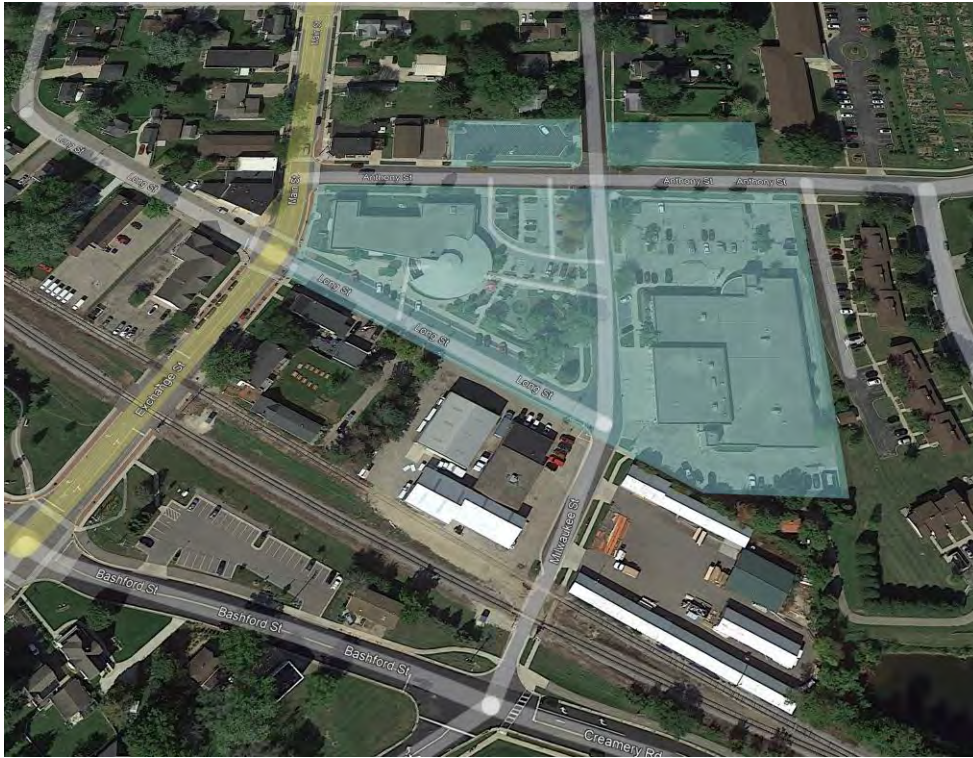
Remodel existing municipal center and construct a new second story to expand exiting building square footage

DESCRIPTION OF WORK		BUDGET	COMMENTS
		59,500 Sqft	
1	Municipal Center Remodel	\$ 16,925,270	
2	Exterior Site Improvements	\$ 1,434,350	
3	Construction Contingency (10%)	\$ 1,835,970	
4	Escalation (6%)	\$ 1,101,580	Typically 3% per year, but Covid has made this vary
5	Construction Management Fee (3%)	\$ 638,920	
6	A/E Fee	\$ 1,540,000	
7	Furniture, Fixtures and Equipment	\$ 500,000	Allowance provided by Village of McFarland
8	Total Construction Budget	\$ 23,976,090	

Add Photo Voltaic To Roof - Preliminary	\$ 250,000.00
Add Geothermal - Preliminary	\$ 426,000.00

Excludes:

Additional reinforcement for photo voltaic
 Furniture, Fixtures, and Equipment
 Hazardous materials
 Temp. office for the Village
 Assumes contractor has entire building to themselves
 Assumes existing roof level already has the 3" topping placed for new second floor
 Bonds



Public Meeting – Municipal Campus Plan

April 20, 2023



Building a Better World for All of Us®

Meet Our Team



NATE DAY
PROJECT MANAGER



PAUL RAISLEGER
ARCHITECT



CAITLIN BLUE
LANDSCAPE ARCHITECT



BOB KOST
URBAN DESIGNER



NICK SCHUCH
COST ESTIMATOR



ANDY LYONS
PUBLIC INVOLVEMENT

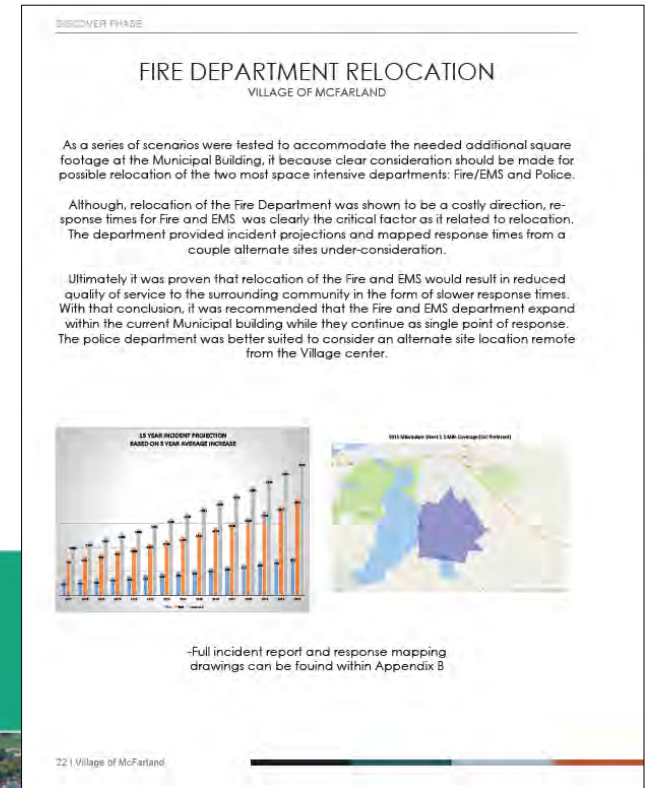
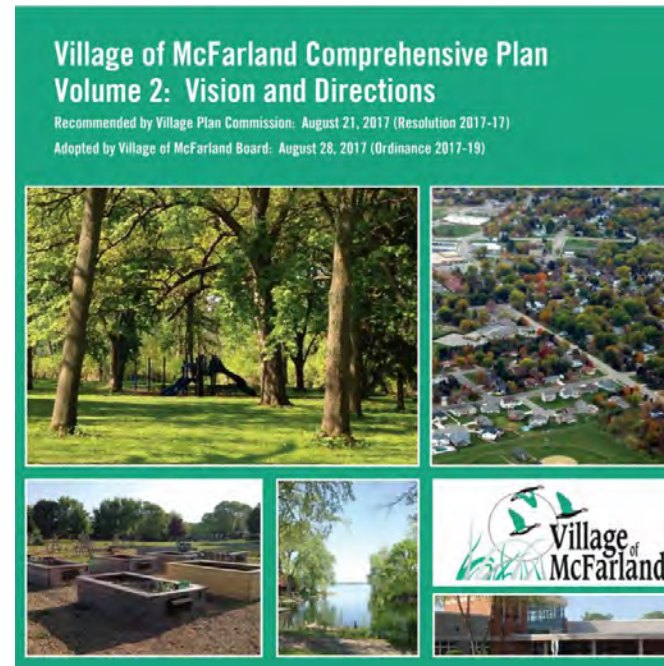


Agenda



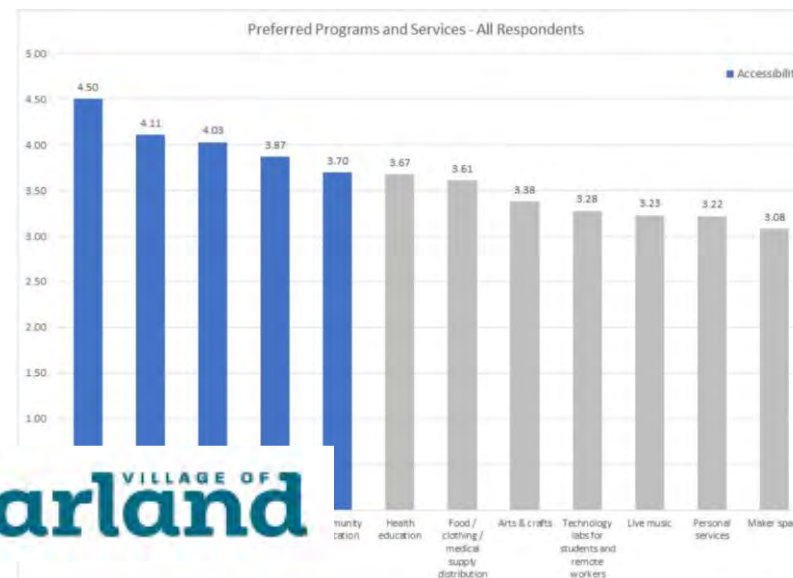
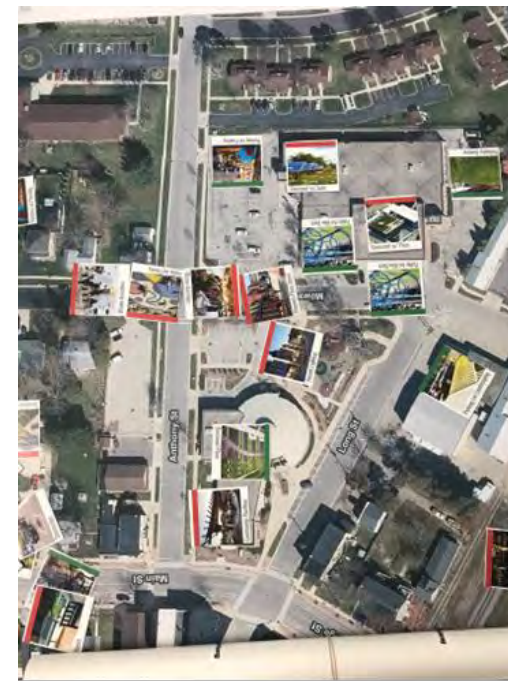
Past

- 2017 Facilities Master Plan
- 2017 Comprehensive Plan
- 2020 Strategic Plan – Management Partners
- 2021 Senior Outreach Plan
- 2022 Facilities Conditions Assessment
- 2022 Traffic Study



Past – Public Involvement

- June/July/August 2022
 - Public Meeting #1
 - Online Survey
 - Senior Outreach
 - Department Head Meetings
 - Village Board Meetings



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Past – Public Involvement

- Close Milwaukee Street to create a connection between the Library and the Community Center.
- Incorporate grass for seating and activity. Paved areas for seating and community functions.
- Align with the Villages Near-Term, Mid-Term and Long-Term sustainability goals.
 - ☐ Green infrastructure and design elements.
 - ☐ Stormwater management.
 - ☐ Photovoltaics
 - ☐ Green roofs when appropriate
 - ☐ Adaptive reuse.
- Flexible interior spaces with multiple uses.
- Universal accessibility on the site and interior spaces.
- Provide areas with exercise equipment that can be used by all users of the Community Center.
- Kitchen for meal preparation.
 - ☐ Senior program.
 - ☐ Youth.
 - ☐ Events.
 - ☐ Teaching diet and meal preparation.



Past – Project Goals

- Adaptive reuse of the Municipal Building into a Community Center, various Village services together.
- Enhance and create a downtown center connecting the Library, Community Center, and Outdoor Spaces through an integrated accessible plan.
- Identify opportunities for more efficient utilization of space through shared use flexible spaces.
- Public engagement using surveys and in-person workshop with staff and the Village Board.
- Working sessions to establish current and future space needs.
- Align with the Villages sustainability goals.



Integrated Public Space



Top Survey Result: Natural Landscape



Character of Indoor Space Exposed Ceiling



Connect Indoor and Outdoor Space



Present

- Space Needs Study
- Site Plan
- Two Conceptual Options
 - Single Story
 - Two Story
- Cost Estimates



Present – Space Needs Study



McFarland Municipal Center Master Plan 4/7/2023

Administration

	QTY	2017 Study Area	Proposed Area	NSF	GSF @ 65% Efficiency	Shared Space	Notes
Positions							
Village Administrator	1	22x12	22x12	264	406	N	Room for 6' desk credenza, side table and 4 person meeting table
Deputy Village Administrator	1	22x12	22x12	264	406	N	Room for 6' desk credenza, side table and 4 person meeting table
Clerk	1	12x18	12x18	216	332	N	Is there a need for a meeting table
Finance	1	12x18	12x18	216	332	N	Is there a need for a meeting table
Human Resources	1		12x18	216	332	N	
Admin	1.0	6x8	6x8	64	128	N	Desk at Entry. 50% efficiency
Admin	1.0	6x8	6x8	64	128	N	Department support within 10 years. 50% efficiency
Admin	1.0		6x8	64	128	N	Community Center Support 10 year Staffing. 50% efficiency
Total Positions	8.0			1,368	2,193		

Support Spaces

Waiting	1	210	210	210	323	Maybe	Can be shared with Community Center. 95% efficiency
Conference Room A	1	20x32	20x32	645	992	Y	
Medium Conf Room	1		15x20	300	462	Y	
Storage	1	170	170	170	262	N	Secure
Shared Work Room	1	320	320	320	492	N	
File Storage	1	200	200	200	308	N	
Break Room	1	185	185	185	285	N	
Mothers Room	1		80	80	123	Maybe	
Total Support Spaces	8			2,110	3,246		

Restrooms

Gender Neutral	1		8x8	64	98	N	Dedicated for staff. 95% efficiency
Gender Neutral	1		8x8	64	98	N	Dedicated for staff. 95% efficiency
Total Restrooms	2			128	197		

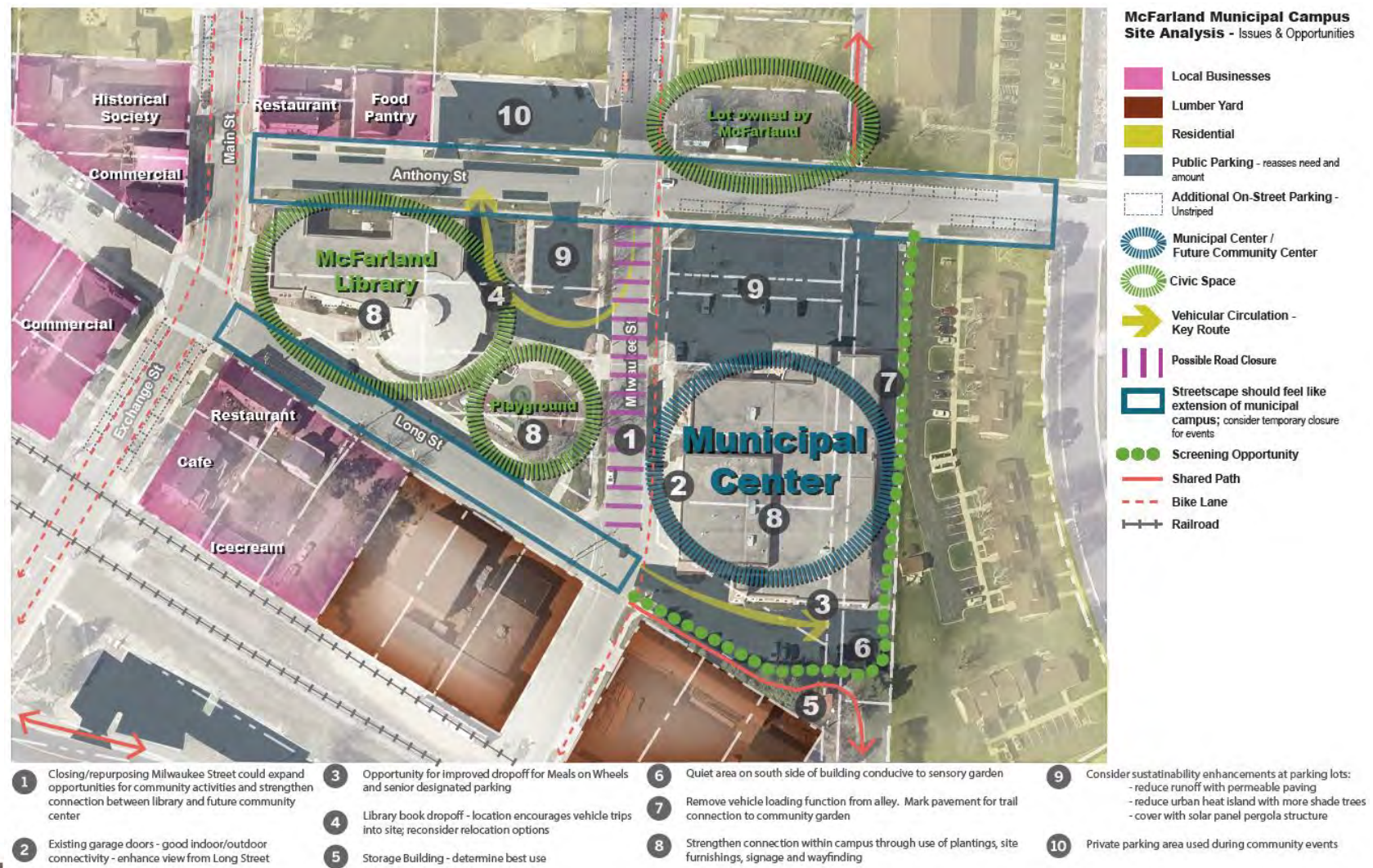
Total	18.0			3,606	5,636		
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Administration Total Dedicated Space

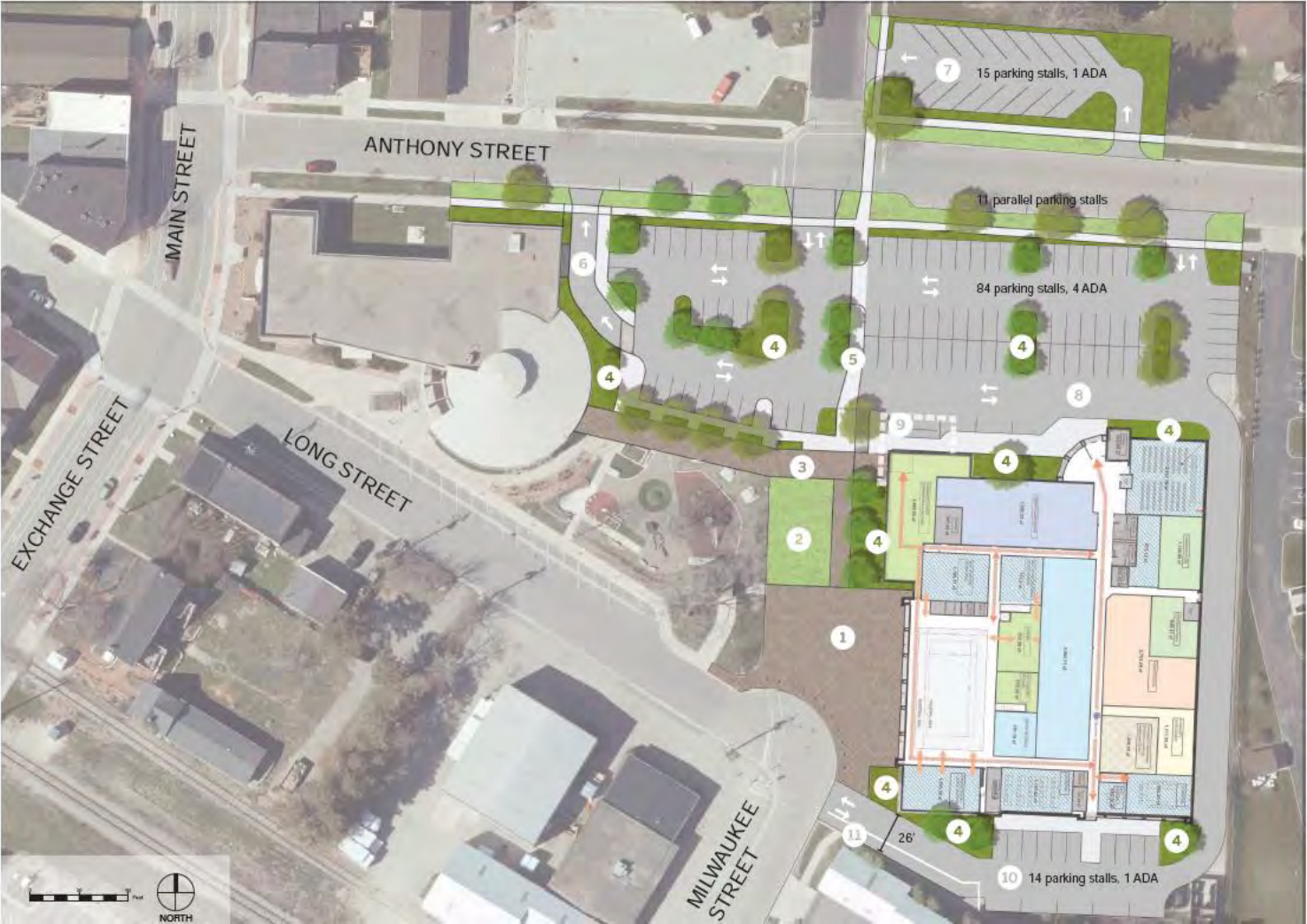
Space				2,371	3,736		
Shared Space				1,235	1,900		Can be shared with the Community Center
Total Administrative Space				3,606	5,636		



Present – Option 1 (Site Plan Analysis)



Present – Option 1 (Site Plan)



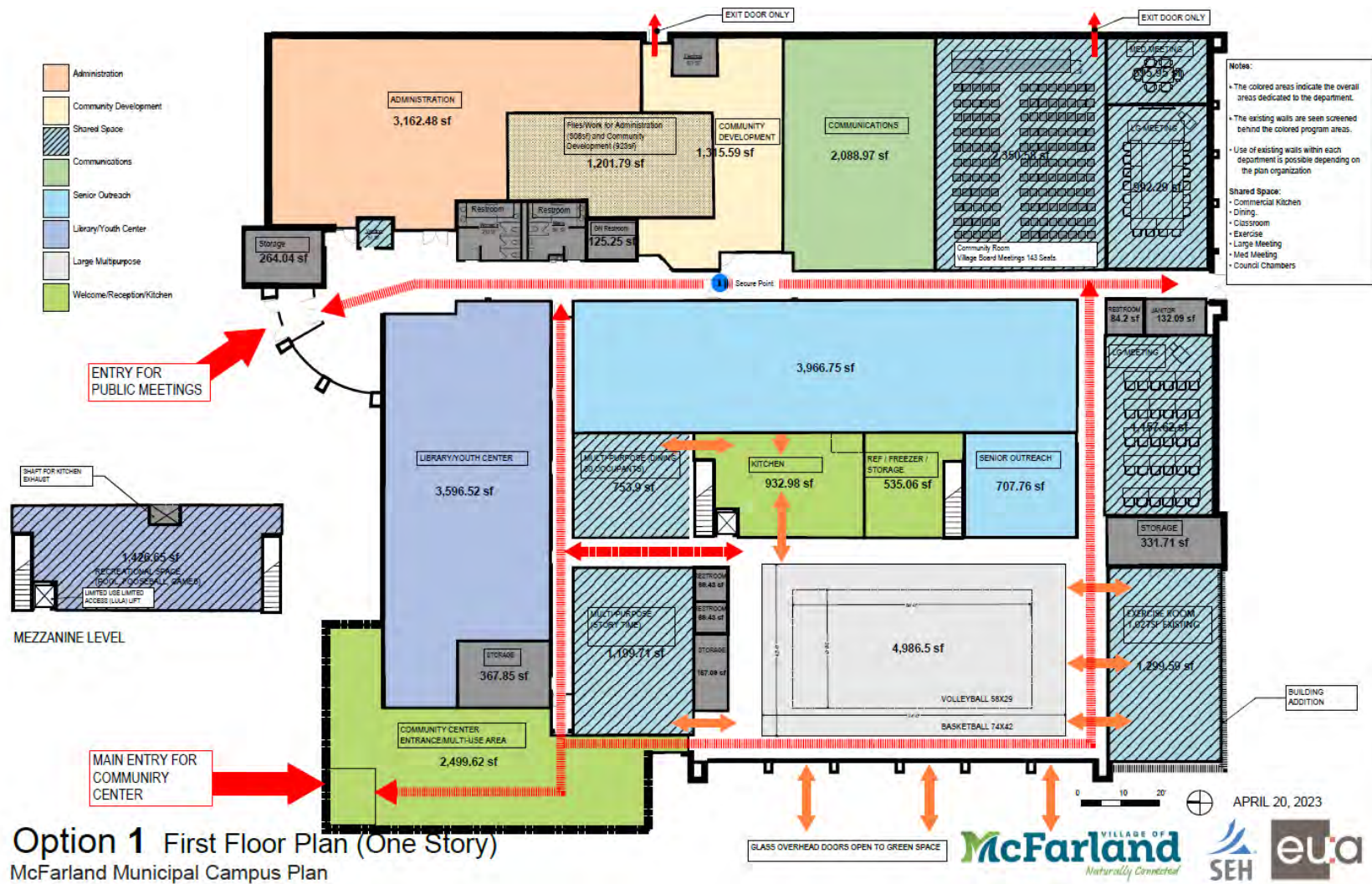
LEGEND

- PLAZA PAVING, up to 10,000 sf pervious pavement contributing to stormwater management and TSS removal requirements
- PEDESTRIAN PAVING
- PARKING LOT PAVING
- LANDSCAPING up to 2,300 sf infiltration gardens contributing to stormwater management and TSS removal
- LAWN

- NOTES**
- ONE STORY REMODEL OF COMMUNITY CENTER
- ① GATHERING PLAZA
 - ② GATHERING LAWN
 - ③ ENHANCE CONNECTION BETWEEN LIBRARY AND COMMUNITY CENTER
 - ④ NATIVE PLANT GARDEN
 - ⑤ PROTECTED SIDEWALK THROUGH PARKING
 - ⑥ BOOK DROP - NARROW LANE TO IMPROVE 'LEGIBILITY OF USE'
 - ⑦ ANTHONY STREET PARKING LOT
 - ⑧ RECONFIGURED PARKING LOT
 - ⑨ ACCESSIBLE DROP OFF/ LOADING ZONE WITH ROOF
 - ⑩ STAFF PARKING LOT
 - ⑪ MULTIUSE TRAIL STRIPING



Present – Option 1 (Floor Plan)



Option 1 First Floor Plan (One Story)
McFarland Municipal Campus Plan

Present – Option 1 (Campus Plan)



Present – Option 1 (Campus Plan)



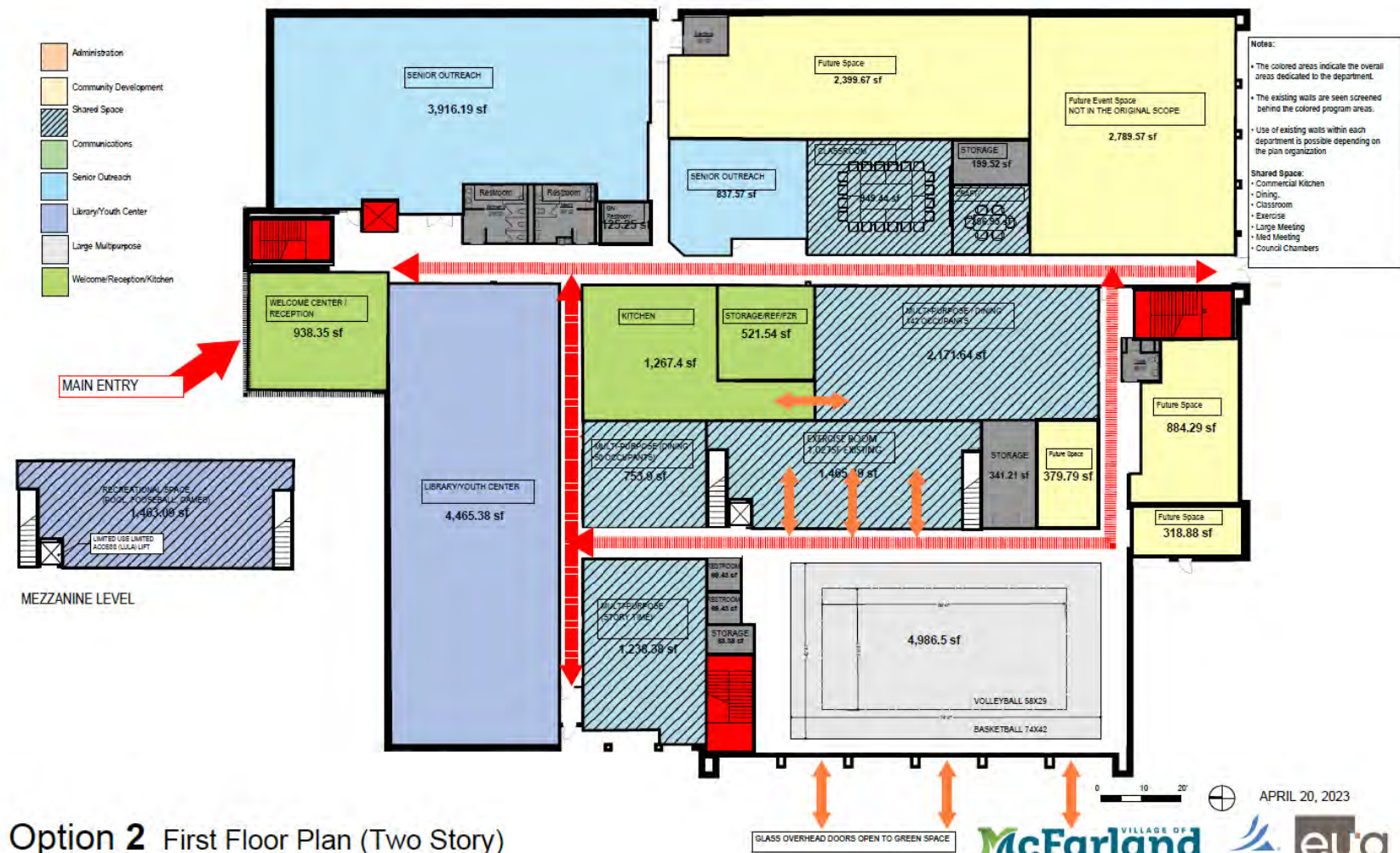
Present – Option 1 (Campus Plan)



Present – Option 2 (Site Plan)

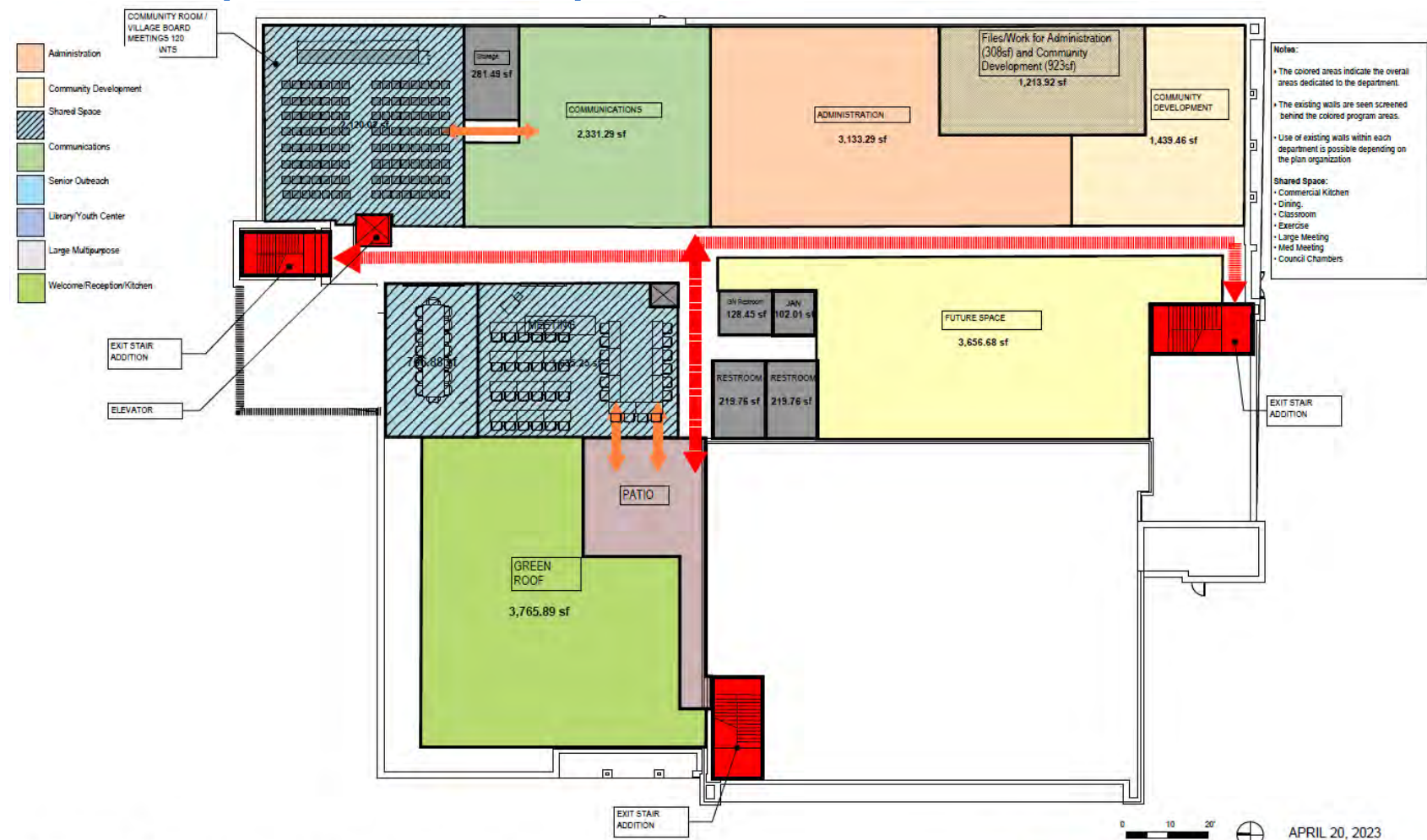


Present – Option 2 (Floor Plan)



Option 2 First Floor Plan (Two Story)
McFarland Municipal Campus Plan

Present – Option 2 (Floor Plan)



Option 2 Second Floor Plan (Two Story)
McFarland Municipal Campus Plan



Building a Better World for All of Us®

Present – Option 2 (Campus Plan)



Present – Option 2 (Campus Plan)



Present – Option 2 (Campus Plan)



Present – Option 1 (One-Story) Estimated Costs

- Facility Construction - \$11,483,330
- Exterior Site Improvements - \$1,459,350
- Furniture, Fixtures, and Equipment - \$500,000
- Consulting (Soft) Costs - \$1,570,410
- Escalation - \$776,570
- Contingency - \$1,294,270
- Total - **\$17,083,930**



Present – Option 2 (Two-Story) Estimated Costs

- Facility Construction - \$16,925,270
- Exterior Site Improvements - \$1,434,350
- Furniture, Fixtures, and Equipment - \$500,000
- Consulting (Soft) Costs - \$2,178,920
- Escalation - \$1,101,580
- Contingency - \$1,835,970
- Total - **\$23,976,090**



Escalation – What is it?

Cost overruns in large infrastructure projects have been common. Budgeting for cost escalation is a major consideration in the planning phase.

Covid-19 made this a difficult task with widely varying material costs.

Typically, escalation is calculated applying an annual percentage for the duration from the estimate date to the end of construction.

- 3% in 2023
- 3% in 2024
- Construction to begin in late 2024



Other Costs – Not Included In Totals

- Hazardous materials management
- Temporary office for the Village
- Assumes contractor has entire building to themselves
- Bond costs
- Additional reinforcement for roof solar panels

Green Roof on New Canopy	\$62,000
Roof Solar Panels	\$250,000
Geothermal	\$426,000



Tax Impact

- Equalized Value \$1,365,247,900
- Legal Debt Limit 5% of Equal Value
- Total Limit \$68,262,395
- Policy Guidance 67% of Total Limit
- Total Policy Guide \$45,735,805



Percent of Legal Debt Used

Year	Current No Bond	Current	Option #1	Option #2
2023	56.34%	55.12%	56.34%	56.34%
2024	54.64%	68.88%	69.66%	69.66%
2025	54.45%	68.62%	75.07%	83.23%
2026	52.62%	66.17%	72.25%	80.11%
2027	52.06%	64.83%	70.50%	77.95%
5 year Avg.	54.02%	64.72%	68.76%	73.46%
	-10.70%		4.04%	8.73%

Estimated Impact on Tax Rate

Year	Current No Bond	Current	Option #1	Option #2
2023	\$ 0.90	\$ 0.90	\$ 0.90	\$ 0.90
2024	\$ 0.34	\$ 0.24	\$ 0.34	\$ 0.34
2025	\$ 0.19	\$ 0.46	\$ 0.56	\$ 0.70
2026	\$ 0.20	\$ 0.46	\$ 0.56	\$ 0.69
2027	\$ 0.21	\$ 0.36	\$ 0.36	\$ 0.41
5 year Avg.	\$ 0.37	\$ 0.48	\$ 0.54	\$ 0.61

Bond Amt. (mil)	\$ -	\$ 12.25	\$ 17.00	\$ 24.00
Bond Diff. (mil)	\$ (12.25)		\$ 4.75	\$ 11.75

Estimated Impact on Tax Payment

- Median Home Value as of January 1, 2021: \$312,300

Year	Current No Bond	Current	Option #1	Option #2
2023	\$ 282	\$ 281	\$ 282	\$ 282
2024	\$ 106	\$ 75	\$ 106	\$ 106
2025	\$ 60	\$ 144	\$ 173	\$ 219
2026	\$ 61	\$ 144	\$ 175	\$ 216
2027	\$ 65	\$ 112	\$ 113	\$ 128
5 year Avg.	\$ 115	\$ 151	\$ 170	\$ 190
	\$ (36)		\$ 19	\$ 39

Timeline

Master Plan Acceptance

Hire Owner's Rep/Architect

May 2023

Design Process

Prepare Plans/Specifications

Oct 2023 - Sept 2024

Bidding Process

Notice to Proceed, Contract Award

Sept 2024 - Nov 2024

Construction

Approximately 12 months +/-

2025

Occupancy

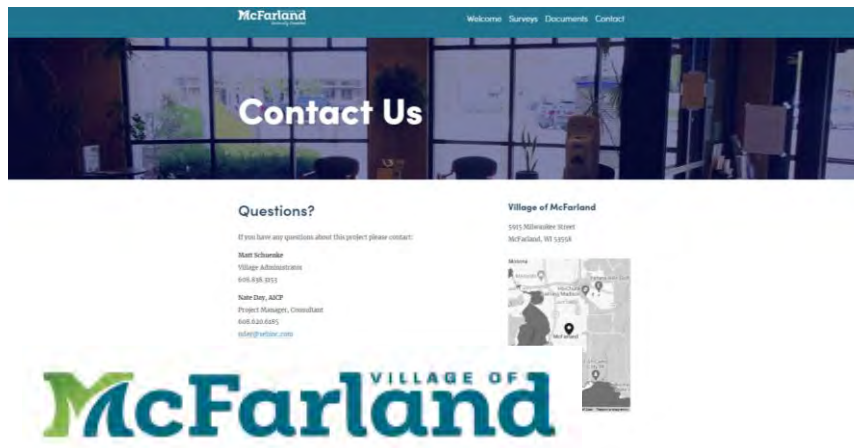
2026



We Need Your Input!

- Write your thoughts on the input form
- Speak to one of our team members
- Email your comments

www.mcfarlandmunicipalcampusplan.squarespace.com

A screenshot of a comment form titled "COMMENT FORM" for the "Municipal Center Campus Plan Public Meeting". The form has a header with the McFarland logo. Below the title is a section labeled "COMMENTS" with four large text input areas. At the bottom, there is a footer with the text "PLEASE SUBMIT BEFORE YOU LEAVE OR EMAIL TO: NDAY@SEHINC.COM", logos for SEH and eua, and a footer bar containing "MUNICIPAL CENTER CAMPUS PLAN PUBLIC MEETING", "APRIL 10, 2020", and "5:00 - 8:00 PM".

Thank you!

Q&A

