

**Tuesday, January 23, 2024**

**7:00 PM**

**McFarland Municipal Center**  
5915 Milwaukee St, McFarland  
*Community Room*

**AGENDA - *AMENDED***

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/85471680037>

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

Webinar ID: 854 7168 0037

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

1. CALL TO ORDER.
2. ROLL CALL.
3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
4. CONSENT AGENDA.
  - a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.
    - 1) Motion to approve the minutes of the January 9, 2024 meeting.
    - 2) Motion to approve checks in the amount of \$7,567,322.63.
    - 3) Motion to approve appointing Linda Blust and Robert Blust to serve as Election Inspectors for the 2024-2025 term.
    - 4) Motion to approve Ordinance 2024-04 An Ordinance to Amend Appendix A of the Municipal Code Concerning Park Impact Fees as recommended by the Plan Commission.
5. PUBLIC APPEARANCES.
  - a. This is an opportunity for members of the public to address the Village Board 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 Board 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 Board 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 Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [village.clerk@mcfarland.wi.us](mailto: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.

6. PUBLIC HEARINGS.

- a. Public Hearing on Ordinance Amendment 2024-03: An Ordinance to amend the Municipal Code concerning impact fees for the water system and the administration of impact fees.

7. BUSINESS.

- a. Public Works & Utilities Committee (Trustees Wreh & Brandt)
  - 1) Discussion and action regarding the Water Utility Impact Fee Study as prepared by Baker Tilly.
  - 2) Discussion and action regarding the award of contract for the 2024 Exchange Street project.
  - 3) Discussion and action regarding the award of contract for the 2024 Lift Station 2 project.
  - 4) Discussion and action regarding a proposal from Town & Country Engineering for design and construction engineering for the Lift Station 2 project.
- b. Discussion and action on Ordinance Amendment 2024-03: An Ordinance to amend the Municipal Code concerning impact fees for the water system and the administration of impact fees
- c. Finance Committee (Trustees Brandt, Brassington, & Flaherty)
  - 1) Discussion regarding the draft Library Impact Fee Study and draft Public Safety Center Impact Fee Study.
- d. Discussion and action on the approval of a proposal for architectural services for the McFarland Municipal Center Campus project.

8. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, February 13, 2024 at 7:00 pm - Village Board
- b. Tuesday, February 27, 2024 at 7:00 pm - Village Board

9. 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](mailto: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, January 23, 2024

**SECTION:** Consent Agenda

The Consent Agenda is for routine, procedural, and self-explanatory non-controversial items. Items will be approved by one motion unless a Board member requests that the item be removed. Board members who have a question on an item on the consent agenda or would like to have additional discussion, should request an item be removed from the consent agenda and discussed separately. Items requested to be dealt with separately, will be dealt with in the same order in which they were originally listed on the Consent Agenda under Business.

VILLAGE OF MCFARLAND

**Village Board Minutes**

*Tuesday, January 9, 2024 - 7:00 PM*

**1. CALL TO ORDER.**

Village President Clow called the regular meeting of the McFarland Village Board to order at 7:00 pm in the Community Room of the McFarland Municipal Center.

**2. ROLL CALL.**

Village Board members present: Village Trustee Hilary Brandt, Village Trustee Stephanie Brassington, Village President Carolyn Clow, Village Trustee 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, Deputy Administrator/Clerk Cassandra Suettinger, and Community and Economic Development Director Andrew Bremer.

**3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.**

None.

**4. CONSENT AGENDA.**

*a. All items listed under the Consent Agenda will be approved in one motion unless a Board member requests that the item be removed for individual discussion and action. Any item(s) removed for individual consideration shall be considered in the same order in which they were originally listed on the agenda under Business.*

*1) Motion to approve the minutes of the November 28, 2023 meeting.*

*2) Motion to approve the minutes of the December 12, 2023 meeting.*

*3) Motion to approve checks in the amount of \$1,260,847.44*

*4) Motion to approve ordinance amendment 2024-01: an Ordinance to amend Appendix A of the Municipal Code concerning the stormwater Equivalent Residential Unit (ERU)*

*5) Motion to approve Ordinance 2024-02: an ordinance to amend the Municipal Code to remove designation of the Village Administrator as the "public information officer" for the Village.*

Motion by Village President Carolyn Clow, second by Trustee Stephanie Brassington, to approve the consent agenda as presented. Motion carries 7 - 0 - 0 by acclamation.

**5. PUBLIC APPEARANCES.**

*a. This is an opportunity for members of the public to address the Village Board 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 Board 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 Board 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 Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to [village.clerk@mcfarland.wi.us](mailto: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.

## **6. BUSINESS.**

### *a. Public Works & Utilities Committee (Trustees Wreh & Brandt)*

#### *1) Discussion and action regarding the Maintenance Plan for Village-Owned Stormwater Improvements.*

Motion by Village Trustee Edward Wreh, second by Village Trustee Hilary Brandt, to approve the Maintenance Plan for Village-Owned Stormwater Improvements. Motion carries 7 - 0 - 0 by acclamation.

#### *2) Discussion and action regarding the final Water Utility Financial Forecast as prepared by Baker Tilly.*

Motion by Village Trustee Edward Wreh, second by Village Trustee Hilary Brandt, to approve the final Water Utility Financial Forecast as prepared by Baker Tilly. Motion carries 6 - 1 - 0 by acclamation, with Trustee Michael Flaherty voting nay.

### *b. Parks and Recreation Committee (Trustees Jerke & Fessler)*

#### *1) Discussion and action regarding confirmation for the ordering of playground equipment within the proposed Inclusive Park at Waubesa Intermediate School.*

Motion by Village Trustee TJ Jerke, second by Village Trustee Luke Fessler, to approve the ordering of playground equipment within the proposed Inclusive Park at Waubesa Intermediate School. Motion carries 7 - 0 - 0 by acclamation.

#### *2) Discussion and action regarding the final design for the addition of a restroom at Highland Oaks Park and authorizing the project for bid.*

Motion by Village Trustee TJ Jerke, second by Village Trustee Luke Fessler, to approve the final design for the addition of a restroom at Highland Oaks Park and authorizing the project for bid. Motion carries 7 - 0 - 0 by acclamation.

### *c. Personnel Committee (Trustees Fessler, Jerke, & Wreh)*

#### *1) Discussion and action on creation of a Finance Manager/Treasurer and update of the organization chart for the Administration Department.*

Motion by Village Trustee Luke Fessler, second by Village Trustee Edward Wreh, to approve the creation of a Finance Manager/Treasurer and update of the organization chart for the Administration Department. Motion carries 7 - 0 - 0 by acclamation.

#### *d. Discussion and action regarding Resolution 2024-01: a resolution authorizing participation in the landfill siting process and appointing a Village representative.*

Motion by Village President Carolyn Clow, second by Village Trustee Edward Wreh, to approve Resolution 2024-01: a resolution authorizing participation in the landfill siting

process and appointing a Village representative. Motion carries 7 - 0 - 0 by acclamation.

- e. Discussion and action regarding Resolution 2024-02: a resolution in opposition to Wisconsin 2023 Senate Bill 691 and 2023 Assembly Bill 768.

Motion by Village President Carolyn Clow, second by Village Trustee TJ Jerke, to approve Resolution 2024-02: a resolution in opposition to Wisconsin 2023 Senate Bill 691 and 2023 Assembly Bill 768. Motion carries 7 - 0 - 0 by acclamation.

## **7. CLOSED SESSION.**

- a. Discussion and action to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property located at 5220 Farwell Street, in Tax Increment District #4.

Motion by Village President Carolyn Clow, second by Village Trustee TJ Jerke, to convene into Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property located at 5220 Farwell Street, in Tax Increment District #4. Trustee Fessler abstained from voting and removed himself from the table due to a conflict of interest Motion carries 6 - 0 - 1 on a roll call vote with all voting aye and Trustee Flaherty abstaining. Trustee Flaherty did not participate in discussion in closed session.

## **8. RECONVENE INTO OPEN SESSION.**

Motion by Village President Carolyn Clow, second by Village Trustee Hilary Brandt, to reconvene in open session at 8:37 p.m. Motion carries 5 - 0 - 0 by acclamation.

## **9. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.**

- a. Discussion and action on Resolution 2024-03, a resolution ratifying and approving a purchase agreement for the property located at 5220 Farwell Street located in Tax Increment District #4.

Trustee Mike Flaherty was present for the vote on Resolution 2024-03.

Motion by Village President Carolyn Clow, second by Village Trustee TJ Jerke, to approve Resolution 2024-03, a resolution ratifying and approving a purchase agreement for the property located at 5220 Farwell Street located in Tax Increment District #4. Motion carries 5 - 0 - 1 by acclamation with Trustee Fessler abstaining.

## **10. SCHEDULE NEXT MEETING DATE.**

- a. January 23, 2024 - Village Board - 7:00 p.m.
- b. February 23, 2024 - 7:00 p.m. - Village Board

## **11. ADJOURNMENT.**

Motion by Village Trustee Edward Wreh, second by Village Trustee TJ Jerke, to adjourn at 8:38 p.m.

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,  
Cassandra Suettinger  
Deputy Administrator/Clerk

Report Criteria:  
Detail report type printed

| Vendor Number | Name                 | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 10            | ARAMARK              | 6140308536     | MAT RENTAL            | 1   | 01/05/2024   | 60.33          | .00             | 60.33        | 01/18/2024       |
|               |                      | 6140312362     | MAT RENTAL            | 1   | 01/12/2024   | 60.33          | .00             | 60.33        | 01/18/2024       |
| Total 10:     |                      |                |                       |     |              | 120.66         | .00             | 120.66       |                  |
| 30            | ALLIANT ENERGY/WP&L  | 122623         | WATER TOWER BURMA     | 1   | 12/26/2023   | 73.69          | .00             | 73.69        | 01/11/2024       |
|               |                      | 122623         | WELL #1               | 2   | 12/26/2023   | 422.46         | .00             | 422.46       | 01/11/2024       |
|               |                      | 122623         | WELL #1               | 3   | 12/26/2023   | 57.20          | .00             | 57.20        | 01/11/2024       |
|               |                      | 122623         | TRAFFIC FLASHERS - FA | 4   | 12/26/2023   | 16.98          | .00             | 16.98        | 01/11/2024       |
|               |                      | 122623         | TRAFFIC FLASHERS - FA | 5   | 12/26/2023   | 17.54          | .00             | 17.54        | 01/11/2024       |
|               |                      | 122623         | TRAFFIC FLASHERS - BA | 6   | 12/26/2023   | 18.24          | .00             | 18.24        | 01/11/2024       |
|               |                      | 122623         | STREET LIGHTING (2)   | 7   | 12/26/2023   | 410.94         | .00             | 410.94       | 01/11/2024       |
|               |                      | 122623         | CEDAR GLADE AERATOR   | 8   | 12/26/2023   | 14.73          | .00             | 14.73        | 01/11/2024       |
|               |                      | 122623         | GAZEBO                | 9   | 12/26/2023   | 170.78         | .00             | 170.78       | 01/11/2024       |
|               |                      | 122623         | TRAFFIC FLASHERS - CR | 10  | 12/26/2023   | 17.12          | .00             | 17.12        | 01/11/2024       |
|               |                      | 122623         | FLOWER CORNER         | 11  | 12/26/2023   | 37.52          | .00             | 37.52        | 01/11/2024       |
|               |                      | 122623         | LIFT #5               | 12  | 12/26/2023   | 193.91         | .00             | 193.91       | 01/11/2024       |
|               |                      | 122623         | LIFT #3               | 13  | 12/26/2023   | 64.02          | .00             | 64.02        | 01/11/2024       |
|               |                      | 122623         | LIFT #2               | 14  | 12/26/2023   | 151.69         | .00             | 151.69       | 01/11/2024       |
|               |                      | 122623         | LIFT #1               | 15  | 12/26/2023   | 286.10         | .00             | 286.10       | 01/11/2024       |
|               |                      | 122623         | WELL #4               | 16  | 12/26/2023   | 36.72          | .00             | 36.72        | 01/11/2024       |
|               |                      | 122623         | WELL #3               | 17  | 12/26/2023   | 75.57          | .00             | 75.57        | 01/11/2024       |
|               |                      | 122623         | WELL #3               | 18  | 12/26/2023   | 1,153.35       | .00             | 1,153.35     | 01/11/2024       |
|               |                      | 122623         | BRANDT PARK           | 19  | 12/26/2023   | 27.95          | .00             | 27.95        | 01/11/2024       |
|               |                      | 122623         | LEWIS PARK            | 20  | 12/26/2023   | 196.03         | .00             | 196.03       | 01/11/2024       |
|               |                      | 122623         | WATER TOWER HOLSCH    | 21  | 12/26/2023   | 49.77          | .00             | 49.77        | 01/11/2024       |
|               |                      | 122623         | SIRENS                | 22  | 12/26/2023   | 26.73          | .00             | 26.73        | 01/11/2024       |
|               |                      | 122623         | STREET LIGHTING (1)   | 23  | 12/26/2023   | 9,101.36       | .00             | 9,101.36     | 01/11/2024       |
|               |                      | 4812040000-    | 5115 TERMINAL DRIVE   | 1   | 12/29/2023   | 913.83         | .00             | 913.83       | 01/18/2024       |
|               |                      | 9654671184-    | MUNICIPAL CENTER      | 1   | 01/02/2024   | 110.98         | .00             | 110.98       | 01/11/2024       |
| Total 30:     |                      |                |                       |     |              | 13,645.21      | .00             | 13,645.21    |                  |
| 56            | ATLAS OUTFITTERS     | 14953          | TRAINING MANUEL, CER  | 1   | 01/16/2024   | 478.50         | .00             | 478.50       | 01/18/2024       |
| Total 56:     |                      |                |                       |     |              | 478.50         | .00             | 478.50       |                  |
| 68            | BADGER WELDING SUPP  | 3803587        | ACETYLENE & OXYGEN    | 1   | 12/31/2023   | 12.40          | .00             | 12.40        | 01/18/2024       |
|               |                      | DM12908        | OXYGEN                | 1   | 12/28/2023   | 85.56          | .00             | 85.56        | 01/18/2024       |
| Total 68:     |                      |                |                       |     |              | 97.96          | .00             | 97.96        |                  |
| 172           | CITY OF MADISON TREA | 47449          | LERMS ANNUAL FEE      | 1   | 12/14/2023   | 12,695.82      | .00             | 12,695.82    | 01/18/2024       |
|               |                      | 47517          | SIGNS                 | 1   | 12/19/2023   | 559.56         | .00             | 559.56       | 01/18/2024       |
| Total 172:    |                      |                |                       |     |              | 13,255.38      | .00             | 13,255.38    |                  |
| 194           | CONCENTRA            | 103904869      | CONCENTRA PHYSICAL    | 1   | 12/29/2023   | 390.00         | .00             | 390.00       | 01/18/2024       |
| Total 194:    |                      |                |                       |     |              | 390.00         | .00             | 390.00       |                  |
| 247           | DANE CO TREASURER    | 010824         | JANUARY SETTLEMENT    | 1   | 01/08/2024   | 1,736,837.     | .00             | 1,736,837.   | 01/11/2024       |

| Vendor Number | Name                  | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| Total 247:    |                       |                |                       |     |              | 1,736,837.     | .00             | 1,736,837.   |                  |
| 361           | FIRST SUPPLY LLC MADI | 14003506-00    | WATER TOOLS SUPPLIE   | 1   | 01/03/2024   | 30.83          | .00             | 30.83        | 01/18/2024       |
| Total 361:    |                       |                |                       |     |              | 30.83          | .00             | 30.83        |                  |
| 408           | GRAINGER INC          | 9960100171     | NUTS & CONNECTOR      | 1   | 01/11/2024   | 33.33          | .00             | 33.33        | 01/18/2024       |
|               |                       | 9960772946     | ENTRANCE MAT & TIMER  | 1   | 01/12/2024   | 174.97         | .00             | 174.97       | 01/18/2024       |
| Total 408:    |                       |                |                       |     |              | 208.30         | .00             | 208.30       |                  |
| 416           | HACH COMPANY          | 13871655       | WATER TESTING SUPPLI  | 1   | 01/05/2024   | 125.78         | .00             | 125.78       | 01/18/2024       |
| Total 416:    |                       |                |                       |     |              | 125.78         | .00             | 125.78       |                  |
| 453           | IACP                  | 0325506        | IACP MEMBERSHIP - JOB | 1   | 12/20/2023   | 190.00         | .00             | 190.00       | 01/18/2024       |
| Total 453:    |                       |                |                       |     |              | 190.00         | .00             | 190.00       |                  |
| 492           | KAYSER AUTOMOTIVE G   | 188724P        | VEHICLE MAINTENANCE   | 1   | 01/10/2024   | 15.57          | .00             | 15.57        | 01/18/2024       |
|               |                       | 188724P        | VEHICLE MAINTENANCE   | 2   | 01/10/2024   | 4.24           | .00             | 4.24         | 01/18/2024       |
|               |                       | 188724P        | VEHICLE MAINTENANCE   | 3   | 01/10/2024   | 4.24           | .00             | 4.24         | 01/18/2024       |
|               |                       | 188724P        | VEHICLE MAINTENANCE   | 4   | 01/10/2024   | 4.24           | .00             | 4.24         | 01/18/2024       |
| Total 492:    |                       |                |                       |     |              | 28.29          | .00             | 28.29        |                  |
| 581           | MADISON TRUCK EQUIP   | 1-105233       | TRUCK PARTS-TRUCK 32  | 1   | 01/09/2024   | 41.03          | .00             | 41.03        | 01/18/2024       |
|               |                       | 1-105233       | TRUCK PARTS-TRUCK 32  | 2   | 01/09/2024   | 41.03          | .00             | 41.03        | 01/18/2024       |
|               |                       | 1-105233       | TRUCK PARTS-TRUCK 32  | 3   | 01/09/2024   | 41.03          | .00             | 41.03        | 01/18/2024       |
|               |                       | 1-105233       | TRUCK PARTS-TRUCK 32  | 4   | 01/09/2024   | 150.41         | .00             | 150.41       | 01/18/2024       |
|               |                       | 1-105274       | TRUCK PARTS-TRUCK 32  | 1   | 01/10/2024   | 39.94          | .00             | 39.94        | 01/18/2024       |
|               |                       | 1-105274       | TRUCK PARTS-TRUCK 32  | 2   | 01/10/2024   | 39.94          | .00             | 39.94        | 01/18/2024       |
|               |                       | 1-105274       | TRUCK PARTS-TRUCK 32  | 3   | 01/10/2024   | 39.94          | .00             | 39.94        | 01/18/2024       |
|               |                       | 1-105274       | TRUCK PARTS-TRUCK 32  | 4   | 01/10/2024   | 146.47         | .00             | 146.47       | 01/18/2024       |
|               |                       | 1-105288       | VEHICLE MAINTENANCE   | 1   | 01/10/2024   | 224.34         | .00             | 224.34       | 01/18/2024       |
|               |                       | 1-105288       | VEHICLE MAINTENANCE   | 2   | 01/10/2024   | 61.19          | .00             | 61.19        | 01/18/2024       |
|               |                       | 1-105288       | VEHICLE MAINTENANCE   | 3   | 01/10/2024   | 61.19          | .00             | 61.19        | 01/18/2024       |
|               |                       | 1-105288       | VEHICLE MAINTENANCE   | 4   | 01/10/2024   | 61.19          | .00             | 61.19        | 01/18/2024       |
|               |                       | 1-105289       | TRUCK PARTS-TRUCK 32  | 1   | 01/10/2024   | 5.49           | .00             | 5.49         | 01/18/2024       |
|               |                       | 1-105289       | TRUCK PARTS-TRUCK 32  | 2   | 01/10/2024   | 5.49           | .00             | 5.49         | 01/18/2024       |
|               |                       | 1-105289       | TRUCK PARTS-TRUCK 32  | 3   | 01/10/2024   | 5.49           | .00             | 5.49         | 01/18/2024       |
|               |                       | 1-105289       | TRUCK PARTS-TRUCK 32  | 4   | 01/10/2024   | 20.13          | .00             | 20.13        | 01/18/2024       |
| Total 581:    |                       |                |                       |     |              | 984.30         | .00             | 984.30       |                  |
| 613           | MCFARLAND SCHOOL DI   | 010824         | JANUARY TAX SETTLEM   | 1   | 01/08/2024   | 5,000,524.     | .00             | 5,000,524.   | 01/11/2024       |
| Total 613:    |                       |                |                       |     |              | 5,000,524.     | .00             | 5,000,524.   |                  |
| 620           | MCFARLAND YOUTH CE    | 011324         | ANNUAL CONTRIBUTION   | 1   | 01/13/2024   | 40,250.00      | .00             | 40,250.00    | 01/18/2024       |
| Total 620:    |                       |                |                       |     |              | 40,250.00      | .00             | 40,250.00    |                  |
| 634           | MENARDS - MONONA      | 59748          | PW SUPPLIES           | 1   | 12/29/2023   | 10.29          | .00             | 10.29        | 01/18/2024       |
|               |                       | 59748          | PW SUPPLIES           | 2   | 12/29/2023   | 2.80           | .00             | 2.80         | 01/18/2024       |
|               |                       | 59748          | PW SUPPLIES           | 3   | 12/29/2023   | 2.80           | .00             | 2.80         | 01/18/2024       |

| Vendor Number | Name                  | Invoice Number | Description            | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|------------------------|-----|--------------|----------------|-----------------|--------------|------------------|
|               |                       | 59748          | PW SUPPLIES            | 4   | 12/29/2023   | 2.80           | .00             | 2.80         | 01/18/2024       |
|               |                       | 59921          | PARKS SUPPLIES         | 1   | 01/04/2024   | 9.09           | .00             | 9.09         | 01/18/2024       |
|               |                       | 59921          | PW FACILITY MAINTENA   | 2   | 01/04/2024   | 21.24          | .00             | 21.24        | 01/18/2024       |
|               |                       | 59921          | PW SUPPLIES            | 3   | 01/04/2024   | .68            | .00             | .68          | 01/18/2024       |
|               |                       | 59921          | PW SUPPLIES            | 4   | 01/04/2024   | .68            | .00             | .68          | 01/18/2024       |
|               |                       | 59921          | PW SUPPLIES            | 5   | 01/04/2024   | .68            | .00             | .68          | 01/18/2024       |
|               |                       | 59921          | PW SUPPLIES            | 6   | 01/04/2024   | 2.51           | .00             | 2.51         | 01/18/2024       |
|               |                       | 59928          | PW SUPPLIES            | 1   | 01/04/2024   | 19.12          | .00             | 19.12        | 01/18/2024       |
|               |                       | 59928          | PW SUPPLIES            | 2   | 01/04/2024   | 19.12          | .00             | 19.12        | 01/18/2024       |
|               |                       | 59928          | PW SUPPLIES            | 3   | 01/04/2024   | 19.12          | .00             | 19.12        | 01/18/2024       |
|               |                       | 59928          | PW SUPPLIES            | 4   | 01/04/2024   | 70.10          | .00             | 70.10        | 01/18/2024       |
|               |                       | 59929          | PARKS SUPPLIES         | 1   | 01/04/2024   | 176.52         | .00             | 176.52       | 01/18/2024       |
| Total 634:    |                       |                |                        |     |              | 357.55         | .00             | 357.55       |                  |
| 640           | MGE                   | 1115413856-    | BOCCE ELECTRICAL       | 1   | 12/27/2023   | 23.91          | .00             | 23.91        | 01/11/2024       |
|               |                       | 6300112994-    | STREET LIGHT           | 1   | 01/02/2024   | 697.03         | .00             | 697.03       | 01/11/2024       |
|               |                       | 8600157181-    | LIFT #4 ELECT          | 1   | 12/28/2023   | 47.03          | .00             | 47.03        | 01/11/2024       |
| Total 640:    |                       |                |                        |     |              | 767.97         | .00             | 767.97       |                  |
| 667           | MINNESOTA LIFE INS CO | 002832L-FE     | LIFE INSURANCE         | 1   | 01/09/2024   | 1,331.93       | .00             | 1,331.93     | 01/18/2024       |
| Total 667:    |                       |                |                        |     |              | 1,331.93       | .00             | 1,331.93     |                  |
| 756           | POMP'S TIRE SERVICE I | 80303441       | TRUCK 28 VEHICLE MAIN  | 1   | 01/05/2024   | 455.57         | .00             | 455.57       | 01/18/2024       |
|               |                       | 80303441       | TRUCK 28 VEHICLE MAIN  | 2   | 01/05/2024   | 124.25         | .00             | 124.25       | 01/18/2024       |
|               |                       | 80303441       | TRUCK 28 VEHICLE MAIN  | 3   | 01/05/2024   | 124.25         | .00             | 124.25       | 01/18/2024       |
|               |                       | 80303441       | TRUCK 28 VEHICLE MAIN  | 4   | 01/05/2024   | 124.25         | .00             | 124.25       | 01/18/2024       |
| Total 756:    |                       |                |                        |     |              | 828.32         | .00             | 828.32       |                  |
| 775           | PUBLIC SERVICE COMM   | 2312-I-03490   | PSC FEE FOR RATE CAS   | 1   | 01/16/2024   | 1,280.03       | .00             | 1,280.03     | 01/18/2024       |
| Total 775:    |                       |                |                        |     |              | 1,280.03       | .00             | 1,280.03     |                  |
| 879           | SOUTH CENTRAL LIBRA   | 24-019         | TECHNOLOGY FEES        | 1   | 01/08/2024   | 48,532.00      | .00             | 48,532.00    | 01/18/2024       |
| Total 879:    |                       |                |                        |     |              | 48,532.00      | .00             | 48,532.00    |                  |
| 958           | TOWN & COUNTRY ENGI   | 26229          | MC197 PAULSON ROAD     | 1   | 01/11/2024   | 3,187.50       | .00             | 3,187.50     | 01/18/2024       |
|               |                       | 26230          | MC198 LIFT STATION 2 I | 1   | 01/11/2024   | 3,646.25       | .00             | 3,646.25     | 01/18/2024       |
|               |                       | 26231          | MC218 EAST SIDE SANIT  | 1   | 01/11/2024   | 653.75         | .00             | 653.75       | 01/18/2024       |
|               |                       | 26238          | MC217 HIGHLAND OAKS    | 1   | 01/11/2024   | 2,080.00       | .00             | 2,080.00     | 01/18/2024       |
| Total 958:    |                       |                |                        |     |              | 9,567.50       | .00             | 9,567.50     |                  |
| 992           | US CELLULAR           | 0625070507     | PARKS TABLETS          | 1   | 12/22/2023   | 79.00          | .00             | 79.00        | 01/11/2024       |
|               |                       | 0625070507     | SEWER TABLETS          | 2   | 12/22/2023   | 134.50         | .00             | 134.50       | 01/11/2024       |
|               |                       | 0625070507     | WATER TABLETS          | 3   | 12/22/2023   | 134.50         | .00             | 134.50       | 01/11/2024       |
|               |                       | 0625070507     | COMMDEV PHONE          | 4   | 12/22/2023   | .82            | .00             | .82          | 01/11/2024       |
|               |                       | 0625070507     | SEWER PHONE            | 5   | 12/22/2023   | 102.84         | .00             | 102.84       | 01/11/2024       |
|               |                       | 0625070507     | WATER PHONE            | 6   | 12/22/2023   | 102.84         | .00             | 102.84       | 01/11/2024       |
|               |                       | 0625070507     | PW PHONE               | 7   | 12/22/2023   | 102.84         | .00             | 102.84       | 01/11/2024       |
|               |                       | 0625070507     | CABLE/COMMTECH PHO     | 8   | 12/22/2023   | 42.50          | .00             | 42.50        | 01/11/2024       |
|               |                       | 0625070507     | OUTREACH PHONE         | 9   | 12/22/2023   | 115.00         | .00             | 115.00       | 01/11/2024       |
|               |                       | 0625070507     | FD/EMS PHONE           | 10  | 12/22/2023   | 289.69         | .00             | 289.69       | 01/11/2024       |

| Vendor Number | Name                | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|---------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
|               |                     | 0625070507     | PW TABLETS            | 11  | 12/22/2023   | 134.50         | .00             | 134.50       | 01/11/2024       |
|               |                     | 0625070507     | PD PHONE              | 12  | 12/22/2023   | 819.43         | .00             | 819.43       | 01/11/2024       |
|               |                     | 0626090821     | LIBRARY PHONE         | 1   | 12/28/2023   | 43.75          | .00             | 43.75        | 01/18/2024       |
| Total 992:    |                     |                |                       |     |              | 2,102.21       | .00             | 2,102.21     |                  |
| 1015          | VILLAGE OF MCFARLAN | 123123         | WM MCFARLAND PARK     | 1   | 12/23/2023   | 911.35         | .00             | .00          | Multiple         |
|               |                     | 123123         | YAHARA RIVER PARK     | 2   | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | PED PATH              | 3   | 12/23/2023   | 2.97           | .00             | .00          | Multiple         |
|               |                     | 123123         | PED PATH - OSBORN     | 4   | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | LEGION MEMORIAL PAR   | 5   | 12/23/2023   | 88.98          | .00             | .00          | Multiple         |
|               |                     | 123123         | BRANDT PARK           | 6   | 12/23/2023   | 274.42         | .00             | .00          | Multiple         |
|               |                     | 123123         | WOODLAND ESTATES PA   | 7   | 12/23/2023   | 32.63          | .00             | .00          | Multiple         |
|               |                     | 123123         | AUTUMN GROVE PARK     | 8   | 12/23/2023   | 38.56          | .00             | .00          | Multiple         |
|               |                     | 123123         | CEDAR RIDGE           | 9   | 12/23/2023   | 69.70          | .00             | .00          | Multiple         |
|               |                     | 123123         | CEDAR GLADE PARK      | 10  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | BOCCE BALL COURT      | 11  | 12/23/2023   | 16.00          | .00             | .00          | Multiple         |
|               |                     | 123123         | EGNER PARK            | 12  | 12/23/2023   | 44.49          | .00             | .00          | Multiple         |
|               |                     | 123123         | HIGHLAND OAK PARK     | 13  | 12/23/2023   | 72.67          | .00             | .00          | Multiple         |
|               |                     | 123123         | COMM GARDEN           | 14  | 12/23/2023   | 16.00          | .00             | .00          | Multiple         |
|               |                     | 123123         | PED PATH - DALE CURTI | 15  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | 5802 & 5804 MAIN ST   | 16  | 12/23/2023   | 153.00         | .00             | .00          | Multiple         |
|               |                     | 123123         | PED PATH - RUNNING DE | 17  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | MUNICIPAL CENTER      | 18  | 12/23/2023   | 336.64         | .00             | .00          | Multiple         |
|               |                     | 123123         | RIDGE VIEW            | 19  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | LIFT #2               | 20  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | PW GARAGE             | 21  | 12/23/2023   | 845.62         | .00             | .00          | Multiple         |
|               |                     | 123123         | PW - ST               | 22  | 12/23/2023   | 430.07         | .00             | .00          | Multiple         |
|               |                     | 123123         | OLD LIBRARY           | 23  | 12/23/2023   | 37.08          | .00             | .00          | Multiple         |
|               |                     | 123123         | LIBRARY               | 24  | 12/23/2023   | 366.17         | .00             | .00          | Multiple         |
|               |                     | 123123         | LIBRARY               | 25  | 12/23/2023   | 176.48         | .00             | .00          | Multiple         |
|               |                     | 123123         | MUNICIPAL CENTER      | 26  | 12/23/2023   | 407.47         | .00             | .00          | Multiple         |
|               |                     | 123123         | VOM - HOLSCHER        | 27  | 12/23/2023   | 59.32          | .00             | .00          | Multiple         |
|               |                     | 123123         | PARKING LOT           | 28  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | OLD WELL HOUSE        | 29  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | WATER TOWER - BURMA   | 30  | 12/23/2023   | 74.15          | .00             | .00          | Multiple         |
|               |                     | 123123         | WATER TOWER - HOLSC   | 31  | 12/23/2023   | 45.97          | .00             | .00          | Multiple         |
|               |                     | 123123         | WELL #1               | 32  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | WELL #3               | 33  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | LIFT #4               | 34  | 12/23/2023   | 14.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | 6001 BROADHEAD - PSC  | 35  | 12/23/2023   | 1,254.18       | .00             | .00          | Multiple         |
|               |                     | 123123         | 6001 BROADHEAD - PSC  | 36  | 12/23/2023   | 127.04         | .00             | .00          | Multiple         |
|               |                     | 123123         | 5810 MILWAUKEE ST     | 37  | 12/23/2023   | 63.83          | .00             | .00          | Multiple         |
|               |                     | 123123         | WM MCFARLAND PARK     | 38  | 12/23/2023   | 911.35-        |                 |              |                  |
|               |                     | 123123         | YAHARA RIVER PARK     | 39  | 12/23/2023   | 14.83-         |                 |              |                  |
|               |                     | 123123         | PED PATH              | 40  | 12/23/2023   | 2.97-          |                 |              |                  |
|               |                     | 123123         | PED PATH - OSBORN     | 41  | 12/23/2023   | 14.83-         |                 |              |                  |
|               |                     | 123123         | LEGION MEMORIAL PAR   | 42  | 12/23/2023   | 88.98-         |                 |              |                  |
|               |                     | 123123         | BRANDT PARK           | 43  | 12/23/2023   | 274.42-        |                 |              |                  |
|               |                     | 123123         | WOODLAND ESTATES PA   | 44  | 12/23/2023   | 32.63-         |                 |              |                  |
|               |                     | 123123         | AUTUMN GROVE PARK     | 45  | 12/23/2023   | 38.56-         |                 |              |                  |
|               |                     | 123123         | CEDAR RIDGE           | 46  | 12/23/2023   | 69.70-         |                 |              |                  |
|               |                     | 123123         | CEDAR GLADE PARK      | 47  | 12/23/2023   | 14.83-         |                 |              |                  |
|               |                     | 123123         | BOCCE BALL COURT      | 48  | 12/23/2023   | 16.00-         |                 |              |                  |
|               |                     | 123123         | EGNER PARK            | 49  | 12/23/2023   | 44.49-         |                 |              |                  |
|               |                     | 123123         | HIGHLAND OAK PARK     | 50  | 12/23/2023   | 72.67-         |                 |              |                  |
|               |                     | 123123         | COMM GARDEN           | 51  | 12/23/2023   | 16.00-         |                 |              |                  |

| Vendor Number | Name       | Invoice Number        | Description           | Seq        | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|------------|-----------------------|-----------------------|------------|--------------|----------------|-----------------|--------------|------------------|
|               |            | 123123                | PED PATH - DALE CURTI | 52         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | 5802 & 5804 MAIN ST   | 53         | 12/23/2023   | 153.00-        |                 |              |                  |
|               |            | 123123                | PED PATH - RUNNING DE | 54         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | MUNICIPAL CENTER      | 55         | 12/23/2023   | 336.64-        |                 |              |                  |
|               |            | 123123                | RIDGE VIEW            | 56         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | LIFT #2               | 57         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | PW GARAGE             | 58         | 12/23/2023   | 845.62-        |                 |              |                  |
|               |            | 123123                | PW - ST               | 59         | 12/23/2023   | 430.07-        |                 |              |                  |
|               |            | 123123                | OLD LIBRARY           | 60         | 12/23/2023   | 37.08-         |                 |              |                  |
|               |            | 123123                | LIBRARY               | 61         | 12/23/2023   | 366.17-        |                 |              |                  |
|               |            | 123123                | LIBRARY               | 62         | 12/23/2023   | 176.48-        |                 |              |                  |
|               |            | 123123                | MUNICIPAL CENTER      | 63         | 12/23/2023   | 407.47-        |                 |              |                  |
|               |            | 123123                | VOM - HOLSCHER        | 64         | 12/23/2023   | 59.32-         |                 |              |                  |
|               |            | 123123                | PARKING LOT           | 65         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | OLD WELL HOUSE        | 66         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | WATER TOWER - BURMA   | 67         | 12/23/2023   | 74.15-         |                 |              |                  |
|               |            | 123123                | WATER TOWER - HOLSC   | 68         | 12/23/2023   | 45.97-         |                 |              |                  |
|               |            | 123123                | WELL #1               | 69         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | WELL #3               | 70         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | LIFT #4               | 71         | 12/23/2023   | 14.83-         |                 |              |                  |
|               |            | 123123                | 6001 BROADHEAD - PSC  | 72         | 12/23/2023   | 1,254.18-      |                 |              |                  |
|               |            | 123123                | 6001 BROADHEAD - PSC  | 73         | 12/23/2023   | 127.04-        |                 |              |                  |
|               |            | 123123                | 5810 MILWAUKEE ST     | 74         | 12/23/2023   | 63.83-         |                 |              |                  |
|               | 123123 REE | WM MCFARLAND PARK     | 1                     | 12/31/2023 | 911.35       |                | .00             | 911.35       | 01/18/2024       |
|               | 123123 REE | YAHARA RIVER PARK     | 2                     | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | PED PATH              | 3                     | 12/31/2023 | 2.97         |                | .00             | 2.97         | 01/18/2024       |
|               | 123123 REE | PED PATH - OSBORN     | 4                     | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | LEGION MEMORIAL PAR   | 5                     | 12/31/2023 | 88.98        |                | .00             | 88.98        | 01/18/2024       |
|               | 123123 REE | BRANDT PARK           | 6                     | 12/31/2023 | 274.42       |                | .00             | 274.42       | 01/18/2024       |
|               | 123123 REE | WOODLAND ESTATES PA   | 7                     | 12/31/2023 | 32.63        |                | .00             | 32.63        | 01/18/2024       |
|               | 123123 REE | AUTUMN GROVE PARK     | 8                     | 12/31/2023 | 38.56        |                | .00             | 38.56        | 01/18/2024       |
|               | 123123 REE | CEDAR RIDGE           | 9                     | 12/31/2023 | 69.70        |                | .00             | 69.70        | 01/18/2024       |
|               | 123123 REE | CEDAR GLADE PARK      | 10                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | BOCCE BALL COURT      | 11                    | 12/31/2023 | 16.00        |                | .00             | 16.00        | 01/18/2024       |
|               | 123123 REE | EGNER PARK            | 12                    | 12/31/2023 | 44.49        |                | .00             | 44.49        | 01/18/2024       |
|               | 123123 REE | HIGHLAND OAK PARK     | 13                    | 12/31/2023 | 72.67        |                | .00             | 72.67        | 01/18/2024       |
|               | 123123 REE | COMM GARDEN           | 14                    | 12/31/2023 | 16.00        |                | .00             | 16.00        | 01/18/2024       |
|               | 123123 REE | PED PATH - DALE CURTI | 15                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | 5802 & 5804 MAIN ST   | 16                    | 12/31/2023 | 153.00       |                | .00             | 153.00       | 01/18/2024       |
|               | 123123 REE | PED PATH - RUNNING DE | 17                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | MUNICIPAL CENTER      | 18                    | 12/31/2023 | 336.64       |                | .00             | 336.64       | 01/18/2024       |
|               | 123123 REE | RIDGE VIEW            | 19                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | LIFT #2               | 20                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | PW GARAGE             | 21                    | 12/31/2023 | 845.62       |                | .00             | 845.62       | 01/18/2024       |
|               | 123123 REE | PW - ST               | 22                    | 12/31/2023 | 430.07       |                | .00             | 430.07       | 01/18/2024       |
|               | 123123 REE | OLD LIBRARY           | 23                    | 12/31/2023 | 37.08        |                | .00             | 37.08        | 01/18/2024       |
|               | 123123 REE | LIBRARY               | 24                    | 12/31/2023 | 366.17       |                | .00             | 366.17       | 01/18/2024       |
|               | 123123 REE | LIBRARY               | 25                    | 12/31/2023 | 176.48       |                | .00             | 176.48       | 01/18/2024       |
|               | 123123 REE | MUNICIPAL CENTER      | 26                    | 12/31/2023 | 407.47       |                | .00             | 407.47       | 01/18/2024       |
|               | 123123 REE | VOM - HOLSCHER        | 27                    | 12/31/2023 | 59.32        |                | .00             | 59.32        | 01/18/2024       |
|               | 123123 REE | PARKING LOT           | 28                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | OLD WELL HOUSE        | 29                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | WATER TOWER - BURMA   | 30                    | 12/31/2023 | 74.15        |                | .00             | 74.15        | 01/18/2024       |
|               | 123123 REE | WATER TOWER - HOLSC   | 31                    | 12/31/2023 | 45.97        |                | .00             | 45.97        | 01/18/2024       |
|               | 123123 REE | WELL #1               | 32                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | WELL #3               | 33                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |
|               | 123123 REE | LIFT #4               | 34                    | 12/31/2023 | 14.83        |                | .00             | 14.83        | 01/18/2024       |

| Vendor Number | Name                  | Invoice Number | Description            | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|------------------------|-----|--------------|----------------|-----------------|--------------|------------------|
|               |                       | 123123 REE     | 6001 BROADHEAD - PSC   | 35  | 12/31/2023   | 1,254.18       | .00             | 1,254.18     | 01/18/2024       |
|               |                       | 123123 REE     | 6001 BROADHEAD - PSC   | 36  | 12/31/2023   | 127.04         | .00             | 127.04       | 01/18/2024       |
|               |                       | 123123 REE     | 5810 MILWAUKEE ST      | 37  | 12/31/2023   | 63.83          | .00             | 63.83        | 01/18/2024       |
|               |                       | 2023 TAXES-    | ROSEWOOD FIELDS OU     | 1   | 01/03/2024   | 14.63          | .00             | 14.63        | Multiple         |
|               |                       | 2023 TAXES-    | ROSEWOOD FIELDS OU     | 1   | 01/03/2024   | 19.52          | .00             | 19.52        | Multiple         |
|               |                       | 2023 TAXES-    | ROSEWOOD FIELDS OU     | 1   | 01/03/2024   | 30.88          | .00             | 30.88        | Multiple         |
|               |                       | 2023 TAXES-    | 5810 MAIN STREET       | 1   | 01/03/2024   | 4,591.96       | .00             | 4,591.96     | 01/11/2024       |
|               |                       | 2023 TAXES     | 5802 -04 MAIN STREET   | 1   | 01/02/2024   | 448.20         | .00             | 448.20       | 01/11/2024       |
|               |                       | 2023 TAXES-    | SIGGELKOW ROAD PAR     | 1   | 01/03/2024   | 47.14          | .00             | 47.14        | Multiple         |
|               |                       | 2023 TAXES     | 3234 CTH AB PRIVATE SE | 1   | 01/02/2024   | 9.54           | .00             | 9.54         | Multiple         |
|               |                       | 2023 TAXES-    | WA-CHE-TECHA PROP T    | 1   | 01/04/2024   | 4.89           | .00             | 4.89         | Multiple         |
|               |                       | 2023 TAXES-    | TID 3 - 4901 TERMINAL  | 1   | 01/02/2024   | 149.40         | .00             | 149.40       | 01/11/2024       |
| Total 1015:   |                       |                |                        |     |              | 11,438.91      | .00             | 11,438.91    |                  |
| 1049          | WI CHIEFS OF POLICE A | 10464          | JOB - MEMBERSHIP DUE   | 1   | 01/02/2024   | 100.00         | .00             | 100.00       | 01/18/2024       |
|               |                       | 10598          | WI CHIEFS ASSN DUES    | 1   | 01/02/2024   | 150.00         | .00             | 150.00       | 01/18/2024       |
| Total 1049:   |                       |                |                        |     |              | 250.00         | .00             | 250.00       |                  |
| 1093          | WI STATE LABORATORY   | 764431         | FLUORIDE TEST          | 1   | 12/31/2023   | 28.00          | .00             | 28.00        | 01/18/2024       |
| Total 1093:   |                       |                |                        |     |              | 28.00          | .00             | 28.00        |                  |
| 1256          | BOUND TREE MEDICAL,   | 85196186       | MEDICAL - SUPPLIES     | 1   | 12/22/2023   | 126.70         | .00             | 126.70       | 01/18/2024       |
|               |                       | 85205116       | EMS - SUPPLIES         | 1   | 01/03/2024   | 585.83         | .00             | 585.83       | 01/18/2024       |
| Total 1256:   |                       |                |                        |     |              | 712.53         | .00             | 712.53       |                  |
| 1733          | MOTOROLA SOLUTIONS    | 1411055784     | EVIDENCE LIBRARY AND   | 1   | 12/31/2023   | 1,170.00       | .00             | 1,170.00     | 01/18/2024       |
|               |                       | 8281793820     | SQUAD CAMERAS          | 1   | 12/30/2023   | 45,709.20      | .00             | 45,709.20    | 01/18/2024       |
| Total 1733:   |                       |                |                        |     |              | 46,879.20      | .00             | 46,879.20    |                  |
| 1759          | MANDT SANDFILL TRUC   | 79237          | WATER MAIN SPOILS      | 1   | 12/01/2023   | 195.00         | .00             | 195.00       | 01/18/2024       |
|               |                       | 79237          | WATER MAIN MATERIALS   | 2   | 12/01/2023   | 569.10         | .00             | 569.10       | 01/18/2024       |
| Total 1759:   |                       |                |                        |     |              | 764.10         | .00             | 764.10       |                  |
| 1896          | NAPA AUTO PARTS       | 923472         | CORE DEPOSIT           | 1   | 01/03/2024   | 1.50-          | .00             | 1.50-        | 01/18/2024       |
|               |                       | 923472         | CORE DEPOSIT           | 2   | 01/03/2024   | 1.50-          | .00             | 1.50-        | 01/18/2024       |
|               |                       | 923472         | CORE DEPOSIT           | 3   | 01/03/2024   | 1.50-          | .00             | 1.50-        | 01/18/2024       |
|               |                       | 923472         | CORE DEPOSIT           | 4   | 01/03/2024   | 5.50-          | .00             | 5.50-        | 01/18/2024       |
|               |                       | 924067         | VEHICLE MAINTENANCE    | 1   | 01/08/2024   | 7.45           | .00             | 7.45         | 01/18/2024       |
|               |                       | 924067         | VEHICLE MAINTENANCE    | 2   | 01/08/2024   | 2.03           | .00             | 2.03         | 01/18/2024       |
|               |                       | 924067         | VEHICLE MAINTENANCE    | 3   | 01/08/2024   | 2.03           | .00             | 2.03         | 01/18/2024       |
|               |                       | 924067         | VEHICLE MAINTENANCE    | 4   | 01/08/2024   | 2.03           | .00             | 2.03         | 01/18/2024       |
|               |                       | 924274         | VEHICLE MAINTENANCE    | 1   | 01/09/2024   | 9.45           | .00             | 9.45         | 01/18/2024       |
|               |                       | 924274         | VEHICLE MAINTENANCE    | 2   | 01/09/2024   | 9.45           | .00             | 9.45         | 01/18/2024       |
|               |                       | 924274         | VEHICLE MAINTENANCE    | 3   | 01/09/2024   | 9.45           | .00             | 9.45         | 01/18/2024       |
|               |                       | 924274         | VEHICLE MAINTENANCE    | 4   | 01/09/2024   | 34.63          | .00             | 34.63        | 01/18/2024       |
|               |                       | 924692         | OIL BATH HUB CAP       | 1   | 01/12/2024   | 25.12          | .00             | 25.12        | 01/18/2024       |
| Total 1896:   |                       |                |                        |     |              | 91.64          | .00             | 91.64        |                  |
| 1921          | FRONTIER              | 122223         | LIBRARY PHONE          | 1   | 12/22/2023   | 123.82         | .00             | 123.82       | 01/18/2024       |

| Vendor Number | Name                 | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| Total 1921:   |                      |                |                       |     |              | 123.82         | .00             | 123.82       |                  |
| 1989          | CORPORATE BUSINESS   | 35574369       | PW COPIER             | 1   | 12/25/2023   | 72.55          | .00             | 72.55        | 01/11/2024       |
|               |                      | 35574369       | PW COPIER             | 2   | 12/25/2023   | 19.77          | .00             | 19.77        | 01/11/2024       |
|               |                      | 35574369       | PW COPIER             | 3   | 12/25/2023   | 19.77          | .00             | 19.77        | 01/11/2024       |
|               |                      | 35574369       | PW COPIER             | 4   | 12/25/2023   | 19.77          | .00             | 19.77        | 01/11/2024       |
|               |                      | 35596720       | COPIER LEASE          | 1   | 12/27/2023   | 114.00         | .00             | 114.00       | 01/11/2024       |
|               |                      | 35669329       | COPIER LEASE          | 1   | 01/08/2024   | 190.00         | .00             | 190.00       | 01/18/2024       |
| Total 1989:   |                      |                |                       |     |              | 435.86         | .00             | 435.86       |                  |
| 2024          | BURRIS EQUIPMENT     | PS1029327-     | MOWER TIRES           | 1   | 01/05/2024   | 436.26         | .00             | 436.26       | 01/18/2024       |
|               |                      | PS1029327-     | MOWER TIRES           | 2   | 01/05/2024   | 118.98         | .00             | 118.98       | 01/18/2024       |
|               |                      | PS1029327-     | MOWER TIRES           | 3   | 01/05/2024   | 118.98         | .00             | 118.98       | 01/18/2024       |
|               |                      | PS1029327-     | MOWER TIRES           | 4   | 01/05/2024   | 118.98         | .00             | 118.98       | 01/18/2024       |
| Total 2024:   |                      |                |                       |     |              | 793.20         | .00             | 793.20       |                  |
| 2032          | TEN-41               | 892            | NEW PATCHES           | 1   | 01/10/2024   | 1,225.00       | .00             | 1,225.00     | 01/18/2024       |
| Total 2032:   |                      |                |                       |     |              | 1,225.00       | .00             | 1,225.00     |                  |
| 2042          | THOMSON REUTERS      | 849527415      | WEST INFORMATION CH   | 1   | 01/01/2024   | 208.93         | .00             | 208.93       | 01/18/2024       |
| Total 2042:   |                      |                |                       |     |              | 208.93         | .00             | 208.93       |                  |
| 2066          | PELLITTERI WASTE SYS | 4353032        | RECYCLING SERVICE     | 1   | 12/31/2023   | 15,062.60      | .00             | 15,062.60    | 01/18/2024       |
|               |                      | 4353032        | TRASH SERVICE         | 2   | 12/31/2023   | 23,095.65      | .00             | 23,095.65    | 01/18/2024       |
|               |                      | 4353032        | ADMIN SHRED           | 3   | 12/31/2023   | 57.53          | .00             | 57.53        | 01/18/2024       |
|               |                      | 4353032        | PD SHRED (50.03 CHARG | 4   | 12/31/2023   | 57.53          | .00             | 57.53        | 01/18/2024       |
|               |                      | 4353032        | PSC TRASH SERVICE     | 5   | 12/31/2023   | 129.47         | .00             | 129.47       | 01/18/2024       |
|               |                      | 4353032        | PSC RECYCLING SERVIC  | 6   | 12/31/2023   | 104.72         | .00             | 104.72       | 01/18/2024       |
| Total 2066:   |                      |                |                       |     |              | 38,507.50      | .00             | 38,507.50    |                  |
| 2070          | KKS PROPERTY         | 010424         | COMMON AREA MAINT. F  | 1   | 01/04/2024   | 400.00         | .00             | 400.00       | 01/18/2024       |
| Total 2070:   |                      |                |                       |     |              | 400.00         | .00             | 400.00       |                  |
| 2121          | LAKESIDE INTERNATION | 8284553P       | VEHICLE MAINTENANCE   | 1   | 01/17/2024   | 5.83           | .00             | 5.83         | 01/18/2024       |
|               |                      | 8284553P       | VEHICLE MAINTENANCE   | 2   | 01/17/2024   | 5.83           | .00             | 5.83         | 01/18/2024       |
|               |                      | 8284553P       | VEHICLE MAINTENANCE   | 3   | 01/17/2024   | 5.83           | .00             | 5.83         | 01/18/2024       |
|               |                      | 8284553P       | VEHICLE MAINTENANCE   | 4   | 01/17/2024   | 21.40          | .00             | 21.40        | 01/18/2024       |
| Total 2121:   |                      |                |                       |     |              | 38.89          | .00             | 38.89        |                  |
| 2213          | RIVISTAS LLC         | 18061          | MAGAZINE SUBSRIPTIO   | 1   | 01/09/2024   | 2,694.73       | .00             | 2,694.73     | 01/18/2024       |
| Total 2213:   |                      |                |                       |     |              | 2,694.73       | .00             | 2,694.73     |                  |
| 2237          | MADISON COLLEGE      | 010824         | JANUARY SETTLEMENT    | 1   | 01/08/2024   | 417,116.15     | .00             | 417,116.15   | 01/11/2024       |
|               |                      | CORP-00000     | MADISON COLLEGE - TUI | 1   | 01/04/2024   | 1,157.21       | .00             | 1,157.21     | 01/18/2024       |
|               |                      | CORP-00000     | MADISON COLLEGE - TUI | 2   | 01/04/2024   | 310.00         | .00             | 310.00       | 01/18/2024       |
| Total 2237:   |                      |                |                       |     |              | 418,583.36     | .00             | 418,583.36   |                  |

| Vendor Number | Name                  | Invoice Number | Description            | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|------------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 2290          | MPIC                  | 010424         | PROP INS - 5810 MILWAU | 1   | 01/04/2024   | 248.00         | .00             | 248.00       | 01/18/2024       |
| Total 2290:   |                       |                |                        |     |              | 248.00         | .00             | 248.00       |                  |
| 13040         | PAYNE, SHARON         | 011724         | PROP TAX REFUND        | 1   | 01/17/2024   | 27.97          | .00             | 27.97        | 01/18/2024       |
| Total 13040:  |                       |                |                        |     |              | 27.97          | .00             | 27.97        |                  |
| 13083         | UTTER, DAVID          | 011724         | PROP TAX REFUND        | 1   | 01/17/2024   | 7.07           | .00             | 7.07         | 01/18/2024       |
| Total 13083:  |                       |                |                        |     |              | 7.07           | .00             | 7.07         |                  |
| 13209         | HOEGE, JULIE          | 011724         | PROP TAX REFUND        | 1   | 01/17/2024   | 1,280.89       | .00             | 1,280.89     | 01/18/2024       |
| Total 13209:  |                       |                |                        |     |              | 1,280.89       | .00             | 1,280.89     |                  |
| 14080         | MALY, ERIC AND KELLY  | 011724         | PROP TAX OVERPMT       | 1   | 01/17/2024   | 5,101.60       | .00             | 5,101.60     | 01/18/2024       |
| Total 14080:  |                       |                |                        |     |              | 5,101.60       | .00             | 5,101.60     |                  |
| 14155         | YOUNG THOMAS / JOHA   | 011022         | PROP TAX OVERPMT       | 1   | 01/10/2022   | 226.29         | .00             | 226.29       | Multiple         |
| Total 14155:  |                       |                |                        |     |              | 226.29         | .00             | 226.29       |                  |
| 14163         | BUSS, DAVID AND ALYSS | 011724         | PROP TAX OVERPMT       | 1   | 01/17/2024   | 143.46         | .00             | 143.46       | 01/18/2024       |
| Total 14163:  |                       |                |                        |     |              | 143.46         | .00             | 143.46       |                  |
| 16241         | WI DEPT OF JUSTICE    | L133T-12312    | BACKGROUND CHECKS      | 1   | 12/31/2023   | 31.00          | .00             | 31.00        | 01/18/2024       |
| Total 16241:  |                       |                |                        |     |              | 31.00          | .00             | 31.00        |                  |
| 16247         | CITY TREASURER        | 1126248        | STORMWATER CHARGE      | 1   | 01/05/2024   | 31.02          | .00             | 31.02        | 01/18/2024       |
| Total 16247:  |                       |                |                        |     |              | 31.02          | .00             | 31.02        |                  |
| 16248         | MEDIA CONTROL SYSTE   | 00003959       | TIGHTROPE SOFTWARE     | 1   | 01/04/2024   | 800.00         | .00             | 800.00       | 01/18/2024       |
| Total 16248:  |                       |                |                        |     |              | 800.00         | .00             | 800.00       |                  |
| 16257         | CORPORATE BUSINESS    | 353455         | COPIER LEASE           | 1   | 01/05/2024   | 110.51         | .00             | 110.51       | 01/18/2024       |
| Total 16257:  |                       |                |                        |     |              | 110.51         | .00             | 110.51       |                  |
| 16386         | BEAR GRAPHICS         | 0931353        | ELECTION SUPPLIES      | 1   | 12/29/2023   | 1,653.21       | .00             | 1,653.21     | 01/18/2024       |
|               |                       | 0931354        | ELECTION SUPPLIES      | 1   | 12/29/2023   | 869.10         | .00             | 869.10       | 01/18/2024       |
| Total 16386:  |                       |                |                        |     |              | 2,522.31       | .00             | 2,522.31     |                  |
| 16481         | CAPITOL UNDERGROUN    | 0101-24        | CURB STOP REPAIR       | 1   | 01/10/2024   | 5,834.94       | .00             | 5,834.94     | 01/18/2024       |
| Total 16481:  |                       |                |                        |     |              | 5,834.94       | .00             | 5,834.94     |                  |
| 16545         | DEPT OF SAFETY AND P  | DSPS Dec 2     | FIRE SPRINKLER PLAN R  | 1   | 12/31/2023   | 5.00           | .00             | 5.00         | 01/18/2024       |
| Total 16545:  |                       |                |                        |     |              | 5.00           | .00             | 5.00         |                  |

| Vendor Number | Name                  | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 16547         | PELLION BENEFITS      | BB010224       | RETIREE SICK LEAVE    | 1   | 01/02/2024   | 5,037.19       | .00             | 5,037.19     | 01/18/2024       |
| Total 16547:  |                       |                |                       |     |              | 5,037.19       | .00             | 5,037.19     |                  |
| 16640         | TOP PACK DEFENSE LLC  | 12177          | UNIFORM ALLOWANCE K   | 1   | 01/23/2024   | 160.99         | .00             | 160.99       | 01/18/2024       |
|               |                       | 12234          | PATCH INSTALL ZIETSMA | 1   | 01/03/2024   | 60.00          | .00             | 60.00        | 01/18/2024       |
| Total 16640:  |                       |                |                       |     |              | 220.99         | .00             | 220.99       |                  |
| 16655         | WI DEPT OF TRANSPORT  | 395-0000337    | EXCHANGE ST PRELIMIN  | 1   | 01/02/2024   | 631.78         | .00             | 631.78       | 01/18/2024       |
| Total 16655:  |                       |                |                       |     |              | 631.78         | .00             | 631.78       |                  |
| 16745         | KNIGHT BARRY TITLE GR | 011724         | 5220 FARWELL STREET   | 1   | 01/17/2024   | 10,000.00      | .00             | 10,000.00    | 01/18/2024       |
| Total 16745:  |                       |                |                       |     |              | 10,000.00      | .00             | 10,000.00    |                  |
| 16777         | AT&T MOBILITY II LLC  | 2873326607     | CELL PHONE            | 1   | 12/12/2023   | 370.38         | .00             | 370.38       | 01/18/2024       |
| Total 16777:  |                       |                |                       |     |              | 370.38         | .00             | 370.38       |                  |
| 16787         | TOWNS, JACOB          | 122023         | UNIFORM ALLOW - TOW   | 1   | 12/20/2023   | 320.00         | .00             | 320.00       | 01/18/2024       |
| Total 16787:  |                       |                |                       |     |              | 320.00         | .00             | 320.00       |                  |
| 16789         | HANSEN, PAUL AND EMIL | 011724         | PROPERTY TAX OVERPA   | 1   | 01/17/2024   | 5,082.09       | .00             | 5,082.09     | 01/18/2024       |
| Total 16789:  |                       |                |                       |     |              | 5,082.09       | .00             | 5,082.09     |                  |
| 16829         | REUTER, WHITISH & EVA | 73100          | LEGAL - TID3          | 1   | 01/08/2024   | 2,473.50       | .00             | 2,473.50     | 01/18/2024       |
|               |                       | 73101          | TID4 LEGAL            | 1   | 01/08/2024   | 1,963.50       | .00             | 1,963.50     | 01/18/2024       |
|               |                       | 73107          | PROSECUTIONS          | 1   | 01/08/2024   | 1,543.20       | .00             | 1,543.20     | 01/18/2024       |
|               |                       | 73108          | PROSECUTIONS          | 1   | 01/08/2024   | 315.20         | .00             | 315.20       | 01/18/2024       |
|               |                       | 73109          | PROSECUTIONS          | 1   | 01/08/2024   | 113.50         | .00             | 113.50       | 01/18/2024       |
|               |                       | 73116          | GENERAL LEGAL         | 1   | 01/08/2024   | 5,450.15       | .00             | 5,450.15     | 01/18/2024       |
|               |                       | 73116          | GENERAL LEGAL         | 2   | 01/08/2024   | 208.00         | .00             | 208.00       | 01/18/2024       |
|               |                       | 73116          | GENERAL LEGAL         | 3   | 01/08/2024   | 576.00         | .00             | 576.00       | 01/18/2024       |
|               |                       | 73116          | GENERAL LEGAL         | 4   | 01/08/2024   | 1,274.50       | .00             | 1,274.50     | 01/18/2024       |
|               |                       | 73117          | PROSECUTIONS          | 1   | 01/08/2024   | 3,011.29       | .00             | 3,011.29     | 01/18/2024       |
|               |                       | 73118          | PSC HANOVER INSURAN   | 1   | 01/08/2024   | 2,048.10       | .00             | 2,048.10     | 01/18/2024       |
| Total 16829:  |                       |                |                       |     |              | 18,976.94      | .00             | 18,976.94    |                  |
| 16947         | WALLACE, BRYAN        | 122723         | TRAINING MEALS        | 1   | 12/27/2023   | 43.39          | .00             | 43.39        | 01/18/2024       |
| Total 16947:  |                       |                |                       |     |              | 43.39          | .00             | 43.39        |                  |
| 16994         | NUTRI-SYSTEMS CORPO   | 53619          | THERMAL LUNCH BAGS    | 1   | 12/22/2023   | 139.87         | .00             | 139.87       | 01/18/2024       |
| Total 16994:  |                       |                |                       |     |              | 139.87         | .00             | 139.87       |                  |
| 17078         | JONES & BARTLETT LEA  | 832031         | TRAINING              | 1   | 01/05/2024   | 410.04         | .00             | 410.04       | 01/18/2024       |
| Total 17078:  |                       |                |                       |     |              | 410.04         | .00             | 410.04       |                  |
| 17084         | AMAZON CAPITAL SERVI  | 146P-Q6KM-     | PARKS SUPPLIES        | 1   | 01/17/2024   | 16.99          | .00             | 16.99        | 01/18/2024       |
|               |                       | 161Q-6W6D-     | PARKS SUPPLIES        | 1   | 01/15/2024   | 171.84         | .00             | 171.84       | 01/18/2024       |

| Vendor Number | Name                 | Invoice Number | Description             | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|----------------------|----------------|-------------------------|-----|--------------|----------------|-----------------|--------------|------------------|
|               |                      | 161Q-6W6D-     | PUBLIC WORKS SUPPLIE    | 2   | 01/15/2024   | 94.52          | .00             | 94.52        | 01/18/2024       |
|               |                      | 161Q-6W6D-     | PUBLIC WORKS SUPPLIE    | 3   | 01/15/2024   | 25.78          | .00             | 25.78        | 01/18/2024       |
|               |                      | 161Q-6W6D-     | PUBLIC WORKS SUPPLIE    | 4   | 01/15/2024   | 25.78          | .00             | 25.78        | 01/18/2024       |
|               |                      | 161Q-6W6D-     | PUBLIC WORKS SUPPLIE    | 5   | 01/15/2024   | 25.78          | .00             | 25.78        | 01/18/2024       |
|               |                      | 17L1-YC3H-     | OFFICE SUPPLIES         | 1   | 01/16/2024   | 44.88          | .00             | 44.88        | 01/18/2024       |
|               |                      | 1FLJGR7N-R     | PW OFFICE SUPPLIES      | 1   | 01/11/2024   | 19.50          | .00             | 19.50        | 01/18/2024       |
|               |                      | 1FLJGR7N-R     | PW OFFICE SUPPLIES      | 2   | 01/11/2024   | 19.50          | .00             | 19.50        | 01/18/2024       |
|               |                      | 1FLJGR7N-R     | PW OFFICE SUPPLIES      | 3   | 01/11/2024   | 19.50          | .00             | 19.50        | 01/18/2024       |
|               |                      | 1FLJGR7N-R     | PW OFFICE SUPPLIES      | 4   | 01/11/2024   | 71.49          | .00             | 71.49        | 01/18/2024       |
|               |                      | 1HKW-LXVL-     | BOOKS                   | 1   | 01/09/2024   | 56.25          | .00             | 56.25        | 01/18/2024       |
|               |                      | 1JWC-7QTM      | MICROPHONE              | 1   | 01/04/2024   | 52.15          | .00             | 52.15        | 01/18/2024       |
|               |                      | 1JXL-HWN6-     | PW OFFICE SUPPLIES      | 1   | 01/08/2024   | 1.89           | .00             | 1.89         | 01/18/2024       |
|               |                      | 1JXL-HWN6-     | PW OFFICE SUPPLIES      | 2   | 01/08/2024   | 1.89           | .00             | 1.89         | 01/18/2024       |
|               |                      | 1JXL-HWN6-     | PW OFFICE SUPPLIES      | 3   | 01/08/2024   | 1.89           | .00             | 1.89         | 01/18/2024       |
|               |                      | 1JXL-HWN6-     | PW OFFICE SUPPLIES      | 4   | 01/08/2024   | 6.94           | .00             | 6.94         | 01/18/2024       |
|               |                      | 1NN9-VVNG-     | LIFT STATION FACILITY M | 1   | 01/02/2024   | 49.99          | .00             | 49.99        | 01/18/2024       |
|               |                      | 1QKQ-MFPQ      | PROGRAM SUPPLIES        | 1   | 01/07/2024   | 36.87          | .00             | 36.87        | 01/18/2024       |
|               |                      | 1VV9-V4J7-P    | PROGRAM SUPPLIES        | 1   | 01/08/2024   | 69.70          | .00             | 69.70        | 01/18/2024       |
| Total 17084:  |                      |                |                         |     |              | 813.13         | .00             | 813.13       |                  |
| 17092         | GENERAL ENGINEERING  | 59             | BUILDING INSPECTION S   | 1   | 01/10/2024   | 5,228.10       | .00             | 5,228.10     | 01/18/2024       |
| Total 17092:  |                      |                |                         |     |              | 5,228.10       | .00             | 5,228.10     |                  |
| 17117         | LARSON, RON          | 200            | PROGRAMMING             | 1   | 01/10/2024   | 25.00          | .00             | 25.00        | 01/18/2024       |
| Total 17117:  |                      |                |                         |     |              | 25.00          | .00             | 25.00        |                  |
| 17140         | US BANK VOYAGER FLE  | 8694160992     | PD FUEL                 | 1   | 01/01/2024   | 1,683.60       | .00             | 1,683.60     | 01/18/2024       |
|               |                      | 8694160992     | PARKS FUEL              | 2   | 01/01/2024   | 441.81         | .00             | 441.81       | 01/18/2024       |
|               |                      | 8694160992     | FIRE/EMS FUEL           | 3   | 01/01/2024   | 1,475.53       | .00             | 1,475.53     | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 4   | 01/01/2024   | 1,128.56       | .00             | 1,128.56     | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 5   | 01/01/2024   | 102.60         | .00             | 102.60       | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 6   | 01/01/2024   | 205.19         | .00             | 205.19       | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 7   | 01/01/2024   | 205.19         | .00             | 205.19       | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 8   | 01/01/2024   | 102.60         | .00             | 102.60       | 01/18/2024       |
|               |                      | 8694160992     | PW FUEL                 | 9   | 01/01/2024   | 307.79         | .00             | 307.79       | 01/18/2024       |
| Total 17140:  |                      |                |                         |     |              | 5,652.87       | .00             | 5,652.87     |                  |
| 17194         | TUMA, NICHOLAS AND D | 011724         | PROP TAX OVERPAYMEN     | 1   | 01/17/2024   | 142.57         | .00             | 142.57       | 01/18/2024       |
| Total 17194:  |                      |                |                         |     |              | 142.57         | .00             | 142.57       |                  |
| 17195         | GRADY, BRUCE         | BG122423       | TRAINING MEALS          | 1   | 12/24/2023   | 40.76          | .00             | 40.76        | 01/18/2024       |
| Total 17195:  |                      |                |                         |     |              | 40.76          | .00             | 40.76        |                  |
| 17233         | THE UNIFORM SHOPPE   | 3411314        | UNIFORM                 | 1   | 12/28/2023   | 753.50         | .00             | 753.50       | 01/18/2024       |
| Total 17233:  |                      |                |                         |     |              | 753.50         | .00             | 753.50       |                  |
| 17264         | NORTON, KRISTIN      | 011724         | PROPERTY TAX OVERPA     | 1   | 01/17/2024   | 140.96         | .00             | 140.96       | 01/18/2024       |
| Total 17264:  |                      |                |                         |     |              | 140.96         | .00             | 140.96       |                  |

| Vendor Number | Name                 | Invoice Number | Description          | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|----------------------|----------------|----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 17284         | SCHEDULEPLUS         | 2356           | ANNUAL LICENSE       | 1   | 01/02/2024   | 840.00         | .00             | 840.00       | 01/18/2024       |
| Total 17284:  |                      |                |                      |     |              | 840.00         | .00             | 840.00       |                  |
| 17320         | PARKITECTURE & PLANN | 20.011-5       | AQUATICS PLANNING    | 1   | 01/03/2024   | 1,200.00       | .00             | 1,200.00     | 01/18/2024       |
|               |                      | 23.039-5       | INCLUSIVE PARK DESIG | 1   | 01/04/2024   | 13,895.00      | .00             | 13,895.00    | 01/18/2024       |
| Total 17320:  |                      |                |                      |     |              | 15,095.00      | .00             | 15,095.00    |                  |
| 17528         | HGA                  | 246444         | PUBLIC SAFETY CENTER | 1   | 01/05/2024   | 2,175.00       | .00             | 2,175.00     | 01/18/2024       |
|               |                      | 246445         | HGA-PSB MICROGRID    | 1   | 01/05/2024   | 5,815.06       | .00             | 5,815.06     | 01/18/2024       |
| Total 17528:  |                      |                |                      |     |              | 7,990.06       | .00             | 7,990.06     |                  |
| 17551         | KRUK, SCOTT & KATHLE | 011724         | PROPERTY TAX OVERPA  | 1   | 01/17/2024   | 155.69         | .00             | 155.69       | 01/18/2024       |
| Total 17551:  |                      |                |                      |     |              | 155.69         | .00             | 155.69       |                  |
| 17569         | MCFARLAND ACE HARD   | 010382/T       | SQUAD SUPPLIES       | 1   | 01/30/2024   | 37.78          | .00             | 37.78        | 01/18/2024       |
|               |                      | 010400/T       | PARKS SUPPLIES       | 1   | 01/03/2024   | 8.98           | .00             | 8.98         | 01/18/2024       |
|               |                      | 010409/T       | GLUE                 | 1   | 01/03/2024   | 5.39           | .00             | 5.39         | 01/18/2024       |
|               |                      | 010418/T       | JUMPSTARTER          | 1   | 01/04/2024   | 89.99          | .00             | 89.99        | 01/18/2024       |
|               |                      | 010432/T       | SUPPLIES             | 1   | 01/08/2024   | 17.99          | .00             | 17.99        | 01/18/2024       |
|               |                      | 010436/T       | SNOWBLOWER           | 1   | 01/08/2024   | 260.99         | .00             | 260.99       | 01/18/2024       |
|               |                      | 010436/T       | SNOWBLOWER           | 2   | 01/08/2024   | 261.00         | .00             | 261.00       | 01/18/2024       |
|               |                      | 010436/T       | SNOWBLOWER           | 3   | 01/08/2024   | 261.00         | .00             | 261.00       | 01/18/2024       |
|               |                      | 010436/T       | SNOWBLOWER           | 4   | 01/08/2024   | 261.00         | .00             | 261.00       | 01/18/2024       |
|               |                      | 010436/T       | SNOWBLOWER           | 5   | 01/08/2024   | 261.00         | .00             | 261.00       | 01/18/2024       |
|               |                      | 010437/T       | YAHARA BRIDGE GRAFFI | 1   | 01/08/2024   | 5.92           | .00             | 5.92         | 01/18/2024       |
|               |                      | 010437/T       | YAHARA BRIDGE GRAFFI | 2   | 01/08/2024   | 1.62           | .00             | 1.62         | 01/18/2024       |
|               |                      | 010437/T       | YAHARA BRIDGE GRAFFI | 3   | 01/08/2024   | 1.62           | .00             | 1.62         | 01/18/2024       |
|               |                      | 010437/T       | YAHARA BRIDGE GRAFFI | 4   | 01/08/2024   | 1.62           | .00             | 1.62         | 01/18/2024       |
|               |                      | 010439/T       | FASTENERS AND DRILL  | 1   | 01/09/2024   | 8.99           | .00             | 8.99         | 01/18/2024       |
| Total 17569:  |                      |                |                      |     |              | 1,484.89       | .00             | 1,484.89     |                  |
| 17600         | QUADIENT FINANCE USA | 122423         | POSTAGE              | 1   | 12/24/2023   | 1,970.37       | .00             | 1,970.37     | 01/18/2024       |
| Total 17600:  |                      |                |                      |     |              | 1,970.37       | .00             | 1,970.37     |                  |
| 17672         | WISCONSIN POLICE LEA | 11190          | CRAFT, WALLACE, JACO | 1   | 01/02/2024   | 975.00         | .00             | 975.00       | 01/18/2024       |
| Total 17672:  |                      |                |                      |     |              | 975.00         | .00             | 975.00       |                  |
| 17675         | POWERDMS, INC        | INV-44879      | POWER TIME ANNUAL S  | 1   | 01/02/2024   | 2,500.00       | .00             | 2,500.00     | 01/18/2024       |
| Total 17675:  |                      |                |                      |     |              | 2,500.00       | .00             | 2,500.00     |                  |
| 17685         | INGRAM LIBRARY SERVI | 63013720       | BOOKS                | 1   | 12/27/2023   | 155.99         | .00             | 155.99       | 01/18/2024       |
|               |                      | 63015806       | BOOKS                | 1   | 01/04/2024   | 162.62         | .00             | 162.62       | 01/18/2024       |
|               |                      | 63016935       | BOOKS                | 1   | 01/08/2024   | 94.36          | .00             | 94.36        | 01/18/2024       |
|               |                      | 63017226       | BOOKS                | 1   | 01/08/2024   | 488.53         | .00             | 488.53       | 01/18/2024       |
|               |                      | 63018258       | BOOKS                | 1   | 01/11/2024   | 375.46         | .00             | 375.46       | 01/18/2024       |
|               |                      | 63018745       | BOOKS                | 1   | 01/12/2024   | 85.21          | .00             | 85.21        | 01/18/2024       |
|               |                      | 67674374       | BOOKS                | 1   | 12/28/2023   | 259.99         | .00             | 259.99       | 01/18/2024       |

| Vendor Number | Name                 | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| Total 17685:  |                      |                |                       |     |              | 1,622.16       | .00             | 1,622.16     |                  |
| 17742         | KILCOYNE, HADEN      | HC010424       | UNIFORM ALLOWANCE K   | 1   | 01/04/2024   | 86.22          | .00             | 86.22        | 01/18/2024       |
| Total 17742:  |                      |                |                       |     |              | 86.22          | .00             | 86.22        |                  |
| 17770         | SJE                  | CD99510482     | LIFT STATION 1 REPAIR | 1   | 01/17/2024   | 171.00         | .00             | 171.00       | 01/18/2024       |
| Total 17770:  |                      |                |                       |     |              | 171.00         | .00             | 171.00       |                  |
| 17782         | GFC LEASING - WI     | I00883407      | COPIER LEASE          | 1   | 12/31/2023   | 181.93         | .00             | 181.93       | 01/18/2024       |
| Total 17782:  |                      |                |                       |     |              | 181.93         | .00             | 181.93       |                  |
| 17789         | TRANSUNION RISK AND  | 6174432-223    | DATA SEARCH SERVICE   | 1   | 01/01/2024   | 75.00          | .00             | 75.00        | 01/18/2024       |
| Total 17789:  |                      |                |                       |     |              | 75.00          | .00             | 75.00        |                  |
| 17814         | ELMER IRREV TR       | 011724         | PROPERTY TAX OVERPA   | 1   | 01/17/2024   | 4,736.65       | .00             | 4,736.65     | 01/18/2024       |
| Total 17814:  |                      |                |                       |     |              | 4,736.65       | .00             | 4,736.65     |                  |
| 17837         | DZIEWIOR, TIMOTHY    | 011724         | PROPERTY TAX OVERPA   | 1   | 01/17/2024   | 365.58         | .00             | 365.58       | 01/18/2024       |
| Total 17837:  |                      |                |                       |     |              | 365.58         | .00             | 365.58       |                  |
| 17899         | FOREST SAFETY INSTRU | SAWW 3 110     | CHAINSAW SAFETY TRAI  | 1   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW 3 110     | CHAINSAW SAFETY TRAI  | 2   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW 3 110     | CHAINSAW SAFETY TRAI  | 3   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW 3 110     | CHAINSAW SAFETY TRAI  | 4   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW 3 110     | CHAINSAW SAFETY TRAI  | 5   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW4-121      | CHAINSAW SAFETY TRAI  | 1   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW4-121      | CHAINSAW SAFETY TRAI  | 2   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW4-121      | CHAINSAW SAFETY TRAI  | 3   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW4-121      | CHAINSAW SAFETY TRAI  | 4   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
|               |                      | SAWW4-121      | CHAINSAW SAFETY TRAI  | 5   | 12/22/2023   | 260.00         | .00             | 260.00       | 01/18/2024       |
| Total 17899:  |                      |                |                       |     |              | 2,600.00       | .00             | 2,600.00     |                  |
| 17908         | BADGER METER         | 80148574       | CELLULAR SERVICE UNI  | 1   | 12/28/2023   | 1,677.59       | .00             | 1,677.59     | 01/18/2024       |
|               |                      | 80148574       | CELLULAR SERVICE UNI  | 2   | 12/28/2023   | 1,677.58       | .00             | 1,677.58     | 01/18/2024       |
| Total 17908:  |                      |                |                       |     |              | 3,355.17       | .00             | 3,355.17     |                  |
| 17955         | LL WASH LLC          | 10             | CAR WASH ACCOUNT DE   | 1   | 01/04/2024   | 200.00         | .00             | 200.00       | 01/18/2024       |
| Total 17955:  |                      |                |                       |     |              | 200.00         | .00             | 200.00       |                  |
| 17998         | JERKE, TJ            | 856917801      | LWM CONFERENCE        | 1   | 10/20/2023   | 290.00         | .00             | 290.00       | 01/18/2024       |
| Total 17998:  |                      |                |                       |     |              | 290.00         | .00             | 290.00       |                  |
| 18053         | HALVERSON, JILL      | 011724         | PROPERTY TAX OVERPA   | 1   | 01/17/2024   | 106.53         | .00             | 106.53       | 01/18/2024       |
| Total 18053:  |                      |                |                       |     |              | 106.53         | .00             | 106.53       |                  |

| Vendor Number | Name                  | Invoice Number | Description          | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 18062         | HALE, BRIAN & DARLA   | 011724         | PROPERTY TAX OVERPA  | 1   | 01/17/2024   | 114.85         | .00             | 114.85       | 01/18/2024       |
| Total 18062:  |                       |                |                      |     |              | 114.85         | .00             | 114.85       |                  |
| 18064         | JACOB LIVING TR, RYAN | 011724         | PROPERTY TAX OVERPA  | 1   | 01/17/2024   | 365.23         | .00             | 365.23       | 01/18/2024       |
| Total 18064:  |                       |                |                      |     |              | 365.23         | .00             | 365.23       |                  |
| 18068         | SIMPLE NETWORK CON    | 30803          | .GOV TRANSITION      | 1   | 01/01/2024   | 990.00         | .00             | 990.00       | 01/18/2024       |
| Total 18068:  |                       |                |                      |     |              | 990.00         | .00             | 990.00       |                  |
| 18069         | JOHNSON, COREY        | CJ010224       | UNIFORM ALLOWANCE -  | 1   | 01/02/2024   | 98.35          | .00             | 98.35        | 01/18/2024       |
|               |                       | CJ010824       | UNIFORM ALLOWANCE -  | 1   | 01/08/2024   | 78.74          | .00             | 78.74        | 01/18/2024       |
|               |                       | Total 18069:   |                      |     |              |                |                 | 177.09       | .00              |
| 18079         | CONRAD, STEPHAN & LA  | 011724         | PROPERTY TAX OVERPA  | 1   | 01/17/2024   | 7,803.61       | .00             | 7,803.61     | 01/18/2024       |
| Total 18079:  |                       |                |                      |     |              | 7,803.61       | .00             | 7,803.61     |                  |
| 18099         | MALY, BRETT & SHANNO  | 011724         | PROPERTY TAX OVERPA  | 1   | 01/17/2024   | 5,738.72       | .00             | 5,738.72     | 01/18/2024       |
| Total 18099:  |                       |                |                      |     |              | 5,738.72       | .00             | 5,738.72     |                  |
| 18100         | LEADSONLINE LLC       | 408989         | INVESTIGATION SYSTEM | 1   | 01/02/2024   | 2,904.00       | .00             | 2,904.00     | 01/18/2024       |
| Total 18100:  |                       |                |                      |     |              | 2,904.00       | .00             | 2,904.00     |                  |
| 18103         | VISA                  | OCB-122723     | SCHUENKE             | 1   | 12/27/2023   | 43.98          | .00             | 43.98        | 01/11/2024       |
|               |                       | OCB-122723     | COX                  | 2   | 12/27/2023   | 1,645.52       | .00             | 1,645.52     | 01/11/2024       |
|               |                       | OCB-122723     | KENT                 | 3   | 12/27/2023   | 171.20         | .00             | 171.20       | 01/11/2024       |
|               |                       | OCB-122723     | JACOBSEN             | 4   | 12/27/2023   | 221.29         | .00             | 221.29       | 01/11/2024       |
|               |                       | OCB-122723     | ANDERSEN             | 5   | 12/27/2023   | 503.89         | .00             | 503.89       | 01/11/2024       |
|               |                       | OCB-122723     | JOB                  | 6   | 12/27/2023   | 153.63         | .00             | 153.63       | 01/11/2024       |
|               |                       | OCB-122723     | REIMER               | 7   | 12/27/2023   | 770.60         | .00             | 770.60       | 01/11/2024       |
|               |                       | OCB-122723     | MAURER               | 8   | 12/27/2023   | 127.50         | .00             | 127.50       | 01/11/2024       |
|               |                       | OCB-122723     | SEYMOUR              | 9   | 12/27/2023   | 65.50          | .00             | 65.50        | 01/11/2024       |
|               |                       | OCB-122723     | IRWIN                | 10  | 12/27/2023   | 69.29          | .00             | 69.29        | 01/11/2024       |
|               |                       | OCB-122723     | BREMER               | 11  | 12/27/2023   | 1,160.16       | .00             | 1,160.16     | 01/11/2024       |
|               |                       | OCB-122723     | MILLER               | 12  | 12/27/2023   | 532.42         | .00             | 532.42       | 01/11/2024       |
|               |                       | OCB-122723     | HEASTY               | 13  | 12/27/2023   | 143.00         | .00             | 143.00       | 01/11/2024       |
|               |                       | OCB-122723     | DENNIS               | 14  | 12/27/2023   | 4,580.01       | .00             | 4,580.01     | 01/11/2024       |
|               |                       | OCB-122723     | CHAPIN               | 15  | 12/27/2023   | 1,186.41       | .00             | 1,186.41     | 01/11/2024       |
|               |                       | OCB-122723     | MARKHAM              | 16  | 12/27/2023   | 29.75          | .00             | 29.75        | 01/11/2024       |
|               |                       | OCB-122723     | WALLACE              | 17  | 12/27/2023   | 349.62         | .00             | 349.62       | 01/11/2024       |
|               |                       | OCB-122723     | LARSON               | 18  | 12/27/2023   | 183.00         | .00             | 183.00       | 01/11/2024       |
|               |                       | OCB-122723     | ANDERSON             | 19  | 12/27/2023   | 431.76         | .00             | 431.76       | 01/11/2024       |
|               |                       | OCB-122723     | LAWRENCE             | 20  | 12/27/2023   | 117.96         | .00             | 117.96       | 01/11/2024       |
|               |                       | OCB-122723     | ZIETSMA              | 21  | 12/27/2023   | 1,980.73       | .00             | 1,980.73     | 01/11/2024       |
|               |                       | OCB-122723     | JOHNSON              | 22  | 12/27/2023   | 146.47         | .00             | 146.47       | 01/11/2024       |
|               |                       | OCB-122723     | HENDRICKSON          | 23  | 12/27/2023   | 189.71         | .00             | 189.71       | 01/11/2024       |
|               |                       | OCB-122723     | JACOBS               | 24  | 12/27/2023   | 449.50         | .00             | 449.50       | 01/11/2024       |
|               |                       | OCB-122723     | J REITER             | 25  | 12/27/2023   | 79.27          | .00             | 79.27        | 01/11/2024       |
|               |                       | OCB-122723     | IGL                  | 26  | 12/27/2023   | 8.56           | .00             | 8.56         | 01/11/2024       |

| Vendor Number | Name                  | Invoice Number | Description           | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|-----------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| Total 18103:  |                       |                |                       |     |              | 15,340.73      | .00             | 15,340.73    |                  |
| 18175         | BUCKY'S DUMPSTERS &   | 96908          | PORTABLE RESTROOMS    | 1   | 01/12/2024   | 135.00         | .00             | 135.00       | 01/18/2024       |
|               |                       | 96909          | PORTABLE RESTROOMS    | 1   | 01/12/2024   | 135.00         | .00             | 135.00       | 01/18/2024       |
|               |                       | 96910          | PORTABLE RESTROOMS    | 1   | 01/12/2024   | 135.00         | .00             | 135.00       | 01/18/2024       |
|               |                       | 96911          | PORTABLE RESTROOMS    | 1   | 01/12/2024   | 135.00         | .00             | 135.00       | 01/18/2024       |
|               |                       | 96912          | PORTABLE RESTROOMS    | 1   | 01/12/2024   | 200.00         | .00             | 200.00       | 01/18/2024       |
| Total 18175:  |                       |                |                       |     |              | 740.00         | .00             | 740.00       |                  |
| 18270         | ECONOPRINT INC        | 948111         | RECDESK MAILING       | 1   | 12/29/2023   | 110.00         | .00             | 110.00       | 01/18/2024       |
|               |                       | 948111         | RECDESK MAILING POST  | 2   | 12/29/2023   | 674.48         | .00             | 674.48       | 01/18/2024       |
|               |                       | 948111         | RECDESK MAILING POST  | 3   | 12/29/2023   | 674.47         | .00             | 674.47       | 01/18/2024       |
| Total 18270:  |                       |                |                       |     |              | 1,458.95       | .00             | 1,458.95     |                  |
| 18284         | CHARTER COMMUNICATI   | 1708848010     | CHARTER CABLE         | 1   | 01/01/2024   | 117.94         | .00             | 117.94       | 01/18/2024       |
| Total 18284:  |                       |                |                       |     |              | 117.94         | .00             | 117.94       |                  |
| 18289         | E.H. WOLF & SONS, INC | 010324         | DYED DIESEL FUEL      | 1   | 01/03/2024   | 637.65         | .00             | 637.65       | 01/18/2024       |
| Total 18289:  |                       |                |                       |     |              | 637.65         | .00             | 637.65       |                  |
| 18293         | RECDESK LLC           | INV-14100      | RECDESK GIS IMPORT    | 1   | 01/03/2024   | 1,200.00       | .00             | 1,200.00     | 01/18/2024       |
|               |                       | INV-14100      | RECDESK ANNUAL SUBS   | 2   | 01/03/2024   | 3,200.00       | .00             | 3,200.00     | 01/18/2024       |
| Total 18293:  |                       |                |                       |     |              | 4,400.00       | .00             | 4,400.00     |                  |
| 18315         | TRUITY PARTNERS LLC   | T-111061       | ACCOUNTING SERVICES   | 1   | 01/07/2024   | 1,692.00       | .00             | 1,692.00     | 01/18/2024       |
|               |                       | T-111190       | ACCOUNTING SERVICES   | 1   | 01/14/2024   | 1,152.00       | .00             | 1,152.00     | 01/18/2024       |
| Total 18315:  |                       |                |                       |     |              | 2,844.00       | .00             | 2,844.00     |                  |
| 18318         | SEWAH STUDIOS INC     | 44597          | HISTORICAL MARKER     | 1   | 12/19/2023   | 2,135.00       | .00             | 2,135.00     | 01/18/2024       |
|               |                       | 44599          | HISTORICAL MARKER     | 1   | 12/19/2023   | 1,720.00       | .00             | 1,720.00     | 01/18/2024       |
|               |                       | 44600          | HISTORICAL MARKER     | 1   | 12/19/2023   | 1,720.00       | .00             | 1,720.00     | 01/18/2024       |
| Total 18318:  |                       |                |                       |     |              | 5,575.00       | .00             | 5,575.00     |                  |
| 18319         | AWOGS                 | 3891           | SCBA FACE MASK IDS    | 1   | 01/03/2024   | 410.00         | .00             | 410.00       | 01/18/2024       |
| Total 18319:  |                       |                |                       |     |              | 410.00         | .00             | 410.00       |                  |
| 18320         | FORWARD ELECTRIC IN   | 23938          | PUBLIC SAFETY CENTER  | 1   | 11/22/2023   | 973.56         | .00             | 973.56       | 01/18/2024       |
| Total 18320:  |                       |                |                       |     |              | 973.56         | .00             | 973.56       |                  |
| 18321         | MCFARLAND EQUITY PR   | 010924         | DEI TRAINING DONATION | 1   | 01/09/2024   | 1,500.00       | .00             | 1,500.00     | 01/18/2024       |
| Total 18321:  |                       |                |                       |     |              | 1,500.00       | .00             | 1,500.00     |                  |
| 18322         | SCHREIBER, CARRIE     | 1.02971.03     | REFUND CREDIT BALAN   | 1   | 01/11/2024   | 115.08         | .00             | 115.08       | 01/18/2024       |
| Total 18322:  |                       |                |                       |     |              | 115.08         | .00             | 115.08       |                  |

| Vendor Number | Name                  | Invoice Number | Description         | Seq | Invoice Date | Invoice Amount | Discount Amount | Check Amount | Check Issue Date |
|---------------|-----------------------|----------------|---------------------|-----|--------------|----------------|-----------------|--------------|------------------|
| 18323         | TRANEL, SYDNEY        | 1.13986.11     | REFUND CREDIT BALAN | 1   | 01/11/2024   | 89.33          | .00             | 89.33        | 01/18/2024       |
| Total 18323:  |                       |                |                     |     |              | 89.33          | .00             | 89.33        |                  |
| 18324         | MICHALSKI, JOAN C/O C | 2.58670.00     | REFUND CREDIT BALAN | 1   | 01/11/2024   | 72.09          | .00             | 72.09        | 01/18/2024       |
| Total 18324:  |                       |                |                     |     |              | 72.09          | .00             | 72.09        |                  |
| 18325         | GEE FUNNY FARM        | 011024         | PROGRAM FEE         | 1   | 01/10/2024   | 350.00         | .00             | 350.00       | 01/18/2024       |
| Total 18325:  |                       |                |                     |     |              | 350.00         | .00             | 350.00       |                  |
| 18326         | NOAHS ARK HOME CARE   | 011724         | PROP TAX OVERPAYMEN | 1   | 01/17/2024   | 1,123.53       | .00             | 1,123.53     | 01/18/2024       |
| Total 18326:  |                       |                |                     |     |              | 1,123.53       | .00             | 1,123.53     |                  |
| 18327         | KITTOE, SYDNEY        | 011724         | PROP TAX OVERPAYMEN | 1   | 01/17/2024   | 301.33         | .00             | 301.33       | 01/18/2024       |
| Total 18327:  |                       |                |                     |     |              | 301.33         | .00             | 301.33       |                  |
| 18328         | ZISOOK, BENJAMIN AND  | 011724         | PROP TAX OVERPAYMEN | 1   | 01/17/2024   | 2,598.72       | .00             | 2,598.72     | 01/18/2024       |
| Total 18328:  |                       |                |                     |     |              | 2,598.72       | .00             | 2,598.72     |                  |
| 18329         | MIDWEST HEAVY DUTY    | S00826         | PLOW TRUCK MAINTENA | 1   | 01/11/2024   | 43.71          | .00             | 43.71        | 01/18/2024       |
|               |                       | S00826         | PLOW TRUCK MAINTENA | 2   | 01/11/2024   | 11.92          | .00             | 11.92        | 01/18/2024       |
|               |                       | S00826         | PLOW TRUCK MAINTENA | 3   | 01/11/2024   | 11.92          | .00             | 11.92        | 01/18/2024       |
|               |                       | S00826         | PLOW TRUCK MAINTENA | 4   | 01/11/2024   | 11.92          | .00             | 11.92        | 01/18/2024       |
| Total 18329:  |                       |                |                     |     |              | 79.47          | .00             | 79.47        |                  |
| Grand Totals: |                       |                |                     |     |              | 7,567,131.     | .00             | 7,567,131.   |                  |

Report Criteria:  
Detail report type printed

VILLAGE OF MCFARLAND

Check Register - Board Packet  
Pay Period Dates: 01/08/2024 - 01/27/2024

Page: 1  
Jan 18, 2024 4:23PM

| Pay Period<br>Date | Journal<br>Code | Check<br>Issue Date | Payee                  | Payee<br>ID | Amount |
|--------------------|-----------------|---------------------|------------------------|-------------|--------|
| 01/13/2024         | CDPT            | 01/19/2024          | FIRE FIGHTERS LOCAL 31 | 8           | 191.63 |

Payroll Related \$191.63

  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director

**AGENDA ITEM:** Motion to approve Ordinance 2024-04 An Ordinance to Amend Appendix A of the Municipal Code Concerning Park Impact Fees as recommended by the Plan Commission.

**PREVIOUS ACTION:**

December 19, 2023 the Plan Commission unanimously recommended approval of the ordinance.

**ISSUE SUMMARY:**

In February 2020, the Village Board adopted an updated Park Impact Fee Study. As part of the approval of this study, the Village Board updated the Village's Park Improvement Impact Fees and Park Land Impact Fees (also known as Fees in Lieu of Parkland Dedication). Regarding the Park Improvement Fee, the Village Board adopted a plan to phase the recommended fee from the study in equal installments over a five-year period. Year 2024 will conclude the last "step-up" increase. Sec. 8-464(e) also provides that, unless modified further by the Village Board, the park impact fees shall be adjusted annually by the Community Development Director utilizing the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the US Department of Labor. Accounting for the above adjustments, the changes in the park impact fees from 2023 to 2024 are as follows:

Park Improvement Fee

Single Family Dwelling Unit: from \$2,525.15 to \$3,059.01

Multi-Family Dwelling Unit: from \$1,739.40 to \$2,124.95

Group Quarters Dwelling Unit: from \$1,001.54 to \$1,167.56

Park Land Impact Fee

Single Family Dwelling Unit: from \$4,485.64 to \$4,716.75

Multi-Family Dwelling Unit: from \$3,115.98 to \$3,276.52

Group Quarters Dwelling Unit: from \$1,712.07 to \$1,800.29

**FINANCIAL/BUDGET IMPACT:**

Park impact fees are collected by the Village and segregated into a separate account which the Village uses to pay for future parkland or recreational trail properties and for improvements to existing and future Village parks.

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**



Appendix A: Fees

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Motion, and second, to approve Ordinance 2024-04.

**ATTACHMENTS:**

1. Ord\_2024-04 Park Impact Fees

**VILLAGE OF MCFARLAND  
ORDINANCE 2024-04**

**AN ORDINANCE TO AMEND THE APPENDIX A OF THE MUNICIPAL CODE  
CONCERNING PARK IMPACT FEES**

**PURPOSE,** Annual update of the Village's park impact fees.

**SPONSOR,** Andrew Bremer, Community & Economic Development Director.

**RECOMMENDED REFERRAL,** Plan Commission.

**PUBLIC HEARING,** None Required.

**WHEREAS,** the Village completed a Park Impact Fee Public Facility Needs Assessment in January of 2020, which identified recommended Park Improvement Impact Fees and Park-Land Impact Fees; and

**WHEREAS,** since 2020, the Village Board has been phasing the recommended increases in park impact fees from the Public Facility Needs Assessment annually in five equal installments, plus adjustments for inflation per Sec. 8-464(e) of the Municipal Code; and

**WHEREAS,** the proposed ordinance includes the last step increase in the park impact fees from the Public Facility Needs Assessment, plus inflationary adjustments; and

**WHEREAS,** the Village Board finds that enacting the proposed ordinance is in the public interest;

**NOW THEREFORE,** be it ordained by the Village Board of the Village of McFarland, in the State of Wisconsin, as follows:

**SECTION 1:**        **AMENDMENT** “CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES” of the Village of McFarland Municipal Code is hereby *amended* as follows:

**AMENDMENT**

**CHAPTER 8 - BUILDINGS AND BUILDING REGULATION FEES**

| <b>Section</b> | <b>Description</b>          | <b>Fee</b>                                   |
|----------------|-----------------------------|----------------------------------------------|
| 8-208          | Permit for razing buildings | \$100.00/Residential;<br>\$150.00/Commercial |
|                |                             |                                              |

|          |                                                                                   |                                                   |
|----------|-----------------------------------------------------------------------------------|---------------------------------------------------|
| 8-233    | Balconies, Decks and Porches:                                                     |                                                   |
|          | New Building Residential                                                          | \$0.15 per square foot                            |
|          | New Buildings Commercial                                                          | \$0.18 per square foot                            |
|          | Alterations to Existing Residential or Commercial Buildings                       | \$150.00                                          |
| 8-281    | Application for a permit to transfer, place or dump solid fill:                   | \$75.00                                           |
|          | Additional fee per truck                                                          | \$10.00                                           |
| 8-341(a) | Fee for permit to move building/structure along public ROW:                       | \$75.00                                           |
|          | Additional fee for building remaining on public highway (per day)                 | \$75.00                                           |
| 8-368(a) | Permit to construct a fence                                                       | \$75.00                                           |
| 8-401    | Building permit fee to construct, erect, or alter a swimming pool—based on value: |                                                   |
|          | \$0.00—\$1,000.00                                                                 | \$75.00                                           |
|          | \$1,000.00—\$25,000.00                                                            | \$75.00 + \$11.00 per \$1,000.00                  |
|          | Over \$25,000.00                                                                  | \$325.00 + \$5.00 per \$1,000.00 over \$25,000.00 |
| 8-463(b) | Public water impact fee (size of meter):                                          |                                                   |
|          | 5/8-inch                                                                          | \$650.00                                          |
|          | 3/4-inch                                                                          | \$650.00                                          |
|          | 1-inch                                                                            | \$1,625.00                                        |
|          | 1 1/4-inch                                                                        | \$2,405.00                                        |
|          | 1 1/2-inch                                                                        | \$3,251.00                                        |
|          | 2-inch                                                                            | \$5,201.00                                        |
|          | 3-inch                                                                            | \$9,752.00                                        |
|          | 4-inch                                                                            | \$16,253.00                                       |
|          | 6-inch and above                                                                  | \$32,507.00                                       |
|          | Public water impact fee, April 1, 1998—September 30, 1998:                        |                                                   |
|          | Size of meter: 5/8-inch                                                           | \$175.00                                          |

|          |                                                                           |                                         |
|----------|---------------------------------------------------------------------------|-----------------------------------------|
| 8-463(c) | 3/4-inch                                                                  | \$175.00                                |
|          | 1-inch                                                                    | \$438.00                                |
|          | 1 1/4-inch                                                                | \$648.00                                |
|          | 1 1/2-inch                                                                | \$875.00                                |
|          | 2-inch                                                                    | \$1,400.00                              |
|          | 3-inch                                                                    | \$2,625.00                              |
|          | 4-inch                                                                    | \$4,375.00                              |
|          | 6-inch and above                                                          | \$8,750.00                              |
| 8-463(c) | Public water impact fee, October 1, 1998—March 31, 1999:                  |                                         |
|          | Size of meter: 5/8-inch                                                   | \$350.00                                |
|          | 3/4-inch                                                                  | \$350.00                                |
|          | 1-inch                                                                    | \$875.00                                |
|          | 1 1/4-inch                                                                | \$1,296.00                              |
|          | 1 1/2-inch                                                                | \$1,750.00                              |
|          | 2-inch                                                                    | \$2,800.00                              |
|          | 3-inch                                                                    | \$5,250.00                              |
|          | 4-inch                                                                    | \$8,750.00                              |
|          | 6-inch and above                                                          | \$17,500.00                             |
| 8-464(b) | Park improvement impact fee:                                              |                                         |
|          | Type of dwelling unit:                                                    |                                         |
|          | Single-family                                                             | <u>\$3,059.01</u> <del>\$2,525.15</del> |
|          | Multi-family                                                              | <u>\$2,124.95</u> <del>\$1,739.40</del> |
|          | Group quarters                                                            | <u>\$1,167.56</u> <del>\$1,001.54</del> |
| 8-464(b) | Park-land impact fee (also known as fees in lieu of parkland dedication): |                                         |
|          | Type of dwelling unit:                                                    |                                         |
|          | Single-family                                                             | <u>\$4,716.75</u> <del>\$4,485.64</del> |
|          | Multi-family                                                              | <u>\$3,276.52</u> <del>\$3,115.98</del> |
|          | Group quarters                                                            | <u>\$1,800.29</u> <del>\$1,712.07</del> |

|             |                                                |                              |
|-------------|------------------------------------------------|------------------------------|
| 8-465(b)    | Public library impact fee:                     |                              |
|             | Type of development:                           |                              |
|             | Single-family                                  | \$710.00                     |
|             | Two-family, multifamily                        | \$431.00                     |
| 8-487(b)(1) | Sign permit fee                                | \$50.00 + \$2.00/sq. ft.     |
|             | Building permit fees:                          |                              |
|             | New buildings—residential:                     |                              |
|             | Per square foot of building                    | \$0.15 min. \$125.00         |
|             | Electronic municipal plan entry                | \$150.00                     |
|             | Early start permit                             | \$200.00                     |
|             | New buildings—commercial:                      |                              |
|             | Per square foot of building                    | \$0.18 min., \$125.00        |
|             | Certified municipal plan review: Building plan | \$100.00                     |
|             | Plan entry fee                                 | \$100.00 + sq. ft. fee below |
|             | Less than 2,500 sf                             | \$250.00                     |
|             | 2,501—5,000 sf                                 | \$300.00                     |
|             | 5,001—10,000 sf                                | \$500.00                     |
|             | 10,001—20,000 sf                               | \$700.00                     |
|             | 20,001—30,000 sf                               | \$1,100.00                   |
|             | 30,001—40,000 sf                               | \$1,400.00                   |
|             | 40,001—50,000 sf                               | \$1,900.00                   |
|             | 50,001—75,000 sf                               | \$2,600.00                   |
|             | 75,001—100,000 sf                              | \$3,300.00                   |
|             | 100,001—200,000 sf                             | \$5,400.00                   |
|             | 200,001—300,000 sf                             | \$9,500.00                   |
|             | 300,001—400,000 sf                             | \$14,000.00                  |
|             | 400,001—500,000 sf                             | \$16,700.00                  |
|             | Over 500,000 sf                                | \$18,000.00                  |
|             |                                                |                              |

8-522

|                                                                                  |                                           |
|----------------------------------------------------------------------------------|-------------------------------------------|
| Certified municipal plan review: HVAC plan                                       |                                           |
| Plan entry fee                                                                   | \$100.00 + sq. ft. fee below              |
| Less than 2,500 square feet                                                      | \$150.00                                  |
| 2,501—5,000 square feet                                                          | \$200.00                                  |
| 5,001—10,000 square feet                                                         | \$300.00                                  |
| 10,001—20,000 square feet                                                        | \$400.00                                  |
| 20,001—30,000 square feet                                                        | \$500.00                                  |
| 30,001—40,000 square feet                                                        | \$800.00                                  |
| 40,001—50,000 square feet                                                        | \$1,100.00                                |
| 50,001—75,000 square feet                                                        | \$1,400.00                                |
| 75,001—100,000 square feet                                                       | \$2,000.00                                |
| 100,001—200,000 square feet                                                      | \$2,600.00                                |
| 200,001—300,000 square feet                                                      | \$6,100.00                                |
| 300,001—400,000 square feet                                                      | \$8,800.00                                |
| 400,001—500,000 square feet                                                      | \$10,800.00                               |
| Over 500,000 square feet                                                         | \$12,100.00                               |
| Early start permit                                                               | \$250.00                                  |
| Repair work, additions or alterations to                                         |                                           |
| \$0.00 to \$1,000.00                                                             | \$75.00                                   |
| \$1,000.00—\$25,000.00                                                           | \$0.20/ft <sup>2</sup> (minimum \$150.00) |
| Over \$25,000.00                                                                 | \$0.30/ft <sup>2</sup> (minimum \$250.00) |
| Fire escapes                                                                     | \$75.00                                   |
| Reroofing, re-siding and windows:                                                |                                           |
| First \$500.00 or less                                                           | \$55.00                                   |
| Additional fee per \$1,000.00 of value or fractional part thereof above \$500.00 | \$5.00                                    |
| Installation of elevator                                                         | \$75.00                                   |
| New, replacement or relocation of fuel oil and gasoline storage:                 |                                           |
| 550 gallons or less                                                              | \$50.00                                   |
|                                                                                  |                                           |

|       |                                                             |                              |
|-------|-------------------------------------------------------------|------------------------------|
|       | 551 gallons to 10,050 gallon capacity                       | \$10.00                      |
|       | Above 10,051 gallon capacity                                | \$10.00                      |
|       | Plus per additional 1,000 gallon capacity or                | \$0.05                       |
|       | Canopies, per square foot of surface:                       | \$0.10                       |
|       | Minimum fee                                                 | \$75.00                      |
|       | Awnings, for each individually supported                    | \$75.00                      |
|       | Reinspection permit                                         | \$75.00                      |
|       | New construction UDC seal                                   | \$35.00                      |
| 8-581 | Plumbing permit fee—Residential                             | \$75.00                      |
|       | Plus per square foot of                                     | \$0.05                       |
|       | Sewer and water laterals (per lateral) and Stormwater pipe: | \$75.00                      |
|       | Commercial                                                  | \$75.00 + \$0.10/ft. of pipe |
|       | Plumbing permit fee—commercial                              | \$75.00                      |
|       | Per square ft. Group I building                             | \$0.05                       |
|       | Group II building                                           | \$0.08                       |
|       | Group III building                                          | \$0.10                       |
|       | Group IV building                                           | \$0.04                       |
|       | Addition or replacement of plumbing fixtures to existing    | \$75.00                      |
|       | Plus per fixture                                            | \$7.00                       |
|       | Red tag or reinspection fee                                 | \$75.00                      |
| 8-616 | HVAC permit fee—Basic HVAC permit                           | \$75.00                      |
|       | HVAC permit fee—Fireplace or wood stove                     | \$75.00                      |
|       | Plus per square foot—Residential                            | \$0.05                       |
|       | Building class fee (per square foot)—Commercial:            |                              |
|       | Group I building                                            | \$0.05                       |
|       | Group II building                                           | \$0.08                       |
|       | Group III building                                          | \$0.10                       |
|       | Group IV building                                           | \$0.04                       |

|          |                                                               |                                                                  |
|----------|---------------------------------------------------------------|------------------------------------------------------------------|
|          | Replacement of air conditioning—Commercial                    | \$75.00                                                          |
|          | Replacement of furnace—Commercial                             | \$75.00                                                          |
|          | Replacement of air conditioning—Residential                   | \$55.00                                                          |
|          | Replacement of furnace—Residential                            | \$55.00                                                          |
|          | Addition of A/C to existing structure                         | \$75.00                                                          |
|          | Alterations/additions                                         | \$55.00 + \$5.00 per \$1,000.00 of value                         |
|          | Red tag or reinspection fee                                   | \$75.00                                                          |
|          | All fees doubled if work commenced prior to permit            |                                                                  |
| 8-645(c) | Fee for an electrical contractor, firm, person or corporation | \$75.00                                                          |
| 8-647    | New construction—Electrical:                                  |                                                                  |
|          | Residential buildings; 1—2 family (per square foot)           | \$0.05                                                           |
|          | Commercial buildings (per square foot):                       |                                                                  |
|          | Group I building                                              | \$0.05                                                           |
|          | Group II building                                             | \$0.08                                                           |
|          | Group III building                                            | \$0.10                                                           |
|          | Group IV building                                             | \$0.04                                                           |
|          | Electrical permit                                             | \$75.00/Residential;<br>\$100.00/Commercial                      |
|          | Temporary service                                             | \$75.00/Residential;<br>\$100.00/Commercial                      |
|          | Panel/service entrance, 100 amp                               | \$75.00/Residential;<br>\$100.00/Commercial                      |
|          | Each additional 100 amp                                       | \$10.00                                                          |
|          | Additions, alterations, and repairs permit fee                | \$55.00 + openings/Residential;<br>\$85.00 + openings/Commercial |
|          | 1—5 openings                                                  | \$20.00                                                          |
|          | 6—10 openings                                                 | \$30.00                                                          |
|          | 11—15 openings                                                | \$40.00                                                          |
|          | 16—20 openings                                                | \$45.00                                                          |

|             |                                                                                                       |                      |
|-------------|-------------------------------------------------------------------------------------------------------|----------------------|
|             | 21—25 openings                                                                                        | \$50.00              |
|             | 26—30 openings                                                                                        | \$55.00              |
|             | 31—35 openings                                                                                        | \$60.00              |
|             | 36—40 openings                                                                                        | \$65.00              |
|             | >41—45 openings                                                                                       | \$70.00              |
|             | 46—50 openings                                                                                        | \$75.00              |
|             | 51—60 openings                                                                                        | \$80.00              |
|             | 61—70 openings                                                                                        | \$85.00              |
|             | 71—80 openings                                                                                        | \$90.00              |
|             | 81—90 openings                                                                                        | \$95.00              |
|             | 91—100 openings                                                                                       | \$105.00             |
|             | 101 + openings                                                                                        | + \$1.00 per opening |
| 8-848(a)    | Fees established in lieu of on-site stormwater management practices—Residential (2009):               |                      |
|             | Construction cost per acre                                                                            | \$1,223.00           |
|             | Land cost per acre                                                                                    | \$550.00             |
|             | Total cost per acre                                                                                   | \$1,773.00           |
|             | Fees established in lieu of on-site stormwater management practices—Commercial and Industrial (2009): |                      |
|             | Construction cost per acre                                                                            | \$2,255.00           |
|             | Land cost per acre                                                                                    | \$1,388.00           |
|             | Total cost per acre                                                                                   | \$3,643.00           |
| 8-909(a)    | Fees for erosion control plans:                                                                       |                      |
| 8-909(a)(1) | Simplified plan checklists                                                                            | \$350.00             |
| 8-909(a)(2) | Sites larger than 20,000 square feet in area                                                          | \$500.00             |
| 8-909(a)    | Sites larger than two acres in area and five acres or                                                 | \$750.00             |

|             |                                                   |                                                               |
|-------------|---------------------------------------------------|---------------------------------------------------------------|
| (3)         | less in area                                      |                                                               |
| 8-909(a)(4) | Sites larger than five acres in area              | \$750.00 plus \$1,000.00 deposit plus actual cost             |
| 8-909(b)    | Fees for stormwater management plans:             |                                                               |
| 8-909(b)(1) | Stormwater management plan without detention plan | Fee equal to actual cost billed to the Village by Consultants |
| 8-909(b)(2) | Stormwater management plan with detention plan    | Fee equal to actual cost billed to the Village by Consultants |

**SECTION 2:**        **EFFECTIVE DATE** This Ordinance shall be in full force and effect from the date of adoption and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VILLAGE OF MCFARLAND VILLAGE BOARD

\_\_\_\_\_.

|             | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|-------------|------------|------------|---------------|----------------|
| Brandt      | _____      | _____      | _____         | _____          |
| Brassington | _____      | _____      | _____         | _____          |
| Clow        | _____      | _____      | _____         | _____          |
| Fessler     | _____      | _____      | _____         | _____          |
| Flaherty    | _____      | _____      | _____         | _____          |
| Jerke       | _____      | _____      | _____         | _____          |
| Wreh        | _____      | _____      | _____         | _____          |

Presiding Officer

Attest

\_\_\_\_\_  
Carolyn Clow, Village President,  
Village of McFarland

\_\_\_\_\_  
Cassandra Suettinger, Deputy  
Administrator/Clerk, Village of  
McFarland

Please publish in the  
McFarland Thistle on  
January 11, 2024

**VILLAGE OF MCFARLAND  
NOTICE OF PUBLIC HEARING  
BEFORE THE VILLAGE BOARD**

NOTICE IS HEREBY GIVEN that there will be a Public Hearing before the Village Board on Tuesday January 23, 2024, at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

Ordinance 2024-02 an ordinance to amend the Municipal Code concerning the impact fee for the Public Safety Center.

Ordinance 2024-03 an ordinance to amend the Municipal Code concerning the impact for the water system.

Information regarding this request is available for review online at [www.mcfarland.wi.us/pendingrequests](http://www.mcfarland.wi.us/pendingrequests) or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.).

Residents wishing to attend the meeting can do so in-person at the municipal center or via Zoom by visiting <https://us02web.zoom.us/j/81924903354> or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: 819 2490 3354

If you cannot attend the meeting, you may submit your written comments to the Village Board by email to [community.development@mcfarland.wi.us](mailto:community.development@mcfarland.wi.us) regarding the Public Safety Center or by mail to Community Development Department, Village of McFarland, P.O. Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date.

If you wish to submit written comments regarding the water impact fee by email please send to [public.works@mcfarland.wi.us](mailto:public.works@mcfarland.wi.us) or by mail to Public Works Department, Village of McFarland, PO Box 110, McFarland, WI 53558-0110. Submission must be received no later than the Wednesday prior to the meeting date.



**VILLAGE OF  
McFarland  
SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Public Works

**CONTACT:** Lee Igl, Public Works Director, Matt Schuenke, Village Administrator, Aimee Irwin, Assistant to the Public Works Director

**AGENDA ITEM:** Discussion and action regarding the Water Utility Impact Fee Study as prepared by Baker Tilly.

**PREVIOUS ACTION:**

The Public Works & Utilities committee recommended approval to the Village Board regarding a proposal from Baker Tilly to conduct a water impact fee study at their February 27, 2023 meeting.

The Village Board approved the proposal from Baker Tilly to conduct a water impact fee study at their March 14, 2023 meeting.

The Public Works and Utilities Committee recommended approval to the Village Board at its meeting on November 27, 2023 to accept the study as presented.

**ISSUE SUMMARY:**

A Water System Needs Assessment study was completed by Town & Country Engineering and approved by the committee at their January 23, 2023 meeting. The assessment helped the Village identify challenges and deficiencies within the water impact fee structure and is the basis for adopting a revised impact fee ordinance in order to help offset costs associated with continued growth and impacts on the water system. Following the completion of the study, the auditor has prepared an update to the impact fees so that they are properly applied to address growth in the future.

The steps of the study included:

1. Obtain updated facilities needs assessment from Village's engineer along with existing water impact fee study and ordinance. Review engineering report for project costs, cost allocation and growth projections.
2. Develop recommended water impact fee based on needed projects, projected costs, allocations to existing customers vs. new customers and growth projections.
3. Prepare a draft report including supporting information, calculations, assumptions, and cash flow evaluation.
4. Provide a draft report to management for review, and for submittal to the Village Attorney for review.
5. Present final study to committee.



Enclosed is the Public water impact fees calculation conducted by Baker Tilly that was presented and accepted previously by the Committee.

**FINANCIAL/BUDGET IMPACT:**

The current fee right now is \$650 to cover the impact within the system for our wells and towers. This is proposed to break into a category for wells at \$1,117 and towers at \$373 based on the analysis that is presented in the study.

**VILLAGE PLAN REFERENCE:**

[1997 Report on Impact Fees](#)

[2023 Public Facilities Needs Assessment Report](#)

**ORDINANCE REFERENCE:**

[8-463 Public Water](#)

[Appendix A 8-463\(b\)](#)

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, and second to recommend approval to the Village Board regarding the Water Impact Fee study as presented by Baker Tilly.*

**ATTACHMENTS:**

1. McFarland Water Utility Impact Fees Report 2023 09 Full Doc

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September XX, 2023

Village Board  
McFarland Water Utility  
5915 Milwaukee Street  
McFarland, WI 53558

Dear Board Members:

Enclosed please find ten (5) copies of the McFarland Water Utility Impact Fees Study for the year ended 2023.

Please feel free to contact us if you have any questions regarding this matter. We appreciate the opportunity to be of service to the McFarland Water Utility.

Sincerely,

BAKER TILLY US, LLP

Jodi Dobson, CPA, Partner

Enclosures



September xx, 2023

# **McFarland Water and Sewer Utility**

## **Village of McFarland, WI**

Public water impact fees calculation

## Table of Contents

|                                                               |    |
|---------------------------------------------------------------|----|
| Executive Summary                                             | 3  |
| Introduction                                                  | 4  |
| Section A – Statutory Requirements                            | 5  |
| Section B – Compliance with Wisconsin Impact Fee Requirements | 9  |
| Section C – Impact Fee Calculation                            | 10 |
| Schedules                                                     |    |
| 1. Impact Fee Summary                                         | 11 |
| 2. Well #3 Impact Fee Methodology                             | 12 |
| 3. Well #4 Impact Fee Methodology                             | 13 |
| 4. Well #5 Impact Fee Methodology                             | 14 |
| 5. Impact Fee Conversions                                     | 15 |
| 6. Impact Fees Residential Equivalent Use & Users             | 16 |
| 7. Impact Fees Meter Equivalent Conversion                    | 17 |

The purpose of this study is to develop a methodology to be used in developing a water facilities impact fee for the Village of McFarland (the “Village”) under Wisconsin Statute, Chapter 66, Section 66.0617 Impact Fees.

According to the Village Public Facilities Needs Assessment for Municipal Water System as of February 2023, the Wisconsin Department of Administration (DOA) projects the population to grow to 9,895 over the next 20 years. A linear projection using the 1970-2020 census data provides a more aggressive population projection and has been used to estimate the 2040 (20 year) and 2070 (50 year) populations of 11,730 and 15,960, respectively. This anticipated growth will require additions to the Village's water system. Impact fees will assist in financing the capital costs associated with capital improvements in existing wells and the construction of a new well.

This report summarizes an analysis of development impact fees needed to support future development in the Village of McFarland through 2040. It also serves to satisfy the statutory obligations as outlined in Wisconsin Statute 66.0617. The primary resources used in this study include:

- > *The Public Facilities Needs Assessment for Public Water Impact Fees* (the Assessment) dated February 2023, as prepared by Town & Country Engineering, Inc. The Assessment is located on the Village's website.
- > The 2024 – 2028 Village of McFarland 5 year Capital Improvement Plan (the Plan). The Plan is located on the Village's website.
- > Audited financial statements of McFarland Utilities (the Statements). The Statements are located on the Village's website.
- > Annual reports to the Wisconsin Public Service Commission (the Reports). The Reports are located on the Village's website.

This study should be read in conjunction with these resources. We provide no assurance on the accuracy of the resources used to develop this study.

The Village may implement or update other impact fees at a later date; however, no consideration has been given to those possibilities in this report.

As previously stated in the Executive Summary, the Village expects to experience population growth through 2040. Planning responsibly for new growth within a community is one of many challenges facing local governments. Effective accommodation of this development requires the construction and upgrade of public facilities and infrastructure to serve new residents.

It is common that during the construction and upgrade of public infrastructure, many residents and businesses that will occupy the newly developed areas of the community may not yet be present. The purchase of land and the development of land often precede the inhabiting of the property. While this may be an obvious fact, it holds important consequences for the public financing of new development. In order to apportion the public costs of new development fairly and responsibly, some measures must be undertaken to ensure that the entire cost of accommodating new development is not born solely by the current residents of the municipality. One such measure to accomplish this goal is the use of impact fees to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure.

This report adheres to the basic concept that an impact fee should reflect a "rational nexus" of growth and capital improvements. The principles of "rational nexus" are:

- > There must be a reasonable connection between the need for facilities and the growth resulting from a new development;
- > The charge must not exceed a proportionate share of the cost incurred or to be incurred in accommodating the development paying the charge; and
- > There must be a reasonable connection between the expenditure of the charges collected and the benefits received by the development paying the charges.

Wisconsin's Impact Fee Statute 66.0617 prescribes the types of public infrastructure for which an impact fee may be charged, the costs that may be included in developing an impact fee, as well as the obligations on the part of the issuing municipality prior to and subsequent to the fee being charged. These obligations are detailed below.

### **Wisconsin State Statute Section 66.0617(1) - Definitions:**

The following definitions as outlined in Wisconsin State Statute 66.0617(1) have been addressed in the fee computation. The requirements are as follows:

- > *Per Subsection(1)(a), "Capital costs" means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. "Capital costs" does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.*

Based on the definition above, only allowable capital costs are included in the impact fee computation.

- > *Per Subsection (1)(f)(1), "Public Facilities" means...facilities for pumping, storing and distributing water .....*

The projects included in the impact fee computation meet this definition.

- > *Per Subsection (1)(g), "Service area" means a geographical area delineated by a municipality within which there are public facilities.*

The service area for the impact fee is the Village of McFarland. The service area is identified in Appendix F of the Village of McFarland's Public Facilities Needs Assessment. This document is located on the Village's website.

- > *Per Subsection (1)(h), "Service standard" means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.*

The existing service standards are outlined in Chapters One (1) of the needs assessment.

### Wisconsin State Statute Section 66.0617(4) – Public Facilities Needs Assessment:

The Assessment shall include as outlined in Wisconsin State Statute 66.0617(4) the following:

- > *Per Section (4)(a)(1), an inventory of existing public facilities, including an identification of any existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that an impact fee may be imposed.*

The needs assessment documents the current system deficiencies and facility improvements necessary to meet development needs. It should be noted that the village's water system includes a number of 6" water mains while current construction standards require an 8" main to be installed. Although 8" mains are the current construction standard, the existing distribution system meets the required supply and fire flow. Replacement of the existing 6" mains with 8" mains is expected to occur over time as the 6" mains age and deteriorate and replacement of the 6" mains may also occur when it is economically feasible such as in conjunction with a road rebuild. Because the village does not intend to remove and replace these mains on an accelerated schedule, no impact fee deficiency credit was calculated for 6" main replacement as this condition is not considered a deficiency. The inventory and existing deficiencies of the water system facilities are located in Chapter Two (2) of the needs assessment.

- > *Per Section (4)(a)(3), A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities.*

Chapter Four (4) of the needs assessment details the estimated capital costs of providing the new water facilities.

### Wisconsin State Statute Section 66.0617(6) – Standards for Impact Fees:

This report adheres to what an impact fee should reflect according to Wisconsin State Statute 66.0617(6). The standard requirements are as follows:

- > *Per Section (6)(a), shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

The fees found herein are for public facilities that are required to serve future developed land and the service demands that development creates.

- > *Per Section (6)(am), may not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.*

The fees were developed to address the capacity necessary to service the development for which the fees are being imposed.

- > *Per Section (6)(b), may not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.*

The fees found herein are for the portion of public facilities attributed to growth. The capital costs, which form the basis for the fees developed as a part of this study, include estimated costs for well 3 and 4 improvements and new well 5 construction.

- > *Per Section (6)(c), shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.*

The capital costs, which form the basis for the fees developed as a part of this study, include estimated costs for well 3 and 4 improvements and new well 5 construction. These cost estimates were based on unit pricing from similar recent construction projects.

### Wisconsin State Statute Section 66.0617(6) – Standards for Impact Fees (cont.):

- > *Per Section (6)(d), shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Chapter 236 or any other items of value.*

The other financing sources listed above were taken into consideration as a part of the fee computations. It has been determined that these financing sources have not been used to finance capital costs for wells 3 & 4 improvements or the construction of new well 5. Therefore, these sources were not included in the fee calculations.

- > *Per Section (6)(e), shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.*

The receipt of federal and or state grants was considered in the fee development. No grant funds have been received from federal or state governments specifically for wells 3 & 4 improvements or the construction of new well 5. Therefore, the fee has not been reduced for such funds. Any grant funds received in the future will be factored in future impact fee calculations.

- > *Per Section (6)(f), may not include amounts necessary to address existing deficiencies in public facilities.*

The costs included in the fee computations are not related to curing existing deficiencies.

- > *Per Section (6)(fm), may not include expenses for operation or maintenance of a public facility.*

The costs included in the fee computations do not include expenses for operation or maintenance of a public facility.

- > *Section (6)(g) except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon issuance of a building permit by the municipality. There are exceptions to this outlined in the statute.*

All fees will be due at the time of building permit issuance except for situations allowed for under this section of the impact fee statute.

### Wisconsin State Statute Section 66.0617 (7) – Low-Cost Housing

- > *Section (7) An ordinance enacted under this section may provide for an exemption from, or a reduction in the amount of, impact fees on land development that provides low-cost housing, except that no amount of an impact fee for which an exemption or reduction is provided under this subsection may be shifted to any other development in the land development in which the low-cost housing is located or to any other land development in the municipality.*

Information from the 2021 Census showed that the Village of McFarland's median household income was \$83,865. Dane County's median household income was \$78,452 in 2021 while Wisconsin's household income was \$67,080. Current Statutes Section 66.0617(7) permits a community to provide a discount on an impact fee provided the median household income is lower when compared to the rest of the county and state.

### Wisconsin State Statute Section 66.0617 (7r) – Impact Fee Reports

- > *At the time that the municipality collects an impact fee, it shall provide to the developer for which it received the fee an accounting of how the fee will be spent.*

The City is aware of this requirement.

### Wisconsin State Statute Section 66.0617 (8) – Requirements for Impact Fee Revenues

- > *Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. (9).*

According to Village management, the Village plan to account for its fees in a separate general ledger account. Interest income will be allocated to this account on a monthly basis.

### Wisconsin State Statute Section 66.0617 (9) – Refund of Impact Fees

- > *An ordinance enacted under this section shall specify that impact fees that are imposed and collected by a municipality but are not used within a reasonable period of time after they are collected to pay the capital costs for which they were imposed shall be refunded to the current owner of the property with respect to which the impact fees were imposed. The ordinance shall specify, by type of public facility, reasonable time periods within which impact fees must be spent or refunded under this subsection. In determining the length of the time periods under the ordinance, a municipality shall consider what are appropriate planning and financing periods for the particular types of public facilities for which the impact fees are imposed.*

According to Village management, the Village plan to spend down its impact fee collections in accordance with state statute guidance.

NOTE: The impact fee requirements outlined in this section are subject to change by the legislature at any time. Refer to the state statute for the statutory requirements.

## Section B – Compliance with Wisconsin Impact Fee Requirements

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### Impact Fee Process

See Wisconsin State Statute 66.0617 for the detailed process.

The process followed and information utilized in the development of the impact fees is summarized below:

- Requires a Public Hearing (s. 66.0617 (3)):
  - Class 1 notice under Chapter 985
  - Provide copy of proposed ordinances
  - Provide public facilities needs assessment
- Based on a Public Facilities Needs Assessment (for facilities included in the impact fee calculation) (s. 66.0617 (4)):
  - Inventory of existing facilities, including deficiencies
  - Identification of new public facilities
  - Estimated (or actual) capital cost of new public facilities
  - Effect of recovering capital costs on affordable housing
  - Available for public inspection and copying in the office of the clerk at least 20 days before hearing
- Follow Impact Fee Standards:
  - Rational relationship to the need for new facilities
  - Proportionality
  - Actual costs or reasonable estimates
  - Net of other charges
  - Net of grants
  - Must exclude improvements to address deficiencies
  - May not include expenses for operation or maintenance of a public facility
  - Payable by the developer or property owner to the Village in full upon the issuance of a building permit by the Village
- Establish Accounting Requirements:
  - Use of funds restricted
  - Subject to refund
- Specify Appeal Procedure (s. 66.0617 (10))

### Assumptions

- > *The Public Facilities Needs Assessment for Public Water Impact Fees (the Assessment)* dated February 2023, as prepared by Town & Country Engineering, Inc. was used as the basis for this study.
- > According to the Assessment, the 2020 population per US Census for the Village was 8,991 and is projected to grow to 11,730 in 2040, which is an increase of approximately 685 every five years.
- > Upgrades at Wells 3 & 4 costs of \$3.34M and the Well 5 construction costs of \$3.32 are included in the calculation of the enclosed impact fee. The projects included are required to handle water infrastructure needs related to expected growth in the community. The Village has selected 5% and 37.8% as the Impact Fee Percentage for allocation for wells 3 & 4 improvements and the construction of well 5, respectively. Details regarding projects are on the attached schedules.
- > Residential equivalent units (REU's) form the basis for calculating this impact fee. REU's are a method of converting all customers to a common basis to measure their impact on the system. The REU's were calculated as described below.

The current population of the community is estimated at 9,268. Per the needs assessment, wells 3 & 4 improvements and well 5 construction considered a population of 11,730 and 12,246, respectively. The following steps were used to determine an equivalent user. First, the average use of a residential user in the community was computed to be 48,000 gallons per year using actual data for the years 2020-2022. The number of residential users was then determined by using the actual customer count from the most recent Public Service Commission annual report. The next step was to divide the 48,000 gallons per year per customer (which is the residential equivalent use) into the total consumption of all users (201,250 thousand gallons) to determine the number of REU's in the system at 4,195.

To facilitate application of the fee, the village elected to implement their impact fee using meter equivalents. For purposes of the study, one residential equivalent is considered equal to the basic residential meter size (5/8 x 3/4). The meter equivalent ratios are from PSC Standards. We converted REU's to meter equivalents to be consistent with the fee structure in the ordinance. The user equivalent calculation was also tested by taking the number of meters by customer type within the community and the multiplier included in the impact fee study to determine the number of REU's. The resulting calculation showed 4,061 equivalent meters vs. 4,195 REU's, a nominal variance.

- > This study should be updated periodically. This will allow for changes in growth, project costs, estimates or other projects to be incorporated into the fee.

**McFarland Water Utility  
Impact Fee  
Summary**

**Schedule 1**

| <u>Project</u>          | <u>Design<br/>Population</u> | <u>Total<br/>Cost</u> | <u>Excess<br/>Capacity</u> | <u>Cost<br/>Allocated to<br/>Excess Capacity</u> | <u>Future<br/>Equiv. Meters</u> |
|-------------------------|------------------------------|-----------------------|----------------------------|--------------------------------------------------|---------------------------------|
| Well 3 Improvement      | 11,730                       | \$ 1,720,000          | 5.0%                       | \$ 86,000                                        | 1,079                           |
| Well 4 Improvement      | 11,730                       | \$ 1,620,000          | 5.0%                       | \$ 81,000                                        | 1,079                           |
| Well 5 New Construction | 12,246                       | \$ 3,320,000          | 37.8%                      | \$ 1,254,960                                     | 1,305                           |

| <u>Project</u>          | <u>Project<br/>Cost<br/>per Equiv.<br/>Meter</u> | <u>Impact<br/>Fee</u> | <u>REU's<br/>added<br/>per Year</u> | <u>Impact Fee<br/>Annual<br/>Revenue Estimate</u> |
|-------------------------|--------------------------------------------------|-----------------------|-------------------------------------|---------------------------------------------------|
| Well 3 Improvement      | \$ 80                                            | \$ 80                 | 62                                  | \$ 4,960                                          |
| Well 4 Improvement      | 75                                               | 75                    | 62                                  | 4,650                                             |
| Well 5 New Construction | <u>962</u>                                       | <u>962</u>            | 62                                  | <u>59,644</u>                                     |
|                         | <u>\$ 1,117</u>                                  | <u>\$ 1,117</u>       |                                     | <u>\$ 69,254</u>                                  |

**Well 3 increasing reliability and support growth**

|                                                                  |    |                    |
|------------------------------------------------------------------|----|--------------------|
| Cost                                                             | \$ | 1,720,000          |
| Capacity                                                         |    | 1,200 gpm          |
| Capacity Allocation                                              |    |                    |
| $\frac{\text{Future User Allocation}}{\text{Design Capacity}} =$ |    | 5% excess capacity |

**Equivalent Users (REU's)**

|                          |       |
|--------------------------|-------|
| Current Equivalent Users | 4,195 |
|--------------------------|-------|

**Fee Calculation**

|                                       |    |        |   |
|---------------------------------------|----|--------|---|
| Costs allocated to excess capacity    | \$ | 86,000 | A |
| Future equivalent meters (Schedule 6) |    | 1,079  | B |
| <b>Impact Fee</b>                     | \$ | 80     | C |

A - New Well Cost \* Future Capacity %

B - Future Equivalent Users \* Conversion Factor

C -  $\frac{\text{Costs allocated to excess capacity}}{\text{Future equivalent meters}}$

**Well 4 increasing reliability and support growth**

|                               |    |                    |
|-------------------------------|----|--------------------|
| Cost                          | \$ | 1,620,000          |
| Capacity                      |    | 1,000 gpm          |
| Capacity Allocation           |    |                    |
| <u>Future User Allocation</u> | =  | 5% excess capacity |
| Design Capacity               |    |                    |

**Equivalent Users (REU's)**

|                          |       |
|--------------------------|-------|
| Current Equivalent Users | 4,195 |
|--------------------------|-------|

**Fee Calculation**

|                                       |    |        |   |
|---------------------------------------|----|--------|---|
| Costs allocated to excess capacity    | \$ | 81,000 | A |
| Future equivalent meters (Schedule 6) |    | 1,079  | B |
| <b>Impact Fee</b>                     | \$ | 75     | C |

A - New Well Cost \* Future Capacity %

B - Future Equivalent Users \* Conversion Factor

C -  $\frac{\text{Costs allocated to excess capacity}}{\text{Future equivalent meters}}$

**McFARLAND WATER UTILITY**  
**Well #5**  
**Impact Fee Methodology**

**Schedule 4**

**New Well #5 Construction (Replacement Well #1)**

|                               |    |                       |
|-------------------------------|----|-----------------------|
| Cost                          | \$ | 3,320,000             |
| Capacity                      |    | 1,000 gpm             |
| Capacity Allocation           |    |                       |
| <u>Future User Allocation</u> | =  | 37.8% excess capacity |
| Design Capacity               |    |                       |

**Equivalent Users (REU's)**

|                          |       |
|--------------------------|-------|
| Current Equivalent Users | 4,195 |
|--------------------------|-------|

**Fee Calculation**

|                                       |    |           |   |
|---------------------------------------|----|-----------|---|
| Costs allocated to excess capacity    | \$ | 1,254,960 | A |
| Future equivalent meters (Schedule 6) |    | 1,305     | B |
| <b>Impact Fee</b>                     | \$ | 962       | C |

A - New Well Cost \* Future Capacity %

B - Future Equivalent Users \* Conversion Factor

C -  $\frac{\text{Costs allocated to excess capacity}}{\text{Future equivalent meters}}$

*The following are the computed fees for different types of construction.*

| Equivalent<br>Meter<br>Conversion* | Meter<br>Size | Impact Fee |
|------------------------------------|---------------|------------|
| 1                                  | 3/4"          | \$ 1,117   |
| 2.5                                | 1"            | \$ 2,793   |
| 3.7                                | 1.25"         | \$ 4,133   |
| 5                                  | 1.5"          | \$ 5,585   |
| 8                                  | 2"            | \$ 8,936   |
| 15                                 | 3"            | \$ 16,755  |
| 25                                 | 4"            | \$ 27,925  |
| 50                                 | 6"            | \$ 55,850  |

| Calculation of Residential Equivalent Use: |           |   |           |   |    |
|--------------------------------------------|-----------|---|-----------|---|----|
| Year                                       | Use (000) |   | Customers |   |    |
| 2020                                       | 154,698   | / | 3,083     | = | 50 |
| 2021                                       | 156,160   | / | 3,291     | = | 47 |
| 2022                                       | 147,467   | / | 3,185     | = | 46 |
| Average Use per Year (000)                 |           |   |           |   | 48 |

| Calculation of Total System Equivalent Users |             |   |                      |   |             |
|----------------------------------------------|-------------|---|----------------------|---|-------------|
| Year                                         | Total Usage |   | Average Use per Year |   | Total REU's |
| 2022                                         | 201,250     | / | 48                   | = | 4,195       |

| Calculation of Future Equivalent Users   |        |        |        |
|------------------------------------------|--------|--------|--------|
|                                          | Well 3 | Well 4 | Well 5 |
| Design Population                        | 11,730 | 11,730 | 12,246 |
| Current Population                       | 9,268  | 9,268  | 9,268  |
| Additional Population                    | 2,462  | 2,462  | 2,978  |
| Divided by:                              |        |        |        |
| REU Conversion Factor (9,268/4,195)      | 2.2    | 2.2    | 2.2    |
| Additional REU's                         | 1,114  | 1,114  | 1,348  |
| Multiplied by:                           |        |        |        |
| Meter Equiv. conversion factor (sched 7) | 96.80% | 96.80% | 96.80% |
| Additional Meter Equivalents             | 1,079  | 1,079  | 1,305  |

**Meter Equivalent Conversion**

| <u>Size</u>            | <u>Total Meters<br/>12/31/2022</u> | <u>Conversion</u> | <u>Equivalent<br/>Meters</u> |
|------------------------|------------------------------------|-------------------|------------------------------|
| 5/8 & 3/4              | 3,364                              | 1                 | 3,364                        |
| 1                      | 55                                 | 2.5               | 138                          |
| 1 1/2                  | 43                                 | 5                 | 215                          |
| 2                      | 23                                 | 8                 | 184                          |
| 3                      | 9                                  | 15                | 135                          |
| 4                      | <u>1</u>                           | 25                | <u>25</u>                    |
|                        | <u><u>3,495</u></u>                |                   | <u><u>4,061</u></u>          |
| Total Equivalent Users |                                    |                   | <u><u>4,195</u></u>          |
| Conversion Factor      |                                    |                   | <u><u>96.80% A</u></u>       |

A - Total equivalent meters (4,061) divided by total equivalent users (4,195)



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Public Works

**CONTACT:** Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

**AGENDA ITEM:** Discussion and action regarding the award of contract for the 2024 Exchange Street project.

**PREVIOUS ACTION:**

The Public Works Committee:

- Recommended approval regarding the State Municipal Agreement (SMA) at their June 9, 2020 meeting.
- Discussed the project and recommended scheduling of a Public Information Meeting on February 16, 2021 at their January 12, 2021 meeting.
- Discussed the project and recommended scheduling of the next Public Information Meeting on October 12, 2021 at their July 13, 2021 meeting.

The Public Utilities Committee:

- Recommended approval regarding the State Municipal Agreement (SMA) at their June 16, 2020 meeting.
- Discussed the project and recommended scheduling of a Public Information Meeting on February 16, 2021 at their January 19, 2021 meeting.

Joint Public Works & Public Utilities Committees:

- Public Information Meeting was held on February 16, 2021.

The Public Works & Utilities Committee:

- Update and discussion about the project on May 23, 2022. Committee members discussed updates related to driveway concerns on the north and south ends of the project corridor.
- Recommended scheduling of the next Public Information meeting on September 26, 2022 at their August 22, 2022 meeting.
- Public Information Meeting was held on September 26, 2022.
- Recommended approval to the Village Board regarding the final plan set and authorized



the project for bid on October 23, 2023.

- Scheduled for a recommendation on contract award at their meeting on January 22, 2024.

The Village Board:

- Approved the final plan set and authorized the project for bid on December 21, 2023.

### **ISSUE SUMMARY:**

Exchange Street Reconstruction will occur from Farwell Street to Sleepy Hollow Road in 2024. The project will include a full street reconstruction, addition of on-street bike lanes, a new sidewalk on the northern side of the road, and utility replacements. The Village is receiving grant funding for the project through the WisDOT Surface Transportation Program (STP) in the amount of \$1,177,000.

This project has been in design and development since 2019. The project has held multiple public information meetings throughout the design process. Regulatory agencies have approved all the project's cultural, historical, and environmental information. Detailed plan development, reporting documentation, and real estate documentation has been ongoing. This plan set was bid in December by WisDOT through their process with the project recommended for award to James Peterson Sons as the low bidder. There were 5 total bids with an approximately 15% spread from low to high.

### **FINANCIAL/BUDGET IMPACT:**

The 2024 Budget was approved to allocate \$4,872,750 for the contract award to construct the project. Additional funds up to \$225,000 were borrowed in prior years to fund design and consulting efforts.

*Revenues* - The following revenues have been allocated to fund the project by fund:

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| \$ 225,000        | Capital Projects Fund (2021-2023 Note Issuance - Design and Consultant Services) |
| \$2,101,250       | Capital Projects Fund (2024 Note Issuance)                                       |
| \$1,177,000       | State/Federal through MPO                                                        |
| \$1,039,750       | Water Utility (2024/2025 Revenue Bond)                                           |
| \$ 390,750        | Stormwater Utility (2024 Note Issuance)                                          |
| <u>\$ 164,000</u> | <u>Sewer Utility (2022/2023 Revenue Bond)</u>                                    |
| \$5,097,750       | Total Project Revenue                                                            |

These are the amounts of monies budgeted for the project based on the engineer's estimate that were accepted in the 2024-2028 Capital Improvement Plan and approved in the 2024 Budget.

*Expenses* - Included within your packet is the bid tab for the project as conducted by WisDOT with the following cost breakdown for all known or anticipate costs to date:



|             |                                    |
|-------------|------------------------------------|
| \$4,021,988 | Exchange Street Low Bid            |
| \$ 11,000   | Pre-construction Tree Removal      |
| \$ 477,050  | Design Engineering/Consulting      |
| \$ 300,000  | Construction Administration        |
| \$ 81,890   | Temporary Limited Easements (TLEs) |
| \$ 201,099  | Contingency                        |
| \$ (27)     | Rounding                           |
| <hr/>       |                                    |
| \$5,093,000 | Total Project Expense              |

The project as bid is projected to be under budget by a small margin as estimated by the Village Engineer with the bid received. The Village Engineer will review this with the Committee in the meeting as well as the plan to make up for the difference as it impacts the funds fueling the project.

**VILLAGE PLAN REFERENCE:**

None.

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended Action (pending action by Committee):

*Motion, second to award contract to James Peterson Sons Inc. of Medford in an amount of \$4,021,987.94 for the reconstruction Exchange Street including base bid with additional expenses for engineering, construction administration, and contingency for a total project cost in an amount of \$5,093,000.*

**ATTACHMENTS:**

1. Bid Summary Ltr

January 17, 2024

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

Attention: Mr. Matthew Schuenke, Administrator

Subject: Summary and Analysis of Bids; Exchange Street Reconstruction; Village of McFarland

Bid Deadline: December 12, 2023

Ladies and Gentlemen:

The purpose of this letter is to summarize and analyze the bids received for the Exchange Street Reconstruction project. This project involves the complete reconstruction of Exchange Street from Farwell Street to Sleepy Hollow Road, including the construction of new street lighting and replacement of storm sewer, sanitary sewer and water main utilities.

The pre-bid estimate was \$4,056,039.24. Five contractors submitted a bid.

A summary of the bids is as follows:

| <b>Contractor</b>                      | <b>Base Bid Total</b> |
|----------------------------------------|-----------------------|
| James Peterson Sons, Inc.              | \$4,021,987.94        |
| R.G. Huston Company, Inc.              | \$4,273,000.00        |
| Rock Road Companies, Inc.              | \$4,485,562.80        |
| Integrity Grading and Excavating, Inc. | \$4,589,118.41        |
| Parisi Construction, LLC               | \$4,660,059.49        |

The bid was properly submitted.

James Peterson Sons, Inc. of Medford, WI is an excavation and roadway contractor that has completed similar projects for the City of Rhinelander and in Marathon County. The bid prices are similar to the original budget. This project is administered by the Wisconsin Department of Transportation (WisDOT) and has been already awarded to James Peterson Sons, Inc.

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. Therefore, it would be wise to continue to carry the recommended 10% contingency.

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.

Tim Stieve, P.E., ENV-SP  
Project Engineer

TS:sai  
J:\JOB#S\McFarland\MC-134-M4 Exchange Street Preliminary Engineering (FILE)\Bidding\Recommendation Ltr.docx

**All Bids Received  
December 12, 2023**

Page 77 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

**Type Of Work:** General Constr - No Dominant Work Type

Bidder No. 1 JAMES PETERSON SONS, INC.

Po Box 120

Medford, WI 54451-0120

Bidder No. 2 R.G. HUSTON COMPANY, INC.

Po Box 399

Cottage Grove, WI 53527

Bidder No. 3 ROCK ROAD COMPANIES, INC.

Po Box 1818

Janesville, WI 53547-1818

Bidder No. 4 INTEGRITY GRADING AND EXCAVATING, INC.

605 Grossman Drive

Schofield, WI 54476-0138

Bidder No. 5 PARISI CONSTRUCTION, LLC

508 S. Nine Mound Road

Verona, WI 53593

| Item Number | Item Description                           | Unit | Estimated Quantity | Bidder No. 1 |            | Bidder No. 2 |            | Bidder No. 3 |            |
|-------------|--------------------------------------------|------|--------------------|--------------|------------|--------------|------------|--------------|------------|
|             |                                            |      |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount     |
| 201.0120    | Clearing                                   | ID   | 555.000            | 27.00        | 14,985.00  | 26.38        | 14,640.90  | 26.38        | 14,640.90  |
| 201.0220    | Grubbing                                   | ID   | 555.000            | 32.00        | 17,760.00  | 15.83        | 8,785.65   | 15.83        | 8,785.65   |
| 204.0110    | Removing Asphaltic Surface                 | SY   | 500.000            | 7.50         | 3,750.00   | 2.30         | 1,150.00   | 4.94         | 2,470.00   |
| 204.0150    | Removing Curb & Gutter                     | LF   | 8,560.000          | 8.21         | 70,277.60  | 3.65         | 31,244.00  | 5.33         | 45,624.80  |
| 204.0155    | Removing Concrete Sidewalk                 | SY   | 2,060.000          | 8.64         | 17,798.40  | 4.80         | 9,888.00   | 6.96         | 14,337.60  |
| 204.0220    | Removing Inlets                            | EACH | 9.000              | 500.00       | 4,500.00   | 420.00       | 3,780.00   | 491.58       | 4,424.22   |
| 204.0245    | Removing Storm Sewer (size) 01. 12-inch    | LF   | 200.000            | 35.69        | 7,138.00   | 37.00        | 7,400.00   | 11.02        | 2,204.00   |
| 204.0245    | Removing Storm Sewer (size) 02. 15-inch    | LF   | 117.000            | 35.69        | 4,175.73   | 37.00        | 4,329.00   | 11.02        | 1,289.34   |
| 205.0100    | Excavation Common                          | CY   | 15,520.000         | 18.98        | 294,569.60 | 21.80        | 338,336.00 | 25.17        | 390,638.40 |
| 213.0100    | Finishing Roadway (project) 01. 5685-00-05 | EACH | 1.000              | 5,000.00     | 5,000.00   | 8,700.00     | 8,700.00   | 12,924.44    | 12,924.44  |
| 305.0120    | Base Aggregate Dense 1 1/4-Inch            | TON  | 8,785.000          | 17.85        | 156,812.25 | 20.40        | 179,214.00 | 17.27        | 151,716.95 |
| 305.0130    | Base Aggregate Dense 3-Inch                | TON  | 14,410.000         | 14.30        | 206,063.00 | 18.40        | 265,144.00 | 14.30        | 206,063.00 |
| 312.0110    | Select Crushed Material                    | TON  | 2,610.000          | 6.39         | 16,677.90  | 17.25        | 45,022.50  | 17.95        | 46,849.50  |
| 455.0605    | Tack Coat                                  | GAL  | 540.000            | 3.00         | 1,620.00   | 3.00         | 1,620.00   | 3.00         | 1,620.00   |
| 460.2000    | Incentive Density HMA Pavement             | DOL  | 3,360.000          | 1.00         | 3,360.00   | 1.00         | 3,360.00   | 1.00         | 3,360.00   |
| 460.5224    | HMA Pavement 4 LT 58-28 S                  | TON  | 3,500.000          | 69.45        | 243,075.00 | 69.45        | 243,075.00 | 69.45        | 243,075.00 |
| 460.5225    | HMA Pavement 5 LT 58-28 S                  | TON  | 1,750.000          | 84.46        | 147,805.00 | 84.46        | 147,805.00 | 84.57        | 147,997.50 |

**All Bids Received  
December 12, 2023**

Page 78 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                       | Unit  | Estimated Quantity | Bidder No. 1 |            | Bidder No. 2 |            | Bidder No. 3 |            |
|-------------|--------------------------------------------------------|-------|--------------------|--------------|------------|--------------|------------|--------------|------------|
|             |                                                        |       |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount     |
| 465.0120    | Asphaltic Surface Driveways and Field Entrances        | TON   | 60.000             | 283.70       | 17,022.00  | 283.70       | 17,022.00  | 283.70       | 17,022.00  |
| 520.8000    | Concrete Collars for Pipe                              | EACH  | 6.000              | 500.00       | 3,000.00   | 445.00       | 2,670.00   | 876.84       | 5,261.04   |
| 601.0411    | Concrete Curb & Gutter 30-Inch Type D                  | LF    | 8,168.000          | 22.12        | 180,676.16 | 21.41        | 174,876.88 | 20.75        | 169,486.00 |
| 601.0600    | Concrete Curb Pedestrian                               | LF    | 110.000            | 75.05        | 8,255.50   | 35.35        | 3,888.50   | 50.00        | 5,500.00   |
| 602.0405    | Concrete Sidewalk 4-Inch                               | SF    | 33,665.000         | 4.86         | 163,611.90 | 5.25         | 176,741.25 | 5.90         | 198,623.50 |
| 602.0415    | Concrete Sidewalk 6-Inch                               | SF    | 6,765.000          | 6.82         | 46,137.30  | 6.36         | 43,025.40  | 6.70         | 45,325.50  |
| 602.0515    | Curb Ramp Detectable Warning Field Natural Patina      | SF    | 350.000            | 41.99        | 14,696.50  | 45.45        | 15,907.50  | 55.00        | 19,250.00  |
| 602.0810    | Concrete Driveway 6-Inch                               | SY    | 1,473.000          | 61.46        | 90,530.58  | 65.45        | 96,407.85  | 66.00        | 97,218.00  |
| 602.1500    | Concrete Steps                                         | SF    | 15.000             | 85.00        | 1,275.00   | 131.31       | 1,969.65   | 100.00       | 1,500.00   |
| 608.0312    | Storm Sewer Pipe Reinforced Concrete Class III 12-Inch | LF    | 1,563.000          | 116.15       | 181,542.45 | 93.00        | 145,359.00 | 107.72       | 168,366.36 |
| 608.0318    | Storm Sewer Pipe Reinforced Concrete Class III 18-Inch | LF    | 782.000            | 97.15        | 75,971.30  | 109.00       | 85,238.00  | 103.57       | 80,991.74  |
| 611.0430    | Reconstructing Inlets                                  | EACH  | 2.000              | 1,750.00     | 3,500.00   | 545.00       | 1,090.00   | 924.71       | 1,849.42   |
| 611.0530    | Manhole Covers Type J                                  | EACH  | 6.000              | 1,095.95     | 6,575.70   | 845.00       | 5,070.00   | 658.72       | 3,952.32   |
| 611.0624    | Inlet Covers Type H                                    | EACH  | 26.000             | 1,146.60     | 29,811.60  | 1,155.00     | 30,030.00  | 863.66       | 22,455.16  |
| 611.2004    | Manholes 4-FT Diameter                                 | EACH  | 6.000              | 4,908.01     | 29,448.06  | 4,625.00     | 27,750.00  | 3,291.51     | 19,749.06  |
| 611.3230    | Inlets 2x3-FT                                          | EACH  | 26.000             | 4,045.74     | 105,189.24 | 2,075.00     | 53,950.00  | 2,642.25     | 68,698.50  |
| 611.8110    | Adjusting Manhole Covers                               | EACH  | 21.000             | 645.00       | 13,545.00  | 220.00       | 4,620.00   | 653.10       | 13,715.10  |
| 619.1000    | Mobilization                                           | EACH  | 1.000              | 168,350.00   | 168,350.00 | 265,646.29   | 265,646.29 | 195,017.75   | 195,017.75 |
| 624.0100    | Water                                                  | MGA L | 200.000            | 40.00        | 8,000.00   | 79.00        | 15,800.00  | 0.01         | 2.00       |
| 625.0100    | Topsoil                                                | SY    | 9,350.000          | 5.56         | 51,986.00  | 7.35         | 68,722.50  | 9.93         | 92,845.50  |
| 627.0200    | Mulching                                               | SY    | 9,350.000          | 1.00         | 9,350.00   | 1.00         | 9,350.00   | 1.00         | 9,350.00   |
| 628.1504    | Silt Fence                                             | LF    | 230.000            | 3.00         | 690.00     | 3.00         | 690.00     | 3.00         | 690.00     |

**All Bids Received  
December 12, 2023**

Page 79 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

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V of McFarland, Exchange Street

| Item Number | Item Description                                  | Unit     | Estimated Quantity | Bidder No. 1 |           | Bidder No. 2 |           | Bidder No. 3 |           |
|-------------|---------------------------------------------------|----------|--------------------|--------------|-----------|--------------|-----------|--------------|-----------|
|             |                                                   |          |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount    |
| 628.1905    | Mobilizations Erosion Control                     | EACH     | 2.000              | 400.00       | 800.00    | 400.00       | 800.00    | 400.00       | 800.00    |
| 628.1910    | Mobilizations Emergency Erosion Control           | EACH     | 2.000              | 200.00       | 400.00    | 200.00       | 400.00    | 200.00       | 400.00    |
| 629.0210    | Fertilizer Type B                                 | CWT      | 6.000              | 150.00       | 900.00    | 150.00       | 900.00    | 150.00       | 900.00    |
| 630.0140    | Seeding Mixture No. 40                            | LB       | 168.000            | 15.00        | 2,520.00  | 15.00        | 2,520.00  | 15.00        | 2,520.00  |
| 630.0500    | Seed Water                                        | MGA<br>L | 168.000            | 20.00        | 3,360.00  | 20.00        | 3,360.00  | 20.00        | 3,360.00  |
| 634.0810    | Posts Tubular Steel 2x2-Inch X 10-FT              | EACH     | 18.000             | 150.00       | 2,700.00  | 150.00       | 2,700.00  | 150.00       | 2,700.00  |
| 637.2210    | Signs Type II Reflective H                        | SF       | 24.250             | 25.00        | 606.25    | 25.00        | 606.25    | 25.00        | 606.25    |
| 637.2230    | Signs Type II Reflective F                        | SF       | 78.500             | 25.00        | 1,962.50  | 25.00        | 1,962.50  | 25.00        | 1,962.50  |
| 638.2102    | Moving Signs Type II                              | EACH     | 2.000              | 200.00       | 400.00    | 200.00       | 400.00    | 200.00       | 400.00    |
| 638.2602    | Removing Signs Type II                            | EACH     | 16.000             | 30.00        | 480.00    | 30.00        | 480.00    | 30.00        | 480.00    |
| 638.3000    | Removing Small Sign Supports                      | EACH     | 16.000             | 30.00        | 480.00    | 30.00        | 480.00    | 30.00        | 480.00    |
| 638.4000    | Moving Small Sign Supports                        | EACH     | 2.000              | 100.00       | 200.00    | 100.00       | 200.00    | 100.00       | 200.00    |
| 642.5001    | Field Office Type B                               | EACH     | 1.000              | 17,500.00    | 17,500.00 | 13,000.00    | 13,000.00 | 13,600.00    | 13,600.00 |
| 643.0300    | Traffic Control Drums                             | DAY      | 52,049.000         | 0.15         | 7,807.35  | 0.15         | 7,807.35  | 0.15         | 7,807.35  |
| 643.0410    | Traffic Control Barricades Type II                | DAY      | 1,284.000          | 0.30         | 385.20    | 0.30         | 385.20    | 0.30         | 385.20    |
| 643.0420    | Traffic Control Barricades Type III               | DAY      | 3,745.000          | 0.60         | 2,247.00  | 0.61         | 2,284.45  | 0.60         | 2,247.00  |
| 643.0705    | Traffic Control Warning Lights Type A             | DAY      | 3,745.000          | 0.08         | 299.60    | 0.08         | 299.60    | 0.08         | 299.60    |
| 643.0900    | Traffic Control Signs                             | DAY      | 3,103.000          | 0.51         | 1,582.53  | 0.52         | 1,613.56  | 0.51         | 1,582.53  |
| 643.0920    | Traffic Control Covering Signs Type II            | EACH     | 5.000              | 42.00        | 210.00    | 42.42        | 212.10    | 42.00        | 210.00    |
| 643.3970    | Temporary Marking Removable Mask Out Tape 10-Inch | LF       | 40.000             | 3.50         | 140.00    | 3.54         | 141.60    | 3.50         | 140.00    |
| 643.5000    | Traffic Control                                   | EACH     | 1.000              | 11,500.00    | 11,500.00 | 11,616.16    | 11,616.16 | 11,500.00    | 11,500.00 |

**All Bids Received  
December 12, 2023**

Page 80 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                                   | Unit | Estimated Quantity | Bidder No. 1 |           | Bidder No. 2 |           | Bidder No. 3 |           |
|-------------|--------------------------------------------------------------------|------|--------------------|--------------|-----------|--------------|-----------|--------------|-----------|
|             |                                                                    |      |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount    |
| 644.1440    | Temporary Pedestrian Surface Matting                               | SF   | 7,700.000          | 3.25         | 25,025.00 | 3.28         | 25,256.00 | 3.25         | 25,025.00 |
| 644.1601    | Temporary Pedestrian Curb Ramp                                     | DAY  | 24.000             | 60.00        | 1,440.00  | 60.61        | 1,454.64  | 60.00        | 1,440.00  |
| 644.1605    | Temporary Pedestrian Detectable Warning Field                      | SF   | 440.000            | 10.00        | 4,400.00  | 10.10        | 4,444.00  | 10.00        | 4,400.00  |
| 644.1810    | Temporary Pedestrian Barricade                                     | LF   | 1,424.000          | 7.00         | 9,968.00  | 7.07         | 10,067.68 | 7.00         | 9,968.00  |
| 646.1020    | Marking Line Epoxy 4-Inch                                          | LF   | 20,323.000         | 0.52         | 10,567.96 | 0.52         | 10,567.96 | 0.52         | 10,567.96 |
| 646.5020    | Marking Arrow Epoxy                                                | EACH | 4.000              | 350.00       | 1,400.00  | 350.00       | 1,400.00  | 350.00       | 1,400.00  |
| 646.5220    | Marking Symbol Epoxy                                               | EACH | 33.000             | 235.00       | 7,755.00  | 235.00       | 7,755.00  | 235.00       | 7,755.00  |
| 646.6120    | Marking Stop Line Epoxy 18-Inch                                    | LF   | 135.000            | 16.10        | 2,173.50  | 16.10        | 2,173.50  | 16.10        | 2,173.50  |
| 646.7420    | Marking Crosswalk Epoxy Transverse Line 6-Inch                     | LF   | 325.000            | 8.25         | 2,681.25  | 8.25         | 2,681.25  | 8.25         | 2,681.25  |
| 646.7520    | Marking Crosswalk Epoxy Block Style 24-Inch                        | LF   | 462.000            | 19.50        | 9,009.00  | 19.50        | 9,009.00  | 19.50        | 9,009.00  |
| 650.4000    | Construction Staking Storm Sewer                                   | EACH | 32.000             | 200.00       | 6,400.00  | 200.00       | 6,400.00  | 50.00        | 1,600.00  |
| 650.4500    | Construction Staking Subgrade                                      | LF   | 4,322.000          | 0.01         | 43.22     | 0.01         | 43.22     | 0.01         | 43.22     |
| 650.5000    | Construction Staking Base                                          | LF   | 4,322.000          | 1.00         | 4,322.00  | 1.00         | 4,322.00  | 0.01         | 43.22     |
| 650.5500    | Construction Staking Curb Gutter and Curb & Gutter                 | LF   | 8,278.000          | 1.00         | 8,278.00  | 1.00         | 8,278.00  | 1.00         | 8,278.00  |
| 650.9000    | Construction Staking Curb Ramps                                    | EACH | 35.000             | 300.00       | 10,500.00 | 300.00       | 10,500.00 | 20.00        | 700.00    |
| 650.9500    | Construction Staking Sidewalk (project) 01. 5685-00-05             | EACH | 1.000              | 3,000.00     | 3,000.00  | 3,000.00     | 3,000.00  | 5,000.00     | 5,000.00  |
| 650.9911    | Construction Staking Supplemental Control (project) 01. 5685-00-05 | EACH | 1.000              | 5,000.00     | 5,000.00  | 5,000.00     | 5,000.00  | 5,000.00     | 5,000.00  |
| 650.9920    | Construction Staking Slope Stakes                                  | LF   | 4,322.000          | 1.00         | 4,322.00  | 1.00         | 4,322.00  | 0.50         | 2,161.00  |
| 652.0225    | Conduit Rigid Nonmetallic Schedule 40 2-Inch                       | LF   | 2,360.000          | 8.25         | 19,470.00 | 8.25         | 19,470.00 | 8.25         | 19,470.00 |
| 652.0325    | Conduit Rigid Nonmetallic Schedule 80 2-Inch                       | LF   | 80.000             | 11.00        | 880.00    | 11.00        | 880.00    | 11.00        | 880.00    |

**All Bids Received  
December 12, 2023**

Page 81 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                | Unit | Estimated Quantity | Bidder No. 1 |           | Bidder No. 2 |           | Bidder No. 3 |           |
|-------------|-------------------------------------------------|------|--------------------|--------------|-----------|--------------|-----------|--------------|-----------|
|             |                                                 |      |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount    |
| 653.0154    | Pull Boxes Non-Conductive 24x36-Inch            | EACH | 4.000              | 1,675.00     | 6,700.00  | 1,675.00     | 6,700.00  | 1,675.00     | 6,700.00  |
| 654.0102    | Concrete Bases Type 2                           | EACH | 18.000             | 1,050.00     | 18,900.00 | 1,050.00     | 18,900.00 | 1,050.00     | 18,900.00 |
| 654.0200    | Concrete Control Cabinet Bases Type 6           | EACH | 1.000              | 1,500.00     | 1,500.00  | 1,500.00     | 1,500.00  | 1,500.00     | 1,500.00  |
| 655.0625    | Electrical Wire Lighting 6 AWG                  | LF   | 7,620.000          | 1.70         | 12,954.00 | 1.70         | 12,954.00 | 1.70         | 12,954.00 |
| 659.2124    | Lighting Control Cabinets 120/240 24-Inch       | EACH | 1.000              | 6,700.00     | 6,700.00  | 6,700.00     | 6,700.00  | 6,700.00     | 6,700.00  |
| 690.0150    | Sawing Asphalt                                  | LF   | 215.000            | 1.75         | 376.25    | 1.75         | 376.25    | 1.75         | 376.25    |
| 690.0250    | Sawing Concrete                                 | LF   | 1,100.000          | 2.25         | 2,475.00  | 2.25         | 2,475.00  | 2.25         | 2,475.00  |
| 740.0440    | Incentive IRI Ride                              | DOL  | 3,292.000          | 1.00         | 3,292.00  | 1.00         | 3,292.00  | 1.00         | 3,292.00  |
| ASP.1T0A    | On-the-Job Training Apprentice at \$5.00/HR     | HRS  | 450.000            | 5.00         | 2,250.00  | 5.00         | 2,250.00  | 5.00         | 2,250.00  |
| ASP.1T0G    | On-the-Job Training Graduate at \$5.00/HR       | HRS  | 400.000            | 5.00         | 2,000.00  | 5.00         | 2,000.00  | 5.00         | 2,000.00  |
| SPV.0060    | Special 01. Inlet Protection Type D-RF          | EACH | 41.000             | 325.00       | 13,325.00 | 325.00       | 13,325.00 | 325.00       | 13,325.00 |
| SPV.0060    | Special 02. Remove and Reinstall Mailbox        | EACH | 59.000             | 125.00       | 7,375.00  | 250.00       | 14,750.00 | 167.71       | 9,894.89  |
| SPV.0060    | Special 03. Existing Sanitary Sewer Connection  | EACH | 8.000              | 1,723.65     | 13,789.20 | 1,000.00     | 8,000.00  | 1,323.84     | 10,590.72 |
| SPV.0060    | Special 04. Sanitary Lateral Tracer Wire Box    | EACH | 15.000             | 212.80       | 3,192.00  | 300.00       | 4,500.00  | 574.89       | 8,623.35  |
| SPV.0060    | Special 05. Sanitary Service Lateral Connection | EACH | 16.000             | 229.40       | 3,670.40  | 2,250.00     | 36,000.00 | 1,626.19     | 26,019.04 |
| SPV.0060    | Special 06. Sanitary Sewer 18"x4" Wye           | EACH | 14.000             | 1,338.40     | 18,737.60 | 1,775.00     | 24,850.00 | 1,491.97     | 20,887.58 |
| SPV.0060    | Special 07. Sanitary Sewer 8"x4" Wye            | EACH | 2.000              | 110.60       | 221.20    | 650.00       | 1,300.00  | 487.20       | 974.40    |
| SPV.0060    | Special 08. Sanitary Manhole Casting            | EACH | 15.000             | 1,734.52     | 26,017.80 | 980.00       | 14,700.00 | 1,336.70     | 20,050.50 |

**All Bids Received  
December 12, 2023**

Page 82 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                      | Unit | Estimated Quantity | Bidder No. 1 |            | Bidder No. 2 |            | Bidder No. 3 |            |
|-------------|-------------------------------------------------------|------|--------------------|--------------|------------|--------------|------------|--------------|------------|
|             |                                                       |      |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount     |
| SPV.0060    | Special 09. 10" Valves and Boxes                      | EACH | 17.000             | 4,771.20     | 81,110.40  | 4,430.00     | 75,310.00  | 4,172.68     | 70,935.56  |
| SPV.0060    | Special 10. 8" Valves and Boxes                       | EACH | 2.000              | 3,283.00     | 6,566.00   | 3,125.00     | 6,250.00   | 2,955.77     | 5,911.54   |
| SPV.0060    | Special 11. 6" Valves and Boxes                       | EACH | 6.000              | 2,364.60     | 14,187.60  | 2,365.00     | 14,190.00  | 2,240.26     | 13,441.56  |
| SPV.0060    | Special 12. 1" Curb Stops                             | EACH | 49.000             | 597.20       | 29,262.80  | 400.00       | 19,600.00  | 650.86       | 31,892.14  |
| SPV.0060    | Special 13. 1" Corporation Stops                      | EACH | 49.000             | 349.40       | 17,120.60  | 250.00       | 12,250.00  | 465.14       | 22,791.86  |
| SPV.0060    | Special 14. Water Service Lateral Reconnections       | EACH | 49.000             | 231.50       | 11,343.50  | 225.00       | 11,025.00  | 1,166.61     | 57,163.89  |
| SPV.0060    | Special 15. Existing Main Reconnections               | EACH | 13.000             | 2,057.87     | 26,752.31  | 2,820.00     | 36,660.00  | 4,126.23     | 53,640.99  |
| SPV.0060    | Special 16. New Hydrants                              | EACH | 9.000              | 5,939.80     | 53,458.20  | 5,500.00     | 49,500.00  | 5,973.84     | 53,764.56  |
| SPV.0060    | Special 17. Existing Hydrant Removals                 | EACH | 9.000              | 1,375.00     | 12,375.00  | 600.00       | 5,400.00   | 1,036.12     | 9,325.08   |
| SPV.0060    | Special 18. Lighting Unit Type Special 1              | EACH | 11.000             | 15,851.77    | 174,369.47 | 15,851.77    | 174,369.47 | 15,851.77    | 174,369.47 |
| SPV.0060    | Special 19. Lighting Unit Type Special 2              | EACH | 7.000              | 15,851.77    | 110,962.39 | 15,851.77    | 110,962.39 | 15,851.77    | 110,962.39 |
| SPV.0060    | Special 20. Utility Line Opening                      | EACH | 10.000             | 753.00       | 7,530.00   | 730.00       | 7,300.00   | 460.00       | 4,600.00   |
| SPV.0060    | Special 21. Sanitary Sewer Spot Repair                | EACH | 2.000              | 7,358.08     | 14,716.16  | 3,800.00     | 7,600.00   | 12,470.99    | 24,941.98  |
| SPV.0060    | Special 22. Remove and Reinstall RRFB Crossing System | EACH | 1.000              | 2,100.00     | 2,100.00   | 2,000.00     | 2,000.00   | 2,100.00     | 2,100.00   |
| SPV.0090    | Special 01. Sanitary Sewer, PVC 18-Inch               | LF   | 775.000            | 137.13       | 106,275.75 | 191.00       | 148,025.00 | 186.78       | 144,754.50 |
| SPV.0090    | Special 02. Sanitary Sewer, PVC 12-Inch               | LF   | 14.000             | 131.68       | 1,843.52   | 256.00       | 3,584.00   | 240.43       | 3,366.02   |
| SPV.0090    | Special 03. Sanitary Sewer, PVC 8-Inch                | LF   | 25.000             | 117.42       | 2,935.50   | 212.00       | 5,300.00   | 143.55       | 3,588.75   |
| SPV.0090    | Special 04. Sanitary Sewer, PVC 4-Inch                | LF   | 616.000            | 91.25        | 56,210.00  | 36.00        | 22,176.00  | 216.74       | 133,511.84 |
| SPV.0090    | Special 05. 12" Water Main Ductile Iron               | LF   | 22.000             | 502.61       | 11,057.42  | 504.00       | 11,088.00  | 481.10       | 10,584.20  |

**All Bids Received  
December 12, 2023**

Page 83 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number            | Item Description                                      | Unit | Estimated Quantity | Bidder No. 1 |                       | Bidder No. 2 |                       | Bidder No. 3 |                       |
|------------------------|-------------------------------------------------------|------|--------------------|--------------|-----------------------|--------------|-----------------------|--------------|-----------------------|
|                        |                                                       |      |                    | Bid Price    | Amount                | Bid Price    | Amount                | Bid Price    | Amount                |
| SPV.0090               | Special 06. 10" Water Main, Ductile Iron              | LF   | 2,535.000          | 112.86       | 286,100.10            | 165.00       | 418,275.00            | 143.15       | 362,885.25            |
| SPV.0090               | Special 07. 8" Water Main, Ductile Iron               | LF   | 60.000             | 147.73       | 8,863.80              | 158.00       | 9,480.00              | 191.06       | 11,463.60             |
| SPV.0090               | Special 08. 6" Water Main, Ductile Iron               | LF   | 200.000            | 128.97       | 25,794.00             | 138.00       | 27,600.00             | 140.42       | 28,084.00             |
| SPV.0090               | Special 09. 1" Copper Water Service Laterals          | LF   | 1,372.000          | 119.78       | 164,338.16            | 100.00       | 137,200.00            | 171.23       | 234,927.56            |
| SPV.0090               | Special 10. Temporary Sewer Bypassing and Connections | LF   | 729.000            | 15.85        | 11,554.65             | 16.00        | 11,664.00             | 14.12        | 10,293.48             |
| SPV.0090               | Special 11. Remove and Reinstall Fencing              | LF   | 80.000             | 20.00        | 1,600.00              | 20.00        | 1,600.00              | 20.00        | 1,600.00              |
| SPV.0200               | Special 01. Sanitary Manhole Masonry 48-Inch Diameter | VF   | 40.200             | 558.16       | 22,438.03             | 535.00       | 21,507.00             | 798.11       | 32,084.02             |
| <b>Proposal Total:</b> |                                                       |      |                    |              | <b>\$4,021,987.94</b> |              | <b>\$4,273,000.00</b> |              | <b>\$4,485,562.80</b> |

**All Bids Received  
December 12, 2023**

Page 84 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

|              |                                        |                        |                           |
|--------------|----------------------------------------|------------------------|---------------------------|
| Bidder No. 1 | JAMES PETERSON SONS, INC.              | Po Box 120             | Medford, WI 54451-0120    |
| Bidder No. 2 | R.G. HUSTON COMPANY, INC.              | Po Box 399             | Cottage Grove, WI 53527   |
| Bidder No. 3 | ROCK ROAD COMPANIES, INC.              | Po Box 1818            | Janesville, WI 53547-1818 |
| Bidder No. 4 | INTEGRITY GRADING AND EXCAVATING, INC. | 605 Grossman Drive     | Schofield, WI 54476-0138  |
| Bidder No. 5 | PARISI CONSTRUCTION, LLC               | 508 S. Nine Mound Road | Verona, WI 53593          |

| Item Number | Item Description                           | Unit | Estimated Quantity | Bidder No. 4 |            | Bidder No. 5 |            | Bidder No. 6 |        |
|-------------|--------------------------------------------|------|--------------------|--------------|------------|--------------|------------|--------------|--------|
|             |                                            |      |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount |
| 201.0120    | Clearing                                   | ID   | 555.000            | 26.38        | 14,640.90  | 28.00        | 15,540.00  | 0.00         | 0.00   |
| 201.0220    | Grubbing                                   | ID   | 555.000            | 15.83        | 8,785.65   | 16.75        | 9,296.25   | 0.00         | 0.00   |
| 204.0110    | Removing Asphaltic Surface                 | SY   | 500.000            | 2.50         | 1,250.00   | 8.00         | 4,000.00   | 0.00         | 0.00   |
| 204.0150    | Removing Curb & Gutter                     | LF   | 8,560.000          | 6.50         | 55,640.00  | 3.90         | 33,384.00  | 0.00         | 0.00   |
| 204.0155    | Removing Concrete Sidewalk                 | SY   | 2,060.000          | 7.00         | 14,420.00  | 12.75        | 26,265.00  | 0.00         | 0.00   |
| 204.0220    | Removing Inlets                            | EACH | 9.000              | 290.00       | 2,610.00   | 720.00       | 6,480.00   | 0.00         | 0.00   |
| 204.0245    | Removing Storm Sewer (size) 01. 12-inch    | LF   | 200.000            | 14.50        | 2,900.00   | 28.50        | 5,700.00   | 0.00         | 0.00   |
| 204.0245    | Removing Storm Sewer (size) 02. 15-inch    | LF   | 117.000            | 14.50        | 1,696.50   | 30.50        | 3,568.50   | 0.00         | 0.00   |
| 205.0100    | Excavation Common                          | CY   | 15,520.000         | 18.50        | 287,120.00 | 24.50        | 380,240.00 | 0.00         | 0.00   |
| 213.0100    | Finishing Roadway (project) 01. 5685-00-05 | EACH | 1.000              | 5,000.00     | 5,000.00   | 950.00       | 950.00     | 0.00         | 0.00   |
| 305.0120    | Base Aggregate Dense 1 1/4-Inch            | TON  | 8,785.000          | 26.00        | 228,410.00 | 17.50        | 153,737.50 | 0.00         | 0.00   |
| 305.0130    | Base Aggregate Dense 3-Inch                | TON  | 14,410.000         | 19.00        | 273,790.00 | 14.75        | 212,547.50 | 0.00         | 0.00   |
| 312.0110    | Select Crushed Material                    | TON  | 2,610.000          | 14.00        | 36,540.00  | 14.50        | 37,845.00  | 0.00         | 0.00   |
| 455.0605    | Tack Coat                                  | GAL  | 540.000            | 3.00         | 1,620.00   | 3.20         | 1,728.00   | 0.00         | 0.00   |
| 460.2000    | Incentive Density HMA Pavement             | DOL  | 3,360.000          | 1.00         | 3,360.00   | 1.00         | 3,360.00   | 0.00         | 0.00   |
| 460.5224    | HMA Pavement 4 LT 58-28 S                  | TON  | 3,500.000          | 75.00        | 262,500.00 | 79.00        | 276,500.00 | 0.00         | 0.00   |
| 460.5225    | HMA Pavement 5 LT 58-28 S                  | TON  | 1,750.000          | 79.00        | 138,250.00 | 84.00        | 147,000.00 | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 85 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                       | Unit  | Estimated Quantity | Bidder No. 4 |            | Bidder No. 5 |            | Bidder No. 6 |        |
|-------------|--------------------------------------------------------|-------|--------------------|--------------|------------|--------------|------------|--------------|--------|
|             |                                                        |       |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount |
| 465.0120    | Asphaltic Surface Driveways and Field Entrances        | TON   | 60.000             | 160.00       | 9,600.00   | 170.00       | 10,200.00  | 0.00         | 0.00   |
| 520.8000    | Concrete Collars for Pipe                              | EACH  | 6.000              | 850.00       | 5,100.00   | 620.00       | 3,720.00   | 0.00         | 0.00   |
| 601.0411    | Concrete Curb & Gutter 30-Inch Type D                  | LF    | 8,168.000          | 22.12        | 180,676.16 | 20.75        | 169,486.00 | 0.00         | 0.00   |
| 601.0600    | Concrete Curb Pedestrian                               | LF    | 110.000            | 75.05        | 8,255.50   | 50.00        | 5,500.00   | 0.00         | 0.00   |
| 602.0405    | Concrete Sidewalk 4-Inch                               | SF    | 33,665.000         | 4.86         | 163,611.90 | 5.90         | 198,623.50 | 0.00         | 0.00   |
| 602.0415    | Concrete Sidewalk 6-Inch                               | SF    | 6,765.000          | 6.82         | 46,137.30  | 6.70         | 45,325.50  | 0.00         | 0.00   |
| 602.0515    | Curb Ramp Detectable Warning Field Natural Patina      | SF    | 350.000            | 41.99        | 14,696.50  | 55.00        | 19,250.00  | 0.00         | 0.00   |
| 602.0810    | Concrete Driveway 6-Inch                               | SY    | 1,473.000          | 61.46        | 90,530.58  | 66.00        | 97,218.00  | 0.00         | 0.00   |
| 602.1500    | Concrete Steps                                         | SF    | 15.000             | 85.00        | 1,275.00   | 100.00       | 1,500.00   | 0.00         | 0.00   |
| 608.0312    | Storm Sewer Pipe Reinforced Concrete Class III 12-Inch | LF    | 1,563.000          | 110.00       | 171,930.00 | 110.00       | 171,930.00 | 0.00         | 0.00   |
| 608.0318    | Storm Sewer Pipe Reinforced Concrete Class III 18-Inch | LF    | 782.000            | 120.00       | 93,840.00  | 130.00       | 101,660.00 | 0.00         | 0.00   |
| 611.0430    | Reconstructing Inlets                                  | EACH  | 2.000              | 900.00       | 1,800.00   | 2,200.00     | 4,400.00   | 0.00         | 0.00   |
| 611.0530    | Manhole Covers Type J                                  | EACH  | 6.000              | 1,000.00     | 6,000.00   | 680.00       | 4,080.00   | 0.00         | 0.00   |
| 611.0624    | Inlet Covers Type H                                    | EACH  | 26.000             | 1,250.00     | 32,500.00  | 870.00       | 22,620.00  | 0.00         | 0.00   |
| 611.2004    | Manholes 4-FT Diameter                                 | EACH  | 6.000              | 3,000.00     | 18,000.00  | 2,850.00     | 17,100.00  | 0.00         | 0.00   |
| 611.3230    | Inlets 2x3-FT                                          | EACH  | 26.000             | 2,500.00     | 65,000.00  | 2,400.00     | 62,400.00  | 0.00         | 0.00   |
| 611.8110    | Adjusting Manhole Covers                               | EACH  | 21.000             | 850.00       | 17,850.00  | 480.00       | 10,080.00  | 0.00         | 0.00   |
| 619.1000    | Mobilization                                           | EACH  | 1.000              | 311,031.22   | 311,031.22 | 140,000.00   | 140,000.00 | 0.00         | 0.00   |
| 624.0100    | Water                                                  | MGA L | 200.000            | 45.00        | 9,000.00   | 37.75        | 7,550.00   | 0.00         | 0.00   |
| 625.0100    | Topsoil                                                | SY    | 9,350.000          | 12.00        | 112,200.00 | 6.70         | 62,645.00  | 0.00         | 0.00   |
| 627.0200    | Mulching                                               | SY    | 9,350.000          | 1.00         | 9,350.00   | 1.10         | 10,285.00  | 0.00         | 0.00   |
| 628.1504    | Silt Fence                                             | LF    | 230.000            | 3.00         | 690.00     | 3.20         | 736.00     | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 86 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                  | Unit  | Estimated Quantity | Bidder No. 4 |           | Bidder No. 5 |           | Bidder No. 6 |        |
|-------------|---------------------------------------------------|-------|--------------------|--------------|-----------|--------------|-----------|--------------|--------|
|             |                                                   |       |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount |
| 628.1905    | Mobilizations Erosion Control                     | EACH  | 2.000              | 400.00       | 800.00    | 420.00       | 840.00    | 0.00         | 0.00   |
| 628.1910    | Mobilizations Emergency Erosion Control           | EACH  | 2.000              | 200.00       | 400.00    | 210.00       | 420.00    | 0.00         | 0.00   |
| 629.0210    | Fertilizer Type B                                 | CWT   | 6.000              | 150.00       | 900.00    | 160.00       | 960.00    | 0.00         | 0.00   |
| 630.0140    | Seeding Mixture No. 40                            | LB    | 168.000            | 15.00        | 2,520.00  | 16.00        | 2,688.00  | 0.00         | 0.00   |
| 630.0500    | Seed Water                                        | MGA L | 168.000            | 20.00        | 3,360.00  | 21.25        | 3,570.00  | 0.00         | 0.00   |
| 634.0810    | Posts Tubular Steel 2x2-Inch X 10-FT              | EACH  | 18.000             | 150.00       | 2,700.00  | 160.00       | 2,880.00  | 0.00         | 0.00   |
| 637.2210    | Signs Type II Reflective H                        | SF    | 24.250             | 25.00        | 606.25    | 26.50        | 642.63    | 0.00         | 0.00   |
| 637.2230    | Signs Type II Reflective F                        | SF    | 78.500             | 25.00        | 1,962.50  | 26.50        | 2,080.25  | 0.00         | 0.00   |
| 638.2102    | Moving Signs Type II                              | EACH  | 2.000              | 200.00       | 400.00    | 210.00       | 420.00    | 0.00         | 0.00   |
| 638.2602    | Removing Signs Type II                            | EACH  | 16.000             | 30.00        | 480.00    | 31.75        | 508.00    | 0.00         | 0.00   |
| 638.3000    | Removing Small Sign Supports                      | EACH  | 16.000             | 30.00        | 480.00    | 31.75        | 508.00    | 0.00         | 0.00   |
| 638.4000    | Moving Small Sign Supports                        | EACH  | 2.000              | 100.00       | 200.00    | 110.00       | 220.00    | 0.00         | 0.00   |
| 642.5001    | Field Office Type B                               | EACH  | 1.000              | 15,210.00    | 15,210.00 | 8,900.00     | 8,900.00  | 0.00         | 0.00   |
| 643.0300    | Traffic Control Drums                             | DAY   | 52,049.000         | 0.15         | 7,807.35  | 0.16         | 8,327.84  | 0.00         | 0.00   |
| 643.0410    | Traffic Control Barricades Type II                | DAY   | 1,284.000          | 0.30         | 385.20    | 0.30         | 385.20    | 0.00         | 0.00   |
| 643.0420    | Traffic Control Barricades Type III               | DAY   | 3,745.000          | 0.60         | 2,247.00  | 0.65         | 2,434.25  | 0.00         | 0.00   |
| 643.0705    | Traffic Control Warning Lights Type A             | DAY   | 3,745.000          | 0.08         | 299.60    | 0.10         | 374.50    | 0.00         | 0.00   |
| 643.0900    | Traffic Control Signs                             | DAY   | 3,103.000          | 0.51         | 1,582.53  | 0.55         | 1,706.65  | 0.00         | 0.00   |
| 643.0920    | Traffic Control Covering Signs Type II            | EACH  | 5.000              | 42.00        | 210.00    | 44.50        | 222.50    | 0.00         | 0.00   |
| 643.3970    | Temporary Marking Removable Mask Out Tape 10-Inch | LF    | 40.000             | 3.50         | 140.00    | 3.70         | 148.00    | 0.00         | 0.00   |
| 643.5000    | Traffic Control                                   | EACH  | 1.000              | 11,500.00    | 11,500.00 | 12,200.00    | 12,200.00 | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 87 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                                   | Unit | Estimated Quantity | Bidder No. 4 |           | Bidder No. 5 |           | Bidder No. 6 |        |
|-------------|--------------------------------------------------------------------|------|--------------------|--------------|-----------|--------------|-----------|--------------|--------|
|             |                                                                    |      |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount |
| 644.1440    | Temporary Pedestrian Surface Matting                               | SF   | 7,700.000          | 3.25         | 25,025.00 | 3.40         | 26,180.00 | 0.00         | 0.00   |
| 644.1601    | Temporary Pedestrian Curb Ramp                                     | DAY  | 24.000             | 60.00        | 1,440.00  | 64.00        | 1,536.00  | 0.00         | 0.00   |
| 644.1605    | Temporary Pedestrian Detectable Warning Field                      | SF   | 440.000            | 10.00        | 4,400.00  | 10.50        | 4,620.00  | 0.00         | 0.00   |
| 644.1810    | Temporary Pedestrian Barricade                                     | LF   | 1,424.000          | 7.00         | 9,968.00  | 7.40         | 10,537.60 | 0.00         | 0.00   |
| 646.1020    | Marking Line Epoxy 4-Inch                                          | LF   | 20,323.000         | 0.52         | 10,567.96 | 0.55         | 11,177.65 | 0.00         | 0.00   |
| 646.5020    | Marking Arrow Epoxy                                                | EACH | 4.000              | 350.00       | 1,400.00  | 370.00       | 1,480.00  | 0.00         | 0.00   |
| 646.5220    | Marking Symbol Epoxy                                               | EACH | 33.000             | 235.00       | 7,755.00  | 24.25        | 800.25    | 0.00         | 0.00   |
| 646.6120    | Marking Stop Line Epoxy 18-Inch                                    | LF   | 135.000            | 16.10        | 2,173.50  | 17.00        | 2,295.00  | 0.00         | 0.00   |
| 646.7420    | Marking Crosswalk Epoxy Transverse Line 6-Inch                     | LF   | 325.000            | 8.25         | 2,681.25  | 8.70         | 2,827.50  | 0.00         | 0.00   |
| 646.7520    | Marking Crosswalk Epoxy Block Style 24-Inch                        | LF   | 462.000            | 19.50        | 9,009.00  | 20.75        | 9,586.50  | 0.00         | 0.00   |
| 650.4000    | Construction Staking Storm Sewer                                   | EACH | 32.000             | 200.00       | 6,400.00  | 210.00       | 6,720.00  | 0.00         | 0.00   |
| 650.4500    | Construction Staking Subgrade                                      | LF   | 4,322.000          | 0.01         | 43.22     | 0.01         | 43.22     | 0.00         | 0.00   |
| 650.5000    | Construction Staking Base                                          | LF   | 4,322.000          | 1.00         | 4,322.00  | 1.10         | 4,754.20  | 0.00         | 0.00   |
| 650.5500    | Construction Staking Curb Gutter and Curb & Gutter                 | LF   | 8,278.000          | 1.00         | 8,278.00  | 1.10         | 9,105.80  | 0.00         | 0.00   |
| 650.9000    | Construction Staking Curb Ramps                                    | EACH | 35.000             | 300.00       | 10,500.00 | 320.00       | 11,200.00 | 0.00         | 0.00   |
| 650.9500    | Construction Staking Sidewalk (project) 01. 5685-00-05             | EACH | 1.000              | 3,000.00     | 3,000.00  | 3,200.00     | 3,200.00  | 0.00         | 0.00   |
| 650.9911    | Construction Staking Supplemental Control (project) 01. 5685-00-05 | EACH | 1.000              | 5,000.00     | 5,000.00  | 5,300.00     | 5,300.00  | 0.00         | 0.00   |
| 650.9920    | Construction Staking Slope Stakes                                  | LF   | 4,322.000          | 1.00         | 4,322.00  | 1.10         | 4,754.20  | 0.00         | 0.00   |
| 652.0225    | Conduit Rigid Nonmetallic Schedule 40 2-Inch                       | LF   | 2,360.000          | 8.25         | 19,470.00 | 8.70         | 20,532.00 | 0.00         | 0.00   |
| 652.0325    | Conduit Rigid Nonmetallic Schedule 80 2-Inch                       | LF   | 80.000             | 11.00        | 880.00    | 11.75        | 940.00    | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 88 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                | Unit | Estimated Quantity | Bidder No. 4 |           | Bidder No. 5 |           | Bidder No. 6 |        |
|-------------|-------------------------------------------------|------|--------------------|--------------|-----------|--------------|-----------|--------------|--------|
|             |                                                 |      |                    | Bid Price    | Amount    | Bid Price    | Amount    | Bid Price    | Amount |
| 653.0154    | Pull Boxes Non-Conductive 24x36-Inch            | EACH | 4.000              | 1,675.00     | 6,700.00  | 1,800.00     | 7,200.00  | 0.00         | 0.00   |
| 654.0102    | Concrete Bases Type 2                           | EACH | 18.000             | 1,050.00     | 18,900.00 | 1,100.00     | 19,800.00 | 0.00         | 0.00   |
| 654.0200    | Concrete Control Cabinet Bases Type 6           | EACH | 1.000              | 1,500.00     | 1,500.00  | 1,600.00     | 1,600.00  | 0.00         | 0.00   |
| 655.0625    | Electrical Wire Lighting 6 AWG                  | LF   | 7,620.000          | 1.70         | 12,954.00 | 1.80         | 13,716.00 | 0.00         | 0.00   |
| 659.2124    | Lighting Control Cabinets 120/240 24-Inch       | EACH | 1.000              | 6,700.00     | 6,700.00  | 7,100.00     | 7,100.00  | 0.00         | 0.00   |
| 690.0150    | Sawing Asphalt                                  | LF   | 215.000            | 1.90         | 408.50    | 5.00         | 1,075.00  | 0.00         | 0.00   |
| 690.0250    | Sawing Concrete                                 | LF   | 1,100.000          | 2.35         | 2,585.00  | 2.50         | 2,750.00  | 0.00         | 0.00   |
| 740.0440    | Incentive IRI Ride                              | DOL  | 3,292.000          | 1.00         | 3,292.00  | 1.00         | 3,292.00  | 0.00         | 0.00   |
| ASP.1T0A    | On-the-Job Training Apprentice at \$5.00/HR     | HRS  | 450.000            | 5.00         | 2,250.00  | 5.00         | 2,250.00  | 0.00         | 0.00   |
| ASP.1T0G    | On-the-Job Training Graduate at \$5.00/HR       | HRS  | 400.000            | 5.00         | 2,000.00  | 5.00         | 2,000.00  | 0.00         | 0.00   |
| SPV.0060    | Special 01. Inlet Protection Type D-RF          | EACH | 41.000             | 325.00       | 13,325.00 | 340.00       | 13,940.00 | 0.00         | 0.00   |
| SPV.0060    | Special 02. Remove and Reinstall Mailbox        | EACH | 59.000             | 150.00       | 8,850.00  | 210.00       | 12,390.00 | 0.00         | 0.00   |
| SPV.0060    | Special 03. Existing Sanitary Sewer Connection  | EACH | 8.000              | 4,000.00     | 32,000.00 | 850.00       | 6,800.00  | 0.00         | 0.00   |
| SPV.0060    | Special 04. Sanitary Lateral Tracer Wire Box    | EACH | 15.000             | 33.76        | 506.40    | 220.00       | 3,300.00  | 0.00         | 0.00   |
| SPV.0060    | Special 05. Sanitary Service Lateral Connection | EACH | 16.000             | 3,750.00     | 60,000.00 | 3,900.00     | 62,400.00 | 0.00         | 0.00   |
| SPV.0060    | Special 06. Sanitary Sewer 18"x4" Wye           | EACH | 14.000             | 907.30       | 12,702.20 | 300.00       | 4,200.00  | 0.00         | 0.00   |
| SPV.0060    | Special 07. Sanitary Sewer 8"x4" Wye            | EACH | 2.000              | 71.74        | 143.48    | 81.00        | 162.00    | 0.00         | 0.00   |
| SPV.0060    | Special 08. Sanitary Manhole Casting            | EACH | 15.000             | 1,000.00     | 15,000.00 | 1,500.00     | 22,500.00 | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 89 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
5685-00-06**Location:** Dane

V of McFarland, Exchange Street; Farwell St to Sleepy Hollow Road

LOC STR, Dane County

V of McFarland, Exchange Street

| Item Number | Item Description                                      | Unit | Estimated Quantity | Bidder No. 4 |            | Bidder No. 5 |            | Bidder No. 6 |        |
|-------------|-------------------------------------------------------|------|--------------------|--------------|------------|--------------|------------|--------------|--------|
|             |                                                       |      |                    | Bid Price    | Amount     | Bid Price    | Amount     | Bid Price    | Amount |
| SPV.0060    | Special 09. 10" Valves and Boxes                      | EACH | 17.000             | 3,840.20     | 65,283.40  | 5,900.00     | 100,300.00 | 0.00         | 0.00   |
| SPV.0060    | Special 10. 8" Valves and Boxes                       | EACH | 2.000              | 2,664.93     | 5,329.86   | 4,600.00     | 9,200.00   | 0.00         | 0.00   |
| SPV.0060    | Special 11. 6" Valves and Boxes                       | EACH | 6.000              | 2,015.05     | 12,090.30  | 3,800.00     | 22,800.00  | 0.00         | 0.00   |
| SPV.0060    | Special 12. 1" Curb Stops                             | EACH | 49.000             | 232.10       | 11,372.90  | 280.00       | 13,720.00  | 0.00         | 0.00   |
| SPV.0060    | Special 13. 1" Corporation Stops                      | EACH | 49.000             | 73.85        | 3,618.65   | 81.00        | 3,969.00   | 0.00         | 0.00   |
| SPV.0060    | Special 14. Water Service Lateral Reconnections       | EACH | 49.000             | 2,500.00     | 122,500.00 | 3,200.00     | 156,800.00 | 0.00         | 0.00   |
| SPV.0060    | Special 15. Existing Main Reconnections               | EACH | 13.000             | 2,500.00     | 32,500.00  | 3,200.00     | 41,600.00  | 0.00         | 0.00   |
| SPV.0060    | Special 16. New Hydrants                              | EACH | 9.000              | 7,500.00     | 67,500.00  | 6,500.00     | 58,500.00  | 0.00         | 0.00   |
| SPV.0060    | Special 17. Existing Hydrant Removals                 | EACH | 9.000              | 1,250.00     | 11,250.00  | 3,000.00     | 27,000.00  | 0.00         | 0.00   |
| SPV.0060    | Special 18. Lighting Unit Type Special 1              | EACH | 11.000             | 15,851.77    | 174,369.47 | 16,800.00    | 184,800.00 | 0.00         | 0.00   |
| SPV.0060    | Special 19. Lighting Unit Type Special 2              | EACH | 7.000              | 15,851.77    | 110,962.39 | 16,800.00    | 117,600.00 | 0.00         | 0.00   |
| SPV.0060    | Special 20. Utility Line Opening                      | EACH | 10.000             | 1,400.00     | 14,000.00  | 750.00       | 7,500.00   | 0.00         | 0.00   |
| SPV.0060    | Special 21. Sanitary Sewer Spot Repair                | EACH | 2.000              | 7,500.00     | 15,000.00  | 8,000.00     | 16,000.00  | 0.00         | 0.00   |
| SPV.0060    | Special 22. Remove and Reinstall RRFB Crossing System | EACH | 1.000              | 2,100.00     | 2,100.00   | 2,200.00     | 2,200.00   | 0.00         | 0.00   |
| SPV.0090    | Special 01. Sanitary Sewer, PVC 18-Inch               | LF   | 775.000            | 235.00       | 182,125.00 | 440.00       | 341,000.00 | 0.00         | 0.00   |
| SPV.0090    | Special 02. Sanitary Sewer, PVC 12-Inch               | LF   | 14.000             | 140.00       | 1,960.00   | 350.00       | 4,900.00   | 0.00         | 0.00   |
| SPV.0090    | Special 03. Sanitary Sewer, PVC 8-Inch                | LF   | 25.000             | 80.00        | 2,000.00   | 260.00       | 6,500.00   | 0.00         | 0.00   |
| SPV.0090    | Special 04. Sanitary Sewer, PVC 4-Inch                | LF   | 616.000            | 80.00        | 49,280.00  | 53.00        | 32,648.00  | 0.00         | 0.00   |
| SPV.0090    | Special 05. 12" Water Main Ductile Iron               | LF   | 22.000             | 400.00       | 8,800.00   | 270.00       | 5,940.00   | 0.00         | 0.00   |

**All Bids Received  
December 12, 2023**

Page 90 of 358

**Proposal Call:** 008      **Proposal ID:** 20231212008**State Project(s):** 5685-00-05  
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| Item Number            | Item Description                                      | Unit | Estimated Quantity | Bidder No. 4 |                       | Bidder No. 5 |                       | Bidder No. 6 |               |
|------------------------|-------------------------------------------------------|------|--------------------|--------------|-----------------------|--------------|-----------------------|--------------|---------------|
|                        |                                                       |      |                    | Bid Price    | Amount                | Bid Price    | Amount                | Bid Price    | Amount        |
| SPV.0090               | Special 06. 10" Water Main, Ductile Iron              | LF   | 2,535.000          | 170.00       | 430,950.00            | 190.00       | 481,650.00            | 0.00         | 0.00          |
| SPV.0090               | Special 07. 8" Water Main, Ductile Iron               | LF   | 60.000             | 165.00       | 9,900.00              | 170.00       | 10,200.00             | 0.00         | 0.00          |
| SPV.0090               | Special 08. 6" Water Main, Ductile Iron               | LF   | 200.000            | 145.00       | 29,000.00             | 180.00       | 36,000.00             | 0.00         | 0.00          |
| SPV.0090               | Special 09. 1" Copper Water Service Laterals          | LF   | 1,372.000          | 65.00        | 89,180.00             | 36.75        | 50,421.00             | 0.00         | 0.00          |
| SPV.0090               | Special 10. Temporary Sewer Bypassing and Connections | LF   | 729.000            | 0.01         | 7.29                  | 56.00        | 40,824.00             | 0.00         | 0.00          |
| SPV.0090               | Special 11. Remove and Reinstall Fencing              | LF   | 80.000             | 20.00        | 1,600.00              | 21.25        | 1,700.00              | 0.00         | 0.00          |
| SPV.0200               | Special 01. Sanitary Manhole Masonry 48-Inch Diameter | VF   | 40.200             | 950.00       | 38,190.00             | 680.00       | 27,336.00             | 0.00         | 0.00          |
| <b>Proposal Total:</b> |                                                       |      |                    |              | <b>\$4,589,118.41</b> |              | <b>\$4,660,059.49</b> |              | <b>\$0.00</b> |



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Public Works

**CONTACT:** Lee Igl, Public Works Director, Matt Schuenke, Village Administrator

**AGENDA ITEM:** Discussion and action regarding the award of contract for the 2024 Lift Station 2 project.

**PREVIOUS ACTION:**

The Public Works & Utilities committee recommended approval to the Village Board regarding a proposal from Town & Country Engineering to complete final engineering design and bidding for Lift Station #2 at their May 22, 2023 meeting.

The Public Works & Utilities committee recommended approval to the Village Board regarding the final design and authorized the project for bid on October 23, 2023.

The Village Board approved the final design for Lift Station 2 and authorized the project for bid on December 12, 2023.

The Public Works and Utilities Committee is scheduled to consider recommendation of contract award at its meeting on January 22, 2024.

**ISSUE SUMMARY:**

Lift Station #2, located along Pheasant Run, is in the process of planning for an upgrade. This station was constructed back in the late 1970's and is an underground steel-canned unit that houses the pumps and motors along with controls. This station handles over 50% of the village's daily volume of sewage pumped into Madison Metropolitan Sewerage District's conveyance pipes. Lift station #2 is responsible for handling the ongoing growth on the eastside of the village.

Village staff met with engineering personnel from Town & Country Engineers to discuss the needs of a station to handle today's flows while looking into future projections related to village growth on the east side. As part of the concept of a building layout, confined space entry elimination was included. This elimination helps to promote worker safety. Another aspect of the design is the inclusion of a permanent indoor backup electrical generator with an instantaneous start. All new controls along with pumping apparatuses are being planned to be incorporated too.

The current wetwell, where the sewage is stored until pumping time, will be turned into a manhole structure. A new wetwell will be constructed to accommodate the new submissible pumping system along with capacity for future growth.



Bids were opened on December 21, 2023. While 29 companies or subcontractors requested plan sets, only one bid was received. Companies informed us that our project was relatively small compared to other sewer projects out for bid. Through discussions with sewer companies and Town and Country regarding receiving additional bids, we do not feel that putting the project back out for bid would guarantee additional bids nor a lower bid. Thus, staff recommends recommendation of approval of the bid to the Village Board.

Town and Country Engineering presented the project design to the committee on October 23, 2023. The Committee recommended approval to the Village Board and authorized the project for bid. Approved plans are enclosed within the packet.

**FINANCIAL/BUDGET IMPACT:**

The 2024 Budget was approved to allocate \$2,600,000 for the construction of Lift Station #2 along with \$187,000 of funds previously authorized to develop the project. The Utility Fund is responsible to pay for the project via a borrowing from the State's Clean Water Fund Program offset by sanitary sewer rates. Total revenues planned for the project to date are \$2,787,000.

*Expenses* - Included within your packet is the recommendation letter for the project based on the bid received:

|             |                               |
|-------------|-------------------------------|
| \$2,870,575 | Lift Station #2 Low Bid       |
| \$ 187,000  | Design Engineering/Consulting |
| \$ 165,000  | Construction Administration   |
| \$ 55,000   | Solar Installation            |
| \$ 287,000  | Contingency                   |
| \$ (575)    | Rounding                      |
| \$3,564,000 | Total Project Expense         |

The project as bid is over budget by \$777,000 as is currently bid and presented within the packet. Cost escalations of this magnitude were not entirely unexpected. The 2023 estimates placed the project around \$2 million and the 2024 Budget was updated to \$2.6 million based on economic trends; however, that unfortunately did not go far enough. Having one bidder is not ideal but this work being highly specialty in nature, it is a difficult segment of the market to generate competition. There were up to three bidders engaged in the process up until bids were opened, but unfortunately only one was submitted. The Village Engineer will be present to discuss this and what options Staff considered when making our recommendation to proceed with the bid that was submitted.

**VILLAGE PLAN REFERENCE:**

None.

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**



Recommended Action (pending Committee action):

*Motion, second to make a recommendation to the Village Board to award contract to Portzen Construction, Inc. of Dubuque, IA in an amount of \$2,870,575 for the reconstruction Lift Station #2 including base bid with additional expenses for engineering, construction administration, and contingency for a total project cost in an amount of \$3,564,000.*

**ATTACHMENTS:**

1. Recommendation Ltr
2. LS2 Current Compilation 10.18.23

January 8, 2024

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

Attention: Mr. Matthew Schuenke, Administrator

Subject: Analysis of Bids and Recommendation for Award of Contracts; Lift Station  
No. 2 Improvements; Village of McFarland

Bid Deadline: December 21, 2023 at 10:30 a.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the bids received for the Lift Station No. 2 Improvements project and to recommend award of a contract. This project involves the complete replacement of the existing Lift Station 2 facility, including the construction of a new wetwell, new above-ground structure, provision and installation of all equipment in the new wetwell, piping, site work, electrical, security, HVAC and plumbing.

The pre-bid estimate for the base bid was \$2,175,212. Twenty-nine general contractors, subcontractors, and material suppliers requested sets of the plans, specifications and bidding documents. One contractor submitted a bid.

A summary of the bids is as follows:

| Contractor                 | Base Bid, Allowance and<br>Supplemental Bid Items Total |
|----------------------------|---------------------------------------------------------|
| Portzen Construction, Inc. | \$2,870,575.00                                          |

The bid was properly submitted.

Portzan Construction, Inc. of Dubuque, Iowa is an experienced commercial and industrial construction contractor that has completed similar projects for the Village of Cross Plains, Blanchardville, and the City of Dodgeville. The bid prices are higher than the original budget due to rapidly rising construction inflation costs within, particularly within this industry sector, coupled with the project's relatively small size in comparison to other projects available for bidding at this time. We recommend that Portzen Construction, Inc. be awarded a contract for the base bid, plus the supplemental bids, if the budgets allow, for a total of \$2,870,575.00.

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. Therefore, it would be wise to continue to carry the recommended 10% contingency.

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.

Tim Stieve, P.E., ENV-SP  
Project Engineer

TS:sai  
J:\JOB#S\McFarland\MC-198-W2 Lift Station #2 Improvements\Bidding\Recommendation Ltr.docx

# 2023 LIFT STATION 2 IMPROVEMENTS

## Marsh Woods Drive

Village of McFarland, Wisconsin

MEMBER

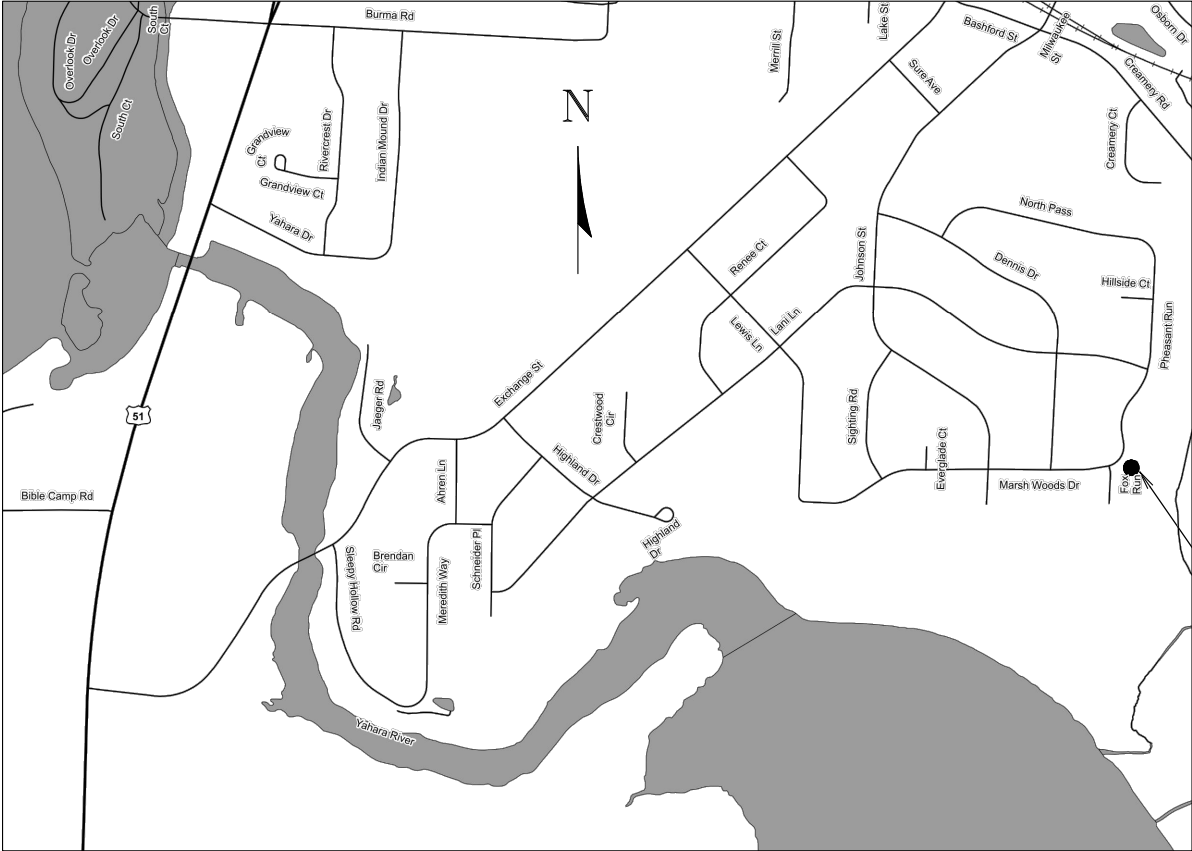
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

**CALL DIGGERS HOTLINE**

**1-800-242-8511**

**TOLL FREE**

WIS. STATUTE 182.0175 (1974)  
REQUIRES MIN. OF 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE.



NO SCALE

PROJECT SITE  
MARSH WOODS DRIVE  
MCFARLAND, WI 53558



VILLAGE OF MCFARLAND  
DANE COUNTY, WISCONSIN

|                     |                     |             |        |                                                                                          |       |           |    |      |        |
|---------------------|---------------------|-------------|--------|------------------------------------------------------------------------------------------|-------|-----------|----|------|--------|
| ELECTRICAL ENGINEER | PROJECT NO.: MC 198 | DRAWN BY:   | D.I.E. | 2023 LIFT STATION 2 IMPROVEMENTS<br>Marsh Woods Drive<br>Village of McFarland, Wisconsin | SHEET | REVISIONS | BY | DATE | tc Tow |
|                     |                     | CHECKED BY: | T.J.S. |                                                                                          |       |           |    |      |        |
|                     |                     | REV. DATE:  | 9-6-23 |                                                                                          |       |           |    |      |        |
|                     |                     |             |        |                                                                                          |       |           |    |      |        |
|                     |                     |             |        |                                                                                          |       |           |    |      |        |
| PLUMBING ENGINEER   |                     |             |        |                                                                                          |       |           |    |      |        |
| HVAC ENGINEER       |                     |             |        |                                                                                          |       |           |    |      |        |
| STRUCTURAL ENGINEER |                     |             |        |                                                                                          |       |           |    |      |        |
| ARCHITECT           |                     |             |        |                                                                                          |       |           |    |      |        |
|                     |                     |             |        |                                                                                          |       |           |    |      |        |
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00 – GENERAL

|             |                                                                            |
|-------------|----------------------------------------------------------------------------|
| 00 – G – 01 | INDEX SHEET                                                                |
| 00 – G – 02 | STANDARD ABBREVIATIONS, DESIGNATIONS, SITE/PROCESS LEGENDS & GENERAL NOTES |
| 00 – G – 03 | PLUMBING AND HVAC GENERAL NOTES, ABBREVIATIONS AND LEGENDS                 |
| 00 – G – 04 | ELECTRICAL SYMBOLS AND ABBREVIATIONS                                       |
| 00 – G – 05 | ELECTRICAL SYMBOLS AND ABBREVIATIONS                                       |

05 – LIFT STATION SITE

|             |                                     |
|-------------|-------------------------------------|
| 05 – C – 01 | EXISTING SITE PLAN AND REMOVAL PLAN |
| 05 – C – 02 | SITE IMPROVEMENTS PLAN              |
| 05 – C – 03 | EROSION CONTROL AND GENERAL NOTES   |
| 05 – M – 01 | SITE PIPING PLAN                    |

10 – EXISTING INFLUENT STRUCTURE

|             |                           |
|-------------|---------------------------|
| 10 – M – 01 | PROCESS PLAN AND SECTIONS |
| 10 – E – 01 | ELECTRICAL PLAN           |

20 – EXISTING ADMIN/PROCESS BUILDING

|              |                                |
|--------------|--------------------------------|
| 20 – AS – 01 | STRUCTURAL PLAN & CODE         |
| 20 – AS – 02 | FOUNDATION PLAN                |
| 20 – AS – 03 | ROOF FRAMING PLAN              |
| 20 – AS – 04 | EXTERIOR ELEVATIONS            |
| 20 – AS – 05 | BUILDING SECTIONS              |
| 20 – AS – 06 | ENLARGED WALL SECTIONS         |
| 20 – M – 01  | PROCESS PLAN                   |
| 20 – M – 02  | PROCESS SECTION                |
| 20 – P – 01  | PLUMBING PLANS                 |
| 20 – H – 01  | HVAC PLAN                      |
| 20 – E – 01  | LIGHTING PLAN                  |
| 20 – E – 02  | POWER AND INSTRUMENTATION PLAN |

100 – SCHEDULES/DETAILS

|               |                       |
|---------------|-----------------------|
| 100 – C – 01  | SITE DETAILS          |
| 100 – AS – 01 | STANDARD DETAILS      |
| 100 – AS – 02 | STANDARD DETAILS      |
| 100 – AS – 03 | STANDARD DETAILS      |
| 100 – M – 01  | PROCESS DETAILS       |
| 100 – H – 01  | HVAC SCHEDULES        |
| 100 – E – 01  | ONE–LINE              |
| 100 – E – 02  | SCHEDULES             |
| 100 – E – 03  | FIELD WIRING SCHEDULE |
| 100 – E – 04  | DETAILS               |
| 100 – E – 05  | DETAILS               |
| 100 – W – 01  | PID No.1              |
| 100 – W – 02  | PID No.2              |
| 100 – W – 03  | SCADA ARCHITECTURE    |

INDEX SHEET

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

|                        |
|------------------------|
| PROJECT NO.:<br>MC 198 |
| DRAWING FILE:<br>00-G  |
| DRAWN BY:<br>D.D.E.    |
| CHECKED BY:<br>T.J.S.  |
| DATE:<br>9-6-23        |
| REVISIONS:             |
| SCALE:                 |
| SHEET:                 |

STANDARD ABBREVIATIONS

|           |                                            |       |                               |
|-----------|--------------------------------------------|-------|-------------------------------|
| ACT       | ACTUATED                                   | M     | METER                         |
| AER       | AERATION, AEROBIC                          | MATL  | MATERIAL                      |
| AFF       | ABOVE FINISHED FLOOR                       | MAX   | MAXIMUM                       |
| AHP       | AIR – HIGH PRESSURE                        | MECH  | MECHANICAL                    |
| ALP       | AIR – LOW PRESSURE                         | MFR   | MANUFACTURER                  |
| ALT       | ALTERNATE                                  | MGD   | MILLION GALLONS PER DAY       |
| ALUM      | ALUMINUM                                   | MH    | MANHOLE                       |
| APPROX    | APPROXIMATE, –LY                           | MID   | MIDDLE                        |
| ARCH      | ARCHITECTUAL                               | MIN   | MINIMUM                       |
| ASPH      | ASPHALT                                    | MISC  | MISCELLANEOUS                 |
| ASSY      | ASSEMBLY                                   | MJ    | MECHANICAL JOINT              |
| AVG       | AVERAGE                                    | ML    | MIXED LIQUOR                  |
|           |                                            | MLSS  | MIXED LIQUOR SUSPENDED SOLIDS |
| B/        | BOTTOM OF                                  | MM    | MILLIMETER                    |
| BAF       | BAFFLE                                     | MOT   | MOTOR, –IZED                  |
| BCKWSH    | BACKWASH                                   | MTL   | METAL                         |
| BFV       | BUTTERFLY VALVE                            |       |                               |
| BF        | BLIND FLANGE                               | N     | NORTHING                      |
| BIT       | BITUMINOUS                                 | NH3–N | AMMONIA–NITROGEN              |
| BLDG      | BUILDING                                   | NPT   | NO.                           |
| BM        | BENCH MARK                                 | NPW   | NATIONAL PIPE THREAD          |
| BOD       | BIOCHEMICAL OXYGEN DEMAND                  | NTS   | NONPOTABLE WATER              |
| BOT       | BOTTOM                                     |       | NOT TO SCALE                  |
| BSMT      | BASEMENT                                   |       |                               |
| BV        | BALL VALVE                                 | OC    | ON CENTER                     |
| BYP       | BYPASS                                     | OD    | OUTSIDE DIAMETER              |
|           |                                            | OPNG  | OPENING                       |
|           |                                            | OVER  | OVER, –FLOW                   |
| C/C       | CENTER TO CENTER                           | P     | PHOSPHORUS                    |
| CF        | CUBIC FEET                                 | PNEU  | PNEUMATIC                     |
| CFM       | CUBIC FEET PER MINUTE                      | PNV   | PINCH VALVE                   |
| CHAN      | CHANNEL                                    | PE    | POLYETHYLENE                  |
| CHEM      | CHEMICAL                                   | PLMB  | PLUMBING                      |
| CI        | CAST IRON                                  | POLY  | POLYMER                       |
| C/L       | CENTERLINE                                 | PP    | POWER POLE                    |
| CLASS     | CLASSIFICATION                             | PRV   | PRESSURE REDUCING VALVE       |
| CLG       | CEILING                                    | PSF   | POUNDS PER SQUARE FOOT        |
| CMP       | CORRUGATED METAL PIPE                      | PSI   | POUNDS PER SQUARE INCH        |
| CON       | CONCENTRIC                                 | PT    | POINT                         |
| CONC      | CONCRETE                                   | PV    | PLUG VALVE                    |
| CONN      | CONNECTION                                 | PVC   | POLYVINYL CHLORIDE            |
| CONTR     | CONTRACTOR                                 | PVMT  | PAVEMENT                      |
| CTR, CTRD | CENTER, –ED                                | PW    | POTABLE WATER                 |
| CV        | CHECK VALVE                                |       |                               |
| CY        | CUBIC YARD                                 | R     | RADIUS                        |
|           |                                            | R/W   | RIGHT–OF–WAY                  |
| DAF       | DISSOLVED AIR FLOTATION THICKENER          | RAS   | RETURN ACTIVATED SLUDGE       |
| DEC       | DECANT                                     | RCP   | REINFORCED CONCRETE PIPE      |
| DEG       | DEGREE                                     | RCY   | RECYCLE                       |
| DG        | DIGESTER GAS                               | RED   | REDUCER                       |
| DIA       | DIAMETER                                   | REF   | REFERENCE                     |
| DIG       | DIGESTER                                   | REQ'D | REQUIRED                      |
| DI        | DUCTILE IRON                               | RM    | ROOM                          |
| DISCH     | DISCHARGE                                  | ROT   | ROTATE, –D                    |
| DN        | DOWN                                       | RR    | RAILROAD                      |
| DNR       | DEPARTMENT OF NATURAL RESOURCES            | RT    | RIGHT                         |
| DRN       | DRAIN                                      | RWW   | RAW WASTEWATER                |
| DWG       | DRAWING                                    | SAN   | SANITARY                      |
|           |                                            | SBR   | SEQUENCING BATCH REACTOR      |
| E         | EASTING                                    | SCH   | SCHEDULE                      |
| EA        | EACH                                       | SDR   | STRUCTURAL DIMENSION RATIO    |
| ECC       | ECCENTRIC                                  | SEC   | SECTION                       |
| EFFL      | EFFLUENT                                   | SEP   | SEPTAGE                       |
| ELB       | ELBOW                                      | SF    | SQUARE FOOT                   |
| ELEC      | ELECTRIC, –AL                              | SHT   | SHEET                         |
| EL, ELEV  | ELEVATION                                  | SLG   | SLUDGE                        |
| EQ        | EQUALIZATION                               | SPEC  | SPECIFICATION                 |
| EQUIP     | EQUIPMENT                                  | SQ    | SQUARE                        |
| EST       | ESTIMATE, –D                               | SS    | STAINLESS STEEL               |
| EX        | EXISTING                                   | STA   | STATION                       |
|           |                                            | STL   | STEEL                         |
| FH        | FIRE HYDRANT                               | STR   | STRUCTURE                     |
| FFC       | FLANGED FLEXIBLE CONNECTOR                 | SUP   | SUPERNATANT                   |
| FL        | FLOW LINE                                  | SNV   | SOLENOID VALVE                |
| FLR       | FLOOR                                      | SW    | SIDEWALK                      |
| FLTR      | FILTER                                     | SY    | SQUARE YARD                   |
| FM        | FORCE MAIN                                 |       |                               |
| FRP       | FIBERGLASS REINFORCED PLASTIC              | T/    | TOP OF                        |
| FT        | FEET                                       | T/W   | TOP OF WALL                   |
| FTG       | FOOTING                                    | TEMP  | TEMPERATURE                   |
|           |                                            | TSS   | TOTAL SUSPENDED SOLIDS        |
| GAL       | GALLON                                     | TYP   | TYPICAL                       |
| GALV      | GALVANIZED                                 |       |                               |
| GC        | GENERAL CONTRACTOR                         | UV    | ULTRAVIOLET                   |
| GND       | GROUND                                     |       |                               |
| GR        | GRIT                                       | VERT  | VERTICAL                      |
| GV        | GATE VALVE                                 | VF    | VERTICAL FEET                 |
|           |                                            |       |                               |
| HORIZ     | HORIZONTAL                                 | W/    | WITH                          |
| HP        | HORSEPOWER                                 | W/O   | WITHOUT                       |
| HR        | HOOR                                       | WAS   | WASTE ACTIVATED SLUDGE        |
| HVAC      | HEATING, VENTILATING, AND AIR CONDITIONING | WAT   | WATER                         |
| HWL       | HIGH WATER LEVEL                           | WW    | WASTEWATER                    |
| HYD       | HYDRANT                                    |       |                               |
|           |                                            | YD    | YARD                          |
| ID        | INSIDE DIAMETER                            | YR    | YEAR                          |
| IN        | INCH                                       |       |                               |
| INCL      | INCLUDE, –ING                              |       |                               |
| INFL      | INFLUENT                                   |       |                               |
| INV       | INVERT                                     |       |                               |
|           |                                            |       |                               |
| LB(S)     | POUND(S)                                   |       |                               |
| LF        | LINEAL FEET                                |       |                               |
| LIN       | LINEAR                                     |       |                               |
| LR        | LONG RADIUS                                |       |                               |
| LS        | LUMP SUM                                   |       |                               |
| LT        | LEFT                                       |       |                               |
| LWL       | LOW WATER LEVEL                            |       |                               |

SITE LEGEND

UNDERGROUND TELE. — . . . — UT — . . . — UT — . . . — UT —

UNDERGROUND CATV. — — — — — UCATV — — — — —

UNDERGROUND ELEC. — UE — UE — UE — UE — UE — UE —

OVERHEAD — OH — OH — OH — OH — OH —

EXISTING GAS — G — G — G — G — G —

PROPERTY LINE — — — — —

EXISTING SITE PIPING — x — x — x — x — x — x —

EXISTING FENCE LINE — — — — —

EXISTING CONTOURS — — — — —

NEW CONTOURS XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

SAWCUT — — — — —

NEW STORM SEWER — — — — —

NEW SITE PIPING — — — — —

SITE PIPING REMOVAL/ABANDON — — — — —

FIRE HYDRANT

YARD HYDRANT

WATER VALVE

CURB STOP

WELL

MONITORING WELL

SANITARY MANHOLE

SANITARY VALVE

CLEANOUT

TRACER WIRE

STORM MANHOLE

CURB INLET

CIRCULAR INLET

SQUARE INLET

ENDWALL

POWER POLE

LIGHT POLE

LAMP POST

PULL BOX

CAUTION

CATV PEDESTAL

TELEPHONE PEDESTAL

ELECTRIC PEDESTAL

GAS VALVE

GAS WARNING

FLAG POLE

MAILBOX

SIGN

STREET SIGN

IRON PIPE

IRON ROD

STUMP

DECID. TREE

EVERGREEN

SHRUB OR HEDGE

TREE LINE

SOIL BORING

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.  
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS  
3.) CONCRETE AND ASPHALT REMOVALS ARE SHOWN BY CROSS-HATCHING

EXISTING PIPING LABEL

NEW PIPING LABEL

KEY NOTE

REMOVAL NOTE

GENERAL NOTES

- EXISTING INFORMATION, INCLUDING UNDERGROUND PIPING AND UTILITIES, SHOWN ON THE PLANS WAS OBTAINED FROM OWNER INFORMATION AND FIELD MEASUREMENTS WHERE AVAILABLE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL EXISTING INFORMATION AS REQUIRED TO ACCOMMODATE NECESSARY CONSTRUCTION. UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION MUST BE MAINTAINED AND ANY DAMAGES TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF PROPERTY AND RESTORATION OF DAMAGED PROPERTY CAUSED BY CONSTRUCTION ACTIVITIES. AFTER THE COMPLETION OF CONSTRUCTION, ANY EXISTING PROPERTY DAMAGED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES DURING EXECUTION OF THE CONTRACT SHALL BE RESTORED SO AS TO MATCH THE EXISTING AT NO COST TO THE OWNER.
- DRAWINGS SCALES MAY VARY FROM ONE SHEET TO THE NEXT. ALL PERSONS SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT SCALE OF ANY MEASUREMENTS MADE ON THE PLAN SHEETS. DRAWINGS IN GENERAL DO NOT SHOW DIMENSIONS OF EXISTING CONSTRUCTION, BUT ARE DRAWN APPROXIMATELY TO SCALE. CONTRACTOR SHALL OBTAIN ALL DIMENSIONS REQUIRED FOR CONSTRUCTION.
- WHEN THE TERM 'REMOVE' IS USED ON DRAWINGS IT SHALL MEAN THAT THE CONTRACTOR IS TO REMOVE THE REFERENCED MATERIAL OR EQUIPMENT AND DISPOSE OF IN A PROPER MANNER. WHEN THE TERM 'REMOVE AND SALVAGE' IS USED THE CONTRACTOR SHALL REMOVE THE REFERENCED MATERIAL OR EQUIPMENT, TRANSPORT TO THE DESTINATION INDICATED, AND UNLOAD THE MATERIAL OR EQUIPMENT AS DIRECTED BY THE OWNER. THE PLANS DO NOT NECESSARILY SPELL OUT ALL ITEMS REQUIRING REMOVAL, DEMOLITION, OR PATCHING. WHERE NOT SHOWN, ALL REMOVAL, DEMOLITION, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE PROVIDED AS A PART OF THE CONTRACT.

PROCESS PIPING LEGEND

PUG VALVE

GATE VALVE

CHECK VALVE

BUTTERFLY VALVE

PINCH VALVE

PNEUMATIC–, MOTORIZED (ELECTRIC) ACTUATORS

ELBOWS

CROSS, TEE, WYE

PIPE UP, PIPE DOWN

CONCENTRIC REDUCER, ECCENTRIC REDUCER

FLANGED FLEXIBLE CONNECTER

FLOW METER

PIPING SMALLER THAN 3"

BALL VALVE

CONTROL VALVE

PRESSURE REGULATOR

ELBOW/TEE DOWN

ELBOW/TEE UP

10-M-01

DRAWING NUMBER

DISCIPLINE IDENTIFIER

STRUCTURE IDENTIFIER

DRAWING NUMBER DESIGNATION

100.00

T/WALL

DESCRIPTION (IF NECESSARY)

ELEVATION MARKER

ELEVATION

XX–X–XX

DETAIL NUMBER

DRAWING ON WHICH DETAIL IS SHOWN

DETAIL DESIGNATION

XX–X–XX

SECTION LETTER

LOCATED ON SHEET

SECTION DESIGNATION

30-GT-01

GATE

STRUCTURE IDENTIFICATION

GATE IDENTIFIER

GATE IDENTIFIER

GENERAL  
CIVIL  
REMOVAL  
ARCHITECTURAL  
STRUCTURAL  
PROCESS/MECHANICAL  
PLUMBING  
HVAC  
ELECTRICAL  
PROCESS/INSTRUMENTATION  
FIRE PROTECTION

G  
C  
R  
A  
S  
M  
P  
H  
E  
W  
F  
P

DISCIPLINE DESIGNATION

ELECTRICAL PLAN SYMBOLS

OUTLETS AND DEVICES

|  |                             |
|--|-----------------------------|
|  | DUPLEX                      |
|  | DUPLEX (COUNTER TOP HEIGHT) |
|  | SINGLE                      |
|  | DOUBLE DUPLEX               |
|  | SPECIAL OUTLET              |
|  | EQUIPMENT CONNECTION        |
|  | DATA OUTLET                 |
|  | TELEPHONE/DATA OUTLET       |
|  | TELEPHONE OUTLET            |
|  | TELEPHONE BLACKBOARD        |

LIGHTING

|  |                                                 |
|--|-------------------------------------------------|
|  | LUMINAIRE, CEILING MOUNTED, RECESSED OR SURFACE |
|  | WALL MOUNTED FIXTURE                            |
|  | FIXTURE - DOUBLE OR SINGLE HEAD SPOTLIGHT       |
|  | EXIT FIXTURE                                    |
|  | EMERGENCY BATTERY REMOTE HEADS                  |
|  | EMERGENCY BATTERY UNIT WITH HEADS               |
|  | SINGLE POLE MOUNTED FIXTURE                     |
|  | TWIN POLE MOUNTED FIXTURE                       |

SWITCHES

|                                                 |                                   |
|-------------------------------------------------|-----------------------------------|
| \$                                              | SINGLE POLE SWITCH                |
| \$ <sub>2</sub>                                 | DOUBLE POLE SWITCH                |
| \$ <sub>3</sub>                                 | THREE WAY SWITCH                  |
| \$ <sub>4</sub>                                 | FOUR WAY SWITCH                   |
| \$ <sub>a</sub> \$ <sub>b</sub> \$ <sub>c</sub> | SWITCH CONTROL A, B, C            |
| \$ <sub>K</sub>                                 | KEY OPERATED                      |
| \$ <sub>P</sub>                                 | SWITCH WITH PILOT LIGHT           |
| \$ <sub>WP</sub>                                | WEATHERPROOF SWITCH               |
| \$ <sub>D</sub>                                 | DIMMER SWITCH                     |
|                                                 | OCCUPANCY SENSOR, WALL MOUNTED    |
|                                                 | OCCUPANCY SENSOR, CEILING MOUNTED |
| \$ <sub>M</sub>                                 | MOTOR RATED SWITCH                |
| \$ <sub>MS</sub>                                | MANUAL MOTOR STARTER              |

SERVICE AND DISTRIBUTION

|  |                                                                                 |
|--|---------------------------------------------------------------------------------|
|  | LIGHTING OR POWER PANEL - RECESSED                                              |
|  | LIGHTING OR POWER PANEL - SURFACE                                               |
|  | DISTRIBUTION PANEL                                                              |
|  | MOTOR CONTROL CENTER                                                            |
|  | TRANSFORMER - REFER TO ONE-LINE. XX-XFMR-01 INDICATES LOCATION AT STRUCTURE XX. |
|  | CURRENT TRANSFORMER CABINET (UTILITY METERING)                                  |
|  | METER AND SOCKET                                                                |

MOTOR CONTROL

|  |                                                          |
|--|----------------------------------------------------------|
|  | DISCONNECT SWITCH, NON-FUSED                             |
|  | DISCONNECT SWITCH, FUSED                                 |
|  | ENCLOSED CIRCUIT BREAKER                                 |
|  | MAGNETIC CONTACTOR                                       |
|  | ADJUSTABLE FREQUENCY DRIVE                               |
|  | MAGNETIC MOTOR STARTER                                   |
|  | COMBINATION MAGNETIC MOTOR STARTER                       |
|  | EQUIPMENT CONTROL PANEL - XXX INDICATES EQUIPMENT SERVED |
|  | PUSHBUTTON                                               |
|  | ON/OFF PUSHBUTTON                                        |
|  | THREE FUNCTION PUSHBUTTON (UP/DOWN/STOP)                 |
|  | THERMOSTAT                                               |
|  | SOLENOID VALVE                                           |
|  | MOTOR - NUMBER INDICATES HORSEPOWER                      |

GENERAL NOTES

- THIS DRAWING IS A STANDARD LEGEND. SYMBOLS SHOWN MAY NOT ALL APPEAR ON DRAWINGS FOR THIS PROJECT.
- ALL CONTACTS ARE SHOWN IN THE DE-ENERGIZED (SHELF) POSITION. BI-STABLE RELAYS ARE SHOWN IN THE RESET POSITION.
- ONE-LINE DIAGRAMS FOR POWER SWITCHGEAR, USE ANSI STANDARD SYMBOLS AND ABBREVIATIONS.
- SEE INSTRUMENTATION I + C SYMBOLS LEGEND FOR INSTRUMENTATION SYMBOLS AND DETAILS.
- OTHER ABBREVIATIONS PER NECA 100-213 AND ISA S5.1
- ELEVATIONS ADJACENT TO SYMBOLS ARE BASED ON STATION DATUM. HEIGHTS ADJACENT TO SYMBOLS (+4.0) ARE REFERENCED TO FINISHED FLOOR GRADE.
- SEE SPECIFICATIONS AND SCHEDULES FOR COMPONENT REQUIREMENTS FOR MOTOR CONTROLLERS AND FOR CONTRACTORS.

SECURITY AND FIRE PROTECTION

|  |                                                             |
|--|-------------------------------------------------------------|
|  | DOOR HOLDER                                                 |
|  | HORN AND STROBE                                             |
|  | HORN ONLY                                                   |
|  | STROBE ONLY                                                 |
|  | MANUAL PULL STATION                                         |
|  | SMOKE DETECTOR                                              |
|  | HEAT DETECTOR - RATE OF RISE                                |
|  | HEAT DETECTOR - FIXED TEMPERATURE                           |
|  | WATER FLOW SWITCH                                           |
|  | LOW PRESSURE SWITCH                                         |
|  | TAMPER SWITCH                                               |
|  | SECURITY CAMERA - WP INDICATES WEATHERPROOF EXTERIOR CAMERA |
|  | MOTION DETECTOR                                             |
|  | FIRE ALARM ANNUNCIATOR                                      |
|  | FIRE ALARM CONTROL PANEL                                    |

WIRING AND CONDUIT

- SIZE CONDUIT PER NEC. MINIMUM SIZE  $\frac{3}{4}$ ".
- (X)#12 & #12G

REFERS TO NUMBER OF WIRE(S) AND SIZE OF WIRE(S) REQUIRED, WHERE AS:  
(1)= ONE WIRE  
#12 = THE SIZE OF WIRE REQUIRED  
G = GROUND WIRE

- (X) 1-1/2"C

REFERS TO NUMBER OF CONDUIT(S) AND SIZE OF CONDUIT(S) REQUIRED, WHERE AS:

(1)= ONE CONDUIT  
1-1/2"C = THE SIZE OF CONDUIT REQUIRED

\*REFER TO DRAWINGS FOR REQ'D WIRE AND CONDUIT SIZES AND AMOUNTS

CIRCUITS

|  |                                                                                                                        |
|--|------------------------------------------------------------------------------------------------------------------------|
|  | CONDUIT STUB - TERMINATE WITH CAP                                                                                      |
|  | CONDUIT TURNING UP                                                                                                     |
|  | CONDUIT TURNING DOWN                                                                                                   |
|  | HOMERUN TO PANELBOARD<br>- H(X)-(Y,Z) OR L(X)-(Y,Z)<br>- HIGH OR LOW VOLTAGE PANEL (X)<br>- CIRCUIT (Y,Z) AS INDICATED |
|  | JUNCTION BOX                                                                                                           |

ELECTRICAL ABBREVIATIONS

|      |                                     |
|------|-------------------------------------|
| 1P   | ONE POLE                            |
| 2P   | TWO POLE                            |
| 3P   | THREE POLE                          |
| 4P   | FOUR POLE                           |
| 1P1W | ONE POLE, ONE WIRE                  |
| 1P2W | ONE POLE, TWO WIRE                  |
| 2P2W | TWO POLE, TWO WIRE                  |
| 2P3W | TWO POLE, THREE WIRE                |
| 3P2W | THREE POLE, TWO WIRE                |
| 3P3W | THREE POLE, THREE WIRE              |
| 3P4W | THREE POLE, FOUR WIRE               |
| 4P4W | FOUR POLE, FOUR WIRE                |
| A    | AMPERE                              |
| AC   | ALTERNATING CURRENT                 |
| AF   | AMP FRAME                           |
| AFCI | ARC-FAULT CIRCUIT INTERRUPTER       |
| AFD  | ADJUSTABLE FREQUENCY DRIVE          |
| AFF  | ABOVE FINISHED FLOOR                |
| AFG  | ABOVE FINISHED GRADE                |
| AHU  | AIR HANDLING UNIT                   |
| AIC  | AMPERE INTERRUPTING CAPACITY        |
| ALUM | ALUMINUM                            |
| AS   | AMP SWITCH                          |
| AT   | AMP TRIP                            |
| ARCH | ARCHITECT                           |
| ATS  | AUTOMATIC TRANSFER SWITCH           |
| AUD  | AUDIOMETER BOX CONNECTION           |
| AUX  | AUXILIARY                           |
| A/V  | AUDIO VISUAL                        |
| AWG  | AMERICAN WIRE GAUGE                 |
| BLDG | BUILDING                            |
| C    | CONDUIT (GENERIC TERM FOR RACEWAY.) |
| CAM  | CAMERA                              |
| CAT  | CATALOG                             |
| CATV | CABLE TELEVISION                    |
| CB   | CIRCUIT BREAKER                     |
| CKT  | CIRCUIT                             |
| COL  | COLUMN                              |
| C.T. | CURRENT TRANSFORMER                 |
| CU   | COPPER                              |
| CL   | CENTERLINE                          |
| DC   | DIRECT CURRENT                      |
| Δ    | DELTA                               |
| DET  | DETECTOR                            |
| DISC | DISCONNECT                          |
| DIST | DISTRIBUTION                        |
| DN   | DOWN                                |
| DWG  | DRAWING                             |

|        |                                           |
|--------|-------------------------------------------|
| E      | WIRED ON EMERGENCY CIRCUIT                |
| EA     | EACH                                      |
| EC     | ELECTRICAL CONTRACTOR                     |
| ECB    | ENCLOSED CIRCUIT BREAKER                  |
| EDH    | ELECTRICAL DUCT HEATER                    |
| EF     | EXHAUST FAN                               |
| ELEC   | ELECTRIC(AL)                              |
| ELEV   | ELEVATION                                 |
| EM     | EMERGENCY                                 |
| EMT    | ELECTRIC METALLIC TUBING                  |
| ENCL   | ENCLOSURE                                 |
| EOL    | END OF LINE                               |
| EP     | EXPLOSION PROOF                           |
| EPO    | EMERGENCY POWER OFF                       |
| EQUIP  | EQUIPMENT                                 |
| EUH    | ELECTRIC UNIT HEATER                      |
| EW     | ELECTRIC WATER COOLER                     |
| EW     | ELECTRIC WATER HEATER                     |
| EXIST. | EXISTING                                  |
| F      | FLUSH                                     |
| FA     | FIRE ALARM                                |
| FBO    | FURNISHED BY OTHERS                       |
| FC     | FIRE PROTECTION CONTRACTOR                |
| FCU    | FAN COIL UNIT                             |
| FDN    | FOUNDATION                                |
| FIXT   | FIXTURE                                   |
| FLA    | FULL LOAD AMPS                            |
| FLEX   | FLEXIBLE                                  |
| FLR    | FLOOR                                     |
| FMC    | FLEXIBLE METALLIC CONDUIT                 |
| FRE    | FIBERGLASS REINFORCED EPOXY CONDUIT       |
| FURN   | FURNITURE                                 |
| G      | GROUND                                    |
| GC     | GENERAL CONTRACTOR                        |
| GEN    | GENERATOR                                 |
| GFCI   | GROUND FAULT CIRCUIT INTERRUPTER          |
| GFPE   | GROUND FAULT PROTECTION EQUIPMENT         |
| GND    | GROUND                                    |
| GRC    | GALVANIZED RIGID CONDUIT                  |
| HGT    | HEIGHT                                    |
| HP     | HORSEPOWER                                |
| HTR    | HEATER                                    |
| HV     | HIGH VOLTAGE                              |
| HVAC   | HEATING, VENTILATING AND AIR CONDITIONING |
| HW     | HOT WATER                                 |
| HZ     | HERTZ (CYCLE) PER SECOND                  |

|       |                                          |
|-------|------------------------------------------|
| IAM   | INDIVIDUAL ADDRESSABLE MODULE            |
| ID    | IDENTIFICATION                           |
| IG    | ISOLATED GROUND                          |
| IMC   | INTERMEDIATE METAL CONDUIT               |
| I/O   | INPUT/OUTPUT                             |
| IR    | PASSIVE INFARED                          |
| I.S.  | INTRINSICALLY SAFE                       |
| J-JO  | JUNCTION BOX                             |
| KCMIL | ONE THOUSAND CIRCULAR MILS               |
| K/O   | KNOCK-OUT                                |
| KVA   | KILOVOLT AMPERE                          |
| KVAR  | KILOVOLT AMPERE REACTIVE                 |
| KW    | KILOWATT                                 |
| LFMC  | LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT    |
| LFNC  | LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT |
| LP    | LIGHTING PANELBOARD                      |
| LS    | LIMIT SWITCH                             |
| LTG   | LIGHTING                                 |
| LV    | LOW VOLTAGE                              |
| MAINT | MAINTAINED                               |
| MAU   | MAKE-UP AIR UNIT                         |
| MAX   | MAXIMUM                                  |
| MC    | METAL CLAD CABLE                         |
| MCB   | MAIN CIRCUIT BREAKER                     |
| MCC   | MOTOR CONTROL CENTER                     |
| MD    | MOTORIZED DAMPER                         |
| MDP   | MAIN DISTRIBUTION PANEL                  |
| MISC  | MISCELLANEOUS                            |
| MFR   | MANUFACTURER                             |
| MLO   | MAIN LUGS ONLY                           |
| MOD   | MOTOR OPERATED DISCONNECT SWITCH         |
| MTD   | MOUNTED                                  |
| MTG   | MOUNTING                                 |
| MTS   | MANUAL TRANSFER SWITCH                   |
| N     | NORTH                                    |
| N/A   | NOT APPLICABLE                           |
| NC    | NORMALLY CLOSED                          |
| NEC   | NATIONAL ELECTRIC CODE                   |
| NF    | NON-FUSED                                |
| NIC   | NOT IN CONTRACT                          |
| NL    | NIGHT LIGHT                              |
| NM    | NONMETALLIC SHEATHED CABLE               |
| NO    | NORMALLY OPEN                            |
| NRTL  | NATIONALLY RECOGNIZED TESTING LAB        |
| #     | NUMBER                                   |
| NTS   | NOT TO SCALE                             |

|          |                                              |
|----------|----------------------------------------------|
| OHD      | OVERHEAD DOOR OPERATOR                       |
| OL       | OVERLOAD                                     |
| P        | POLE                                         |
| PB       | PULL BOX                                     |
| PC       | PLUMBING SYSTEM CONTRACTOR                   |
| PE       | PRIMARY SERVICE                              |
| PEC      | PHOTO ELECTRIC CONTROL                       |
| PH       | PHASE                                        |
| PIV      | POST INDICATING VALVE                        |
| PNL      | PANEL(BOARD)                                 |
| PP       | POWER PANEL                                  |
| PR       | PAIR                                         |
| PRI      | PRIMARY                                      |
| PT       | POTENTIAL TRANSFORMER                        |
| PVC      | POLYVINYL CHLORIDE CONDUIT                   |
| PWR      | POWER                                        |
| RE       | REMOVE EXISTING                              |
| REC      | RECESSED                                     |
| RECP     | RECEPTACLE                                   |
| REQD     | REQUIRED                                     |
| RM       | ROOM                                         |
| RMC      | RIGID METAL CONDUIT                          |
| RTU      | ROOFTOP UNIT                                 |
| S        | SURFACE MOUNTED                              |
| SCH      | SCHEDULE                                     |
| SEC      | SECONDARY                                    |
| SIG      | SIGNAL                                       |
| SN       | SOLID NEUTRAL                                |
| SP       | SPARE                                        |
| SPD      | 160KA/ PHASE MINIMUM SURGE PROTECTIVE DEVICE |
| SPEC     | SPECIFICATION                                |
| SPKR     | SPEAKER                                      |
| SS       | STAINLESS STEEL                              |
| STP      | SHIELDED TWISTED PAIR                        |
| STL      | CARBON STEEL                                 |
| SUSP     | SUSPENDED                                    |
| SW       | SWITCH                                       |
| SWBD     | SWITCHBOARD                                  |
| SWGR     | SWITCHGEAR                                   |
| TC       | TELEPHONE CABINET                            |
| TCI      | TELECOMMUNICATIONS CABLING INSTALLER         |
| TCP      | TEMPERATURE CONTROL PANEL                    |
| TEL      | TELEPHONE/DATA                               |
| TEL/DATA | TELEPHONE                                    |
| TEMP     | TEMPORARY                                    |
| TERM     | TERMINAL(S)                                  |
| TV       | TELEVISION                                   |
| TYP      | TYPICAL                                      |

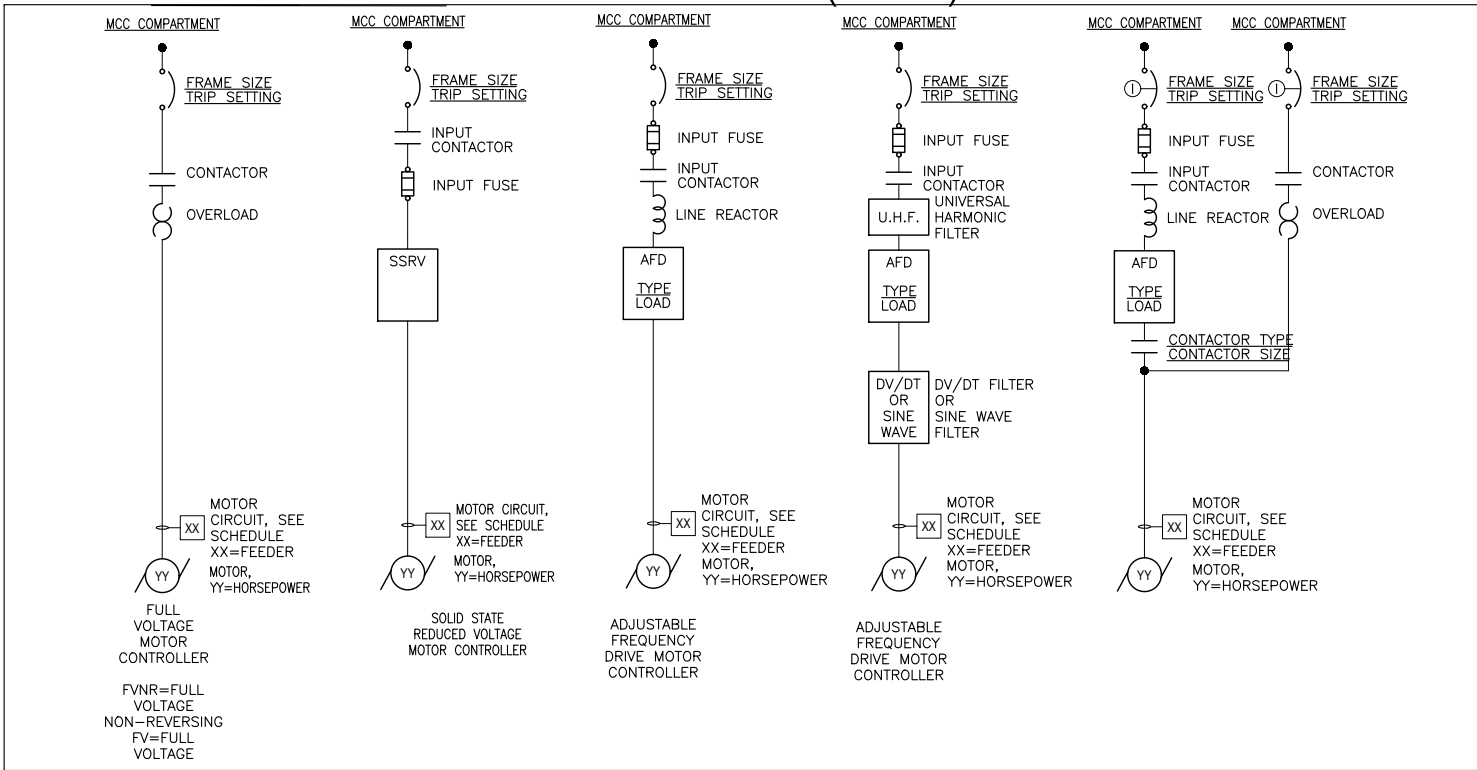
|      |                              |
|------|------------------------------|
| UC   | UNDER COUNTER                |
| UG   | UNDERGROUND                  |
| UH   | UNIT HEATER                  |
| UPS  | UNINTERRUPTIBLE POWER SOURCE |
| UTIL | UTILITY                      |
| UTP  | UNSHIELDED TWISTED PAIR      |
| V    | VOLT                         |
| VPD  | VARIABLE FREQUENCY DRIVE     |
| W    | WATT                         |
| W/   | WITH                         |
| WH   | WATTHOUR                     |
| WP   | WEATHERPROOF                 |
| XFMR | TRANSFORMER                  |
| XLP  | CROSS LINKED POLETHYLENE     |
| Y    | WYE                          |
| ZAM  | ZONE ADAPTER MODULE          |

|                          |
|--------------------------|
| PROJECT NO.:<br>MC 198   |
| DRAWING FILE:<br>00-G-03 |
| DRAWN BY:<br>N.W.W       |
| CHECKED BY:<br>S.R.M.    |
| DATE:<br>7-17-23         |
| REVISIONS:               |
| SCALE:                   |
| N.T.S.                   |
| SHEET:                   |

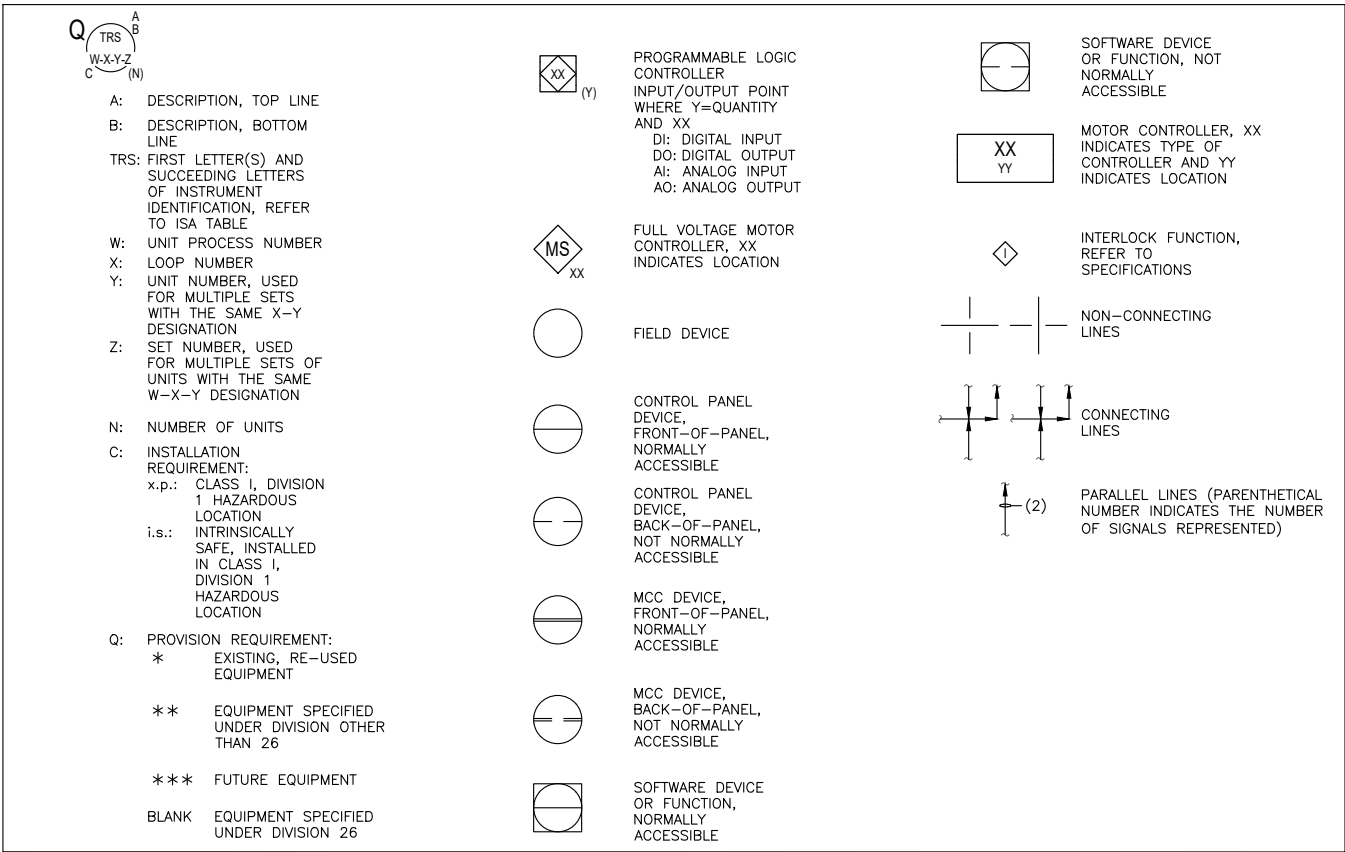
INTERNATIONAL SOCIETY OF AUTOMATION  
INSTRUMENT IDENTIFICATION

|   | FIRST LETTER(S)                 |                                     | SUCCEEDING LETTERS         |                                                     |                      |
|---|---------------------------------|-------------------------------------|----------------------------|-----------------------------------------------------|----------------------|
|   | MEASURED OR INITIATING VARIABLE | VARIABLE                            | READOUT / PASSIVE FUNCTION | OUTPUT / ACTIVE FUNCTION                            | FUNCTION             |
| A | ANALYSIS                        |                                     | ALARM                      |                                                     |                      |
| B | BURNER, COMBUSTION              |                                     | USER'S CHOICE              | USER'S CHOICE                                       | USER'S CHOICE        |
| C | USER'S CHOICE                   |                                     |                            | CONTROL                                             | CLOSE                |
| D | USER'S CHOICE                   | DIFFERENCES                         |                            |                                                     | DEVIATION            |
| E | VOLTAGE                         |                                     | SENSOR (PRIMARY ELEMENT)   |                                                     |                      |
| F | FLOW, FLOW RATE                 | RATIO                               |                            |                                                     |                      |
| G | USER'S CHOICE                   |                                     | GLASS, VIEWING DEVICE      |                                                     |                      |
| H | HAND                            |                                     |                            |                                                     | HIGH                 |
| I | CURRENT                         |                                     | INDICATE                   |                                                     |                      |
| J | POWER                           |                                     |                            |                                                     |                      |
| K | TIME, SCHEDULE                  | TIME RATE OF CHANGE                 |                            | CONTROL STATION                                     |                      |
| L | LEVEL                           |                                     | LIGHT                      |                                                     | LOW                  |
| M | MOISTURE                        |                                     |                            |                                                     | MIDDLE, INTERMEDIATE |
| N | TORQUE                          |                                     | USER'S CHOICE              | USER'S CHOICE                                       | USER'S CHOICE        |
| O | USER'S CHOICE                   |                                     | ORIFICE, RESTRICTION       |                                                     | OPEN                 |
| P | PRESSURE (VACUUM)               |                                     | POINT, TEST CONNECTION     |                                                     |                      |
| Q | QUANTITY                        | INTEGRATE, TOTALIZE                 |                            |                                                     |                      |
| R | RADIATION                       |                                     | RECORD                     |                                                     | RUN                  |
| S | SPEED, FREQUENCY                | SAFETY                              |                            | SWITCH                                              | STOP                 |
| T | TEMPERATURE                     |                                     |                            | TRANSMIT                                            |                      |
| U | MULTIVARIABLE                   |                                     | MULTIFUNCTION              | MULTIFUNCTION                                       |                      |
| V | VIBRATION, MECHANICAL ANALYSIS  |                                     |                            | VALVE, DAMPER, LOUVER                               |                      |
| W | WEIGHT, FORCE                   |                                     | WELL                       |                                                     |                      |
| X | UNCLASSIFIED                    | X AXIS                              | UNCLASSIFIED               | UNCLASSIFIED                                        | UNCLASSIFIED         |
| Y | EVENT, STATE, PRESENCE          | Y AXIS                              | AUXILIARY DEVICES          |                                                     |                      |
| Z | POSITION, DIMENSION             | Z AXIS, SAFETY INSTRUMENT OF SYSTEM |                            | DRIVE ACTUATE OR UNCLASSIFIED FINAL CONTROL ELEMENT |                      |

MOTOR CONTROL (MCC) SYMBOLS



P&ID SYMBOLS (TYPICAL)



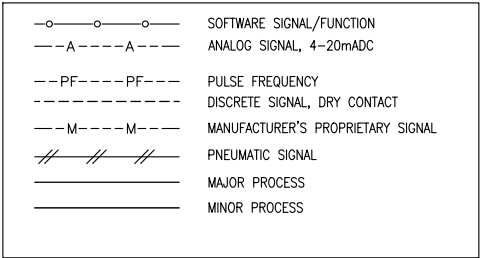
INSTRUMENT WIRING LEGEND

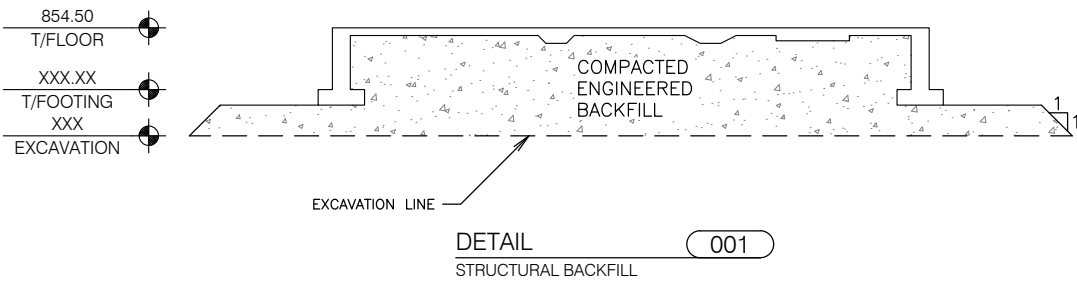
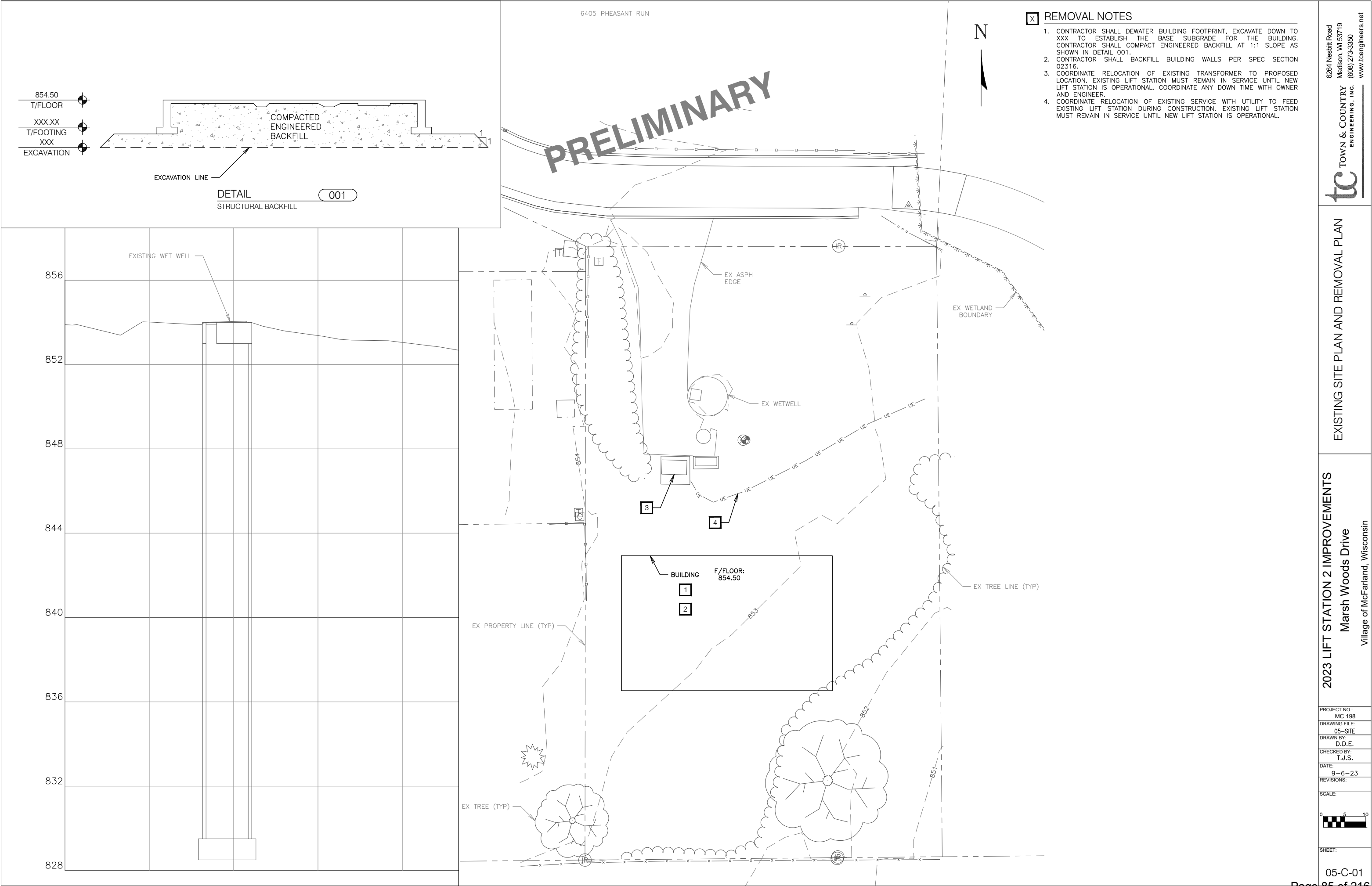
- AX = 2C#16 SHIELDED, TWISTED PAIR CABLE (X = NUMBER OF CABLES)
- DX = #14 THHN WIRE (X = NUMBER OF WIRES)
- MX = 1" CONDUIT FOR CABLE SUPPLIED BY MANUFACTURER (X = NUMBER OF CONDUITS)
- ELX = 3/4" CONDUIT AND CAT6(X) 300V CABLE(S) (X = NUMBER OF CABLES)
- EHX = 3/4" CONDUIT AND CAT6(X) 600V CABLE(S)
- FO(X) = CONDUIT AND FIBER OPTIC CABLE (X = NUMBER OF STRANDS)

PROCESS NOTES

- PROVIDE SEPARATE CONDUITS FOR THE FOLLOWING:
  - 24 V DC ANALOG
  - 24 V DC CONTROL/ DC PULSE
  - INTRINSICALLY SAFE
  - MANUFACTURERS CABLE
  - 120 VOLT CONTROL
  - 120 VOLT POWER
  - 480 VOLT POWER
  - LOW VOLTAGE INSTRUMENTATION COMMUNICATION
- REFER TO SPECIFICATION 26 90 00 FOR LOOP AND OPERATOR INTERFACE FUNCTIONS.
- REFER TO RESPECTIVE DIVISION SPECIFICATIONS FOR ADDITIONAL DETAILS REGARDING INSTRUMENTATION AND CONTROL EQUIPMENT FURNISHED UNDER THOSE SPECIFICATIONS.

LINETYPE LEGEND





- [X] REMOVAL NOTES**
1. CONTRACTOR SHALL DEWATER BUILDING FOOTPRINT, EXCAVATE DOWN TO XXX TO ESTABLISH THE BASE SUBGRADE FOR THE BUILDING. CONTRACTOR SHALL COMPACT ENGINEERED BACKFILL AT 1:1 SLOPE AS SHOWN IN DETAIL 001.
  2. CONTRACTOR SHALL BACKFILL BUILDING WALLS PER SPEC SECTION 02316.
  3. COORDINATE RELOCATION OF EXISTING TRANSFORMER TO PROPOSED LOCATION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS OPERATIONAL. COORDINATE ANY DOWN TIME WITH OWNER AND ENGINEER.
  4. COORDINATE RELOCATION OF EXISTING SERVICE WITH UTILITY TO FEED EXISTING LIFT STATION DURING CONSTRUCTION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS OPERATIONAL.

6264 Nesbitt Road  
Madison, WI 53719  
(608) 273-3350  
www.tceengineers.net

**tc** TOWN & COUNTRY  
ENGINEERING, INC.

EXISTING SITE PLAN AND REMOVAL PLAN

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.: MC 198  
DRAWING FILE: 05-SITE  
DRAWN BY: D.D.E.  
CHECKED BY: T.J.S.  
DATE: 9-6-23  
REVISIONS:  
SCALE:  
0 5 10  
SHEET:

95-C-01

6405 PHEASANT RUN

| STRUCTURE SCHEDULE |                       |
|--------------------|-----------------------|
| 10                 | WETWELL               |
| 20                 | LIFT STATION BUILDING |



GENERAL NOTES

1. ANY EXCESS MATERIAL CAN BE SPREAD ON SITE TO MATCH FINAL GRADES OR DISTRIBUTED TO THE PLAT GRADING CONTRACTOR.
2. EROSION CONTROL TO COMPLY WITH SPEC SECTION 02270 AND THE DNR TECHNICAL STANDARDS FOR EROSION CONTROL AND STABILIZATION PROCESS PER SHEETS 100-C-01. ALL EROSION CONTROL MUST BE MAINTAINED THROUGH OUT CONSTRUCTION AND REMOVED AT END OF PROJECT.
3. DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 7 CALENDAR DAYS MUST BE TEMPORARY SEEDED OR WOOD CHIPPED.
4. THE CONSTRUCTION LIMITS PROVIDE THE AREA THAT THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN DURING CONSTRUCTION. THE FINAL GRADES NEED TO BLEND INTO THE PLAT CONTRACTOR'S FINAL GRADES AND IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE.
5. THE ENTIRE AREA SHALL BE HYDROMULCHED UNLESS DIRECTED OTHERWISE
6. ALL SIDEWALKS SHALL BE 5 FEET WIDE, 5 INCH THICKNESS, EXCEPT AT DOOR STOOPS.
7. CONTRACTOR SHALL SPREAD 6" OF TOPSOIL OVER THE ENTIRE AREA WITHIN THE CONSTRUCTION LIMITS.
8. SPOT ELEVATIONS SHOWN ARE FOR DRAINAGE PURPOSES. FINAL ELEVATIONS WILL BE DETERMINED ON SITE.

KEY NOTES

1. ALL PAVED AREAS SHALL HAVE A COMBINED MINIMUM DEPTH OF 12" OF BASE COURSE, 2-1/4" OF BINDER PAVEMENT AND 1-3/4" OF SURFACE PAVEMENT. ACCORDING TO THE CITY STANDARD SPECIFICATIONS, 12" OF BASE COURSE SHALL HAVE A LOWER LAYER OF DENSE 3" CRUSHED AGGREGATE, 7"-8" DEEP, AND AN UPPER LAYER OF DENSE 1-1/4" CRUSHED AGGREGATE 4"-5" DEEP.
2. CONTRACTOR RESPONSIBLE FOR PROVIDING 12" BASE COURSE FOR TRANSFORMER PAD BY OTHERS. TOP OF BASE COURSE=XXX.XX'. PROPOSED LOCATION OF UTILITY TRANSFORMER PAD. COORDINATE EXACT LOCATION WITH ENGINEER.
3. COORDINATE RELOCATION OF EXISTING TRANSFORMER TO NEW LOCATION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL. COORDINATE ANY OUTAGES WITH OWNER AND ENGINEER.
4. COORDINATE RELOCATION OF EXISTING SERVICE WITH UTILITY TO FEED EXISTING LIST STATION DURING CONSTRUCTION. EXISTING LIFT STATION MUST REMAIN IN SERVICE UNTIL NEW LIFT STATION IS FULLY OPERATIONAL.
5. APPROXIMATE LOCATION OF ELECTRIC UTILITY METER. COORDINATE EXACT LOCATION WITH ENGINEER.

PRELIMINARY

6407 FOX RUN

6407 FOX RUN

6409 FOX RUN

N: 457,570.18  
E: 847,426.02

N: 457,570.18  
E: 847,476.02

N: 457,590.95  
E: 847,469.48

N: 457,538.18  
E: 847,426.02

N: 457,538.18  
E: 847,476.02

20

F/FLOOR:  
854.50

B-1

B-2

NEW TRANSFORMER PAD

EX TREE LINE (TYP)

EX WETLAND  
BOUNDARY

EX ASPH  
EDGE

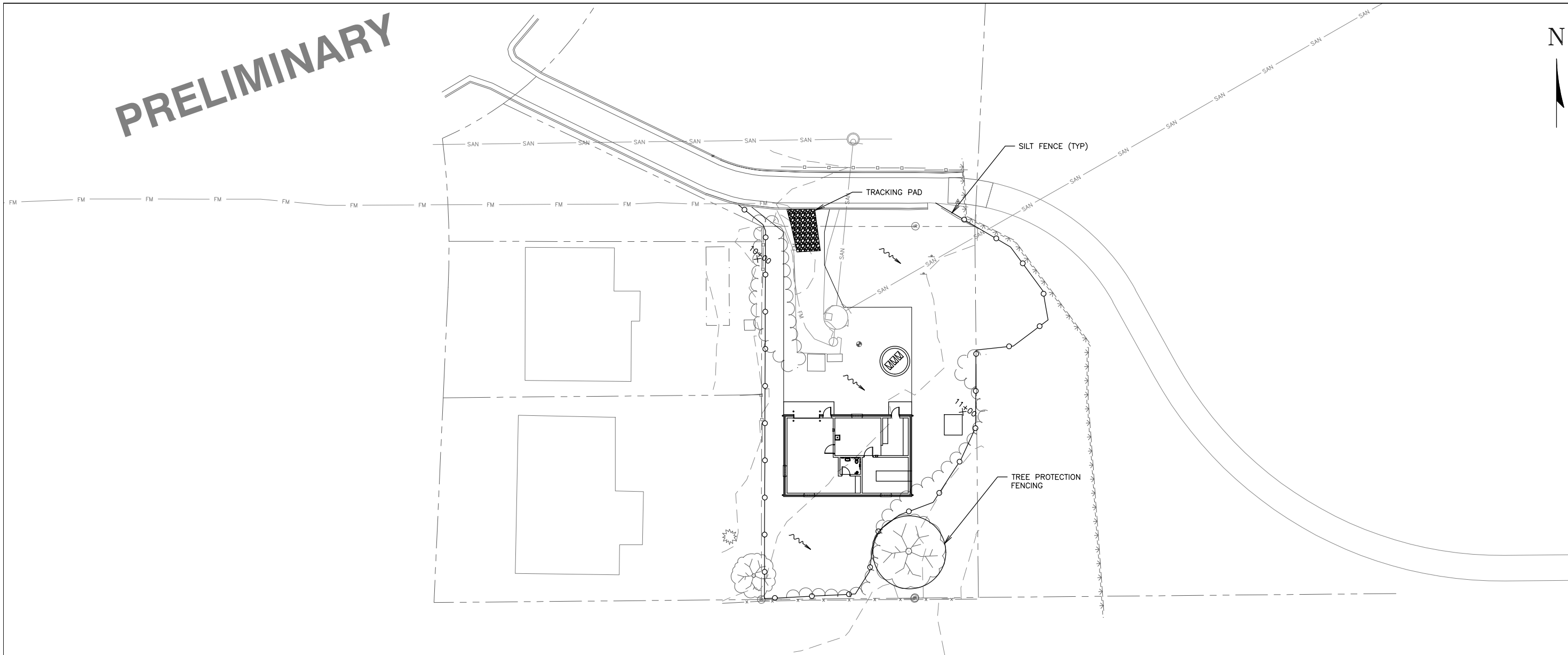
EX WETWELL  
RIM = 854.03  
N. INV. = 841.16 (10")  
NE. INV. = 840.93 (16")  
SE. INV. = 839.43 (24")

NEW ASPH EDGE

EX PROPERTY LINE (TYP)

EX TREE (TYP)

PRELIMINARY



EROSION CONTROL NOTES:

- LOCATIONS MARKED WITH "■" TO RECEIVE INLET FILTER PROTECTION DURING CONSTRUCTION. ALL NEW STREET INLETS MUST ALSO RECEIVE INLET FILTER PROTECTION.
- CONSTRUCT A STONE CHECK DAM IN GUTTER LINE AT ALL LOCATIONS MARKED WITH "▲"
- SURFACE FLOW DIRECTION IS INDICATED WITH
- SILT FENCE INSTALLATION IS INDICATED WITH
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [http://dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING

FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

- NOTIFY THE OWNER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS

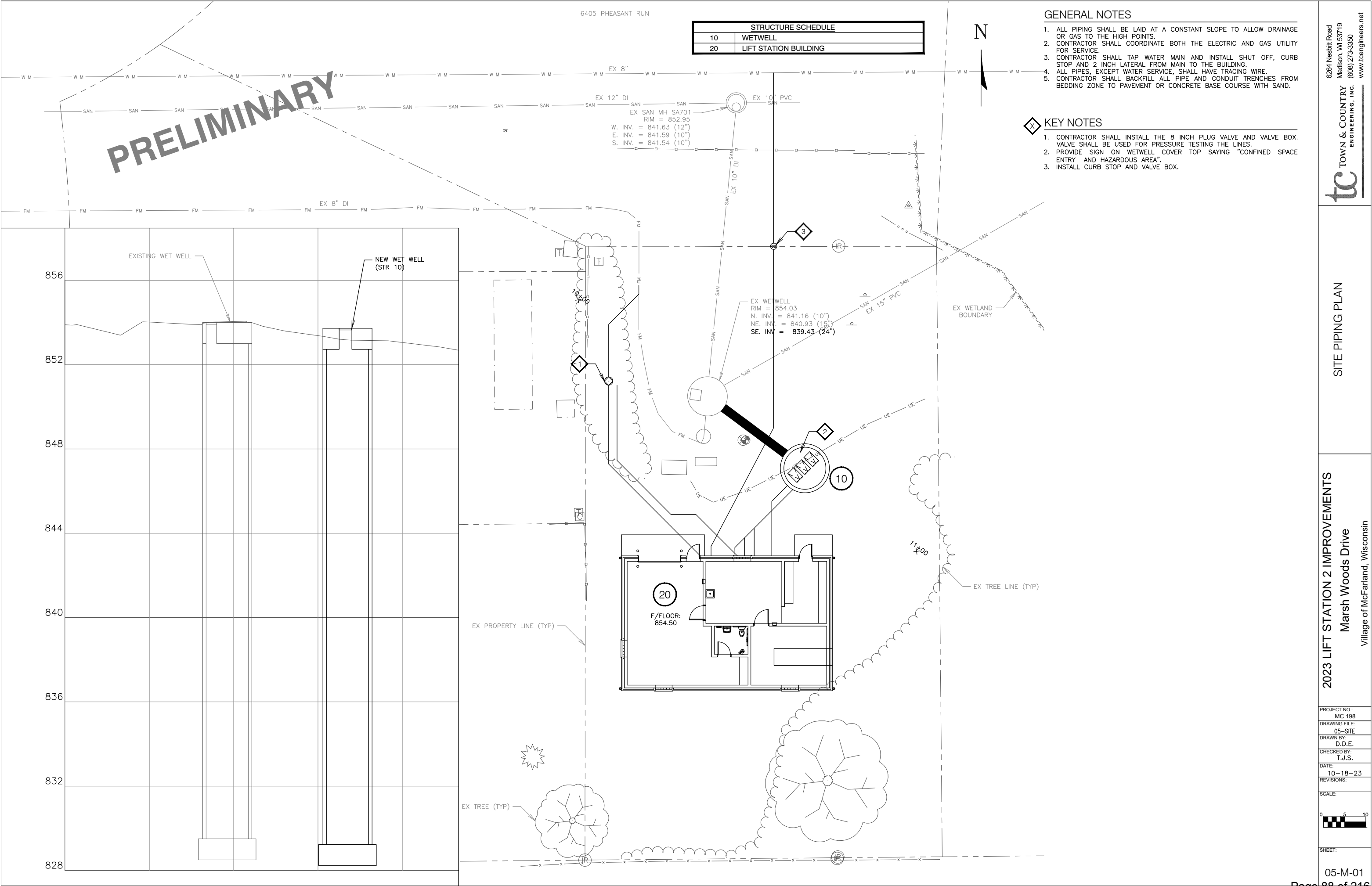
- BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE OWNER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I, II OR III TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I, II, OR III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: <http://dnr.wi.gov/botw/>

EROSION CONTROL PLAN  
AND GENERAL NOTES

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.: MC 198  
DRAWING FILE: 05-SITE  
DRAWN BY: D.D.E.  
CHECKED BY: T.J.S.  
DATE: 9-27-23  
REVISIONS:  
SCALE:  
0 5 10 20  
SHEET:

05-C-03



4" DI AIR VENT  
W/STAINLESS STEEL  
SCREEN (#24 MESH)

ACCESS HATCH (TYP-3)

XXX.XX  
T/SLAB

6" 90° ELB  
(TYP-3)

10'-0"

4" TEE

4" MJ CONNECTOR

847.50

INV 4" DRN

846.50

C/L 6" SAN FM

845.17

C/L 6" SAN FM

843.84

C/L 6" SAN FM

6" MJ  
CONNECTOR  
(TYP-3)

5

XXX.XX  
T/BASE

SUBMERSIBLE PUMP (TYP-3)

SECTION

B

ACCESS HATCH (TYP-3)

SUBMERSIBLE PUMP (TYP-3)

4" DI AIR VENT  
W/STAINLESS STEEL  
SCREEN (#24 MESH)

4" TEE

4" MJ CONNECTOR

4" DRN  
STR 20

6" SAN FM  
STR 20

6" MJ CONNECTOR (TYP-3)

PROCESS PLAN

Wetwell

SUBMERSIBLE  
PUMP (TYP-3)

6"x4" RED

XXX.XX  
T/BASE

SECTION

A

#### GENERAL NOTES

1. ALL PIPING THROUGH THE WETWELL WALLS SHALL BE CORED WITH WATER TIGHT SEALS.
2. CONTRACTOR SHALL GROUT THE BOTTOM OF WETWELL AS SHOWN AND PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL EXPOSED PIPING SHALL BE EPOXY PAINTED CLASS 53 DI AND PAINTED ACCORDING TO THE HIGH PERFORMANCE COATINGS SPECIFICATION UNLESS NOTED OTHERWISE.
4. ALL MATERIAL IN WETWELL WILL BE 304SS, DUCTILE IRON EPOXY COATED, AND PVC COATED RIGID ELECTRIC CONDUIT.

#### KEY NOTES

1. ALL CONSTRUCTION MATERIALS INSTALLED IN THE WETWELL SHALL BE 304 STAINLESS STEEL UNLESS NOTED OTHERWISE.
2. PROVIDE SS PIPE BRACING PER THE PIPING SPECIFICATIONS.
3. PROVIDE SS GUIDE RAILINGS AND APPROPRIATE INTERMEDIATE SUPPORT BRACING AS PER THE PUMP MANUFACTURERS RECOMMENDATIONS.
4. CONTRACTOR SHALL CORE AND LINK SEAL ALL NEW OPENINGS PER DETAIL 414-TYPE H ON 100-M-01.
5. GROUT ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

PROJECT NO.:  
MC 198

DRAWING FILE:  
10-M

DRAWN BY:  
D.D.E.

CHECKED BY:  
T.J.S.

DATE:  
9-6-23

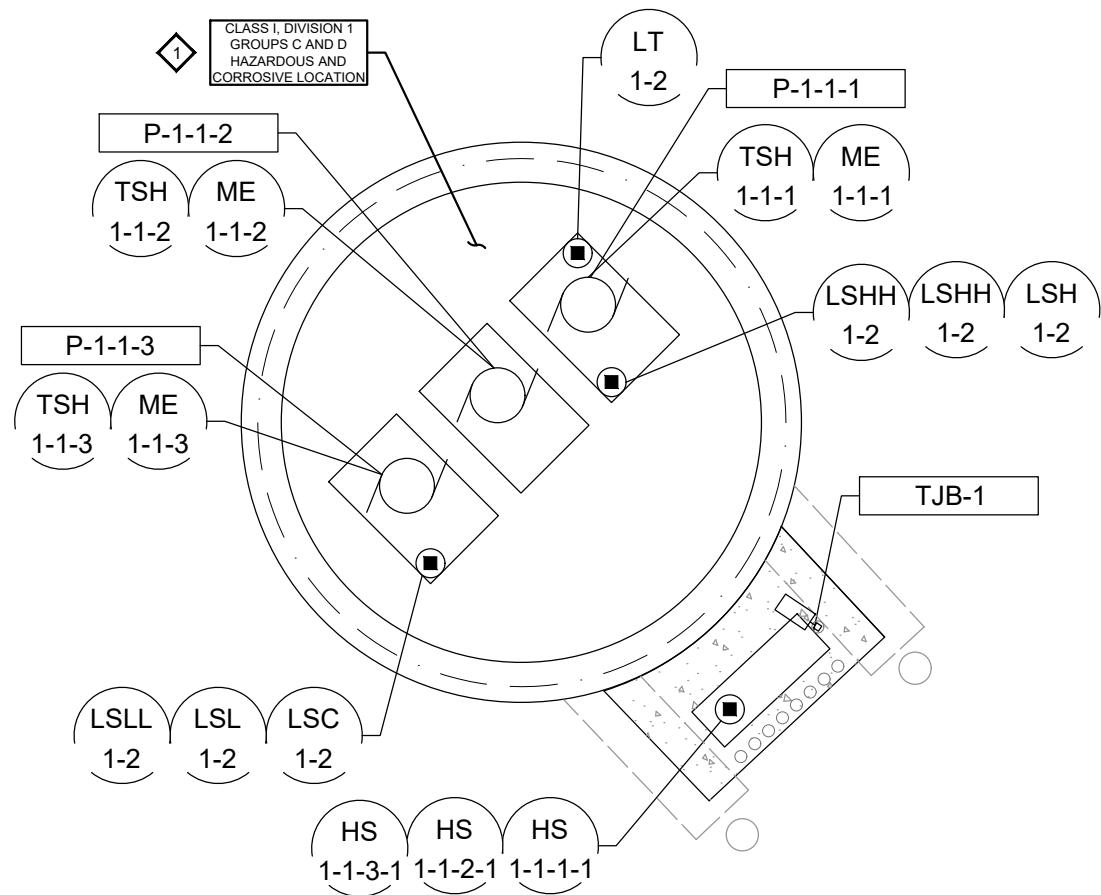
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SCALE:

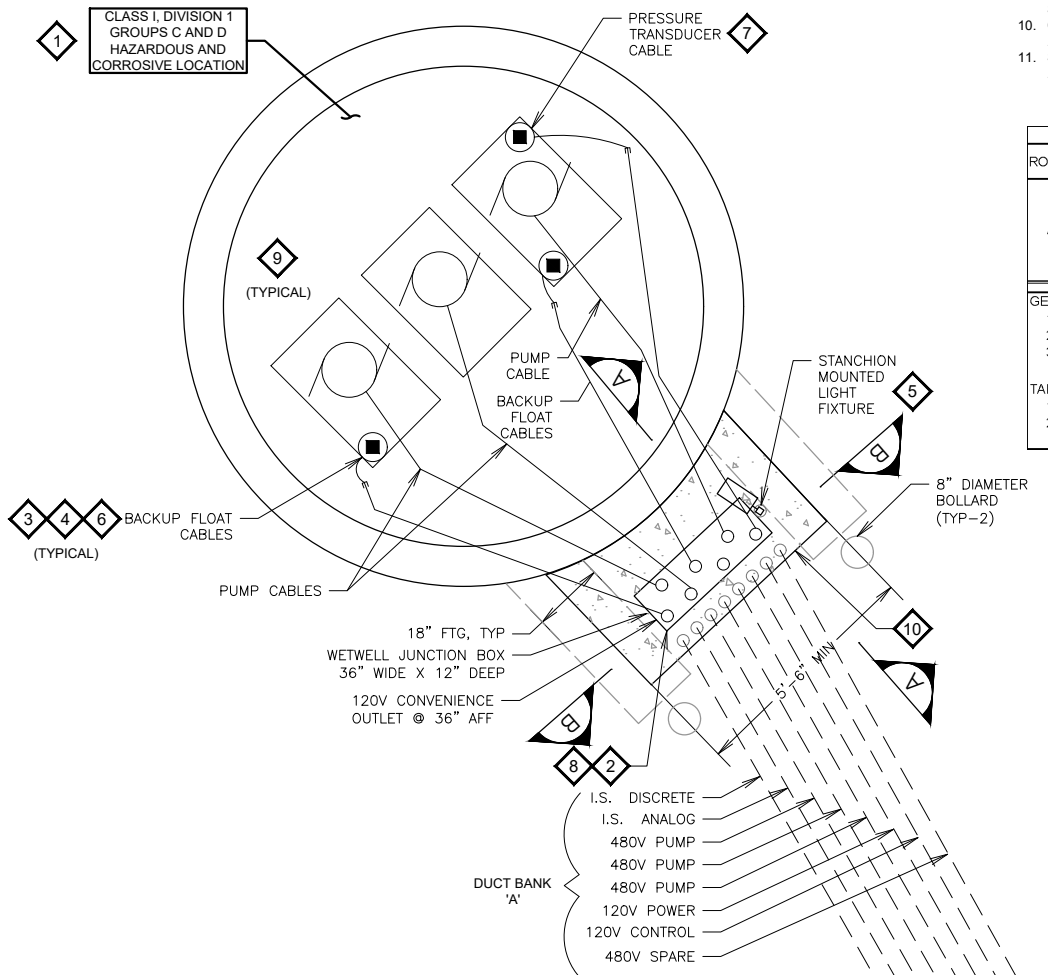
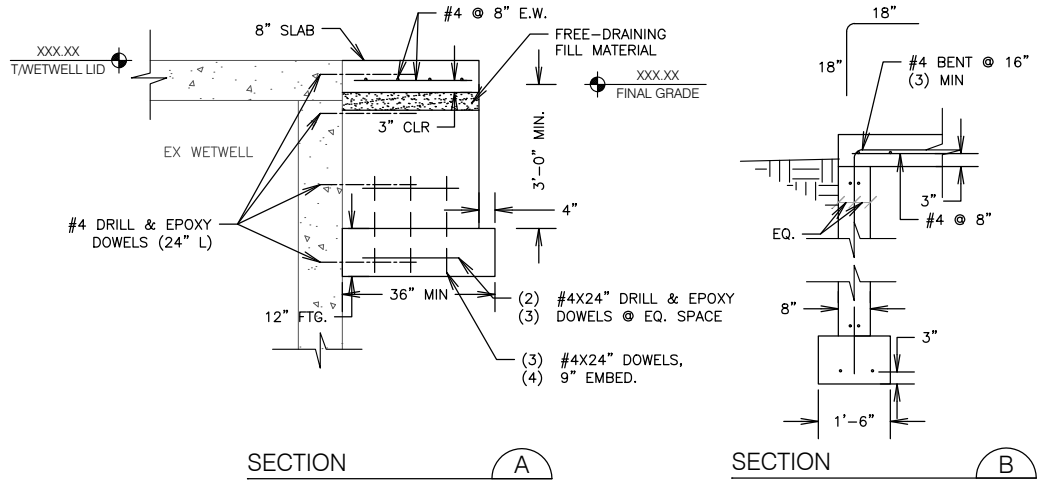
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FEET

SHEET:

10-M-01



POWER AND INSTRUMENTATION PLAN



POWER DISTRIBUTION AND CONDUIT ROUTING PLAN

GENERAL NOTES

- DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
- 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
- SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
- PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
- INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
- ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
- SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.
- TRANSITION FROM PVC TO FMCCS PRIOR TO TRANSITIONING FROM UNDERGROUND TO EXPOSED CONDUIT.
- UNDERGROUND CONDUIT ROUTING IS DIAGRAMMATIC IN NATURE AND NOT INTENDED TO DICTATE EXACT ROUTING CONTRACTOR IS TO COORDINATE WITH ENGINEER AND DETERMINE BEST ROUTING BASED ON OTHER UTILITIES AND FIELD CONDITIONS.
- ALL EQUIPMENT SHALL BE LABELED PER CITY'S REQUIREMENT.

KEY NOTES

- WETWELL IS CLASS I DIV 1, GROUPS C AND DE ENVIRONMENT. AREA ABOUT WETWELL VENT IS CLASS I DIV 1 TO A RADIUS OF 3 FEET, AND CLASS I DIV 2 FOR A RADIUS OF 3 TO 5 FEET. AREA ABOUT WETWELL HATCH WHEN OPEN IS CLASS I DIV 2 TO A HEIGHT OF 1.5 FEET AND AN AREA EXTENDING 3 FEET FROM THE HATCH OPENING.
- PROVIDE WETWELL JUNCTION BOX AND CONDUIT ROUTING PER DETAIL E1-18.
- PROVIDE SEPARATE STAINLESS STEEL SUPPORTS IN WETWELL FOR EACH CABLE.
- PROVIDE TWO FLOAT MOUNTING KITS, ONE FOR LSSL-1-2 AD LSL-1-2, LSC-1-2 AND THE SECOND FOR LSH-1-2, LSHH-1-2, AND LSHH-1-2.
- INSTALL FIXTURE POLE AND BASE PER DETAIL E3-04. FIXTURE TO BE MOUNTED AT 15' AFG AND CONTROLLED BY ON-OFF-AUTO SWITCH IN STRUCTURE 20.
- FLOAT INSTALLATION PER DETAIL E5-L01.
- TRANSDUCER INSTALLATION PER DETAIL E5-L03.
- LB ENTERS WETWELL VENTILATED JUNCTION PANEL ON BACK SIDE.
- ALL CONDUIT IN WETWELL SHALL BE SLOPED TO DRAIN BACK TO WETWELL, AND SHALL BE BRACED WITH STAINLESS STEEL SUPPORTS.
- CONTRACTOR SHALL DETERMINE FINAL LENGTH AND WIDTH OF PLATFORM TO ALLOW SPACE FOR LBS. DIMENSIONS SHOWN ARE MINIMUM.
- SEE SECTION 01000 FOR DIVISION OF WORK BETWEEN THE ELECTRIC UTILITY AND THE CONTRACTOR.

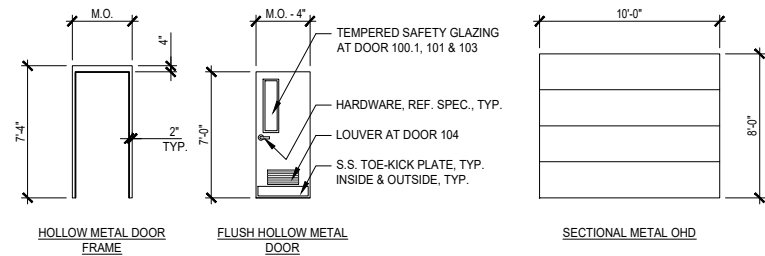
| UNDERGROUND CONDUIT SCHEDULE                                                                    |                      |             |              |              |       |
|-------------------------------------------------------------------------------------------------|----------------------|-------------|--------------|--------------|-------|
| ROUTE                                                                                           | CIRCUIT TYPE         | CONDUIT QTY | CONDUIT SIZE | CONDUIT TYPE | NOTES |
| A                                                                                               | 480V POWER           | 3           | 2"           | RNC          |       |
|                                                                                                 | 120V POWER           | 1           | 2"           | RNC          |       |
|                                                                                                 | 120V DISCRETE SIGNAL | 1           | 2"           | RNC          |       |
|                                                                                                 | I.S. SIGNAL          | 1           | 2"           | RNC          |       |
|                                                                                                 | SPARE POWER          | 1           | 2"           | RNC          |       |
|                                                                                                 | SPARE SIGNAL         | 1           | 2"           | RNC          |       |
| GENERAL NOTES:                                                                                  |                      |             |              |              |       |
| 1. TRANSITION TO PVC COATED GRC PRIOR TO EXITING GROUND.                                        |                      |             |              |              |       |
| 2. REFER TO SECTION 26 90 10 FOR ADDITIONAL REQUIREMENTS.                                       |                      |             |              |              |       |
| 3. WHERE MORE THAN ONE CONDUIT SIZE IS CALLED OUT IN PLANS, USE LARGEST CONDUIT SIZE SPECIFIED. |                      |             |              |              |       |
| TABLE NOTES:                                                                                    |                      |             |              |              |       |
| 1. CONCRETE ENCASED CONDUIT PER DETAIL E2-09                                                    |                      |             |              |              |       |
| 2. DIRECT-BURIED CONDUIT PER DETAIL E2-10.                                                      |                      |             |              |              |       |

| BUILDING CODE SUMMARY                 |           |
|---------------------------------------|-----------|
| BUILDING INFORMATION                  |           |
| PROJECT TYPE                          | NEW       |
| STRUCTURE PURPOSE                     | NOTE-3    |
| USE & OCCUPANCY                       | NOTE-4    |
| NO. STORIES                           | 1         |
| CONSTRUCTION CLASS                    | IIIB      |
| GROSS AREA NEW CONSTRUCTION           | 1,600 SF  |
| GROSS AREA EXIST. & NEW               | N/A       |
| GROSS ENCLOSED VOLUME                 | 22,000 CF |
| FIRE SUPPRESSION (Y/N)                | N         |
| FIRE ALARM (Y/N)                      | N         |
| EXIT TRAVEL DIST. (MAX. PER T.1017.2) | NOTE-6    |
| ACCESSIBILITY                         | NOTE-5    |
| CODE AUTHORITY SUBMITTAL (Y/N)        | N         |

- BUILDING CODE SUMMARY NOTES:**
- PROJECT ADDRESS:
  - COMMERCIAL BUILDINGS DELEGATED AUTHORITY: WISCONSIN DEPARTMENT OF SAFETY & PROFESSIONAL SERVICES (IBC 2015)
  - STRUCTURE PURPOSE:  
CONSTRUCT NEW MUNICIPAL SEWAGE LIFT STATION
  - USE & OCCUPANCY:  
FACTORY GROUP F-2, NO SEPARATIONS REQUIRED, TABLE 508.4, ALLOWABLE BUILDING AREA:  
GROUP F-2 = 19,000 SQ. FT. (NS. MOST RESTRICTIVE), TABLE 506.2
  - ACCESSIBILITY: EXEMPT PER IBC 1103.2.7 AND/OR 1103.2.9
  - ALLOWABLE EXIT TRAVEL DISTANCE: 300' (GROUP F-2)

| BASIS OF STRUCTURAL DESIGN                                 |           |
|------------------------------------------------------------|-----------|
| [1.0] ROOF LIVE LOADS:                                     |           |
| SNOW, GROUND (P <sub>g</sub> )/ROOF FLAT (P <sub>f</sub> ) | 30/25 PSF |
| UNBAL. SNOW LOAD (ASCE-7 FIG. 7-5)                         | 40/25 PSF |
| IMPORTANCE FACTOR (I <sub>s</sub> )                        | 1.0       |
| THERMAL FACTOR (C <sub>t</sub> )                           | 1.0       |
| SNOW EXPOSURE FACTOR (C <sub>e</sub> )                     | 1.2       |
| [1.1] SUPERIMPOSED ROOF DEAD LOADS (LOADS ON COMPONENTS):  |           |
| ROOFING, INSUL., FP, GWB, MISC.                            | 18 PSF    |
| [1.2] FLOOR LIVE LOADS:                                    |           |
| SLAB-ON-GRADE                                              | 250 PSF   |
| [2.0] WIND (SIMPLIFIED PROCEDURE LOW-RISE BUILDINGS):      |           |
| WIND RISK CATEGORY                                         | II        |
| ENCLOSURE LEVEL                                            | FULL      |
| ULTIMATE DESIGN WIND SPEED (V <sub>ult</sub> )             | 115 MPH   |
| NOMINAL DESIGN WIND SPEED (V <sub>asd</sub> )              | 90 MPH    |
| IMPORTANCE FACTOR (I <sub>w</sub> )                        | 1.0       |
| EXPOSURE CATEGORY                                          | C         |
| INTERNAL PRESSURE COEFFICIENT                              | ±0.18     |
| [3.0] SEISMIC (EQUIVALENT LATERAL FORCE PROCEDURE):        |           |
| SEISMIC RISK CATEGORY                                      | II        |
| SEISMIC IMPORTANCE FACTOR (I <sub>s</sub> )                | 1.00      |
| SITE CLASS                                                 | D         |
| SEISMIC DESIGN CATEGORY                                    | A         |
| SEISMIC FORCE-RESISTING SYSTEM                             | NOTE-2    |
| [4.0] ALLOWABLE SOIL BEARING CAPACITY & SUBGRADE MODULUS:  |           |
| FOOTINGS                                                   | 2,000 PSF |
| SLAB-ON-GRADE                                              | 150 PCI   |

- BASIS OF STRUCTURAL DESIGN NOTES:**
- PROVIDE FOR ADDITIONAL 5 PSF LL AT ALL ATTIC SPACES.
  - SEISMIC FORCE-RESISTING SYSTEM: A. BEARING WALL SYSTEMS, 9. ORDINARY REINFORCED MASONRY SHEAR WALLS (PER ASCE 7).
  - COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION). COMPONENT SUBMITTAL SHALL INCLUDE: WOOD ROOF TRUSSES.



- DOOR NOTES:**
- REF. SPECIFICATION SECTION 08 71 00 (3.3) FOR DOOR HARDWARE SETS. HARDWARE TYPE & FINISHES AS SPECIFIED. COORDINATE LOCKSET KEYING WITH OWNER.
  - PROVIDE SHAFT-MOUNTED ELECTRIC OPERATOR (SIDE MOUNT), ACCESS KEYPAD, DOOR SENSING EDGE, & (4) REMOTES. TRACKS SHALL BE HIGH-CLEARANCE.
  - EXTERIOR DOORS 100.1 AND 100.2 & 102 SHALL BE INSULATED.
  - INTERIOR DOOR 103 SHALL BE 2-HR RATED, TEMPERED SAFETY GLAZING SHALL BE RATED FOR 1 1/2 HRS.

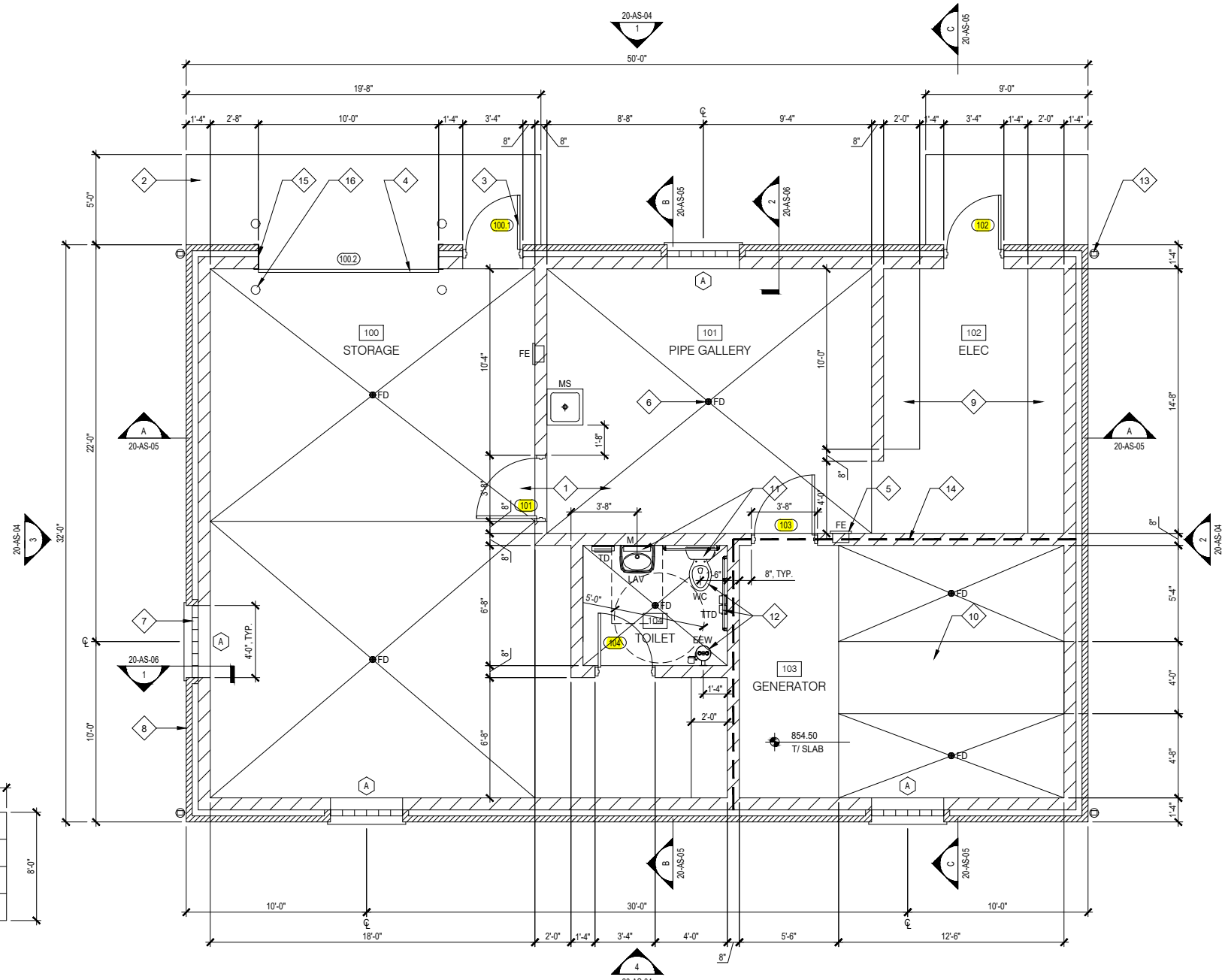
| ROOM FINISH SCHEDULE |          |                     |        |        |        |        |       |      |         |         |              |
|----------------------|----------|---------------------|--------|--------|--------|--------|-------|------|---------|---------|--------------|
| BUILDING             | ROOM NO. | ROOM NAME           | WALLS  |        |        |        | FLOOR | BASE | CEILING |         | REMARKS      |
|                      |          |                     | N      | E      | S      | W      |       |      | MAT'L   | HEIGHT  |              |
| LIFT STATION NO. 2   | 100      | STORAGE             | CMU/PT | CMU/PT | CMU/PT | CMU/PT | SC    | N/A  | GWB     | 10'-2"± | NOTE-1, 2    |
|                      | 101      | PIPE GALLERY        | CMU/PT | CMU/PT | CMU/PT | CMU/PT | SC    | N/A  | GWB     | 10'-2"± | NOTE-1, 2    |
|                      | 102      | ELECTRICAL          | CMU/PT | CMU/PT | CMU/PT | CMU/PT | SC    | N/A  | GWB     | 10'-2"± | NOTE-1, 2    |
|                      | 103      | EMERGENCY GENERATOR | CMU/PT | CMU/PT | CMU/PT | CMU/PT | SC    | N/A  | GWB     | 10'-2"± | NOTE-1, 2, 3 |
|                      | 104      | TOILET              | CMU/PT | CMU/PT | CMU/PT | CMU/PT | SC    | N/A  | GWB     | 10'-2"± | NOTE-1, 2    |

**ROOM FINISH SCHEDULE ABBREVIATIONS:**

C - CONCRETE  
CMU - CONCRETE MASONRY UNIT  
GWB - 5/8" TYPE-X MOISTURE-RESISTANT GYPSUM WALL BOARD, FINISHED, ORANGE-PEEL TEXTURED & PAINTED

PT - PAINTED  
SC - SEALED CONCRETE

- ROOM FINISH SCHEDULE NOTES:**
- SEALED CONCRETE FINISH: (2) COATS ARMOR 'AR350' OR EQ., FOLLOW MFR RECOMMENDATIONS FOR SURFACE PREP, MIXING & APPLICATION RATES.
  - GWB 5/8" MOISTURE-RESISTANT, TYPE-X, MAX. INSTALLATION GAP 1/16".
  - 2-HR FIRE SEPARATION AREA: PROVIDE (2) LAYERS 5/8" TYPE-X GWB AT RM 103 CEILING. MUD & TAPE BOTH LAYERS; FINISHED, PAINTED & TEXTURED EXPOSED SURFACE ONLY.



FLOOR PLAN

1  
1/4" = 1'-0"

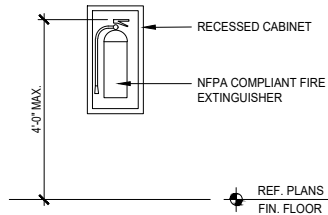
## GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- REFERENCE DETAIL 4/100-AS-02 & 5/100-AS-02 FOR APPLICABLE HEAD, JAMB, SILL AND/OR THRESHOLD DETAILS OF CONSTRUCTION.

## KEY NOTES

- CONCRETE FLOOR SLAB-ON-GRADE: 4" THICK ROOMS 102 & 104, 6" THICK REMAINING ROOMS
- CONCRETE FROST-PROTECTED STRUCTURAL STOOP
- INSULATED HOLLOW METAL DOOR, FRAME & HARDWARE, REF. DETAIL THIS SHEET AND SPECIFICATIONS 08 11 13 & 08 71 00
- INSULATED METAL SECTIONAL OVERHEAD DOOR, REF. DETAIL THIS SHEET AND SPECIFICATION 08 36 13
- FIRE EXTINGUISHER IN CABINET: INSET-MOUNTED CABINET, REF. FIRE EXTINGUISHER MOUNTING ELEVATION THIS SHEET, TYP.
- FLOOR DRAIN (FD), REF. PLUMBING DRAWINGS & FOUNDATION PLAN FOR ELEVATION(S), TYP.
- GLASS BLOCK WINDOW ASSEMBLY AT LOCATIONS SHOWN AND DENOTED 'A', (4) LOCATIONS, TYP.
- 16" INSULATED MASONRY CAVITY WALL, REF. APPLICABLE DETAILS FOR CONSTRUCTION.
- 4" RAISED CONC. PAD, ALSO REF. ELEC. DWGS
- EMERGENCY GENERATOR RAISED ISOLATED BASE
- TOILET ROOM FIXTURES: WC = WATER CLOSET, LAV = LAVATORY, EEW = EMERGENCY EYE WASH, MS = MOP SINK, REF. PLUMBING DRAWINGS & SPECIFICATIONS, ALSO REF. 1/100-AS-03 & 2/100-AS-03 FOR APPLICABLE MOUNTING INFORMATION
- TOILET ROOM ACCESSORIES: GB = STAINLESS STEEL GRAB BARS, TTD = TOILET TISSUE DISPENSER, TD = TOWEL DISPENSER, M = MIRROR, REF. SPECIFICATION 10 80 00 AND REF. 1/100-AS-03 & 2/100-AS-03 FOR APPLICABLE MOUNTING INFORMATION, MOUNT FIXTURE 'EEW' OUTSIDE 5'-0" CLEARANCE RADIUS SHOWN
- FACTORY-FINISHED ALUM. DOWNSPOUT TO UNDERDRAIN SYSTEM, REF. SITE DWGS, TYP. (4) LOCATIONS SHOWN
- 2-HR RATED WALL AND CEILING SYSTEM REQUIRED BETWEEN GENERATOR ROOM 103 AND ADJACENT STRUCTURE (HEAVY DASHED LINE)
- 1/8" PLATE STEEL PROTECTIVE JAMB COVER, 2" RETURNS, GALVANIZED & PAINTED, (2) REQ'D
- 8" CONCRETE-FILLED STEEL PIPE BOLLARD

**FIRE EXTINGUISHER NOTE:**  
PROVIDE (2) WALL FIRE EXTINGUISHERS (FE), GENERAL LOCATIONS AS SHOWN ON FLOOR PLAN. COORDINATE EXACT PLAN LOCATION TO ACCOMMODATE INSTALLATIONS BY OTHER TRADES.



FIRE EXTINGUISHER MOUNTING ELEVATION

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STRUCTURE PLAN & CODE

2023 LIFT STATION 2 IMPROVEMENTS

Marsh Woods Drive

Village of McFarland, Wisconsin

PROJECT NO.:  
MC 198

DRAWING FILE:

DRAWN BY:  
WTS

CHECKED BY:

DATE: 7/31/23

REVISIONS:

SCALE:

0 1 2 4  
FEET

SHEET:

20-AS-01

20-AS-01

20-AS-01

20-AS-01

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20-AS-01

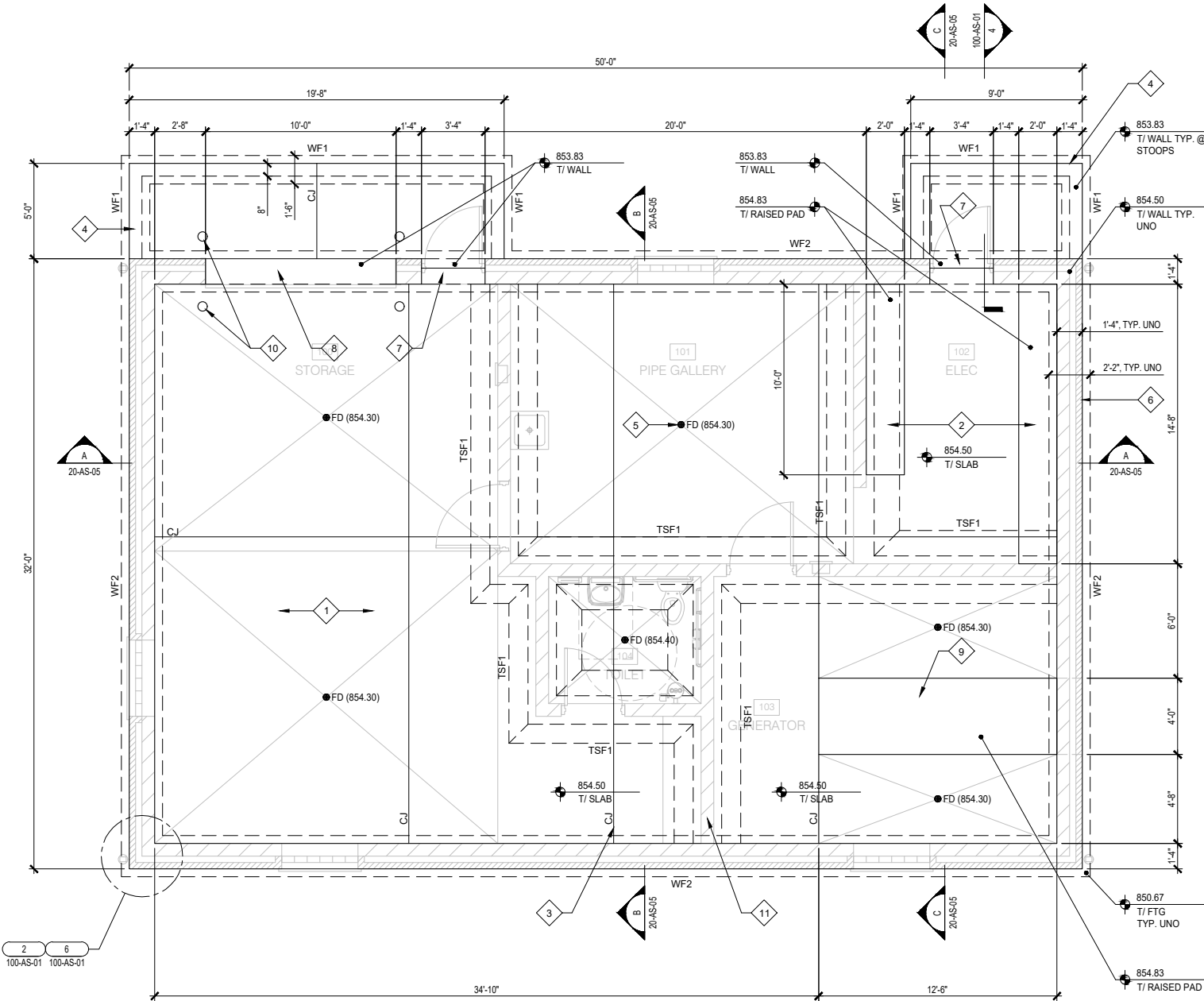
20-AS-01

COORD ISSUE - NOT FOR CONSTRUCTION (7/31/23)

NOTE:  
ALL FINISH-EXPOSED FORMED CONCRETE SURFACES SHALL RECEIVE A SMOOTH RUBBED FINISH PER SPECIFICATION SECTION 03 30 00 (3.7). CONCRETE SLABS SHALL BE FINISHED TO TOLERANCE  $F_2=25$ ,  $F_1=20$ , UNO.

| WALL FOOTINGS |        |        |              |                   |
|---------------|--------|--------|--------------|-------------------|
| MARK          | SIZE   |        | REINF.       | REMARKS           |
|               | W (IN) | T (IN) |              |                   |
| WF1           | 1'-6"  | 12"    | (2) #4 CONT. | -                 |
| WF2           | 2'-0"  | 12"    | (3) #5 CONT. | -                 |
| TSF1          | 1'-8"  | 12"    | -            | REF. 12/100-AS-01 |

NOTES:  
1. FOOTINGS ARE CENTERED BELOW CONCRETE (OR CMU) WALLS TYP. UNO.  
2. INSTALL CONC. WALL-TO-FOOTING DOWELS, #4 X 24" STRAIGHT DOWELS @ 48" O.C., 9" EMBED. INTO FOOTING, TYP. UNO.



FOUNDATION PLAN

1

1/4" = 1'-0"

GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- REF. 8/100-AS-01 FOR CONCRETE REINFORCING LAP SPLICE TABLE AND REINFORCING CLEAR COVER REQUIREMENTS.
- REF. 3/100-AS-01 FOR CONCRETE REINFORCING TYPICAL BAR BEND DETAILING.
- SEQUENCED CONCRETE PLACEMENT SHALL UTILIZE LAP SPLICES AS INDICATED IN 8/100-AS-01 EXCEPT WHERE APPROVED BY A/E IN ADVANCE WHERE DETAIL 7/100-AS-01 MAY BE PERMITTED.
- REF. 11/100-AS-01 FOR UTILITY PIPING/CONDUIT CONFLICTS WITH FOUNDATION, TYP.
- A SITE-SPECIFIC GEOTECHNICAL SUBSURFACE INVESTIGATION AND REPORT WAS COMPLETED FOR THE SITE. RECOMMENDATIONS THEREIN SHALL BE INCORPORATED INTO THE PROJECT REQUIREMENTS. IN GENERAL, BIDDER SHALL PROVIDE FOR ENTIRE PROJECT BASE BID TO INCLUDE THE FOLLOWING SOILS WORK:

- PREPARE BUILDING FOOTING BEARING SOILS TO MEET MINIMUM CAPACITY INDICATED IN 'BASIS OF BUILDING STRUCTURAL DESIGN' TABLE ON SHEET 02-AS-01. SUBSTANDARD SOILS THAT MAY BE ENCOUNTERED REQUIRING ADDITIONAL SUB-GRADE REMOVAL & REPLACEMENT WITH ENGINEERED FILL, AS APPROVED IN ADVANCE BY ENGINEER, SHALL BE PROVIDED FOR WITH UNIT COSTS UNDER SUPPLEMENTAL BID ITEM.

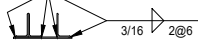
- PREPARE CONCRETE FLOOR SLAB-ON-GRADE SUB-GRADE AS DETAILED IN REPORT, OR AS OTHERWISE DETAILED ON DRAWINGS WHICHEVER PROVIDES FOR GREATER SUB-GRADE CAPACITY. MIN. 6" COMPACTED AGGREGATE BASE BELOW FLOOR SLAB-ON-GRADE REQUIRED. ALSO REF. 5/100-AS-01 FOR VAPOR RETARDER REQUIREMENTS.

- FOR DETAILED DESCRIPTION OF SOILS AND FOUNDATION SUB-GRADE PREPARATION, REFER TO:

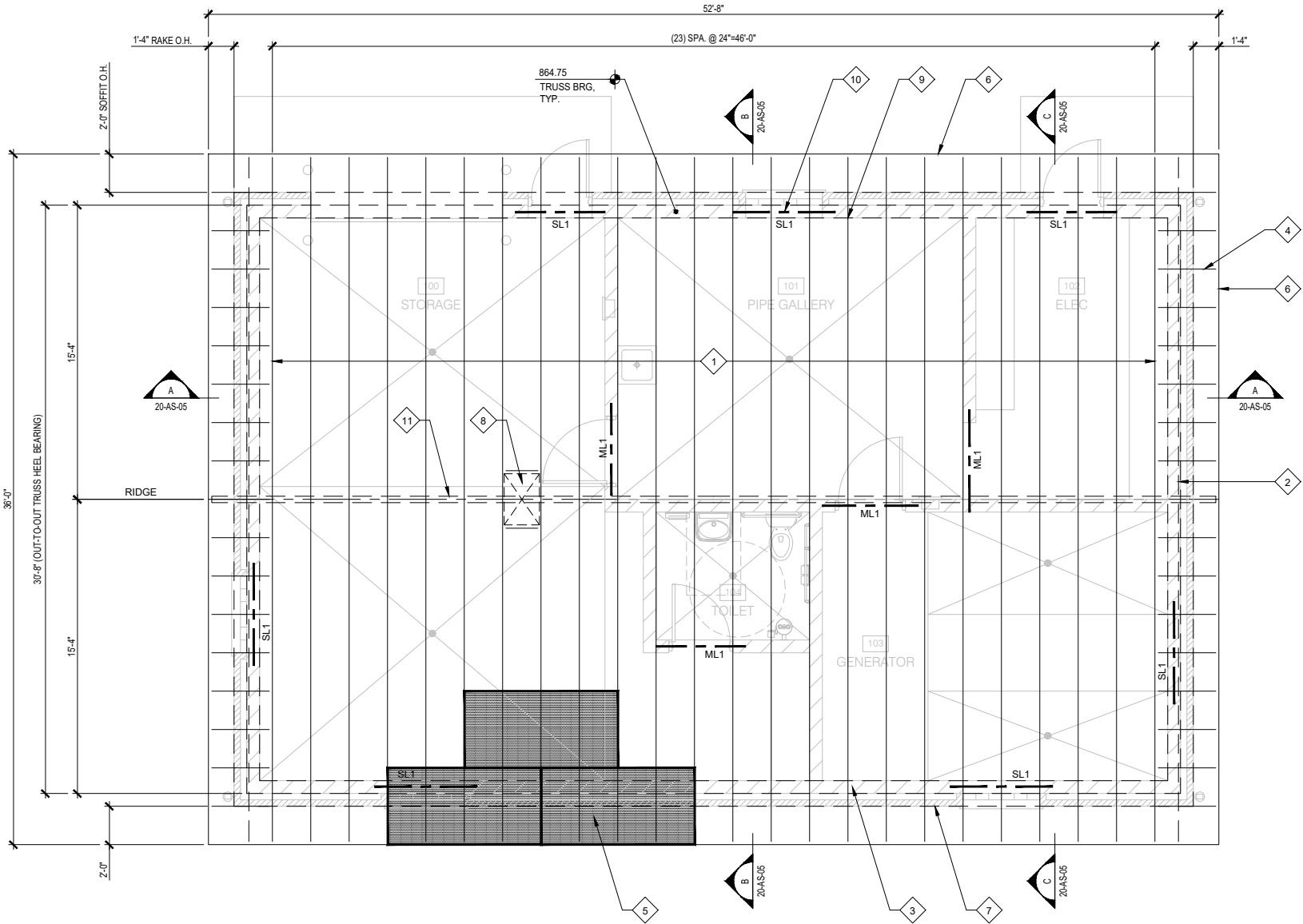
GEOTECHNICAL EXPLORATION REPORT  
CGC, INC.  
MAY 26, 2023  
CGC REPORT NO.: C23162  
CGC CONTACT:  
TIM F. GASSENHEIMER, PE, CST  
2921 PERRY ST., MADISON, WI 53713  
608-288-7887

KEY NOTES

- CONCRETE SLAB-ON-GRADE:
  - ROOMS 102 & 104: 4" THICK, REINF. W/6X6 W1.4 X W1.4 WWF, SLAB PLACED OVER 10 MIL VAPOR RETARDER
  - ELSEWHERE: 6" THICK, REINFORCE W/ (1) MAT #4 BARS @ 16" O.C. E.W. CENTERED IN SLAB, SLAB PLACED OVER 10 MIL VAPOR RETARDER
  - STRUCTURAL STOOPS: REF. 4/100-AS-01
  - WHERE WWF SPECIFIED, FURNISH IN FLAT SHEETS, CENTER IN SLAB, MIN. 6" OVERLAP WWF SHEET EDGES, REF. 6/100-AS-03 FOR SUB-GRADE PREP. & POLY VAPOR RETARDER REQUIREMENTS, SLAB FINISH TOLERANCE F/F = 25, F/L = 20. STEEL TROWEL FINISH INTERIOR SLABS, BROOM FINISH EXT. SLABS, PITCH FLOOR TO FLOOR DRAINS WHERE PRESENT, TYP.
- 4" RAISED EQUIPMENT PAD, ALSO REF. ELEC. DWGS
- CONCRETE SLAB CONTROL JOINT (CJ), SAW-CUT WITHIN 12 HRS CONCRETE PLACEMENT/FINISHING, REF. 5/100-AS-01
- NEW STRUCTURAL CONCRETE STOOP AT EXTERIOR WALK DOORS & OVERHEAD DOOR
- FLOOR DRAIN, FLOOR SLOPE AS SHOWN, T/DRAIN EL. AS SHOWN IN PARENTHESIS, ALSO REF. PLUMBING DWGS
- CONCRETE FROST WALL AND CONT. FTG
- DROP T/WALL ELEVATION DOWN 8" AT WALK DOOR OPENINGS TO ALLOW STOOP SLAB OVER-POUR. LOCATE CONSTRUCTION JOINT BETWEEN INTERIOR SLAB AND EXT. STOOP SLAB BELOW THRESHOLD
- DROP T/WALL ELEVATION DOWN 8" AT OVERHEAD DOOR OPENING TO ALLOW GARAGE FLOOR SLAB OVER-POUR
- ISOLATED RAISED EQUIPMENT BASE, REF. 3/100-AS-03, SIM/TYP.
- 8" CONCRETE-FILLED STEEL PIPE BOLLARD, REF. 8/100-AS-02, TYP.
- THICKENED SLAB FOOTING, REF. SCHEDULE THIS SHEET, TYP.

| LINTEL SCHEDULE |                                                                                |                                                                                                                   |
|-----------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| MARK            | TYPE                                                                           | DETAIL/REMARKS                                                                                                    |
| ML1             | 8"W. BOND BEAM W/2-#5 CONT. (& LOOSE STEEL LINTEL AT MASONRY VENEER LOCATIONS) |  GROUT W/ MIN. 3,000 PSI CONC. |
| SL1             | B/B L6X3 1/2X3/8 (LLV) WITH 3/8" T. BOT. PL., PL. WIDTH = WALL MINUS 1"        |  3/16 2@6                      |

- NOTES:
- MINIMUM LINTEL BEARING 8" UNLESS DETAILED OTHERWISE.
  - INSTALL LINTEL TYPE 'ML1' AT MISC. HVAC OPENINGS < 24" WIDE (NOT SHOWN).



ROOF FRAMING PLAN

1

1/4" = 1'-0"



GENERAL NOTES

- KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- VERIFY SIZE AND LOCATION OF ANY AND ALL ROOF & WALL OPENINGS WITH MECHANICAL, HVAC AND ELECTRICAL CONTRACTORS. OPENINGS LESS THAN 24 INCHES IN DIMENSION ARE GENERALLY NOT SHOWN.
- UNO, WOOD FASTENING SHALL BE COMPLETED IN ACCORDANCE WITH IBC 2015 TABLE 2304.9.1
- TRUSS COMPONENT DELEGATED DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH PROVISIONS OF THE WISCONSIN DEPARTMENT OF ADMINISTRATIVE CODE, CHAPTER SPS 362 (CURRENT EDITION).
- G.C. SHALL SUBMIT THE FOLLOWING COMPONENT DESIGNS TO A/E: WOOD ROOF TRUSSES.
- NEW TRUSS WEB GEOMETRY SHALL BE AS DESIGNED BY TRUSS SUPPLIER.
- TRUSS DESIGN SUPERIMPOSED DEAD AND LIVE DESIGN LOADS:
  - DL: 15 PSF TOP CHORD, 5 PSF BOT. CHORD
  - LL: 25 PSF TOP CHORD, 5 PSF BOT. CHORD
- REF. 7/100-AS-02 FOR PERMANENT TRUSS BRACING REQUIREMENTS. BRACING INSTALLATION SHALL BE IN COMPLIANCE WITH 'BUILDING COMPONENT SAFETY INFORMATION' (BCSI) MANUAL JOINTLY PRODUCED BY THE TRUSS PLATE INSTITUTE (TPI) AND STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA), 2013 EDITION., UPDATED MARCH 2015.
- INSTALL PERMANENT TRUSS BRIDGING AS RECOMMENDED BY TRUSS SUPPLIER.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED.

KEY NOTES

- WOOD COMMON TRUSSES AT 24" O.C., TYP.
- STEP-DOWN WOOD END WALL TRUSS, TYP.
- TRUSS BEARING ON 8" CMU STRUCTURAL WYTHE P.T. WOOD NAILER PLATES BELOW
- 2X LOOKOUTS @ 24" O.C.
- 19/32" STRUCTURAL USE OSB SHEATHING, SPAN RATING 32/16, SPAN PERPENDICULAR TO TRUSS, STAGGER JOINTS
- 2X8 FASCIA ALL AROUND
- MASONRY CAVITY WALL BELOW (DASHED LINES)
- 22"X32" ATTIC ACCESS, PROVIDE MITERED 1X4 FINISH WOOD TRIMMED OPENING, REMOVABLE ACCESS PANEL: PLYWOOD & 5/8" TYPE-X GWB FINISH SURFACE, GRAVITY MOUNTED, 3" MIN. POLYSTYRENE ON ATTIC SIDE, EXPOSED WOOD PAINTED
- SIMPSON STRONG-TIE 'H2.5' (OR EQ.) HOLD-DOWN ANCHOR, EA. TRUSS BRG. OPTION: USE (1) MITEK 'TIMBERLOK' THROUGH DOUBLE TOP PLATE INTO BOT. CHORD TRUSS AT EA. TRUSS AND/OR LOOKOUT BEARING (MIN. SERVICE CAPACITY UPLIFT = 420#, SHEAR = 320# EA. ANCHOR), OR APPROVED EQUAL
- STEEL (OR MASONRY) LINTEL OVER OPENING, REF. LINTEL SCHEDULE THIS SHEET, TYP.
- CONT. RIDGE VENT ABOVE (DASHED LINE)

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ROOF FRAMING PLAN

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.: MC 198

DRAWING FILE:

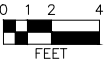
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DATE: 6/28/23

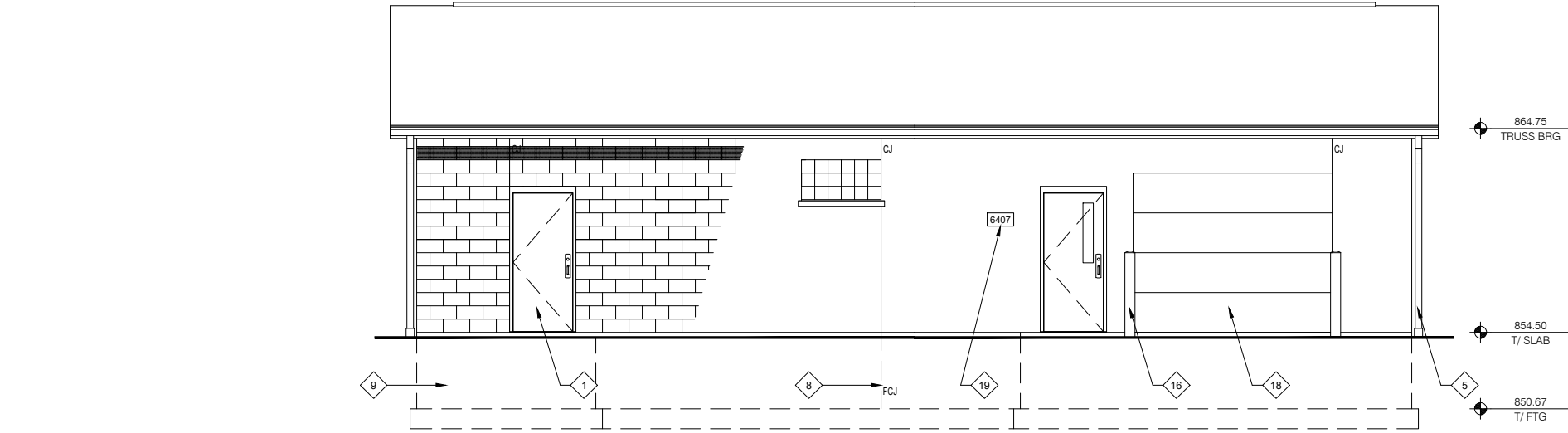
REVISIONS:

SCALE:

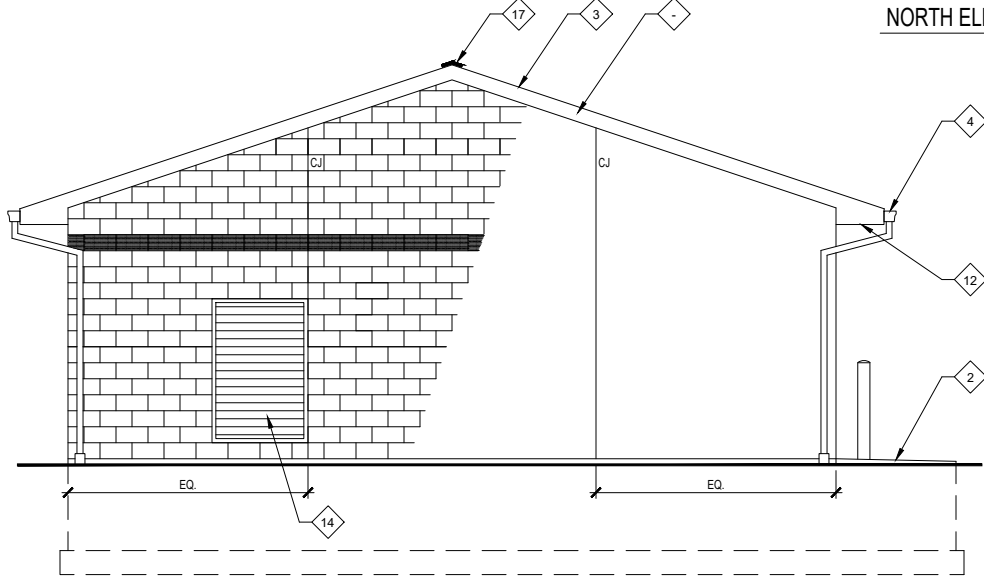


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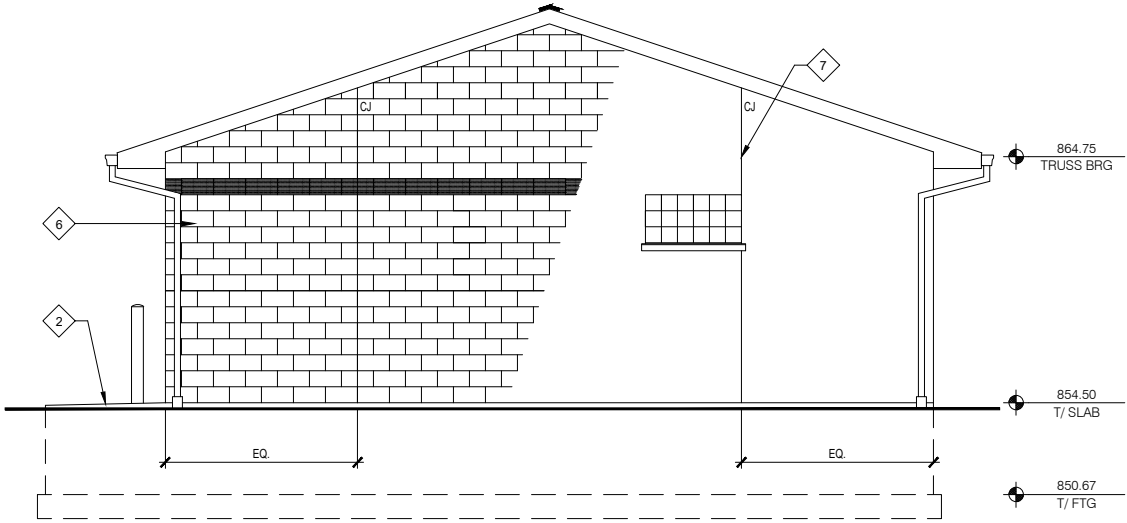
20-AS-03



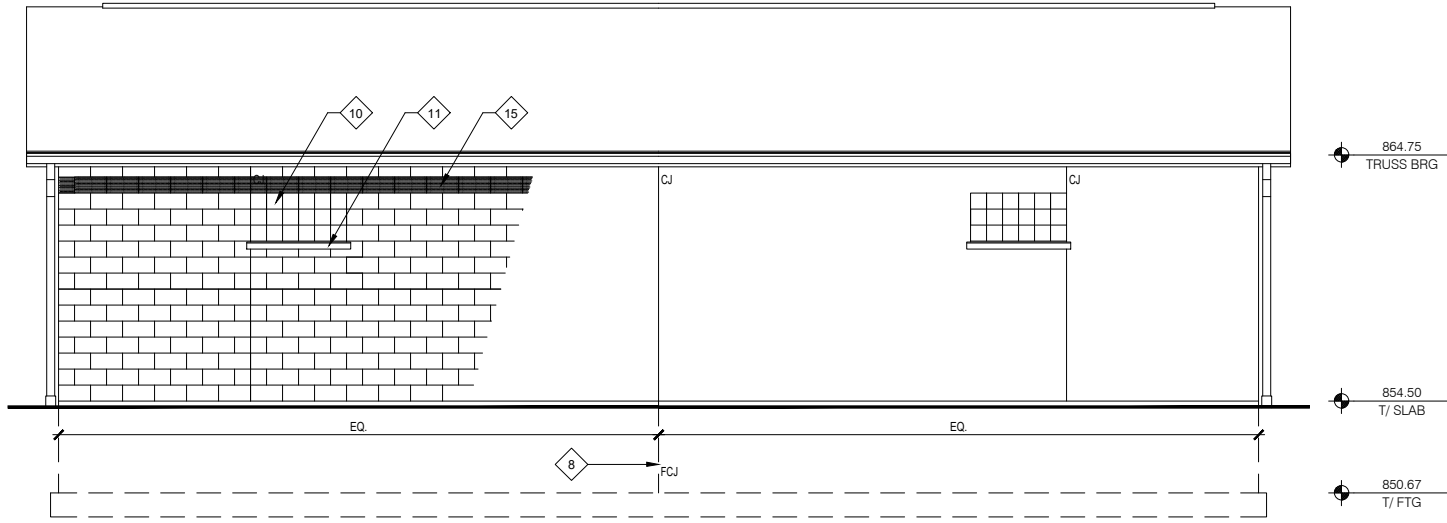
NORTH ELEVATION 1



EAST ELEVATION 2



WEST ELEVATION 3



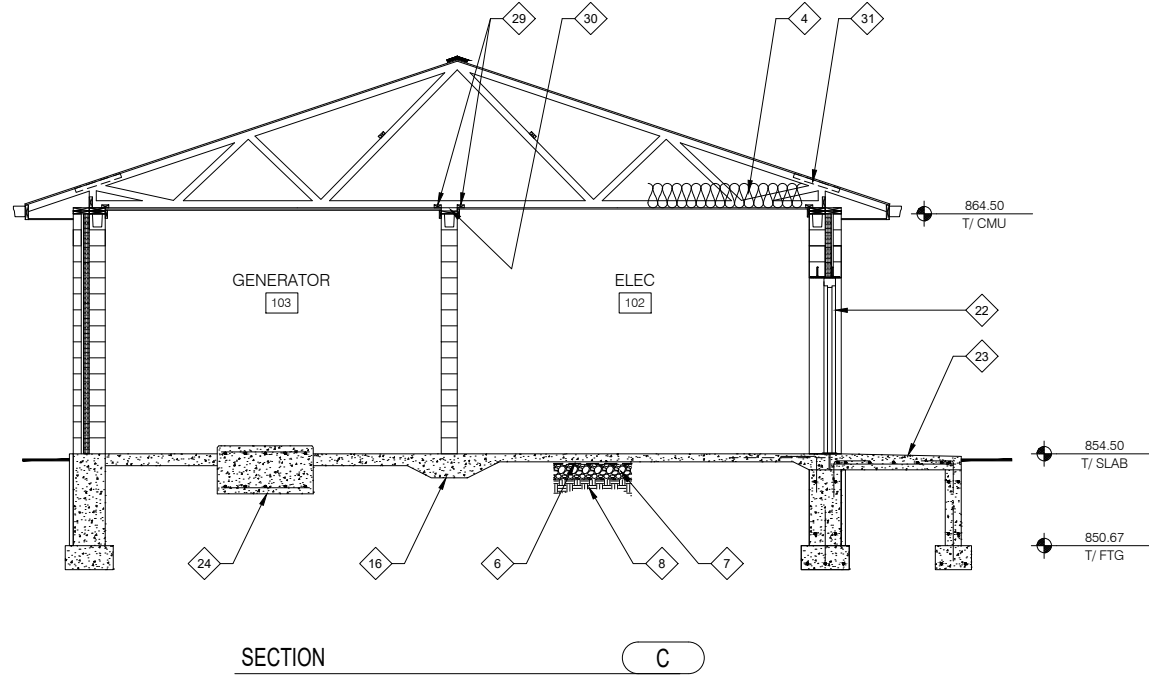
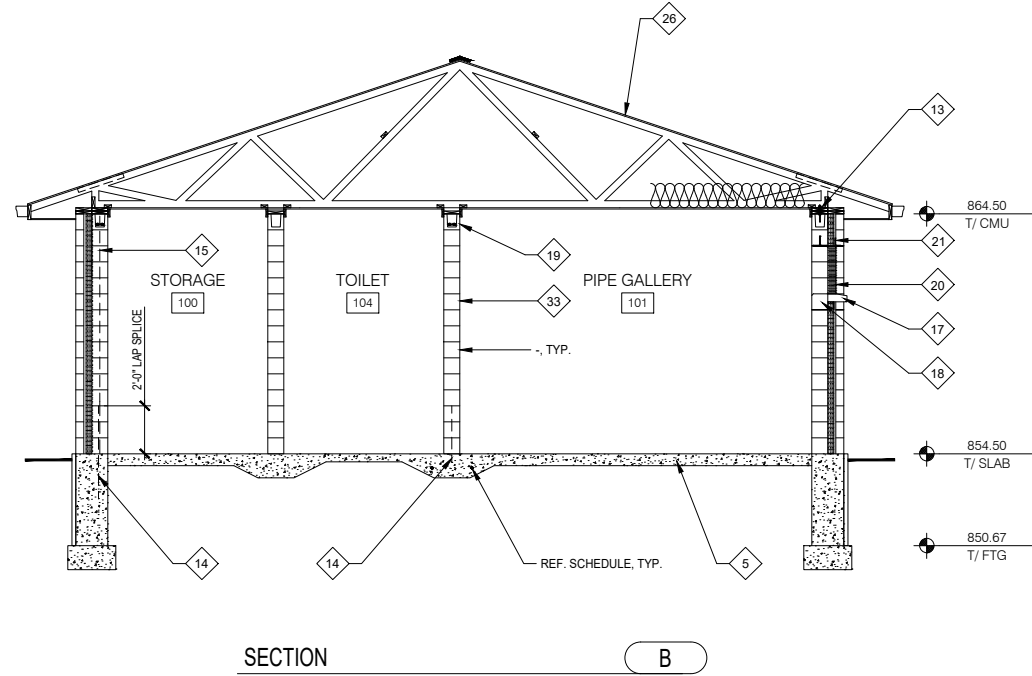
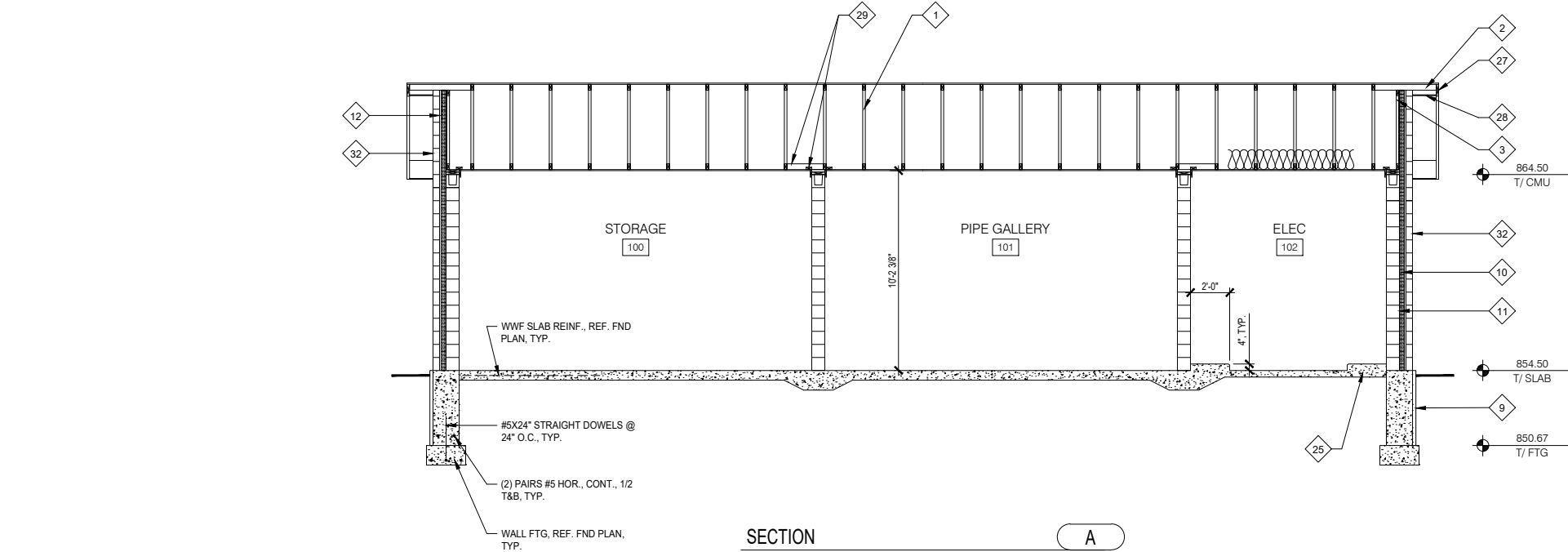
SOUTH ELEVATION 4

GENERAL NOTES

1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
2. EXPOSED CONCRETE SURFACES TO RECEIVE 'GROUT-CLEAN RUBBED FINISH' PER SPECIFICATION SECTION 03 30 00, TYP. AS APPLICABLE.

KEY NOTES

1. HOLLOW METAL DOOR, FRAME & HARDWARE, AS SCHEDULED
2. STRUCTURAL CONCRETE STOOP
3. FIBERGLASS-ASPHALT ROOF SYSTEM, REF. SPECIFICATIONS & APPLICABLE DETAILS FOR UNDERLAYMENT, DRIP EDGE, FLASHING, AND ICE & WATER SHIELD REQUIREMENTS
4. FACTORY-FINISHED SEAMLESS TYPE-K COMMERCIAL ALUMINUM 6"W. GUTTER
5. FACTORY-FINISHED 3" X 4" DOWNSPOUT SYSTEM, DISCHARGE INTO BELOW-GRADE STORM WATER CONVEYANCE SYSTEM, TYP. AT (4) LOCATIONS SHOWN
6. INSULATED CAVITY-WALL MASONRY STRUCTURE, SPLIT-FACED CMU VENEER, RUNNING BOND
7. MASONRY CONTROL JOINT (CJ) AT LOCATIONS SHOWN, REF. 3/100-AS-02, TYP.
8. FOUNDATION CONTROL JOINT (FCJ), ONLY AT (2) LOCATIONS SHOWN, ALIGN WITH MASONRY CONTROL JOINT, REF. 1/100-AS-01
9. CAST-IN-PLACE CONCRETE FOUNDATION
10. GLASS BLOCK WINDOW SYSTEM, TYP.
11. PRECAST CONCRETE SILL WITH DRIP, TYP.
12. FACTORY-FINISHED VENTED ALUMINUM SOFFIT, TYP. AT EAVE AND RAKE
13. FACTORY-FINISHED ALUMINUM CLAD FASCIA SYSTEM, TYP.
14. LOUVER, REF. HVAC DWGS
15. CMU VENEER ACCENT COURSE, RUNNING BOND
16. 8" CONCRETE-FILLED PIPE BOLLARD, (2) LOC. SHOWN, REF. 8/100-AS-02
17. CONT. RIDGE VENT SYSTEM, ASPHALT SHINGLE EXPOSED SURFACE TO MATCH ROOF SHINGLE SYSTEM
18. INSULATED METAL SECTIONAL OVERHEAD DOOR
19. ADDRESS INSERT BLOCK, COORDINATE MATERIAL, STYLE AND '6407' FONT WITH OWNER

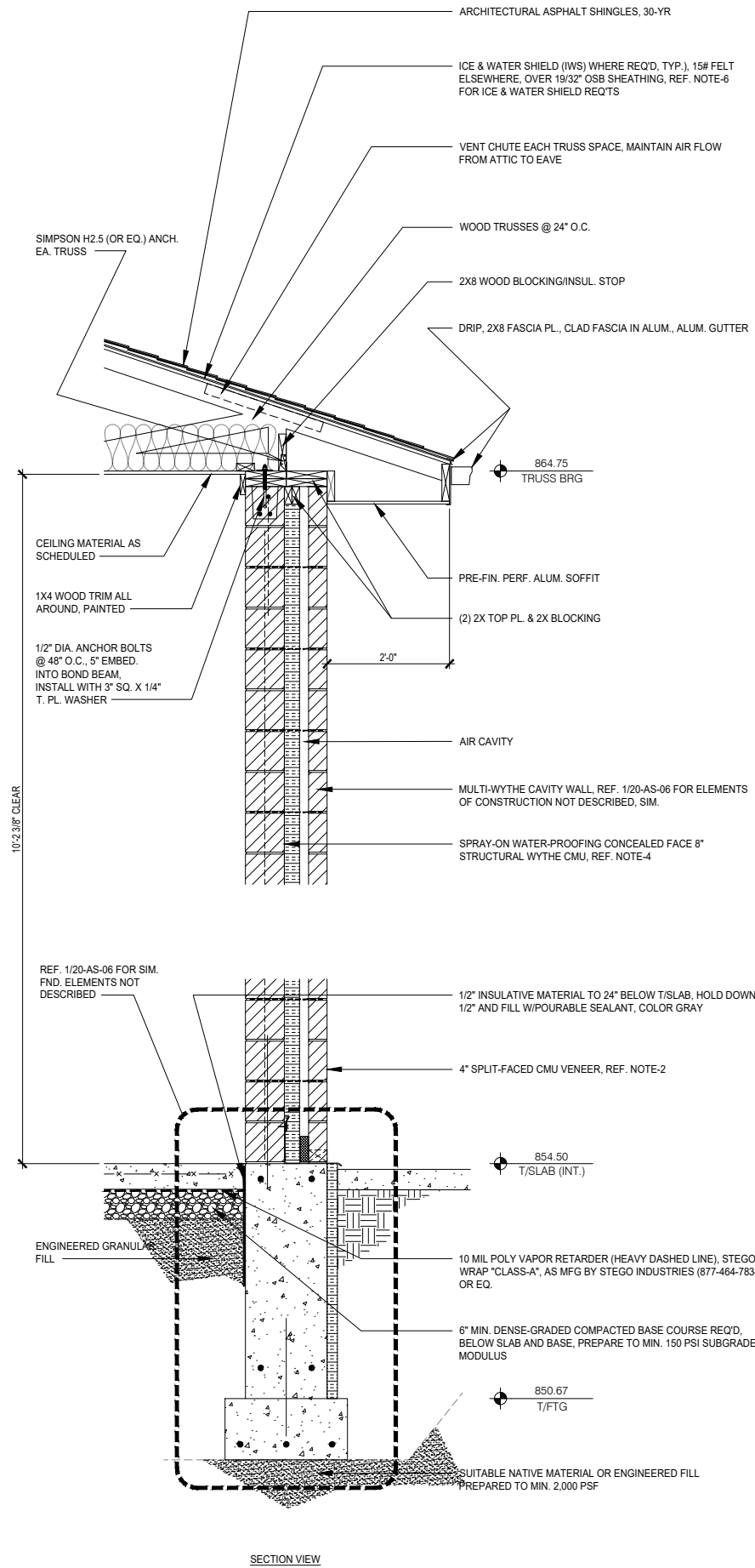
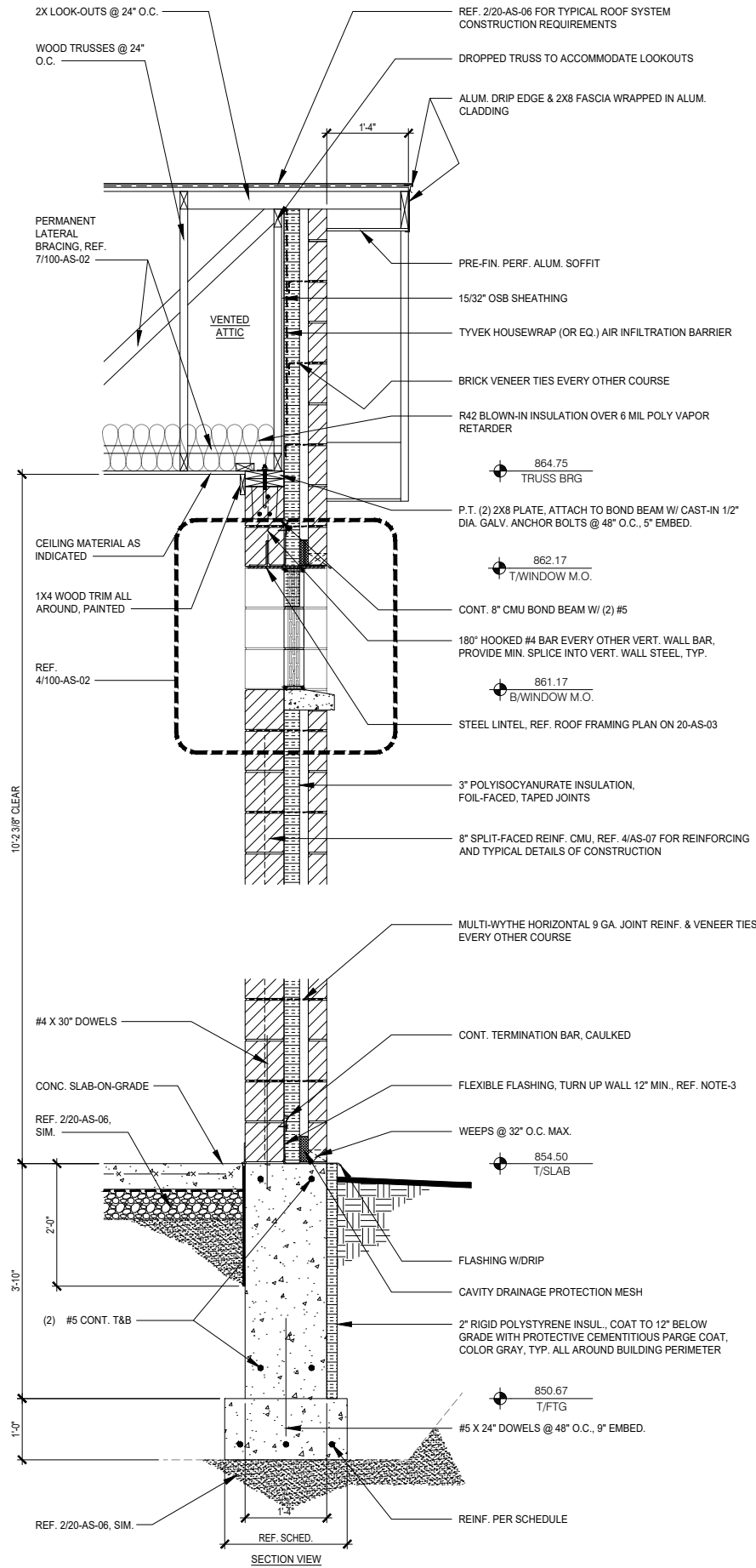


- GENERAL NOTES**
1. KEY NOTES BELOW APPLY TO THIS SHEET ONLY.
- KEY NOTES**
- WOOD ROOF TRUSSES @ 24" O.C.
  - 2X LOOK-OUTS AT 24" O.C.
  - DROPPED ENDWALL TRUSS TO ACCEPT LOOK-OUTS, TYP.
  - R42 BLOWN-IN INSULATION OVER 6 MIL POLY VAPOR RETARDER, TYP.
  - CONCRETE SLAB-ON-GRADE, REF. 20-AS-02 FOR REINF.
  - 10 MIL POLY VAPOR RETARDER, TYP. IMMEDIATELY BELOW ALL INTERIOR SLAB-ON-GRADE FLOORS, TYP.
  - MIN. 6" COMPACTED CRUSHED AGGREGATE SUB-BASE BELOW SLABS-ON-GRADE, TYP.
  - REF. GENERAL NOTES ON SHEET 20-AS-02 FOR SUB-GRADE PREP. REQUIREMENTS AT SLAB-ON-GRADE, THICKENED SLABS AND CONTINUOUS WALL FOOTINGS
  - 2" POLYSTYRENE INSULATION TO MIN. 48" BELOW GRADE, TYP. AT PERIM. WALLS, FIRST COAT EXT. BUILDING WALLS BELOW GRADE W/ ASPHALTIC COATING, SPRAY-APPLIED, COAT EXPOSED FACE INSULATION TO 12" BELOW GRADE WITH PROTECTIVE CEMENTITIOUS COATING, COLOR GRAY, TYP.
  - 3" POLYISOCYANURATE INSULATION, FOIL-FACED & TAPED, TYP.
  - SPRAY-ON MOISTURE BARRIER CONCEALED FACE 8" STRUCTURAL WYTHE, TYP.
  - 15/32" OSB WALL SHEATHING AT GABLE END WALL TRUSSES, INSTALL AIR-INFILTRATION BARRIER OVER OSB PRIOR TO VENEER TIE ATTACHMENT, TYP.
  - 1/2" DIA. EXPANSION ANCHORS @ MAX. 48" O.C. THRU DOUBLE P.T. BEARING PLATE, INSTALL W/ 3" SQ. X 1/4" PL. WASHER AT EA. ANCHOR, TYP.
  - MASONRY DOWELS, REF. 1/100-AS-02, TYP.
  - REINFORCED STRUCTURAL MASONRY WYTHE, REF. 1/100-AS-02, TYP.
  - THICKENED SLAB FOOTING, REF. FND PLAN FOR REINF.
  - PRECAST CONC. SILL WITH DRIP, TYP.
  - SOLID BULLNOSE CMU AT INT. WINDOW SILL, TYP.
  - CONT. BOND BEAM UNIT, REINF. W/ (2) #5 CONT., TYP.
  - GLASS BLOCK WINDOW ASSEMBLY, REF. SCHED., TYP.
  - STEEL LINTEL, REF. ROOF FRAMING PLAN & SCHEDULE
  - HOLLOW METAL DOOR & FRAME
  - REINFORCED CONCRETE STRUCTURAL STOOP, REF. 4/100-AS-01, TYP.
  - RAISED EQUIP. BASE, ISOLATED, REF. 3/100-AS-03 FOR REINF., REF. 'H' DWGS & CONFIRM T/ BASE EL. BASED ON EQUIP. FINAL SELECTION PRIOR TO CONSTRUCTION
  - 4" RAISED EQUIPMENT PAD, REF. 9/100-AS-01, ALSO REF. 'E' DWGS
  - 19/32" OSB ROOF SHEATHING
  - FACTORY-FINISHED ALUM. CLADDING OVER 2X8 FASCIA, TYP.
  - FACTORY-FINISHED VENTED ALUM. SOFFIT, TYP.
  - WOOD BLOCKING FOR TOP OF WALL BRACING & TRIM ATTACHMENT, TYP.
  - INTERIOR PARTITION WALLS RECEIVE ONLY (1) P.T. TOP PLATE, AT WALLS SEPARATING RM 103 PACK SPACE BETWEEN TOP PLATE & TRUSS BOTTOM CHORD WITH FIRE SAFINGS TO 2-HR PROTECTION LIMIT, TYP.
  - VENT CHUTE EA. TRUSS SPACE
  - SPLIT-FACED CMU VENEER, RUNNING BOND
  - INTERIOR CMU PARTITION WALLS ARE VERTICALLY UNREINFORCED EXCEPT FOR DOWELS INDICATED, REF. 1/100-AS-02 FOR REQUIRED HORIZONTAL JOINT AND BOND BEAM REINFORCING, TYP.

NOTE:  
REINFORCING NOT SHOWN ALL LOCATIONS, WHERE TYPICAL REF.  
CONSTRUCTION NOTES ELSEWHERE THIS SHEET FOR SIMILAR  
REINFORCING REQUIREMENTS.

DETAIL 1 & 2/20-AS-06 NOTES:

- NOTES APPLY COLLECTIVELY TO SIMILAR DETAILING SHOWN IN DETAILS THIS SHEET.
- CMU VENEER TO BE COUNTY MATERIALS SPLIT-FACED CMU VENEER, OR EQ., SIZE: 8"H.X16"L.X4"T. (NOMINAL).
- CONT. FLEXIBLE FLASHING, GCP 'PERM-A-BARRIER', OR EQ., RETURN UP FACE OF CONCRETE WALL MIN. 12" AND FASTEN WITH CONT. TERMINATION BAR & CAULK.
- SPRAY-APPLY FLUID MOISTURE PROTECTION BARRIER TO CONCEALED FACE CMU WALL WITHIN CAVITY SPACE PRIOR TO FLEXIBLE FLASHING AND INSULATION INSTALLATION.
- HOLD-DOWN ANCHOR EA. TRUSS
- INSTALL ICE & WATER SHIELD CONT. BARRIER 5'-0" INWARD FROM ROOF EDGES AND RIDGE.



ENLARGED WALL SECTIONS

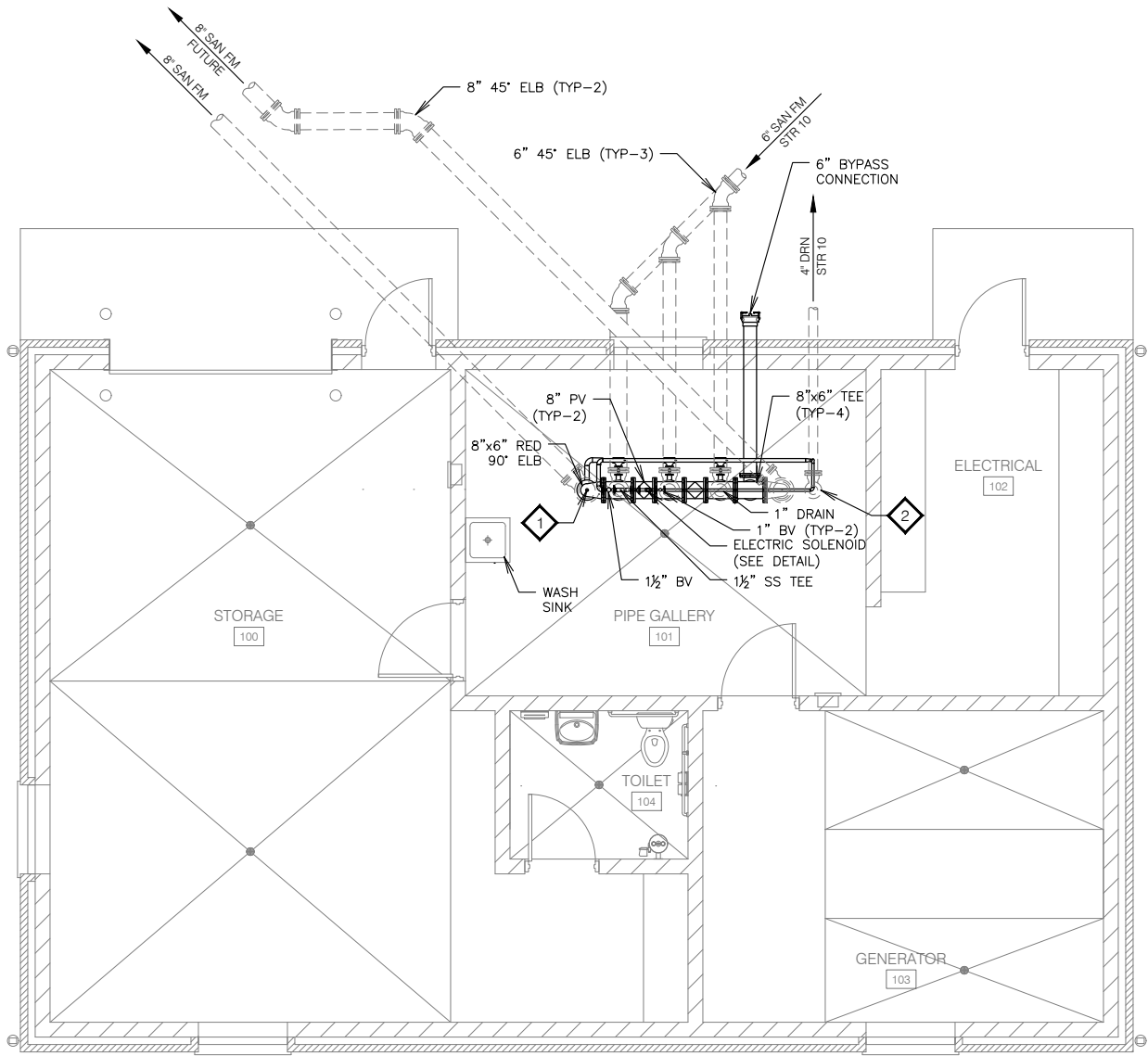
2023 LIFT STATION 2 IMPROVEMENTS

Marsh Woods Drive  
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TOWN & COUNTRY  
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|                 |         |
|-----------------|---------|
| PROJECT NO.:    | MC 198  |
| DRAWING FILE:   |         |
| DRAWN BY:       | WTS     |
| CHECKED BY:     |         |
| DATE:           | 6/28/23 |
| REVISIONS:      |         |
| SCALE:          |         |
| 0 1 2 4<br>FEET |         |
| SHEET:          | 06      |
| 20-AS-06        |         |



GENERAL NOTES

1. ALL PIPING SHALL BE EPOXY PAINTED DUCTILE IRON, CLASS 53, UNLESS NOTED.

KEY NOTES

1. 1/2" TAP WITH BALL VALVE FOR PRESSURE GAUGE.  
2. PROVIDE WYE FOR SANITARY DRAIN CONNECTION. ELEVATION DETERMINED BY PLUMBING PLANS.  
3. 1-1/2" SOLENOID AND SHUTOFF VALVE IN THE DOWN PIPE OF W2. FIELD VERIFY LOCATION.



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PROCESS PLAN  
STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

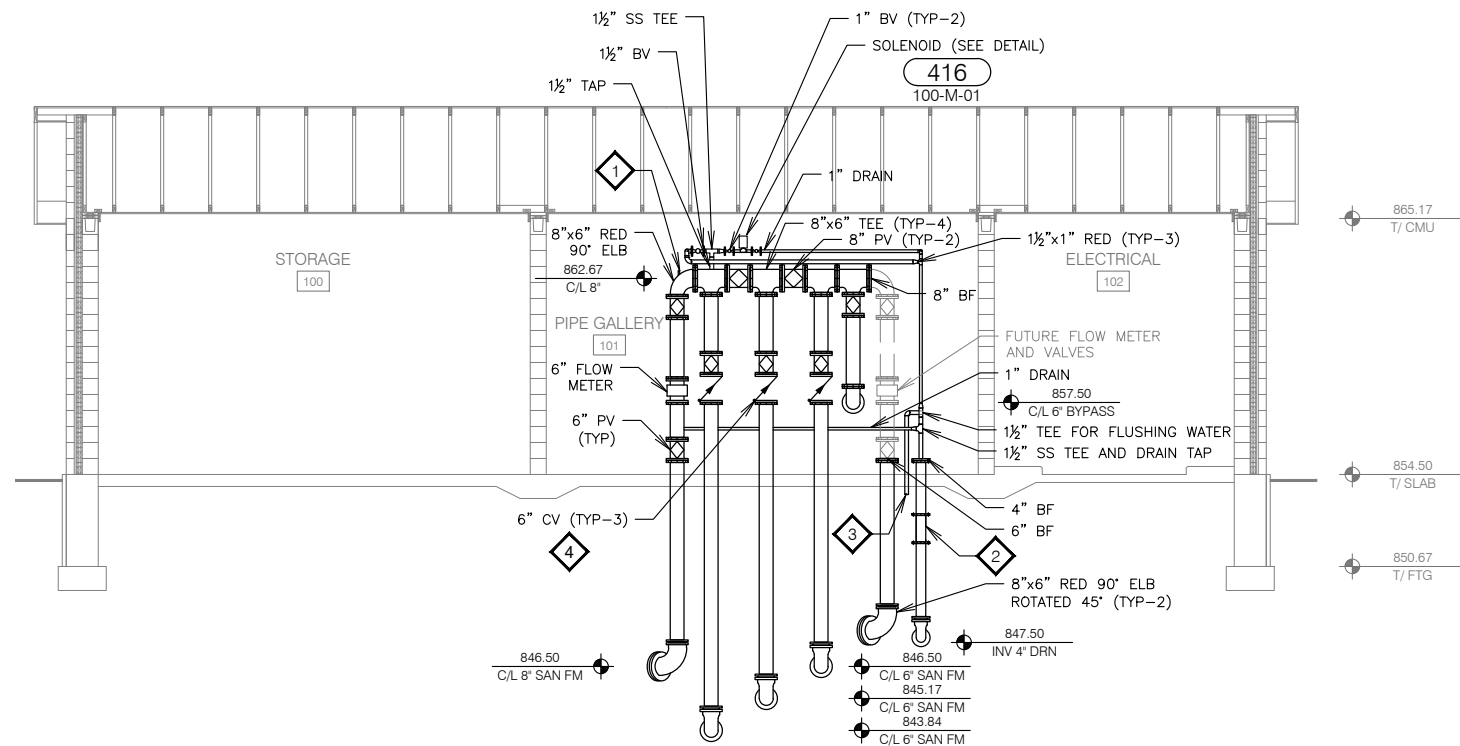
PROJECT NO.:  
MC 198  
DRAWING FILE:  
20-M  
DRAWN BY:  
D.D.E.  
CHECKED BY:  
T.J.S.

DATE:  
9-6-23  
REVISIONS:

SCALE:  
0 1 2 4  
FEET

SHEET:

20-M-01



SECTION A

### GENERAL NOTES

1. ALL PIPING SHALL BE EPOXY PAINTED DUCTILE IRON, CLASS 53, UNLESS NOTED.

### KEY NOTES

1. 1/2" TAP WITH BALL VALVE AND PRESSURE GAUGE.
2. PROVIDE WYE FOR SANITARY DRAIN CONNECTION. ELEVATION DETERMINED BY PLUMBING PLANS.
3. 1-1/2" FLUSHING WATER LINE.
4. PUMP CHECK VALVES SHALL BE APCO MODEL 6000 BE DEZURIK OR GA INDUSTRIES 250-D.

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PROCESS SECTION  
STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.:  
MC 198  
DRAWING FILE:  
20-M  
DRAWN BY:  
D.D.E.  
CHECKED BY:  
T.J.S.

DATE:  
9-6-23  
REVISIONS:

SCALE:  
0 1 2 4  
FEET

SHEET:

20-M-02

| DUCTLESS SPLIT SYSTEMS                                                                                                                                                                                                                            |              |                 |              |            |              |                         |                         |                 |                 |      |      |               |               |            |             |              |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|--------------|------------|--------------|-------------------------|-------------------------|-----------------|-----------------|------|------|---------------|---------------|------------|-------------|--------------|---------|
| MARK                                                                                                                                                                                                                                              | MANUFACTURER | MODEL           |              | TYPE       | LOCATION     | COOLING CAPACITY (BUTH) | HEATING CAPACITY (BTUH) | AIRFLOW (CFM)   | ELECTRICAL UNIT |      |      |               | PHYSICAL DATA |            |             |              | REMARKS |
|                                                                                                                                                                                                                                                   |              | INDOOR UNIT     | OUTDOOR UNIT |            |              |                         |                         |                 | AMPS            | MCA  | MOCP | VOLTS / PH    | LENGTH (IN)   | WIDTH (IN) | HEIGHT (IN) | WEIGHT (LBS) |         |
| 20-DSS-01                                                                                                                                                                                                                                         | LG           | #1 - LSN120HSV5 | -            | HIGH WALL  | PIPE GALLERY | 12,000                  | 13,600                  | 459 / 338 / 317 | 0.4             | -    | -    | 208-230V / 1Ø | 33            | 8          | 12          | 20           | 1, 2, 3 |
|                                                                                                                                                                                                                                                   |              | #2 - LMN249HVT  | -            | HIGH WALL  | ELEC         | 24,000                  | 25,600                  | 597 / 452 / 367 | 0.4             | -    | -    | 208-230V / 1Ø | 40            | 9          | 14          | 30           | 1, 2, 3 |
|                                                                                                                                                                                                                                                   |              | -               | LMU363HV     | MULTI-ZONE | OUTSIDE      | 36,000                  | 36,000                  | 2,119           | 15              | 18.4 | 25   | 208-230V / 1Ø | 38            | 16         | 33          | 140          | 1, 4, 5 |
| 1. PROVIDE DISCONNECT.<br>2. INDOOR UNIT IS POWERED FROM OUTDOOR UNIT.<br>3. PROVIDE WALL MOUNTED WIRED THERMOSTAT.<br>4. PROVIDE LOW AMBIENT WIND BAFFLE TO PERMIT OPERATION DOWN TO 0°F.<br>5. PROVIDE WALL MOUNTING BRACKETS FOR OUTDOOR UNIT. |              |                 |              |            |              |                         |                         |                 |                 |      |      |               |               |            |             |              |         |

| FANS                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |            |         |               |              |              |        |     |             |       |            |      |            |              |       |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------|---------|---------------|--------------|--------------|--------|-----|-------------|-------|------------|------|------------|--------------|-------|---------------|
| MARK                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MANUFACTURER | MODEL      | SERVICE | LOCATION      | CONSTRUCTION |              |        | AIR |             |       | ELECTRICAL |      |            | WEIGHT (LBS) | SONES | REMARKS       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |            |         |               | TYPE         | FAN MATERIAL | DRIVE  | CFM | ESP (IN WC) | RPM   | HP         | BHP  | VOLTS / PH |              |       |               |
| 20-EF-01                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | GREENHECK    | CUE-095-VG | STORAGE | EXTERIOR WALL | SIDEWALL     | ALUMINUM     | DIRECT | 450 | 0.25        | 1,327 | 1/6        | 0.07 | 115 / 1Ø   | 50           | 6.6   | 1, 2, 3, 4    |
| 20-EF-02                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | GREENHECK    | SP-A200    | TOILET  | TOILET        | CEILING      | ALUMINUM     | DIRECT | 75  | 0.50        | 776   | 29 WATTS   | -    | 115 / 1Ø   | 20           | 2.5   | 1, 2, 5, 6, 7 |
| 1. PROVIDE GRAVITY BACKDRAFT DAMPER.<br>2. PROVIDE FACTORY MOUNTED AND WIRED DISCONNECT SWITCH.<br>3. PROVIDE VARI-GREEN EC MOTOR WITH DIAL SPEED CONTROL MOUNTED ON MOTOR FOR BALANCING PURPOSES.<br>4. PROVIDE KYNAR FINSH. COLOR SELECTION BY ARCHITECT.<br>5. PROVIDE WHITE ALUMINUM GRILLE AND SPEED CONTROL MOUNTED ON FAN FOR BALANCING PURPOSES.<br>6. PROVIDE NEOPRENE VIBRATION ISOLATION HANGERS.<br>7. PROVIDE ALUMINUM WALL CAP EQUAL TO GREENHECK MODEL WC-6. |              |            |         |               |              |              |        |     |             |       |            |      |            |              |       |               |

| DIFFUSERS AND GRILLES                                                    |                   |       |      |         |                 |          |        |         |
|--------------------------------------------------------------------------|-------------------|-------|------|---------|-----------------|----------|--------|---------|
| TYPE                                                                     | MANUFACTURER      | MODEL | TYPE | SERVICE | MATERIAL        | MOUNTING | FINISH | REMARKS |
| A                                                                        | CONTR. FABRICATED | -     | -    | EXHAUST | STAINLESS STEEL | DUCT     | MILL   | 1       |
| 1. 1" x 1" STAINLESS STEEL SCREENING WITH STAINLESS STEEL FRAMED BORDER. |                   |       |      |         |                 |          |        |         |

| ELECTRIC BASEBOARD                                                                                                     |              |           |        |            |            |         |
|------------------------------------------------------------------------------------------------------------------------|--------------|-----------|--------|------------|------------|---------|
| MARK                                                                                                                   | MANUFACTURER | MODEL     | LENGTH | ELECTRICAL |            | REMARKS |
|                                                                                                                        |              |           |        | WATTS      | VOLTS / PH |         |
| 20-EBB-01                                                                                                              | Q-MARK       | QMKC25126 | 30"    | 500        | 120 / 1Ø   | 1, 2    |
| 1. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL THERMOSTAT.<br>2. PROVIDE FACTORY MOUNTED AND WIRED INTEGRAL DISCONNECT. |              |           |        |            |            |         |

| LOUVERS                                                         |              |         |           |       |              |          |       |        |       |                              |                           |           |         |
|-----------------------------------------------------------------|--------------|---------|-----------|-------|--------------|----------|-------|--------|-------|------------------------------|---------------------------|-----------|---------|
| MARK                                                            | MANUFACTURER | MODEL   | SERVICE   | CFM   | CONSTRUCTION |          | SIZE  |        |       | MAX FREE AREA VELOCITY (FPM) | MAX PRESSURE DROP (IN WC) | FINISH    | REMARKS |
|                                                                 |              |         |           |       | TYPE         | MATERIAL | WIDTH | HEIGHT | DEPTH |                              |                           |           |         |
| 20-L-01                                                         | GREENHECK    | ESK-402 | STORAGE   | 450   | INTAKE       | ALUMINUM | 16"   | 24"    | 4"    | 689                          | 0.08                      | 70% KYNAR | 1, 2    |
| 20-L-02                                                         | GREENHECK    | ESK-402 | GENERATOR | 7,700 | EXHAUST      | ALUMINUM | 72"   | 72"    | 4"    | 689                          | 0.08                      | 70% KYNAR | 1, 2    |
| 20-L-03                                                         | GREENHECK    | ESK-402 | GENERATOR | 8,063 | INTAKE       | ALUMINUM | 56"   | 64"    | 4"    | 689                          | 0.08                      | 70% KYNAR | 1, 2    |
| 1. COLOR SELECTION BY ARCHITECT.<br>2. PROVIDE WITH BIRD SCREEN |              |         |           |       |              |          |       |        |       |                              |                           |           |         |

| ELECTRIC CONTROL DAMPERS                                                                                        |              |             |                     |           |          |              |         |
|-----------------------------------------------------------------------------------------------------------------|--------------|-------------|---------------------|-----------|----------|--------------|---------|
| MARK                                                                                                            | MANUFACTURER | MODEL       | BLADE CONFIGURATION | SIZE      | LOCATION | VOLTS/ PHASE | REMARKS |
| 20-D-01                                                                                                         | TAMCO        | SERIES 9000 | PARALLEL            | 16" x 24" | 20-L-01  | 115V / 1Ø    | 1       |
| 20-D-02                                                                                                         | TAMCO        | SERIES 9000 | PARALLEL            | 72" x 72" | 20-L-02  | 115V / 1Ø    | 1       |
| 20-D-03                                                                                                         | TAMCO        | SERIES 9000 | PARALLEL            | 56" x 64" | 20-L-03  | 115V / 1Ø    | 1       |
| 1. PROVIDE WITH BELIMO ACTUATOR. VERIFY NUMBER OF ACTUATORS REQUIRED AND COORDINATE WITH ELECTRICAL CONTRACTOR. |              |             |                     |           |          |              |         |

HVAC GENERAL NOTES

1. THESE DRAWINGS DO NOT ATTEMPT TO SHOW THE COMPLETE DETAILS OF BUILDING CONSTRUCTION, WHICH AFFECT THE MECHANICAL INSTALLATION. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REFER TO THE ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL DETAILS WHICH AFFECT THE PROPER INSTALLATION OF THIS WORK. NO EXTRA PAYMENT WILL BE ALLOWED FOR THE FAILURE TO OBTAIN THIS INFORMATION.
2. CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
3. THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF DUCTWORK AND PIPING. MECHANICAL CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
4. KEY NOTES PERTAIN ONLY TO THE DRAWING THEY ARE LOCATED ON.
5. DUCT SIZES ARE CLEAR INSIDE DIMENSIONS.
6. ALL BRANCH DUCTS SHALL MATCH DIFFUSER NECK SIZES UNLESS OTHERWISE NOTED.
7. ALL CONTROL WIRING SHALL BE RUN IN CONDUIT.
8. MAINTAIN 10’ MINIMUM DISTANCE FROM OUTSIDE AIR INTAKES TO ANY EXHAUST OR TOILET VENTS.

HVAC ABBREVIATIONS

- AFF
- ABOVE FINISHED FLOOR
- AP
- ACCESS PANEL
- BD
- BALANCING DAMPER
- BOD
- BOTTOM OF DUCT
- CAI
- COMBUSTION AIR INTAKE
- CD
- CONDENSATE DRAIN
- CFM
- CUBIC FEET PER MINUTE
- DIA
- DIAMETER
- DN
- DOWN
- EA
- EXHAUST AIR
- EF
- EXHAUST FAN
- MIN
- MINIMUM
- MAX
- MAXIMUM
- OA
- OUTSIDE AIR
- RA
- RETURN AIR
- SA
- SUPPLY AIR
- UG
- UNDERGROUND

HVAC LEGEND

- HVAC EQUIPMENT
- DUCTWORK
- INSULATED DUCTWORK
- THERMOSTAT
- REVERSE-ACTING THERMOSTAT
- DUCT UP
- DUCT DOWN
- FLEX DUCT
- MOTORIZED DAMPER
- BALANCING DAMPER
- ELBOW WITH TURNING VANES
- AIR FLOW INDICATOR
- DOOR UNDER CUT
- BALL VALVE
- PIPE ELBOW/TEE DOWN
- PIPE ELBOW/TEE UP
- CAPPED PIPE END

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TOWN & COUNTRY  
ENGINEERING, INC.

HVAC SCHEDULES

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.:  
MC 198

DRAWING FILE:  
20-H-02

DRAWN BY:  
B.M.C.

CHECKED BY:  
M.R.R.

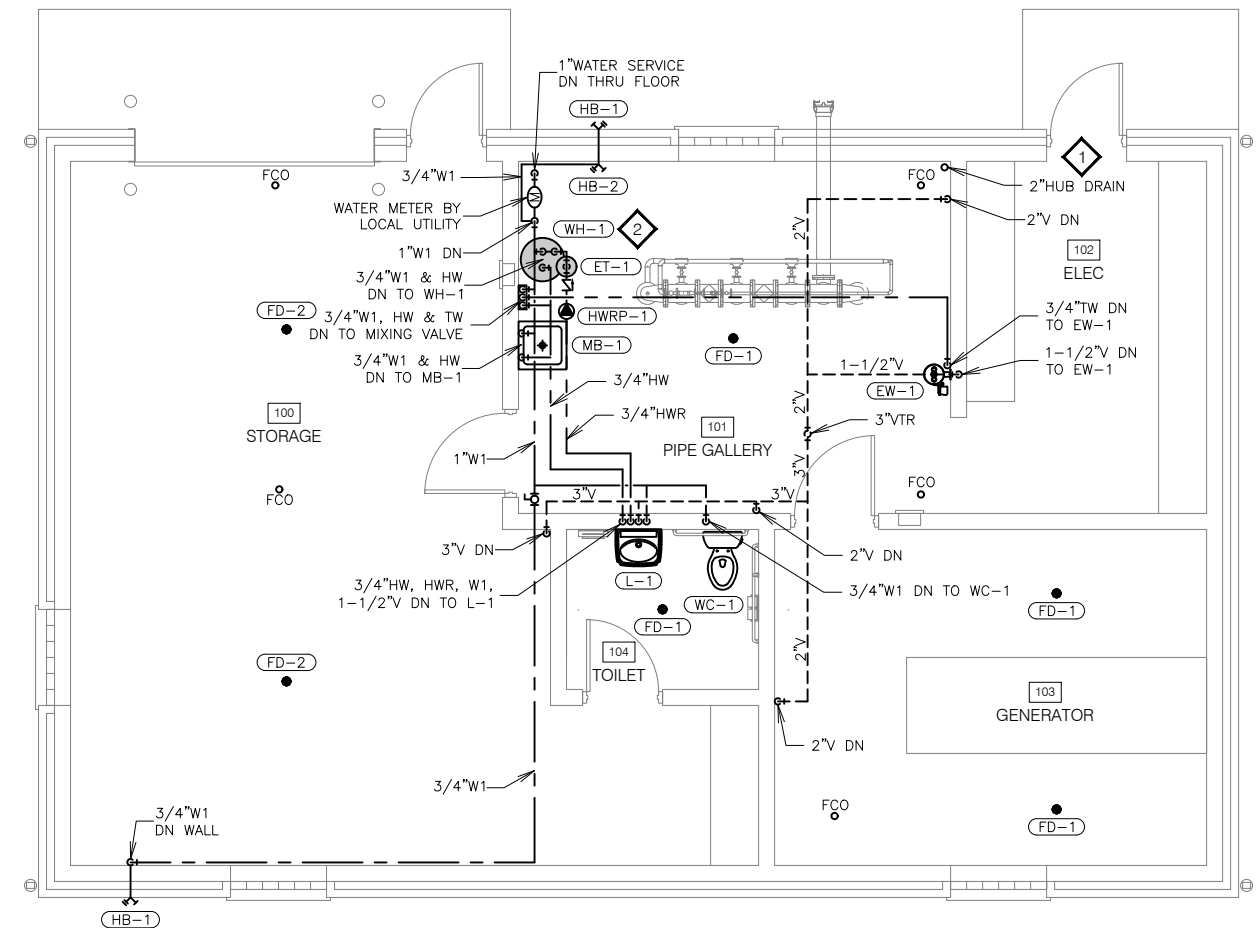
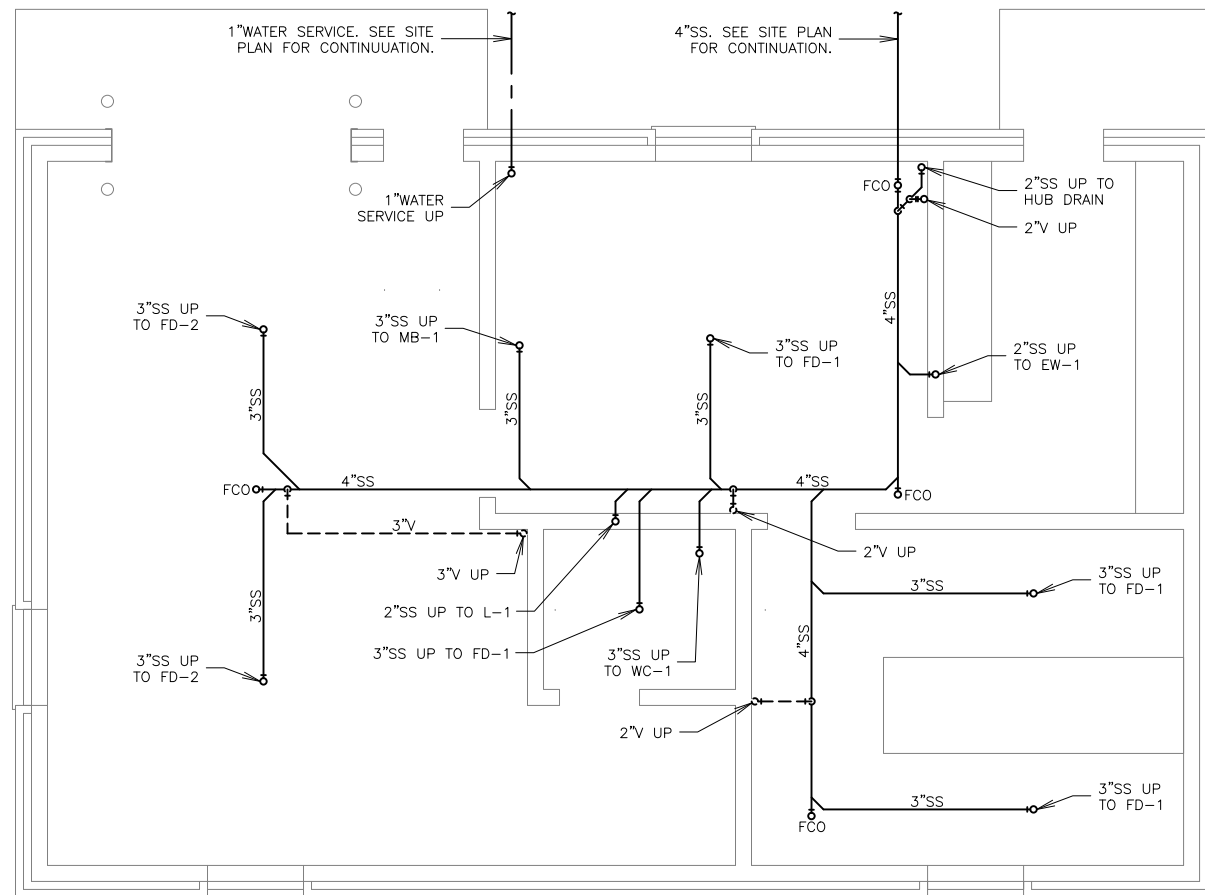
DATE:  
10-17-23

REVISIONS:

SCALE:

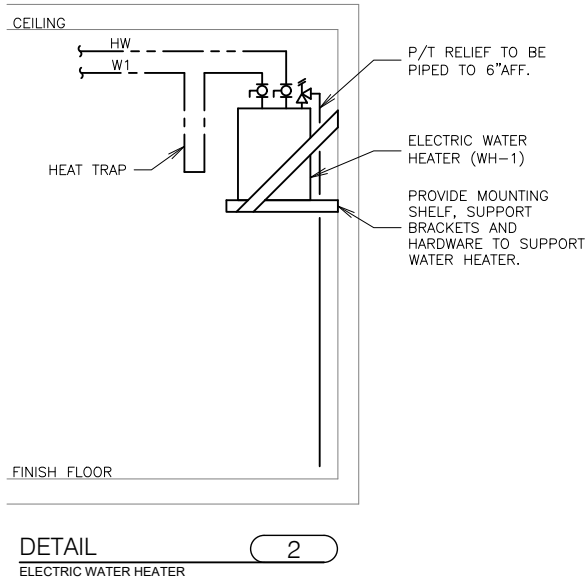
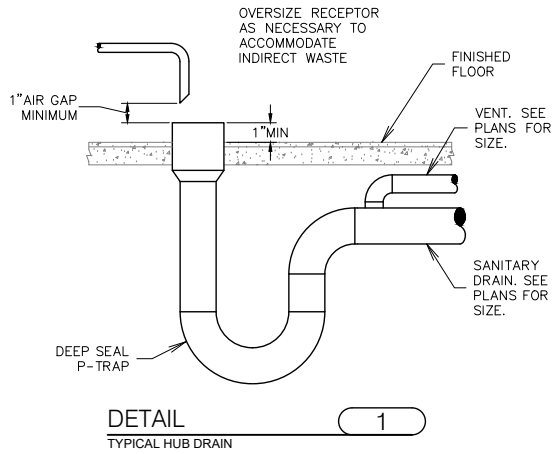
SHEET:

20-H-02



 KEY NOTES

1. HUB DRAIN FOR AIR CONDITIONER CONDENSATE. COORDINATE EXACT LOCATION WITH HVAC CONTRACTOR. SEE THE TYPICAL HUB DRAIN DETAIL.
2. MOUNT ELECTRIC WATER HEATER HIGH ON WALL. FIELD VERIFY EXACT LOCATION. SEE THE ELECTRIC WATER HEATER DETAIL.



| PLUMBING FIXTURE SCHEDULE |              |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |     |       |       |
|---------------------------|--------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|-------|-------|
| MARK                      | MANUFACTURER | MODEL           | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | WSFU |     |       | DFU   |
|                           |              |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | HW   | CW  | TOTAL | VALUE |
| EW-1                      | GUARDIAN     | G1750           | WALL MOUNTED EYE/FACE WASH WITH STAINLESS STEEL BOWL, TWO ABS PLASTIC GENTLE SPRAY EYE/FACE WASH HEADS WITH INTERNAL FLOW CONTROL, FILTERS, AND FLIP TOP DUST COVERS, A 1/2" CHROME PLATED BRASS STAY OPEN BALL VALVE ACTIVATED BY A POWDER COATED CAST ALUMINUM FLAG HANDLE AND CAST ALUMINUM WALL BRACKET WITH POWDER COATED FINISH. PROVIDE WITH 1-1/2"CHROME PLATED BRASS TAILPIECE AND P-TRAP WITH CLEANOUT PLUG.<br>MIXING VALVE: GUARDIAN MODEL G6020 THERMOSTATIC MIXING VALVE WITH INTEGRAL STRAINER CHECKSTOPS ON INLETS, ADJUSTABLE SET POINT AND DIAL THERMOMETER IN SURFACE MOUNTED STAINLESS STEEL CABINET.                | NA   | NA  | NA    | NA    |
| FD-1                      | SIOUX CHIEF  | 863-43NR        | ADJUSTABLE 3" FLOOR DRAIN, PVC ADAPTER BODY, ABS TOP HOUSING AND FLASHING COLLAR WITH ROUND NICKEL-BRONZE RING AND STRAINER, PROVIDE 3"SCHEDULE 40 HUB ADAPTER.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A  | N/A | N/A   | 3.0   |
| FD-2                      | JR SMITH     | 2142            | 4"FLOOR DRAIN, DUCO CAST IRON BODY AND FLASHING COLLAR WITH 12" ROUND HEAVY DUTY DUCTILE IRON TRACTOR GRATE AND REMOVEABLE SOLID FREE STANDING SEDIMENT BUCKET.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | NA   | NA  | NA    | 4.0   |
| HB-1                      | WOODFORD     | 19              | FREEZELESS WALL FAUCET WITH ANTI-SIPHON AND NON-RUPTURE PROTECTION, AUTOMATIC DRAINING, 3/4" MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER TO CONTROL BOTH FLOW AND DRAINAGE, HARDENED STAINLESS STEEL OPERATING STEM AND OVAL POWDER COATED DIE CAST ALUMINUM HANDLE.                                                                                                                                                                                                                                                                                                                                              | NA   | 4.0 | 4.0   | NA    |
| HB-2                      | WOODFORD     | 24              | NON-FREEZE AREA, ANTI-SIPHON VACUUM BREAKER PROTECTED WALL FAUCET, 3/4"MALE HOSE THREAD NOZZLE, BRASS VALVE BODY, ONE PIECE VALVE PLUNGER, HARDENED STAINLESS STEEL OPERATING STEM AND POLYCARBONATE WHEEL HANDLE. PROVIDE WITH POLISHED CHROME FINISH.                                                                                                                                                                                                                                                                                                                                                                                  | NA   | 4.0 | 4.0   | NA    |
| L-1                       | KOHLER       | K-2005 KINGSTON | WALL MOUNT VITREOUS CHINA LAVATORY DRILLED FOR CONCEALED ARM CARRIER. FAUCET OPENINGS 4" ON CENTER WITH OVERFLOW. COORDINATE COLOR WITH ARCHITECT.<br>FAUCET: CHICAGO FAUCET 2200-4E2805ABCP, 4" CENTERS, SINGLE METAL LEVER HANDLE, 0.5 GPM.<br>DRAIN: KOHLER K-7131-A-CP, 1-1/4" OFFSET DRAIN WITH GRID STRAINER AND KOHLER K-8999 1-1/4"x1-1/2" CAST BRASS ADJUSTABLE "P" TRAP WITH C.O. PLUG.<br>SUPPLIES AND STOPS: CHICAGO FAUCET 1006 ANGLE VALVE WITH LOOSE KEY HANDLE, 1/2" FEMALE INLET, 1/2"OD x 12" RISER (QUANTITY OF 2).<br>PROVIDE "HANDY-SHIELD MAXX" PIPE INSULATION ON P-TRAP, WATER VALVES AND EXPOSED SUPPLY PIPING. | 0.5  | 0.5 | 1.0   | 1.0   |
| MB-1                      | FIAT         | TSB3000         | 24"x24"x12" PRECAST TERRAZZO MOP BASIN WITH 6"DROP FRONT, STAINLESS STEEL CAPS ON ALL CURBS AND STAINLESS STEEL CAST-IN DRAIN BODY FOR 3"PIPE.<br>FAUCET: CHICAGO FAUCET 835-369CP, VACUUM BREAKER SPOUT, 3/4" MALE HOSE THREAD OUTLET, WALL BRACE AND PAIL HOOK. PROVIDE WATTS 8B VACUUM BREAKER ON FAUCET.<br>HOSE & WALL HOOK: FIAT #832-AA, 30"LONG FLEXIBLE HEAVY DUTY 5/8" RUBBER HOSE WITH 3/4" COUPLUNG ON ONE END AND STAINLESS STEEL WALL BRACKET.                                                                                                                                                                             | 2.0  | 2.0 | 3.0   | 3.0   |
| WC-1                      | KOHLER       | K-3493 HIGHLINE | ADA COMPLIANT, FLOOR MOUNT, VITREOUS CHINA, PRESSURE ASSISTED TANK WATER CLOSET WITH ELONGATED BOWL, 17-1/8" RIM HEIGHT AND 1.6 GALLON FLUSH. COORDINATE COLOR WITH ARCHITECT.<br>SEAT: KOHLER K-4650 SOLID PLASTIC, OPEN FRONT WITH COVER.<br>SUPPLIES AND STOPS: CHICAGO FAUCET 1006 ANGLE VALVE WITH LOOSE KEY HANDLE, 1/2" FEMALE INLET, 1/2"OD x 12" RISER.                                                                                                                                                                                                                                                                         | N/A  | 3.0 | 3.0   | 6.0   |
| WH-1                      | AO SMITH     | DEL-20          | ELECTRIC WATER HEATER WITH 20 GALLON GLASS LINED STORAGE TANK, A SINGLE 2,500 WATT, 208V/1Ø HEATING ELEMENT CONTROLLED BY AN INTEGRALLY MOUNTED THERMOSTAT WITH HIGH TEMPERATURE CUT-OFF SWITCH, TEMPERATURE/PRESSURE RELIEF VALVE AND DRAIN VALVE.                                                                                                                                                                                                                                                                                                                                                                                      | N/A  | N/A | N/A   | N/A   |

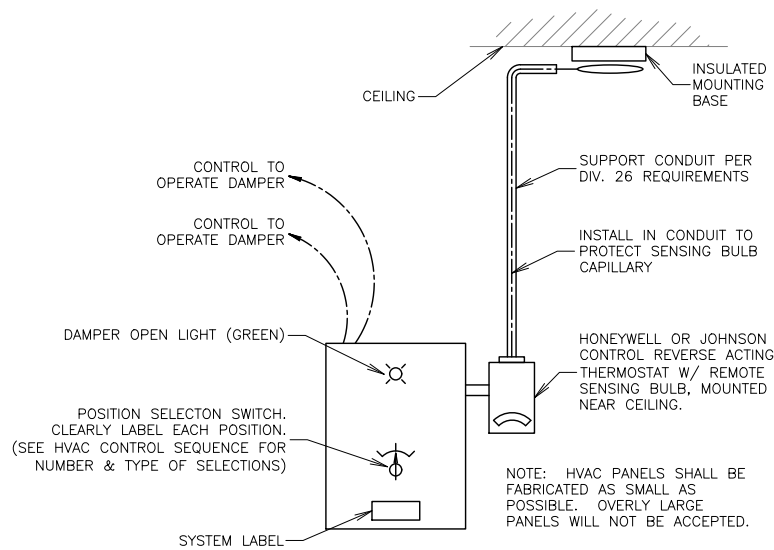
| PUMPS                                                                 |                |        |           |          |     |              |       |       |       |       |         |
|-----------------------------------------------------------------------|----------------|--------|-----------|----------|-----|--------------|-------|-------|-------|-------|---------|
| MARK                                                                  | MANUFACTURER   | MODEL  | PUMP TYPE | MATERIAL | GPM | HEAD (FT WC) | MOTOR |       |       |       | REMARKS |
|                                                                       |                |        |           |          |     |              | WATTS | RPM   | VOLTS | PHASE |         |
| HWRP-1                                                                | BELL & GOSSETT | NBF-25 | INLINE    | BRONZE   | 2   | 10           | 125   | 2,950 | 115   | 1     | 1, 2    |
| 1. PROVIDE WITH PLUG IN POWER CORD.<br>2. PROVIDE AQUASTAT AND TIMER. |                |        |           |          |     |              |       |       |       |       |         |

| POTABLE WATER EXPANSION TANK |                |        |                       |                             |                            |                                  |                   |                 |         |
|------------------------------|----------------|--------|-----------------------|-----------------------------|----------------------------|----------------------------------|-------------------|-----------------|---------|
| MARK                         | MANUFACTURER   | MODEL  | CAPACITY              |                             | SYSTEM CONNECTION (INCHES) | MAXIMUM OPERATING PRESSURE (PSI) | DIMENSIONS        |                 | REMARKS |
|                              |                |        | TANK VOLUME (GALLONS) | ACCEPTANCE VOLUME (GALLONS) |                            |                                  | DIAMETER (INCHES) | HEIGHT (INCHES) |         |
| ET-1                         | BELL & GOSSETT | PTA-12 | 5                     | 3.3                         | 3/4"                       | 150                              | 12"               | 14"             | 1       |
| 1. TANK SHALL BE ASME RATED. |                |        |                       |                             |                            |                                  |                   |                 |         |

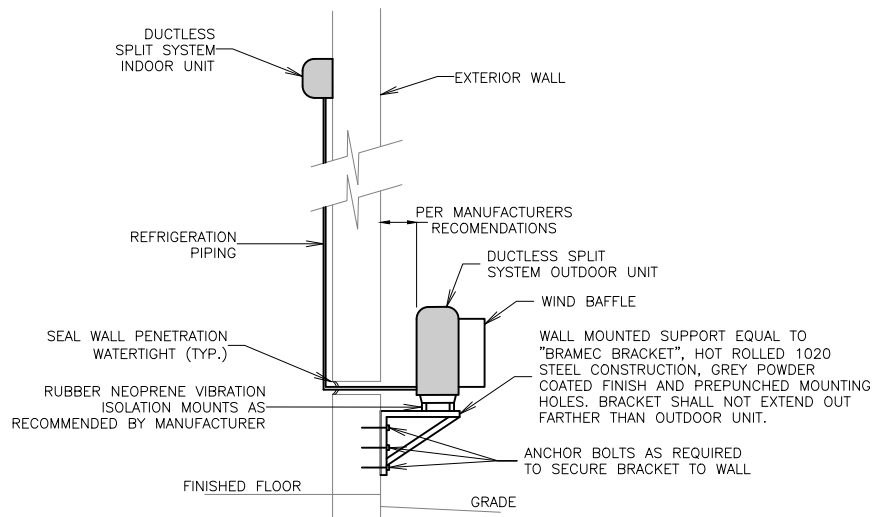
- PLUMBING GENERAL NOTES**
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  - CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES. RESOLVE ALL CONFLICTS AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
  - THESE DRAWINGS ARE A DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH DO NOT SHOW ALL REQUIRED OFFSETS OF PIPING. PLUMBING CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT AS TO CONFORM TO THE STRUCTURE, EQUIPMENT CONNECTIONS AND MAINTAIN HEADROOM AND PASSAGEWAY.
  - ALL NON-POTABLE WATER PIPING AND FIXTURES SHALL CLEARLY BE LABELED AS SUCH.

| PLUMBING ABBREVIATIONS |                     |
|------------------------|---------------------|
| BFP                    | BACKFLOW PREVENTER  |
| CO                     | CLEANOUT            |
| DN                     | DOWN                |
| ES                     | EMERGENCY SHOWER    |
| EW                     | EYE WASH            |
| FCO                    | FLOOR CLEANOUT      |
| FD                     | FLOOR DRAIN         |
| HB                     | HOSE BIB            |
| HD                     | HUB DRAIN           |
| LAV                    | LAVATORY            |
| RD                     | ROOF DRAIN          |
| SH                     | SHOWER              |
| SPD                    | SUMP PUMP DISCHARGE |
| UG                     | UNDERGROUND         |
| WC                     | WATER CLOSET        |
| WCO                    | WALL CLEANOUT       |
| WH                     | WATER HEATER        |
| VTR                    | VENT THRU ROOF      |

| PLUMBING LEGEND                                                                       |                                 |
|---------------------------------------------------------------------------------------|---------------------------------|
| — — — — —                                                                             | DOMESTIC COLD WATER (W1)        |
| — · — · — · —                                                                         | DOMESTIC HOT WATER (HW)         |
| — · — — — · —                                                                         | DOMESTIC TEMPERED WATER (TW)    |
| — · — — — · —                                                                         | DOMESTIC HOT WATER RETURN (HWR) |
| — · — — —                                                                             | NON-POTABLE WATER (W2)          |
| — — — — —                                                                             | SANITARY SEWER (SS)             |
| — — — — —                                                                             | STORM PIPING (ST)               |
| — · — — —                                                                             | VENT (V)                        |
|  | BALL VALVE                      |
|  | GATE VALVE                      |
|  | CHECK VALVE                     |
|  | CONTROL VALVE                   |
|  | PRESSURE REGULATOR              |
|  | STRAINER                        |
|  | HOSE BIB                        |
|  | PIPE ELBOW/TEE DOWN             |
|  | PIPE ELBOW/TEE UP               |
|  | CAPPED PIPE END                 |



DETAIL 2  
TYPICAL HVAC CONTROL PANEL

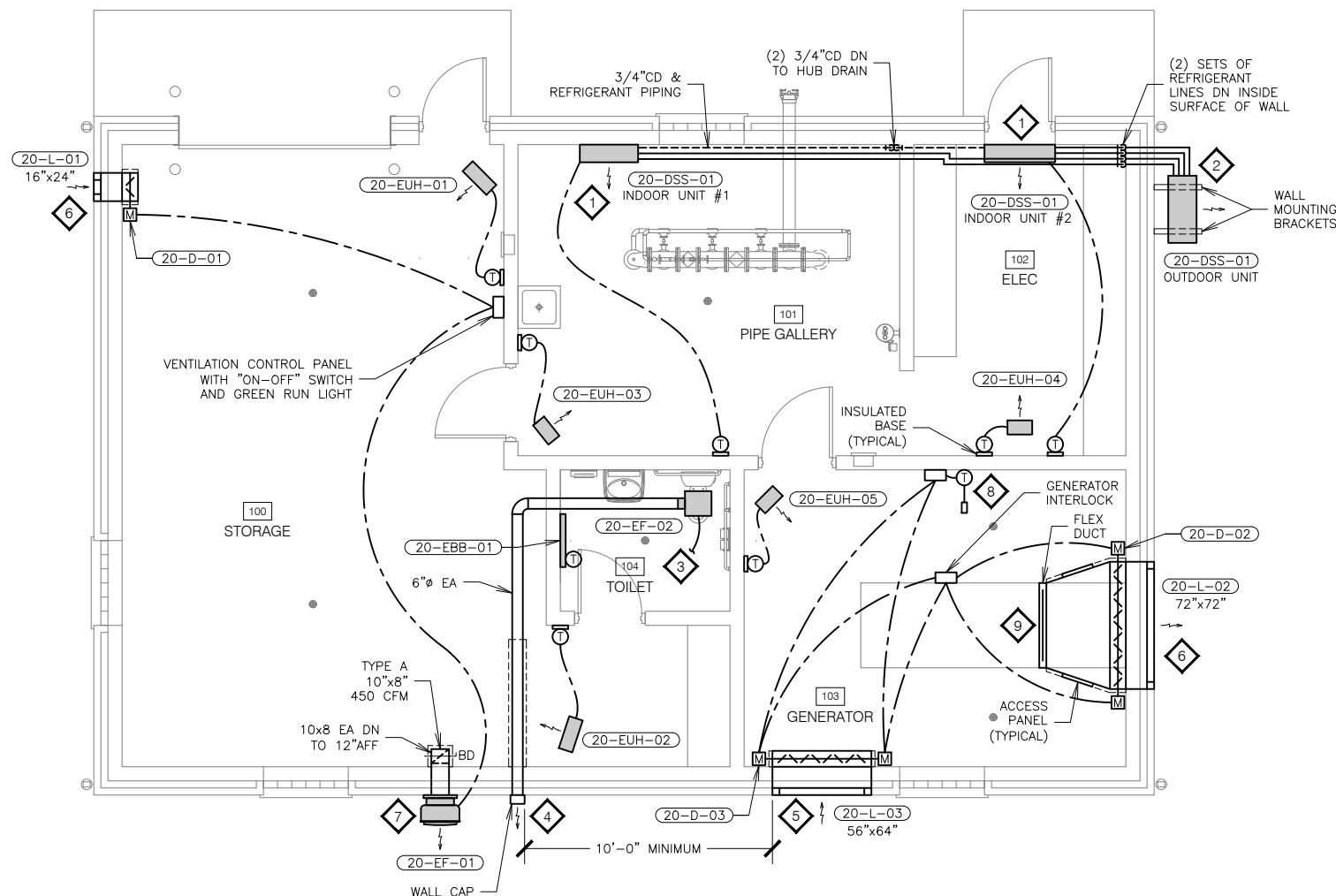


DETAIL 1  
DUCTLESS SPLIT SYSTEM

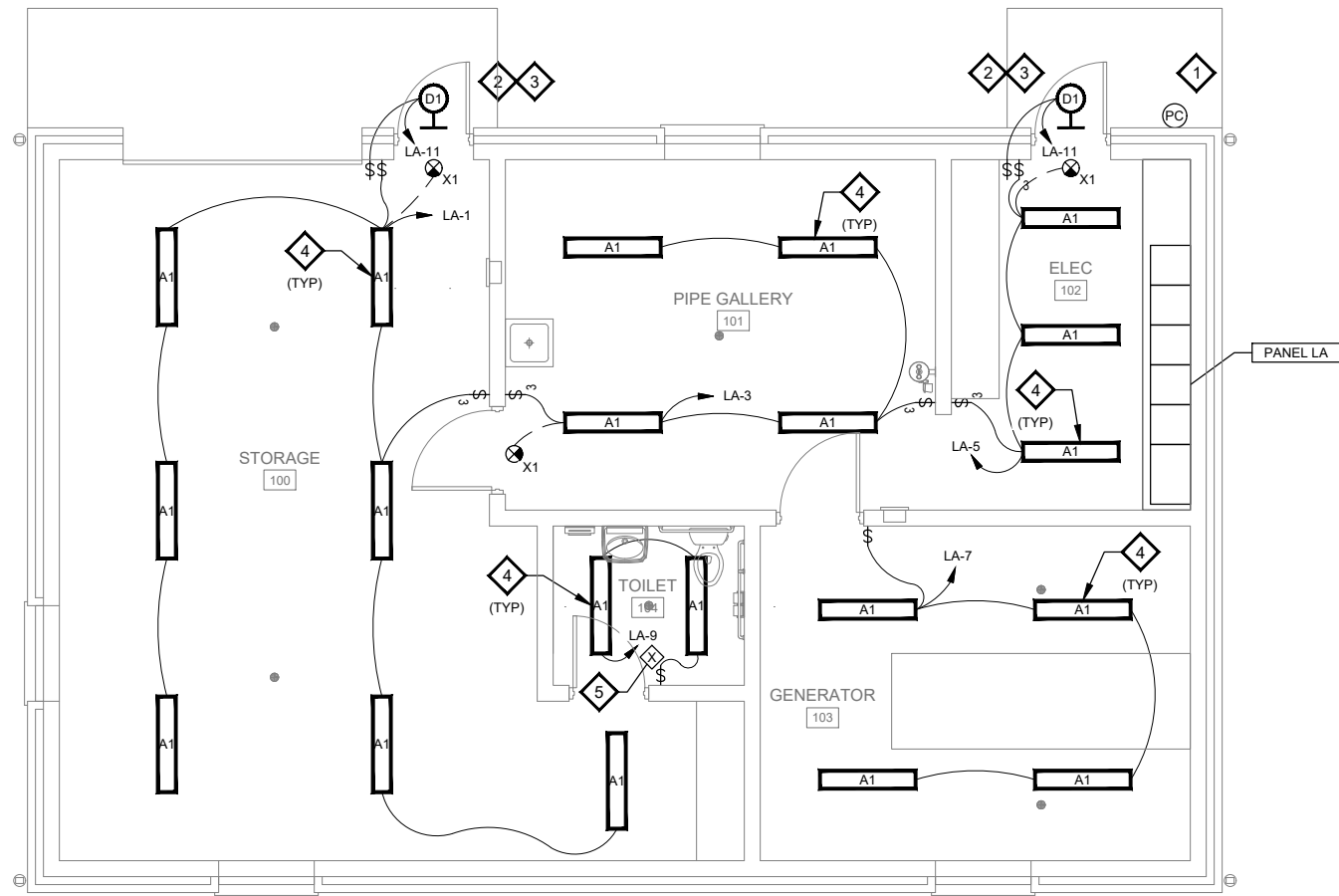


### KEY NOTES

1. MOUNT 20-DSS-01 (INDOOR UNIT) HIGH ON WALL PER MANUFACTURERS RECOMMENDATIONS. FIELD VERIFY EXACT LOCATION. REFRIGERANT PIPING SHALL DROP VERTICALLY ALONG THE INSIDE SURFACE OF THE WALL AND PENETRATE THE WALL AT THE ELEVATION OF THE OUTDOOR CONDENSING UNIT. DO NOT RUN PIPING DOWN THE OUTSIDE SURFACE OF THE WALL. SEE THE DUCTLESS SPLIT SYSTEM DETAIL ON THIS SHEET.
2. MOUNT 20-DSS-01 (OUTDOOR UNIT) TO WALL WITH WALL MOUNTING BRACKETS. BOTTOM OF UNIT SHALL BE AT A HEIGHT OF 2'-0" ABOVE GRADE. FIELD VERIFY EXACT LOCATION. SIZE AND INSTALL REFRIGERANT PIPING PER MANUFACTURERS RECOMMENDATIONS. SEE THE DUCTLESS SPLIT SYSTEM DETAIL ON THIS SHEET. ALL EXTERIOR REFRIGERANT PIPING SHALL BE PAINTED WITH UV RESISTANT PAINT TO MATCH BUILDING COLOR.
3. INTERLOCK OPERATION OF TOILET ROOM EXHAUST FAN WITH ROOM LIGHT SWITCH.
4. INSTALL WALL CAP FOR TOILET EXHAUST AT A MINIMUM HEIGHT OF 8'-0" AFF. FIELD VERIFY EXACT LOCATION.
5. TOP OF LOUVER SHALL BE AT A HEIGHT OF 8'-0" AFF.
6. TOP OF LOUVER SHALL BE AT A HEIGHT OF 9'-4" AFF.
7. TOP OF WALL OPENING SHALL BE AT A HEIGHT OF 8'-8" AFF.
8. HVAC CONTROL PANEL WITH "ON-OFF-AUTO" SWITCH AND REVERSE-ACTING THERMOSTAT WITH SENSING BULB NEAR THE CEILING FOR ELECTRIC CONTROL DAMPERS. FIELD VERIFY FINAL LOCATION. SEE THE TYPICAL HVAC CONTROL PANEL DETAIL ON THIS SHEET.
9. PROVIDE DUCTED CONNECTION FROM GENERATOR RADIATOR TO LOUVER (20-L-02). COORDINATE RADIATOR CONNECTION SIZE WITH GENERATOR MANUFACTURER. PROVIDE ACCESS PANELS IN DUCTWORK.



HVAC PLAN



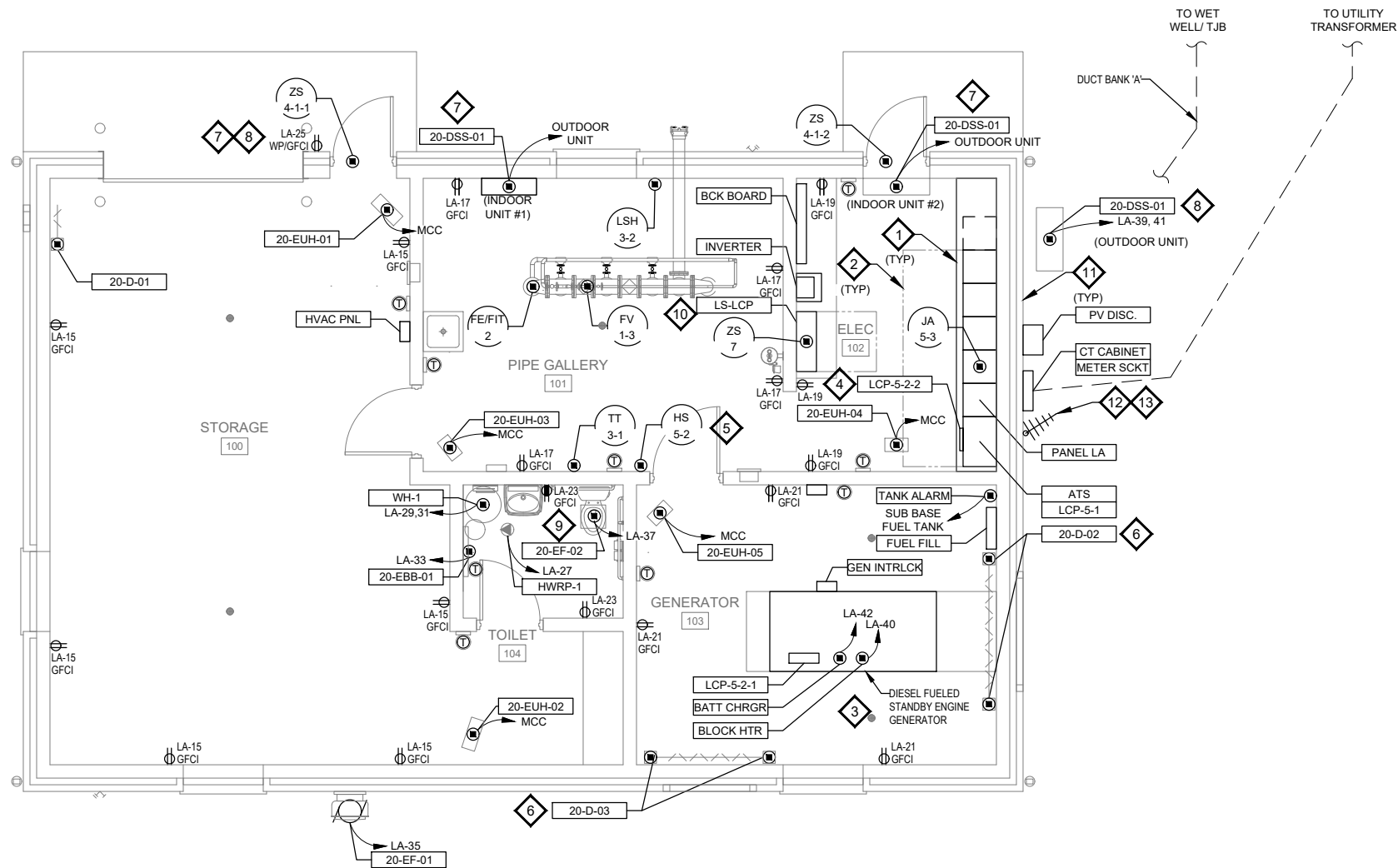
ELECTRICAL LIGHTING PLAN

GENERAL NOTES

1. DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
2. 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
3. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
4. PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
5. INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
6. ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
7. SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.

KEY NOTES

1. PROVIDE PHOTOCELL, TORK MODEL #2001, OR EQUAL, TO CONTROL EXTERIOR WALL PACK FIXTURES.
2. WIRE EXTERIOR TYPE "D1" FIXTURES TO BE CONTROLLED FROM PHOTOCELL AND INTERNAL MOTION SENSOR WHEN SWITCH IS IN THE ON POSITION. CIRCUIT AS INDICATED.
3. MOUNT TYPE "D1" FIXTURES 12" ABOVE HEIGHT OF DOOR OPENING.
4. MOUNT TYPE "A1" FIXTURES TIGHT TO CEILING AT LOCATIONS SHOWN.
5. PROVIDE VACANCY SENSOR.



ELECTRICAL POWER AND INSTRUMENTATION PLAN

GENERAL NOTES

1. DO NOT SCALE DRAWINGS TO DETERMINE EXACT LOCATION OF ELECTRICAL EQUIPMENT AND CONNECTIONS.
2. 120V HOMERUN WIRING SHALL BE A MINIMUM OF (2) #12 & #12G IN 3/4" UNLESS OTHERWISE NOTED. SIZE FOR VOLTAGE DROP.
3. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND FIELD DEVICE WIRING SCHEDULE FOR WIRING OF ALL PROCESS AND INSTRUMENTATION.
4. PROVIDE RACEWAY FOR ALL HVAC EQUIPMENT. PROVIDE WIRING FOR LINE VOLTAGE AND ABOVE POWER AND CONTROL WIRING.
5. INSTALL FIELD INSTRUMENTS PER DETAIL REFERENCED IN FIELD DEVICE WIRING SCHEDULE.
6. ALL CONDUIT STUBBED UP THROUGH CONCRETE SHALL BE PVC COATED GRS.
7. SEE SCADA OVERVIEW FOR COMMUNICATIONS CABLING REQUIREMENTS.

KEY NOTES

1. PROVIDE 4" CONCRETE HOUSEKEEPING PAD FOR MCC. SEE ARCHITECTURAL/STRUCTURAL DETAILS FOR REQUIREMENTS. PAD TO EXTEND 4" IN FRONT OF AND 2" TO THE SIDES OF EQUIPMENT. COORDINATE SIZE WITH EQUIPMENT TO BE SUPPLIED.
2. NEC REQUIRED MINIMUM WORKING SPACE (TYP.)
3. INSTALL GENERATOR PER DETAIL E4-03 ON SHEET 100-E-04 AND PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONCRETE HOUSEKEEPING PAD PER ARCHITECTURAL/STRUCTURAL REQUIREMENTS.
4. INSTALL GENERATOR REMOTE ANNUNCIATOR ON THE DOOR OF THE AUTOMATIC TRANSFER SWITCH.
5. INSTALL GENERATOR E-STOP SWITCH ON WALL.
6. INTERLOCK DAMPERS WITH GENERATOR OPERATION AND THERMOSTAT CONTROL. REFER TO HVAC PLANS AND ELECTRICAL CONTROLS DESCRIPTIONS.
7. INDOOR UNIT POWERED BY OUTDOOR UNIT.
8. PROVIDE 2-#10 AND 1-#10 GROUND PER MANUFACTURER'S RECOMMENDATIONS FOR POWER CONDUCTORS TO DSS.
9. INTERLOCK OPERATION OF TOILET ROOM EXHAUST FAN WITH ROOM LIGHT SWITCH.
10. MOUNT INTERIOR CONTROL PANEL PER DETAIL E2-01.
11. PROVIDE CONDUIT ENTRANCE PER E2-14.
12. PROVIDE ANTENNA AND INSTALL PER DETAILS E6-02 AND E6-03 IN LOCATION AND AT HEIGHT AS DIRECTED BY SYSTEM INTEGRATOR.
13. MOUNT TELEMETRY RADIO ANTENNAS PER DETAIL E6-02 AND E6-03 AT HEIGHT AS DETERMINED BY SYSTEM INTEGRATOR. PROVIDE 1-1/2" FOR ANTENNA CABLE TO RADIO LOCATION IN LCP.
14. PROVIDE GFCI RECEPTACLES WITH METALLIC WEATHERPROOF WHEN IN USE COVERPLATES.
15. PROVIDE STAINLESS STEEL, WEATHERPROOF-WHEN-IN-USE-PAD-LOCKABLE RECEPTACLE COVER, CALBRITE S6000FVCD OR EQUAL.
16. PROVIDE 2" CONDUIT PENETRATION FROM ROOF MOUNTED PHOTOVOLTAIC SYSTEM TO INVERTER.
17. PROVIDE 2" CONDUIT PENETRATION TO BUILDING EXTERIOR FOR FUTURE PHOTOVOLTAIC SYSTEM.
9. SEE SECTION 01000 FOR DIVISION OF WORK BETWEEN THE ELECTRIC UTILITY AND THE CONTRACTOR.

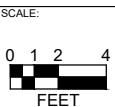
6264 Nesbitt Road  
Madison, WI 53719  
(608) 273-3350  
www.townandcountry.net



POWER AND INSTRUMENTATION PLAN  
STRUCTURE 20

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

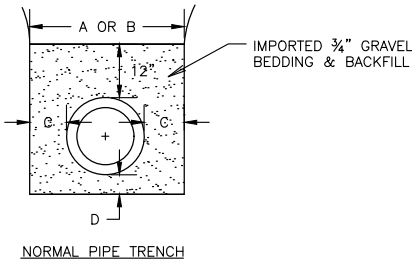
PROJECT NO.: MC 198  
DRAWING FILE: 20-E  
DRAWN BY: N.W.W.  
CHECKED BY: S.R.M.  
DATE: 10-17-23  
REVISIONS:



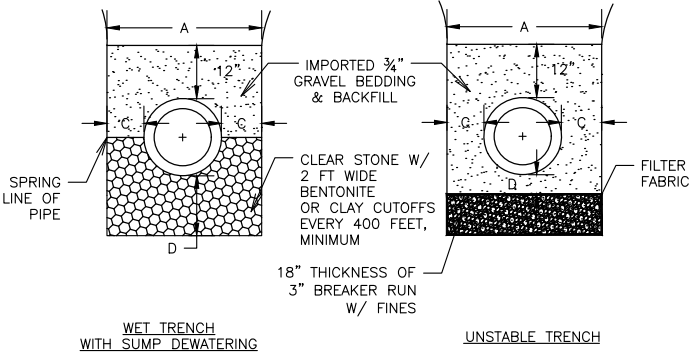
SHEET:

20-E-02

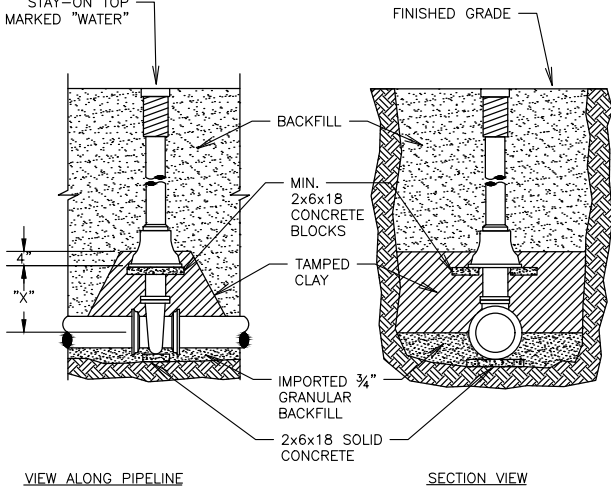
DIMENSIONS:  
A: OUTSIDE DIAMETER OF PIPE PLUS 24" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36". TRENCH SHIELDS NARROWER THAN 4 FEET INSIDE WIDTH WILL NOT BE REQUIRED UNLESS SPECIFICALLY REQUIRED IN THE PROJECT SPECIFICATIONS.  
B: FOR ROCK, OUTSIDE DIAMETER OF PIPE PLUS 18" MAXIMUM, EXCEPT NEED NOT BE LESS THAN 36".  
C: MINIMUM - 6"  
D: MINIMUM 4" BELOW BARREL AND 3" BELOW BELL.



NORMAL PIPE TRENCH



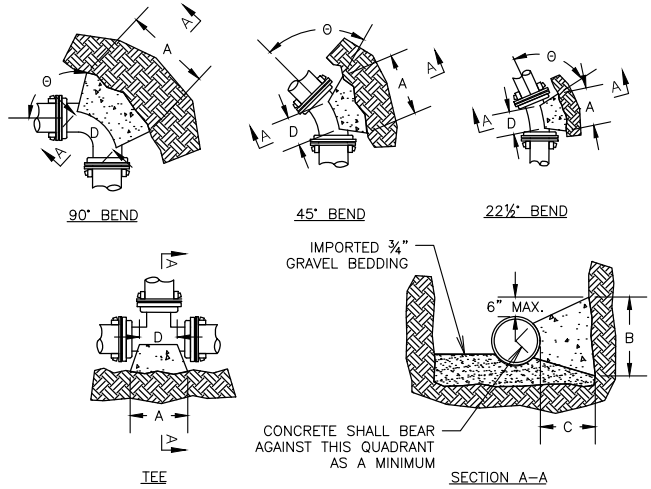
DETAIL 100  
TRENCH WIDTH AND BEDDING



| PIPE DIA., INCHES     | 6  | 8  | 10 | 12 | 14 | 16 |
|-----------------------|----|----|----|----|----|----|
| "x" DIMENSION, INCHES | 12 | 13 | 17 | 21 | 25 | 30 |

NOTES:  
- SOLID CONCRETE BLOCKS MUST BE USED.  
- VALVES SHALL BE SECURED WITH RODDING OR MEGALUGS TO THE NEAREST "TEE" FITTING OR TO THE FIRST JOINT CONNECTING A FULL SECTION OF WATER MAIN PIPE. SEE RODDING DETAIL "OFFSET AND RODDING".

DETAIL 101  
VALVE BOX SETTING



WOOD BLOCKING MAY NOT BE USED. ONLY SOLID CONCRETE BLOCKS ARE ALLOWED.  
DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.  
DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "theta" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

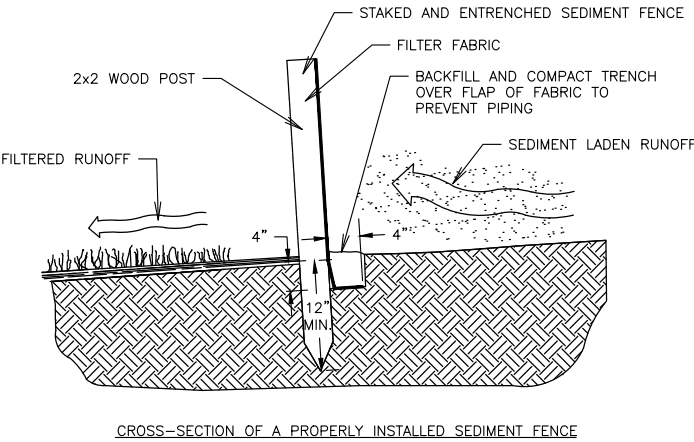
CONCRETE SHALL BE CLASS "CC". SEE SECTION 03301.

| PIPE SIZE | BUTTRESS DIMENSIONS |        |            |        |          |        |
|-----------|---------------------|--------|------------|--------|----------|--------|
|           | TEES                |        | 22.5° BEND |        | 45° BEND |        |
|           | A                   | B      | A          | B      | A        | B      |
| 6         | 1'-3"               | 1'-0"  | 1'-0"      | 1'-0"  | 1'-0"    | 1'-2"  |
| 8         | 1'-6"               | 1'-4"  | 1'-0"      | 1'-4"  | 1'-2"    | 1'-6"  |
| 10/12     | 2'-0"               | 1'-4"  | 1'-4"      | 1'-10" | 2'-8"    | 2'-3"  |
| 14/18     | 2'-6"               | 1'-10" | 1'-8"      | 2'-6"  | 3'-10"   | 2'-10" |
| 18/24     | 3'-0"               | 2'-4"  | 2'-0"      | 3'-3"  | 5'-0"    | 3'-4"  |
| 22/24     | 3'-4"               | 2'-10" | 2'-4"      | 4'-0"  | 6'-4"    | 3'-10" |
| 30        | 6'-3"               | 4'-3"  | 3'-6"      | 5'-4"  | 8'-0"    | 4'-8"  |

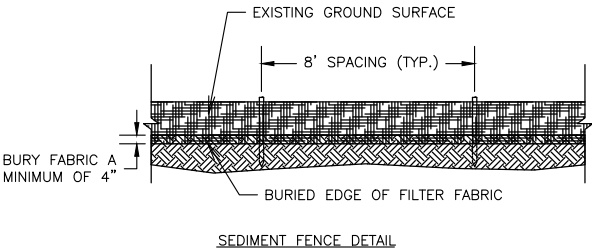
\* = FOR TEE THIS WILL BE THE BRANCH PIPE

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 200 LBS/SQ.FT.

DETAIL 102  
BUTTRESS



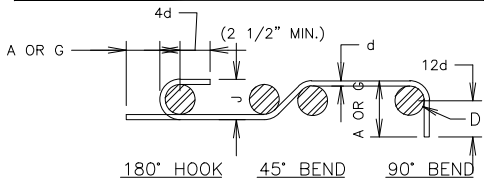
CROSS-SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE



DETAIL 103  
SEDIMENT FENCE

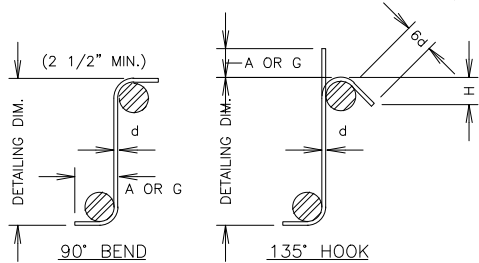
| BAR SIZE                                      | D      | 180°   |     | 90°    |         |
|-----------------------------------------------|--------|--------|-----|--------|---------|
|                                               |        | A OR G | J   | A OR G |         |
| #3                                            | 2 1/4" | 6d     | 5"  | 3"     | 6"      |
| #4                                            | 3"     |        | 6"  | 4"     | 8"      |
| #5                                            | 3 3/4" |        | 7"  | 5"     | 10"     |
| #6                                            | 4 1/2" |        | 8"  | 6"     | 12"     |
| #7                                            | 5 1/4" |        | 10" | 7"     | 14"     |
| #8                                            | 6"     |        | 11" | 8"     | 6"      |
| #9                                            | 9 1/2" |        | 8d  | 15"    | 11 3/4" |
| NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER. |        |        |     |        |         |

NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.

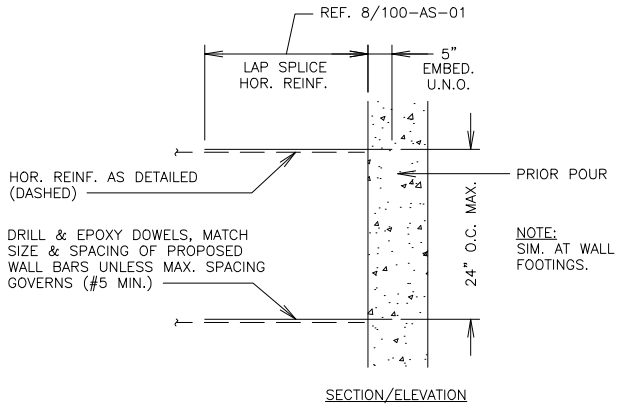


| BAR SIZE | D      | 90° HOOK |        | 135° HOOK |
|----------|--------|----------|--------|-----------|
|          |        | A OR G   | A OR G | H         |
| #3       | 1 1/2" | 4"       | 4 1/4" | 3"        |
| #4       | 2"     | 4 1/2"   | 4 1/2" | 3"        |
| #5       | 2 1/2" | 6"       | 5 1/2" | 3 3/4"    |

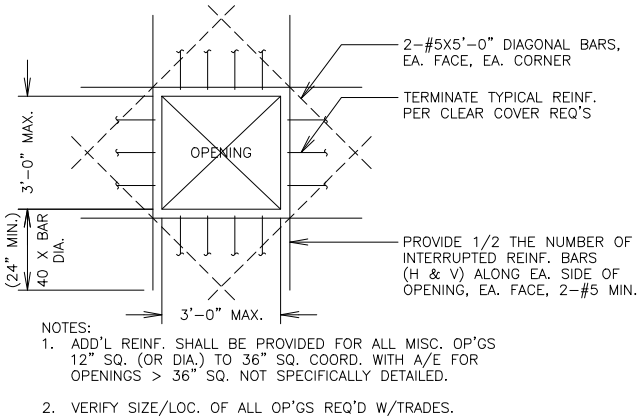
NOTE: "D" DENOTES FINISHED BAR BEND DIAMETER.



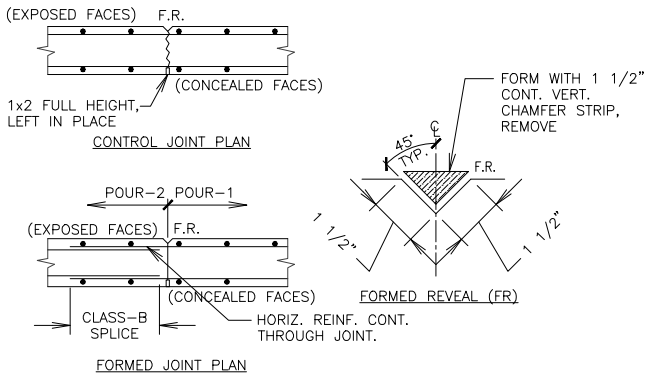
DETAIL 3 NTS  
MILD REINFORCING BENDS



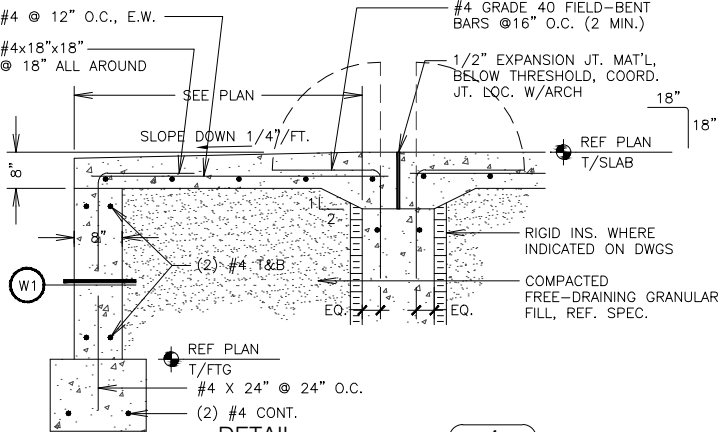
DETAIL 7 NTS  
SEQUENCED CONCRETE PLACEMENT



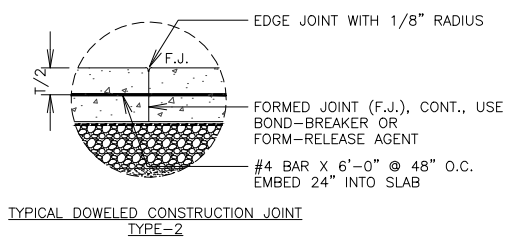
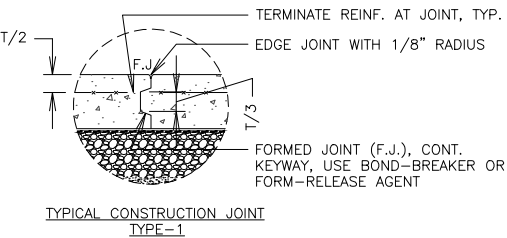
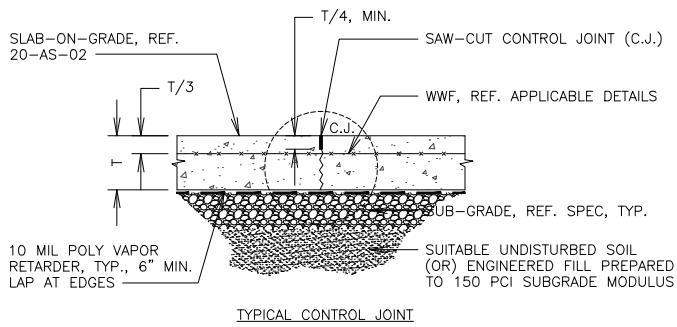
DETAIL 10 NTS  
ADD'L REINF. AT CONC. WALL OPENINGS



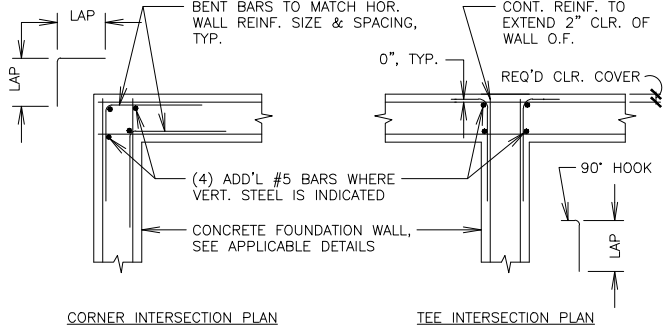
DETAIL 1 NTS  
FOUNDATION WALL CONTROL JOINT



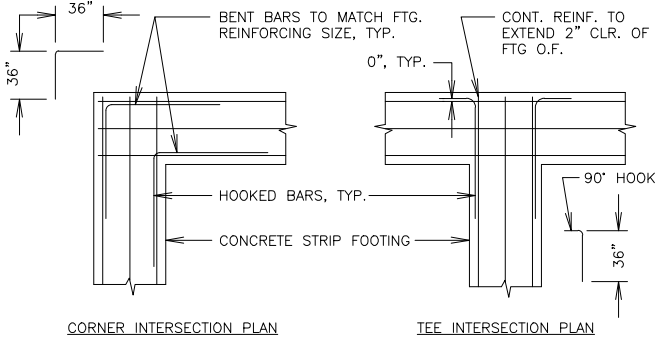
DETAIL 4 NTS  
STRUCTURAL CONCRETE STOOP



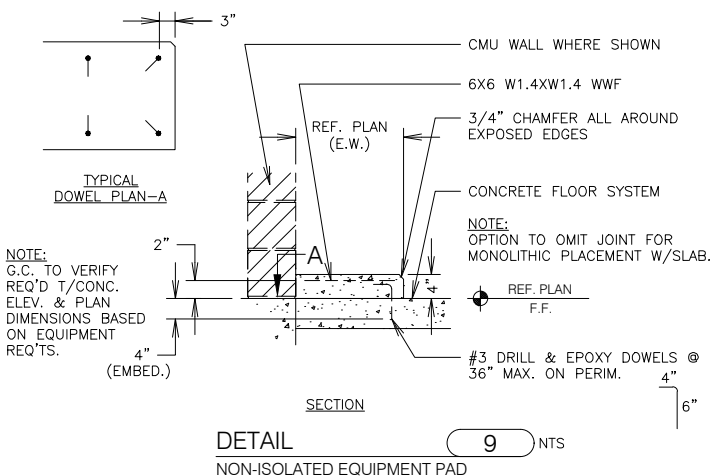
DETAIL 5 NTS  
SLAB-ON-GRADE JOINTS



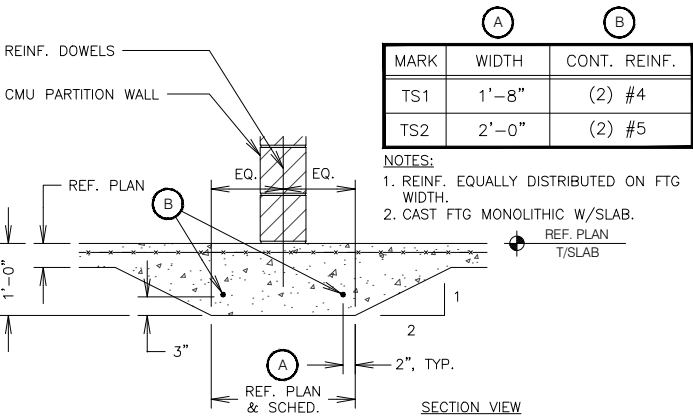
DETAIL 2 NTS  
CONC. WALL INTERSECTION REINFORCING (TYP. UNLESS NOTED OTHERWISE)



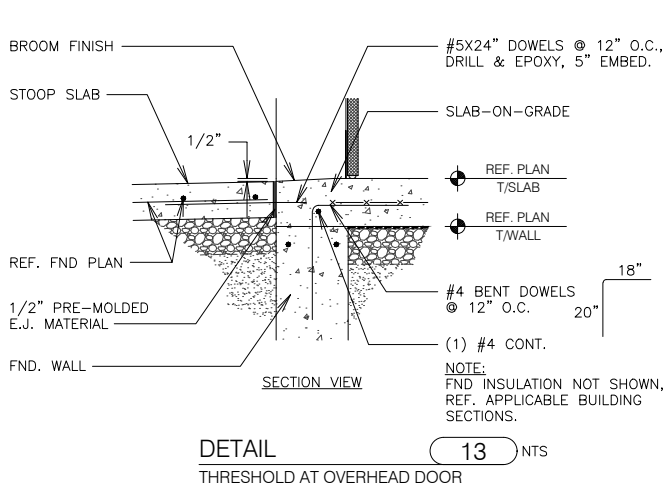
DETAIL 6 NTS  
FOOTING INTERSECTION REINFORCING



DETAIL 9 NTS  
NON-ISOLATED EQUIPMENT PAD



DETAIL 12 NTS  
THICKENED SLAB FOOTING



DETAIL 13 NTS  
THRESHOLD AT OVERHEAD DOOR

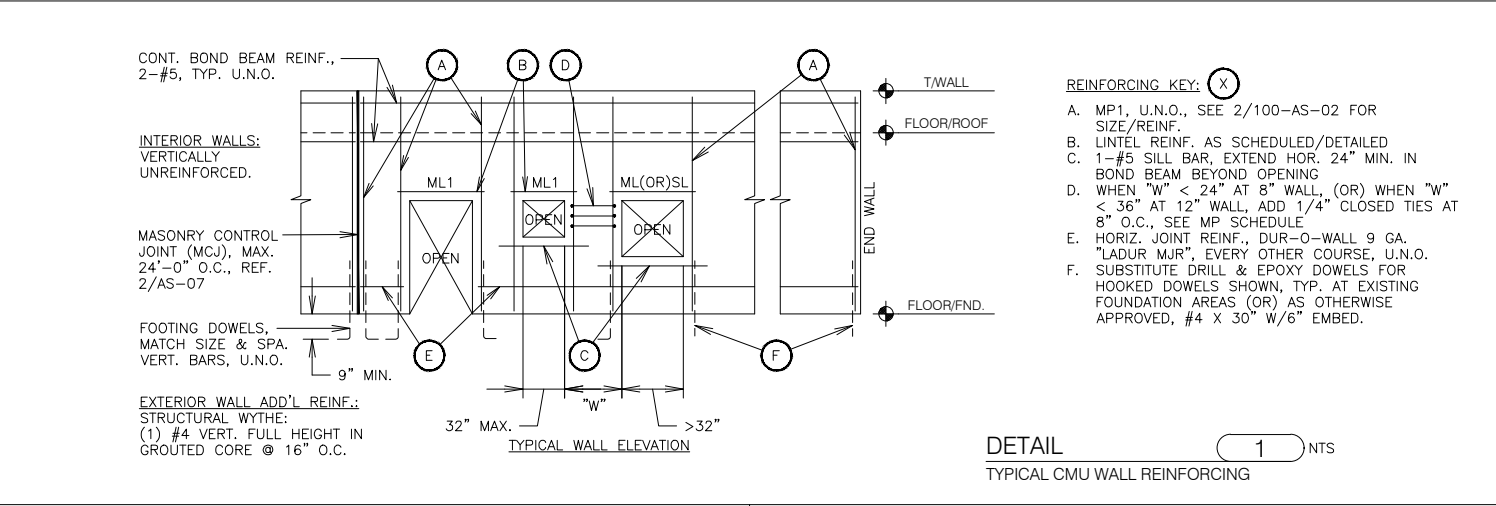
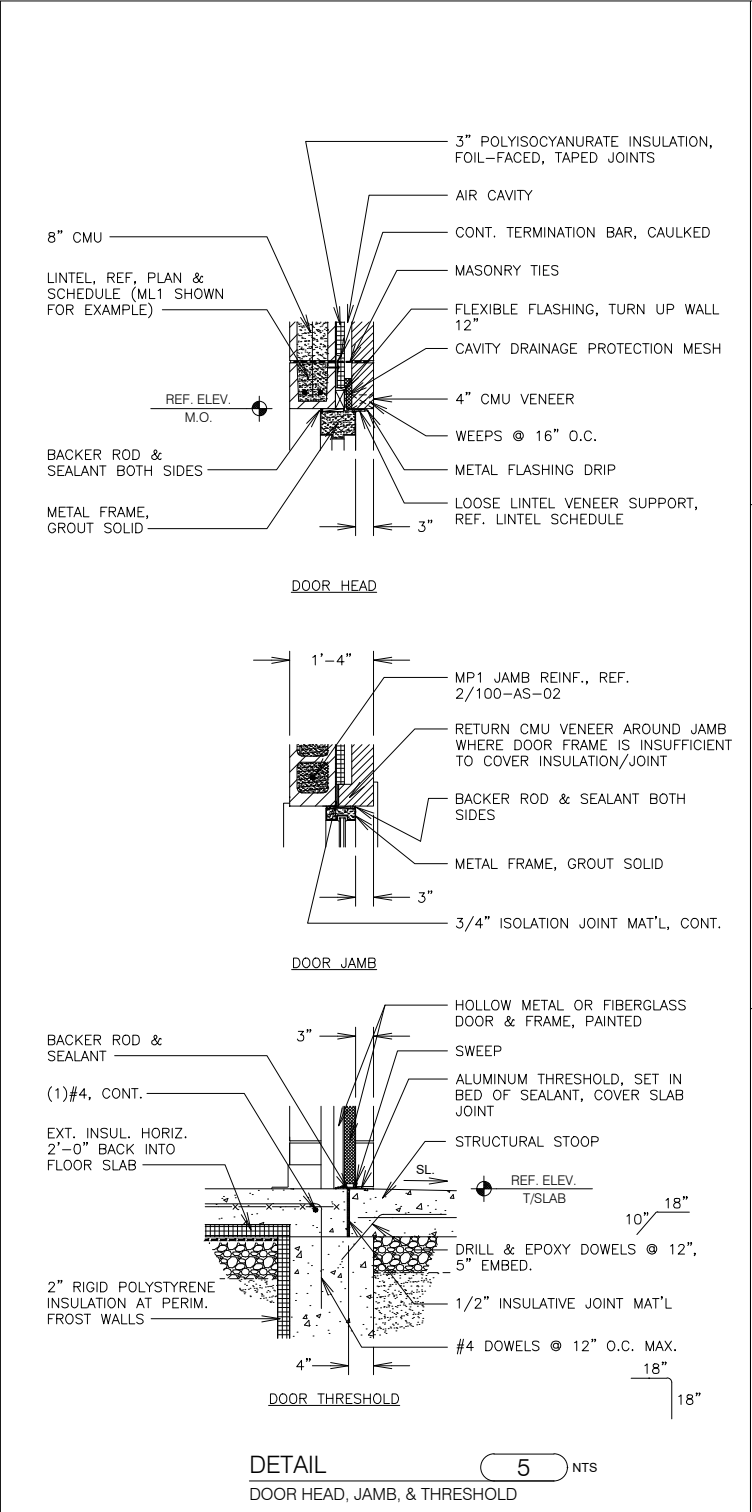
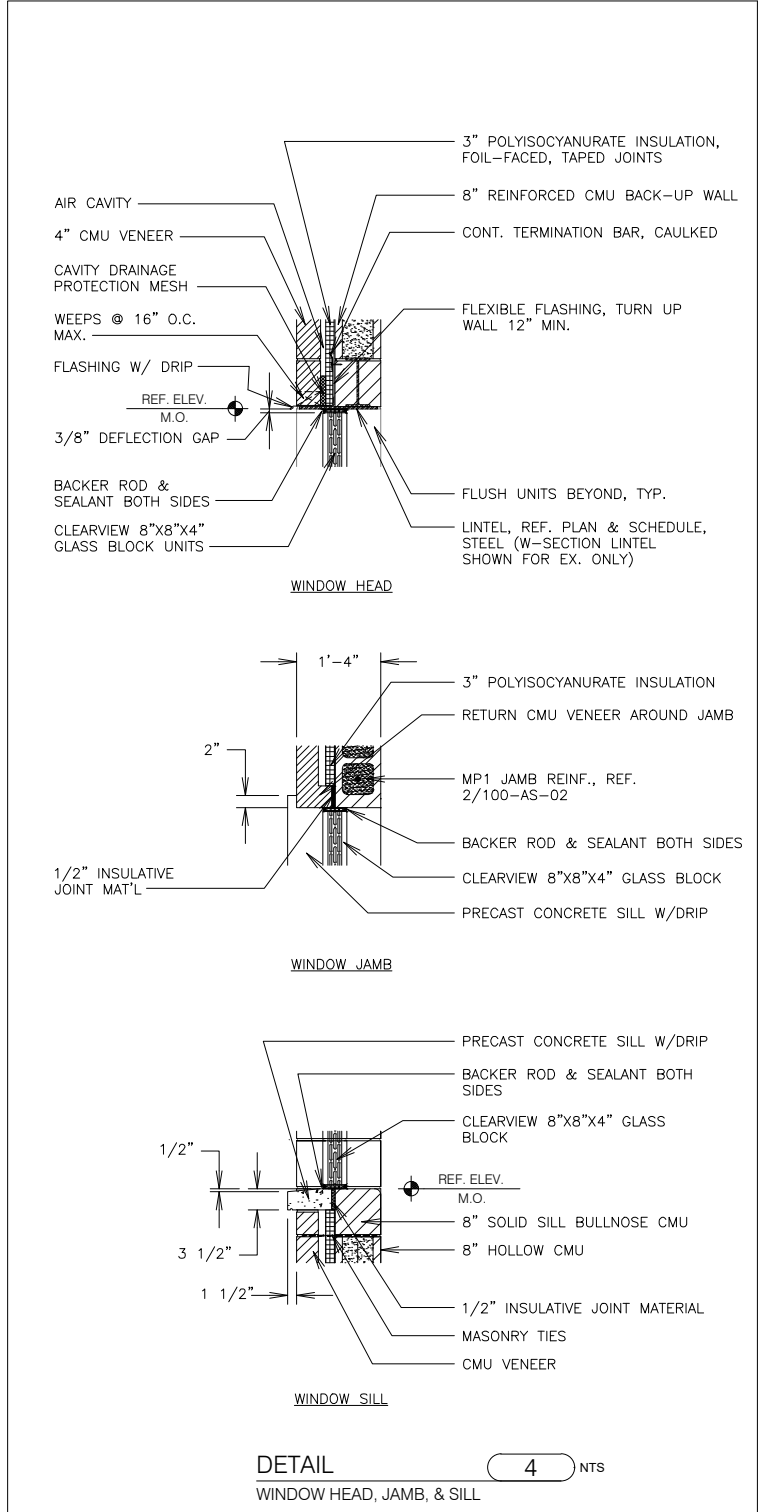
| CLASS-B TENSION LAP SPLICE SCHEDULE |             |             |             |             |       |             |          |       |             |          |       |             |          |       |  |
|-------------------------------------|-------------|-------------|-------------|-------------|-------|-------------|----------|-------|-------------|----------|-------|-------------|----------|-------|--|
| CLASS                               |             | COL. (N/A)  |             | FOUNDATIONS |       |             |          |       |             | SLABS    |       |             |          |       |  |
| BAR SIZE                            | f'c = 4 KSI | f'c = 5 KSI | f'c = 4 KSI |             |       | f'c = 5 KSI |          |       | f'c = 4 KSI |          |       | f'c = 5 KSI |          |       |  |
|                                     |             |             | BOT. BARS   | TOP BARS    | *BARS | BOT. BARS   | TOP BARS | *BARS | BOT. BARS   | TOP BARS | *BARS | BOT. BARS   | TOP BARS | *BARS |  |
| #3                                  | 16          | 16          | 16          | 18          | 24    | 16          | 16       | 21    | 16          | 18       | 24    | 16          | 16       | 21    |  |
| #4                                  | 19          | 17          | 19          | 24          | 32    | 17          | 22       | 28    | 19          | 24       | 32    | 17          | 22       | 28    |  |
| #5                                  | 23          | 21          | 23          | 30          | 40    | 21          | 27       | 35    | 23          | 30       | 40    | 21          | 27       | 35    |  |
| #6                                  | 28          | 25          | 28          | 36          | 47    | 25          | 33       | 42    | 28          | 36       | 47    | 25          | 33       | 42    |  |
| #7                                  | 33          | 29          | 33          | 42          | 55    | 29          | 38       | 50    | 33          | 43       | 57    | 30          | 39       | 51    |  |
| #8                                  | 39          | 35          | 39          | 51          | 67    | 35          | 46       | 60    | 44          | 57       | 75    | 39          | 51       | 67    |  |
| #9                                  | 50          | 44          | 50          | 64          | 84    | 44          | 58       | 75    | 56          | 72       | 94    | 50          | 65       | 84    |  |
| #10                                 | 88          | 79          | 63          | 82          | 107   | 56          | 73       | 96    | 70          | 92       | 120   | 63          | 82       | 107   |  |
| #11                                 | 108         | 97          | 77          | 100         | 131   | 69          | 90       | 117   | 86          | 112      | 147   | 77          | 101      | 131   |  |

NOTES:  
1. \* DENOTES EPOXY-COATED REINFORCING, AS APPLICABLE WHERE INDICATED ON DWGS ONLY.

CONCRETE REINFORCING SHALL HAVE THE FOLLOWING MINIMUM COVER, TYPICAL UNLESS DETAILED OTHERWISE:

- CONCRETE IN CONTACT AND/OR PLACED AGAINST EARTH (3")
- CONCRETE EXPOSED TO WEATHER: #5 & SMALLER (2")
- CONCRETE WITH INTERIOR EXPOSURE (1 1/2")

DETAIL 8 NTS  
REINF. LAP SPLICE & PROTECTIVE COVER



| MASONRY PIER SCHEDULE |      |              |             |         |  |
|-----------------------|------|--------------|-------------|---------|--|
| MARK                  | TYPE | VERT. REINF. | HORIZ. TIES | REMARKS |  |
| MP1                   | 1    | 1-#5         | N/A         | -       |  |
| MP2                   | 2    | 2-#5         | 8" O.C.     | -       |  |
| MP3                   | 3    | 4-#5         | 8" O.C.     | -       |  |
| -                     | -    | -            | -           | -       |  |

**NOTES:**

- GROUT REINFORCED CORES SOLID, FOUNDATION DOWELS REQ'D AT EA. VERTICAL BAR.

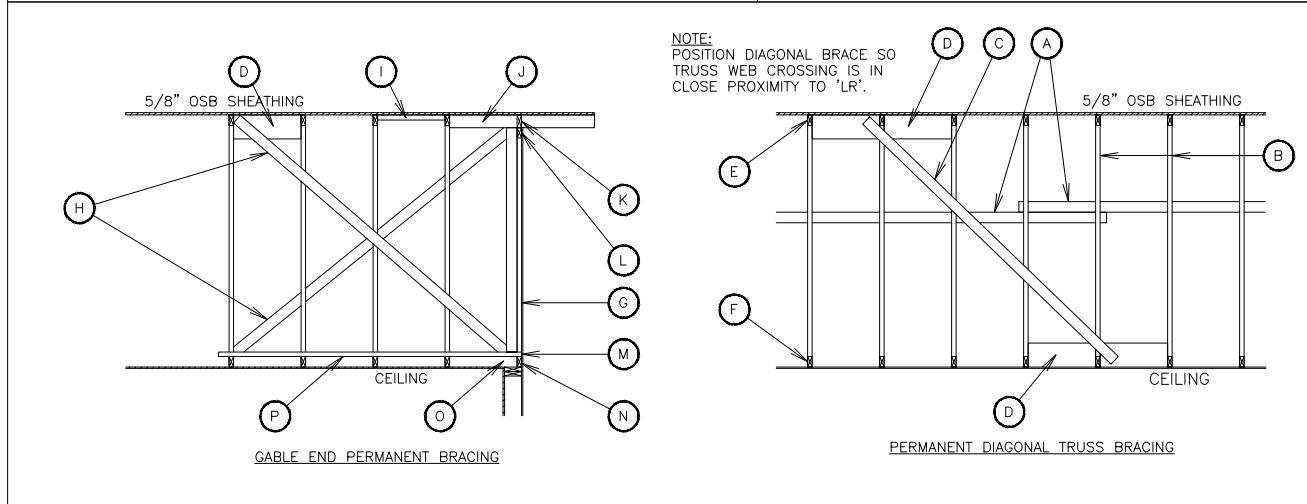
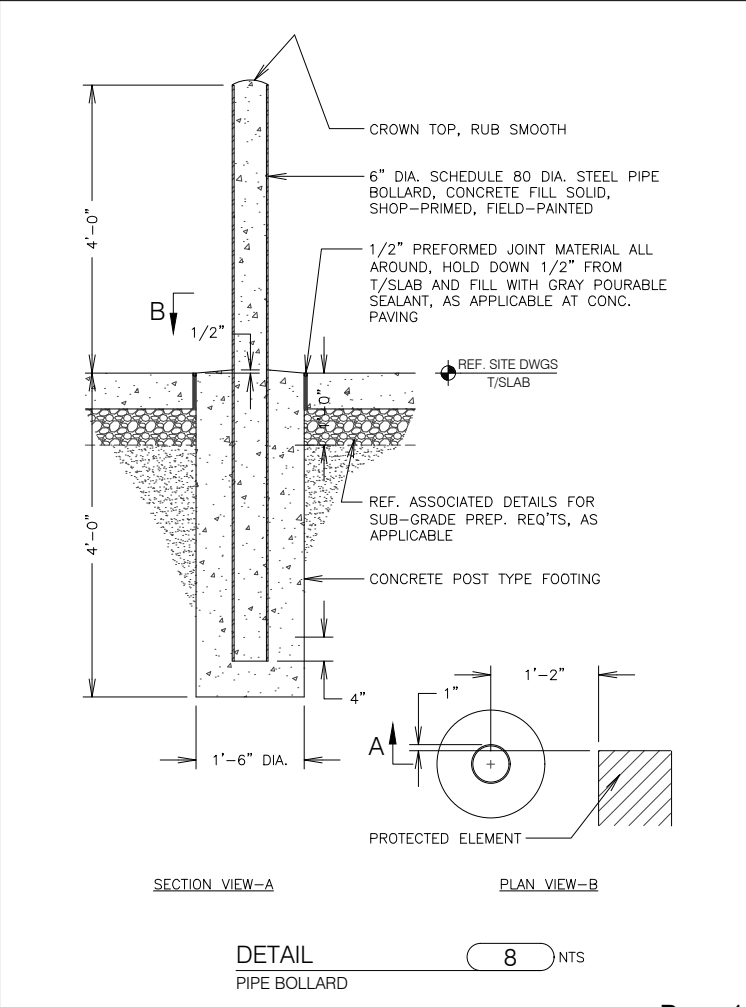
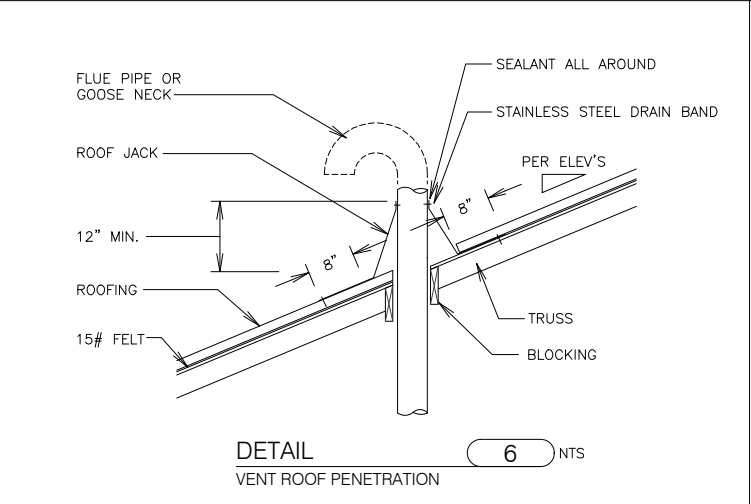
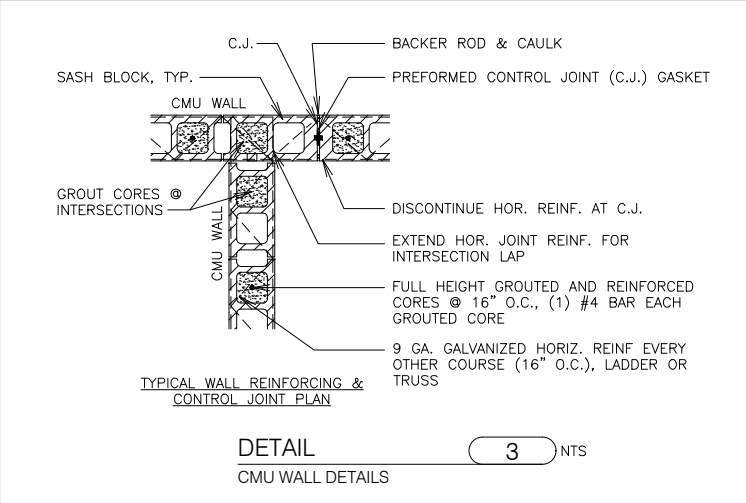
**TYPE-1**

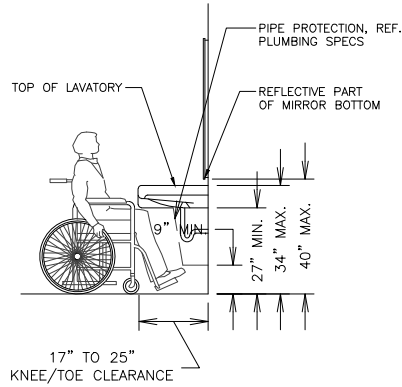
**TYPE-2**

**TYPE-3**

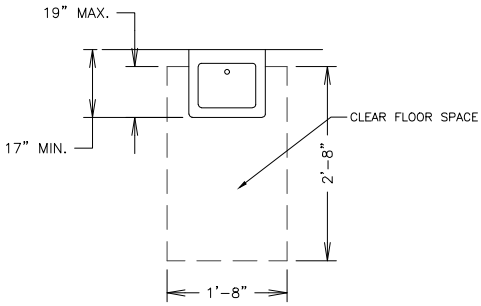
1/4" SMOOTH CLOSED TIES

**DETAIL 2 NTS**  
CMU PIER SCHEDULE



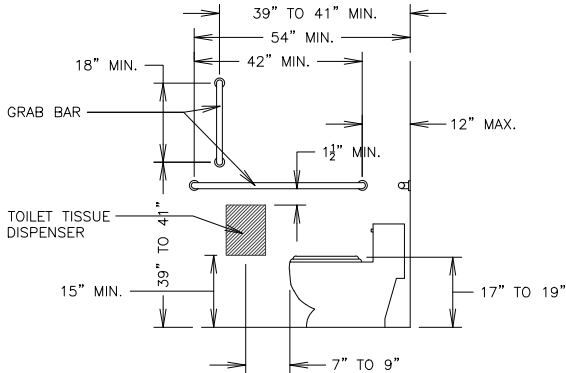


SIDE ELEVATION VIEW

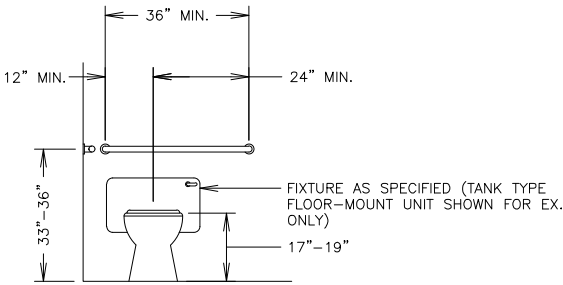


PLAN VIEW

DETAIL 1 NTS  
ACCESSIBILITY AT LAVATORY

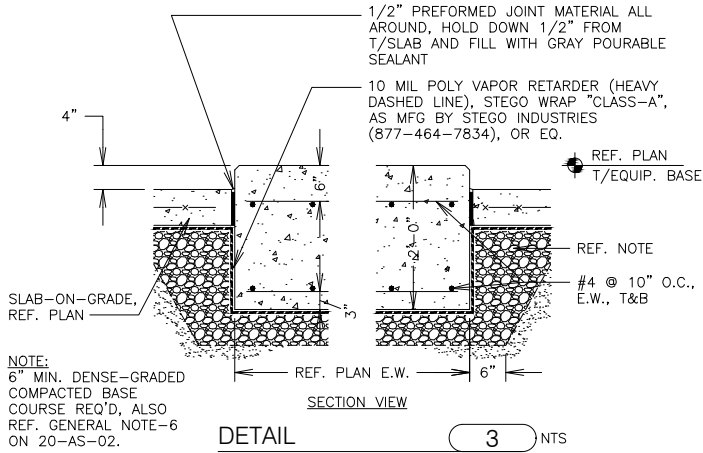


SIDE ELEVATION VIEW



FRONT ELEVATION VIEW

DETAIL 2 NTS  
ACCESSIBILITY AT WATER CLOSET



DETAIL 3 NTS  
ISOLATED EQUIPMENT BASE

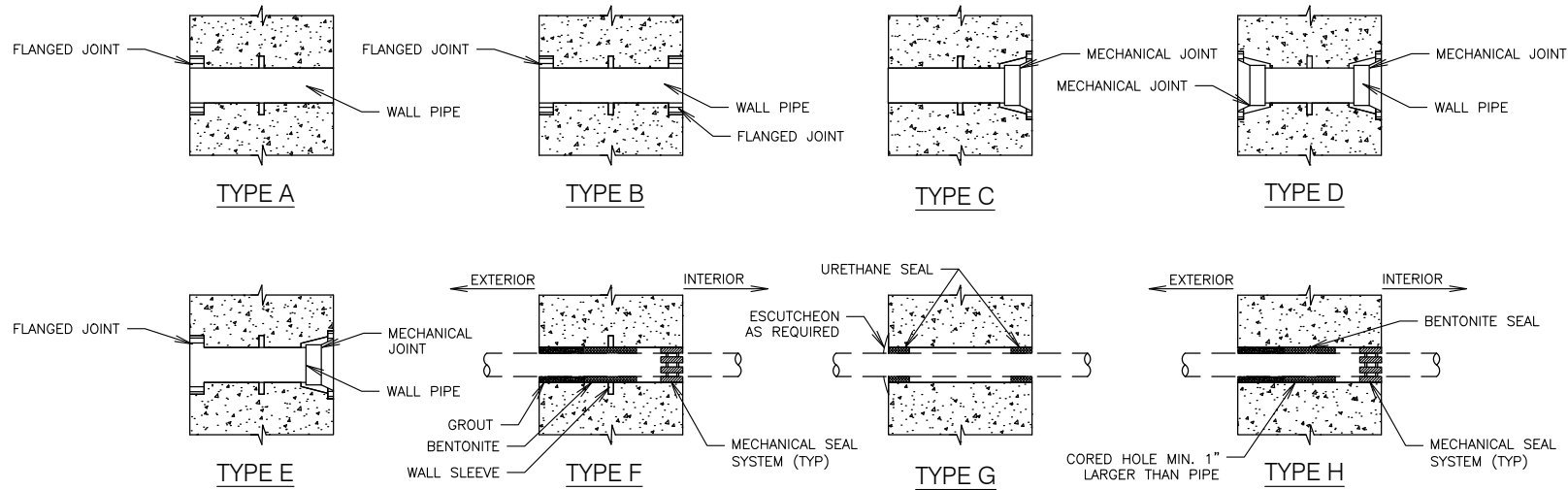
STANDARD DETAILS

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

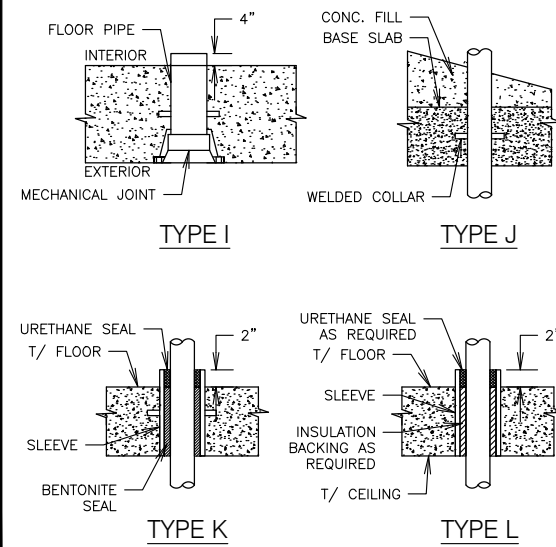
PROJECT NO.: MC 198  
DRAWING FILE:  
DRAWN BY: WTS  
CHECKED BY:  
DATE: 6/28/23  
REVISIONS:  
SCALE:

SHEET:

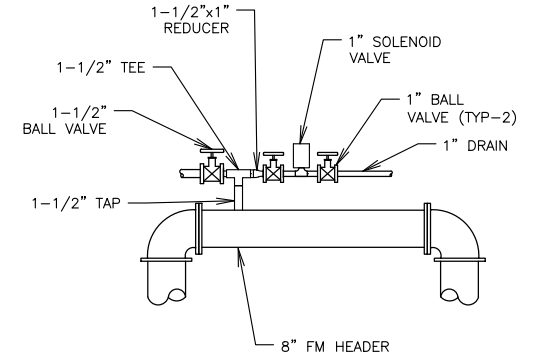
100-AS-03



DETAIL 414  
WALL PIPING PENETRATION (SEE SPECS FOR USE)



DETAIL 415  
BASE/FLOOR PIPING PENETRATION (SEE SPECS FOR USE)



DETAIL 416  
AIRE RELEASE SOLENOID VALVE

| FANS                                                            |              |              |         |          |              |              |        |     |             |     |            |     |            |              |       |         |
|-----------------------------------------------------------------|--------------|--------------|---------|----------|--------------|--------------|--------|-----|-------------|-----|------------|-----|------------|--------------|-------|---------|
| MARK                                                            | MANUFACTURER | MODEL        | SERVICE | LOCATION | CONSTRUCTION |              |        | AIR |             |     | ELECTRICAL |     |            | WEIGHT (LBS) | SONES | REMARKS |
|                                                                 |              |              |         |          | TYPE         | FAN MATERIAL | DRIVE  | CFM | ESP (IN WC) | RPM | HP         | BHP | VOLTS / PH |              |       |         |
| 20-EF-01                                                        | GREENHECK    | CUE-100-VG   | EXHAUST | STORAGE  | UPBLAST      | ALUMINUM     | DIRECT | 450 | 0.25        | 849 | 1/4        | .03 | 120 / 1Ø   | 60           | 1.1   | 1, 2    |
| 20-EF-02                                                        | GREENHECK    | SP-A50-90-VG | EXHAUST | TOILET   | CEILING      | ALUMINUM     | DIRECT | 75  | 0.25        | 887 | 6 W        | -   | 120 / 1Ø   | 20           | 1.5   | 1, 2    |
| 1. PROVIDE DIAL ON FAN.<br>2. PROVIDE GRAVITY BACKDRAFT DAMPER. |              |              |         |          |              |              |        |     |             |     |            |     |            |              |       |         |

| DUCTLESS SPLIT SYSTEMS |              |             |              |            |          |     |                         |                         |               |                 |      |      |          |               |            |             |              |         |
|------------------------|--------------|-------------|--------------|------------|----------|-----|-------------------------|-------------------------|---------------|-----------------|------|------|----------|---------------|------------|-------------|--------------|---------|
| MARK                   | MANUFACTURER | MODEL       |              | TYPE       | LOCATION |     | COOLING CAPACITY (BTUH) | HEATING CAPACITY (BTUH) | AIRFLOW (CFM) | ELECTRICAL UNIT |      |      |          | PHYSICAL DATA |            |             |              | REMARKS |
|                        |              | INDOOR UNIT | OUTDOOR UNIT |            | NAME     | NO. |                         |                         |               | AMPS            | MCA  | MOCp | VOLT /PH | LENGTH (IN)   | WIDTH (IN) | HEIGHT (IN) | WEIGHT (LBS) |         |
| 20-DSS-01              | LG           | LSN120HSV5  | -            | HIGH WALL  | PIPE     | 101 | 12,000                  | 13,600                  | 230           | 0.4             | -    | -    | 208      | 33            | 8          | 12          | 20           |         |
|                        |              | LMN249HVT   | -            | HIGH WALL  | ELEC     | 102 | 24,000                  | 25,600                  | 450           | 0.6             | -    | -    | 208      | 40            | 9          | 14          | 30           |         |
|                        |              | -           | LMU363HV     | MULTI-ZONE | OUTSIDE  | -   | 36,000                  | 39,200                  | -             | 19              | 18.4 | 25   | 208      | 38            | 16         | 33          | 140          |         |
|                        |              |             |              |            |          |     |                         |                         |               |                 |      |      |          |               |            |             |              |         |

| LOUVER (L)                                         |              |         |           |      |              |          |       |        |       |                              |                           |           |         |  |
|----------------------------------------------------|--------------|---------|-----------|------|--------------|----------|-------|--------|-------|------------------------------|---------------------------|-----------|---------|--|
| MARK                                               | MANUFACTURER | MODEL   | SERVICE   | CFM  | CONSTRUCTION |          | SIZE  |        |       | MAX FREE AREA VELOCITY (FPM) | MAX PRESSURE DROP (IN WC) | FINISH    | REMARKS |  |
|                                                    |              |         |           |      | TYPE         | MATERIAL | WIDTH | HEIGHT | DEPTH |                              |                           |           |         |  |
| 20-L-01                                            | GREENHECK    | ESK-402 | 20-EF-01  | 450  | 0.03         | 405      | 16    | 24     | 4     | 675                          | 0.08                      | 70% KYNAR | 1, 2    |  |
| 20-L-02                                            | GREENHECK    | ESK-402 | GENERATOR | 8100 | 0.01         | 210      | 72    | 136    | 4     | 675                          | 0.08                      | 70% KYNAR | 1, 2    |  |
| 20-L-03                                            | GREENHECK    | ESK-402 | GENERATOR | 8100 | 0.06         | 615      | 96    | 64     | 4     | 675                          | 0.08                      | 70% KYNAR | 1, 2    |  |
| 1. BAKED ENAMEL FINISH<br>2. PROVIDE INSECT SCREEN |              |         |           |      |              |          |       |        |       |                              |                           |           |         |  |

| ELECTRIC UNIT HEATERS                                     |              |           |            |                        |     |       |       |                 |            |         |
|-----------------------------------------------------------|--------------|-----------|------------|------------------------|-----|-------|-------|-----------------|------------|---------|
| MARK                                                      | MANUFACTURER | MODEL     | MOUNTING   | HEATING CAPACITY (MBH) | CFM | MOTOR |       | UNIT ELECTRICAL |            | REMARKS |
|                                                           |              |           |            |                        |     | HP    | RPM   | AMPS            | VOLTS / PH |         |
| 20-EUH-01                                                 | QMARK        | MUH-07-4  | HORIZONTAL | 7.5                    | 650 | 1/30  | 1,600 | 9.0             | 480 / 3Ø   | 1, 2    |
| 20-EUH-02                                                 | QMARK        | MUH-07-4  | HORIZONTAL | 7.5                    | 650 | 1/30  | 1,600 | 9.0             | 480 / 3Ø   | 1, 2    |
| 20-EUH-03                                                 | QMARK        | MUH-03-41 | HORIZONTAL | 3                      | 350 | 1/100 | 1,600 | 3.6             | 480 / 3Ø   | 1, 2    |
| 20-EUH-04                                                 | QMARK        | MUH-03-41 | HORIZONTAL | 3                      | 350 | 1/100 | 1,600 | 3.6             | 480 / 3Ø   | 1, 2    |
| 20-EUH-05                                                 | QMARK        | MUH-05-41 | HORIZONTAL | 5                      | 350 | 1/100 | 1,600 | 6.0             | 480 / 3Ø   | 1, 2    |
| 1. PROVIDE OSHA FAN GUARD<br>2. PROVIDE REMOTE THERMOSTAT |              |           |            |                        |     |       |       |                 |            |         |

| ELECTRIC BASEBOARD |              |           |     |            |            |        |         |
|--------------------|--------------|-----------|-----|------------|------------|--------|---------|
| MARK               | MANUFACTURER | MODEL     | KW  | ELECTRICAL |            | WEIGHT | REMARKS |
|                    |              |           |     | AMPS       | VOLTS / PH |        |         |
| 20-EBB-01          | QMARK        | QMKC25126 | 0.5 | 4.2        | 120 / 1Ø   | 8      |         |
|                    |              |           |     |            |            |        |         |

PROJECT NO.: MC 198  
DRAWING FILE: 100-H-01  
DRAWN BY: B.M.C.  
CHECKED BY: M.R.R.  
DATE: 08-25-23  
REVISIONS:  
SCALE:  

0 1 2 4  
FEET

  
SHEET:

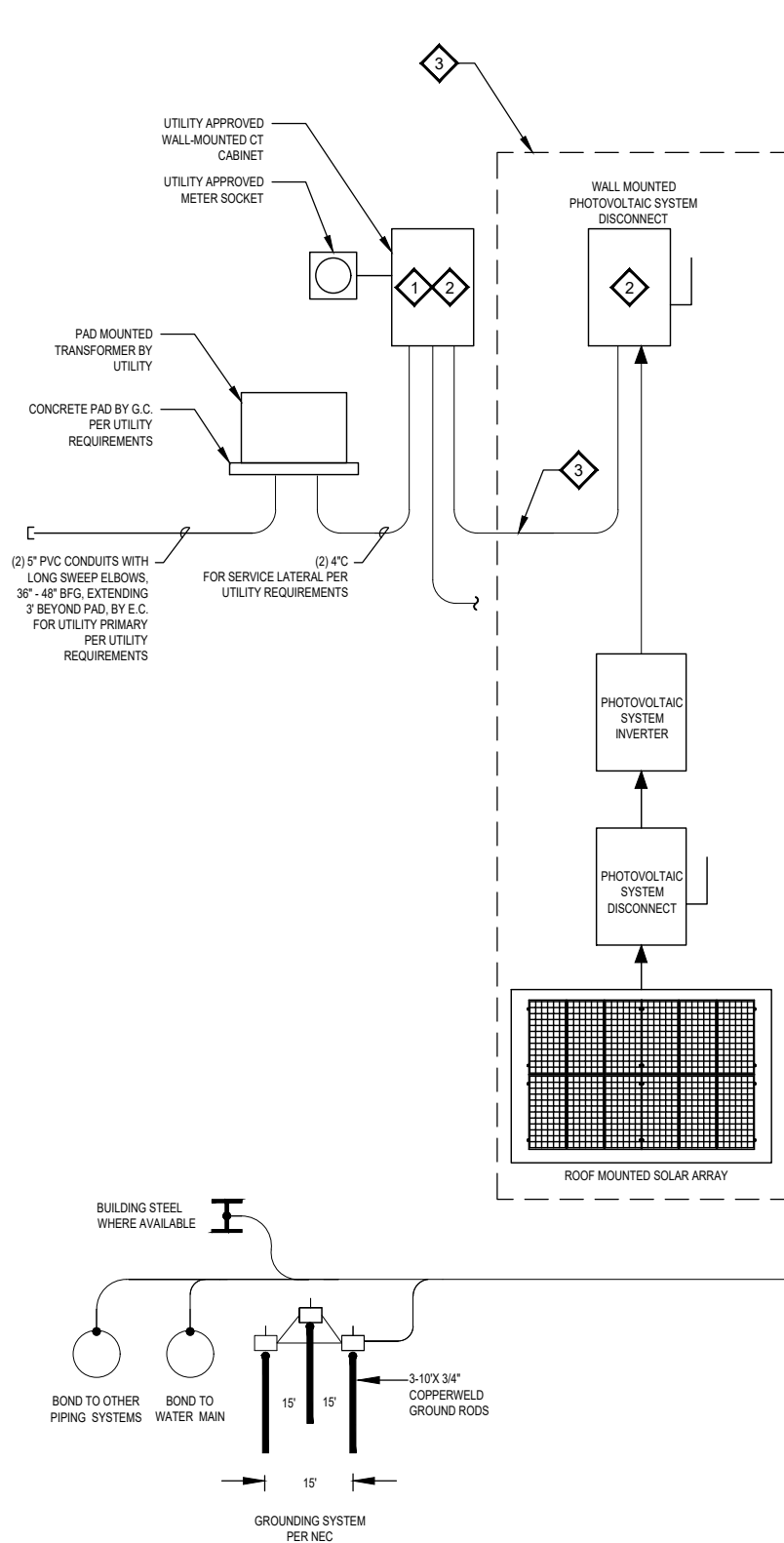
2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

100-H-01

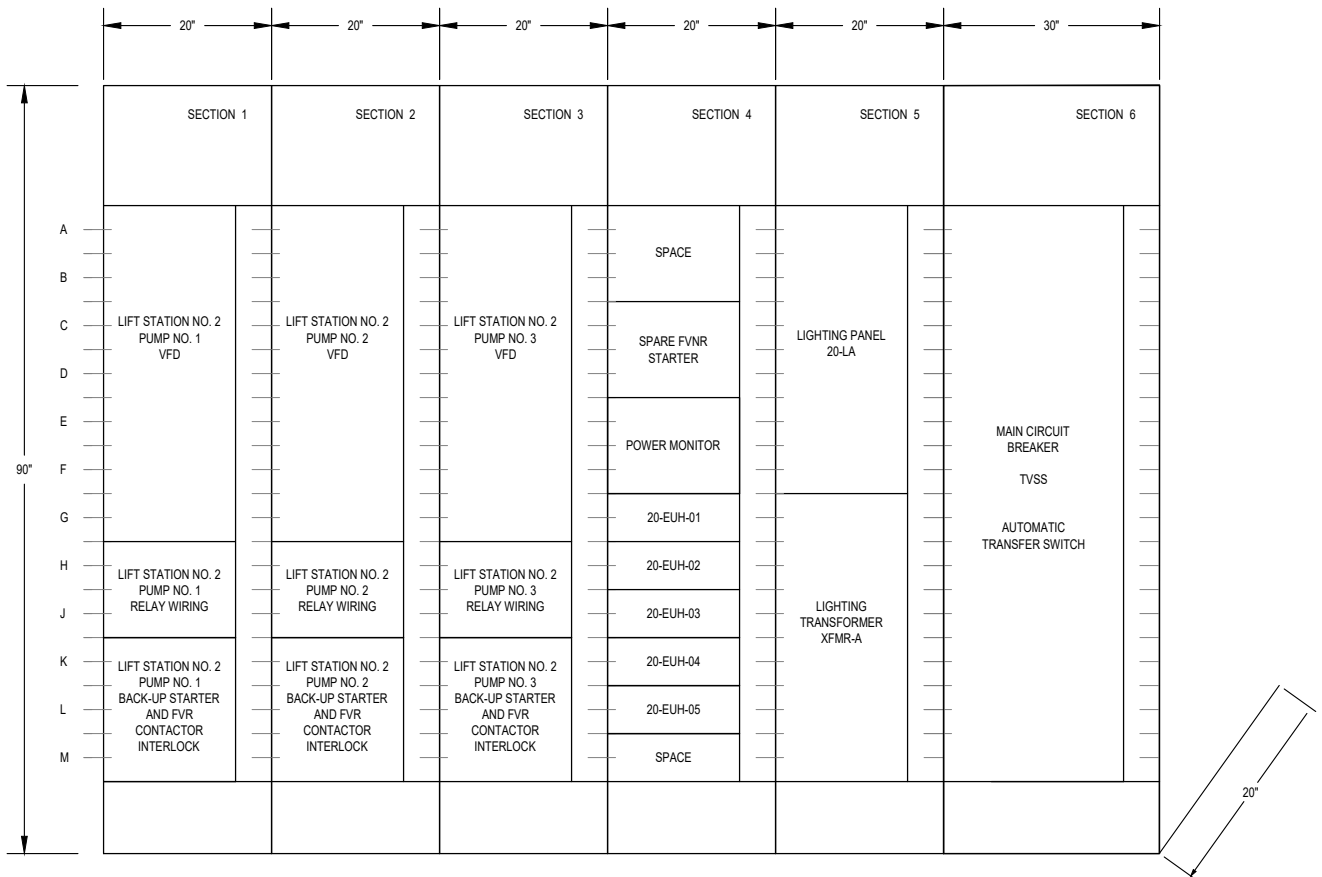
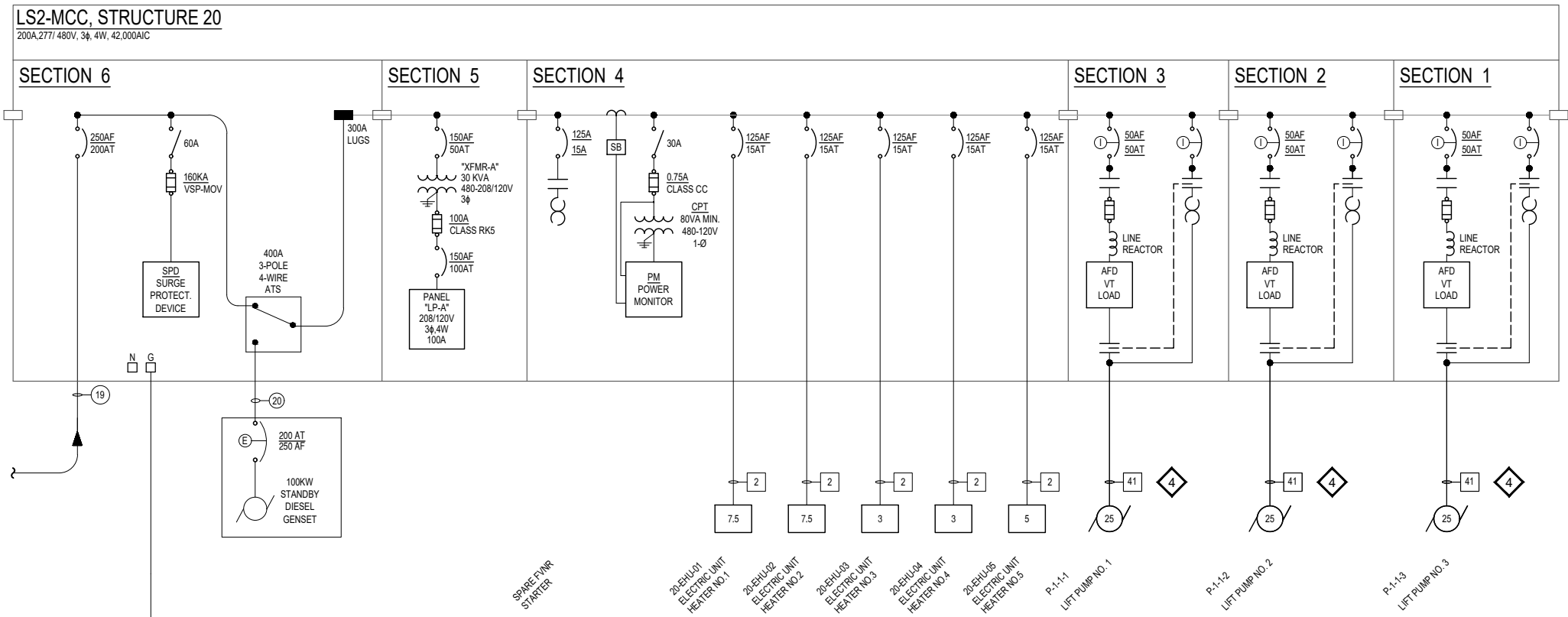
6264 Nesbit Road  
Madison, WI 53719  
(608) 273-3350  
www.tcengineers.net

TC TOWN & COUNTRY  
ENGINEERING, INC.

HVAC SCHEDULES



- KEY NOTES**
1. PROVIDE CT CABINET AS SPECIFIED AND PER UTILITY REQUIREMENTS. INSTALL CTS PROVIDED BY UTILITY. PROVIDE LOAD SIDE LUGS SUFFICIENT TO ACCOMMODATE FUTURE PHOTOVOLTAIC FEEDER IN ADDITION TO UTILITY FEEDER.
  2. PROVIDE PLACARDING TO INDICATE THAT EQUIPMENT IS FED BY TWO POWER SOURCES, AND THE LOCATIONS OF THE DISCONNECTS.
  3. PHOTOVOLTAIC SYSTEM FURNISHED AND INSTALLED BY PHOTOVOLTAIC SYSTEM SUPPLIER.
  4. PROVIDE CONDUIT SIZED FOR FEEDER CIRCUIT "42," MINIMUM 1-1/4", TO ACCOMMODATE LARGER PUMP SIZE IN FUTURE.



**LS2-MCC**  
**MOTOR CONTROL CENTER FRONT ELEVATION**  
NTS

| THREE PHASE PANEL SCHEDULE         |                                 |                          |      |                |      |            |      |                         |                         | 20-LA                          |    |
|------------------------------------|---------------------------------|--------------------------|------|----------------|------|------------|------|-------------------------|-------------------------|--------------------------------|----|
| TYPE: LIGHTING & APPLIANCE         |                                 | VOLTAGE: 208 /120 - 3P4W |      | MOUNT: SURFACE |      | SINGLE TUB |      | BUS CONSTRUCTION: CU    |                         | GROUND BUS: YES                |    |
|                                    |                                 |                          |      |                |      |            |      | ISOLATED GROUND BUS: NO |                         |                                |    |
|                                    |                                 |                          |      |                |      |            |      |                         |                         | BUS AMPACITY: 225A             |    |
|                                    |                                 |                          |      |                |      |            |      |                         |                         | MAIN CIRCUIT BREAKER: 175A     |    |
|                                    |                                 |                          |      |                |      |            |      |                         |                         | SUB-FEED LUGS: NONE            |    |
|                                    |                                 |                          |      |                |      |            |      |                         |                         | INTERRUPTING CAPACITY: 10 KAIC |    |
|                                    | DESCRIPTION                     | LOAD                     | BKR  | A              | B    | C          | BKR  | LOAD                    | DESCRIPTION             |                                |    |
| 1                                  | LIGHTS, STORAGE RM 100          | 3.25                     | 20/1 | 4.3            | ***  | ***        | 20/1 | 1.00                    | LOCAL CONTROL PANEL     |                                | 2  |
| 3                                  | LIGHTS, PIPE GALLERY RM 101     | 1.75                     | 20/1 | ***            | 2.3  | ***        | 20/1 | 0.50                    | FIT                     |                                | 4  |
| 5                                  | LIGHTS, ELEC RM 102             | 1.50                     | 20/1 | ***            | ***  | 1.5        | 20/1 |                         | SPARE                   |                                | 6  |
| 7                                  | LIGHTS, GENERATOR RM 103        | 1.75                     | 20/1 | 1.8            | ***  | ***        | 20/1 |                         | SPARE                   |                                | 8  |
| 9                                  | LIGHTS, TOILET RM 104, 20-EF-02 | 1.50                     | 20/1 | ***            | 1.5  | ***        | 20/1 |                         | SPARE                   |                                | 10 |
| 11                                 | LIGHTS, EXTERIOR                | 0.50                     | 20/1 | ***            | ***  | 0.5        | 20/1 |                         | SPARE                   |                                | 12 |
| 13                                 | SPARE                           |                          | 20/1 | 0.0            | ***  | ***        | 20/1 |                         | SPARE                   |                                | 14 |
| 15                                 | RECEPT., STORAGE RM 100         | 9.00                     | 20/1 | ***            | 9.0  | ***        | 20/1 |                         | SPARE                   |                                | 16 |
| 17                                 | RECEPT., PIPE GALLERY RM 101    | 4.50                     | 20/1 | ***            | ***  | 4.5        | 20/1 |                         | SPARE                   |                                | 18 |
| 19                                 | RECEPT., ELEC RM 102            | 4.50                     | 20/1 | 4.5            | ***  | ***        | 20/1 |                         | SPARE                   |                                | 20 |
| 21                                 | RECEPT., GENERATOR RM 103       | 4.50                     | 20/1 | ***            | 4.5  | ***        | 20/1 |                         | SPARE                   |                                | 22 |
| 23                                 | RECEPT., TOILET RM 104          | 3.00                     | 20/1 | ***            | ***  | 3.0        | 20/1 |                         | SPARE                   |                                | 24 |
| 25                                 | RECEPT., EXTERIOR               | 1.50                     | 20/1 | 1.5            | ***  | ***        |      |                         | SPACE                   |                                | 26 |
| 27                                 | HWRP-1                          | 1.00                     | 20/1 | ***            | 1.0  | ***        |      |                         | SPACE                   |                                | 28 |
| 29                                 |                                 | 21.00                    |      | ***            | ***  | 21.0       |      |                         | SPACE                   |                                | 30 |
| 31                                 | WH-1                            | 21.00                    | 30/2 | 21.0           | ***  | ***        |      |                         | SPACE                   |                                | 32 |
| 33                                 | 20-EBB-01                       | 4.50                     | 20/1 | ***            | 4.5  | ***        |      |                         | SPACE                   |                                | 34 |
| 35                                 | 20-EF-01                        | 6.00                     | 20/1 | ***            | ***  | 6.0        |      |                         | SPACE                   |                                | 36 |
| 37                                 | 20-D-02, 20-D-03                | 1.00                     | 20/1 | 1.0            | ***  | ***        |      |                         | SPACE                   |                                | 38 |
| 39                                 | 20-DSS-01                       | 18.40                    |      | ***            | 18.4 | ***        | 20/1 |                         | GENERATOR BLOCK HEATER  |                                | 40 |
| 41                                 |                                 | 18.40                    | 30/2 | ***            | ***  | 18.4       | 20/1 |                         | GENERATOR BATT. CHARGER |                                | 42 |
| TOTAL AMPS / PHASE: 34.0 41.2 54.9 |                                 |                          |      |                |      |            |      |                         |                         |                                |    |
| KVA / PHASE: 4.1 4.9 6.6           |                                 |                          |      |                |      |            |      |                         |                         |                                |    |
| TOTAL CONNECTED KVA: 15.6          |                                 |                          |      |                |      |            |      |                         |                         |                                |    |

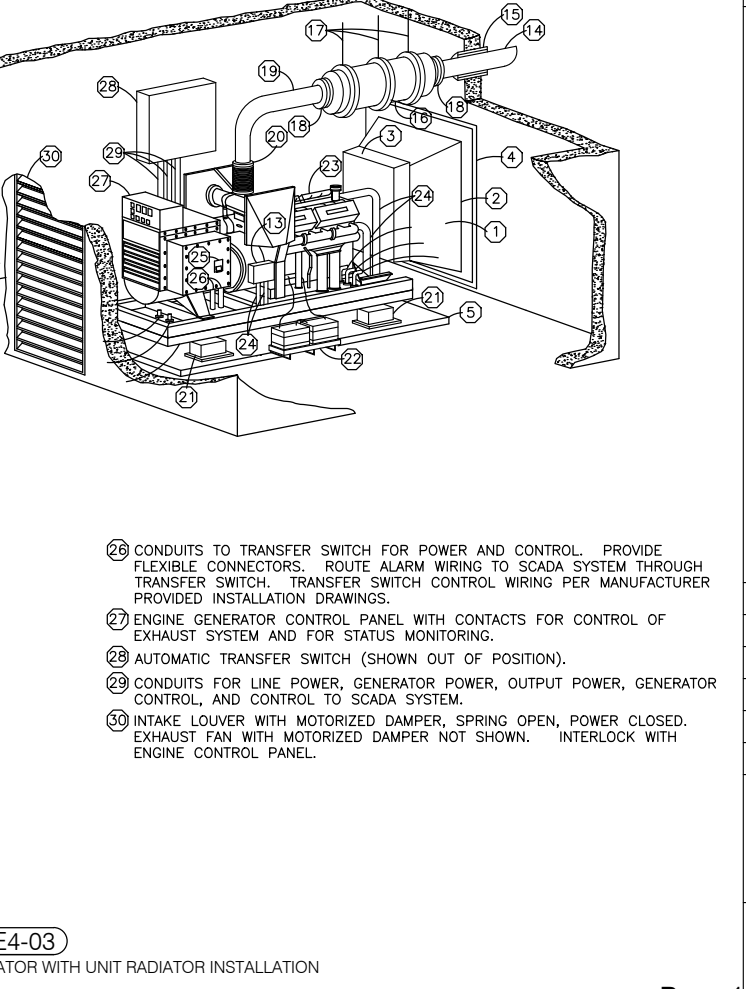
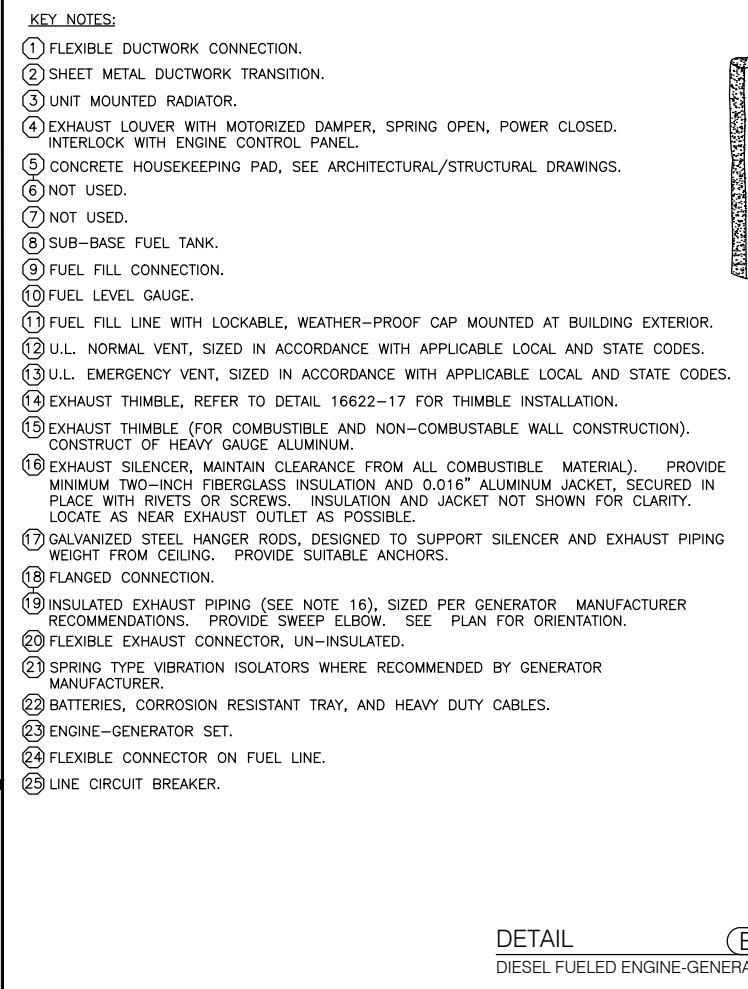
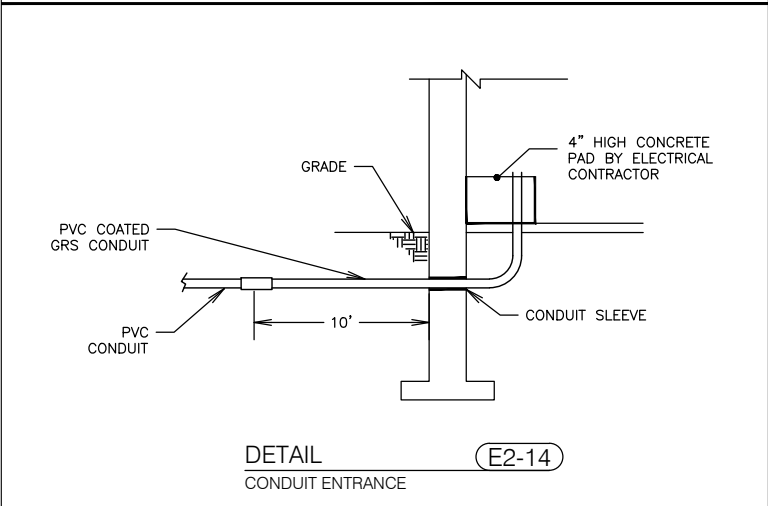
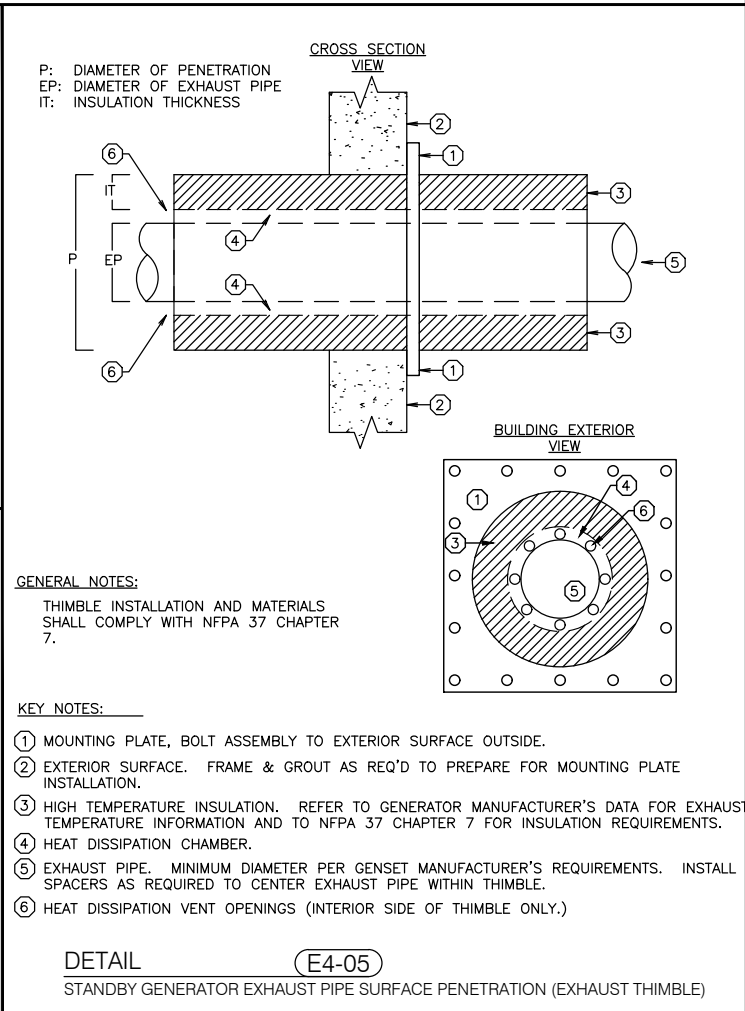
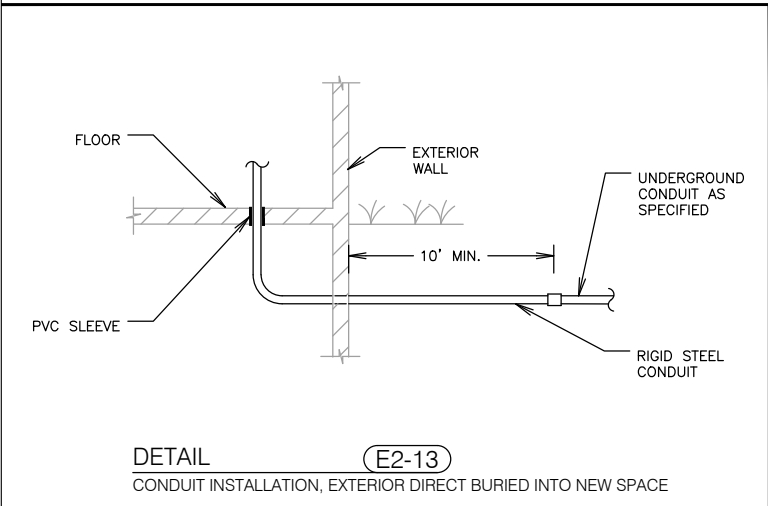
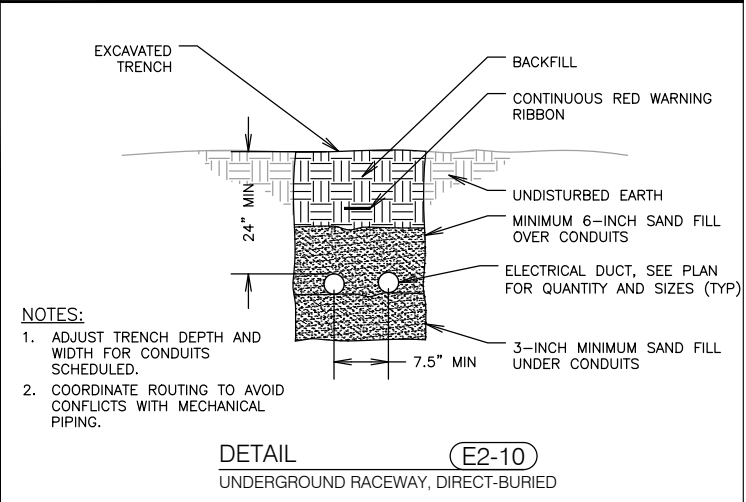
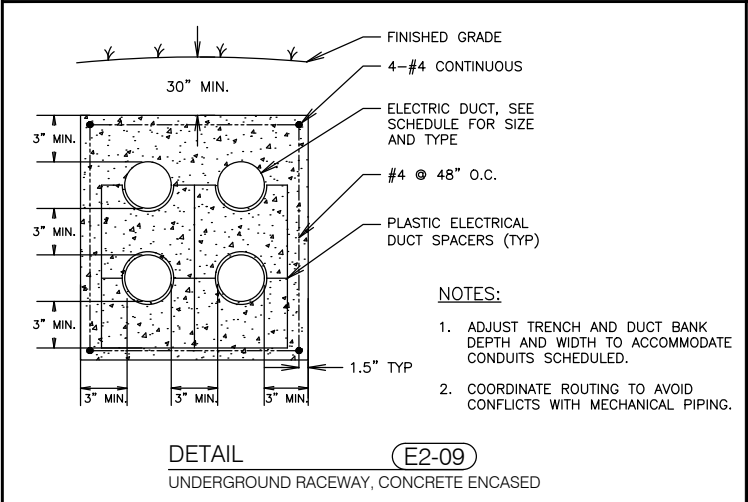
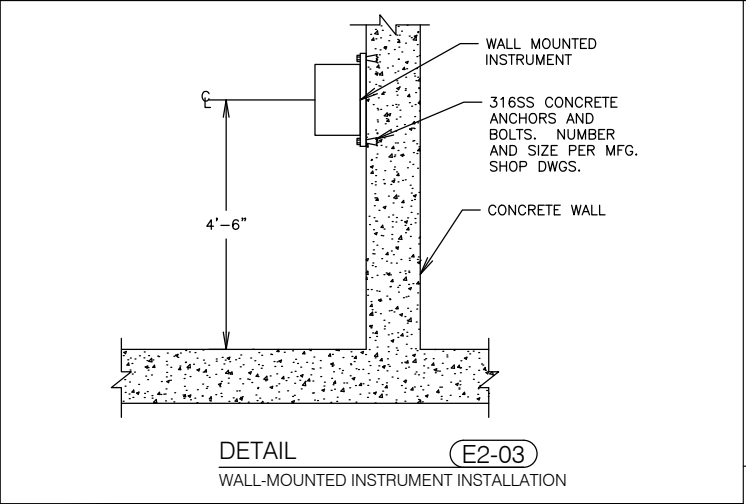
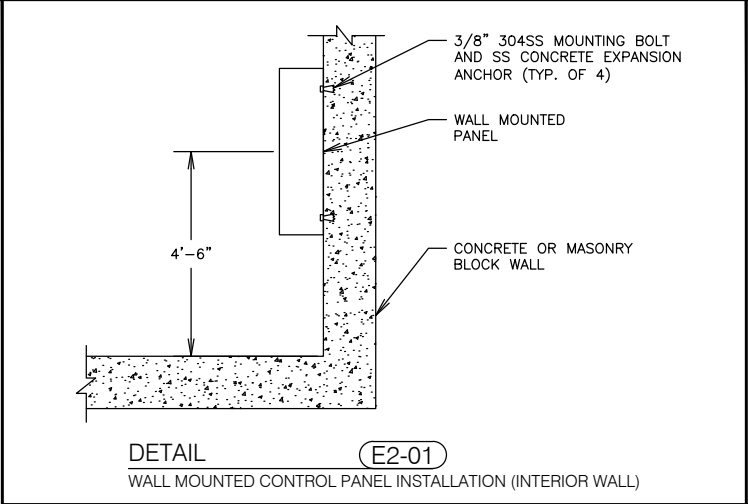
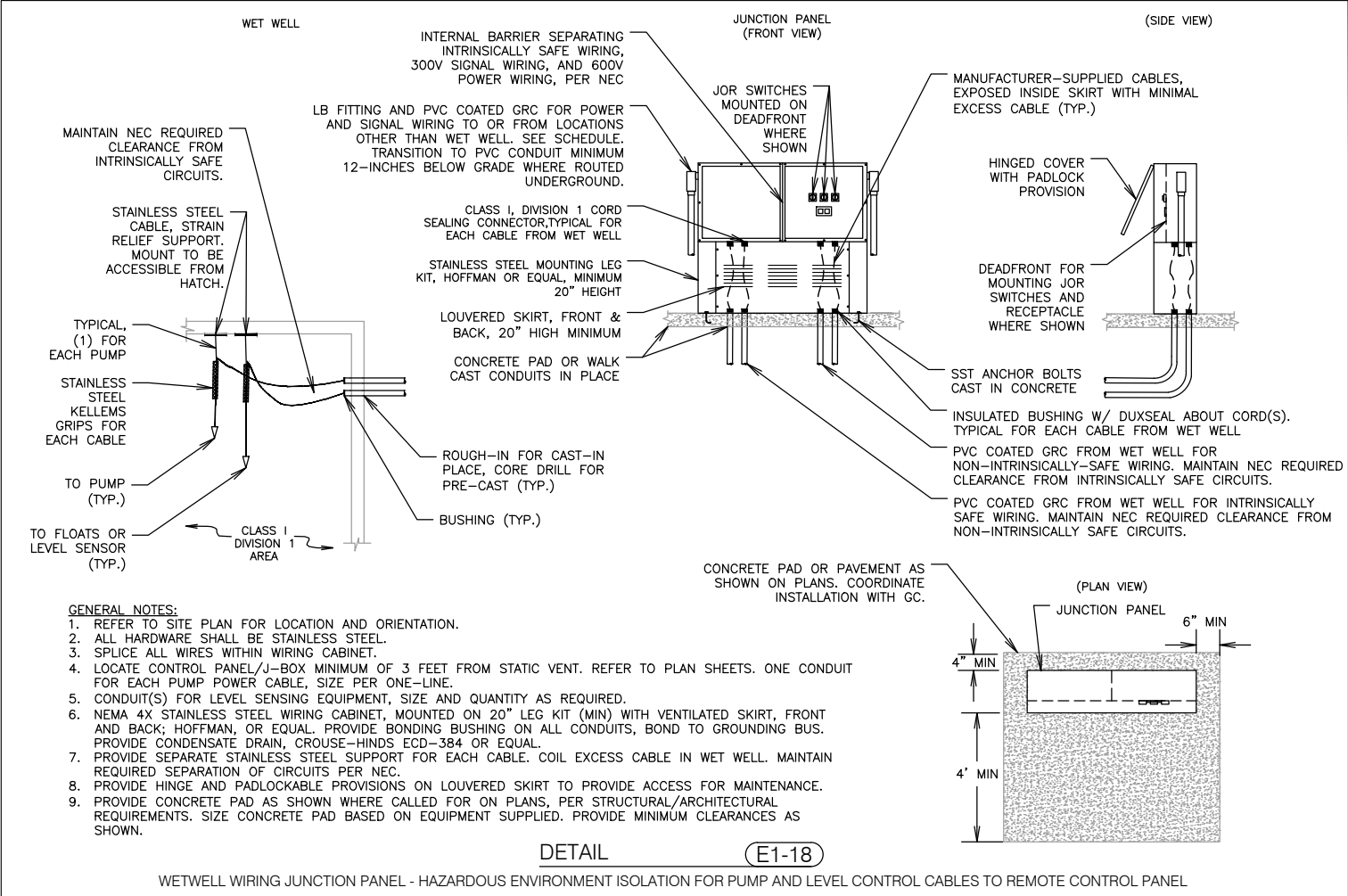
| FIXTURE SCHEDULE                                                                                                          |                              |             |       |              |                                    |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------|-------|--------------|------------------------------------|
| TYPE                                                                                                                      | DESCRIPTION                  | LAMP TYPE   | WATTS | MANUFACTURER | CATALOG NUMBER                     |
| A                                                                                                                         | 1X4, LENSED INDUSTRIAL STRIP | LED - 4000K | 52    | METALUX      | 4SNLED-LD5-56L-LW-UNV-L840-CD1-U   |
| D1                                                                                                                        | WALL PACK, EXTERIOR          | LED - 3000K | 52    | GARCOO       | 121-32L-530-VW-G4-4-UNV-BL-IMR3-BZ |
| D2                                                                                                                        | POLE MOUNTED, EXTERIOR       | LED - 4000K | 45    | CROUSE-HINDS | VMVL5P-UNV1-S891                   |
| X1                                                                                                                        | EXIT FIXTURE - LED NEMA 4X   | LED         | N/A   | EMERGH-LITE  | GA-SVX-1-R-4X                      |
| GENERAL NOTES:<br>1. ALL BALLASTS SHALL BE LOW HARMONIC ELECTRONIC.<br>2. HUBBELL AND DAYBRITE SHALL BE CONSIDERED EQUAL. |                              |             |       |              |                                    |
| FIXTURE NOTES:                                                                                                            |                              |             |       |              |                                    |

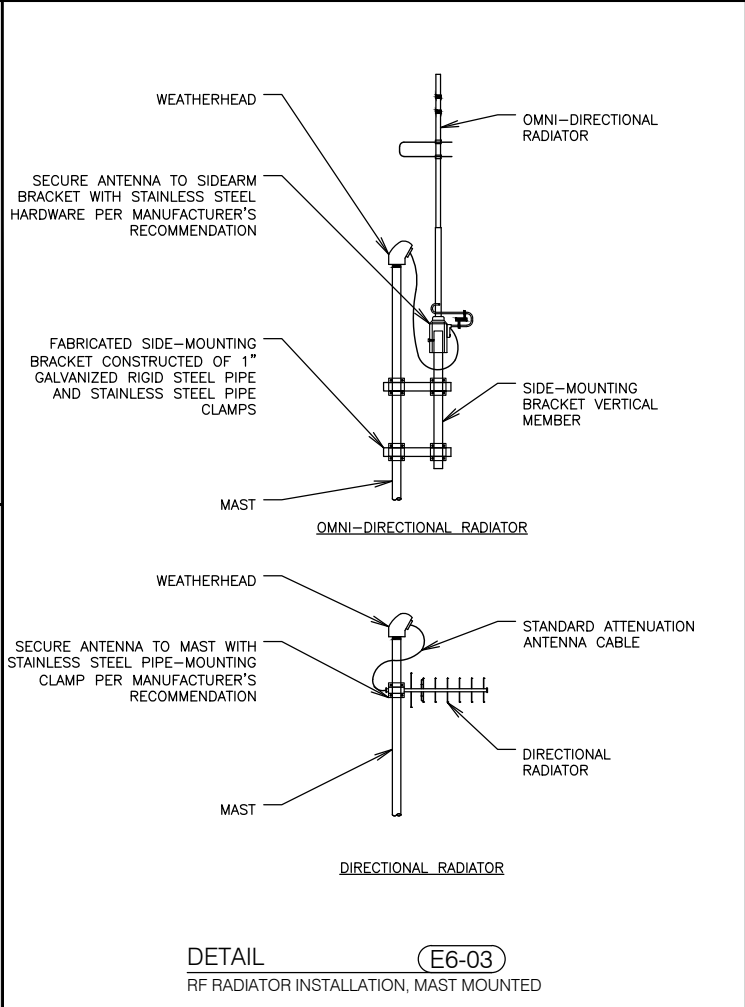
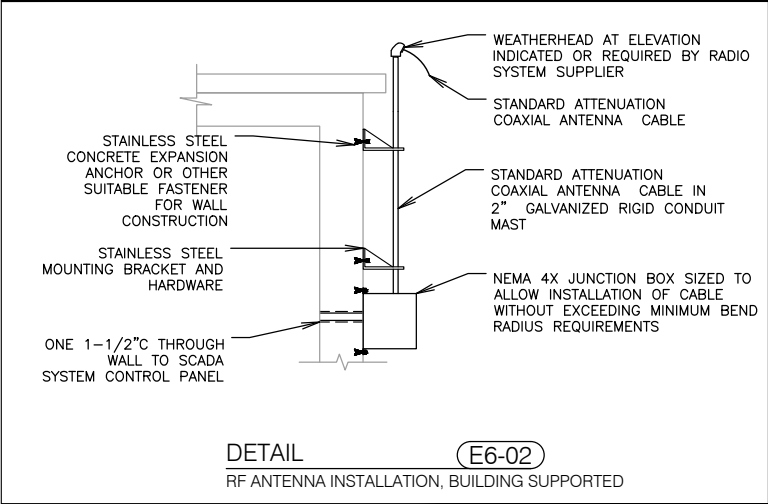
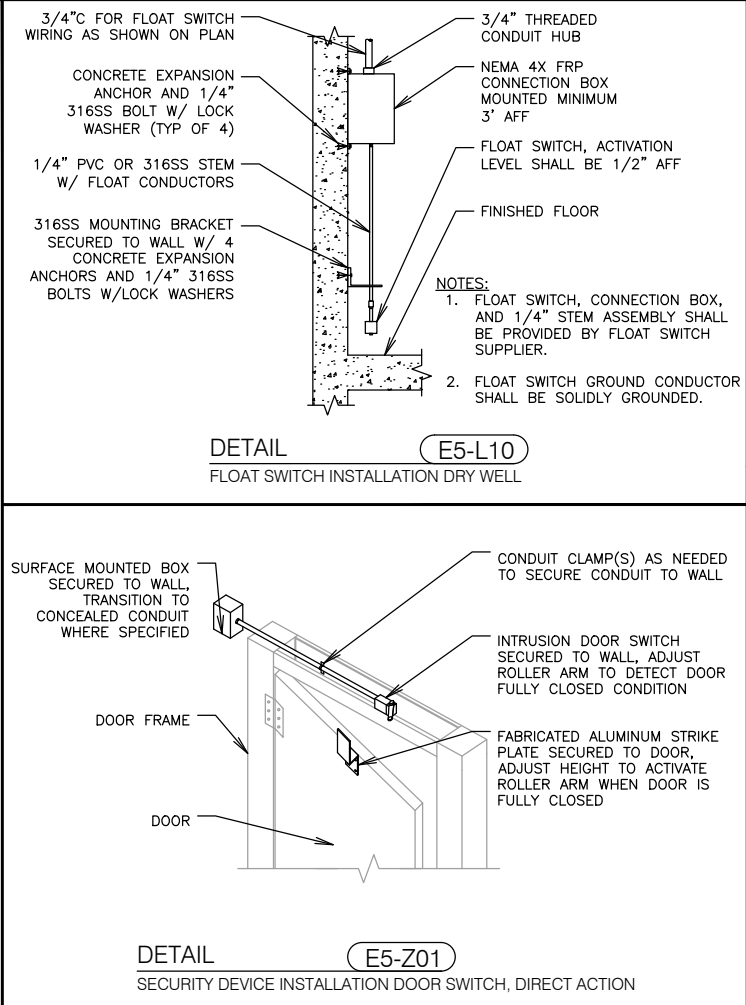
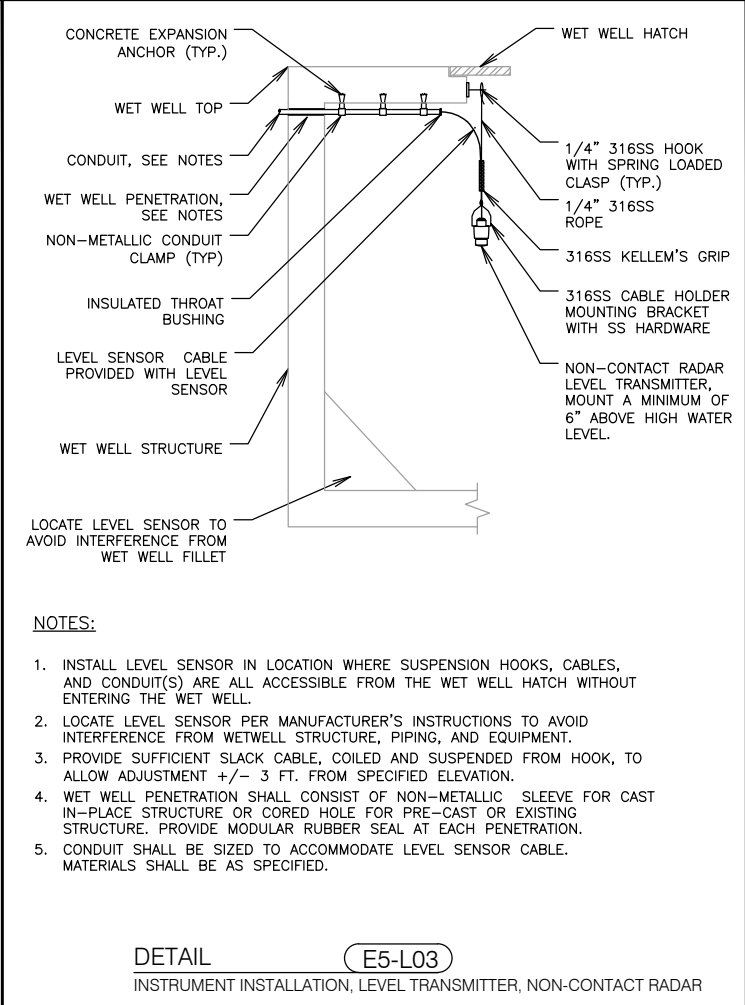
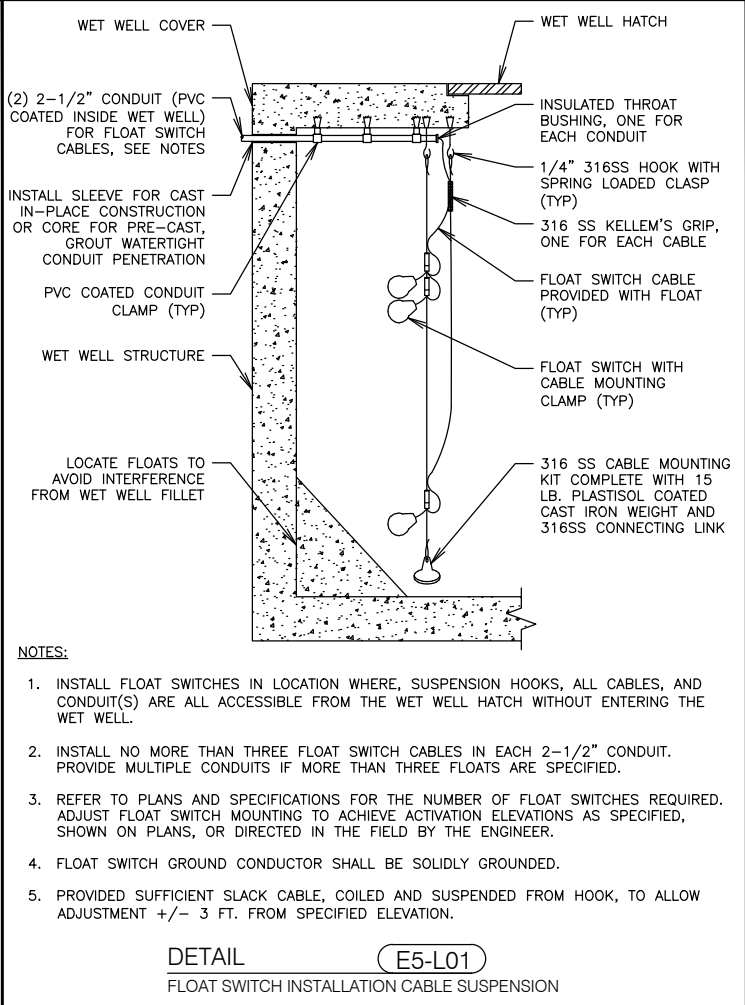
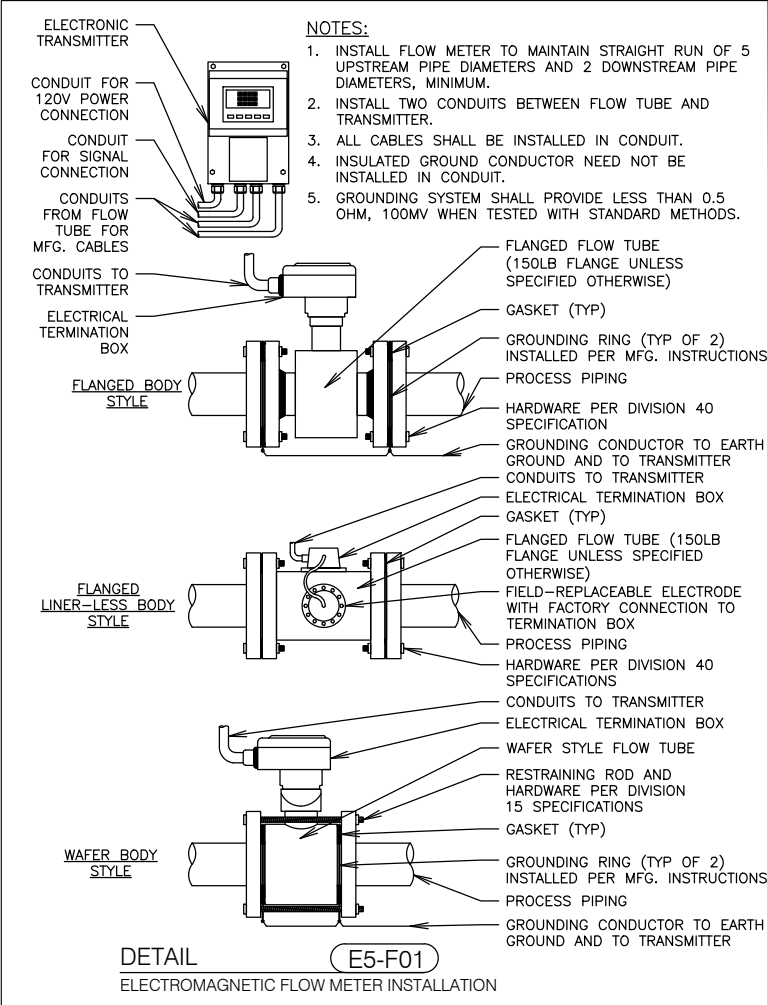
| FEEDER SCHEDULE                                                                                                                                                                                                                       |                                  |                           |                               |                    |                                          |                                          |                               |                        |                               |                                  |                  |                                  |                  |                                                      |                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------------|-------------------------------|--------------------|------------------------------------------|------------------------------------------|-------------------------------|------------------------|-------------------------------|----------------------------------|------------------|----------------------------------|------------------|------------------------------------------------------|------------------|
| IDENTIFIER                                                                                                                                                                                                                            | THERMAL-MAGNETIC CIRCUIT BREAKER | BREAKER PICKUP AMPS (80%) | SINGLE-PHASE TWO-WIRE CIRCUIT |                    | SINGLE OR THREE-PHASE THREE-WIRE CIRCUIT |                                          | THREE-PHASE FOUR-WIRE CIRCUIT |                        | ALL                           | MAX. DISTANCES (FT) 480V 3-PHASE |                  | MAX. DISTANCES (FT) 240V 3-PHASE |                  | MAX. DISTANCES (FT) 208V 3-PHASE OR 120/240V 1-PHASE |                  |
|                                                                                                                                                                                                                                       |                                  |                           | CONDUIT                       | CIRCUIT CONDUCTORS | CONDUIT                                  | CIRCUIT CONDUCTORS                       | CONDUIT                       | CIRCUIT CONDUCTORS     | EQUIPMENT GROUNDING CONDUCTOR | FEEDER (2% DROP)                 | BRANCH (3% DROP) | FEEDER (2% DROP)                 | BRANCH (3% DROP) | FEEDER (2% DROP)                                     | BRANCH (3% DROP) |
| 1                                                                                                                                                                                                                                     | 10                               | 8                         | 3/4"                          | (2) #12            | 3/4"                                     | (3) #12                                  | 3/4"                          | (4) #12                | #12                           | 335                              | 502              | 167                              | 251              | 145                                                  | 218              |
| 2                                                                                                                                                                                                                                     | 15                               | 12                        | 3/4"                          | (2) #12            | 3/4"                                     | (3) #12                                  | 3/4"                          | (4) #12                | #12                           | 223                              | 335              | 112                              | 167              | 97                                                   | 145              |
| 3                                                                                                                                                                                                                                     | 20                               | 16                        | 3/4"                          | (2) #12            | 3/4"                                     | (3) #12                                  | 3/4"                          | (4) #12                | #12                           | 167                              | 251              | 84                               | 126              | 73                                                   | 109              |
| 4                                                                                                                                                                                                                                     | 25                               | 20                        | 3/4"                          | (2) #10            | 3/4"                                     | (3) #10                                  | 3/4"                          | (4) #10                | #10                           | 212                              | 317              | 106                              | 159              | 92                                                   | 138              |
| 5                                                                                                                                                                                                                                     | 30                               | 24                        | 3/4"                          | (2) #10            | 3/4"                                     | (3) #10                                  | 3/4"                          | (4) #10                | #10                           | 176                              | 264              | 88                               | 132              | 76                                                   | 115              |
| 6                                                                                                                                                                                                                                     | 35                               | 28                        | 3/4"                          | (2) #8             | 3/4"                                     | (3) #8                                   | 3/4"                          | (4) #8                 | #10                           | 241                              | 361              | 120                              | 181              | 104                                                  | 157              |
| 7                                                                                                                                                                                                                                     | 40                               | 32                        | 3/4"                          | (2) #8             | 3/4"                                     | (3) #8                                   | 3/4"                          | (4) #8                 | #10                           | 211                              | 316              | 105                              | 158              | 91                                                   | 137              |
| 8                                                                                                                                                                                                                                     | 45                               | 36                        | 3/4"                          | (2) #8             | 3/4"                                     | (3) #8                                   | 3/4"                          | (4) #8                 | #10                           | 187                              | 281              | 94                               | 140              | 81                                                   | 122              |
| 9                                                                                                                                                                                                                                     | 50                               | 40                        | 3/4"                          | (2) #8             | 3/4"                                     | (3) #8                                   | 3/4"                          | (4) #8                 | #10                           | 169                              | 253              | 84                               | 126              | 73                                                   | 110              |
| 10                                                                                                                                                                                                                                    | 60                               | 48                        | 3/4"                          | (2) #6             | 3/4"                                     | (3) #6                                   | 3/4"                          | (4) #6                 | #10                           | 224                              | 336              | 112                              | 168              | 97                                                   | 146              |
| 11                                                                                                                                                                                                                                    | 70                               | 56                        | 1"                            | (2) #4             | 1"                                       | (3) #4                                   | 1-1/4"                        | (4) #4                 | #8                            | 305                              | 457              | 152                              | 228              | 132                                                  | 198              |
| 12                                                                                                                                                                                                                                    | 80                               | 64                        | 1"                            | (2) #4             | 1"                                       | (3) #4                                   | 1-1/4"                        | (4) #4                 | #8                            | 266                              | 400              | 133                              | 200              | 115                                                  | 173              |
| 13                                                                                                                                                                                                                                    | 90                               | 72                        | 1"                            | (2) #3             | 1"                                       | (3) #3                                   | 1-1/4"                        | (4) #3                 | #8                            | 290                              | 436              | 145                              | 218              | 126                                                  | 189              |
| 14                                                                                                                                                                                                                                    | 100                              | 80                        | 1"                            | (2) #3             | 1"                                       | (3) #3                                   | 1-1/4"                        | (4) #3                 | #8                            | 251                              | 392              | 131                              | 196              | 113                                                  | 170              |
| 15                                                                                                                                                                                                                                    | 110                              | 88                        | 1"                            | (2) #2             | 1"                                       | (3) #2                                   | 1-1/2"                        | (4) #2                 | #6                            | 307                              | 461              | 154                              | 230              | 133                                                  | 200              |
| 16                                                                                                                                                                                                                                    | 125                              | 100                       | 1-1/4"                        | (2) #1             | 1-1/2"                                   | (3) #1                                   | 1-1/2"                        | (4) #1                 | #6                            | 340                              | 510              | 170                              | 255              | 147                                                  | 221              |
| 17                                                                                                                                                                                                                                    | 150                              | 120                       | 1-1/4"                        | (1) #1/0           | 1-1/2"                                   | (3) #1/0                                 | 2"                            | (4) #1/0               | #6                            | 355                              | 533              | 178                              | 266              | 154                                                  | 231              |
| 18                                                                                                                                                                                                                                    | 175                              | 140                       | N/A                           | N/A                | 2"                                       | (3) #2/0                                 | 2"                            | (4) #2/0               | #6                            | 377                              | 566              | 189                              | 283              | 163                                                  | 245              |
| 19                                                                                                                                                                                                                                    | 200                              | 160                       | N/A                           | N/A                | 2"                                       | (3) #3/0                                 | 2"                            | (4) #3/0               | #6                            | 413                              | 619              | 206                              | 310              | 179                                                  | 268              |
| 20                                                                                                                                                                                                                                    | 225                              | 180                       | N/A                           | N/A                | 2"                                       | (3) #4/0                                 | 2-1/2"                        | (4) #4/0               | #4                            | 459                              | 688              | 229                              | 344              | 199                                                  | 298              |
| 21                                                                                                                                                                                                                                    | 250                              | 200                       | N/A                           | N/A                | 2-1/2"                                   | (3) 250K CMIL                            | 3"                            | (4) 250K CMIL          | #4                            | 484                              | 725              | 242                              | 363              | 210                                                  | 314              |
| 22                                                                                                                                                                                                                                    | 300                              | 240                       | N/A                           | N/A                | 3"                                       | (3) 350K CMIL                            | 3"                            | (4) 350K CMIL          | #4                            | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 23                                                                                                                                                                                                                                    | 350                              | 280                       | N/A                           | N/A                | 3"                                       | (3) 500K CMIL                            | 3-1/2"                        | (4) 500K CMIL          | #3                            | 647                              | 970              | 323                              | 485              | 280                                                  | 420              |
| 24                                                                                                                                                                                                                                    | 400                              | 320                       | N/A                           | N/A                | 3-1/2"                                   | (3) 600K CMIL                            | 4"                            | (4) 600K CMIL          | #3                            | 661                              | 992              | 331                              | 496              | 286                                                  | 430              |
| 25                                                                                                                                                                                                                                    | 450                              | 360                       | N/A                           | N/A                | (2) 2"                                   | 2 SETS OF (3) #4/0                       | (2) 2-1/2"                    | 2 SETS OF (4) #4/0     | #2                            | 459                              | 688              | 229                              | 344              | 199                                                  | 298              |
| 26                                                                                                                                                                                                                                    | 500                              | 400                       | N/A                           | N/A                | (2) 2-1/2"                               | 2 SETS OF (3) 250KCMIL                   | (2) 3"                        | 2 SETS OF (4) 250KCMIL | #2                            | 484                              | 725              | 242                              | 363              | 210                                                  | 314              |
| 27                                                                                                                                                                                                                                    | 600                              | 480                       | N/A                           | N/A                | (2) 3"                                   | 2 SETS OF (3) 350KCMIL                   | (2) 3"                        | 2 SETS OF (4) 350KCMIL | #1                            | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 28                                                                                                                                                                                                                                    | 700                              | 560                       | N/A                           | N/A                | (2) 3"                                   | 2 SETS OF (3) 500KCMIL                   | (2) 3-1/2"                    | 2 SETS OF (4) 500KCMIL | #1/0                          | 647                              | 970              | 323                              | 485              | 280                                                  | 420              |
| 29                                                                                                                                                                                                                                    | 800                              | 640                       | N/A                           | N/A                | (2) 3-1/2"                               | 2 SETS OF (3) 600KCMIL                   | (2) 4"                        | 2 SETS OF (4) 600KCMIL | #1/0                          | 661                              | 992              | 331                              | 496              | 286                                                  | 430              |
| 30                                                                                                                                                                                                                                    | 900                              | 720                       | N/A                           | N/A                | (3) 3"                                   | 3 SETS OF (3) 350KCMIL                   | (3) 3"                        | 3 SETS OF (4) 350KCMIL | #2/0                          | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 31                                                                                                                                                                                                                                    | 1000                             | 800                       | N/A                           | N/A                | (4) 2-1/2"                               | 4 SETS OF (3) 250KCMIL                   | (4) 3"                        | 4 SETS OF (4) 250KCMIL | #2/0                          | 484                              | 725              | 242                              | 363              | 210                                                  | 314              |
| 32                                                                                                                                                                                                                                    | 1200                             | 960                       | N/A                           | N/A                | (4) 3"                                   | 4 SETS OF (3) 350KCMIL                   | (4) 3"                        | 4 SETS OF (4) 350KCMIL | #3/0                          | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 33                                                                                                                                                                                                                                    | 1600                             | 1280                      | N/A                           | N/A                | (4) 3-1/2"                               | 4 SETS OF (3) 600KCMIL                   | (4) 4"                        | 4 SETS OF (4) 600KCMIL | #4/0                          | 661                              | 992              | 331                              | 496              | 286                                                  | 430              |
| 34                                                                                                                                                                                                                                    | 1800                             | 1440                      | N/A                           | N/A                | (6) 3"                                   | 6 SETS OF (3) 350KCMIL                   | (6) 3"                        | 6 SETS OF (4) 350KCMIL | 250KCMIL                      | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 35                                                                                                                                                                                                                                    | 2000                             | 1600                      | N/A                           | N/A                | (6) 3"                                   | 6 SETS OF (3) 500KCMIL                   | (6) 3-1/2"                    | 6 SETS OF (4) 500KCMIL | 250KCMIL                      | 679                              | 1019             | 340                              | 509              | 294                                                  | 442              |
| 36                                                                                                                                                                                                                                    | 2500                             | 2000                      | N/A                           | N/A                | (6) 3-1/2"                               | 6 SETS OF (3) 600KCMIL                   | (6) 4"                        | 6 SETS OF (4) 600KCMIL | 350KCMIL                      | 635                              | 952              | 317                              | 476              | 275                                                  | 413              |
| 37                                                                                                                                                                                                                                    | 3000                             | 2400                      | N/A                           | N/A                | (8) 3"                                   | 8 SETS OF (3) 500KCMIL                   | (8) 3-1/2"                    | 8 SETS OF (4) 500KCMIL | 400KCMIL                      | 604                              | 906              | 302                              | 453              | 262                                                  | 392              |
| 38                                                                                                                                                                                                                                    | 4000                             | 3200                      | N/A                           | N/A                | (10) 3-1/2"                              | 8 SETS OF (3) 600KCMIL                   | (10) 4"                       | 8 SETS OF (4) 600KCMIL | 500KCMIL                      | 529                              | 793              | 264                              | 397              | 229                                                  | 344              |
| 39                                                                                                                                                                                                                                    | 20                               | 16                        | N/A                           | N/A                | 1"                                       | 3C#12 SHIELDED MOTOR CABLE               | N/A                           | N/A                    | (3) #10                       | 167                              | 251              | 84                               | 126              | 73                                                   | 109              |
| 40                                                                                                                                                                                                                                    | 30                               | 24                        | N/A                           | N/A                | 1"                                       | 3C#10 SHIELDED MOTOR CABLE               | N/A                           | N/A                    | (3) #10                       | 176                              | 264              | 88                               | 132              | 76                                                   | 115              |
| 41                                                                                                                                                                                                                                    | 50                               | 40                        | N/A                           | N/A                | 1"                                       | 3C#8 SHIELDED MOTOR CABLE                | N/A                           | N/A                    | (3) #10                       | 189                              | 253              | 84                               | 126              | 73                                                   | 110              |
| 42                                                                                                                                                                                                                                    | 80                               | 48                        | N/A                           | N/A                | 1 1/4"                                   | 3C#6 SHIELDED MOTOR CABLE                | N/A                           | N/A                    | (3) #10                       | 224                              | 336              | 112                              | 168              | 97                                                   | 146              |
| 43                                                                                                                                                                                                                                    | 80                               | 64                        | N/A                           | N/A                | 1 1/4"                                   | 3C#4 SHIELDED MOTOR CABLE                | N/A                           | N/A                    | (3) #10                       | 266                              | 400              | 133                              | 200              | 115                                                  | 173              |
| 44                                                                                                                                                                                                                                    | 100                              | 80                        | N/A                           | N/A                | 1 1/2"                                   | 3C#3 SHIELDED MOTOR CABLE                | N/A                           | N/A                    | (3) #10                       | 261                              | 392              | 131                              | 196              | 113                                                  | 170              |
| 45                                                                                                                                                                                                                                    | 125                              | 100                       | N/A                           | N/A                | 2"                                       | 3C#1 SHIELDED MOTOR CABLE                | N/A                           | N/A                    | (3) #8                        | 340                              | 510              | 170                              | 255              | 147                                                  | 221              |
| 46                                                                                                                                                                                                                                    | 175                              | 140                       | N/A                           | N/A                | 2"                                       | 3C#2/0 SHIELDED MOTOR CABLE              | N/A                           | N/A                    | (3) #6                        | 377                              | 566              | 189                              | 283              | 163                                                  | 245              |
| 47                                                                                                                                                                                                                                    | 200                              | 160                       | N/A                           | N/A                | 2"                                       | 3C#3/0 SHIELDED MOTOR CABLE              | N/A                           | N/A                    | (3) #4                        | 413                              | 619              | 206                              | 310              | 179                                                  | 268              |
| 48                                                                                                                                                                                                                                    | 225                              | 180                       | N/A                           | N/A                | 2"                                       | 3C#4/0 SHIELDED MOTOR CABLE              | N/A                           | N/A                    | (3) #4                        | 459                              | 688              | 229                              | 344              | 199                                                  | 298              |
| 49                                                                                                                                                                                                                                    | N/A                              | N/A                       | N/A                           | N/A                | N/A                                      | N/A                                      | N/A                           | N/A                    | N/A                           | N/A                              | N/A              | N/A                              | N/A              | N/A                                                  | N/A              |
| 50                                                                                                                                                                                                                                    | 300                              | 240                       | N/A                           | N/A                | 2 1/2"                                   | 3C#350 KCMIL SHIELDED MOTOR CABLE        | N/A                           | N/A                    | (3) #2                        | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 51                                                                                                                                                                                                                                    | 350                              | 280                       | N/A                           | N/A                | 3"                                       | 3C#500 KCMIL SHIELDED MOTOR CABLE        | N/A                           | N/A                    | (3) #1                        | 647                              | 970              | 323                              | 485              | 280                                                  | 420              |
| 52                                                                                                                                                                                                                                    | 450                              | 360                       | N/A                           | N/A                | (2) 2"                                   | 2 SETS 3C#4/0 SHIELDED MOTOR CABLE       | N/A                           | N/A                    | (3) #4 EACH                   | 459                              | 688              | 229                              | 344              | 199                                                  | 298              |
| 53                                                                                                                                                                                                                                    | 600                              | 480                       | N/A                           | N/A                | (2) 2 1/2"                               | 2 SETS 3C#350 KCMIL SHIELDED MOTOR CABLE | N/A                           | N/A                    | (3) #2 EACH                   | 552                              | 829              | 276                              | 414              | 239                                                  | 359              |
| 54                                                                                                                                                                                                                                    | 700                              | 560                       | N/A                           | N/A                | (2) 3"                                   | 2 SETS 3C#500 KCMIL SHIELDED MOTOR CABLE | N/A                           | N/A                    | (3) #1 EACH                   | 647                              | 970              | 323                              | 485              | 280                                                  | 420              |
| PLAN NOTATION:<br>Δ SINGLE-PHASE, TWO-WIRE FEEDER, NUMBER IS THE FEEDER IDENTIFIER<br>□ SINGLE OR THREE-PHASE, THREE-WIRE FEEDER, NUMBER IS THE FEEDER IDENTIFIER<br>○ THREE-PHASE, FOUR-WIRE FEEDER, NUMBER IS THE FEEDER IDENTIFIER |                                  |                           |                               |                    |                                          |                                          |                               |                        |                               |                                  |                  |                                  |                  |                                                      |                  |

SCHEDULES

| STR-10: PROCESS INSTRUMENTATION AND EQUIPMENT WIRING SCHEDULE |                                                     |                              |                 |        |                               |              |        |               |         |           |        |        |       |
|---------------------------------------------------------------|-----------------------------------------------------|------------------------------|-----------------|--------|-------------------------------|--------------|--------|---------------|---------|-----------|--------|--------|-------|
|                                                               |                                                     | FIRST SIGNAL/CONTROL HOMERUN |                 |        | SECOND SIGNAL/CONTROL HOMERUN |              |        | POWER HOMERUN |         |           |        |        |       |
| TAG NUMBER                                                    | DESCRIPTION                                         | DESTINATION                  | WIRING TYPE     | WIRING | DESTINATION                   | WIRING TYPE  | WIRING | CIRCUIT       | VOLTAGE | CKT. BKR. | WIRING | DETAIL | NOTES |
| TJB-1                                                         | TERMINAL JUNCTION BOX                               | LS-LCP                       | 120VAC DISCRETE | D12    | LS-LCP                        | 24VDC ANALOG | A1     |               |         |           |        | E1-18  |       |
| TSH-1-1-1                                                     | TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.1 MOTOR      | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| ME-1-1-1                                                      | MOISTURE SWITCH, HIGH, LIFT PUMP NO.1 MOTOR         | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| HS-1-1-1-1                                                    | JOG-OFF-REMOTE, LIFT PUMP NO.1                      | LS-LCP                       | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| TSH-1-1-2                                                     | TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.2 MOTOR      | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| ME-1-1-2                                                      | MOISTURE SWITCH, HIGH, LIFT PUMP NO.2 MOTOR         | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| HS-1-1-2-1                                                    | JOG-OFF-REMOTE, LIFT PUMP NO.2                      | LS-LCP                       | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| TSH-1-1-3                                                     | TEMPERATURE SWITCH, HIGH, LIFT PUMP NO.3 MOTOR      | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| ME-1-1-3                                                      | MOISTURE SWITCH, HIGH, LIFT PUMP NO.3 MOTOR         | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| HS-1-1-3-1                                                    | JOG-OFF-REMOTE, LIFT PUMP NO.3                      | LS-LCP                       | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LSC-1-2                                                       | LEVEL SWITCH, LEAD PUMP ON, WET WELL                | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LT-1-2                                                        | LEVEL TRANSDUCER, WET WELL LEVEL                    | TJB-1                        | 24VDC ANALOG    | A1     |                               |              |        |               |         |           |        |        |       |
| LSH-1-2                                                       | LEVEL SWITCH, HIGH, LAG PUMP ON, WET WELL           | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LSL-1-2                                                       | LEVEL SWITHCH, LOW, PUMPS OFF, WET WELL             | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LSLL-1-2                                                      | LEVEL SWITCH, LOW LOW, WET WELL                     | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LSHH-1-2                                                      | LEVEL SWITCH, HIGH HIGH, ALARM, WET WELL            | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |
| LSHH-1-2                                                      | LEVEL SWITCH, HIGH HIGH, BACK-UP REQUIRED, WET WELL | TJB-1                        | 120VAC DISCRETE | D2     |                               |              |        |               |         |           |        |        |       |

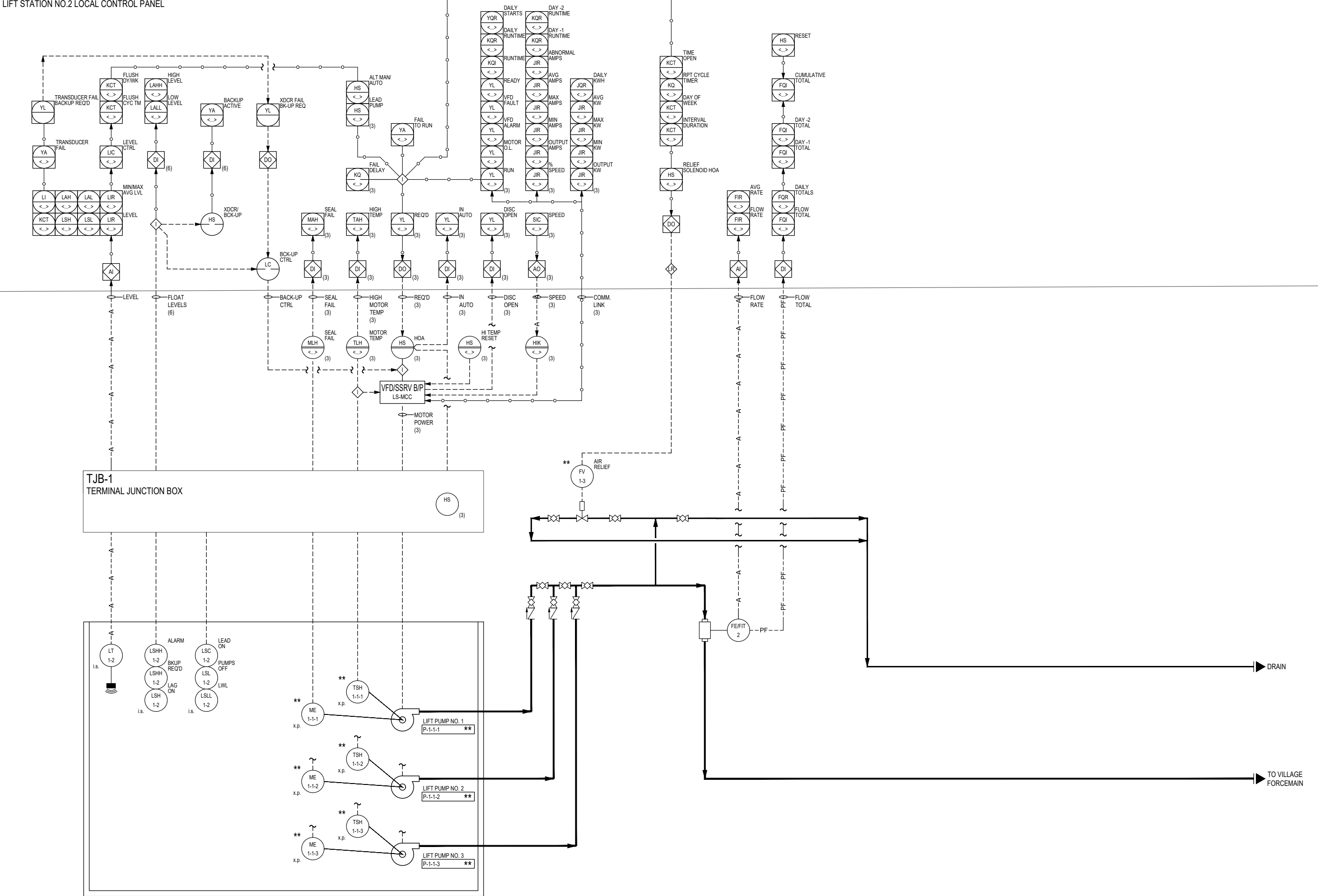
| STR-20: PROCESS INSTRUMENTATION AND EQUIPMENT WIRING SCHEDULE |                                                        |                              |                      |        |                               |                 |        |               |           |            |             |        |       |
|---------------------------------------------------------------|--------------------------------------------------------|------------------------------|----------------------|--------|-------------------------------|-----------------|--------|---------------|-----------|------------|-------------|--------|-------|
|                                                               |                                                        | FIRST SIGNAL/CONTROL HOMERUN |                      |        | SECOND SIGNAL/CONTROL HOMERUN |                 |        | POWER HOMERUN |           |            |             |        |       |
| TAG NUMBER                                                    | DESCRIPTION                                            | DESTINATION                  | WIRING TYPE          | WIRING | DESTINATION                   | WIRING TYPE     | WIRING | CIRCUIT       | VOLTAGE   | CKT. BKR.  | WIRING      | DETAIL | NOTES |
| FV-1-3                                                        | AIR RELIEF VALVE                                       | LS-LCP                       | 120VAC DISCRETE      | D2     |                               |                 |        |               |           |            |             |        |       |
| FE/FIT-2                                                      | FLOW ELEMENT/INDICATING TRANSMITTER, LIFT STATION NO.2 | LS-LCP                       | 24VDC ANALOG         | A1     | LS-LCP                        | PULSE FREQUENCY | A1     | LA-XX         | 120V/1-PH | 20A/1-POLE | 2#12 & #12G | E5-F01 |       |
| TT-3-1                                                        | TEMPERATURE TRANSMITTER, PIPE GALLERY                  | LS-LCP                       | 24VDC ANALOG         | A1     |                               |                 |        |               |           |            |             | E2-03  |       |
| LSH-3-2                                                       | FLOODING SWITCH, PIPE GALLERY                          | LS-LCP                       | 120VAC DISCRETE      | D2     |                               |                 |        |               |           |            |             | E5-F12 |       |
| ZS-4-1-1                                                      | DOOR SWITCH, STORAGE ROOM                              | LS-LCP                       | 120VAC DISCRETE      | D2     |                               |                 |        |               |           |            |             | E5-Z01 |       |
| ZS-4-1-2                                                      | DOOR SWITCH, ELECTRICAL ROOM                           | LS-LCP                       | 120VAC DISCRETE      | D2     |                               |                 |        |               |           |            |             |        |       |
| LCP-5-1                                                       | AUTOMATIC TRANSFER SWITCH                              | LS-LCP                       | 120VAC DISCRETE      | D12    |                               |                 |        |               |           |            |             |        |       |
| HS-5-2                                                        | GENERATOR E-STOP                                       | LCP-5-2-1                    | 120VAC DISCRETE      | D2     |                               |                 |        |               |           |            |             | E2-03  |       |
| LCP-5-2-1                                                     | GENERATOR CONTROL PANEL                                | LS-LCP                       | 120VAC DISCRETE      | D4     | LCP-5-1                       | 120VAC DISCRETE | D2     |               |           |            |             |        |       |
| LCP-5-2-2                                                     | GENERATOR REMOTE ANUNCIATOR                            | LS-LCP                       | MANUFACTURER'S CABLE | M1     |                               |                 |        |               |           |            |             |        |       |
| JA-5-3                                                        | POWER MONITOR                                          | LS-LCP                       | COPPER ETHERNET600V  | EH1    |                               |                 |        |               |           |            |             |        |       |
| LS-LCP                                                        | LIFT STATION NO.2 LOCAL CONTROL PANEL                  |                              |                      |        |                               |                 |        |               |           |            |             |        |       |





LS-LCP  
LIFT STATION NO.2 LOCAL CONTROL PANEL

LIFT STATION PUMP CONTROL AND ALTERNATION STRATEGY



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PID No.1  
STRUCTURE 10

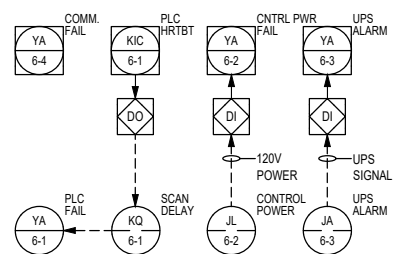
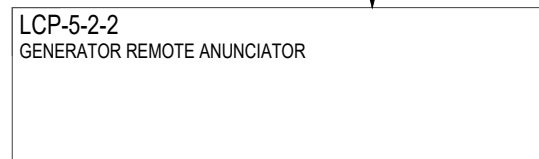
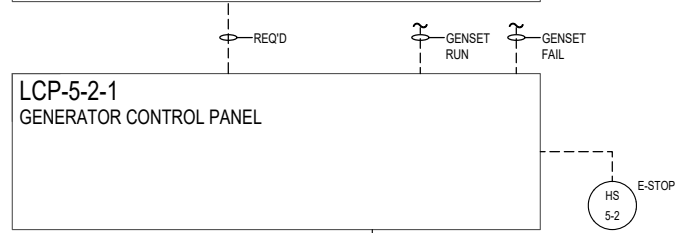
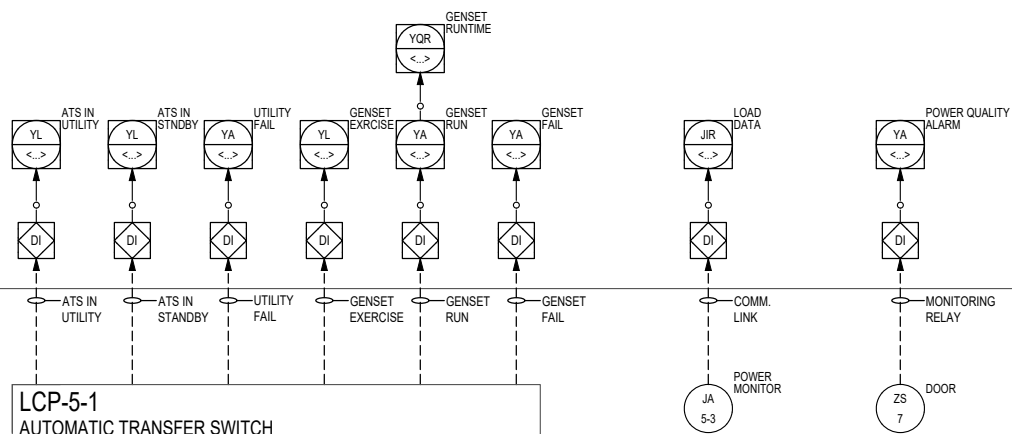
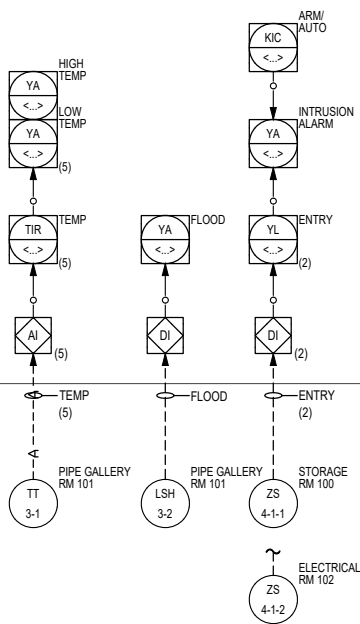
2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PROJECT NO.: MC 198  
DRAWING FILE: 100-W-01 PID No.1  
DRAWN BY: N.W.W  
CHECKED BY: S.R.M.  
DATE: 9-1-23  
REVISIONS:

SCALE:  
0 1 2 4  
FEET

SHEET:  
100-W-01  
PID No.1

XXXXXXX LOCAL CONTROL PANEL



2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

PID No.2  
STRUCTURE 10

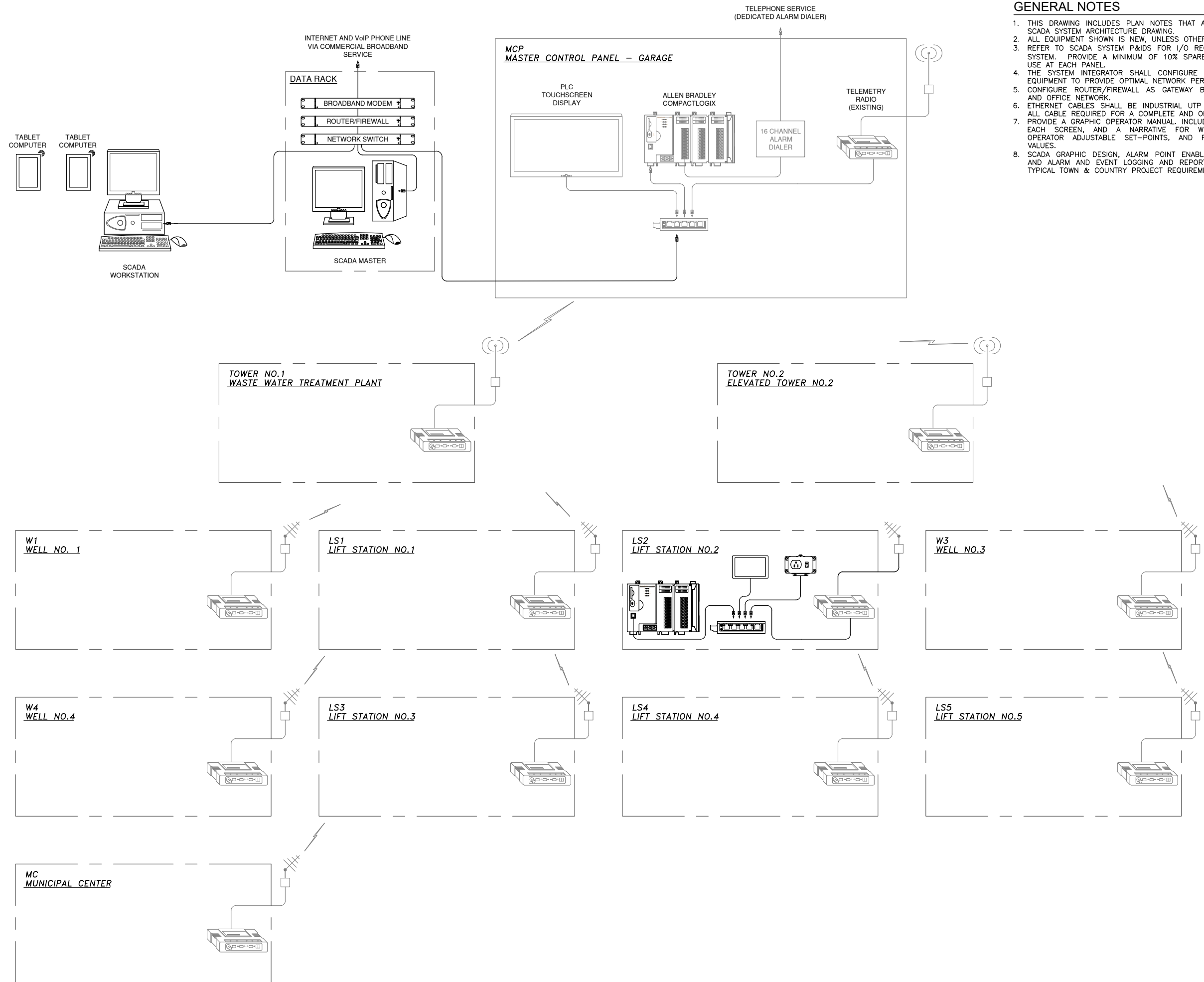
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| PROJECT NO.:  | MC 198            |
| DRAWING FILE: | 100-W-02 PID No.2 |
| DRAWN BY:     | N.W.W             |
| CHECKED BY:   | S.R.M.            |
| DATE:         | 9-1-23            |
| REVISIONS:    |                   |
| SCALE:        |                   |



SHEET:

100-W-02



- GENERAL NOTES**
1. THIS DRAWING INCLUDES PLAN NOTES THAT ARE REFERENCED ON THE SCADA SYSTEM ARCHITECTURE DRAWING.
  2. ALL EQUIPMENT SHOWN IS NEW, UNLESS OTHERWISE NOTED.
  3. REFER TO SCADA SYSTEM P&IDS FOR I/O REQUIREMENTS OF NEW PLC SYSTEM. PROVIDE A MINIMUM OF 10% SPARE I/O FOR EACH TYPE IN USE AT EACH PANEL.
  4. THE SYSTEM INTEGRATOR SHALL CONFIGURE ALL ETHERNET SWITCHING EQUIPMENT TO PROVIDE OPTIMAL NETWORK PERFORMANCE.
  5. CONFIGURE ROUTER/FIREWALL AS GATEWAY BETWEEN SCADA NETWORK AND OFFICE NETWORK.
  6. ETHERNET CABLES SHALL BE INDUSTRIAL UTP CAT 6 CABLE. PROVIDE ALL CABLE REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
  7. PROVIDE A GRAPHIC OPERATOR MANUAL. INCLUDE SCREEN PRINTOUTS OF EACH SCREEN, AND A NARRATIVE FOR WHAT IS DISPLAYED, ALL OPERATOR ADJUSTABLE SET-POINTS, AND PERMISSIBLE RANGES OF VALUES.
  8. SCADA GRAPHIC DESIGN, ALARM POINT ENABLE/DISABLE FUNCTIONALITY, AND ALARM AND EVENT LOGGING AND REPORTING SHALL COMPLY WITH TYPICAL TOWN & COUNTRY PROJECT REQUIREMENTS.

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ENGINEERING, INC.

SCADA ARCHITECTURE

2023 LIFT STATION 2 IMPROVEMENTS  
Marsh Woods Drive  
Village of McFarland, Wisconsin

|               |          |
|---------------|----------|
| PROJECT NO.:  | MC 198   |
| DRAWING FILE: | 100-W-03 |
| DRAWN BY:     | N.W.W    |
| CHECKED BY:   | S.R.M.   |
| DATE:         | 9-6-23   |
| REVISIONS:    |          |
| SCALE:        |          |

0 1 2 4

FEET

SHEET:

100-W-03



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Public Works

**CONTACT:** Lee Igl, Public Works Director

**AGENDA ITEM:** Discussion and action regarding a proposal from Town & Country Engineering for design and construction engineering for the Lift Station 2 project.

**PREVIOUS ACTION:**

The Public Works & Utilities Committee recommended approval regarding a proposal from Town & Country Engineering for final design engineering at their May 22, 2023 meeting.

The Public Works and Utilities Committee is scheduled to consider recommendation on this item at its meeting on January 22, 2024.

**ISSUE SUMMARY:**

Lift Station #2, located along Pheasant Run, is in the process of planning for an upgrade. This station was constructed back in the late 1970's and is an underground steel-canned unit that houses the pumps and motors along with controls. This station handles over 50% of the village's daily volume of sewage pumped into Madison Metropolitan Sewerage District's conveyance pipes. Lift station #2 is responsible for handling the ongoing growth on the eastside of the village.

Village staff met with engineering personnel from Town & Country Engineers to discuss the needs of a station to handle today's flows while looking into future projections related to village growth on the east side. As part of the concept of a building layout, confined space entry elimination was included. This elimination helps to promote worker safety. Another aspect of the design is the inclusion of a permanent indoor backup electrical generator with an instantaneous start. All new controls along with pumping apparatuses are being planned to be incorporated too.

The current wetwell, where the sewage is stored until pumping time, will be turned into a manhole structure. A new wetwell will be constructed to accommodate the new submissible pumping system along with capacity for future growth.

With the bids in for the lift station project, Town and Country Engineering was asked for a proposal to oversee the construction services and loan administration. The details are covered in their proposal and Town & Country will review their proposal with the committee during the meeting. Staff are recommending approval of the proposal to Village Board.

**FINANCIAL/BUDGET IMPACT:**



The enclosed proposal is for the amendment amount of \$165,000. This amount is included within the expenses planned for the project. This is also built into the project costs listed on the previous agenda item.

**VILLAGE PLAN REFERENCE:**

None.

**ORDINANCE REFERENCE:**

None.

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion (pending Committee action):

*Motion, second to recommend approval to the Village Board regarding a proposal from Town & Country Engineering for construction engineering related to the Lift Station 2 project not to exceed \$165,000.*

**ATTACHMENTS:**

1. Amendment to Task Order No. 5

This is **EXHIBIT K**, consisting of 2 pages, referred to in and part of the **Agreement between Owner and Engineer for Professional Services – Task Order Edition** dated February 1, 2020.

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**Amendment To Task Order No. 5**

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**1. Background Data:**

- a. Effective Date of Task Order: January 17, 2024
- b. Owner: Village of McFarland, Wisconsin
- c. Engineer: Town & Country Engineering, Inc.
- d. Specific Project: Lift Station No. 2 Replacement

**2. Description of Modifications**

- a. Engineer shall perform the following Additional Services: Construction and Post-Construction support in addition to the services to be provided or furnished by Engineer under Task Order No. 5 and are described in Attachment A of Task Order No. 5, and the services (and related terms and conditions) set forth in Task Order No. 5's Exhibit A.
- b. For the Additional Services or the modifications to services set forth above, Owner shall pay Engineer the following additional or modified compensation: This amendment amount: \$165,000.

**3. Task Order Summary (Reference only)**

- a. Original Task Order amount: \$125,000
- b. This amendment amount: \$165,000
- d. Adjusted Task Order amount: \$290,000

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**Standard Hourly Rates and Reimbursable Expense Rates Schedule**

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Standard Hourly Rates and Reimbursable Expense Rates are set forth below. Standard Hourly Rates include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.

*Schedule:*

|                                    |                   |
|------------------------------------|-------------------|
| Principal (700).....               | \$160.00 per hour |
| Senior Project Manager (714) ..... | \$155.00 per hour |
| Senior Project Engineer (701)..... | \$140.00 per hour |
| Project Engineer II (702) .....    | \$130.00 per hour |
| Project Engineer I (703).....      | \$125.00 per hour |
| Staff Engineer II (704) .....      | \$110.00 per hour |

|                                           |                                |
|-------------------------------------------|--------------------------------|
| Staff Engineer I (705) .....              | \$100.00 per hour              |
| Senior Engineering Technician (706) ..... | \$100.00 per hour              |
| Engineering Technician II (707) .....     | \$90.00 per hour               |
| Engineering Technician I (708) .....      | \$80.00 per hour               |
| Resident Inspector II (713) .....         | \$90.00 per hour               |
| Resident Inspector I (711) .....          | \$80.00 per hour               |
| Grant Writer (712) .....                  | \$80.00 per hour               |
| Administrative II (709) .....             | \$70.00 per hour               |
| Administrative I (710) .....              | \$65.00 per hour               |
| Mileage .....                             | \$0.70 per mile                |
| Total Station/GPS Survey Equipment .....  | \$25.00 per hour of actual use |
| Computer used for CADD .....              | \$15.00 per hour of actual use |
| Plotter .....                             | \$15.00 per plan page          |

The foregoing Task Order Summary is for reference only and does not alter the terms of the Task Order, including those set forth in Exhibit C.

Owner and Engineer hereby agree to modify the above-referenced Task Order as set forth in this Amendment. All provisions of the Agreement and Task Order not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is January 17, 2024.

OWNER: Village of McFarland, Wisconsin

ENGINEER: Town & Country Engineering, Inc.

By:

By:



Title: Village Administrator

Title: President

Date

Date

Signed: \_\_\_\_\_

Signed: 1/17/2024

**Exhibit K – Amendment to Task Order**

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**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Public Works

**CONTACT:** Lee Igl, Public Works Director, Aimee Irwin, Assistant to the Public Works Director, Matt Schuenke, Village Administrator

**AGENDA ITEM:** Discussion and action on Ordinance Amendment 2024-03: An Ordinance to amend the Municipal Code concerning impact fees for the water system and the administration of impact fees

**PREVIOUS ACTION:**

None.

**ISSUE SUMMARY:**

Following direction from the Study in the previous item, consideration for the fee change within the code is needed to finalize implementation of the new rate structure. The fees provided within the study are carried forward as presented within the ordinance. A public hearing is required and will precede this item on the agenda to allow opportunity for public input. Additional background on the fee can be gathered through the previous agenda item.

**FINANCIAL/BUDGET IMPACT:**

The current fee right now is \$650 to cover the impact within the system for our wells and towers. This is proposed to break into a category for wells at \$1,117 and towers at \$373 based on the analysis that is presented in the study.

**VILLAGE PLAN REFERENCE:**

None.

**ORDINANCE REFERENCE:**

Enclosed

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended Action:

*Motion, second to approve Ordinance #2024-03: an ordinance to amend the Municipal Code concerning impact fees for the water system and the administration of impact fees.*

**ATTACHMENTS:**

1. 2024-03 Water Utility Impact Fee Ordinance

## **ORDINANCE 2024-03**

### **AN ORDINANCE TO AMEND THE MUNICIPAL CODE CONCERNING IMPACT FEES FOR THE WATER SYSTEM**

Purpose: To amend the Municipal Code to revise the regulations concerning impact fees for the Village's water system.

Sponsor: Director of Public Works Lee Igl

Recommended Referral: None

Public Hearing: Required; Preceded by Class 1 Notice

**WHEREAS**, a Public Facilities Needs Assessment for the Municipal Water System was completed in February, 2023, by Town and Country Engineering, Inc.; and,

**WHEREAS**, that Needs Assessment evaluates the water system facilities for the Village and provides recommendations for future needs, including improvements to existing wells and construction of a new well; and,

**WHEREAS**, the Village has previously used impact fees to fairly allocate the financial burdens of providing public facilities to future residents and developers; and,

**WHEREAS**, Village staff has proposed setting an impact fee consistent with the needs assessment in order to pay for capital costs for improvements to current wells and construction of a new well required because of future growth in the Village; and

**WHEREAS**, Village staff has also proposed reducing the current water utility impact fee because there is a need now to continue collecting the impact fee for the Holscher water tower; and

**WHEREAS**, the Village Board agrees with the recommendations, and enacting the proposed ordinance is in the public interest;

**NOW, THEREFORE**, the Village Board of the Village of McFarland, does ordain as follows:

**1. Section 8-463 of the McFarland Municipal Code is amended to state as follows:**

Sec. 8-463. – Public Water Impact Fee.

- (a) At the time a building permit is issued for construction of new single-family or multifamily residential units, commercial developments or industrial developments, or for an addition of

an existing building in which a larger water meter is installed, the public water impact fee shall be collected.

- (b) The public water impact fees established by the Village Board from time to time and provided in Appendix A to this Code shall be based upon the size of the water meter installed to service the development. The public water impact fee for different capital costs may be combined into one total fee.
- (c) The following shall be fully or partially exempt from payment of a public water impact fee:
  - (1) Additions to existing buildings where no additional or larger water meters are requested;
  - (2) Additions to existing buildings where a larger meter replaces a smaller meter shall have a credit against the impact fee in the amount of the impact fee based upon the size of the meter replaced, regardless of whether or not the replaced meter was subject to a public water impact fee when it was installed.
  - (3) Tear-downs of existing single-family or multi-family residential dwelling units and replacement with new single-family or multi-family residential dwelling units with the same number of dwelling unit(s) and the same size water meter.

**2. Paragraph 23-119(a) is amended to state as follows:**

- (a) The following Village documents contain the needs assessments for the impact fees identified under Section 23-118, and demonstrate Village compliance with the requirements of Wis. Stats. § 66.0617(4):
  - (1) Public Facilities Needs Assessment for Public Water Impact Fees prepared by Town & Country Engineers dated December 9, 1997;
  - (2) Report on Impact Fees prepared by Virchow, Krause & Company dated December 9, 1997, as amended by Report dated February 21, 2002;
  - (3) Park Impact Fee, Fee in Lieu of Land Dedication and Public Facility Needs Assessment prepared by Baker Tilly Virchow Krause, LLP dated January 27, 2020;
  - (4) Public Facilities Needs Assessment for Public Library Impact Fees prepared by Virchow Krause & Company, LLP dated March 7, 2006; and,
  - (5) Public Safety Center Impact Fee Study prepared by Baker Tilly Virchow Krause, LLP dated July 5, 2023.
  - (6) Public Facilities Needs Assessment for Municipal Water System by prepared by Town & Country Engineers dated February, 2023.

**3. Paragraph 23-119(c) of the McFarland Municipal Code is amended to state as follows:**

- (c) All fees collected under this Section shall be used or refunded in a manner consistent with Wis. Stat. §66.0617.

**4. Appendix A of the McFarland Municipal Code is amended to reflect the following amounts for Public Water Impact Fees.**

8-463 The Public Water impact fee includes both a fee for Wells and a fee for the Water Tower. For example, the public water impact fee for a ¾-inch meter is \$1,490, which includes both the Well fee of \$1,117.00 and the Water Tower fee of \$373.00.

**Public Water Impact Fee For Wells:**

**Size of Meter:**

|                  |             |
|------------------|-------------|
| ⅝-inch           | \$1,117.00  |
| ¾-inch           | \$1,117.00  |
| 1-inch           | \$2,793.00  |
| 1¼-inch          | \$4,133.00  |
| 1½-inch          | \$5,585.00  |
| 2-inch           | \$8,936.00  |
| 3-inch           | \$16,755.00 |
| 4-inch           | \$27,925.00 |
| 6-inch and above | \$55,850.00 |

**Public Water Impact Fee For Water Tower:**

**Size of Meter:**

|         |            |
|---------|------------|
| ⅝-inch  | \$373.00   |
| ¾-inch  | \$373.00   |
| 1-inch  | \$933.00   |
| 1¼-inch | \$1,380.00 |
| 1½-inch | \$1,865.00 |
| 2-inch  | \$2,984.00 |
| 3-inch  | \$5,595.00 |

|                  |             |
|------------------|-------------|
| 4-inch           | \$9,325.00  |
| 6-inch and above | \$18,650.00 |

The above and foregoing Ordinance was duly adopted at a regular meeting of the McFarland Village Board on the 23<sup>rd</sup> day of January, 2024.

APPROVED:

\_\_\_\_\_  
Carolyn Clow, Village President

ATTEST:

\_\_\_\_\_  
Cassandra Suettinger, Deputy  
Administrator/Clerk

| ORDINANCE 2024 – 03      |           |
|--------------------------|-----------|
| MOTION                   | SECOND    |
|                          |           |
| ACTION                   | DATE      |
| Adopted                  |           |
| Referred                 |           |
| Tabled                   |           |
| Withdrawn                |           |
| Defeated                 |           |
| Published                |           |
| INDIVIDUAL VOTING RECORD |           |
| Brandt –                 | Jerke -   |
| Brassington –            | Fessler – |
| Clow –                   | Wreh –    |
| Flaherty -               |           |
| VOTING RESULTS           |           |
| Motion Carried           |           |
| Motion Defeated:         |           |

  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Community Development

**CONTACT:** Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator

**AGENDA ITEM:** Discussion regarding the draft Library Impact Fee Study and draft Public Safety Center Impact Fee Study.

**PREVIOUS ACTION:**

August 1, 2023 Finance Committee discussion only.

September 21, 2023 Finance Committee discussion only.

November 16, 2023 Finance Committee unanimously recommended acceptance of both public needs assessment studies.

**ISSUE SUMMARY:**

Within the packet are copies of a draft Library Impact Fee Study (dated July 26, 2023) and Public Safety Center Impact Fee Study (dated November 14, 2023) prepared by the Village's consultant, Baker Tilly and Village staff. The Finance Committee met on November 16, 2023 to recommend acceptance of both studies, conditioned on further revisions to the PSC study as described below. Staff are still working on the recommended revisions and anticipate a public hearing will be held on the proposed PSC impact fee at the February 13th, 2024 Village Board meeting. Given the agenda includes discussion of changes to other impact fees for water and parks, staff included these studies as a project update in preparation for future Board action to accept the final studies and new PSC impact fee.

Communities that desire to collect impact fees are required to prepare Public Needs Assessments (Impact Fee Studies), which follows a prescribed process under State Statute 66.0617. The purpose of the attached draft studies is to meet these state statute requirements.

The purpose of impact fees is to recoup a portion of facility construction costs related to the oversizing of facilities to meet future population demand. It is common that during the construction and upgrade of public infrastructure/facilities, the majority of residents and businesses that will occupy the newly developed areas of the community may not yet be present. Development of land precedes the inhabiting of the property. While this may be an obvious fact, it holds important consequences for the public financing of new development. In order to apportion the public costs of new development fairly and responsibly, some measure must be undertaken to ensure that the entire cost of accommodating future development is not born solely by the current residents of the municipality. One such measure to accomplish this goal is the use of an impact fee on the new development to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure/facilities attributed to future growth of the Village.



### **Library Impact Fee Study**

The last Public Needs Assessment for the Library was completed in 2006 as part of the construction of the current facility. The facility was designed for a future service population (Village + surrounding towns) of 15,755, which was estimated to be reached by year 2025. The current Library impact fee is \$710 per new single family dwelling units and \$431 per duplex and multi-family dwelling units. In 2021, the Library completed a facilities study by EUA and VOGEL. This study provides the basis for estimating the future costs to add a second story to the Library to serve future service demands of the Library. Based on the analysis completed by Baker Tilly, the proposed impact fee for the second story addition is \$3,513 per single family dwelling unit, \$2,573 per duplex and multi-family dwelling unit and \$1,306 for group quarters.

Although the 2021 Public Library Facilities Study and this Library Public Facility Needs Assessment provide justification for a future impact fee adjustment, no changes to the amount of fee collected are recommended at this time. The Village should continue to collect the current library impact fee until either:

1. The service level reaches 15,755 (the level at which the existing Library was built to serve). This may be more accurately described as when the Village's portion of the service level reaches 10,846 (the Village share of the 15,755 total service area which includes non-Village territory for which the Village can't assess an impact fee). The study estimates the Library's current service population is 13,722, or 2,033 persons less than the 15,755 service level. This equates to adding approximately 756 new households to the service area, assuming 2.69 persons per household. Considering only the Village's portion of the service area, the 2023 population for the Village is 9,625, or 1,221 less than the 10,846 Village portion of the service level. This equates to adding approximately 454 new households to the service area. It will take the Village 4.5 years to reach a population of 10,846 assuming the addition of 100 new housing units per year at 2.69 people per household.
2. When the amount of impact fees collected reaches \$831,980.00 (the total 2006 impact fee for the existing Library). From 2006 through 2023, the Village has collected \$502,873 in Library impact fees, leaving a balance of \$329,107 to be collected based on the 2006 total library impact fee of \$831,980. Assuming a development pace of 50 single family homes and 50 duplex or multi-family units per year, would require approximately 5.8 years to collect the balance of the 2006 impact fee.
3. At which time the Library is expanded, or funds have been borrowed for the project, or a construction date is established. The 2006 Public Needs Assessment estimated the Village would reach the 15,755 serve level by year 2025. The 2006 study also estimated the second story would be added to the Library in 2035. The Village's current 2023-2027 Capital Improvement Plan does not include expansion of the Library.

State Statute requires any impact fees collected to be utilized within 8 years of collection otherwise those funds must be reimbursed. Since none of the above triggers have been met, staff recommend the acceptance of the new Library Impact Fee Study but no changes in the fee collected at this time. Staff recommends updating this report prior to adopting any new Library



impact fee to reflect any updates to impact fee variables such as demographic changes or updated construction costs, etc.

#### **Public Safety Center Impact Fee Study**

The Village currently does not have an existing Public Safety Center impact fee. Unlike the existing Library and Park impact fees, the Public Safety Center impact fee would be applicable to both new residential development and new commercial/industrial development as fire, EMS, and police services are necessary to support commercial/industrial development. Based on the analysis completed by Baker Tilly, the proposed impact fee as of November 14, 2023 is:

- \$2,136 per single family dwelling unit
- \$1,564 per duplex and multi-family unit
- \$794 for group quarters
- \$1,137 per 1,000 square feet for commercial and industrial development

These impact fee estimates assume that the Village is successful in its litigation to compel the Village's insurance provider to pay for the cost of the sinkhole. At its November 16, 2023 meeting, the Finance Committee recommended updating the study to include the costs of the sinkhole in the final impact fee. If the Village is successful in having its insurance provider cover this cost, then the Village will need to refund a portion of any impact fees collected between the time the impact fee is adopted and the final insurance determination is known. Other true-up costs the staff are working on include updates to income from bond proceeds and estimated IRA Direct Pay incentives for the project.

#### **FINANCIAL/BUDGET IMPACT:**

#### **VILLAGE PLAN REFERENCE:**

#### **ORDINANCE REFERENCE:**

#### **BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

This item is presented for discussion only to introduce the draft studies prior to a future meeting where the Village Board will consider acceptance of both studies and applicable changes to Village impact fees.

#### **ATTACHMENTS:**

1. 2023-07-27 McFarland Library Impact Fees-DRAFTv8
2. 2023-11-14 McFarland PSC Impact Fees-DRAFTv8



## **Village of McFarland, Wisconsin**

**Library Impact Fee Study and Public Facilities  
Needs Assessment**  
July 26, 2023

# Contents

|                                                   |    |
|---------------------------------------------------|----|
| EXECUTIVE SUMMARY .....                           | 1  |
| INTRODUCTION .....                                | 3  |
| SECTION A – STATUTORY REQUIREMENTS.. .....        | 4  |
| SECTION B – INVENTORY OF PROPOSED FACILITIES..... | 8  |
| INVENTORY OF EXISTING LIBRARY FACILITIES .....    | 8  |
| SERVICE STANDARD - LIBRARY .....                  | 8  |
| SECTION C – IMPACT FEE METHODOLOGY .....          | 10 |
| IMPACT FEE METHODOLOGY .....                      | 10 |
| IMPACT FEE COMPUTATION .....                      | 10 |
| SECTION D – IMPACT FEE COLLECTION.....            | 11 |
| LOW-COST HOUSING .....                            | 11 |
| IMPACT FEE COLLECTION.....                        | 13 |
| SECTION E – COMPLIANCE WITH WISCONSIN             |    |
| IMPACT FEE REQUIREMENTS .....                     | 14 |
| APPENDIX A.....                                   | 15 |
| CALCULATION OF IMPACT FEES .....                  | 15 |

# Executive Summary

The purpose of this project is to evaluate and update the Village's current library impact fee.

The Village of McFarland is expected to continue to experience steady growth over the next two decades. This growth, coupled with the evolution of library services, has required the Village to expand its library facilities. A library impact fee will assist in financing the capital costs associated with these facility additions.

This document serves to establish the basis for such impact fees in accordance with Wisconsin Statute 66.0617. In addition to developing the fee structure, this document also satisfies the statutory obligation to produce a public facility needs assessment.

The Village currently charges a library impact fee as established by the following reports and ordinance:

- *Public Facilities Needs Assessment (Virchow, Krause & Company, LLP 2006)*
- *Village of McFarland (Ord No. 2006-10, §4 (15-1-24), 4/24/2006; Ord. No. 2014-02, §4, 3/31/2014)*

The Village has not changed its library impact fee amounts since original implementation in 2006. The current fee is \$710 per single-family dwelling and \$431 per multi-family dwelling.

A portion of the capital costs attributable to the library facilities will be paid by new development through impact fees. The library impact fee will be charged only to residential units in the Village of McFarland because the Village does not have statutory authority to charge the impact fee to non-residents (commercial, industrial) within the Village limits.

The impact fee was determined to be \$1,306 per person. Based on Census data regarding persons per household for owner-occupied and renter-occupied housing units, this equates to the following fees:

| Type of Dwelling               | Persons per HH | Cost per Person | Fee      |
|--------------------------------|----------------|-----------------|----------|
| Single Family (owner-occupied) | 2.69           | \$ 1,306        | \$ 3,513 |
| Multi Family (renter-occupied) | 1.97           | \$ 1,306        | \$ 2,573 |
| Group Quarters                 | 1.00           | \$ 1,306        | \$ 1,306 |

The primary resources used to prepare this document include the E.D. Locke Public Library Facilities Study, dated August 12, 2021 and information provided by Village staff.

While the 2021 Public Library Facilities Study and the 2023 Public Facility Needs Assessment (this report) provide justification for a future impact fee adjustment, no changes to the amount of fee collected are recommended at this time. We recommend that the Village continue to collect its existing library impact fee until one of the following conditions is met:

- The library's service level reaches 15,755 (the level the existing library was built to serve),
- The total library impact fees collected reaches \$831,980 (the total 2006 impact fee for the existing library),
- The library is expanded.

When one of the conditions above is met, we recommend that this report be updated prior to the adoption of a new library impact fee.

The 2006 Public Needs Assessment estimated that the Village would reach the 15,755 service level by 2025. The 2006 study also estimated that a second story would be added to the library in 2035. The Village's current 2023-2027 Capital Improvement Plan does not include expansion of the library.

We estimate that the library's current service population is 13,722, or 2,033 persons less than the 15,755 service level. This equates to adding approximately 755 new single family households to the service area, assuming 2.69 persons per household. From 2006 through 2022 the Village has collected \$453,302 in library impact fees, leaving a balance of \$378,678 to be collected based on the 2006 total library impact fee of \$831,980.

All aspects of the Wisconsin statute governing impact fees (66.0617) have been considered in the preparation of this report.

# Introduction

The Village of McFarland expects to experience population growth through 2040. Planning responsibly for new growth within a community is one of many challenges facing local governments. Effective accommodation of this development requires the construction of public facilities and infrastructure to serve new residents.

The Wisconsin Department of Administration estimated the Village's population to be 8,991 in 2020. Village staff estimates the population will grow to 13,378 by 2040, representing an average growth rate of approximately 219 persons per year. The Village estimates that the library has a current service population of approximately 13,772. Of this total, approximately 65% are Village residents and 35% are nonresidents.

It is common that during the construction and upgrade of public infrastructure, the majority of residents and businesses that will occupy the newly developed areas of the community may not yet be present. Development of land precedes the inhabiting of the property. While this may seem an obvious fact, it holds important consequences for the public financing of new development.

In order to apportion the public costs of new development fairly and responsibly, some measure must be undertaken to ensure that the entire cost of accommodating new development is not born solely by the current residents of the municipality. One such measure to accomplish this goal is the use of an impact fee on the new development to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure.

## Section A – Statutory Requirements

Wisconsin's Impact Fee Statute 66.0617 clarified the previous uncertainty surrounding charging capital costs to developers. Largely sought by developers, this law prescribes the types of public infrastructure for which an impact fee may be charged, the costs which may be included in developing an impact fee, as well as the obligations on the part of the issuing municipality prior to and subsequent to the fee charged. These obligations are detailed below.

### Section 66.0617(1) – Definitions:

The following definitions as outlined in Wisconsin State Statute 66.0617(1) have been addressed in the fee computation. The requirements are as follows:

- *Per Section(1)(a), “Capital costs” means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. “Capital costs” does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.*

**Based on the definition above, only allowable capital costs are included in the impact fee computation. Library materials and equipment are not allowable capital costs.**

- *Per Section (1)(f)(1), “Public Facilities” means....libraries”.*

**The projects included in the fee computation meet this definition.**

- *Per Section (1)(g), “Service area” means a geographic area delineated by a municipality within which there are public facilities.*

**For purposes of the library needs analysis, the service area is defined as the Village of McFarland as well as outside communities using the library facilities.**

**Schedule A calculates the cost of the library addition per person, regardless of whether or not the user is a resident of the Village of McFarland. It is assumed that the costs related to non-residents are not recoverable through an impact fee.**

- *Per Section (1)(h), “Service standard” means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.*

**The Village has established its level of service in Section B of this report.**

### Section 66.0617(6) – Standards:

This report adheres to what an impact fee should reflect according to Wisconsin State Statute 66.0617(6). The requirements are as follows:

- *Per Section (6)(a), shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

**The impact fees found herein are for new, expanded or improved library facilities that are required to serve future developed land and the service demands that development creates.**

- *Per Section (6)(am), may not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.*

**The fees were developed to address the capacity necessary to service the development for which the fees are being imposed.**

- *Per Section (6)(b), may not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.*

**The capital costs which form the basis for the impact fees developed as part of this study, include the proportional share of the newly constructed and improved facilities to accommodate future growth.**

- *Per Section (6)(c), shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.*

**The costs used in this study are based on actual or reasonable estimates of capital costs, as provided by Village Staff.**

- *Per Section (6)(d), shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Chapter 236 or any other items of value.*

**It is assumed that there are no other financing sources listed above that need to be taken into consideration as a part of the impact fee computation.**

- *Per Section (6)(e), shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.*

**Village staff has determined that state and federal grant funds cannot be relied upon to fund library construction projects. Therefore, the fees have not been reduced for such funds. If grant funds are received in the future they will be factored into future impact fee calculations.**

## Section A – Impact Fee Statutory Requirements

- *Per Section (6)(f), may not include amounts necessary to address existing deficiencies in public facilities.*

**The capital costs included in the impact fee computations are not related to curing existing deficiencies.**

**The E.D. Locke Public Library staff and the Space Needs Analysis supplied the forecasted costs and determined the allocation between new construction (future growth) and renovations (existing deficiencies). This allocation is required since statutes only allow impact fees for future growth; facility deficiencies are not recoverable in impact fees.**

- *Per Section (6)(fm), may not include expenses for operation or maintenance of a public facility.*

**The costs included in the fee computations do not include expenses for operation or maintenance of a public facility.**

- *Per Section (6)(g) except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon issuance of a building permit by the municipality. There are exceptions to this outlined in the statute.*

**All fees will be due at the time of building permit issuance except for situations allowed for under this section of the impact fee statute.**

### Section 66.0617(4) – Needs Assessment:

The Impact Fee Statute also requires that a municipality prepare a public facility needs assessment for which it is anticipated that impact fees may be imposed. This document serves as the needs assessment for the Village of McFarland in the consideration of a library impact fee. In accordance with the statute, it provides each of the following required elements of the assessment:

1. *An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that the impact fee may be imposed.*

**An inventory of the Village's library facilities is reflected in Section B of this report.**

2. *An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of the new land development for which it is anticipated that impact fees may be imposed. This identification shall be based upon an explicitly identified service areas and service standards.*

**The future improvements and expansions are identified in Appendix A of this report. The level of service is identified in Section B. Both of these sections are found later in this report.**

3. *A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities previously mentioned, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the political subdivision.*

**Appendix A lists average cost estimates provided by the Village for library facilities. A statement of the effect on affordable housing is contained in Section D of this report.**

### Section 66.0617(7r) – Impact Fee Report:

- *At the time that the municipality collects an impact fee, it shall provide to the developer from which it received the fee an accounting of how the fee will be spent.*

**The Village is aware of this requirement and utilizes the current library impact fee to pay debt related to its current facility. The Village will continue to comply with this requirement if a revised library impact fee is adopted in the future.**

### Section 66.0617(8) – Requirements for Impact Fee Revenues:

- *Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. (9).*

**The Village accounts for its impact fees in a separate general ledger account. Interest income is allocated to this account on a monthly basis.**

### Section 66.0617(9) – Refund of Impact Fees:

*Except as provided in this subsection, impact fees that are not used within 8 years after they are collected to pay capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within 10 years after they are collected to pay the capital costs for which they were imposed, shall be refunded to the payer of the fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). The 10-year time limit for using impact fees that is specified under this subsection may be extended for 3 years if the municipality adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, it needs an additional 3 years to use the impact fees that were collected.*

*The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this sub-section. For purposes of the time limits in this subsection, an impact fee is paid on the date the developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality under sub. (6) (g).*

**According to Village management, the Village has spent down its impact fee collections in accordance with state statute guidance and no refunds have been made to date.**

NOTE: The impact fee requirements outlined in this section are subject to change by the legislature at any time. Refer to the state statute for the impact fee statutory requirements.

## Section B – Inventory of Proposed Facilities

### Inventory of Existing Library Facilities

The Village's existing library is approximately 17,820 square feet. The initial impact fee was determined upon original construction of the library and was designed to accommodate a service population of 15,755, or 1.13 square feet per person. The Library's current service population is 13,722. The proposed expansion is approximately 16,540 additional square feet above to the existing library space (expanding up). The new facility will accommodate a 2040 service population of 20,355. The projected 2040 service population is based on the following factors:

- 2040 projected Village population (13,378)
- 2040 projected Village circulation levels (103,477)
- 2040 projected non-Village circulation levels (53,953)

*Source: Village Staff*

Per the estimates above, residents of the Village represent 65.72% of the projected 2040 circulation level ( $103,477 / (103,477 + 53,953) = 65.72\%$ ) and non-Village patrons represent 34.28% of circulation ( $53,953 / (103,477 + 53,953) = 34.28\%$ ). Therefore, the Village's service level and projected population of 13,378 results in a total population served of 20,355 ( $13,378 / 65.72\% = 20,355$ ). The difference between the 2040 projected service population and the projected 2040 Village population indicates the population served of non-Village patrons is 6,977 ( $20,355 - 13,378 = 6,977$ ).

This information fulfills the obligation under the Impact Fee Statute to give an inventory of the existing public infrastructure prior to development and the imposition of impact fees.

### Service Standard - Library

The levels of service related to the library are part of the Public Library Standards issued by the Wisconsin Department of Public Instruction. The three levels of service are:

- Tier One – the minimum services that should be available to all residents of the state
- Tier Two – an expansion of services beyond the basic
- Tier Three – the highest level of service

The standards are met by meeting specific criteria as follows:

- Full time equivalent staff per 1,000 service population
- Volumes held per capita (print)
- Periodical titles received per 1,000 population (print)
- Audit recordings held per capita
- Video recordings held per capita
- Public Use Internet computers per 1,000 population
- Hours open
- Materials expenditures per capita
- Collection size (print, audio and video) per capita

## Section B – Inventory of Proposed Facilities

The proposed facility has been sized to accommodate a collection which will allow the library to meet either the Tier 1 or Tier 2 level of collection size. Projected 2040 service level standards according to current DPI standards as well as Village projections are shown below.

Some standard levels drop considerably at populations above 13,000. This is particularly noticeable when comparing the 2020 levels against the projected 2040 levels for video recordings and public use internet computers in the second table below.

| Quantitative Library Standards by<br>Municipal Population (13,000-18,999) | Tier 1<br>Standard | Tier 2<br>Standard | Village<br>Proposed<br>2040 |
|---------------------------------------------------------------------------|--------------------|--------------------|-----------------------------|
| Full time equiv. staff per 1,000 population                               | 0.7                | 0.8                | Tier 2                      |
| Volumes held per capita (print)                                           | 4.5                | 5.3                | Tier 1                      |
| Periodical subscriptions held per 1,000 population (print)                | 8.7                | 10                 | Tier 1                      |
| Audio recordings held per capita                                          | 0.34               | 0.42               | Tier 1                      |
| Video recordings held per capita                                          | 0.52               | 0.59               | Tier 2                      |
| Public use Internet computers per 1,000 population                        | 1.11               | 1.52               | Tier 1                      |
| Hours open                                                                | 61                 | 63                 | Tier 1                      |
| Materials expenditures per capita                                         | \$5.92             | \$7.34             | Tier 2                      |
| Collection size (print, audio and video) per capita                       | 5.4                | 6.3                | Tier 1                      |

| Quantitative Library Standards by<br>Municipal Population (13,000-18,999) | 2020 Levels | Proj. 2040 Based<br>on DPI Standards |
|---------------------------------------------------------------------------|-------------|--------------------------------------|
| Population                                                                | 8,952       | 13,378                               |
| Full time equivalent staff                                                | 10.18       | 10.7                                 |
| Volumes held                                                              | 58,847      | 60,201                               |
| Periodical subscriptions held                                             | 100         | 116                                  |
| Audio recordings held                                                     | 3,876       | 4,549                                |
| Video recordings held                                                     | 8,187       | 7,893                                |
| Public use Internet computers                                             | 15          | 15                                   |
| Hours open                                                                | 59          | 61                                   |
| Materials expenditures                                                    | \$80,843    | \$98,195                             |
| Collection size (print, audio and video)                                  | 71,229      | 72,241                               |

## Section C – Impact Fee Methodology

### Impact Fee Methodology

The proposed impact fee examined in this report is intended for the partial recovery of public costs associated with the expansion to the Village's library facilities. These improvements will be required as a result of projected growth and development of the Village and surrounding area. The Impact Fee Statute requires the proposed fee to bear a rational relationship to capital costs as well as to be proportional to the use of the added public facilities costs. The total amount to be collected through impact fees is calculated based on the proportional share of the increase in library facilities generated by the new growth in the Village.

### Impact Fee Computation

The impact fee was determined to be \$1,306 per person. Based on Census data regarding persons per household for owner-occupied and renter-occupied housing units, this equates to the following fees:

| Type of Dwelling               | Persons per HH | Cost per Person | Fee      |
|--------------------------------|----------------|-----------------|----------|
| Single Family (owner-occupied) | 2.69           | \$ 1,306        | \$ 3,513 |
| Multi Family (renter-occupied) | 1.97           | \$ 1,306        | \$ 2,573 |
| Group Quarters                 | 1.00           | \$ 1,306        | \$ 1,306 |

While the 2021 Public Library Facilities Study and the 2023 Public Facility Needs Assessment (this report) provide justification for a future impact fee adjustment, no changes to the amount of fee collected are recommended at this time. We recommend that the Village continue to collect its existing library impact fee until one of the following conditions is met:

- The library's service level reaches 15,755 (the level the existing library was built to serve),
- The total library impact fees collected reaches \$831,980 (the total 2006 impact fee for the existing library),
- The library is expanded.

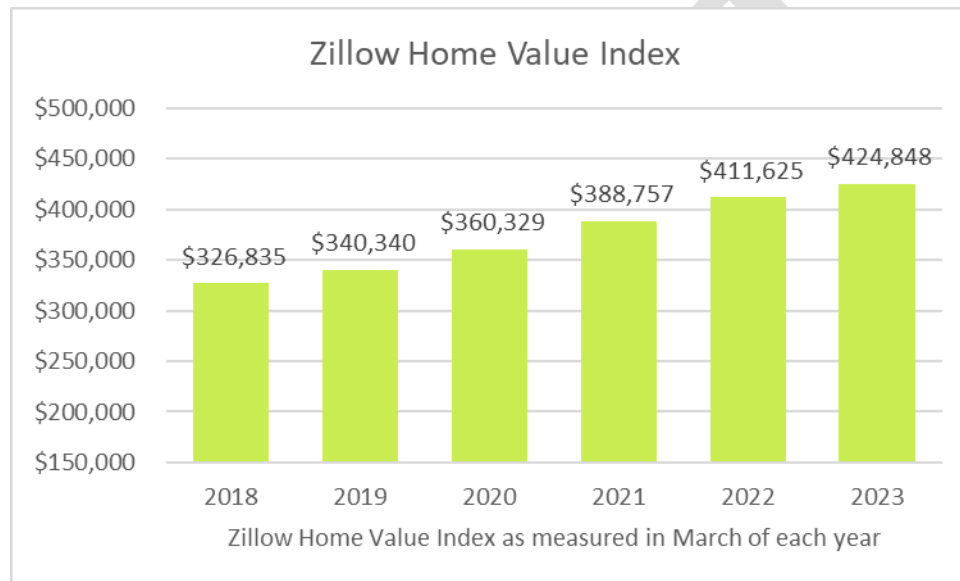
When one of the conditions above is met, we recommend that this report be updated prior to the adoption of a new library impact fee.

Details of the impact fee computation can be found in Appendix A.

## Section D – Impact Fee Collection

### Low-Cost Housing

In general, the level of an impact fee in relation to average housing cost should not impede the affordability of low-cost housing. This section will examine the potential effects of the proposed impact fee on the housing affordability in the Village. According to Zillow, the median home value in McFarland in March of 2023 was estimated at \$424,848.



Assuming that a homebuyer makes a down payment of 20% and takes a mortgage for the remaining 80% at an interest rate of 5%, the average monthly mortgage payment would be approximately \$1,825.

Existing impact fees for water and parks total \$7,661, which translates to a monthly payment of \$41 on a mortgage as described above. The proposed public safety impact fee would add \$2,173 to this amount, or approximately \$12 per month. The proposed library impact fee would add \$3,513 to this amount, or approximately \$19 per month.

If these impact fees were not included in the cost of a new home, the cost of the home would be \$411,501, resulting in a mortgage amount of \$329,201 and monthly payments of \$1,767. Comparing the two sets of values, we observe that impact fees add 3.24% to the cost of a median home in the Village of McFarland.

Existing fees are per Village Ordinances, Appendix A

| Mortgage payment calculation                 |           | Amount        | Monthly         |
|----------------------------------------------|-----------|---------------|-----------------|
| Median home price:                           | \$        | 424,848       | \$ 2,280.68     |
| less 20% down payment:                       | \$        | (84,970)      | \$ (456.14)     |
| Mortgage principal & payments:               | \$        | 339,878       | \$ 1,824.54     |
| Existing impact fees                         |           | Amount        | Monthly         |
| Park improvement impact fee <sup>(1)</sup> : | \$        | 2,525         | \$ 13.56        |
| Park-land impact fee <sup>(1)</sup> :        | \$        | 4,486         | \$ 24.08        |
| Public water impact fee <sup>(2)</sup> :     | \$        | 650           | \$ 3.49         |
| Proposed impact fees                         |           | Amount        | Monthly         |
| Public safety impact fee:                    | \$        | 2,173         | \$ 11.67        |
| Public library impact fee <sup>(3)</sup> :   | \$        | 3,513         | \$ 18.86        |
| <b>Total impact fees:</b>                    | <b>\$</b> | <b>13,347</b> | <b>\$ 71.65</b> |
| Mortgage without impact fees                 |           | Amount        | Monthly         |
| Mortgage principal & payments:               | \$        | 329,201       | \$ 1,767.22     |
| Difference                                   |           |               | <b>3.24%</b>    |

- (1) Park impact fees are lower than the fees described in the Village's 2020 Public Facilities Needs Assessments. The Village is phasing in the increases in park impact fees over a five-year period.
- (2) Per single-family dwelling meter under 1 inch.
- (3) The existing Library impact fee of \$710 per single-family dwelling is recommended to remain steady until the Village reaches a service population of 15,755.

Information from the federal department of Housing and Urban Development indicates that the 2023 Low Income (80%) Limit for Dane County is \$94,650. The monthly mortgage payments calculated above are the equivalent of 22.4% of the Low Income Limit before impact fees, and 23.1% if impact fees are included.

The impact fee statute allows for waived or reduced fees on new development that is approved for affordable housing. If a portion of the project has been approved for affordable housing, then the fee may be adjusted accordingly at the discretion of the Village Board.

## Impact Fee Collection

### Accounting

Revenues from impact fees shall be placed in a segregated interest-bearing account separate from the other funds of the Village. Impact fee revenues and interest may be expended only for capital costs for which the impact fees were imposed. Impact fees that are collected, but not used for which they were imposed within the time period specified per Wisconsin Statutes 66.0617(9), which is currently eight years, shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.

### Imposition of the Fee

All impact fees will be due at the time of building permit issuance unless otherwise agreed to by the Village Board per the terms of any approved development agreements.

### Updates to the Report

If the Village implements a new fee in the future, the Village may also wish to adjust the fee periodically based on the Engineering News Record Municipal Cost Index or by utilizing the Consumer Price Index-All Urban Consumers-Midwest Region prepared by the United States Department of Labor, which is its current practice for park improvement impact fees.

## Section E – Compliance with Wisconsin Impact Fee Requirements

See Wisconsin State Statute 66.0617 for the detailed process.

The process followed and information utilized in developing the fees included in this study pursuant to Wisconsin Statutes includes the following steps and documents:

- Requires a Public Hearing:
  - Class 1 notice under Chapter 985
  - Provide copy of proposed ordinances
  - Provide public facilities needs assessment
- Based on a Public Facilities Needs Assessment: (for facilities included in the impact fee calculation)
  - Inventory of existing facilities, including deficiencies
  - Identification of new public facilities
  - Estimated (or actual) capital cost of new public facilities
  - Effect of recovering capital costs on affordable housing
  - Available for public inspection at least 20 days before hearing
- Follow Impact Fee Standards:
  - Rational relationship to the need for new facilities
  - Proportionality
  - Actual costs or reasonable estimates
  - Net of other charges
  - Net of grants
  - Must exclude improvements to address deficiencies
  - May not include expenses for operation or maintenance of a public facility
  - Payable by a developer or property owner to the Village in full upon the issuance of a building permit by the Village
- Establish Accounting Requirements:
  - Use of funds restricted
  - Subject to refund
- Specify Appeal Procedure

# Appendix A

## Calculation of Impact fees

| Cost Summary                                | Amount      |
|---------------------------------------------|-------------|
| Building costs - new construction           | 7,424,887   |
| Building costs - renovations                | 3,940,504   |
| Other costs - electrical, fixtures, signage | 2,077,148   |
| Survey & soils analysis                     | 20,101      |
| Professional design fees                    | 1,022,885   |
| Subtotal                                    | 14,485,525  |
| Less renovations                            | (3,940,504) |
| Total cost                                  | 10,545,021  |

Construction amounts come from the Facilities Study completed August 12, 2021 by EUA and VOGEL. Per the Facilities Study, costs were based on construction in 2022. Study recommended inflating costs by 5% for each year construction is delayed after 2022. Per Village staff, the starting year for construction is currently estimated to be 2028.

Space needs were estimated from a 2040 service population based on Village population projections. The allocation of residents vs. non-residents was based on the Village's projected circulation within the Village vs. non-resident circulation. These estimates are summarized in the table below:

| Service Population | 2025   | 2040   | Growth | Circulation | Percent |
|--------------------|--------|--------|--------|-------------|---------|
| Village residents  | 10,451 | 13,378 | 2,927  | 103,447     | 65.72%  |
| Non-residents      | 5,304  | 6,977  | 1,673  | 53,953      | 34.28%  |
| Total              | 15,755 | 20,355 | 4,600  | 157,400     | 100%    |

The construction plans to add 16,540 square feet of library space, resulting in total library space of 34,360 square feet. Total service population is expected to be 20,355, resulting in a ratio of 1.69 square feet per person. This would represent an increase of 0.56 square feet per person over the current level.

| Floor Area           | Existing | Planned | Increase |
|----------------------|----------|---------|----------|
| Library area (sq ft) | 17,820   | 34,360  | 16,540   |
| Service population   | 15,755   | 20,355  | 4,600    |
| Area per person      | 1.13     | 1.69    | 0.56     |

We allocate the 16,540 square feet of new space between existing and new users based on the ratios above. As seen in the table below, the calculations result in 8,775 square feet allocated to existing users and 7,765 square feet to new users.

| Floor Area Allocation  | Population | Sq Ft per Population | Area Allocated |
|------------------------|------------|----------------------|----------------|
| Existing library users | 15,755     | 0.56                 | 8,775          |
| New library users      | 4,600      | 1.69                 | 7,765          |
| Total new floor area   |            |                      | 16,540         |

Reviewing the total square feet allocated to new and existing users, we confirm that the total allocations result in a consistent ratio for each class of user.

| Floor Area Allocation  | Population | Total Sq Ft | Sq Ft per Population |
|------------------------|------------|-------------|----------------------|
| Existing library users | 15,755     | 26,595      | 1.69                 |
| New library users      | 4,600      | 7,765       | 1.69                 |

We next use the allocated square footage calculations to allocate the related construction costs between existing and new users. As noted earlier, the construction costs used in these calculations are based on 2022 estimates. Actual construction costs are likely to be considerably higher when the library project is eventually undertaken.

| Construction Cost Allocation                | Existing Users | New Users | Total      |
|---------------------------------------------|----------------|-----------|------------|
| Building costs - new construction           | 3,939,153      | 3,485,734 | 7,424,887  |
| Building costs - renovations                | 3,940,504      | -         | 3,940,504  |
| Other costs - electrical, fixtures, signage | -              | 2,077,148 | 2,077,148  |
| Survey & soils analysis                     | -              | 20,101    | 20,101     |
| Subtotal                                    | 7,879,657      | 5,582,983 | 13,462,640 |
| Professional design fees                    | 598,693        | 424,192   | 1,022,885  |
| Total cost                                  | 8,478,350      | 6,007,175 | 14,485,525 |

Per the calculations shown above, the construction costs allocated to new users work out to \$6,007,175. Total new users were estimated at 4,600, of which 1,673 (36.3%) were estimated to reside outside of the village. Removing the share of costs for new users outside of the village leaves \$3,822,392 in recoverable costs. Dividing this amount by the 2,927 anticipated new residents, we arrive at a library cost of \$1,306 per person.

| <b>Fee Calculation</b>                        | <b>Amount</b>   |
|-----------------------------------------------|-----------------|
| Total cost allocated to new users             | \$ 6,007,175    |
| Less cost of users outside of Village (36.3%) | (2,184,784)     |
| Total cost to new Village residents           | 3,822,392       |
| Estimated new residents                       | 2,927           |
| <b>Cost per new resident</b>                  | <b>\$ 1,306</b> |

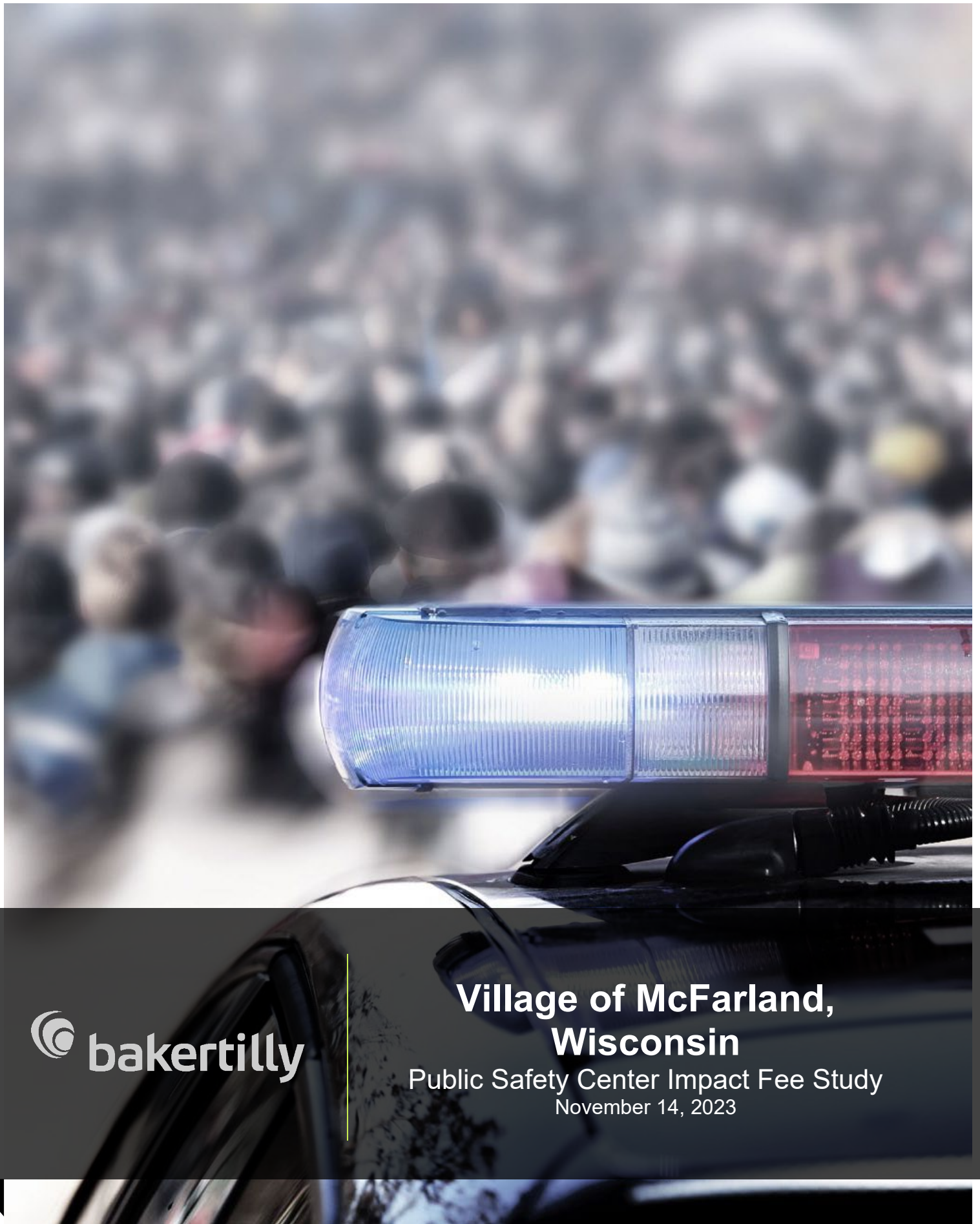
Applying the per-person cost to different types of dwellings, we get the total library fees shown below:

| <b>Type of Dwelling</b>        | <b>Persons per HH</b> | <b>Cost per Person</b> | <b>Fee</b> |
|--------------------------------|-----------------------|------------------------|------------|
| Single Family (owner-occupied) | 2.69                  | \$ 1,306               | \$ 3,513   |
| Multi Family (renter-occupied) | 1.97                  | \$ 1,306               | \$ 2,573   |
| Group Quarters                 | 1.00                  | \$ 1,306               | \$ 1,306   |

While the 2021 Public Library Facilities Study and the 2023 Public Facility Needs Assessment (this report) provide justification for a future impact fee adjustment, no changes to the amount of fee collected are recommended at this time. We recommend that the Village continue to collect its existing library impact fee until one of the following conditions is met:

- The library's service level reaches 15,755 (the level the existing library was built to serve),
- The total library impact fees collected reaches \$831,980 (the total 2006 impact fee for the existing library),
- The library is expanded.

When one of the conditions above is met, we recommend that this report be updated prior to the adoption of a new library impact fee.



## **Village of McFarland, Wisconsin**

Public Safety Center Impact Fee Study  
November 14, 2023

# Contents

|                                                                                |           |
|--------------------------------------------------------------------------------|-----------|
| <b>EXECUTIVE SUMMARY .....</b>                                                 | <b>1</b>  |
| <b>INTRODUCTION .....</b>                                                      | <b>2</b>  |
| <b>SECTION A – STATUTORY REQUIREMENTS .....</b>                                | <b>3</b>  |
| SECTION 66.0617(1) – DEFINITIONS:.....                                         | 3         |
| SECTION 66.0617(6) – STANDARDS: .....                                          | 4         |
| SECTION 66.0617(4) – NEEDS ASSESSMENT: .....                                   | 5         |
| SECTION 66.0617(7R) – IMPACT FEE REPORT: .....                                 | 6         |
| SECTION 66.0617(8) – REQUIREMENTS FOR IMPACT FEE<br>REVENUES: .....            | 6         |
| SECTION 66.0617(9) – REFUND OF IMPACT FEES: .....                              | 7         |
| <b>SECTION B – CURRENT FACILITIES AND SERVICE<br/>STANDARDS .....</b>          | <b>8</b>  |
| INVENTORY OF EXISTING PUBLIC SAFETY FACILITIES.....                            | 8         |
| SERVICE STANDARD - POLICE .....                                                | 9         |
| SERVICE STANDARD - FIRE .....                                                  | 10        |
| <b>SECTION C – IMPACT FEE METHODOLOGY .....</b>                                | <b>11</b> |
| IMPACT FEE METHODOLOGY .....                                                   | 11        |
| CALCULATED IMPACT FEES .....                                                   | 11        |
| <b>SECTION D – IMPACT FEE COLLECTION.....</b>                                  | <b>12</b> |
| LOW-COST HOUSING .....                                                         | 12        |
| IMPACT FEE COLLECTION .....                                                    | 14        |
| <b>SECTION E – COMPLIANCE WITH WISCONSIN IMPACT<br/>FEE REQUIREMENTS .....</b> | <b>15</b> |
| <b>APPENDIX A .....</b>                                                        | <b>16</b> |
| <b>CALCULATION OF RECOVERABLE COSTS.....</b>                                   | <b>16</b> |
| <b>CALCULATION OF IMPACT FEES.....</b>                                         | <b>17</b> |

# Executive Summary

The purpose of this project is to prepare a new impact fee to recover a portion of the costs associated with the new Public Safety Center that will serve new growth in the Village of McFarland, Wisconsin.

The Village is expected to experience steady growth through 2050, the period for which Village staff has indicated the new Public Safety Center will be sufficiently sized.

This document serves to establish the basis for such an impact fee in accordance with Wisconsin Statute 66.0617. In addition to developing the fee structure, this document also satisfies the statutory obligation to produce a public facility needs assessment.

A portion of the capital costs attributable to the Public Safety Center facilities will be paid by new development through an impact fee. The impact fee will be charged to residential units as well as commercial and industrial development projected to occur in the Village of McFarland.

All aspects of the Wisconsin statute governing impact fees (66.0617) have been considered in the preparation of this report. The primary resources used to prepare this document include the Bray Architect report, dated June 25, 2021, the Village's Facilities Master Plan, dated June 20, 2017, the Public Safety Analysis Report, dated February 2019 and information from Village staff.

Impact fees for specific property types were calculated as follows:

| Property Type          | Impact Fee                |
|------------------------|---------------------------|
| Single-Family:         | \$2,136 per unit          |
| Multi-Family:          | \$1,564 per unit          |
| Group Quarters:        | \$794 per unit            |
|                        |                           |
| Commercial/Industrial: | \$1,137 per 1,000 sq. ft. |

The details of the impact fee computation can be found in Appendix A.

This study should be read in conjunction with these resources. We provide no assurance on the accuracy of these resources used to develop this study.

# Introduction

The Village of McFarland anticipates significant population growth from the present through the year 2050. Planning responsibly for new growth within a community is one of many challenges facing local governments. Effective accommodation of new development requires the construction and upgrade of public facilities and infrastructure to serve new residents.

Per the Wisconsin Department of Administration, the Village's population was estimated at 8,991 in 2020. Village management estimates that the population will grow to 16,318 by 2050, which equates to an average of approximately 244 persons per year.

The Village has a full-service Police Department ("Department") that provides law enforcement services 24 hours a day to Village residents and businesses. The Department responds to requests for service, provides protective patrols and investigates criminal activity in the Village. It also provides K-9 services and runs an extensive outreach program to engage community members.

The Village also has a full-service Fire Department which provides Advanced Emergency Medical Technician level of care. In addition to McFarland, the Fire Department also serves the Towns of Dunn and Pleasant Springs. Call volumes have been approximately 1,200 per year, with a typical year showing 70% EMS-related calls (lift assist and vehicle accidents) and 30% fire suppression calls.

Source: [Call Statistics | McFarland, WI](#)

To provide the facilities and space required for the public safety resources needed for current and future residents, the Village is constructing a new Public Safety Center to house its Police, Fire and Emergency Medical Services staff and equipment.

It is common that during the planning and construction of new public infrastructure, much of the residential and commercial development which drive demands for service may not yet be present in the community. While this may seem like an obvious observation, it holds important consequences for the financing of new public buildings and infrastructure.

In order to apportion the public costs of new development fairly and responsibly, some measure must be undertaken to ensure that the cost of accommodating new development is not borne solely by the current residents of the municipality. One such measure to accomplish this goal is the use of an impact fee on new development to offset the initial cost to local taxpayers of satisfying the additional demand on the public infrastructure.

## Section A – Statutory Requirements

Wisconsin's Impact Fee Statute 66.0617 clarified the previous uncertainty surrounding the assignment of capital costs to developers. Largely sought by developers, this law prescribes the types of public infrastructure for which an impact fee may be charged and the specific types of costs which may be included, as well as the obligations on the part of the issuing municipality prior to and subsequent to charging an impact fee. These obligations are detailed below.

### Section 66.0617(1) – Definitions:

The following definitions as outlined in Wisconsin State Statute 66.0617(1) have been addressed in the fee computation. The requirements are as follows:

- *Per Section(1)(a), “Capital costs” means the capital costs to construct, expand or improve public facilities, including the cost of land, and including legal, engineering and design costs to construct, expand or improve public facilities, except that not more than 10% of capital costs may consist of legal, engineering and design costs unless the municipality can demonstrate that its legal, engineering and design costs which relate directly to the public improvement for which the impact fees were imposed exceed 10% of capital costs. “Capital costs” does not include other noncapital costs to construct, expand or improve public facilities, vehicles; or the costs of equipment to construct, expand or improve public facilities.*

**Based on the definition above, only allowable capital costs are included in the impact fee computation. Vehicles and equipment are not allowable capital costs.**

- *Per Section (1)(f)(1), “Public Facilities” means....fire protection facilities, law enforcement facilities, emergency medical facilities...”.*

**The projects included in the fee computation meet this definition.**

- *Per Section (1)(g), “Service area” means a geographic area delineated by a municipality within which there are public facilities.*

**For purposes of the Public Safety Center needs analysis, the service area is defined as the Village of McFarland as well as outside communities using the fire/EMS services.**

**Schedule A calculates the cost of public safety facility per household and per 1,000 square feet of floor area or other developed areas, including accessory structures, but not including parking lots for non-residential development. Costs related to provision of fire/EMS services to non-residents have been excluded from the calculations.**

- *Per Section (1)(h), “Service standard” means a certain quantity or quality of public facilities relative to a certain number of persons, parcels of land or other appropriate measure, as specified by the municipality.*

**The Village has established its level of service in Section B of this report.**

### **Section 66.0617(6) – Standards:**

This report adheres to what an impact fee should reflect according to Wisconsin State Statute 66.0617(6). The requirements are as follows:

- *Per Section (6)(a), shall bear a rational relationship to the need for new, expanded or improved public facilities that are required to serve land development.*

**The impact fees found herein are for new, expanded or improved public safety facilities that are required to serve future developed land and the service demands created by that development.**

- *Per Section (6)(am), may not include amounts for an increase in service capacity greater than the capacity necessary to serve the development for which the fee is imposed.*

**The fees were developed to address the capacity necessary to service the anticipated development for which the fees are being imposed.**

- *Per Section (6)(b), may not exceed the proportionate share of the capital costs that are required to serve land development, as compared to existing uses of land within the municipality.*

**The impact fees calculated for this study include the proportional share of the newly constructed and improved facilities to accommodate future growth. Costs unrelated to growth are excluded from the calculations.**

- *Per Section (6)(c), shall be based upon actual capital costs or reasonable estimates of capital costs for new, expanded or improved public facilities.*

**The costs used in this study are based on actual or reasonable estimates of capital costs, as provided by Village Staff.**

- *Per Section (6)(d), shall be reduced to compensate for other capital costs imposed by the municipality with respect to land development to provide or pay for public facilities, including special assessments, special charges, land dedications or fees in lieu of land dedications under Chapter 236 or any other items of value.*

**The Village currently has no capital charges as described above. Any charges implemented in the future will be factored into the Village’s impact fee calculations.**

- *Per Section (6)(e), shall be reduced to compensate for moneys received from the federal or state government specifically to provide or pay for the public facilities for which the impact fees are imposed.*

**The Village anticipates that it will receive \$482,032 in grants and incentives for construction of the new facility. These incentives reduce the proposed impact fee as outlined in Appendix A. Any additional grant funds received in the future will be factored into future impact fee calculations.**

- *Per Section (6)(f), may not include amounts necessary to address existing deficiencies in public facilities.*

**The public safety analysis report showed design needs of 57,830 square feet, or approximately 376 square feet/employee. If this service level were applied to the Village's current number of employees, the space requirement would be 30,980 square feet, which is 7,202 square feet larger than the existing facility. We treat this as a current deficiency, and the calculated impact fees do not include the costs of 7,202 square feet needed to remedy the deficiency.**

- *Per Section (6)(fm), may not include expenses for operation or maintenance of a public facility.*

**The costs included in the fee computations are related to construction and do not include operating or maintenance expenses.**

- *Per Section (6)(g) except as provided under this paragraph, shall be payable by the developer or the property owner to the municipality in full upon issuance of a building permit by the municipality. There are exceptions to this outlined in the statute.*

**All fees will be due at the time of building permit issuance except for situations allowed for under this section of the impact fee statute.**

### **Section 66.0617(4) – Needs Assessment:**

In addition to these requirements, the Impact Fee Statute also requires that a municipality prepare a public facility needs assessment for which it is anticipated that impact fees may be imposed. This document serves as the needs assessment for the Village of McFarland in the consideration of a public safety impact fee. In accordance with the statute, it provides each of the following required elements of the assessment:

1. *An inventory of existing public facilities, including an identification of existing deficiencies in the quantity or quality of those public facilities, for which it is anticipated that the impact fee may be imposed.*

**An inventory of the Village's public safety facilities is included in Section B of this report.**

2. *An identification of new public facilities, or improvements and expansions of existing public facilities that will be required because of the new land development for which it is anticipated that impact fees may be imposed. This identification shall be based upon an explicitly identified service areas and service standards.*

**The future improvements and expansions are identified in Appendix A. The level of service is identified in Section B.**

3. *A detailed estimate of the capital costs of providing the new public facilities or the improvements or expansions in existing public facilities previously mentioned, including an estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the political subdivision*

**Appendix A lists cost estimates provided by the Village for the public safety facilities. A statement of effects on affordable housing is included in Section D.**

### **Section 66.0617(7r) – Impact Fee Report:**

- *At the time that the municipality collects an impact fee, it shall provide to the developer for which it received the fee an accounting of how the fee will be spent.*

**The Village is aware of this requirement and intends to comply. The Village intends to use the fees it collects to fund the project as identified in Appendix A.**

### **Section 66.0617(8) – Requirements for Impact Fee Revenues:**

- *Revenues from each impact fee that is imposed shall be placed in a separate segregated interest-bearing account and shall be accounted for separately from the other funds of the municipality. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fee was imposed, unless the fee is refunded under sub. (9).*

**The Village accounts for its impact fees in a separate general ledger account. Interest income is allocated to this account on a monthly basis.**

### Section 66.0617(9) – Refund of Impact Fees:

*Except as provided in this subsection, impact fees that are not used within 8 years after they are collected to pay capital costs for which they were imposed shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub. (8). Impact fees that are collected for capital costs related to lift stations or collecting and treating sewage that are not used within 10 years after they are collected to pay the capital costs for which they were imposed, shall be refunded to the payer of the fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated, as described in sub.(8). The 10-year time limit for using impact fees that is specified under this subsection may be extended for 3 years if the municipality adopts a resolution stating that, due to extenuating circumstances or hardship in meeting the 10-year limit, it needs an additional 3 years to use the impact fees that were collected.*

*The resolution shall include detailed written findings that specify the extenuating circumstances or hardship that led to the need to adopt a resolution under this subsection. For purposes of the time limits in this subsection, an impact fee is paid on the date the developer obtains a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality under sub. (6) (g).*

**According to Village management, the Village intends to spend down its impact fee collections in accordance with state statute guidance; no refunds are anticipated.**

NOTE: The impact fee requirements outlined in this section are subject to revision by the Wisconsin Legislature at any time. Refer to the state statutes for the impact fee statutory requirements.

## Section B – Current Facilities and Service Standards

### Inventory of Existing Public Safety Facilities

The Village's existing police facility is approximately 7,748 square feet. The proposed area dedicated to police in the new Public Safety Center is approximately 20,650 square feet. A large portion of the police space is attributable to garage space needed over the next 30 years, as well as additional offices and interview rooms.

The Village's existing fire facility is approximately 15,630 square feet. The proposed area dedicated to the fire department in the new Public Safety Center is approximately 25,940 square feet. A portion of the fire space is designed to address the need for more sleep space, space for turn-out gear and exercise equipment, as well as laundry and storage areas.

The municipal court currently occupies 400 square feet in the municipal building. The new facility allots 1,160 square feet for court operations.

The remaining 10,080 square feet in the new facility will be shared common space for a total square footage of 57,830.

The new facility will accommodate a 2050 service population of 16,318 Village residents and an estimated 1,979 non-residents with fire/EMS services.

This information fulfills the obligation under the Impact Fee Statute to provide an inventory of the existing public infrastructure prior to development and the imposition of impact fees.

## Service Standard - Police

The levels of service related to the police department were part of the 2019 Public Safety Analysis Report. In that analysis, the consultant reviewed the Village's current public safety practices and methods of service delivery and compared them to best practices.

Per the Public Safety Analysis completed by RW Management Group, dated February 2019, "due in part to its proximity to Madison, the Police Department does devote a measurable amount of its response time dealing with drug-related crimes. These types of crimes create an increase in property offenses, most notably burglaries." The report also states that the increase in traffic accidents have necessitated the need for patrol response.

### Police Staffing – current and proposed

| <b>Police</b>           | <b>FTEs</b> |              |
|-------------------------|-------------|--------------|
|                         | <b>2021</b> | <b>2050*</b> |
| Chief                   | 1           | 1            |
| Lieutenant              | 1           | 2            |
| Sergeant                | 3           | 4            |
| Detective               | 2           | 2            |
| School Resource Officer | 1           | 2            |
| Comm. Service Officer   | 1           | 1            |
| Patrol Officer          | 8           | 16           |
| Investigator            | 0           | 1            |
| Administrative Asst.    | 2           | 3            |
| <b>TOTALS</b>           | <b>19</b>   | <b>32</b>    |

\* 2050 staffing levels estimated by Village Staff.

Village plans to add 3 patrol & 1 investigator in next 10 years

## Service Standard - Fire

The levels of service related to the fire department were also a part of the 2019 Public Safety Analysis Report. The report noted the need for “a higher level of integration” between firefighting and EMS functions. In addition, the Department has experienced difficulty in completing fire inspections. However, the biggest change in service will be the Department’s transition from Advanced EMT to Paramedic levels of service, which is projected to occur over the next five years. This change in service was considered in the fee calculation in Appendix A.

### Fire Staffing – current and proposed

| <b>Fire</b>            | <b>FTEs</b> |              |
|------------------------|-------------|--------------|
|                        | <b>2021</b> | <b>2050*</b> |
| Chief                  | 1           | 1            |
| Asst. Chief            | 0           | 1            |
| Administrative Captain | 1           | 3            |
| Fire Inspector/PES     | 1           | 1            |
| Lieutenant             | 0           | 6            |
| EMTs                   | 6           | 12           |
| Firefighters           | 0           | 18           |
| POC Firefighters       | 24          | 35           |
| POC Firefighters/EMTs  | 12          | 18           |
| POC EMTs               | 11          | 16           |
| POC Firefighters/EMRs  | 7           | 10           |
| Administrative Assts.  | 0.5         | 1            |
| <b>TOTALS</b>          | <b>63.5</b> | <b>122</b>   |

\* 2050 staffing levels estimated by Village Staff.

The proposed facility has been sized to accommodate the specific amount of staff, vehicles and equipment which will allow the Village to maintain response times due to the proximity of the proposed facility to the current facilities.

## Section C – Impact Fee Methodology

### Impact Fee Methodology

The proposed impact fee examined in this report is intended for the partial recovery of public costs associated with the Village's new public safety facilities. This new construction is required as a result of Village growth. The Impact Fee Statute requires the proposed fee to bear a rational relationship to capital costs and to be proportional to the use of the added public facilities costs. The total amount to be collected through impact fees is calculated based on the proportional share of the increase in facilities generated by the new growth in the Village.

### Calculated Impact Fees

The impact fees related to construction of the new public safety facility were determined to be as follows:

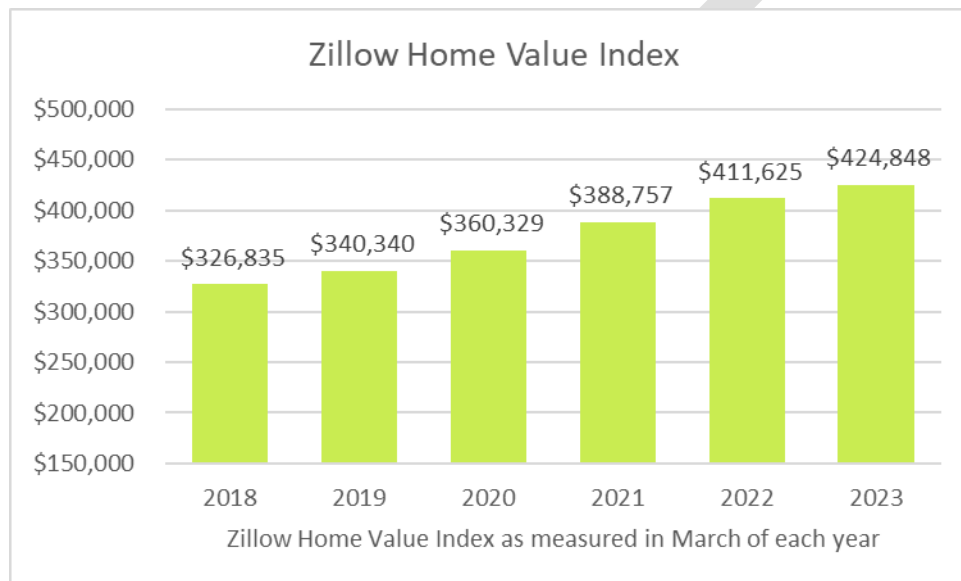
| Property Type          | Impact Fee                |
|------------------------|---------------------------|
| Single-Family:         | \$2,136 per unit          |
| Multi-Family:          | \$1,564 per unit          |
| Group Quarters:        | \$794 per unit            |
| Commercial/Industrial: | \$1,137 per 1,000 sq. ft. |

Details of the impact fee calculation can be found in Appendix A.

## Section D – Impact Fee Collection

### Low-Cost Housing

In general, the level of an impact fee in relation to average housing cost should not impede the affordability of low-cost housing. This section will examine the potential effects of the proposed impact fee on the housing affordability in the Village. According to Zillow, the median home value in McFarland in March of 2023 was estimated at \$424,848.



Assuming that a homebuyer makes a down payment of 20% and takes a mortgage for the remaining 80% at an interest rate of 5%, the average monthly mortgage payment would be approximately \$1,825.

Existing impact fees for water, library and parks total \$8,371, which translates to a monthly payment of \$45 on a mortgage as described above. The proposed public safety impact fee would add \$2,136 to this amount, or approximately \$11 per month. If these impact fees were not included in the cost of a new home, the cost of the home would be \$414,341, resulting in a mortgage amount of \$331,473 and monthly payments of \$1,779. Comparing the two sets of values, we observe that impact fees add 2.54% to the cost of a median home in the Village of McFarland.

## Section D – Impact Fee Collection

Existing fees are per Village Ordinances, Appendix A

| <b>Mortgage payment calculation</b>          | <b>Amount</b>    | <b>Monthly</b>  |
|----------------------------------------------|------------------|-----------------|
| Median home price:                           | \$ 424,848       | \$ 2,280.68     |
| less 20% down payment:                       | \$ (84,970)      | \$ (456.14)     |
| Mortgage principal & payments:               | \$ 339,878       | \$ 1,824.54     |
| <b>Existing impact fees</b>                  | <b>Amount</b>    | <b>Monthly</b>  |
| Park improvement impact fee <sup>(1)</sup> : | \$ 2,525         | \$ 13.56        |
| Park-land impact fee <sup>(1)</sup> :        | \$ 4,486         | \$ 24.08        |
| Public library impact fee <sup>(2)</sup> :   | \$ 710           | \$ 3.81         |
| Public water impact fee <sup>(3)</sup> :     | \$ 650           | \$ 3.49         |
| <b>Proposed impact fee</b>                   | <b>Amount</b>    | <b>Monthly</b>  |
| Public safety impact fee:                    | \$ 2,136         | \$ 11.47        |
| <b>Total impact fees:</b>                    | <b>\$ 10,507</b> | <b>\$ 56.40</b> |
| <b>Mortgage without impact fees</b>          | <b>Amount</b>    | <b>Monthly</b>  |
| Mortgage principal & payments:               | \$ 331,473       | \$ 1,779.42     |
| Difference                                   |                  | <b>2.54%</b>    |

- (1) Park impact fees are lower than the fees described in the Village's 2020 Public Facilities Needs Assessments. The Village is phasing in the increases in park impact fees over a five-year period.
- (2) The existing Library impact fee of \$710 per single-family dwelling is recommended to remain steady until the Village reaches a service population of 15,755.
- (3) Per single-family dwelling meter under 1 inch.

Information from the federal department of Housing and Urban Development indicates that the 2023 Low Income (80%) Limit for Dane County is \$94,650. The monthly mortgage payments calculated above are the equivalent of 22.6% of the Low Income Limit before impact fees, and 23.1% if impact fees are included.

The impact fee statute allows for waived or reduced fees on new development that is approved for affordable housing. If a portion of the project has been approved for affordable housing, then the fee may be adjusted accordingly at the discretion of the Village Board.

## Impact Fee Collection

### Accounting

Revenues from impact fees shall be placed in a segregated interest-bearing account separate from the other funds of the Village. Impact fee revenues and interest may be expended only for capital costs for which the impact fees were imposed. Impact fees that are collected, but not used for which they were imposed within the time period specified per Wisconsin Statutes 66.0617(9), which is currently eight years, shall be refunded to the payer of fees for the property with respect to which the impact fees were imposed, along with any interest that has accumulated.

### Imposition of the Fee

All impact fees will be due at the time of building permit issuance unless otherwise agreed to by the Village Board per the terms of any approved development agreements.

### Updates to the Report

If the actual public safety facility costs are less than those used in this report, the Village will need to refund the excess. If the actual public safety facility costs are higher than those used in this report, we recommend that the fee be adjusted accordingly.

## Section E – Compliance with Wisconsin Impact Fee Requirements

See Wisconsin State Statute 66.0617 for the detailed process.

The process followed and information utilized in developing the fees included in this study pursuant to Wisconsin Statutes includes the following steps and documents:

- Requires a Public Hearing:
  - Class 1 notice under Chapter 985
  - Provide copy of proposed ordinances
  - Provide public facilities needs assessment
- Based on a Public Facilities Needs Assessment (for facilities included in the impact fee calculation):
  - Inventory of existing facilities, including deficiencies
  - Identification of new public facilities
  - Estimated (or actual) capital cost of new public facilities
  - Effect of recovering capital costs on affordable housing
  - Available for public inspection at least 20 days before hearing
- Follow Impact Fee Standards:
  - Rational relationship to the need for new facilities
  - Proportionality
  - Actual costs or reasonable estimates
  - Net of other charges
  - Net of grants
  - Must exclude improvements to address deficiencies
  - May not include expenses for operation or maintenance of a public facility
  - Payable by a developer or property owner to the Village in full upon the issuance of a building permit by the Village
- Establish Accounting Requirements:
  - Use of funds restricted
  - Subject to refund
- Specify Appeal Procedure

# Appendix A

## Calculation of Recoverable Costs

The estimated costs related to the public safety facility are \$22,005,037, less incentives of \$482,032 received by the Village. The current square footage (SF) of the areas to be combined in the new facility is 23,778 SF with a combined total of 82.5 FTEs. The proposed facility will be 57,830 SF with a useful life through 2050. At that time, the Village projects 154.0 FTEs will be needed to serve the population of the Village.

| Project Costs                    |                      | Facility Comparison    |               |               |
|----------------------------------|----------------------|------------------------|---------------|---------------|
|                                  |                      |                        | Current       | Proposed      |
| Pre-development                  | \$ 62,838            |                        |               |               |
| Professional Services            | \$ 1,306,453         | Police SF              | 7,748         | 20,650        |
| Owner FFE                        | \$ 1,132,698         | Fire/EMS SF            | 15,630        | 25,940        |
| Construction                     | \$ 19,697,464        | Courts SF              | 400           | 1,160         |
| Other Project Expenses           | \$ 136,518           | Shared SF              | -             | 10,080        |
| Contingency                      | \$ -                 | <b>TOTAL SF</b>        | <b>23,778</b> | <b>57,830</b> |
| Income                           | \$ -                 |                        |               |               |
|                                  | \$ 22,335,971        | # Employees            | 82.5          | 154.0         |
| Less Incentives <sup>(1)</sup>   | \$ (1,180,511)       | <b>SF per Employee</b> | <b>288</b>    | <b>376</b>    |
| <b>Total Costs<sup>(2)</sup></b> | <b>\$ 21,155,460</b> |                        |               |               |
| Cost per SF                      | \$ 365.82            |                        |               |               |

(1) Total incentive amount is based on current estimate of incentives to be received.

(2) Total construction costs are based on current estimates.

Based on the proposed building size and staffing levels in 2050, there is projected to be 376 SF per employee in the new facility. If we apply that service standard to the Village's current number of employees, existing facilities should be approximately 30,980 SF (82.5 FTEs x 376). Current facilities are 23,778 SF. We treat the difference between these values (7,202 SF) as a current deficiency, which we do not include in our calculation of impact fees.

|                            |              |
|----------------------------|--------------|
| Proposed total SF          | 57,830       |
| Current facility SF        | 23,778       |
| New SF                     | 34,052       |
| Less calculated deficiency | (7,202)      |
| Adjusted new SF            | 26,850       |
| Cost per SF                | \$ 365.82    |
| Recoverable Costs          | \$ 9,822,309 |

Allocating recoverable costs by the square footage of each area in the building, these costs are calculated as follows:

| Department | Share | Cost                |
|------------|-------|---------------------|
| Police     | 35.7% | \$ 3,507,361        |
| Fire/EMS   | 44.9% | \$ 4,405,857        |
| Courts     | 2.0%  | \$ 197,024          |
| Shared     | 17.4% | \$ 1,712,068        |
|            |       | <u>\$ 9,822,309</u> |

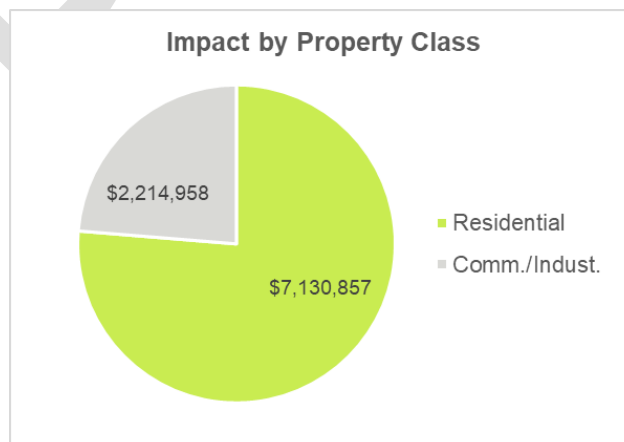
As mentioned in the body of this report, a portion of the Village's Fire/EMS capacity is used to serve areas outside of the Village boundary. Based on population projected to be served in 2050, staff estimates that approximately 89% of the service area consists of Village residents, with the remaining 11% of the service area covering the Town of Dunn and the Town of Pleasant Springs. The costs related to services provided outside the Village should not be included in the impact fee calculations. Reducing the recoverable costs for Fire/EMS services results in total recoverable costs of \$9,345,815 as shown in the table below.

| Department                   | Recoverable | Cost                |
|------------------------------|-------------|---------------------|
| Police                       | 100.0%      | \$ 3,507,361        |
| Fire/EMS                     | 89.2%       | \$ 3,929,363        |
| Courts                       | 100.0%      | \$ 197,024          |
| Shared                       | 100.0%      | \$ 1,712,068        |
| <b>Net Recoverable Costs</b> |             | <b>\$ 9,345,815</b> |

The calculations above are based on the most recent estimates available for project costs and incentives. Once the project is completed and final amounts are determined for construction costs, incentives and sinkhole mitigation costs, the Village may recalculate and amend the impact fees to reflect actual final costs.

## Calculation of Impact Fees

Based on the assumption that future growth will follow a pattern consistent with current development, Village staff estimates that approximately 76% of land use will be



residential and 24% will be commercial/industrial in 2050. Allocating costs based on these proportions results in total recoverable costs of \$7,130,857 from new residential development and \$2,214,958 from commercial and industrial development.

Planning staff estimate that growth through 2050 will add 3,338 new housing units and 7,327 in population to the Village. Allocating residential impacts across this growth results in impact fees as shown below.

| Residential Impact Fee Calculations |        |           |              |
|-------------------------------------|--------|-----------|--------------|
| Recoverable Costs - Residential     |        | \$        | 7,130,857    |
| New Housing Units                   |        |           | 3,338        |
| <b>Fee per Housing Unit</b>         |        | <b>\$</b> | <b>2,136</b> |
|                                     | Pop/HU | Ratio     | Impact Fee   |
| Single Family                       | 2.69   | 100%      | \$ 2,136     |
| Multi-Family                        | 1.97   | 73%       | \$ 1,564     |
| Group Quarters                      | 1.00   | 37%       | \$ 794       |

As shown above, the standard residential impact fee comes to \$2,136 per housing unit, based on a person-per-household ratio of 2.69. For new multi-family and group quarters construction, this impact fee is discounted based on the lower person-per-household ratios for these residential property types.

We next turn our focus to impact fees from future commercial and industrial development. Village staff reviewed assessment records for current commercial and industrial properties to estimate the density of development on these parcels. Where assessment data was missing or unclear, the data was supplemented with information from Dane County GIS sources. Each parcel was reviewed to determine its lot size and total build area. Lot sizes were adjusted to account for properties spanning more than one parcel, and total build area was adjusted to remove unpopulated areas (e.g. garage space) and to account for multi-story structures.

After reviewing each commercial and industrial parcel and adjusting build areas and lot sizes where needed, the average floor area ratio (FAR) of commercial and industrial properties in the Village was calculated as 0.2258 (22.58%). This ratio results in an average developed area of 9,836 square feet per acre of commercial/industrial land.

Village staff estimate that approximately 198 acres of land area will be developed into commercial and industrial uses by 2050. Given these assumptions, we calculate commercial and industrial impact fees of \$1,137 per 1,000 square feet of floor area or other developed areas (including accessory structures but not including parking lots) for non-residential development, as shown below.

| <b>Commercial/Industrial Impact Fee Calculations</b> |                 |
|------------------------------------------------------|-----------------|
| Available Comm/Ind Area (acres)                      | 198             |
| Average FAR                                          | 22.58%          |
| Developed sq ft per acre @ 22.58%                    | 9,836           |
| Estimated Comm/Ind development (sq ft)               | 1,947,498       |
| Recoverable Costs - Comm./Ind.                       | \$ 2,214,958    |
| <b>Fee per 1,000 SF</b>                              | <b>\$ 1,137</b> |

For mixed-use developments which include both residential and commercial components, the impact fee would be calculated for each component based on the values described above. Assuming that the residential component of the development is multi-family housing, it would be charged the corresponding impact fee per residential unit. The commercial portion of the development would be charged an impact fee based on square footage. The development as a whole would pay an impact fee equal to the combination of the two.

As discussed in the body of the report, the calculated impact fees may need to be adjusted if the Village's facilities costs differ from estimates, or if development patterns differ significantly from the Village's projections.



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, January 23, 2024

**SECTION:** Business

**DEPARTMENT:** Administration

**CONTACT:** Matt Schuenke, Village Administrator

**AGENDA ITEM:** Discussion and action on the approval of a proposal for architectural services for the McFarland Municipal Center Campus project.

**PREVIOUS ACTION:**

The Village Board accepted the Master Plan at its meeting on May 23, 2023.

The Village Board took action to move forward with Option #2 from the Master Plan at their meeting on October 10, 2023.

The Village Board took action to approve issuance of an RFP for an Owner's Representative at its meeting on October 24, 2023.

The Village Board took action to approve issuance of an RFP for Architectural Services at its meeting on November 14, 2023.

The Village Board took action to accept the proposal from the Concord Group as the Owner's Representative for the project at its meeting on December 12, 2023.

**ISSUE SUMMARY:**

The Village Board had previously accepted the Master Plan for the McFarland Municipal Center Campus and further concluded in 2023 to proceed with Option #2 from that plan to renovate the existing first floor and add a second floor. We have now adopted the 2024 Budget with funding to advance the plan as directed and are working to bring together the design team to assist in its implementation. The board has taken additional action to approve the Concord Group to serve as Owner's Representative for the project helping Staff to oversee project management of the design and construction. We also issued an RFP last year for architectural services for us to consider at this meeting tonight to prepare the design, specifications, and bidding documents needed to advance construction. This phase of the project is very detailed as all elements have to be specified within a project bid in order to properly build the desired improvement.

The RFP for architectural services was issued on November 15th with proposals due back on December 15th. The Evaluation Team consisted of the Village President, Deputy Administrator/Clerk, Community/Economic Development Director, Library Director, Senior Outreach Director, Village Administrator, and representatives from the Concord Group. There were 8 applications received in total with 5 recommended for interviews that took place on December 12th. Upon conclusion of that process, the Evaluation Team was unanimous in



recommending HGA with offices located locally in Middleton and Milwaukee.

The Village has worked with HGA extensively in recent years on a variety of different projects. They were originally hired by the architect for the Public Safety Center as a sub-contractor to study the feasibility of constructing that facility as a net-zero energy building and ultimately brought on to design that system. Since that time the Village has hired HGA to plan/design solar for Lift Station #2, design for battery energy retention system at Public Safety Center, energy usage planning for all Village facilities, and pre-design work to achieve net zero for this project. While the previously mentioned efforts were all related to sustainability in some manner, HGA as a company is a full-service architectural firm capable in delivering on all aspects of the scope needed to design, spec, and build this facility. Our work to date with HGA has been very good and responsive to our needs while recognizing that role is recommended to expand significantly. They have completed similar community center and library projects with the City of Milwaukee as well as in Egg Harbor and other parts of Minnesota as part of their submission.

With acceptance of this proposal, we will work to get the standard AIA contract in place as is customary to formalize the enclosed proposal and then work to prepare the design will begin in February as planned.

**FINANCIAL/BUDGET IMPACT:**

The 2023 Budget was proposed with \$500,000 to begin the design process including funding for this work. The 2024 Budget is proposed with \$12,500,000 to begin financing the project in 2024 and/or early 2025.

Cost for this work was estimated at \$1,540,000 for architectural and related engineering within the facility as well as \$638,920 for construction management. Overall total cost between the two was estimated at \$2,178,920.

The total cost of the proposal is \$1,716,950 with \$1,339,225 going towards architectural and engineering services, and the remaining \$377,725 going towards construction administration.

The proposal for the Concord Group was accepted at \$325,000 for a total construction management cost of \$702,725. Overall cost between the two proposal would total \$2,041,950 which as presented is under the proposed estimate from the Master Plan within the budget for the project.

**VILLAGE PLAN REFERENCE:**

[Please click on this link to view the Master Plan](#) that was accepted.

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended action:

*Motion, second to approve the proposal from HGA for architectural services for the McFarland Municipal Center Campus project and to authorize the Village Administrator*

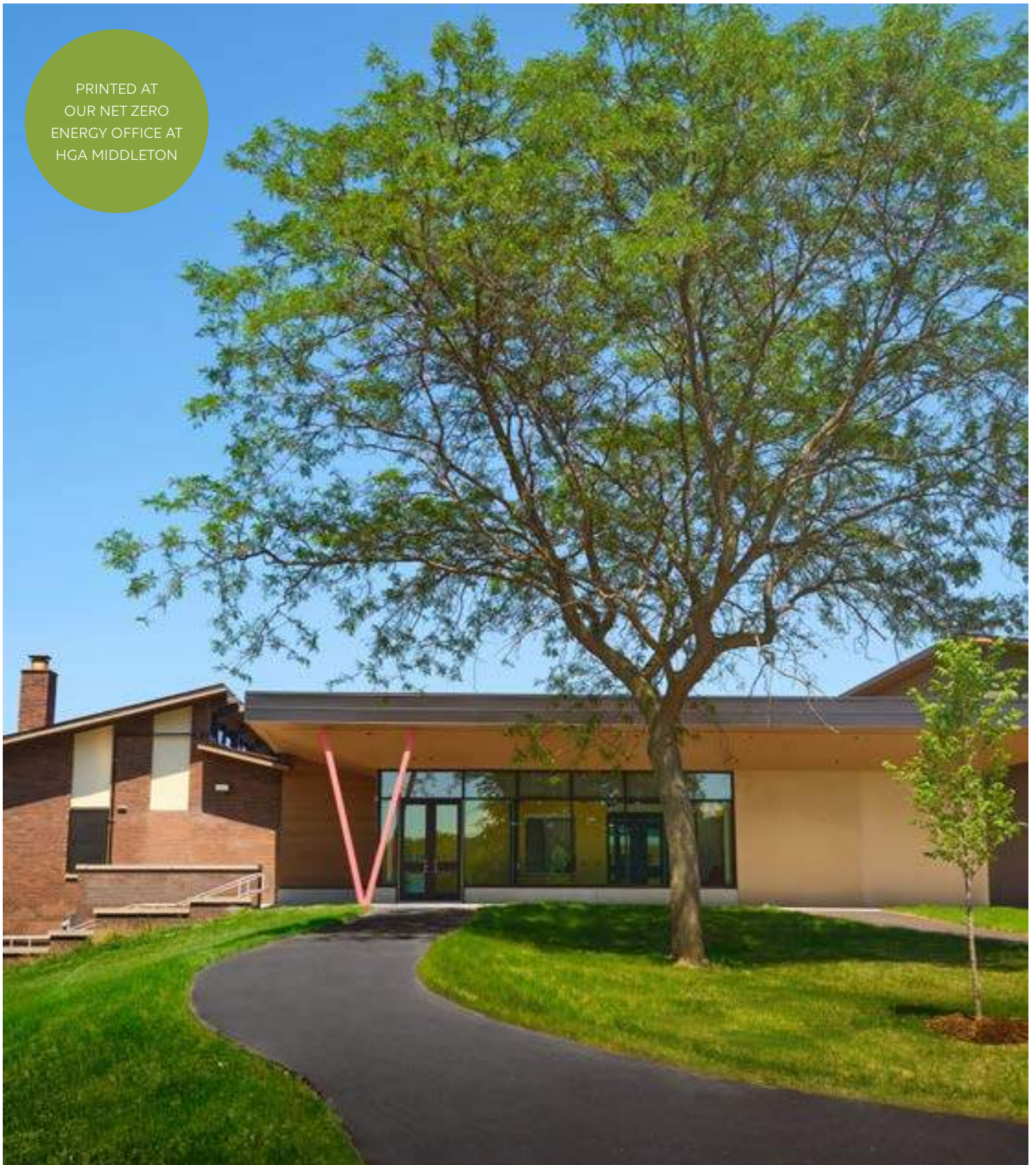


*to work with the Village Attorney to finalize the contract for the scope of work presented.*

**ATTACHMENTS:**

1. Architect RFP Response - HGA
2. Municipal Center Architectural RFP 11142023 mgs

PRINTED AT  
OUR NET ZERO  
ENERGY OFFICE AT  
HGA MIDDLETON



HGA

ARCHITECTURE AND ENGINEERING PROPOSAL PREPARED FOR

# VILLAGE OF MCFARLAND MUNICIPAL/COMMUNITY CENTER



December 15, 2022

Matt Schuenke  
Village of McFarland  
5915 Milwaukee Street, PO Box 110  
McFarland, WI 53558

Re: Proposal Prepared for the Village of McFarland McFarland Municipal/Community Center

Dear Mr. Schuenke and Members of the Selection Committee:

HGA is excited to submit our proposal for the Village of McFarland Municipal/Community Center project. This project will require experience in community center design as well as expertise in net zero engineering. We have built our HGA team to address the unique needs of this project with knowledge in the following areas:

**HGA KNOWS MCFARLAND.** HGA is honored to have worked with the Village of McFarland on many projects including the recent Public Safety Center and the net zero predesign for the Municipal/Community Center building. Many of our team know you, your buildings and the way you work. Our Middleton office is minutes away from you and we can continue the great service and working relationship on your Municipal/Community Center building.

**INTEGRATED ARCHITECTURE AND ENGINEERING.** HGA will provide all of the design and engineering services from architecture and interior design to civil, structural, mechanical, electrical, plumbing, technology and net zero engineering. Our approach avoids the need for multiple firms to address all the project needs. With HGA you get an experienced team that has worked together for years on similar projects and will develop your project working side by side every day. We know from experience that an integrated team results in a holistic approach where all project goals have equal opportunity, keeping a strong focus on the most ambitious project requirements such as the net zero strategies. We create documents that are better coordinated – reducing issues during construction and giving you a building that works better for you, your staff and the community who will use it.

**DEEP EXPERTISE IN COMMUNITY CENTER DESIGN AND RENOVATION.** Your Municipal/ Community Center project must be a building that serves many different uses and functions from municipal administration, to youth, to seniors and library functions. We will start by listening to you, the users and the community and then design a space that is welcoming, flexible and filled with daylight and color. We know renovation projects are one of most challenging and demanding project types for any facility. The list of things that must be coordinated perfectly for these spaces to be a success is long: code, vertical expansion, lighting, MEP systems, technology, universal accessibility, net zero and more. HGA has the team that will deliver on all fronts.

HGA is invested in continuing to serve the Village of McFarland on your leading and visionary projects. We would be thrilled to demonstrate how a fully aligned team of equally dedicated architects and engineers will elevate your projects with our holistic design approach and how HGA operates as your dedicated partner for the renovation of the McFarland Municipal/Community Center.

Sincerely,

Kevin Allebach, RA  
Principal  
Direct: 414.520.6513 | KAllebach@hga.com

Russell Knudson, PE, LEED AP BD+C, BCxP  
Energy & Sustainability Principal  
Direct: 608.554.5331 | RKnudson@hga.com

CONTENTS

|     |                                         |    |
|-----|-----------------------------------------|----|
| 1.  | COMPANY HISTORY & BACKGROUND            | 6  |
| 2.  | KEY PERSONNEL                           | 12 |
| 3.  | PROPOSED APPROACH                       | 22 |
| 4.  | FAMILIARITY W/MUNICIPAL DESIGN SERVICES | 30 |
| 5.  | SUSTAINABLE CONSTRUCTION METHODS        | 32 |
| 6.  | RESOURCES                               | 34 |
| 7.  | RELEVANT PROJECT EXAMPLES               | 36 |
| 8.  | HISTORY W/ VILLAGE OF MCFARLAND         | 48 |
| 9.  | ABILITY TO EXECUTE                      | 50 |
| 10. | APPENDIX C: FEE PROPOSAL                | 52 |





# ABOUT HGA

WE VALUE EMPATHY, ARE FUELED BY CURIOSITY,  
AND EMBRACE THE HARD WORK THAT LEADS TO INNOVATION.

We believe that great design requires a sense of curiosity—forming deep insight into our clients, their contexts, and the human condition. As a collective of design professionals working together across diverse backgrounds and disciplines, we seek to understand and optimize all aspects of each unique environment: human experience, cultural significance, technical rigor, systems performance, and resiliency.

With more than 1,100 architects, engineers, interior designers, planners, researchers, and strategists, HGA has built a network of expertise and a culture of knowledge-sharing to address the increasing complexities faced by our clients. With a history of working as an interdisciplinary practice, we have developed a truly integrated approach that yields inventive, efficient, and humane responses to the profound challenges of our time.

Founded in Minneapolis in 1953, HGA now has 13 locations coast to coast: Boston, MA; Washington, DC; Alexandria, VA; Madison and Milwaukee, WI; Minneapolis and Rochester, MN; and Los Angeles, Oakland, Sacramento, San Francisco, San Jose, and San Diego, CA. Our practice spans multiple markets, including corporate, cultural, education, local and federal government, healthcare, and science and technology.

## LOCAL KNOWLEDGE | NATIONAL RESOURCES



### 13 OFFICES COAST-TO-COAST

- SAN FRANCISCO
- OAKLAND
- SAN JOSE
- SACRAMENTO
- LOS ANGELES
- SAN DIEGO
- ALEXANDRIA
- WASHINGTON, D.C.
- BOSTON

### QUALIFICATIONS & PROJECT PORTFOLIO

HGA's Milwaukee and Madison offices work at the neighborhood scale. We are an integrated architecture and engineering firm with a staff of 1,138 that includes architects, engineers, master planners and landscape architects. We care about the communities we live, play and work in. HGA has worked on numerous projects with Dane County, the City of Madison, and the Village of McFarland and we would be honored to work with you again on the Municipal / Community Center.

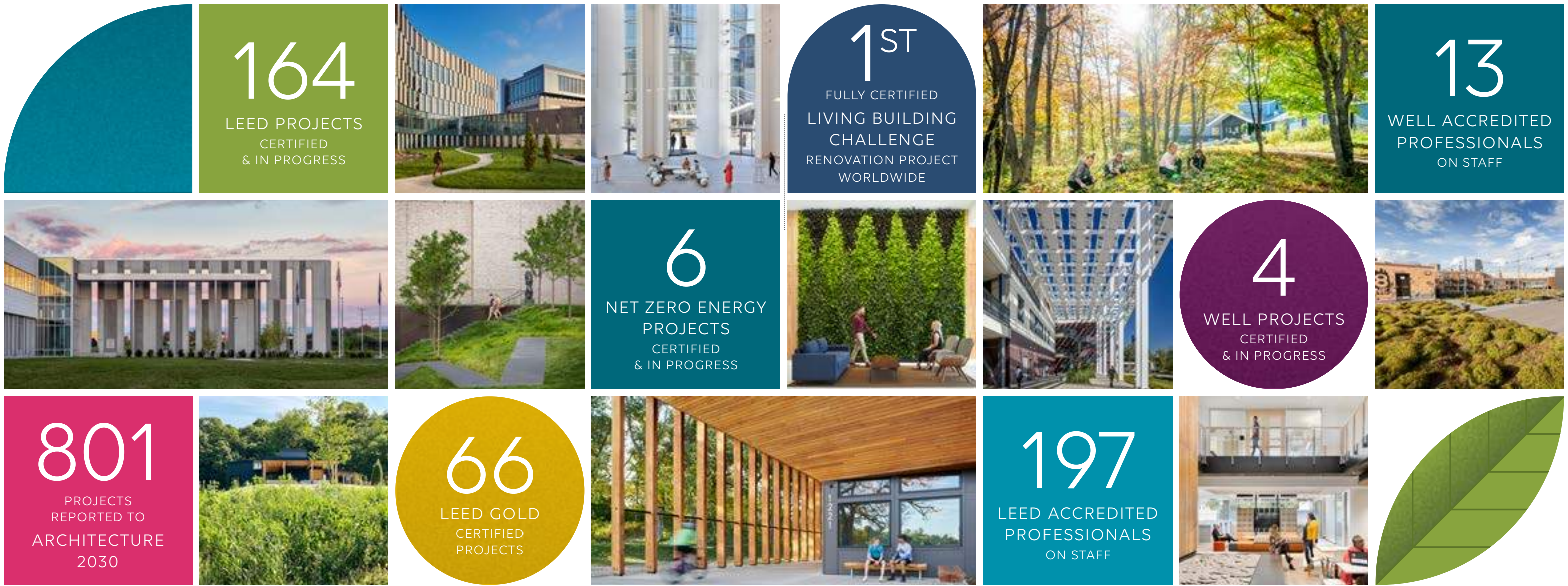
### COMMUNITY EXPERTISE

HGA is organized into multiple studios which focus on different areas of practice. Our Community studio is comprised of individuals who are passionate about neighborhood work, and whose expertise is centered on design of innovative public and community facilities. Our team is adept at working with multiple stakeholders and are excellent stewards of public funds, collaborating with our clients and builders

to produce value. Our breadth and depth of our neighborhood experience and expertise gives us a unique perspective which creates a collective insight that results in meaningful solutions.

We are dedicated to the concept that each building is a unique expression of its context and community. We focus on how individuals relate to their environment and how spaces connect people to each other—creating healthy places that bring neighborhoods to life with amenities, learning environments, recreation, and more.

We understand that buildings must be designed with the long view in mind—able to embrace historic forms but flexible enough to encourage and support what's next. We have been entrusted to work on some of the most important and loved places in our clients' towns—revitalizing, restoring, expanding, and designing memorable, well-loved places to gather, play, learn, and relax.



# BEYOND GOOD DESIGN

## FORWARD THINKING FOR A CHANGING WORLD

We design for change. The built environment is at the intersection of changes in technology, energy supply, climate, and business models—all impacting the human experience. We help our clients prepare for a changing future.

We believe it is our responsibility to shape the future through design. As a founding signatory of AIA2030 and a signatory of SE2050, we are committed to meeting our clients' sustainability goals and challenging our industry. Our holistic approach to design integrates sustainability, resilience, research, and equity into the design process. We are committed to leaving a positive impact on the world through sophisticated, sustainable, and human-centered design responses to the profound challenges of our time.

At the beginning of a client relationship, we actively listen to understand the client's goals, culture, and any future changes they anticipate will impact their business, campus, or community. This process shapes a sustainability vision that embodies the client's values. The vision is realized through ideas that reflect our deep understanding of all aspects of a project's performance: human experience, cultural significance, technical rigor, and systems efficiency.

Our goal is to design buildings that are embraced by the owners, operators, users, and community members who live, work, and gather inside and around them. A beloved building—one so treasured it lasts for generations—is both beautiful and sustainable.

## SUSTAINABLE DESIGN SERVICES

- Carbon Neutral Planning & Design
- Climate Action Planning
- Climate Adaptation
- Decarbonization
- Mass Timber
- Microgrids
- Net Zero Energy
- Renewable Energy & Power Generation
- Resilience Planning & Implementation
- Sustainability Master Planning
- Third Party Certifications (LEED, WELL, etc.)



# INSIGHT TO IMPACT

## HGA EMPLOYS A HOLISTIC, RESEARCH-BASED APPROACH TO DESIGN.

At HGA, we believe holistic design creates sustainable, resilient and equitable outcomes that exceed our clients' goals and improve the human experience. By leveraging interdisciplinary expertise, thoughtful research, and the engagement of a diversity of stakeholders, this approach results in a better project and an enduring impact.

In addition to the insight from our design teams, our unique collective of in-house specialists—process engineers, design thinking specialists, evidence-based researchers, and others—work together to help us understand what is critical to the quality of our clients' work, and thus to ours. On this foundation of fresh understanding, we help clients create purposeful design with an enduring impact.



### EQUITY IN ACTION

Equity is a living, breathing part of HGA. It is woven into the fabric of our culture. It is reflected in our strategy, our people, our design, and our community engagement. Design to support equity, accessibility, and inclusion means approaching every project with empathy for all users, the history and context, and thinking beyond long-held beliefs to consider alternative points of view that can disrupt systemic imbalances impacting our communities. We look forward to exploring these topics with you as we strive to create a welcoming and inclusive facility.

[Learn more about our Equity initiatives here.](#)



### NOT JUST GOOD DESIGN... DESIGN FOR GOOD

Every act of sustainable design, engineering, planning, and construction contributes to our common future. At HGA, we embrace this as both a responsibility and an opportunity. With vision and strategy, we have made progress toward sustainability commitments; built a portfolio of projects with innovative and elegant solutions; and aligned our internal structure and processes to position our company and clients to create the greatest possible impact.

[Read our latest Impact Report here.](#)



### RESEARCH IS FOUNDATIONAL TO OUR WORK

At HGA we are driven by curiosity which propels us to dig deeper to uncover insights and innovative solutions that help our clients and communities thrive. Our Design Insight Group (DIG) is a growing collective of Lean process engineers, practice-based researchers, design thinkers, anthropologists, and data scientists, who help clients rethink and reshape their future through the design process. DIG works with clients and project teams, bringing expert insights and engaging collaboratively with clients to facilitate discovery, research hypotheses, and advocate for meaningful change.

[Read about how we integrate Research here.](#)



### WHERE INGENUITY MEETS INTUITION

HGA's award-winning Digital Practice Group is organized around advancing the future of practice to create a positive, lasting impact through design. We believe the intersection of architecture, design, and technology must center on people. The digital tool set has enabled us to provide more intuitive and empathetic ways to explore and innovate. Our goal is to transform the design process through empathy, by pioneering new methods of understanding.

[See how we employ our Digital Practice tools.](#)

## WE ARE A JUST ORGANIZATION

This year HGA embarked on the process of applying for a JUST label. Designed like a nutrition label by the International Living Future Institute (ILFI), it provides an objective view of how we are contributing to a more equitable and inclusive world. Insight gained from this process will inform the firm's strategic goals and initiatives. **READ MORE HERE.**



2

KEY PERSONNEL



KEVIN  
ALLEBACH  
RA

PRINCIPAL

With 25 years of management experience, Kevin understands successful projects are built on the foundations of great communication, bringing together a team with the right expertise, and most importantly, a strong commitment to follow-through. Kevin orchestrates the team, process, codes, budgets, systems and technical issues so owners and clients have the vital information to make clear, informed decisions.

SELECTED EXPERIENCE

- PEAK Initiative | Teifenthaler Park Community Center  
Milwaukee, Wisconsin
- Riveredge Nature Center | Phase I Facilities Projects -  
River Outpost, Education Center  
Saukville, Wisconsin
- Shorewood Public Library | Interior Renovation Master  
Plan  
Shorewood, Wisconsin
- Village of Egg Harbor | Donald & Carol Kress Pavilion  
and Egg Harbor Library  
Egg Harbor, Wisconsin
- University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin
- Discovery World at Pier Wisconsin  
Milwaukee, Wisconsin

EDUCATION | AFFILIATIONS

- Master of Architecture  
Virginia Polytechnic Institute and State University
- Bachelor of Arts  
Goshen College
- Registered Architect  
Pennsylvania #RA403743



RUSSELL  
KNUDSON  
PE, LEED AP BD+C, BCXP

ENGINEERING & SUSTAINABILITY PRINCIPAL

With more than thirteen years of experience, Russell specializes in developing and implementing strategies to enhance architectural and engineering design for sustainable and resilient buildings. He provides design consulting and planning services for commercial projects with ambitious goals around occupant well-being and environmental sustainability. With a background in mechanical design, energy modeling, campus planning and commissioning, Russell’s experience spans multiple construction markets and project types—such as LEED Platinum laboratories, WELL-certified office buildings, historic high-rise renovations in dense urban settings, and energy consulting for Fortune 500 clients.

SELECTED EXPERIENCE

- University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin
- Dane County Net Zero Plan | Engineering Lead  
Dane County, WI
- Illinois Carbon Free Public Schools | Engineering Lead  
Illinois
- Menasha Maplewood Net Zero School | Energy Lead  
Menasha, WI
- Winona State University | Comprehensive Plan  
Winona, Minnesota

EDUCATION | AFFILIATIONS

- Bachelor of Science, Mechanical Engineering  
Texas Tech University
- Master of Science, Mechanical Engineering,  
Solar Energy Lab  
University of Wisconsin-Madison
- Professional Mechanical Engineer | Wisconsin
- City of Madison Urban Design Commission |  
Commissioner



DAN  
KALKMAN  
AIA, WELL AP, LFA

PROJECT MANAGER / PROJECT ARCHITECT

As a project architect and designer with a passion for sustainable design, Dan focuses on leveraging his intrigue with biology and natural systems to bring a human-focused, positive approach to his design process. Dan is motivated by the idea that our built environment can, and should, help us live happier, healthier, and more productive lives. Dan’s energy and passion for the built environment will serve the team in the role of project coordinator and sustainability specialist for the project.

SELECTED EXPERIENCE

- University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin
  - Marquette University | College of Nursing Straz Hall  
Renovation and Addition | X.SPACE  
Milwaukee, Wisconsin
  - Lakeshore State Park’s Visitor Center  
Milwaukee, Wisconsin \*
  - Ian’s Pizza at Garver Feed Mill & 3rd St. Market Hall  
Milwaukee, Wisconsin \*
  - Milwaukee Downtown BID 21 Tenant Improvements  
Milwaukee, Wisconsin \*
- \*Prior to joining HGA

EDUCATION | AFFILIATION

- Master of Architecture  
University of Kansas
- Registered Architect  
WI, CO
- American Institute of Architects  
Member
- WELL Accredited Professional
- Living Future Accredited & Ambassador
- Fitwel Ambassador



BRIAN  
WOLFF  
AIA

PROJECT DESIGNER

Brian collaborates with clients and the team to oversee conceptual design and design development. An award-winning designer with 20 years of experience, Brian balances complex programming issues with smaller details to create a facility that is operationally efficient yet aesthetically welcoming. Brian incorporates research, best practices, and his knowledge in Evidence-based design, to find the best possible solutions for his clients’ projects.

SELECTED EXPERIENCE

Village of McFarland | Municipal Campus Plan\*  
McFarland, Wisconsin\*

Urban League of Greater Madison | The Black Business Hub  
Madison, Wisconsin\*

Wausau Center Redevelopment | Market, Community Center, Community Green, Children’s Center  
Wausau, Wisconsin\*

University of Wisconsin-Madison | Libraries Collections Preservation Facility  
Verona, Wisconsin

Oakwood Village University Woods | Senior Living  
Madison, Wisconsin\*

The Common Place - Phase II  
Green Bay, Wisconsin\*

Tom Brown Village | Redevelopment  
Birmingham, Alabama

\*Prior to joining HGA

EDUCATION | AFFILIATIONS

Bachelor of Science, Architectural Studies  
University of Wisconsin-Milwaukee

American Institute of Architects  
Member



CARA  
MCDONOUGH  
NCIDQ, WRID, IIDA

INTERIOR DESIGNER

As an interior designer, Cara has experience in a wide range of market sectors from corporate and healthcare, to multi-unit residential, community, education and cultural projects. This wide variety of work and interdisciplinary approach to interior design has allowed her to bring a unique and energetic perspective to each project. Cara strives to create spaces that drive human connection, are innovative, research based, and engage and enhance the well-being of the occupants and the community surrounding them. Her process beings in programming and engagement, continuing through delivery of the project by documentation, finish, and material and furniture selection.

SELECTED EXPERIENCE

PEAK Initiative | Teifenthaler Park Community Center  
Milwaukee, Wisconsin

Village of Egg Harbor | Donald & Carol Kress Pavilion and Egg Harbor Library  
Egg Harbor, Wisconsin

Loudoun County | Brambleton Town Center Library  
Ashburn, Virginia

University of Wisconsin-Madison | Library Collections Preservation Facility  
Madison, Wisconsin

Milwaukee Public Library | Mitchell Street Branch  
Milwaukee, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Fine Arts, Interior Design  
Iowa State University, Ames, Iowa, 2016

Council for Interior Design (CIDA)  
Accredited

Registered Interior Designer  
Wisconsin #699-109

International Interior Design Association (IIDA)  
Member

National Council for Interior Design Qualifications  
Certified



MARINA  
HILL  
PE

MECHANICAL ENGINEER

Marina brings of an array of engineering skills to our clients’ projects. She is familiar with complex, advanced technology systems such as variable air volume air handling and roof top units, constant volume forced air systems, hydronic heating systems and chilled water plants with air cooled condensing or water cooled condensing. She will promote close communication and coordination between the project team and clients.

SELECTED EXPERIENCE

Village of Egg Harbor | Donald & Carol Kress Pavilion and Egg Harbor Library  
Egg Harbor, Wisconsin

Riveredge Nature Center | Phase I Facilities Projects - River Outpost, Education Center  
Saukville, Wisconsin

University of Wisconsin-Madison | Library Collections Preservation Facility  
Madison, Wisconsin

GSA | Social Security Administration | Perimeter East Building 4th Floor Remodel and Infrastructure Upgrades | Building Automation System Upgrades  
Woodlawn, Maryland

Milwaukee City Hall | Foundation Restoration | Electrical Distribution Upgrade  
Milwaukee, Wisconsin

Milwaukee Area Technical College | Student Center Commissioning  
Milwaukee, Wisconsin

Milwaukee Area Technical College | District Wide Sustainability Improvements  
Various Campus Locations

EDUCATION | AFFILIATIONS

Bachelor of Science, Architectural Engineering, Mechanical Systems  
Milwaukee School of Engineering

Registered Mechanical Engineer  
WI



KEVIN  
STANDLEE  
PE, ME

ELECTRICAL ENGINEER

With 18 years of engineering experience, Kevin has a broad knowledge of the building construction industry, as well as overall engineering and design knowledge and experience. He has extensive experience with building/facility design, planning and electrical systems integration. Kevin works closely with all team disciplines to select and install the most appropriate systems for long-term benefit.

SELECTED EXPERIENCE

Village of McFarland Public Safety Building | Microgrid Design  
McFarland, Wisconsin

Milwaukee City Hall | Foundation Restoration | Electrical Distribution Upgrade  
Milwaukee, Wisconsin

State of Wisconsin | Department of Health Services | CWC Building 5 Investigation  
Madison, Wisconsin

Wisconsin National Guard | 128th Air Refueling Wing | Petroleum Oils and Lubricants Facility Replacement Project | Base-Wide Arc Flash Study  
Milwaukee, Wisconsin\*

City of Middleton | Business Park Microgrid | Police Battery Design  
Middleton, Wisconsin

Dane County, Wisconsin | Comprehensive Energy and Emissions Assessment | LETC Solar PV Design  
Madison, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Science, Architectural Engineering, Building Electrical Systems  
Milwaukee School of Engineering

Registered Electrical Engineer  
WI

Master Electrician  
WI



MIYA  
PRESTON

PLUMBING DESIGNER

Miya is a plumbing designer with nearly 6 years of design experience including plumbing, fire protection, and medical and laboratory gas. Her work has included municipal, commercial, and healthcare. Miya specializes in fast-track, multi-phase projects and has expertise in Revit and BIM integration. She focuses on coordination with all disciplines and selecting sustainable and cost-effective systems and equipment.

SELECTED EXPERIENCE

PEAK Initiative | Teifenthaler Park Community Center  
Milwaukee, Wisconsin

Village of Egg Harbor | Donald & Carol Kress Pavilion  
and Egg Harbor Library  
Egg Harbor, Wisconsin

Kathy’s House | Guest House  
Wauwatosa, Wisconsin

Riveredge Nature Center | Phase I Facilities Projects  
Saukville, Wisconsin

State of Wisconsin | Winnebago Mental Health  
Institute Sherman Hall Renovation  
Oshkosh, Wisconsin

Milwaukee City Hall | Foundation Restoration  
Milwaukee, Wisconsin

University of Wisconsin-Madison | College Library  
Renovation  
Madison, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Science, Architectural Engineering  
Milwaukee School of Engineering

Master of Science, Architectural Engineering  
Milwaukee School of Engineering

American Society of Plumbing Engineers  
Member

Architectural Engineering Institute  
Member



ERIC  
ROEDER  
PE, PSP

FIRE PROTECTION ENGINEER

As HGA’s Fire Protection Department Leader, Eric specializes in the design and coordination of life-safety, fire alarm, and fire suppression systems. Eric engages jurisdictional authorities early in design so that permitting or approval issues do not arise later in the process. He is well-versed in the design and construction lifecycle on buildings and campuses across many markets, including government, commercial, educational, transit, institutional, cultural, industrial, storage and retail.

SELECTED EXPERIENCE

Dane County, Wisconsin | Generator Upgrade for City-  
County Building & Courthouse  
Madison, Wisconsin

City of Plymouth, MN | Creek Center Renovation and  
Expansion  
Plymouth, Minnesota

GSA | Grand Portage Land Port of Entry  
Grand Portage, Minnesota

Marcus Performing Arts Center | Uihlein Hall  
Proscenium Deluge System Study  
Milwaukee, Wisconsin

University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin

\*Prior to joining HGA

EDUCATION | AFFILIATIONS

Master of Engineering, Fire Protection Engineering  
University of Maryland, 2012

Bachelor of Science, Fire Protection Engineering  
University of Maryland, 2008

Professional Engineer  
California FP2148, Florida 77983, Maryland 53480, Virginia  
040.205.2240, Washington DC PE921607

Physical Security Professional



GWEN  
BROMME  
RCDD

TECHNOLOGY / SECURITY ENGINEER

Gwen brings more than 40 years of engineering experience, providing technology designs for new and remodeled construction projects including office spaces, classrooms for higher educational institutions, warehouse spaces, laboratory suites, parking facilities, and health care patient and operating suites. She coordinates with the ownership team, design team members, and the construction team to make sure projects can be installed as designed and meet the Owner’s IT needs into the future. In addition, she works with architectural door hardware teams to synchronize access control to meet the Owner’s security needs.

SELECTED EXPERIENCE

University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin

City of La Quinta, California | New Community  
Museum Archive Building  
La Quinta, CA

General Services Administration | US Federal  
Courthouse  
Fort Lauderdale, FL

Los Angeles Community College District | ITSSI Project  
at 6 Campus Locations  
Various Locations, CA

Allina Health System, Abbott Northwestern Hospital |  
New Care Pavilion  
Minneapolis, MN

EDUCATION | AFFILIATIONS

Bachelor of Science, Healthcare Management  
Herzing University

Bachelor of Science, Health Information Management  
Herzing University

Registered Communications Distribution Designer  
(RCDD)  
Certified



BEN  
SHOCK  
PE

SENIOR STRUCTURAL ENGINEER

With over 18 years of experience, Ben approaches each project with the goal of thoroughly understanding the issues and developing options that balance stakeholder needs with attention to detail. He has specialized experience in historic structures and adaptive reuse of existing buildings, as well as warehouse and industrial buildings. He specializes in both wood and steel structures and has a good grasp of construction techniques. Ben collaborates closely with the project team to identify innovative, cost effective solutions to the unique challenges posed by adaptive reuse and renovation projects.

SELECTED EXPERIENCE

City of Milwaukee | Milwaukee City Hall Foundation  
Restoration  
Milwaukee, Wisconsin

Riveredge Nature Center | Phase 1 Facilities Projects  
Saukville, Wisconsin

Harley-Davidson | Hollander Building Renovation  
Milwaukee, Wisconsin

Brambleton Group | Performing Arts Center  
Conceptual Design  
Ashburn, Virginia

East Moline Public Library | Building Assessment  
East Moline, Illinois

FD Stonewater | Maine Government Office Building  
Augusta, Maine

EDUCATION | AFFILIATIONS

Master of Science, Structural Engineering  
Marquette University

Bachelor of Science, Civil Engineering  
University of Wisconsin-Madison

Registered Structural Engineer  
WI



ALEX  
HARRIS  
CEM

NET ZERO ENERGY ENGINEER

Alex is a Project Manager with substantial experience on a wide range of sustainable design, retro-commissioning, commissioning and energy audit projects for a variety of building, including schools, hospitals, laboratories, airports, and offices. His specialties include optimizing HVAC controls for comfort and energy efficiency and mechanical troubleshooting. Additionally, Alex is skilled with building energy modeling, solar PV and geothermal design consulting.

SELECTED EXPERIENCE

Village of McFarland Public Safety Building | Net Zero Energy | Solar PV Design | Commissioning  
McFarland, Wisconsin

Forest Edge Elementary School | Net Zero Energy Consulting and Design Assistance | Commissioning  
Oregon, Wisconsin

City of Middleton | Business Park Microgrid  
Middleton, Wisconsin

YMCA Wausau | Commissioning | Energy Modeling | Design Assistance  
Wausau, Wisconsin

State of Wisconsin, Department of Administration | Sustainability Guidelines Cost Estimating  
Madison, Wisconsin

Dane County, Wisconsin | Comprehensive Energy and Emissions Assessment  
Madison, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Science, Mechanical Engineering  
University of Wisconsin-Madison

Certified Energy Manager  
Association of Energy Engineers

American Society of Heating, Refrigeration and Air-Conditioning Engineers | Association of Energy Engineers  
Member



MIKE  
BARNETT  
PE, CCP

SOLAR ENERGY ENGINEER

Mike is a project manager with substantial experience overseeing a wide variety of commissioning, retro-commissioning and energy master plan projects. Crawling around mechanical rooms identifying ways to save clients energy is his passion. In addition to his project management experience for municipal and institution energy master planning projects, Mike has extensive experience in commercial buildings and healthcare facilities, and has retro-commissioned over 4 million SF of space.

SELECTED EXPERIENCE

Forest Edge Elementary School | New Net Zero Energy Elementary School | Master Plan and Energy Consulting | Commissioning | Energy Modeling  
Oregon, Wisconsin

City of Madison | 100% Renewable Energy Plan | Fire Station 12 | Commissioning (LEED Platinum)  
Madison, Wisconsin

Dane County | Various Municipal Buildings and Projects | Commissioning and Retro-commissioning  
Madison, Wisconsin

University of Wisconsin-Madison | Library Collections Preservation Facility  
Madison, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Mechanical Engineering, Environmental Studies  
University of Wisconsin-Madison

Registered Mechanical Engineer  
Wisconsin (4109-006)

Certified Commissioning Professional  
Building Commissioning Association

American Society of Heating, Refrigeration and Air-Conditioning Engineers  
Member

American Society of Healthcare Engineers  
Member



ANDY  
DEROCHER  
PE

GEO THERMAL ENGINEER

Andy has more than 15 years of experience in the fields of MEP systems, energy efficiency, and commissioning. His past experience in managing plumbing and hydronic installation projects brings an eye for construction details on a job site. Andy considers the life-cycle of a building and is committed to making systems more reliable, maintenance-friendly, and energy efficient. He has performed design and commissioning for many building types including data center, education, healthcare, lab, office, production, and mission critical facilities.

SELECTED EXPERIENCE

McFarland | Geothermal Design  
McFarland, Wisconsin

Forest Edge Elementary School | Net Zero Energy Consulting | Geothermal Design | Solar PV Design | Battery Design  
Oregon, Wisconsin

City of Madison | Municipal Building | Commissioning | Energy Modeling  
Madison, Wisconsin

Milwaukee Area Technical College | Integrated Energy Master Plan  
Milwaukee, Wisconsin

University of Wisconsin-Madison | Library Collections Preservation Facility  
Madison, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Science, Civil Engineering with Environmental Engineering Option  
University of Wisconsin-Madison

Registered Professional Engineer  
Minnesota, Wisconsin

Master Plumber  
Wisconsin

American Society of Heating, Refrigeration and Air-Conditioning Engineers  
Member



LEAH  
KNAPP  
PE

CIVIL/STORMWATER ENGINEER

Leah has been in the engineering industry for over 12 years and has extensive experience in design and construction management. Her diverse background includes work on various site developments, infrastructure, and transportation design. She has strong technical experience in site development and layout, stormwater management, utility design, street, roadway and highway design, and stormwater Management as well as grading planning and erosion control.

SELECTED EXPERIENCE

PEAK Initiative | Teifenthaler Park Community Center  
Milwaukee, Wisconsin

City of Plymouth, MN | Creek Center Renovation and Expansion  
Plymouth, Minnesota

City of St. Louis Park, MN | Westwood Hills Nature Center  
St. Louis Park, Minnesota

Evolve Church | New Worship Facility  
Milwaukee, Wisconsin

Riveredge Nature Center | Phase I Facilities Projects - River Outpost, Education Center  
Saukville, Wisconsin

TimeLine Theatre Company | New Home Theater  
Chicago, Illinois

University of Wisconsin-Milwaukee | Student Union  
Milwaukee, Wisconsin

Wisconsin Community Services | Bakari House Renovation  
Milwaukee, Wisconsin

EDUCATION | AFFILIATIONS

Bachelor of Science, Civil Engineering  
Marquette University, 2005

Registered Professional Engineer  
Wisconsin #40626



JESSICA  
CLARK  
ASLA

#### LANDSCAPE DESIGNER

Jessica brings a keen eye for the elements, principals, and mechanics of art and design which she integrates into each project. She is passionate about creating sustainable urban landscapes that provide people with the opportunities to connect with their natural landscape. She will collaborate with the design team to ensure that the open spaces are aesthetically pleasing, environmentally appropriate, and reflect a comprehensive site design.

#### SELECTED EXPERIENCE

University of Wisconsin-Madison | Library Collections  
Preservation Facility  
Madison, Wisconsin

The Wisconsin Center Renovation and Expansion  
Milwaukee, Wisconsin\*

Food + Farm Exploration Center  
Plover, Wisconsin\*

Reindahl Park Imagination Center  
Madison, Wisconsin\*

Stoughton Riverfront Development  
Stoughton, Wisconsin\*

Deerfield Village Hall  
Deerfield, Wisconsin\*

Chenequa Country Club  
Hartland, Wisconsin\*

Truman Olson Mixed Use Development  
Madison, Wisconsin\*

\*Prior to HGA

#### EDUCATION | AFFILIATIONS

Bachelor of Landscape Architecture, Emphasis in Urban  
Design  
Iowa State University

Certified Landscape Designer  
Michigan

Certified Green Industry Professional (CGIP)



JOE  
TARLIZZO,  
CPC, LEED AP BD+C

#### COST ESTIMATOR

Joe has 20 years of experience in construction planning, estimating, and sustainability. Joe is particularly adept in conceptual analysis of the value of proposed building components, in terms of cost, resource use, and sustainability. He has made valuable contributions to the project teams on projects from whole campus energy masterplanning to elemental systems life cycle cost analysis. His vast experience in achieving LEED, WELL, and other sustainable certifications demonstrates his passion and expertise in bringing results to clients.

#### SELECTED EXPERIENCE

Village of Egg Harbor | Donald & Carol Kress Pavilion  
and Egg Harbor Library  
Egg Harbor, Wisconsin

Wolf Ridge Environmental Learning Center | West  
Dorm and Staff Housing | Living Building Certification  
Finland, Minnesota

City of St. Louis Park, MN | Westwood Hills Nature  
Center | LCCA Analysis  
St. Louis Park, Minnesota

City of Edina | City Hall Net Zero Planning  
Edina, Minnesota

City of Golden Valley | Brookview Community Center  
Golden Valley, Minnesota

City of Saint Paul | Arlington Hills Community Center  
Saint Paul, Minnesota

#### EDUCATION | AFFILIATIONS

Bachelor of Science, Construction Engineering  
North Dakota State University

Certified Professional Constructor  
AIC Construction Certification Commission

US Green Building Council  
Minnesota Chapter Board Member

Living Building Challenge  
Member



ELIN  
ODEGAARD

#### ENVIRONMENTAL GRAPHICS / WAYFINDING

Elin joined the environmental graphics team at HGA after 15 years in the agency world as a graphic designer at a marketing and communications firm. Her work includes branding and design for a range of clients across industries, such as education, nonprofit, health care, manufacturing and financial services. Her design philosophy centers on improving the human experience and how we interact with one another and the world around us, helping brands more clearly communicate their message and connect with their audiences.

#### SELECTED EXPERIENCE

University of Wisconsin-Milwaukee | Student Union  
Branding and Wayfinding  
Milwaukee, Wisconsin

Normandale Community College | Campus  
Wayfinding  
Bloomington, Minnesota

Fortra | Global Rebrand  
Eden Prairie, Minnesota

Basilica of St. Mary | Campus and Building Signage  
Minneapolis, Minnesota

Allina Health | Abbott Northwestern Hospital Signage  
Minneapolis, Minnesota

Aspirus Health | Third Street Clinic Graphics  
Wausau, Wisconsin

Wayzata Conservancy | Panoway Park Signage and  
Donor Recognition  
Wayzata, Minnesota

#### EDUCATION | AFFILIATIONS

B.S. Graphic Design Communication  
Philadelphia University (now Thomas Jefferson University)



## PROPOSED APPROACH



# SOMETHING TO BE PROUD OF.

## CREATING AN IDENTITY FOR THE COMMUNITY.

The campus plan illustrated within the Mcfarland Municipal Campus Plan builds upon a number of critical guidelines when thinking of city planning. For example, unifying the grounds between the future community center and Community Library will help to create a functional sustainability that is useful to all who visit for years to come. In addition to this it will foster an identity for the community to be proud of.

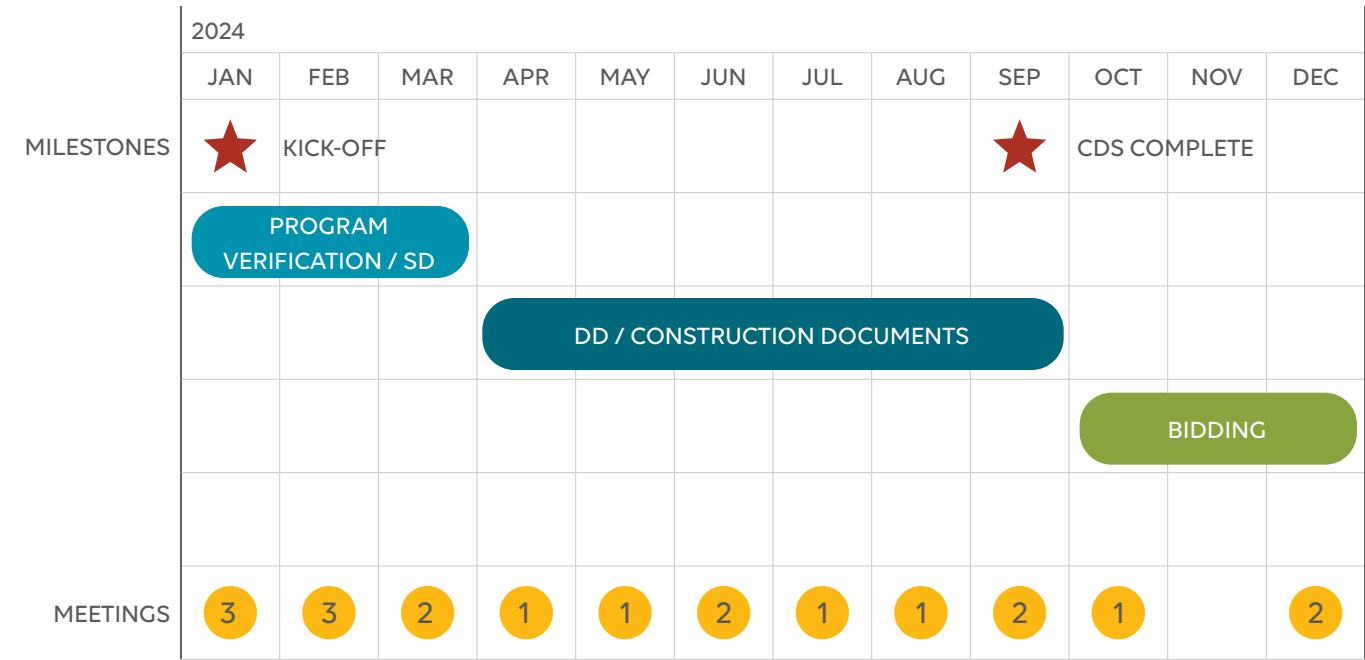
We recognize the innovative thoughts of creating a connection between the library and community center. However, as the community progresses the design we would like to add an example of a few guidelines HGA uses to help shape sustainable cityscapes.

- **CHARACTER:** Place with its own identity with regard to culture and history
- **ADAPTABILITY:** Flexible Future Growth and adjustable building plans.
- **INTERACTION:** Places to support social interaction and room to travel between groups
- **EASE OF MOVEMENT:** Pedestrian Connection to residential, commercial, and transit
- **SCALE:** Appropriate height of development to surrounding neighborhood
- **SECURITY:** Well lit and easy to see around the space. Reduce tall objects
- **CHOICE:** Quality city design fosters diversity and offers people a choice during a visit.
- **CONNECTIONS:** Good connections enhance choice, supports social cohesion, and makes places lively and safe.

One of the most sustainable buildings is one that already exists. This is a great opportunity for the community to see the great possibilities with an existing building. Although there will be a few challenges, such as getting daylight into the deeper part of the building, how does existing structure work with program, to name a few, the ability to use an existing building is exciting for the community to see.

Although HGA believes there are a number of thoughtful options to explore for a single floor, the ability to expand vertically may provide a great opportunity to create vertical connections from lower floor to the upper floor with single or multiple double height spaces. Although this would come at a cost it could open some innovative ways to capture daylight and provide opportunities for PV and access to green roofs.

# PROJECT APPROACH/SCHEDULE



### PHASE 1A PROGRAM VERIFICATION

We will start this phase with a kick-off session to frame the vision for your McFarland Municipal/Community Center and map the resources we need to achieve that vision. During this step, we will engage with your Project Leadership Team to draft a plan for campus and community outreach, review the existing site and building infrastructure, explore connections to the surrounding community, meet with facilities to understand short and long-term goals, gather physical information and data and review previously completed studies and plans. We will review the engagement options and survey tools with you and select the best path that allows us to map various users' experiences and behaviors on campus to gain insight into the patterns of campus life.

#### KEY ACTIVITIES

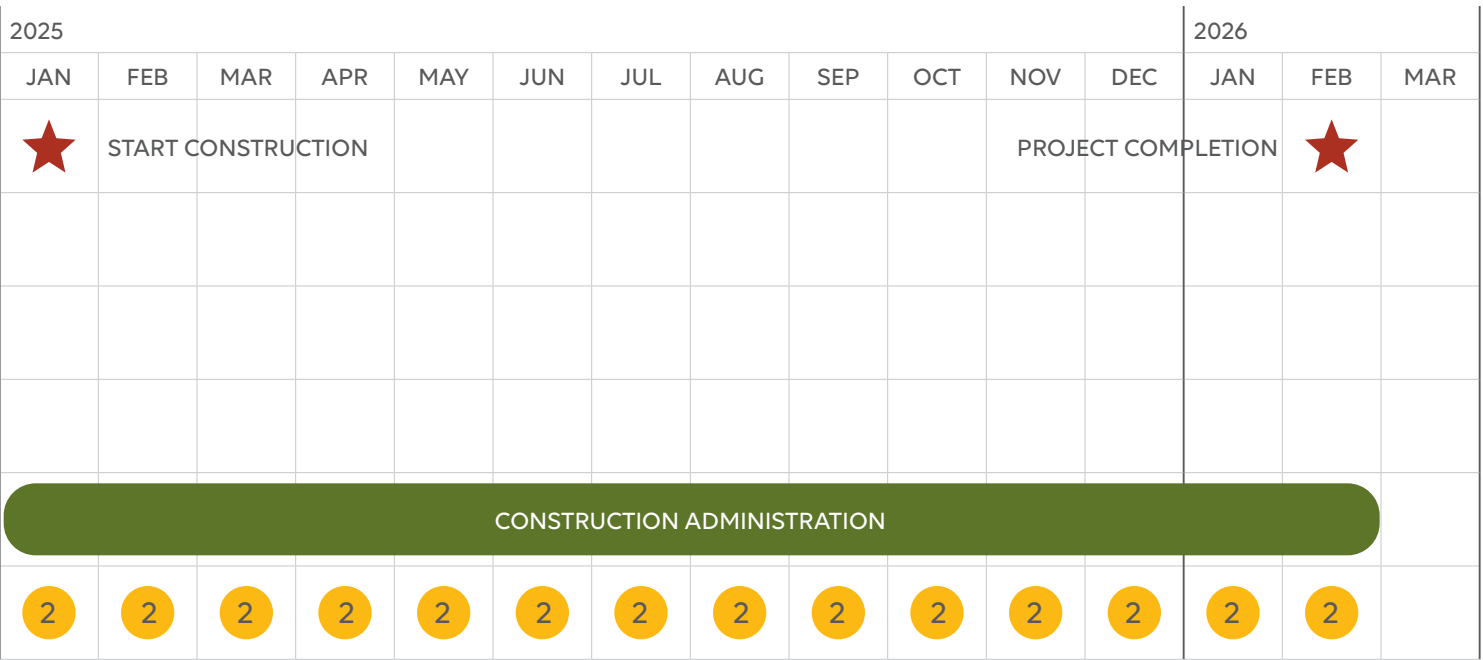
- Review existing Master Plan and parking /site / building plans
- On-site tour of existing buildings and site, accessibility, and infrastructure with integrated architecture, engineering, & net zero team
- Kick-off and visioning session with project leadership
- Validation of net zero goal and building strategies
- Individual program verification sessions with each of the groups that will be in the building along with the Leadership Team
- Sustainability & Net Zero Visioning Session
- Review of parking, green,space, and civil plans
- Meeting to develop Engagement Strategy and process and identify the plan for community engagement

### PHASE I DESIGN

We believe that design is a collaboration between architecture, engineering, you as owner and the users of the building. All the components of building must be thought out and should work together. We will explore options with you to help get to a solution that functions, is beautiful and that is affordable. Communication with you and the Village Board is critical. We commend the Village of McFarland for your goal of creating a net zero Community Center and we will work with our engineers to design and coordinate a project that impacts your community in numerous ways. Some of the key tasks we will work through in design are below.

#### KEY ACTIVITIES

- Continue engagement efforts with the community
- Use the project and net zero goal verified in the programming phase as a road map to advance the project
- Work with you the Owner's Rep to maintain the project budget and schedule
- Schedule and attend regular design meetings and record the meeting minutes
- Continue to meet with you and the user groups to develop the project through the SD, DD and CD phases
- Provide updates to the Village Board
- Meet with the architecture and engineering teams to produce a well coordinated set of construction documents



### PHASE 2 BIDDING

HGA understands how important the bidding phase of your project is. Our approach is to do everything possible to encourage lots of competitive bids and set the stage for successful construction management during the Construction Administration phase. We see it as our job to help enlist contractors, answer their questions and run an organized and informative pre-bid meeting so the project is perceived as worth pursuing. Activities will will participate in during the Bidding Phase include the following:

#### KEY ACTIVITIES

- Prep documents, sign-in and questions form for pre-bid walk through
- Lead pre-bid walk through meeting and follow up with responses to questions
- Reach out to contractors and inform them of the project is the number of interested bidders is low
- Prepare and issue and Addendum
- Review and validation of contractor bids
- Assistance with report out to the Village Board

### PHASE 3 CONSTRUCTION ADMINISTRATION

Thorough reviews of submittals, timely responses to RFIs and being on site frequently are the keys to successful Construction Administration. HGA will attend construction site visits every other week and issue site visit reports - we have developed a system using iPads that allow team members to take photos of issues and the location of the photo is automatically recorded on the plan and notes can be recorded on the photo while still on site. This allows us to issue Site Visit Reports in hours instead of days.

#### KEY ACTIVITIES

- Submittal Review
- Quick responses to RFI's
- Review of Applications for Payment
- Assistance with procurement of long lead items
- Site Visits
- Site Visit Reports
- Progress Updates to the Village Board
- Attendance at Construction Progress Meetings
- Progress Meeting Minutes
- Punch Lists
- Project Close-out
- Review of O+M Manuals
- Substantial Completion review and documentation
- Preparation of Construction Bulletins

# PROJECT OPPORTUNITIES

## ONE BUILDING. MANY THINGS.

Community Centers are meant to serve everyone in the municipality, and that means that there are a variety of needs, space types and functional demands. It is important that the building feels unified, but that group has a unique identity and space.

- Create an entry that is open and inviting
- Spaces must be flexible and be able to evolve as needs change
- Incorporate great wayfinding signage to get visitors to where they need to go
- Celebrate the community + village staff

## NET ZERO ENERGY

- Use the net zero strategies to teach, inspire, and connect the community
- Identify the optimal pathway to get to net zero in an affordable way that maximizes incentives
- Use the research and lessons learned on the net zero efforts at the McFarland Public Safety Center

## ADMINISTRATIVE OFFICES

Our goal will be to explore options with you for safe and varied work spaces that address the different ways people work. New thinking, a focus on collaboration, and providing multiple opportunities for heads-down quiet work, hybrid meetings and group work.

- Incorporate what we've learned from corporate work place strategies
- Embrace varied ways people work
- User-friendly technology that supports hybrid + in-person meetings
- Welcoming, inviting and open spaces
- Create spaces that support collaboration
- Provide an outdoor space that welcomes both the community and staff a beautiful place to enjoy

NET  
ZERO



## COMMUNITY LIBRARY SPACES

Libraries have undergone radical changes in the last decade. The influences of digital, tech, and the new ways that children, students, adults and families approach study, research and read have transformed the way libraries look and how they serve their communities.

Our goal will be to work with your team to bring adaptability, flexibility, technology, and accessibility to make the library's space in the Community Center a place middle-schoolers and teens want to be.

- Foster collaboration spaces
- Make it fun and flexible
- Infuse the library space with tech + power
- Make it a space that welcome all
- Support and spark imagination



## SENIOR OUTREACH CENTER

Flexibility, accessibility and easy to find spaces are key drivers for the Senior Outreach Center.

- Create open flexible spaces that allow for multiple activities and also allow the space to evolve as needs change
- Provide clear wayfinding signage to direct visitors to the space
- Spaces to be bright and feature multiple options of comfortable seating for varied activities
- Provide lots of storage for activities materials

## YOUTH CENTER

The focus for the Youth Center will be to create a space where middle schoolers want to go.

- The space will be colorful and built encourage conversation and collaboration
- Lots of power and tech
- Variety of seating styles that welcome everyone
- Provide spaces that can do more than one thing



# PROJECT CHALLENGES

While the opportunities are exciting and greatly outnumber the challenges on the McFarland Municipal / Community Center there are some concerns that will need to be addressed early in the design. The reality is that renovation/addition projects are complex by their nature and adding the layers of net zero and building an addition on top of an existing building adds to those complexities. HGA holistic design approach addresses challenges early in the design process and we will make sure to keep the focus on mitigating these issues before they become budget or schedule

busters. Our integrated team, with every single discipline coming from one firm, will have a significant impact to the coordination of drawings and the depth of efforts to incorporate sustainable strategies into all components of the project right down to simple things like scheduling meetings and responding quickly to your questions. We see it as our job to make your job easier and our integrated holistic approach to the challenges noted on this page will solve them early, transparently and with a strong team effort.



## TOTAL PROJECT COST

The established cost estimates from the Master Plan came in at \$284/SF for construction cost - which seems low for the complexity of the project. We noticed that the budget did not include the sustainable components and certainly not enough dollars to get the project to net zero. We know how to work with municipalities to create beautiful sustainable buildings that are affordable. We will focus on hitting your budget and make sure it is a driver for our team. The budget will be reviewed at every meeting - it will be a challenge to hit the budget, but with diligence and creative options it is definably achievable.

## NEW SECOND STORY PROGRAMMING CHALLENGES

Even when buildings are designed to receive a future second story structural challenges must be navigated carefully. Often times, the codes have changed bringing new considerations for snow loading and capacity issues. HGA's structural engineers have met this challenge many times and will work with you and the architectural team to engineer a solution that is affordable and straightforward.

## INCORPORATING NET ZERO

Incorporating net zero strategies to a renovation/ addition project requires early integration of the engineering and architecture. Analysis of the existing systems and how they could be upgrading or supplemented to support the net zero goals is critical. The HGA team has deep experience, including with the Village of McFarland of working through multiple options, calculations and analysis to get to a strategy that works and is affordable.

## SCOPE CREEP / BUILDING CONSENSUS

Common design challenges on projects where multiple users will be in the building are scope creep and building consensus. With at least four (4) different groups using the building we will use the projects shared goals to evaluate options and build consensus. We have found that sharing the budget realities in all meetings and then working creatively to address the needs and wants of users in a way that is affordable is key to budget success.

## KEEPING THE COMMUNITY ENGAGED

The Master Plan effort had many opportunities for community engagement. We have found it important for the community to stay engaged and informed as the final designs are developed. It is important for those who participated to see that their input was listened to and that their ideas are reflected in the final design. Meaningful engagement matters and we will work with you to develop a strategy that is transparent and keeps McFarland residents engaged.

## CONSTRUCTION LOGISTICS

A significant renovation that includes adding a second story to an existing building will require well planned phasing and construction logistics plans. We will start working on these drawings in Schematic Design. They will need lots of attention because of there potential impact to cost and the overall project schedule. HGA will work with the Owner's Rep and your team to set up these documents so that we enable the contractors to do their best work.

## WAYFINDING

A buildings that contain many different users or agencies are both exciting and difficult to navigate. Your Community Center will be constantly inviting your McFarland neighbors to new events and programs and your visitors will be quickly faced with finding the right room. HGA has a team of in-house signage and environmental graphics experts so wayfinding will be given the attention and design effort that it deserves.

## UNFORESEEN CONDITIONS

Renovation projects are complex - one of the most valuable things we can focus on in the early stages of design is identifying as many of the existing conditions as possible. We will understand, investigate and document the existing building to help mitigate future surprises and change orders.

## MATERIAL LEAD TIMES

Your project will likely need a new main switch gear and electrical components are still a major issue to procure. We will work with you and the owner's rep to identify long lead items and use creative methods to procure them to meet the construction schedule.

## FAMILIARITY W/ MUNICIPAL DESIGN SERVICES



## FAMILIARITY WITH THE VILLAGE OF MCFARLAND

For the McFarland Municipal / Community Center project the most important municipality to have worked with is you! HGA is honored to have worked with the Village of McFarland on four projects - most recently on the Community Center Net Zero Energy Predesign, (see Section 8 for the full project list). So we know McFarland and we know you. That working relationship means that we understand your government structure, your preferences and standards around systems and sustainability and we have worked on the net zero study for the Municipal / Community Center Building. HGA's Madison office

is just a few miles away from McFarland and we can have someone on site to review an issue or help answer a question.



## FAMILIARITY WITH MUNICIPAL DESIGN SERVICES

HGA has worked with many local, state and federal governmental agencies across the State of Wisconsin and across the country. That includes numerous municipalities, county governments, the State Department of Administration (DOA), the Division of Facilities Development (DFD) and the General Services Administration (GSA).

We have worked with Dane County and Milwaukee County, as well as Milwaukee County Parks and numerous public libraries across the State, including the Madison Public Library. We understand the standards and policies and our team is very well versed in municipal and State project work. We understand the strong communication and sharing of information and transparency is key to every successful municipal project.

- Hill Farms State Office Building | Madison, WI
- PEAK Initiative Teifenthaler Park Community Center | Milwaukee, WI
- Milwaukee Public Library - Mitchell Street Branch | Milwaukee, WI
- Dane County Comprehensive Energy and Emissions Assessment | Madison, WI
- City of Middleton Business Park Microgrid | Middleton, WI
- University of Wisconsin-Madison Library Collections Preservation Facility | Madison, WI
- Village of Egg Harbor Donald & Carol Kress Pavilion and Egg Harbor Library | Egg Harbor, WI
- Milwaukee City Hall Foundation Restoration, Electrical Distribution Upgrade | Milwaukee, WI

## SUSTAINABLE CONSTRUCTION METHODS



6  
**NET ZERO  
ENERGY**  
CERTIFIED &  
REGISTERED PROJECTS

165  
**LEED**  
CERTIFIED &  
REGISTERED PROJECTS



211  
**SUSTAINABILITY  
ACCREDITED  
PROFESSIONALS**  
LEED, WELL, LFA,  
PASSIVE HOUSE



1  
**LIVING BUILDING  
CHALLENGE**  
FIRST RENOVATION  
PROJECT WORLDWIDE



4  
**WELL**  
CERTIFIED  
& REGISTERED  
PROJECTS



3  
**COTE  
TOP TEN  
AWARDS**

# SUSTAINABLE DESIGN IS INTEGRAL TO GREAT DESIGN.

**AT HGA WE BELIEVE THAT EVERY ACT OF DESIGN CONTRIBUTES TO OUR COMMON FUTURE.**

HGA has a deep history of client's that are striving for the highest environmental and sustainability goals. HGA's Arts, Culture, and Education (ACE) practice lead an integrated architecture and engineering design of the world's first renovation project to achieve the Living Building Challenge at the Wolf Ridge Environmental Learning Center.

Wolf Ridge, located deep in the north woods of the upper Midwest, achieved Living Building status by certifying their net zero energy performance, fossil-fuel free operations, and many stringent requirements related to water consumption, construction material sourcing, healthy interior materials, and holistic socio-economic inclusivity.

In addition, HGA has delivered architecture and engineering services for as many as six (6) certified net zero energy projects with many more designed to be "net zero ready" or fossil-fuel free. HGA is proud to have as many as three (3) AIA Committee on the Environment (COTE) Top Ten projects, a program which recognizes the highest sustainability in architecture.

When HGA is not designing integrated architecture and engineering sustainable projects, the HGA Building Performance Group, formerly the Sustainable Engineering Group in Middleton, is consulting building owners and design teams to help achieve beautiful and functional net zero energy facilities across Wisconsin for nearly a decade. The HGA Building Performance team has assisted achieving NZE projects for top-notch design firms in Wisconsin, including integrated architecture and engineering firms like Eppstein Uhen and Somerville; architecture firms like Bray Architects and Kueny Architects; design-build

firms like Iconica and Hoffman. The HGA Building Performance team is proud to have established strong partnerships to establish high-performing projects in the Midwest. As the leading department of energy professionals in HGA's national practice, net zero energy projects are on the rise across our national portfolio.

## INDUSTRY COMMITMENTS

AIA 2030 COMMITMENT

MEP 2040 COMMITMENT

SE 2050 COMMITMENT

AIA ARCHITECTURE & DESIGN  
MATERIALS PLEDGE



# INTEGRATED SERVICES, UNDER ONE ROOF

Design at its best is the results of a talented group of individuals who are all striving toward the same goal with clear understanding of what success means for your project.

It takes a willingness to collaborate from the start and an understanding that each component of the design needs to work collectively to improve the built environment in its. Communication, trust, and a uniform process for all disciplines drive efficient schedules, create more opportunities for cost savings, and result in a cohesive design that meets a client's needs.

At HGA we believe that is best achieved by offering a full complement of architecture, engineering, planning, and design services under one roof. Collectively we bring a team of design professionals that work seamlessly. This multidisciplinary approach allows us to offer great value with single-source delivery efficiencies.

## MILWAUKEE & MADISON PROFESSIONALS

98 ARCHITECTS 27 LEED APS 04 WELL APS 13 INTERIOR DESIGNERS 28 MECHANICAL ENGINEERS  
19 ELECTRICAL ENGINEERS 18 STRUCTURAL ENGINEERS 02 CIVIL ENGINEERS 00 LANDSCAPE  
ARCHITECTS 07 DESIGN RESEARCH 03 SUSTAINABILITY EXPERTS 02 DIGITAL DESIGN 02 SPECIFICATIONS  
08 INFORMATION TECHNOLOGY 32 ADMINISTRATIVE 232 TOTAL EMPLOYEES

### ARCHITECTURE

- Accessibility Consulting
- Building Design
- Building Code Analysis/ Compliance
- Construction Administration
- Construction Documents
- Cost Estimating
- Existing Facilities Surveys
- Landscape Architecture

### INTERIOR DESIGN

- Programming
- Space Planning
- Furniture Design, Selection & Specification
- Finishes and Materials
- Signage and Wayfinding
- Environmental Graphics and Branding

### ENGINEERING

- Civil Engineering
- MEP/FP Engineering
- Industrial Engineering
- Structural Engineering
- Sustainable Design
- Energy Modeling
- Commissioning
- Third Party Certification

### LIGHTING

- Specialty Lighting
- Daylighting Analysis
- Custom Luminaries
- Lighting Controls
- Computer Modeling
- Lighting Calculations
- Maintenance Manuals

### DESIGN INSIGHTS

- Visioning
- Workplace Strategy
- Research
- Feasibility Studies
- Change Leadership
- Real Estate Strategy
- Positive Organizational Development

### TECHNOLOGY

- Virtual Reality
- Telecommunications Design
- Audio/Video Design
- Security, Fire and Life Safety
- Intelligent Buildings

## RELEVANT PROJECT EXAMPLES



# COMMUNITY CENTER DESIGN

## BUILDINGS THE CONNECT PEOPLE AND PLACES.

HGA's passion and dedication to the arts led to the formation of the HGA Arts, Community, and Education (ACE) practice in 1989. This studio offers the advantage of a specialized team of architects, landscape architects, engineers, and planners able to draw upon the substantial resources of a larger firm. ACE specializes in the evaluation, planning, and design of cultural and educational facilities, creating exceptional environments to cultivate creativity, welcome community, and foster excellence in the community.

This studio is comprised of individuals who are passionate about community work and whose expertise is centered on design of innovative public and community facilities. We are adept at working with multiple stakeholders and are excellent stewards of public funds, collaborating with our clients and builders to produce value. Our breadth and depth of experience and expertise gives us a unique perspective which creates a collective insight that results in meaningful solutions.

We are dedicated to the concept that each building is a unique expression of its context and community. We focus on how individuals relate to their environment and how spaces connect people to each other—creating healthy places that bring neighborhoods to life with amenities, recreation, and more. We design with the long view in mind. Buildings must be able to embrace historic forms but flexible enough to encourage and support what's next. For over six decades, HGA has been entrusted to work on important landmarks in our clients' communities—revitalizing, restoring, expanding, and designing memorable spaces that become beloved icons.

Our goal is to enable our clients to be proactive, instead of reactive, in the long term. Enduring impact comes from comprehensive, high-value planning solutions that serve the strategic, operational and business needs of our clients.

A well-designed master plan brings together a set of principles and goals into a unified solution that is strong and flexible, meeting current needs while envisioning the future. We recognize the significant opportunity to create lasting impact for people, organizations and communities.

PEAK INITIATIVE

TIEFENTHALER PARK COMMUNITY CENTER  
MILWAUKEE, WISCONSIN

RETHINKING  
PROGRAM  
AND  
COMMUNITY  
GROWTH

The Kellogg PEAK Initiative plays a large role in the lives of the children and community members it serves in Milwaukee, providing inclusive, diverse, and equitable hands-on learning and leadership training in a safe and secure center dedicated to helping youth reach their full potential.



PEAK quickly outgrew their existing building, expanding the building gave them the opportunity to rethink how their programs could better serve others, how the youth could stay safe, while maintaining the playful and energetic atmosphere. The design follows an enclosed courtyard. Upon entering the building, a brightly colored wall pulls you into the space, while the green acoustic ceiling baffles draw your eye to the courtyard, giving PEAK a fresh and inviting first impression to members. Just off the lobby, which connects the existing building to the addition, is a large multipurpose room. PEAK needed a highly flexible space to host activities, mealtime, and gatherings for all ages. The multipurpose room has three operable garage doors, connecting the enclosed courtyard to the interior of the building. Once the doors are open, activities easily flow in and out of the building generating laughter and social cohesion between age groups, where the only worry may be a lost soccer ball on the roof! The courtyard is visible from all sides of the building providing safety

but allowing the children and teens to have a sense of independence.

Within the original building's footprint, the lower level is dedicated to teen programming in response for the youths' desire for "their own space to act like teens". The ground floor of the original building was reclaimed as administrative space and offices to give the staff a dedicated area for their work. The renovation celebrated the high ceilings, exposed structure, with new windows to provide views into the courtyard. A small alcove, dressed with a booth and table, provides an area for staff to collaboration or a quiet, focused space for kids who need separate time. Beyond the administrative area, the learning labs in the back wing of the building. Each learning lab is dedicated to a specific age group, providing a tailored experience to reach their full potential. With flexible furniture, the labs provide a range of experiences; with hard surfaces for a maker space, to stainless steel tables in kitchen lab to learn basic cooking skills, and soft bean bags



and rugs to advance their reading ability. Each lab has colorful signage and numbering, capturing the diverse languages spoken at PEAK.

Sophisticated, energetic, and bold colors reference PEAK's branded colors in light and dark pairings, answering children's desire for an adultlike aesthetic. Precast concrete walls with clerestory windows provide durable surfaces and protection from the street. Wood finishes reference Lake Valley - the original overnight resident camp west of Milwaukee that inspired the growth of PEAK. A new circle drive leads to the main entry featuring a glass vestibule and large canopy. Landscaping includes stone benches and a circular arrangement used for outdoor classes and group activities.

Since opening in summer 2021, the expanded community center has lived up to its acronym inspiring young people—Potential, Experience, Access, and Knowledge.

VILLAGE OF EGG HARBOR

DONALD & CAROL KRESS PAVILION & EGG HARBOR LIBRARY  
EGG HARBOR, WISCONSIN

YEAR-ROUND  
COMMUNITY  
GATHERING



The well-loved library could no longer serve the increasing library needs for this Door County: A community with great swings in seasonal use and extremely limited service hours during the off season. Year-round residents wanted a community center to provide space for meetings, social events and access to technology services.

At the heart of the project, is a community joined together to incorporate volunteer campaigns and fundraisers to help make this a successful community focused intergenerational destination. The new Donald & Carol Kress Pavilion and Egg Harbor Library is positioned on the bluff overlooking the small town of Egg Harbor providing expansive harbor views from every room. The landscape links the walking path to an outdoor amphitheater.

The central reading room is the hearth of the building anchored by the monumental fireplace clad of local limestone. The reading room is surrounded by library "book nooks" which house the library collections. Passing through these nooks lead visitors to four destination program spaces: a room for the local Historical Society, a "Business Center" conference room, a work room for library staff, and the Children's Room for play and storytelling. The Great Hall, located at the second floor, is a timeless venue for your round community events, workshops and speakers.

This unique library embodies a true intergenerational place finding perfect harmony between library and community center.

FUNDRAISING

The Village of Egg Harbor set a fundraising goal of \$750,000 to \$1 million, roughly half of the expected total cost for the project. At the heart of the campaign was a neighbor asking neighbor initiative that incorporated volunteer campaigners and coaches that helped everyone feel comfortable and confident in visiting potential donors.

HGA provided fundraising materials that showed conceptual design, floor plans, how the center would interact with the community and the amenities provided, and the project's goals.

Fundraising goals were met, and the Donald & Carol Kress Pavilion & Egg Harbor Library opened to the public in late December 2017.



MILWAUKEE PUBLIC LIBRARY

MITCHELL STREET LIBRARY  
MILWAUKEE, WISCONSIN

TREASURED  
COMMUNITY  
BUILDING

Built in 1919, the structure that once housed the former Hills Department Store is an architectural gem, complete with decorative columns, ornate railings, and terrazzo floors. Such details have again come to life with the transformation of the building into the Mitchell Street Library.

Working with city officials and members of the diverse community served by the facility, the old was combined with the new to create a highly functional 21st-century library. For example, the lower level includes a flexible and technology-infused Teen Zone where “technology lockers” house a graphics workstation, 3D printer, mixing booth and recording studio.

The library occupies the first floor, the mezzanine, and a portion of the lower level of the building, with 60 market-rate apartments on the four floors above. The building is designed to be an educational anchor for the neighborhood.

CASE STUDY: MITCHELL STREET LIBRARY

At the Mitchell Street Library, we employed a number of unique engagement events that clearly shaped the design and helped lead to the success of the project. Those strategies included:

- HGA + MPL hosted two Town Hall meetings for the neighbors at the future library space
- HGA created all engagement activity documents in both Spanish and English
- HGA brought along a Spanish translator to make sure that all questions could be understood and answered
- The first Town Hall meeting was held before HGA began design and was geared toward listening and getting the library patrons to share their ideas for their new library
- HGA went with MPL to several local schools in the neighborhood to hear the voice of the kids who would use the library
- The second Town Hall was mid-way thru design and was meant to share the current plans and get comments and reactions from neighbors
- HGA + MPL set up meetings with the local business owners around the future library to make sure they were informed and their ideas about the library were heard



## MINNEAPOLIS PARK & RECREATION BOARD

WATER WORKS  
MINNEAPOLIS, MINNESOTA

# URBAN DESIGN, HISTORICAL MEANING

Minnesota is home to a 72-mile-long national park, the Mississippi National River and Recreation Area, that runs through the urban cores of both Minneapolis and St. Paul.



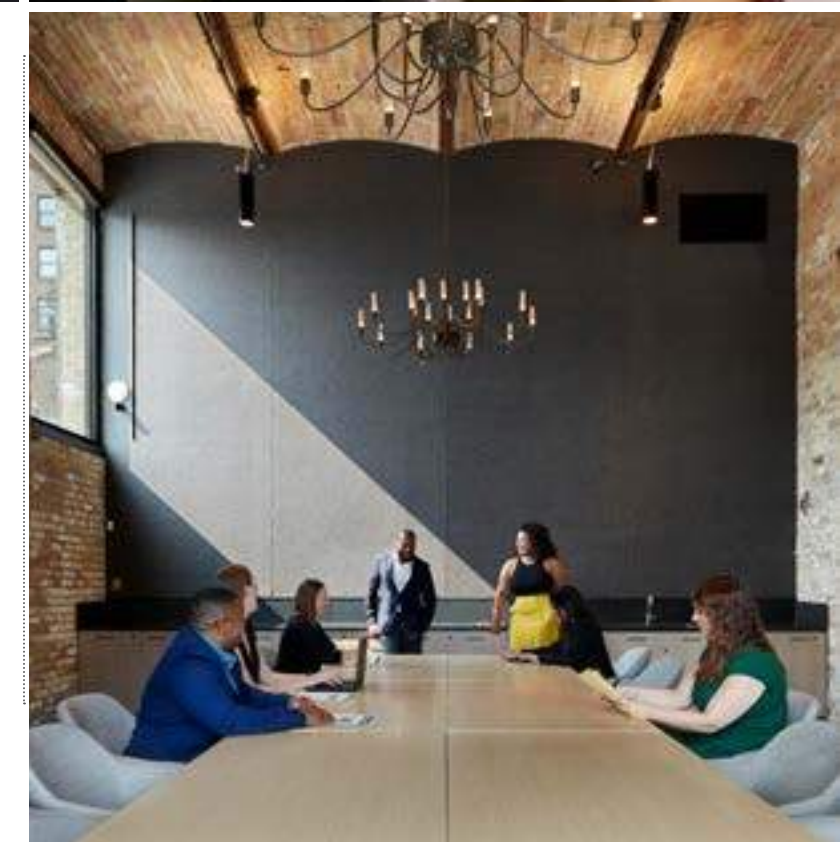
As part of a plan to enhance the experience of the iconic St. Anthony Falls area for tourists and residents alike, the Minneapolis Parks Foundation, the Minneapolis Park and Recreation Board (MPRB), with restaurant partner The Sioux Chef, entered a public/private partnership to develop the land. Now dubbed Water Works, a three-acre site within Mill Ruins Park, the project features greenspace with native foliage and a two-story pavilion that includes outdoor plazas, visitor amenities, and a new restaurant.

Formerly a vacant, distressed industrial parcel in downtown Minneapolis, the Water Works Park Pavilion and park project is one of the initial projects of the RiverFirst Initiative, started in 2010 by MPRB in partnership with the Minneapolis Parks Foundation, a vision for transforming an 11-mile stretch of land nestled along both sides of the Mississippi Riverfront. To help shape their vision of the future while understanding the design reverence needed for the project, the MPRB selected Damon Farber Landscape

Architects to lead the project with the national interdisciplinary design firm HGA.

New to Minneapolis is the park and pavilion's extensive water reclamation system. HGA and Minneapolis Park and Recreation Board and the Mississippi Watershed Management Organization ensured that the renovation and design included a large-scale water reclamation system, which harvests rainwater from the rooftops of adjacent condominiums and office buildings to use in park irrigation and greywater functions within the park's building.

By reusing the existing mill foundations and footings, the project's total carbon footprint is virtually eliminated. The project also adheres to Minnesota's stringent B3 standards that include energy efficiency, emissions and air quality, bird detectable glass, landscape treatment, and material sourcing.





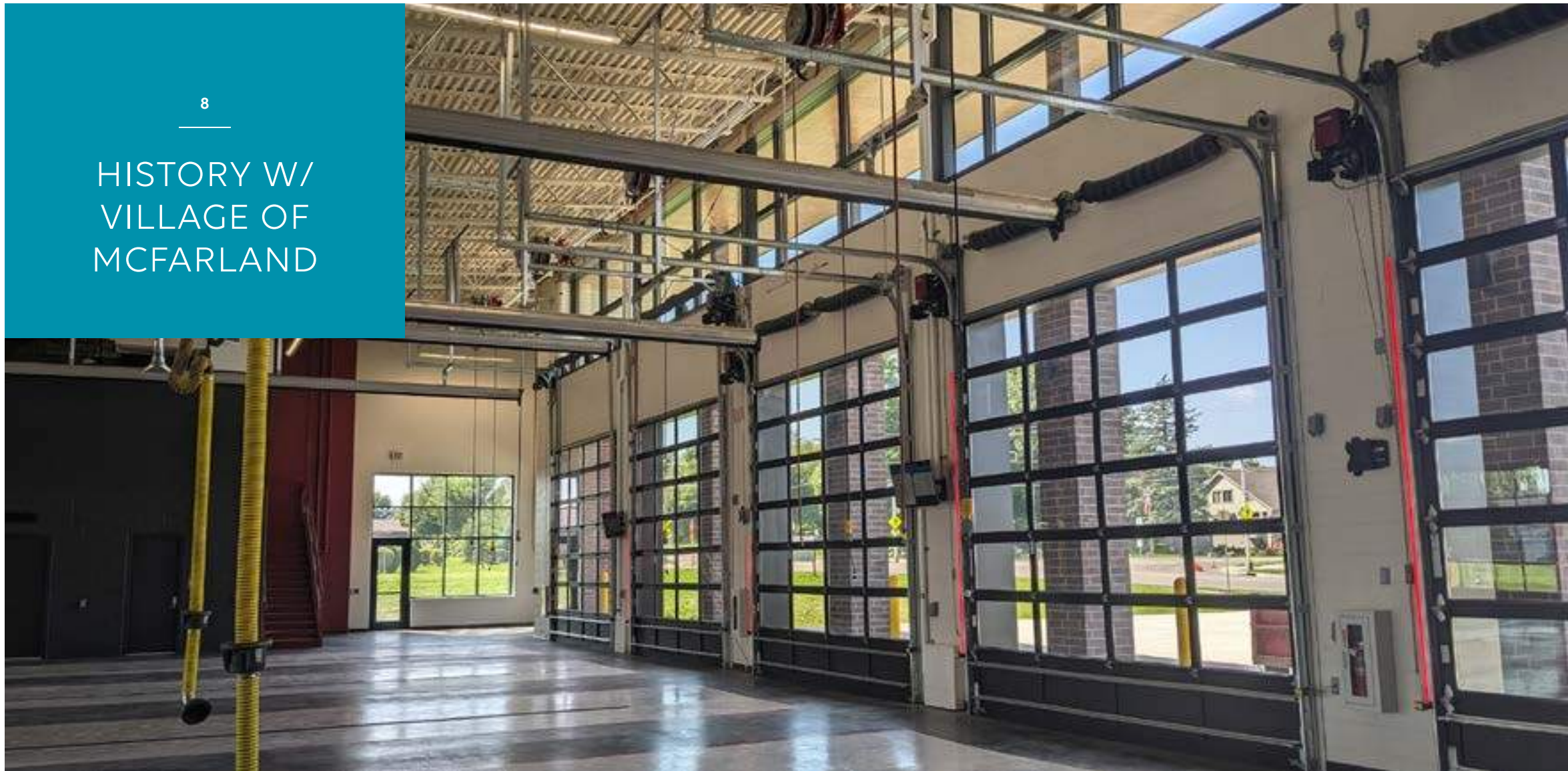
## COMMUNITY CENTER COLLAGE

Community gathering spaces are among the most challenging, exciting and rewarding project types that we focus on at HGA. Over the course of our 70-year history, our most important design contributions have been through the creation of impactful and memorable places where communities come together. Our related experience includes community centers, nature centers, libraries, museums, cultural centers, religious buildings, and planning and recreation facilities. Each is woven into the fabric of the communities in which they serve, and are tailored to the personality and culture of the local people.

- 1 BROOKVIEW COMMUNITY CENTER Golden Valley, Minnesota
- 2 PLYMOUTH CREEK COMMUNITY CENTER EXPANSION AND RENOVATION Plymouth, Minnesota
- 3 EDEN PRAIRIE COMMUNITY CENTER ADDITION Eden Prairie, Minnesota
- 4 AMERICAN SWEDISH INSTITUTE NELSON CULTURAL CENTER Minneapolis, Minnesota
- 5 MILWAUKEE COMMUNITY SAILING CENTER Milwaukee, Wisconsin



## HISTORY W/ VILLAGE OF MCFARLAND



## OUR HISTORY WITH YOU

HGA has been a trusted Village of McFarland partner in the sustainability and energy field since 2019. We have collaborated on grants, studies and construction projects to bring the Village the best guidance on achieving the sustainability goals. Our close location to the Village of McFarland and knowledge of the building and people make troubleshooting, presentations and tours easy and effective. We look forward to continuing the relationship with current and future work and value the Village of McFarland as a leading climate champion. HGA has provided professional consulting services for the Village of McFarland related to the following projects:

Public Safety Building | Net Zero Energy Consulting

Comprehensive Energy Plan | Energy and Sustainability Consulting

Community Center Net Zero Energy Predesign | Feasibility and Planning Services

Public Safety Building Energy Storage | Engineering Design



## ABILITY TO EXECUTE



As your RFP noted, the Village requires the use of standard contract template set by the American Institute of Architects with modifications subject to approval by the Village Attorney.

HGA has experience working in a number of contract types and delivery methods. We will work with you to achieve a mutually approved contract.



10

APPENDIX C:  
FEE PROPOSAL

| HGA PROPOSED CONSTRUCTION COST ESTIMATE WITH NET ZERO COSTS INCLUDED:                                                           |              |
|---------------------------------------------------------------------------------------------------------------------------------|--------------|
| FROM MASTER PLAN DATED 4/20/2023                                                                                                |              |
| Construction Cost (Facility, Site, FFE)                                                                                         | \$18,859,620 |
| Initial Contingency                                                                                                             | \$1,835,970  |
| Add. Escalation to "late 2024"                                                                                                  | \$1,101,580  |
| Add Renewable Solar and Geothermal – HGA modified value intended to reconcile scope in Master Plan and the Net Zero Feasibility | \$1,406,175  |
| Updated Construction Cost                                                                                                       | \$21,567,375 |
| OPTIONAL                                                                                                                        |              |
| ADDITIONAL SERVICES                                                                                                             |              |
| Commissioning (following LEEDv4 Fundamental Commissioning requirements)                                                         | \$53,918     |
| Measurement & Verification (confirming Net Zero Energy operations by Year 1)                                                    | \$6,000      |
| 179D Tax Deduction Energy Model and Documentation                                                                               | \$13,000     |

INFLATION REDUCTION ACT, 179D FEE REDUCTION

Given the ambitious goals and opportunities for this project, HGA has removed the following value from our design fees commensurate with the likely 179D tax deduction value that the Village is unable to realize directly.

\$30,000 reduction in A/E design fee

HGA is pleased to preemptively offer this fee reduction before the project commences, given a commitment from the Village to assign the tax deduction gift to HGA following completion of the project and achievement of the energy design goals.

APPENDIX C

Fee Proposal Form

Enter Amount

- Phase 1 – Design (Section 3(A))\$ 1,253,375
- i.

The Consultant will conduct a review of the already completed Master Plan and existing facility as part of their background.
- ii.

Using industry standards, project experience, and input from Village Staff, the Consultant will verify space programming with Village Departments for the building interior including basic information such as sizes, space requirements, workflows, activities, and special uses.
- iii.

The Consultant will facilitate meetings with Village Staff as needed to develop basic components of the building program, including building systems, equipment, materials, and code compliance in order to support service needs.
- iv.

The Consultant will include within its design services needed for the Village to achieve its goal of constructing a net zero facility as outlined within Appendix B.
- v.

The Consultant shall prepare all construction documents, civil engineering plans, specifications, site plans, elevations, renderings (internal/external), construction cost estimates, and timelines for completion of the project. Anticipated basic services include but are not limited to items (a)-(p) in Section 3(A)(v) of this proposal.
- vi.

The Consultant will assist the Village in submitting any all necessary review and approval requirements for permitting, land use, or otherwise.
- vii.

The Consultant will attend all applicable public meetings associated with the review and approval of the proposed design.

- Phase 2 – Bidding (Section 3(B))\$ 85,850
- i.

The Consultant shall prepare all of the bid documents and specifications suitable for public bidding according to applicable standards.
- ii.

The Consultant shall respond to all questions posed by prospective bidders during the construction bid process.
- iii.

The Consultant shall also prepare and distribute any necessary addenda, distribute plans and bid documents, and keep a record of the plan holder's list.
- iv.

The Consultant shall make a recommendation to the Village on bid award taking into account their evaluation of the bids based on bidders qualifications, compliance with bid requirements, and price.

- Phase 3 – Construction Administration (Section 3(C))\$ 377,725
- i.

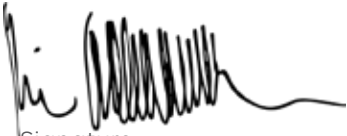
Assist Village and Owner's Representative in monitoring, recording, and administering construction activities.
- ii.

Provide all necessary personnel, resources, and sub-consultants to assist the Village in administering construction of the project.
- iii.

Construction administration and documentation to include but not limited to sub items (a)-(l) in Section 3(C)(iii) of this proposal.
- iv.

Construction Inspection Services and/or Resident Engineer as listed in sub items (a)-(e) in Section 3(C)(iv) of this proposal.

Total Proposed Architectural Fee (Items 1 – 3)\$ 1,716,950\*

  
Signature

January 17, 2024  
Date

Kevin Allebach | Principal  
Printed Name and Title

\*HGA's fee is based on 8.1% (minus the 179D fee credit described at left) of an assumed construction cost that includes the cost of the net zero strategies, see detail to the left.





HGA



## Request For Proposals

Architectural Services

McFarland Municipal/Community Center

-

Request Issuance Date: November 15, 2023

Response Due Date: December 15, 2023 by 4:00 pm

*Please Submit to:*

Village of McFarland  
Attn: Matt Schuenke  
5915 Milwaukee Street, PO Box 110  
McFarland, WI 53558

## SECTION 1

### Purpose/Introduction

- A. The purpose and intent of this Request for Proposals is to solicit proposals from qualified Consultants in order to provide architectural services. The selected Consultant design, bid, and assist in the construction management for improvements to the existing McFarland Municipal Center on behalf of and in collaboration with Village Staff and its Owners Representative. The work to be completed by the selected Consultant will bring existing planning efforts to implementation as we desire to move forward with renovation and additions to the facility.

## SECTION 2

### Background

- A. The Village is located adjacent to the southeast side of the City of Madison in Dane County. The current population is estimated just under 10,000. The Village has approximately 43.50 road miles and is a little under 5 square miles in total land area. The Village is serviced by US Highway 51 as the main connection point between the cities of Madison and Stoughton. The Community is home to a high quality of life within the Madison metropolitan area as demonstrated by its excellent schools, variety in commercial enterprises, vast parks, and safe neighborhoods. More information about the Village is available at [www.mcfarland.wi.us](http://www.mcfarland.wi.us).
- B. The Village has completed the construction of a new Public Safety Center that houses the Fire/Rescue, Municipal Court, and Police Departments. It is also believed to be the first net zero energy building constructed in the State specifically for public safety. Those departments formerly resided within the Municipal Center and this project will renovate the spaces they vacated as well as add new space to the facility overall. The location of the facility is at 5915 Milwaukee Street and is presently approximately 38,000 square feet in which approximately 25,000 square feet has been vacated.

The Village completed the McFarland Municipal Center Campus Master Plan which studies the current facility, assesses space needs, and makes recommendations on improvements. The Administration, Communications/Technology, and Community Development Departments will be located within the facility upon completion. As well as the Senior Outreach, Youth Center, and Library spaces identified within the Master Plan to make up the Community Center. This planning document is meant to serve as a guide for the design process to follow regarding general themes for improvements to layout the details of the facility. Please view the Master Plan within Appendix A of this RFP. The Village intends to design and construct Option 2 from that report which is the renovation of the first floor and the addition of a new second floor.

The Village also desires for this project to be constructed in such a manner that it achieves net zero energy consumption. A predesign plan to achieve this metric has been drafted and is available for viewing within Appendix B of this RFP.

Overall project timeline will be dependent upon design progression but we desire to begin construction within the first quarter of 2025.

## SECTION 3

### Scope of Work

This Scope of Work will become an integral part of the contract between the Village and the Consultant. The Consultant hereby agrees to provide services and/or materials to the Village, in all cases acting on behalf of and in collaboration with Village Staff for the best interests of the Village, pursuant to the provisions set forth as follows:

#### **A. Phase 1 – Design**

- i. The Consultant will conduct a review of the already completed Master Plan and existing facility as part of their background.
- ii. Using industry standards, project experience, and input from Village Staff, the Consultant will verify space programming with Village Departments for the building interior including basic information such as sizes, space requirements, workflows, activities, and special uses.
- iii. The Consultant will facilitate meetings with Village Staff as needed to develop basic components of the building program, including building systems, equipment, materials, and code compliance in order to support service needs.
- iv. The Consultant will include within its design services needed for the Village to achieve its goal of constructing a net zero facility as outlined within Appendix B.
- v. The Consultant shall prepare all construction documents, civil engineering plans, specifications, site plans, elevations, renderings (internal/external), construction cost estimates, and timelines for completion of the project. Anticipated basic services include but are not limited to:
  - (a) Civil Engineering;
  - (b) Landscape Design;
  - (c) Stormwater Management Design/Plan;

- (d) Structural Engineering;
- (e) Plumbing design and engineering;
- (f) Fire protection design and engineer;
- (g) Heating, ventilating, and air conditioning (HVAC) design and engineering;
- (h) Electrical engineering;
- (i) Technology wiring design;
- (j) Furniture, fixture, and equipment (FFE) planning;
- (k) Interior design and wayfinding signage coordination;
- (l) Sustainable Project Services;
- (m) Acoustical, audio, and visual design;
- (n) Food service equipment design where applicable within plan; and
- (o) Security system design (i.e. card readers, cameras, etc.)
- (p) Maintaining consistency with universal design concepts where applicable.

- vi. The Consultant will assist the Village in submitting any all necessary review and approval requirements for permitting, land use, or otherwise.
- vii. The Consultant will attend all applicable public meetings associated with the review and approval of the proposed design.

**B. Phase 2 – Bidding**

- i. The Consultant shall prepare all of the bid documents and specifications suitable for public bidding according to applicable standards.
- ii. The Consultant shall respond to all questions posed by prospective bidders during the construction bid process.
- iii. The Consultant shall also prepare and distribute any necessary addenda, distribute plans and bid documents, and keep a record of the plan holder's list.
- iv. The Consultant shall make a recommendation to the Village on bid award taking into account their evaluation of the bids based on bidders qualifications, compliance with bid requirements, and price.

**C. Phase 3 – Construction Services**

- i. Assist Village and Owner's Representative in monitoring, recording, and administering construction activities.
- ii. Provide all necessary personnel, resources, and sub-consultants to assist the Village in administering construction of the project.
- iii. Construction administration and documentation to include but not limited to:
  - (a) Shop drawings;
  - (b) Schedule compliance;
  - (c) Contract compliance;
  - (d) Regular attendance at construction meetings;
  - (e) Request for information and changes;
  - (f) Change Order review and approval;

- (g) Monthly pay request review and approval;
- (h) Operation and maintenance manuals including training;
- (i) Test results;
- (j) Conduct final inspection and review/approve punch list;
- (k) Contract Closeout including review and approval of substantial completion.
- (l) Other tasks normal to facility construction administration in conformance with fulfilling this scope of services, project design, and AIA Contract.

iv. Construction Inspection Services and/or Resident Engineer:

- (a) The Village will work with the selected firm to discuss options for inspection services
- (b) Provide a reasonable amount of on-site coordination and inspection to adequately protect the Village's interests and to ensure that the facility is constructed in compliance with project's contract documents.
- (c) Resident inspector/engineer shall provide written site reports to the Municipal Building Committee each time the inspector/engineer is on site.
- (d) Resident inspector/engineer shall witness and document startup and testing of the facility.
- (e) Any other work noted in this Request for Proposals and the project Scope of Work required to successfully complete construction, startup, and commissioning of the facility.

## SECTION 4

### Submittal Requirements

- A. Provide a company profile including principal areas of expertise and experience providing Architectural Services. Proposals must also include the following information:
- i. Company history and background.
  - ii. List of all key personnel with resumes and main point of contact for the Owner. Consultant must notify Village of any personnel changes during project duration.
  - iii. A proposed approach to the project in order to complete the enclosed Scope of Work within Section 3 including key activities, milestones, possible design concepts, potential challenges, and areas of concern.
  - iv. Familiarity with facility design and construction for related municipal services.
  - v. Experience with sustainable construction methods and net zero energy buildings. Please submit references.
  - vi. Availability of resources and reliance on subcontractors.
  - vii. Examples of at least three (3) relevant municipal facility projects completed by the Architect. Information provided for each shall list their name/location, summary of work performed, project size, construction cost, duration of the construction activities, and a key contact from that municipality. Within Wisconsin preferred.
  - viii. Past history with the Village and/or current Village Consultants as applicable.

- ix. At statement verifying the Architect's ability to execute a contract upon award of proposal. It should be noted that the Village will require the use of standard contract template set by the American Institute of Architects with modifications subject to approval by the Village Attorney.
  - x. Completion of the Fee Proposal included as Appendix C of this RFP.
- B. Responses must be received by 4:00 pm on Friday, December 15, 2023.
  - C. Responses shall be provided to the Village of McFarland, Attn: Matt Schuenke, 5915 Milwaukee Street, PO Box 110, McFarland, WI 53558.
  - D. Prospective Consultants shall provide one (1) electronic copy of the proposal as their submittal and seven (7) hard copies. It may be transmitted via email to [matt.schuenke@mcfarland.wi.us](mailto:matt.schuenke@mcfarland.wi.us) or other means so as to meet the submittal deadline.

## SECTION 5                      Evaluation and Timeline

- A. All submitted proposals will be evaluated against the Submittal Requirements outlined in Section 4 as to how well they demonstrate the Scope of Services to be provided in Section 3 will provide the Owner with the best possible project upon completion.
- B. The Village President, Administrator, Deputy Administrator/Clerk, Community/Economic Development Director, Library Director, and Senior Outreach Director ("Evaluation Team") will be responsible for performing an evaluation of each proposal submitted and jointly making a recommendation for selection to the Village Board. The Village Board shall hold the final decision regarding award for these services. Evaluations will focus on identifying the relative strengths, weaknesses, deficiencies, and risks associated with each submittal. Interviews with perspective Consultants will be held at the sole discretion of the Village. The Village reserves the right to obtain clarification or additional information from any firm regarding its submittal as is needed.

- C. The Village reserves the sole right to select the most qualified Consultant on the basis of the best overall proposal that is most advantageous to the Village. Firms that submit proposals will be notified of the selection results. Final approval of any selected Consultant is subject to the approval of the Village Board.
- D. Evaluation timeline is as follows:
  - i. November 15, 2023 – Open Advertisement of RFP
  - ii. December 15, 2023 – Closed Advertisement of RFP
  - iii. December 18, 2023 through January 3, 2024:  
Evaluation Team Conducts Review – If interviews are to be conducted, they will be held within this time period. Please identify any scheduling conflicts when submitting proposal.
  - iv. January 4, 2024 – Evaluation Team Finalizes Selection and Makes Recommendation
  - v. January 9, 2024 – Village Board Approves Proposal
  - vi. February 1, 2024 – Project Commences
- E. Any questions regarding this request, its contents, and the proposed project may be directed to...

Matt Schuenke, Village Administrator  
[matt.schuenke@mcfarland.wi.us](mailto:matt.schuenke@mcfarland.wi.us)  
(608) 838-2303

## SECTION 7

### Terms and Conditions

- A. Each submittal will be reviewed to determine if it meets the submittal requirements. Failure to meet the requirements for this request may be cause for rejection. The Village may reject any submittal if it is conditional, incomplete, contains irregularities, or if in the sole discretion of the Village not considered in its best interest. The Village may waive an immaterial deviation in the submittal, but this shall in no way modify the document or excuse the Consultant from compliance with the contract requirements if the Consultant is awarded a contract.
- B. The Village will require the use of its standard contract template set by policy. It can be made available upon request. Modifications to this standard may be required or considered subject to review and approval by the Village Attorney under the direction of the Village Board.
- C. There is no expressed or implied obligation for the Village to reimburse firms for any expenses incurred in preparing submittals in response to this request. Materials submitted by respondents are subject to public inspection under Wisconsin law. Any language purporting to render the submittal, or any part thereof, confidential or proprietary will be ineffective and will be disregarded unless consistent with the Wisconsin law.
- D. The Village reserves the right to retain all submittals, and to use any idea in a submittal, regardless of whether the submittal was selected. Submission of a proposal indicates acceptance by the Consultant of the terms and conditions contained in this request, unless clearly and specifically noted in the proposal submitted and confirmed in the contract.
- E. All property rights, including ownership and publication rights of all conceptual plans, designs, bidding documents, and reports produced by the selected Consultant in connection with services performed under this agreement shall be vested in the Village.
- F. The Village reserves the right to reject any or all proposals submitted.

## SECTION 8

## Appendices

Appendix A [McFarland Municipal Center Complex Master Plan](#)

Appendix B [Net Zero Pre-Design Assessment](#)

Appendix C Fee Proposal (Next Page)

# Appendix C

## *Fee Proposal Form*

*Enter Amount*

Phase 1 – Design (Section 3(A)) \$ \_\_\_\_\_

- i. The Consultant will conduct a review of the already completed Master Plan and existing facility as part of their background.
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- vi. The Consultant will assist the Village in submitting any all necessary review and approval requirements for permitting, land use, or otherwise.
- vii. The Consultant will attend all applicable public meetings associated with the review and approval of the proposed design.

Phase 2 – Bidding (Section 3(B)) \$ \_\_\_\_\_

- i. The Consultant shall prepare all of the bid documents and specifications suitable for public bidding according to applicable standards.
- ii. The Consultant shall respond to all questions posed by prospective bidders during the construction bid process.
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- iv. The Consultant shall make a recommendation to the Village on bid award taking into account their evaluation of the bids based on bidders qualifications, compliance with bid requirements, and price.

Phase 3 – Construction Administration (Section 3(C))      \$ \_\_\_\_\_

- i. Assist Village and Owner's Representative in monitoring, recording, and administering construction activities.
- ii. Provide all necessary personnel, resources, and sub-consultants to assist the Village in administering construction of the project.
- iii. Construction administration and documentation to include but not limited to sub items (a)-(l) in Section 3(C)(iii) of this proposal.
- iv. Construction Inspection Services and/or Resident Engineer as listed in sub items (a)-(e) in Section 3(C)(iv) of this proposal.

Total Proposed Architectural Fee (Items 1 – 3)      \$ \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name and Title