

Wednesday, November 6, 2024

6:30 PM

McFarland Municipal Center
5915 Milwaukee St, McFarland
Community Room

AGENDA

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

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

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81165360391>

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

Webinar ID:811 6536 0391

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

1. CALL TO ORDER, ROLL CALL.

2. PUBLIC APPEARANCES.

- a. This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@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.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the October 1, 2024, Parks & Recreation Committee meeting.

4. BUSINESS.

- a. Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Brandt Park shelter renovation.
- b. Discussion regarding Community Park Phase 2 design.
- c. Update regarding park projects.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday, December 3, 2024, at 6:30 p.m.

6. ADJOURNMENT.

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

VILLAGE OF MCFARLAND
Parks and Recreation Committee Minutes

Tuesday, October 1, 2024 - 6:30 PM

1. CALL TO ORDER, ROLL CALL.

Trustee Fessler called the regular meeting of the Parks and Recreation Committee to order at 6:30 PM in the Community Room of the Municipal Center. This meeting was also held via Zoom webinar.

Members present: Trustee Fessler, Trustee Leamy, Anita Iwanski (arrived at 6:33 pm), Tanya Lancaster, Jessica Tokar, Lori Wisnicky

Members not present: Sarah Kuba

Staff Present: Public Works Director Lee Igl, Parks Superintendent Sayer Larson, Community & Economic Development Director Andrew Bremer, Associate Planner Kong Thao, Assistant to the Public Works Director Aimee Irwin, and Parkitecture staff Blake Theisen.

2. PUBLIC APPEARANCES.

- a. *This is an opportunity for members of the public to address the Parks and Recreation Committee for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Committee about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Committee should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Committee for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to public.works@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.

3. APPROVAL OF MINUTES.

- a. *Motion to approve the minutes of the September 3, 2024, Parks & Recreation Committee meeting.*

Motion by Trustee Leamy, seconded by Trustee Fessler, to approve the minutes of the September 3, 2024, Parks & Recreation Committee meeting. Motion carries 4 - 0 - 2, with Tokar and Lancaster abstaining.

4. BUSINESS.

- a. *Discussion and action to make a recommendation to the Village Board regarding the design for Brandt Park shelter renovation and authorize the project for bid.*

Igl provided an introduction to the Brandt Park shelter renovation project and stated that

it is a strategic goal of the Village Board to look at the feasibility of gender-neutral restrooms for all shelters. Theisen reviewed the design plans for the project, including the base bid for renovation of the existing restrooms and the alternate bid for the creation of a gender-neutral restroom. Theisen explained that the sanitary lateral location is not confidently known. Therefore, it will need to be televised either before or during the project for connection of the gender-neutral restroom. Igl responded that the lateral will be televised prior to the project. Igl added, as part of the project, the internet would need to be added for security door locks and cameras.

- Trustee Fessler asked if it was evaluated to change the existing restrooms to a gender-neutral restroom. Theisen explained that the existing restrooms could be converted, but it would reduce the capacity.
- Trustee Fessler commented about the need to go around the shelter in order to utilize the proposed gender-neutral restroom. Theisen explained that the position faces the park and playground area.
- Trustee Fessler asked if the storage room or utility room were evaluated for the gender-neutral restroom. Theisen & Larson explained that both areas are very full of equipment.
- Trustee Fessler asked if the gender-neutral restroom would be ADA accessible. Theisen stated the restroom would meet ADA requirements.
- Lancaster asked if any additional drinking fountains were to be added as part of the project. Theisen explained that only replacement of the current drinking fountains is planned.

Motion by Trustee Fessler, seconded by Trustee Leamy, to recommend approval to the Village Board regarding the design for Brandt Park shelter renovation and authorize the project for bid. Motion carries 6 - 0 - 0.

b. Discussion regarding updates to the Village's Comprehensive Outdoor and Recreational Plan.

Thao provided an overview of the latest draft CORP maps.

- Committee members discussed the draft maps presented
- Lancaster asked what the likelihood would be of acquiring the property included on the future plans map in the next five years. Bremer responded that details about the likelihood of acquiring the identified areas are unknown.
- Trustee Fessler asked about coordination with the county to update Babcock playground. Bremer responded that coordination or providing recommendations could occur to help fill the gaps identified in the village's CORP.
- Lancaster asked if the survey results representing areas that are lacking amenities could be represented on a map. Thao stated that this information could be included in the text of the plan. Bremer responded that this information could be analyzed further.

Thao explained the next steps include a review of the draft CORP at the November committee meeting and then a public information meeting to be scheduled following the

initial draft review.

5. SCHEDULE NEXT MEETING DATE.

a. Wednesday, November 6, 2024, at 6:30 p.m.

6. ADJOURNMENT.

Motion by Trustee Leamy, seconded by Iwanski, to adjourn at 7:33 pm.

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

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, November 6, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director, Sayer Larson, Parks Superintendent

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Brandt Park shelter renovation.

PREVIOUS ACTION:

The Parks & Recreation Committee recommended approval of a proposal by Parkitecture for design services for the Brandt Park Restroom remodel in the amount of \$8,820 at their June 4, 2024, meeting.

The Village Board approved the proposal by Parkitecture at their June 10, 2024, meeting.

The Parks & Recreation Committee recommended approval to the Village Board of the design for Brant Park shelter renovation and authorized the project for bid at their October 1, 2024, meeting.

The Village Board approved the design and authorized the project for bid at their October 8, 2024, meeting.

ISSUE SUMMARY:

Parkitecture presented the final design plans for the installation of a gender-neutral restroom and upgrade to the current restrooms at Brandt Park shelter at the committee's October 1st meeting. Looking at the feasibility of gender-neutral restrooms for all shelters is one of the strategic goals of the 2024–2025 Village Board.

The design of the restroom uses space in the concession area of the current shelter, as this is the most convenient and cost-effective location to make a connection to the sanitary sewer. The restroom would be a 52 square foot, single stall unit with a baby changing station. Construction is planned for the fall / winter of 2024 with completion anticipated before the spring opening of the shelter in 2025.

Enclosed are the approved design plans by Parkitecture, a quote from Hoyos to add internet to the shelter, and a quote from Boltronics for the installation of cameras.

The bid opening occurred on Tuesday, October 29th. Four bids were received. Enclosed is the bid tabulation results along with Parkitecture's recommendation for the award of contract.

FINANCIAL/BUDGET IMPACT:



The 2024 budget includes funds from the CIP for Brand Park Development in the amount of \$185,000.

Revenues:

Capital Improvement Plan 2024	\$185,000
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Expenditures:

Design	\$ 8,820
Low Base Bid - Iconica	\$49,950
Alternate Bid	\$41,668
Hoyos internet connection	\$ 3,000
Boldtronics cameras, locks	\$18,000
Contingency (15%)	\$18,215
Rounding	\$ 97
Total	\$139,750

VILLAGE PLAN REFERENCE:

[2024 to 2028 Capital Improvement Plan](#)

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended Motion:

Motion, second to recommend to the Village Board the award of contract to Iconica of Madison for the Brandt Park shelter renovation for the base bid and alternate bid in the amount of \$91,618 with additional expenses for design & construction administration, contingency, internet connection, and updated locks for a total project cost of \$139,750.

ATTACHMENTS:

1. 24_1029 Brandt Park Bid Tab
2. 24_1029 Brandt Park Recommendation
3. 24_0925 BRANDT PARK BID PLANS
4. Brandt base bid estimate
5. Brandt alt bid estimate
6. Quote_3569_from_Hoyos_Consulting_LLC (1)
7. Brandt Park camera BOLDTRONICS

Brandt Park Restroom Remodel (#9336708)
Owner: Village of McFarland
Solicitor: Parkitecture + Planning
10/29/2024 10:00 AM CDT

Section Title	Line Item	Item Description	UofM	Quantity	Engineer Estimate		Iconica		Joe Daniels Construction Co., Inc.		Harmony Construction Mgmt.		McKee Associates Inc	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
General	1	Restroom Interior Remodel	LS	1	\$53,500.00	\$53,500.00	\$43,550.00	\$43,550.00	\$63,379.00	\$63,379.00	\$90,535.00	\$90,535.00	\$81,000.00	\$81,000.00
	2	Concession Kitchen Remodel	LS	1	\$8,532.50	\$8,532.50	\$6,400.00	\$6,400.00	\$8,775.00	\$8,775.00	\$6,500.00	\$6,500.00	\$28,000.00	\$28,000.00
Base Bid Total:						\$62,032.50		\$49,950.00		\$72,154.00		\$97,035.00		\$109,000.00
Alternates Mandatory														
A1		Family Restroom Construciton	LS	1	\$33,770.00	\$33,770.00	\$37,568.00	\$37,568.00	\$60,727.00	\$60,727.00	\$64,971.00	\$64,971.00	\$68,400.00	\$68,400.00
A2		Sanitary Lateral Connection	LS	1	\$4,500.00	\$4,500.00	\$3,100.00	\$3,100.00	\$8,213.00	\$8,213.00	\$10,500.00	\$10,500.00	\$12,700.00	\$12,700.00
A3		Restoration	LS	1	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00	\$6,169.00	\$6,169.00	\$6,500.00	\$6,500.00	\$800.00	\$800.00
Alternate Bid Total						\$39,470.00		\$41,668.00		\$75,109.00		\$81,971.00		\$81,900.00
Base plus Alt Total						\$101,502.50		\$91,618.00		\$147,263.00		\$179,006.00		\$190,900.00

**Brandt Park Restroom Remodel
Recommendation of Bid Results**

October 29, 2024

Lee Igl
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558



Dear Lee:

This memo is in reference to the bid opening for the Brandt Park Restroom Remodel that took place Tuesday October 29, 2024, at 10:30 AM.

We have reviewed the four bids received and found all to be complete. Bids ranged from \$91,618 to \$190,900 (base bid plus alternate bid) and were received from Iconica, Joe Daniels Construction, Harmony Construction Management, and McKee Associates. Iconica submitted the low bid of \$91,618 (base plus alternate). We have recent working project experience with them, confidence in their abilities to perform the project scope, and we have verified the scope of work and assumptions with them via in person discussion.

Our opinion of probable cost for the base bid project was \$62,032 and alternate bid was \$39,470 for a total of \$101,502.50. The pricing submitted is very close to our estimates (approximately \$10,000 lower) and appear to be reasonable for current industry standards. The Village has allocated \$180,000 for this project which will allow for the potential of additional plumbing repairs to be added to the scope as needed.

After reviewing the bid and discussions with the contractor, it is our opinion that the Village should accept the Iconica bid for both the base and alternate bid as received.

Please contact me if you have any questions.

Sincerely,



Blake Theisen, PLA, ASLA
Principal

Parkitecture + Planning
901 Deming Way, Suite 201
Madison, WI 53717

E blake@parkitecture.org
P 608.886.6808

BRANDT PARK RESTROOM REMODEL

BIDDING

September 26, 2024

CODE SUMMARY

CODES:

- SPS 362-366 WISCONSIN COMMERCIAL BUILDING CODE W/ 2015 ICC INTERNATIONAL BUILDING CODE ADOPTION
- ICC A117.1-09 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"

BUILDING DESCRIPTION

UNHEATED SEASONAL BUILDING FOR RSTROOM AND CONCESSIONS USE SERVING BRANDT PARK. EXTERIOR WALLS CONSTRUCTED OF BNCH SPLIT FACED CONCRETE MASONRY. ROOF CONSTRUCTED WITH RWOOD PRE-ENGINEERED TRUSSES, ASPHALT SHINGLES, AND PRE-FINISHED METAL CEILING PANELS.

BUILDING DATA

FLOOR LEVEL	FLOOR AREA
FIRST FLOOR:	3,756 SF

STORIES:

1

BUILDING HEIGHT:

18'-0" (TOTAL ROOF HEIGHT)

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3):

USE CATEGORY	AREA
A2 - ASSEMBLY:	3,759 SF

CONSTRUCTION TYPE:

TYPE VB - NON - SPRINKLED

BUILDING HEIGHT & AREA (CHAPTER 5):

ALLOWABLE HEIGHT:	40 FT	(TABLE 504.3)
ALLOWABLE # OF STORIES:	1-STORY	(TABLE 504.4)
ALLOWABLE BUILDING AREA (A):	6,000 SF	("NS" - TABLE 506.2)

OCCUPANCY SEPARATIONS (TABLE 508.4)

OCCUPANCY SEPERATION: NONE REQUIRED

CONSTRUCTION RATINGS (CHAPTER 6, TABLE 601):

PRIMARY STRUCTURAL FRAME:	0 HR
INTERIOR BEARING WALLS:	0 HR
EXTERIOR BEARING WALLS:	0 HR
FLOOR CONSTRUCTION:	0 HR
ROOF CONSTRUCTION:	0 HR

FIRE SEPARATION DISTANCE (CHAPTER 6, TABLE 602):

X ≤ 5 FT:	1 HR
5 FT ≤ X ≤ 10 FT	1 HR
10 FT ≤ X ≤ 30 FT	0 HR
X ≥ 30 FT	0 HR

STRUCTURAL COMPONENT FIRE PROTECTION (CHAPTER 7, SECTION 704):

COLUMNS:	0 HR
BEAMS:	0 HR

FIRE PROTECTION (CHAPTER 9):

FIRE PROTECTION SYSTEM REQUIRED:	NO
FIRE ALARM SYSTEM REQUIRED:	NO (SECTION 907.2.1)

FIRE EXTINGUISHERS REQ'D:

YES, 1 TOTAL

HAZARD LEVEL:

LOW

EXTINGUISHER RATING:

2-A

MAX TRAVEL DISTANCE:

75 FEET

OCCUPANT LOAD (CHAPTER 10, TABLE 602):

ASSEMBLY:	1 PER 15 SF NET
CONCESSIONS:	1 PER 200 SF GROSS
STORAGE/MECHANICAL:	1 PER 300 SF GROSS
RESTROOMS:	ACTUAL USE

INDOOR OCCUPANTS:

145 OCCUPANTS

OUTDOOR OCCUPANTS:

117 OCCUPANTS

TOTAL OCCUPANTS =

162 OCCUPANTS

EGRESS (CHAPTER 10):

EXITS REQUIRED (TABLE 1006.2.1)

GROUND FLOOR SPACES:

1 REQ'D (< 49 OCCUPANTS)
< 75 FT TRAVEL DISTANCE

EXIT MINIMUM WIDTH:

0.2 INCHES PER OCCUPANT (1005.3.2)

ACCESSIBILITY

ALL PUBLIC SPACES TO BE ACCESSIBLE & SHALL COMPLY WITH ANSI 117.1

PLUMBING FIXTURES REQUIRED (PER IAC 641, CHAPTER 15)

PATRON LOAD:	29
WATER CLOSETS:	1 PER 75 MALE & FEMALE
LAVATORIES:	1 PER 200 MALE & FEMALE
SHOWERS:	NOT REQUIRED
URINALS:	1 URINAL = 1/2 WATER CLOSET
DRINKING FOUNTAIN	1 PER 500
SERVICE SINK	1 REQUIRED

EX1

WALL MOUNTED EXIT SIGN

EX2

WALL MOUNTED 'BUGEYE' EMERGENCY LIGHT

FEC

FIRE EXSTINGUISHER & CABINET

1
T001
CODE PLAN
1/8" = 1'-0"

PROJECT LOCATION
4601 Sigglekow Road
McFarland, WI 53589

PROJECT SITE
EXISTING RESTROOM
SHELTER

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
T001	COVER SHEET
C100	SITE PLAN
AD100	EXISTING FLOOR PLAN
A002	NOTES & ABBREVIATIONS
A100	FLOOR PLAN
A101	ENLARGED RESTROOM PLAN
A200	ALTERNATE #1 - CONCESSIONS ROOM ELEVATIONS
A201	ALTERNATE #1 - RESTROOM PLAN & ELEVATION
A500	SCHEDULES

9/25/2024

ONE DESIGN & ENGINEERING

Est. 2020

202 Ash St, Cambridge, WI 53525 ♦ 608.577.0443 ♦ www.onedne.com

BRANDT PARK RESTROOM REMODEL

4601 Sigglekow Rd
McFarland, WI 53558

Sheet Title
COVER SHEET

Project Name:

Revisions:

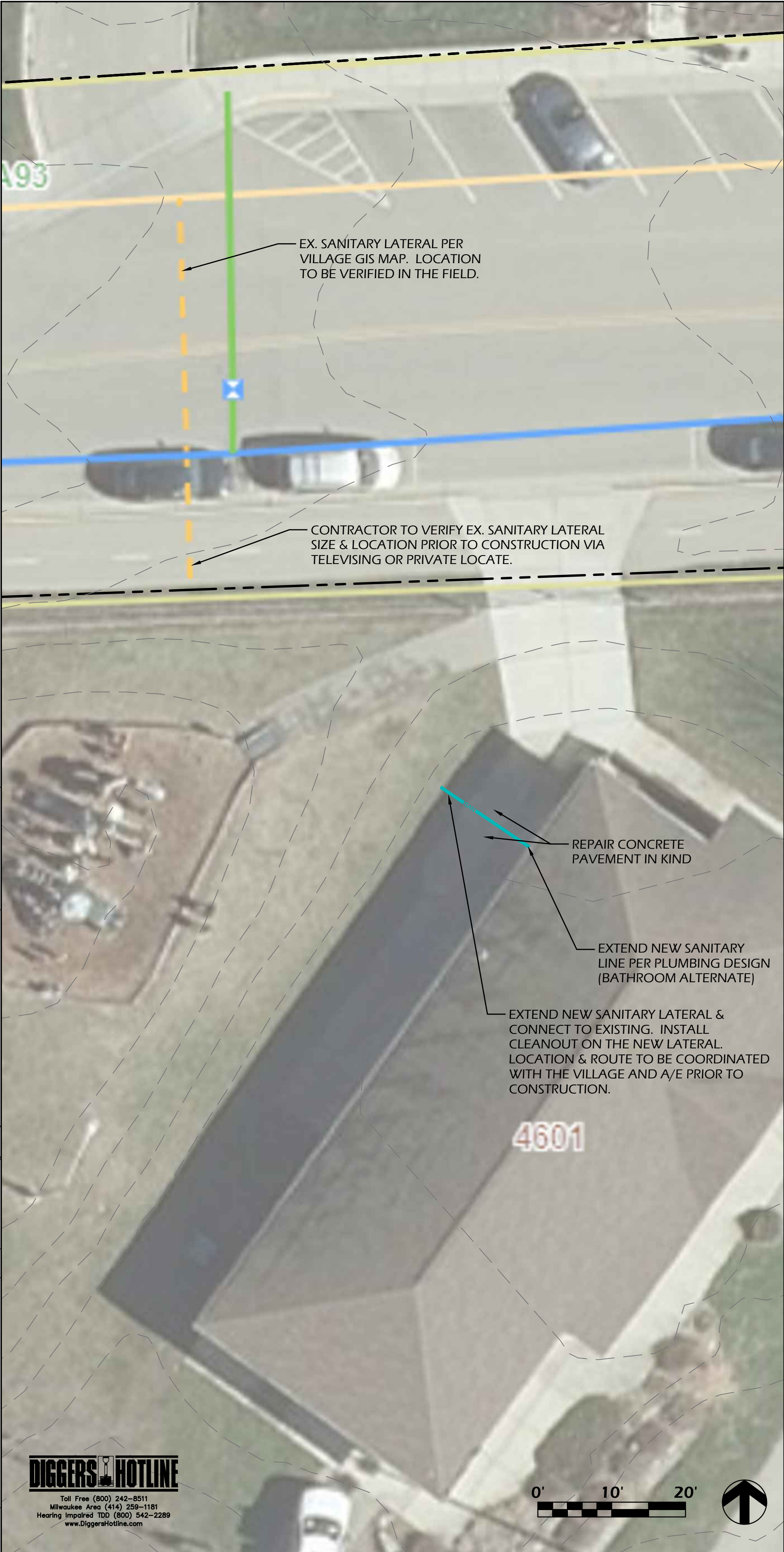
Project #: 24.028
Issued for: Bidding
Date: 9/26/2024

Sheet Number

T001

Page 10 of 27

File: P:\24.028 McFarland Brandt Park Shelter\CAD\Brandt Park.dwg Layout: C100 User: katie Plotted: Sep 25, 2024 -- 11:36pm



SITE LAYOUT NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN. WRITTEN DIMENSIONS SUPERSEDE ANY SCALED DIMENSIONS.
3. PROPOSED GRADE AND LEVEL SHALL BE PERIODICALLY REVIEWED IN THE FIELD BY THE OWNER OR A/E.
4. ALL CONCRETE POURS SHALL BE DOWELED TOGETHER UNLESS OTHERWISE APPROVED BY THE A/E.
5. ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED WITH 4" MINIMUM TOPSOIL DEPTH, SEEDED, AND CRIMP MULCHED. THIS SHALL INCLUDE ANY AREAS OUTSIDE OF THE PROJECT LIMITS THAT ARE DISTURBED BY CONTRACTOR ACTIVITY.

RESTORATION MIXES

SEED MIXES			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	
LAWN RESTORATION	WISDOT MIX #40	3.0	
ANNUAL SEED MIX ADDITIVE (USE ONE TYPE)			
DESIGNATION	SEED MIX	RATE (LBS/1000 SF)	USAGE DATES
ANNUAL SEEDING		2.0	GROWING SEASON
COOL WEATHER COVER CROP	OATS	2.0	AFTER SEPTEMBER 15
DORMANT COVER CROP	WINTER WHEAT	2.0	AFTER OCTOBER 15
ADDITIONAL ADDITIVES			
DESIGNATION	TYPE	RATE (LBS/1000 SF)	USAGE DATES
MULCH	STRAW MULCH	PER MANUFACTURER	ALL SEASONS
FERTILIZER	PER SOIL TEST	2.0	ALL SEASONS
SOIL STABILIZER	POLYACRYLAMIDE	PER MANUFACTURER	AFTER NOVEMBER 15

UTILITY NOTES:

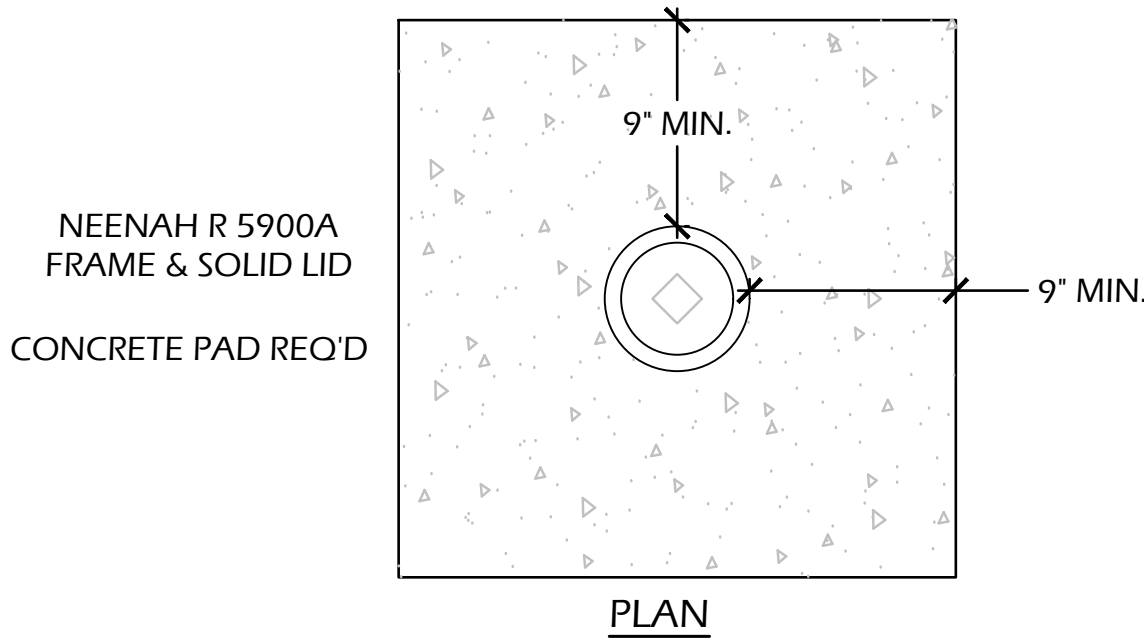
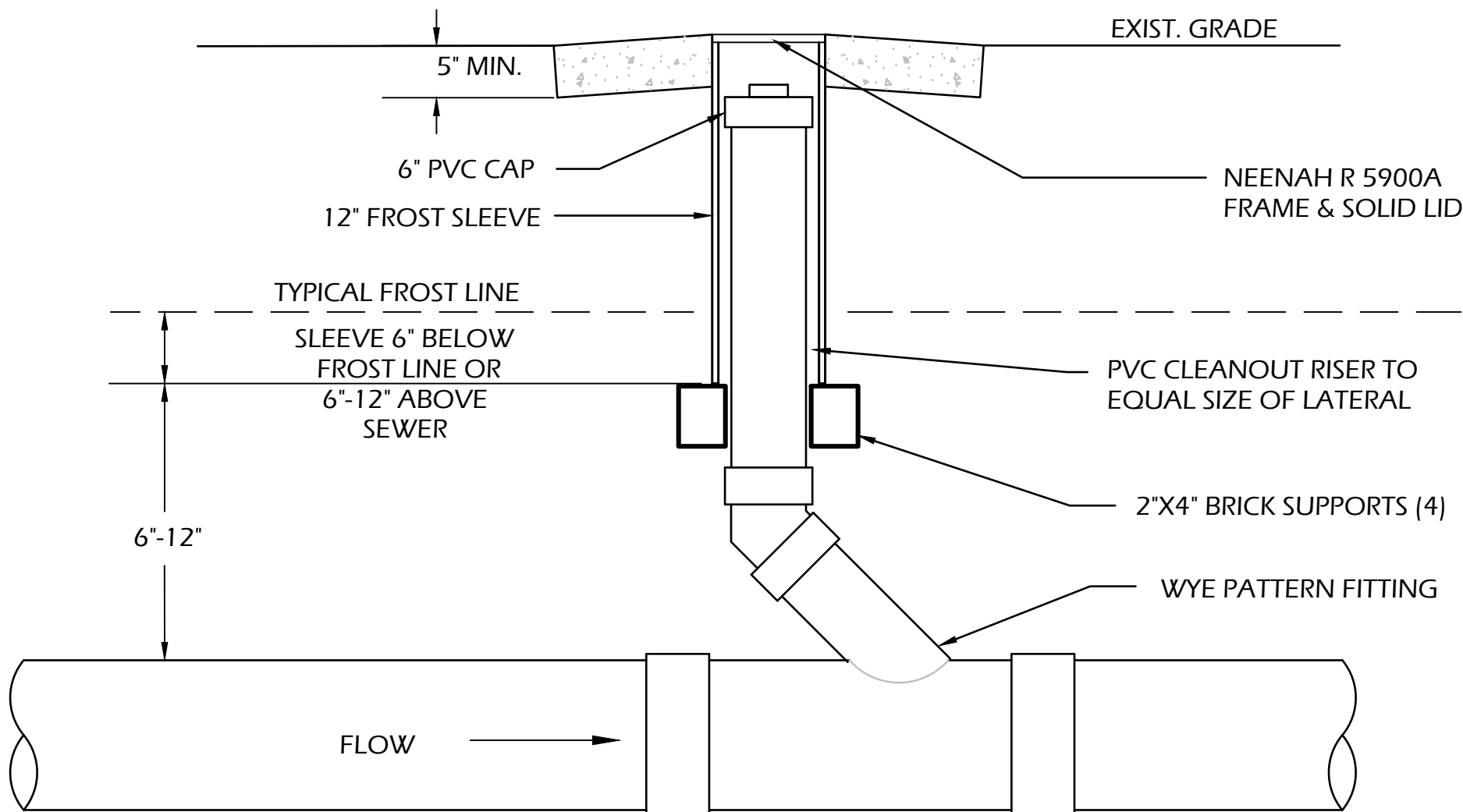
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE A MINIMUM OF 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- STANDARD SPECIFICATIONS: PERFORM ALL WORK IN ACCORDANCE WITH THE PROVISIONS OF:
 - "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" (WSWS) LATEST EDITION
 - STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (WISDOT) LATEST EDITION
- ALL UTILITIES SHALL BE INSTALLED WITH TRACER WIRE.
- ALL SANITARY SEWER AND WATER TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.

SANITARY SEWER & LATERALS:

- SANITARY SEWER AND FITTINGS SHALL BE SDR-26 OR SDR-35 PVC MEETING ASTM D 3034 STANDARDS.
- 2" INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH WATER MAINS OR LATERALS WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.
- INSTALL TRACER WIRE OVER THE TOP OF ALL SANITARY SEWER AND LATERALS, #12-GAUGE THWN SOLID COPPER w/GREEN COATING.

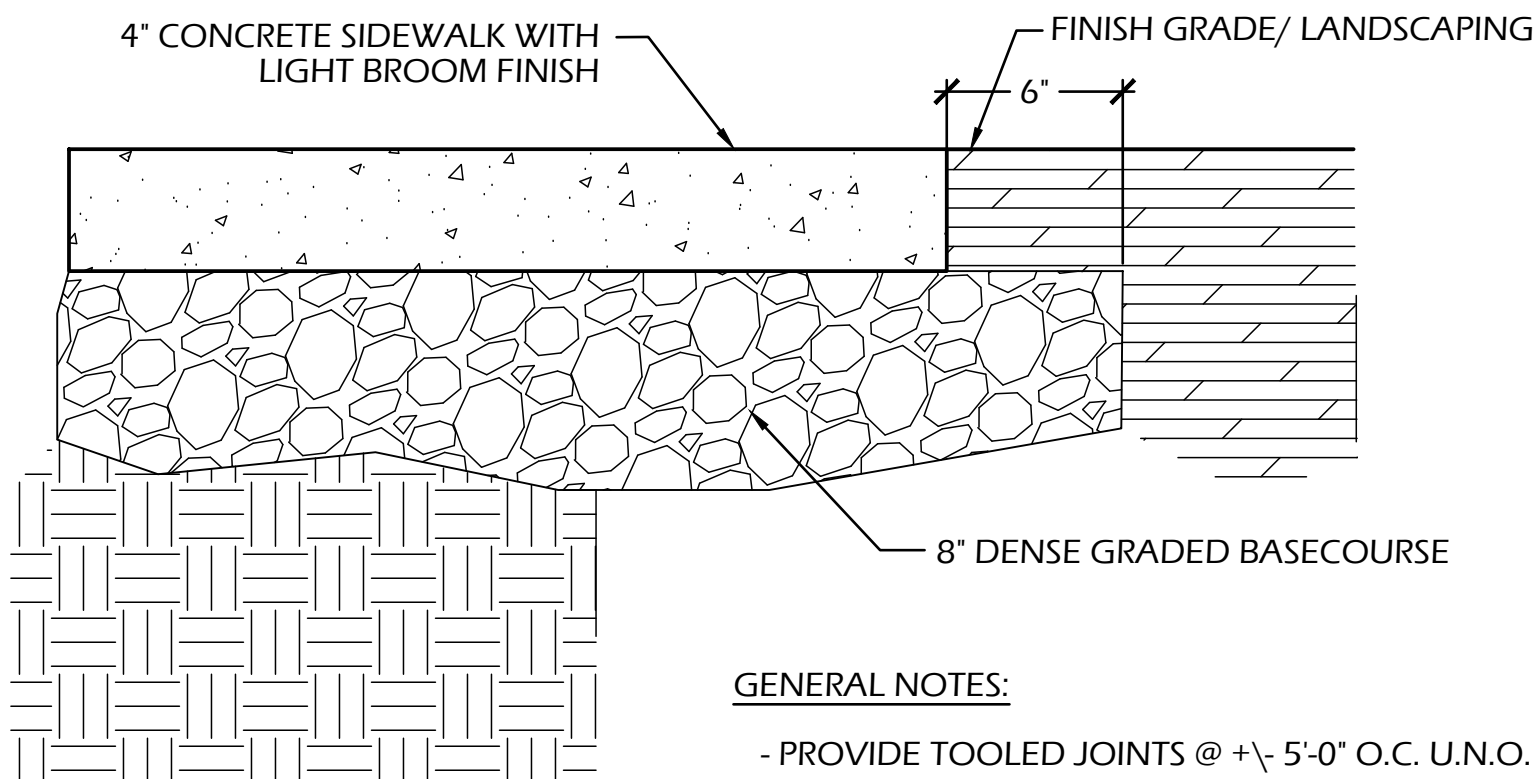
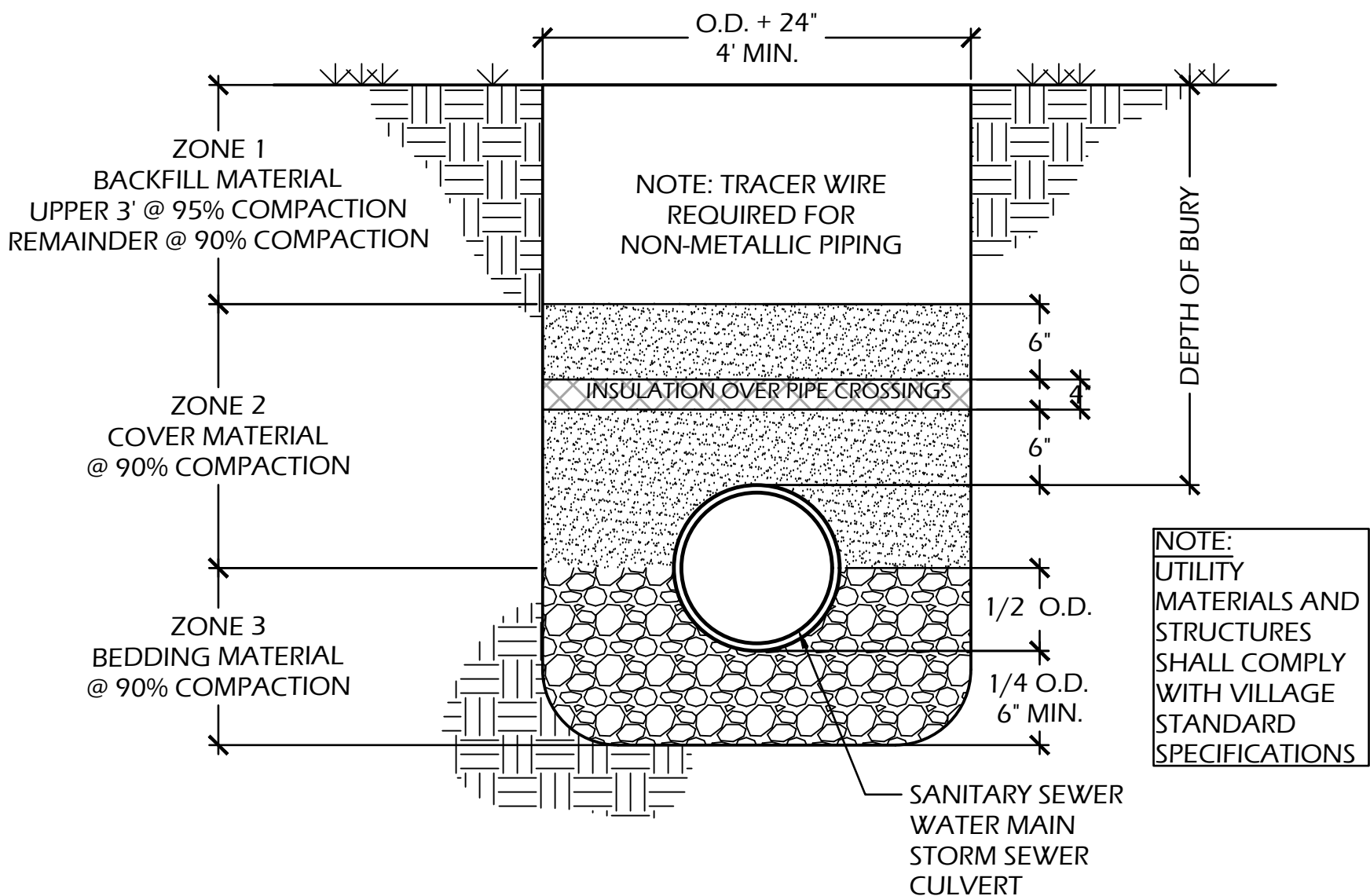
WATER MAIN & LATERALS:

- WATER PIPE 4" DIAMETER OR LARGER SHALL BE PVC AWWA, C900 OR DUCTILE IRON AWWA C-151, CLASS52.
- WATER PIPE LESS THAN 4" DIAMETER SHALL BE HIGH DENSITY POLYETHYLENE AWWA C-901, SDR 11 OR TYPE "K" COPPER.
- 2" INSULATION MUST BE PROVIDED AT ANY CROSSINGS WITH STORM OR SANITARY SEWER WITH LESS THAN 24 INCHES OF VERTICAL SEPARATION.
- INSTALL TRACER WIRE OVER THE TOP OF ALL WATER PIPING, #12-GAUGE THWN SOLID COPPER w/BLUE COATING.
- WATER MAIN TO BE TESTED & APPROVED PER CITY OF JANESVILLE STANDARD SPECIFICATION 6.13.



3 SANITARY CLEANOUT

SCALE: NTS



1 CONCRETE PAVEMENT

SCALE: NTS

BRANDT PARK RESTROOM REMODEL

4601 Siggeikow Rd
McFarland, WI 53558

Project Name:

Revisions:

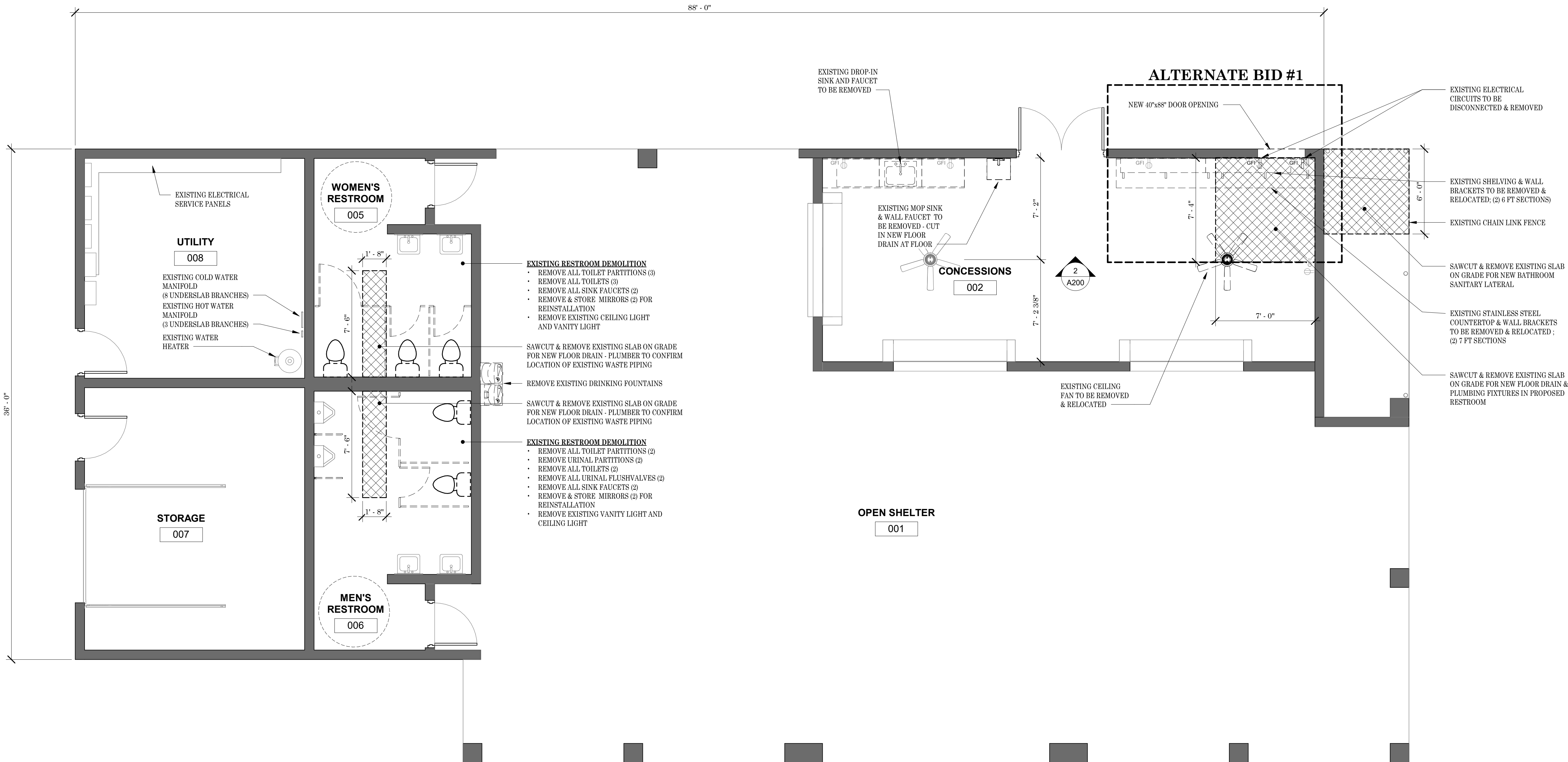
Project #: 24.028
Issued For: Bidding
Date: 9/26/2024

Sheet Number

C100

**PARKITECTURE
+ PLANNING**
901 Deming Way, Suite 201
Madison, WI 53717
608.203.8203
Parkitecture

SITE PLAN

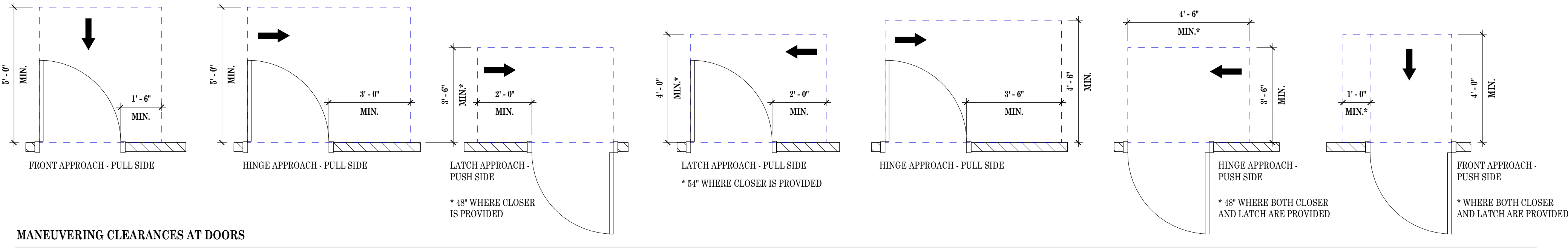


1
AD100
EXISTING FLOOR PLAN
1/4" = 1'-0"

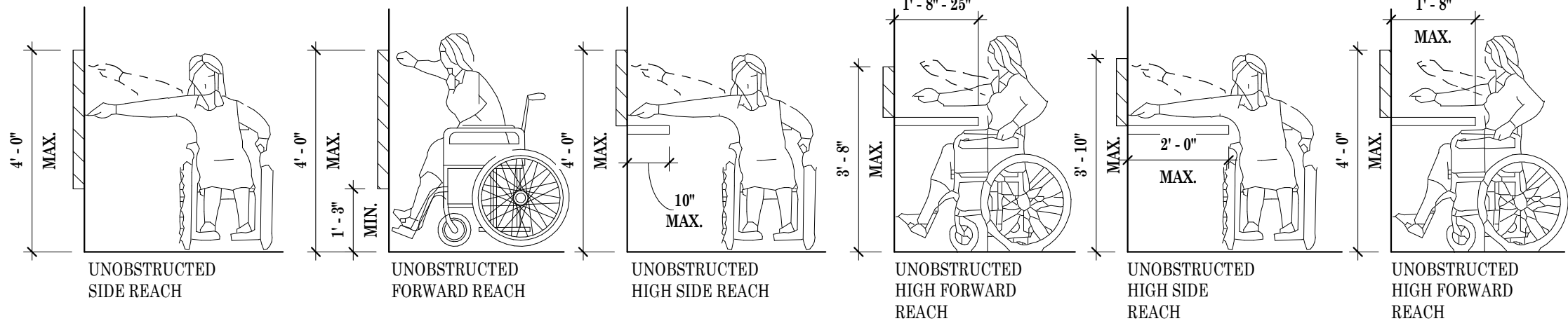
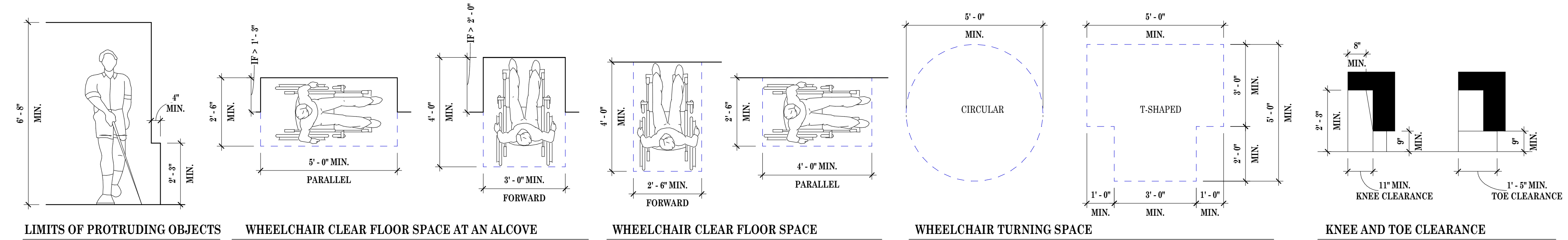


Revisions:	
Project #:	24.028
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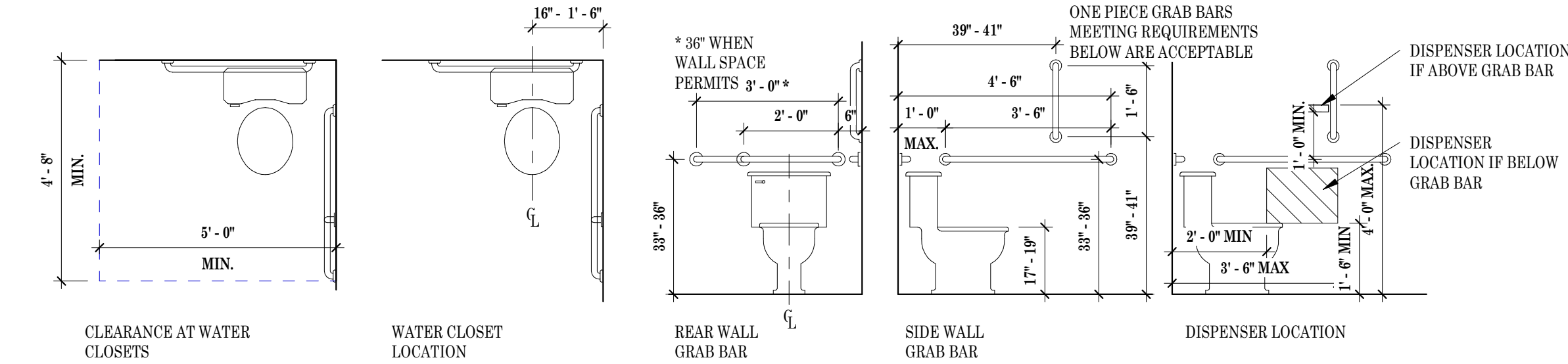
ADA CLEARANCES



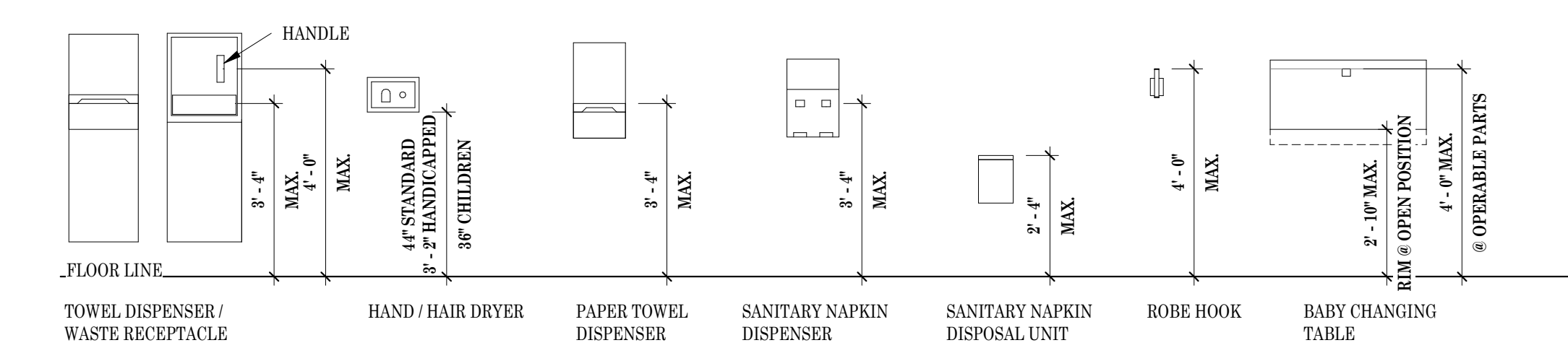
MANEUVERING CLEARANCES AT DOORS



WHEELCHAIR REACH RANGES

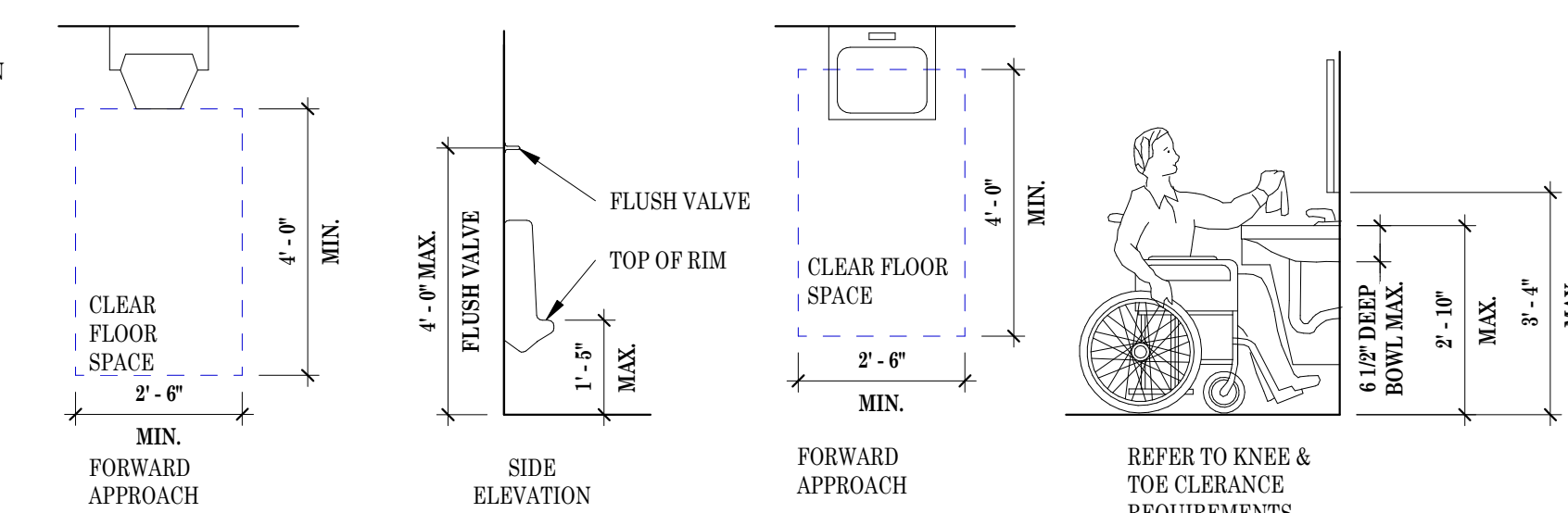


WATER CLOSETS

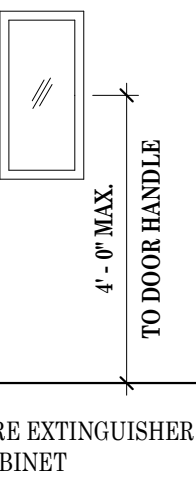


TOILET ACCESSORIES

WATER COOLERS

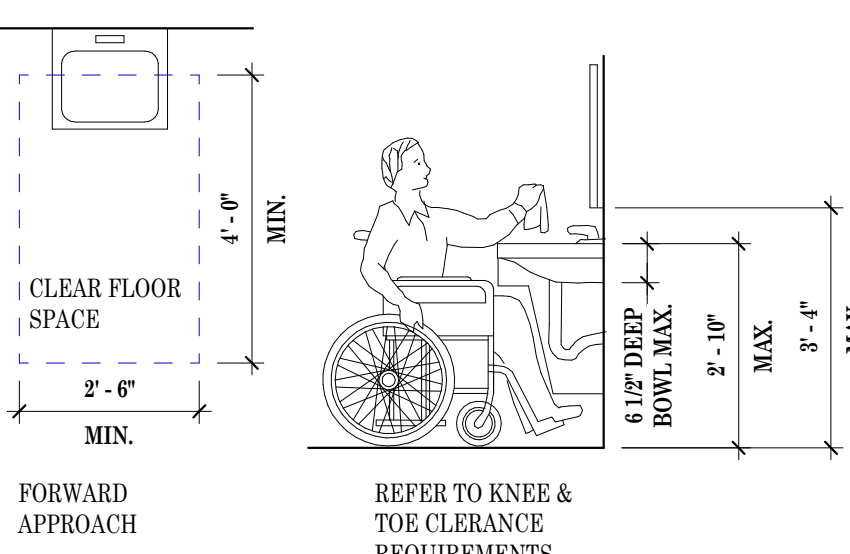


URINALS

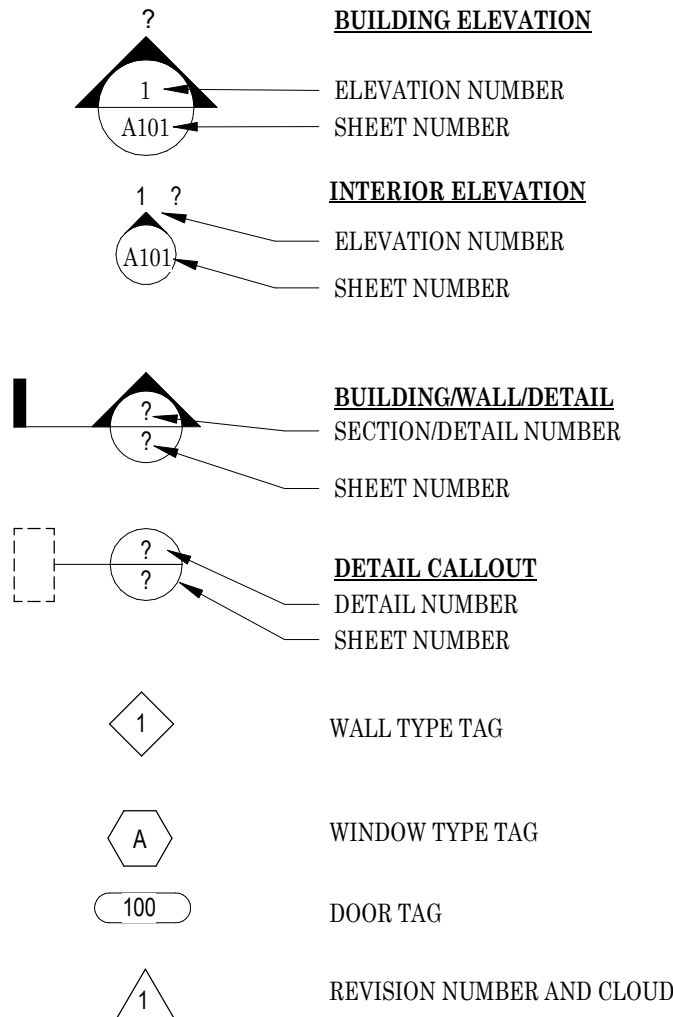


MISCELLANEOUS

LAVATORIES



SYMBOL / ANNOTATION LEGEND



ARCHITECTURAL GENERAL NOTES

GENERAL NOTES APPLY TO ALL SHEETS.

- ALL EXTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF FOUNDATION OR MASONRY STONE VENEER.
- ALL INTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF CMU.
- DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE TO ROUGH OPENING.
- HOLLOW METAL DOOR ROUGH OPENINGS ARE INDICATED DOOR WIDTH PLUS 2" FRAME EACH SIDE.

ABBREVIATIONS

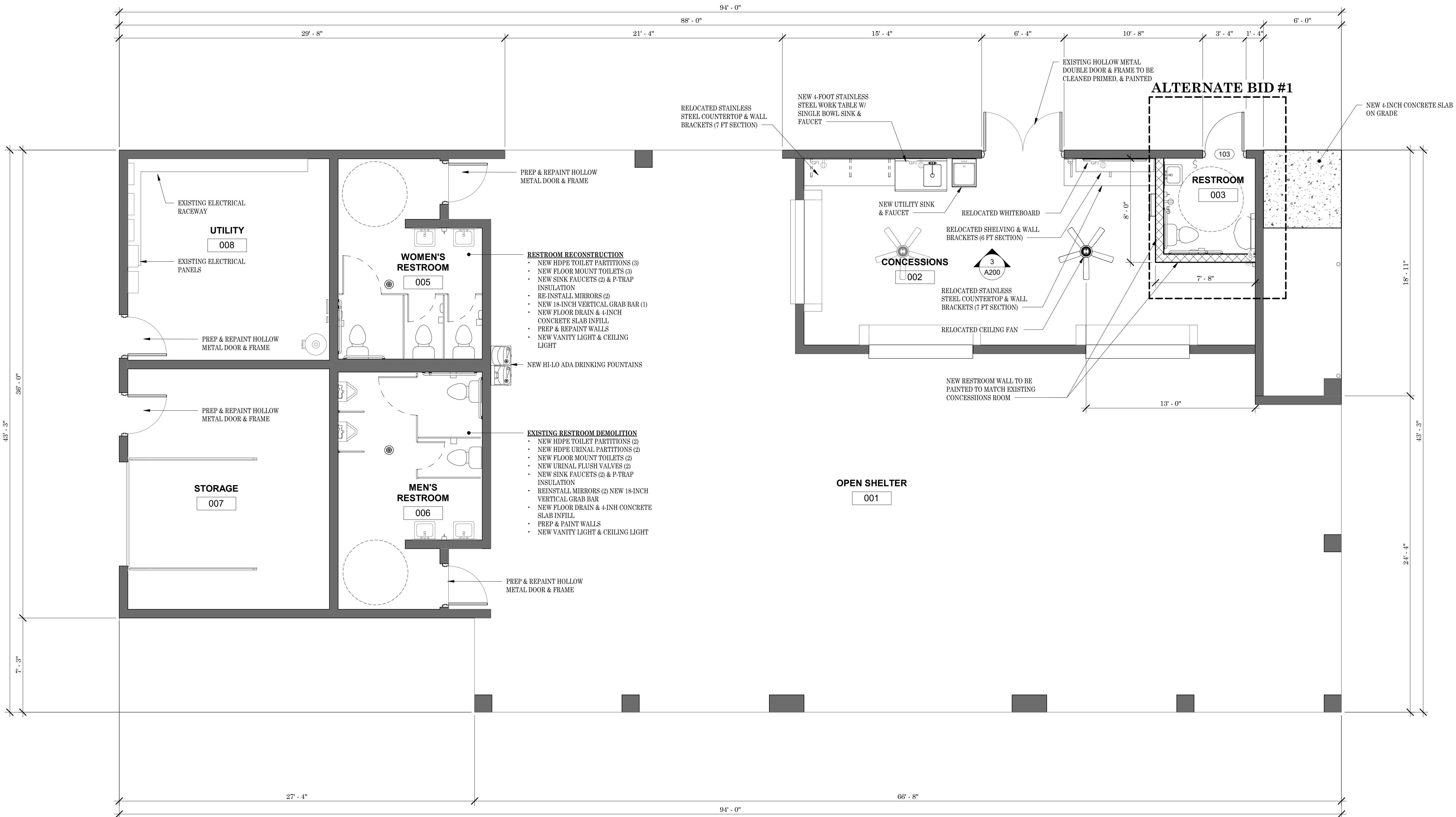
AB	ANCHOR BOLT	ID	INSIDE DIAMETER
ALT	ALTERNATE	I.F.	INSIDE FACE
ALUM	ALUMINUM	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECT OR ARCHITECTURAL	LLV	LONG LEG VERTICAL
		LP	LOW POINT
		LVL	LAMINATED VENEER LUMBER
BLDG	BUILDING		
BLK	BLOCK (CMU)		
BM	BEAM	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
BRG	BEARING		
CIP	CAST-IN-PLACE	N.I.C.	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NOM	NOMINAL
CL	CENTER LINE	N.T.S.	NOT TO SCALE
CJ	CONTROL JOINT		
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
COL	COLUMN	O.F.	OUTSIDE FACE
CONC	CONCRETE	OH	OVER HEAD
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PL	PLATE
DIM	DIMENSION	P/C	PRECAST
DN	DOWN	P/T	POST TENSIONED
DTL	DETAIL		
DWG	DRAWING	R	RADIUS
DWL	DOWEL	REQD	REQUIRED
EA	EACH	SCHED	SCHEDULE
EJ	EXPANSION JOINT	SIM	SIMILAR
EL	ELEVATION	SP(S)	SPACE OR SPACES
EQ	EQUAL	SPEC	SPECIFICATION
EW	EACH WAY	SQ	SQUARE
EXIST	EXISTING	SS	STAINLESS STEEL
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR		
FD	FLOOR DRAIN	TL	TOP OF LEDGE
FDN	FOUNDATION	TP	TOP OF TIE
FTG	FOOTING	TS	TOP OF SLAB
		TYP	TYPICAL
		TW	TOP OF WALL
		UNO	UNLESS NOTED OTHERWISE
GA	GAUGE		
GALV	GALVANIZED	VERT	VERTICAL
		VIF	VERIFY IN FIELD
HK	HOOK		
HORIZ	HORIZONTAL		
HP	HIGH POINT	W/	WITH
HSS	HOLLOW STRUCTURAL SECTION	W/O	WITHOUT
		WP	WORK POINT
HVAC	HEATING, VENTILATING & AIR CONDITIONING	WWF	WELDED WIRE FABRIC

Revisions:

Project #: 24.028
Issued for: Bidding
Date: 9/26/2024

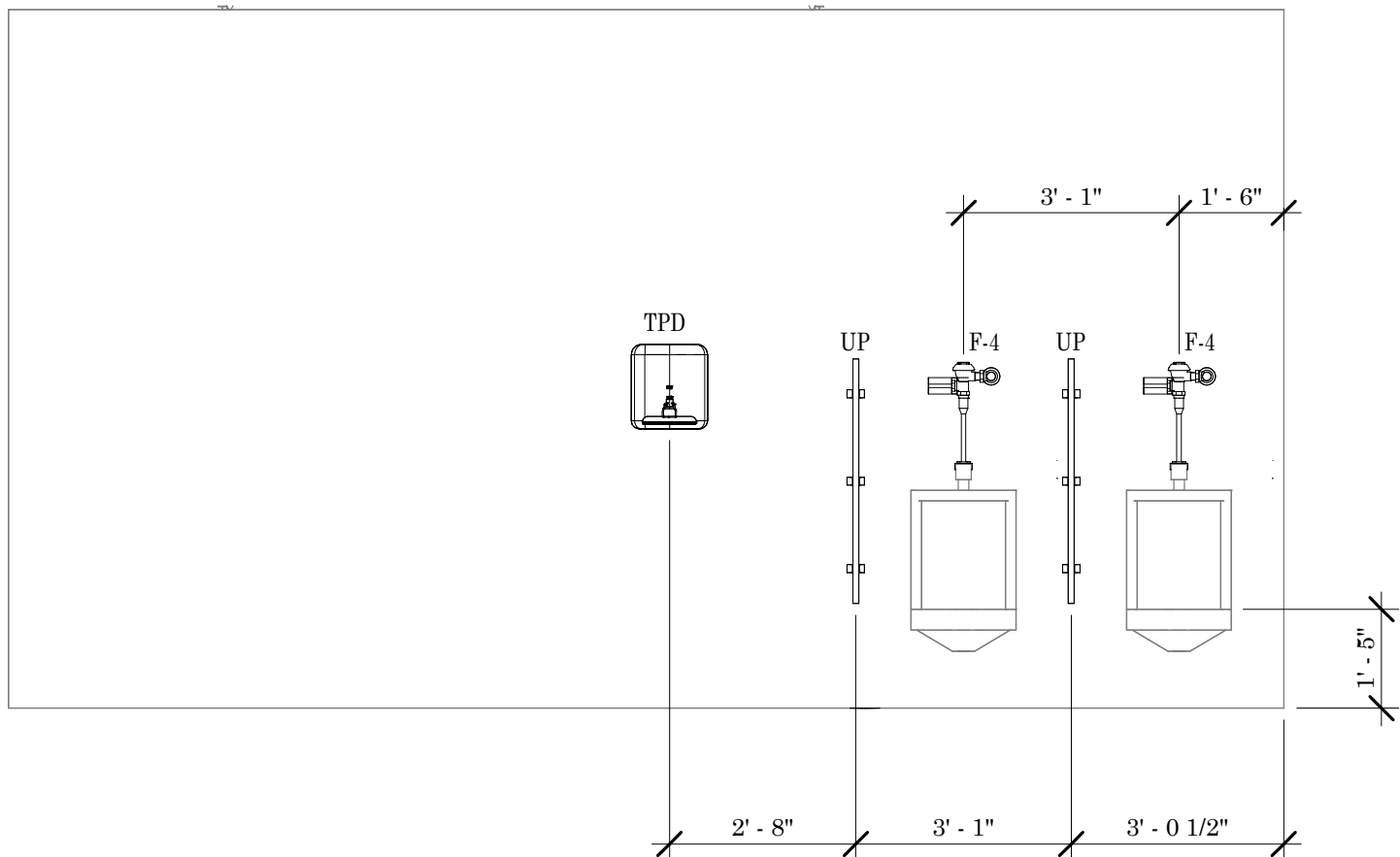
Sheet Number

A002

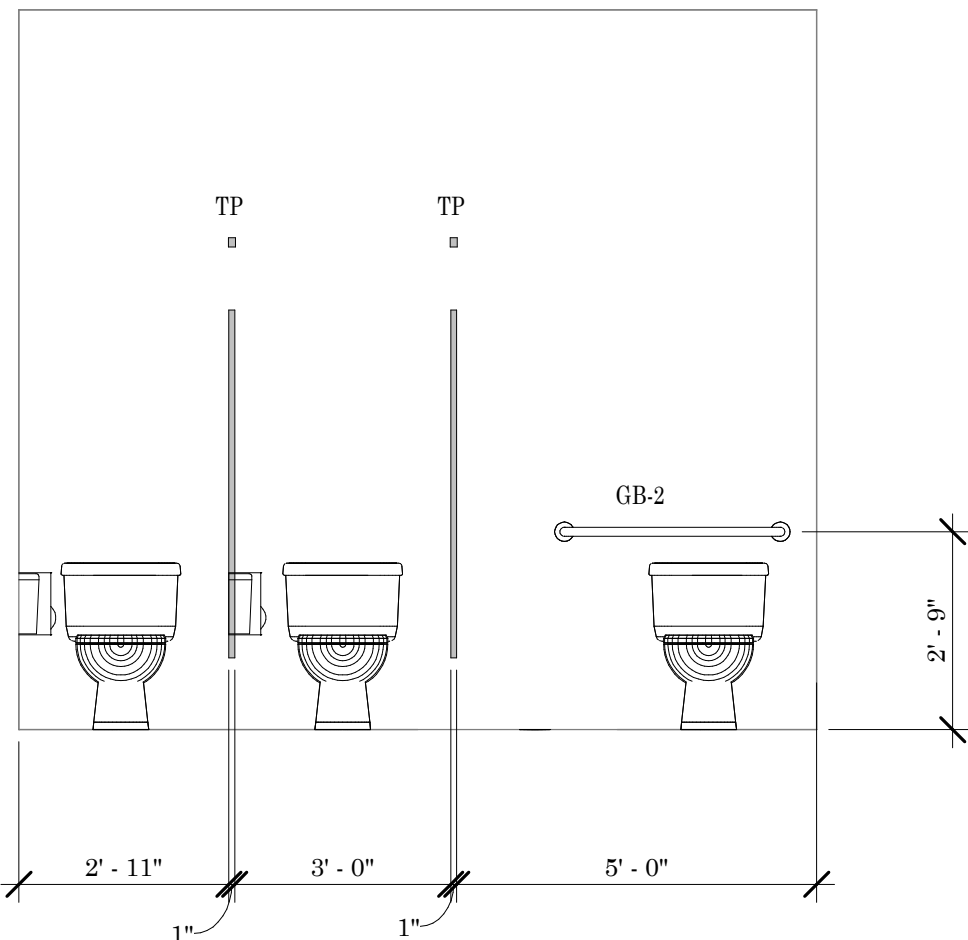


1
A100
PROPOSED FLOOR PLAN
1/4" = 1'-0"

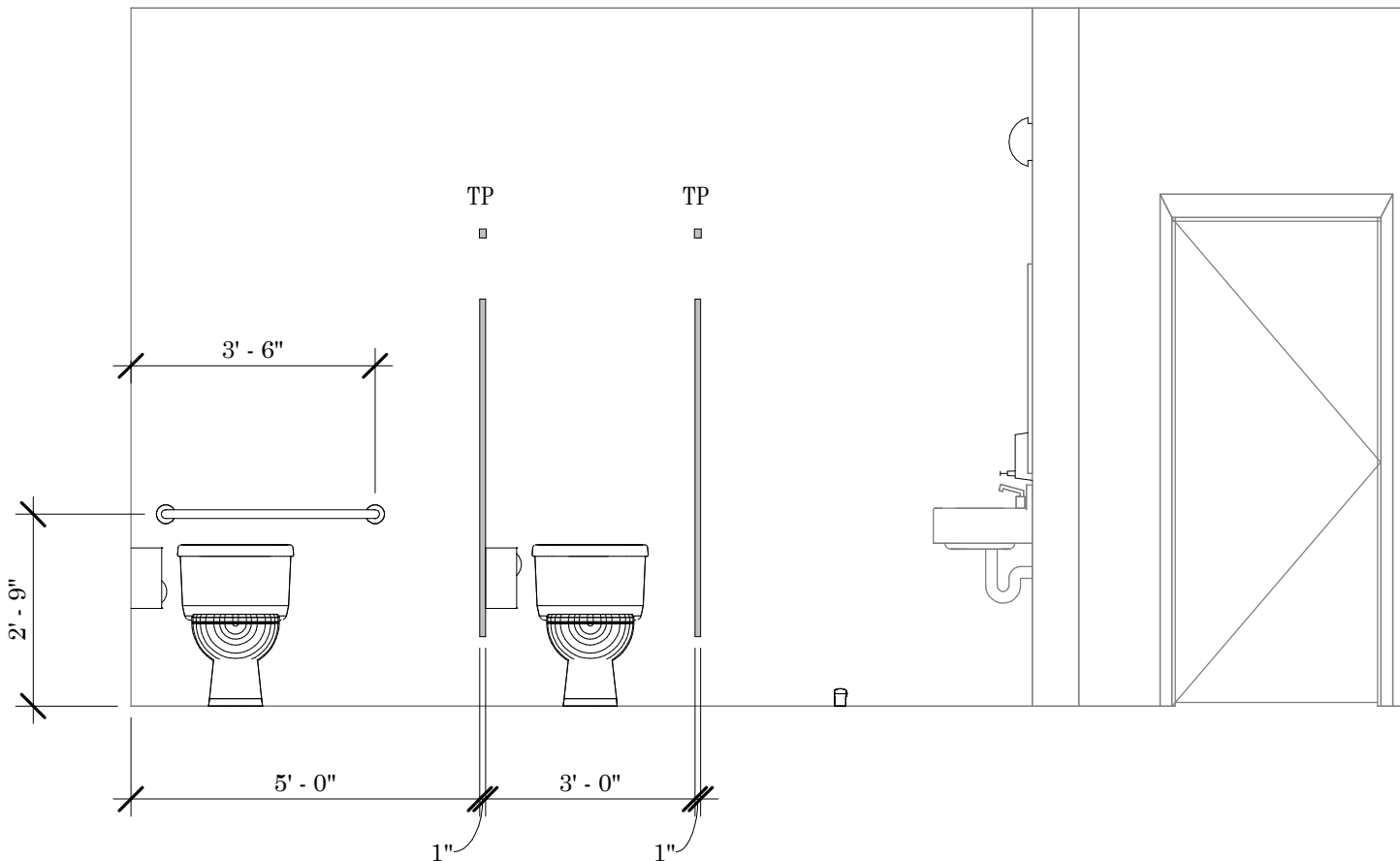




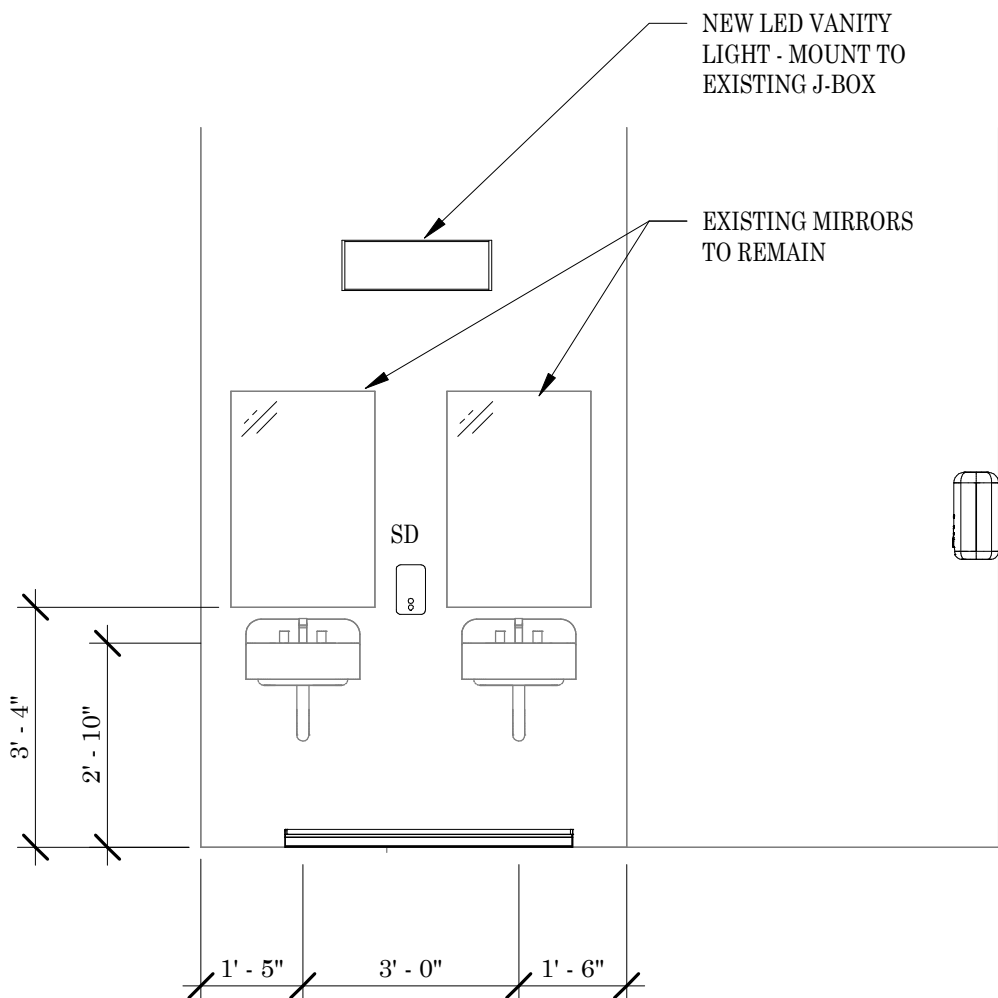
7
A101
MEN'S WEST WALL
3/8" = 1'-0"



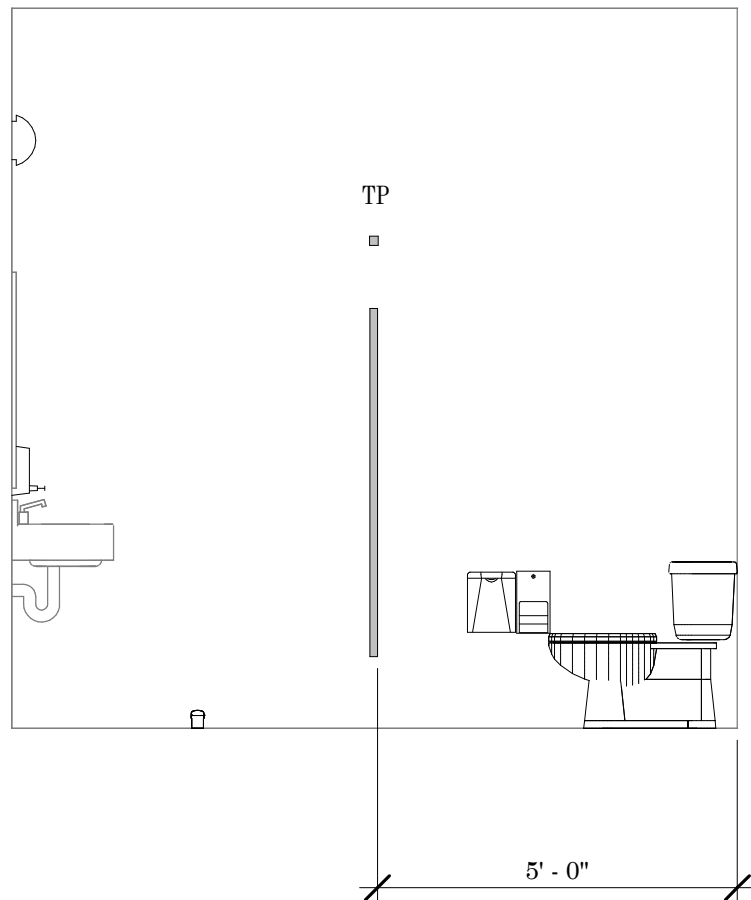
4
A101
WOMEN'S SOUTH WALL
3/8" = 1'-0"



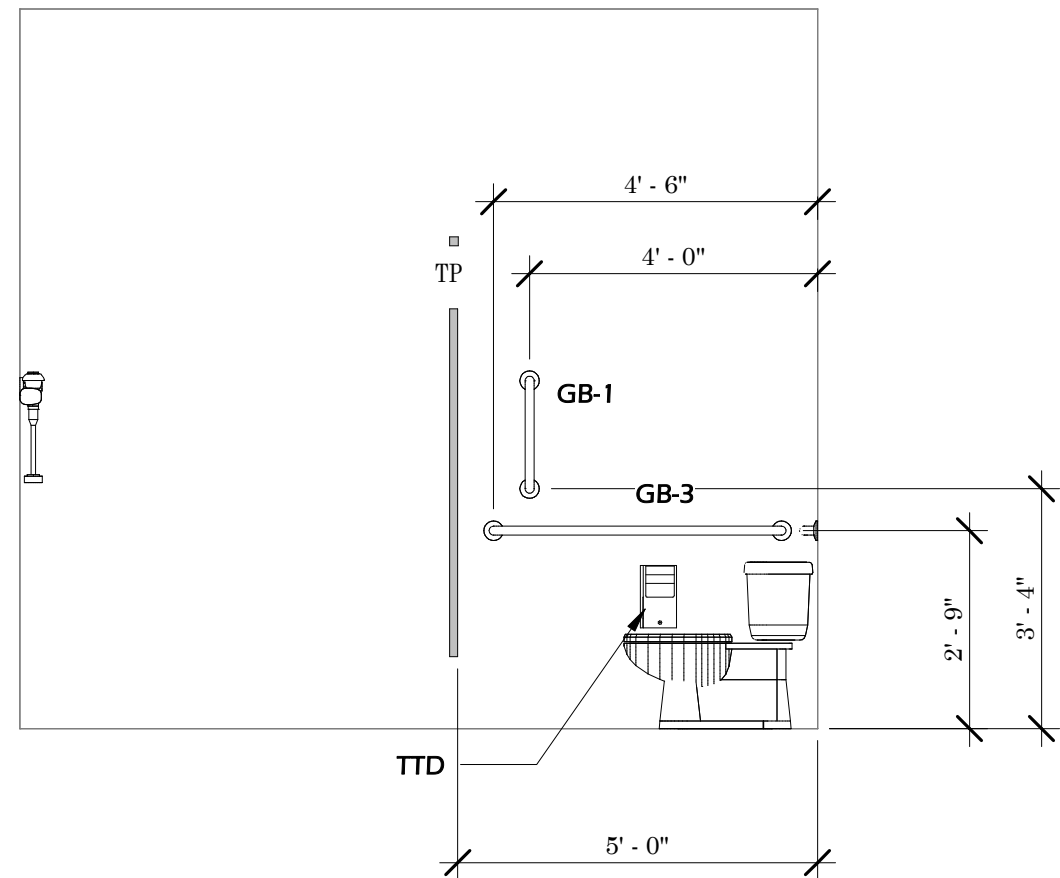
9
A101
MEN'S EAST WALL
3/8" = 1'-0"



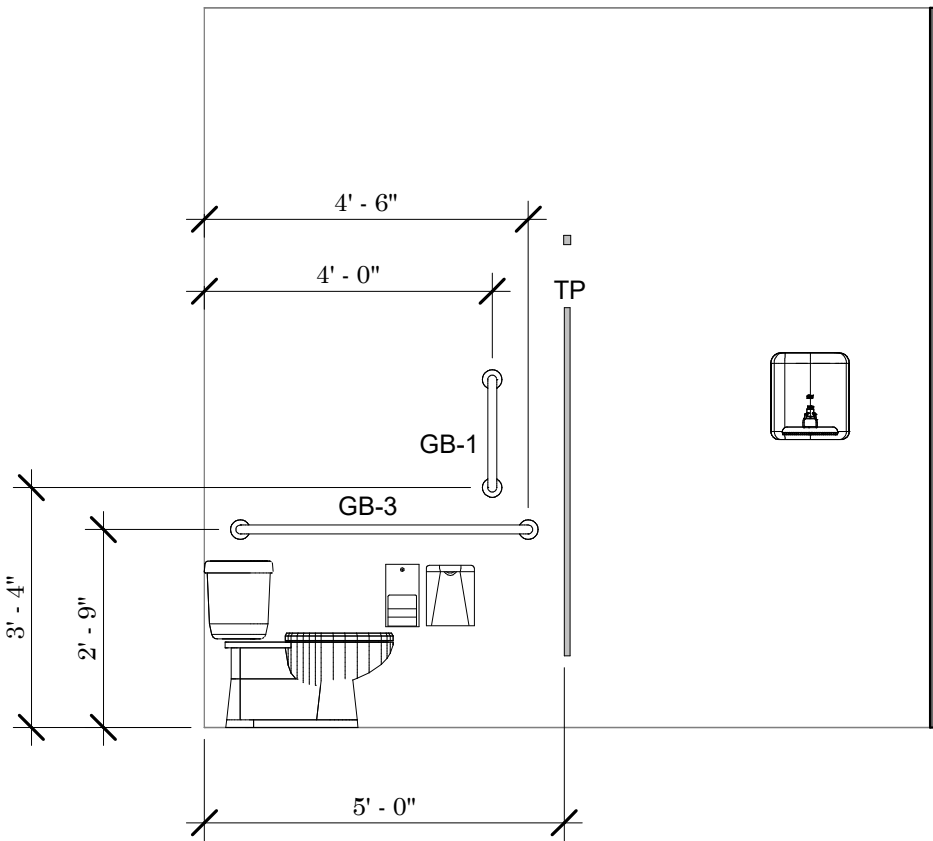
6
A101
MEN'S SOUTH WALL
3/8" = 1'-0"



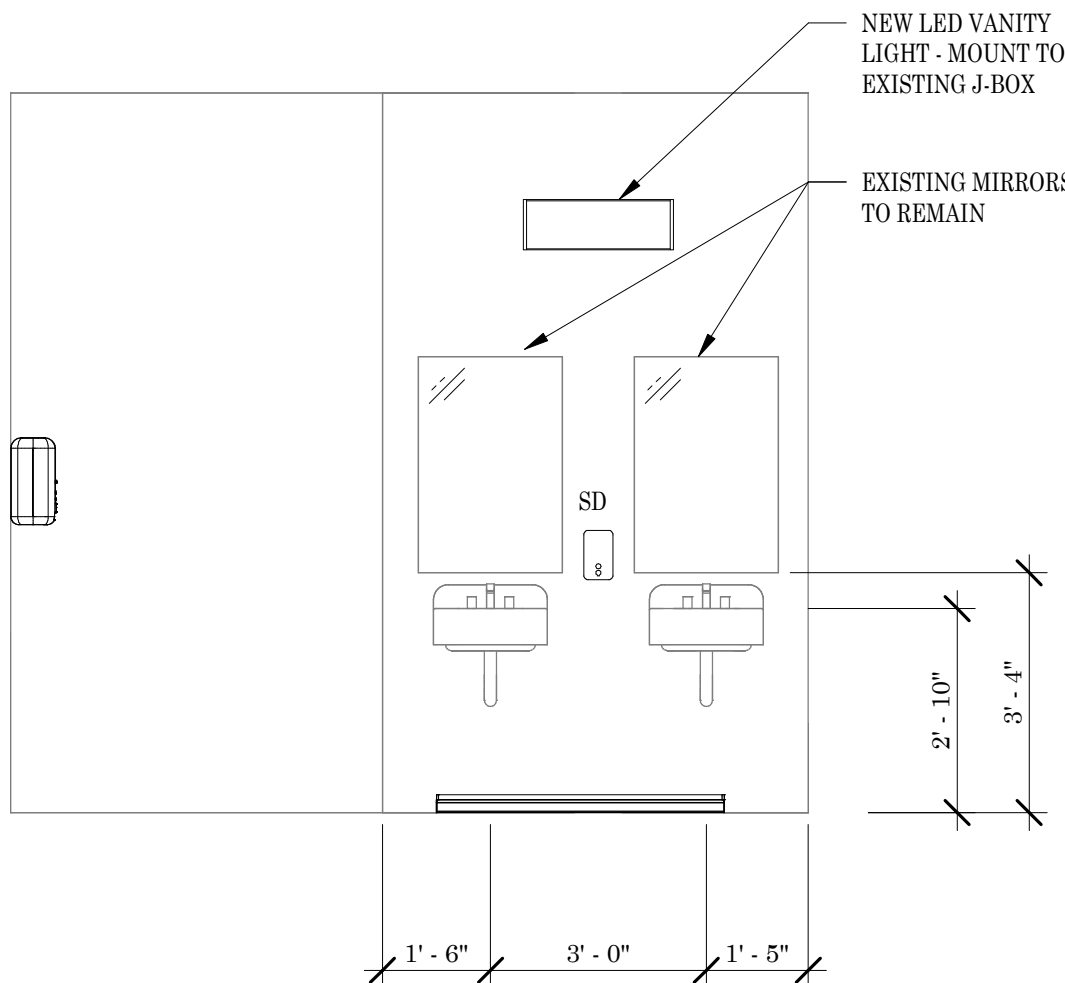
3
A101
WOMEN'S EAST WALL
3/8" = 1'-0"



8
A101
MEN'S NORTH WALL
3/8" = 1'-0"



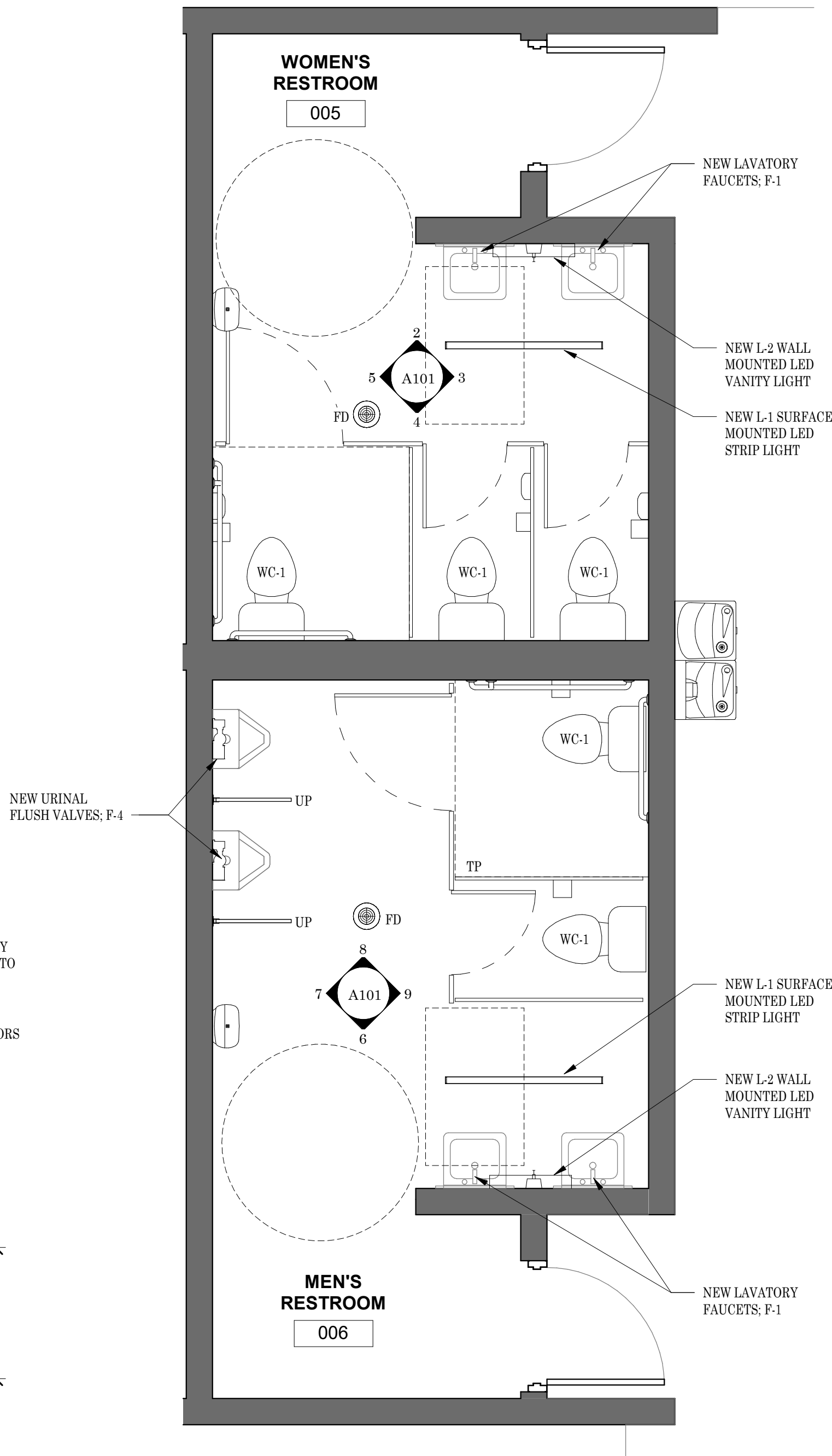
5
A101
WOMEN'S WEST WALL
3/8" = 1'-0"



2
A101
WOMEN'S NORTH WALL
3/8" = 1'-0"

ACCESSORIES				ROOMS/QUANTITIES	
MARK	DESCRIPTION	MAKE	MODEL #	MEN'S LOCKER ROOM 106	WOMEN'S LOCKER ROOM 105
BCS	BABY CHANGING STATION	BRADLEY	963		
SD	SOAP DISPENSER (BY OWNER - N.I.C.)			1	1
TTD	TOILET TISSUE DISPENSER (BY OWNER - N.I.C.)			2	3
SN	SANITARY NAPKIN DISPOSAL	BRADLEY	4A10-11		3
GB-1	18" VERTICAL GRAB BAR (SIDE)	BRADLEY	812	1	1
GB-2	36" HORIZONTAL GRAB BAR (REAR)	BRADLEY	812	1	1
GB-3	48" HORIZONTAL GRAB BAR (SIDE)	BRADLEY	812	1	1
TP	SOLID PLASTIC TOILET PARTITION	BRADLEY	400 SERIES	2	3
UP	SOLID PLASTIC URINAL PARTITION	BRADLEY	400 SERIES	2	
EHD	ELECTRIC HAND DRYER	EXCEL	THIN-AIR-TA-SB	1	1

SEE SHEET A500 FOR NEW PLUMBING FIXTURES & FAUCETS AT ALL RESTROOMS AND CONCESSION AREAS.



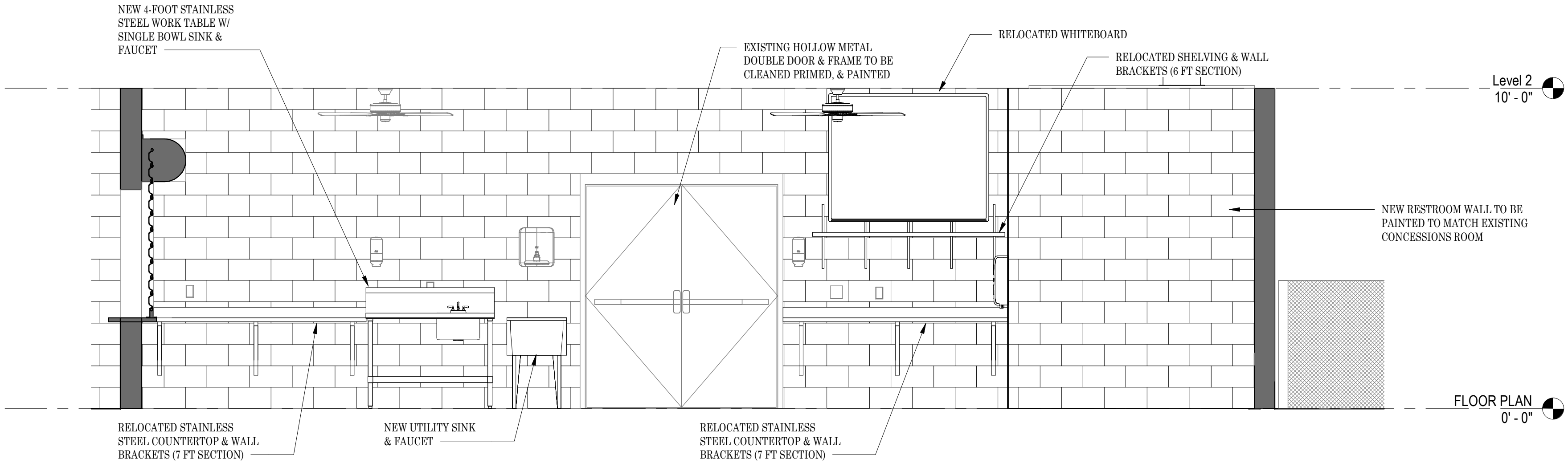
1
A101
ENLARGED RESTROOM PLAN
3/8" = 1'-0"



EXISTING CONCESSIONS WALL - SOUTH

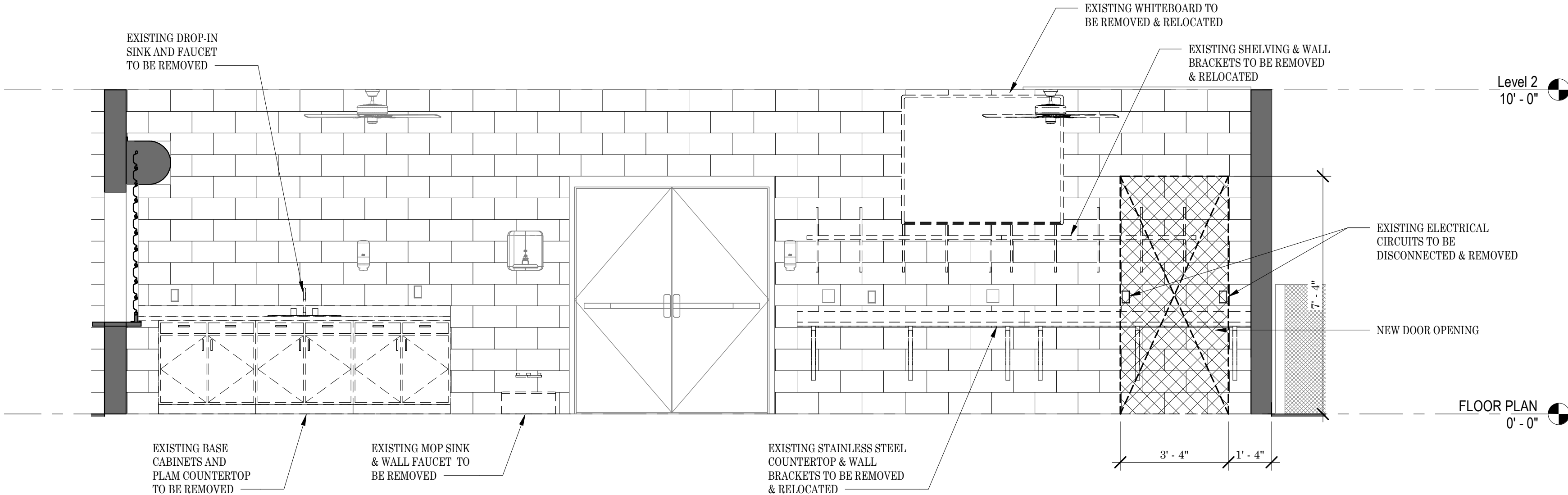


EXISTING CONCESSIONS WALL - NORTH



3
A200
3/8" = 1'-0"

CONCESSIONS ELEVATION - ALT BID #1



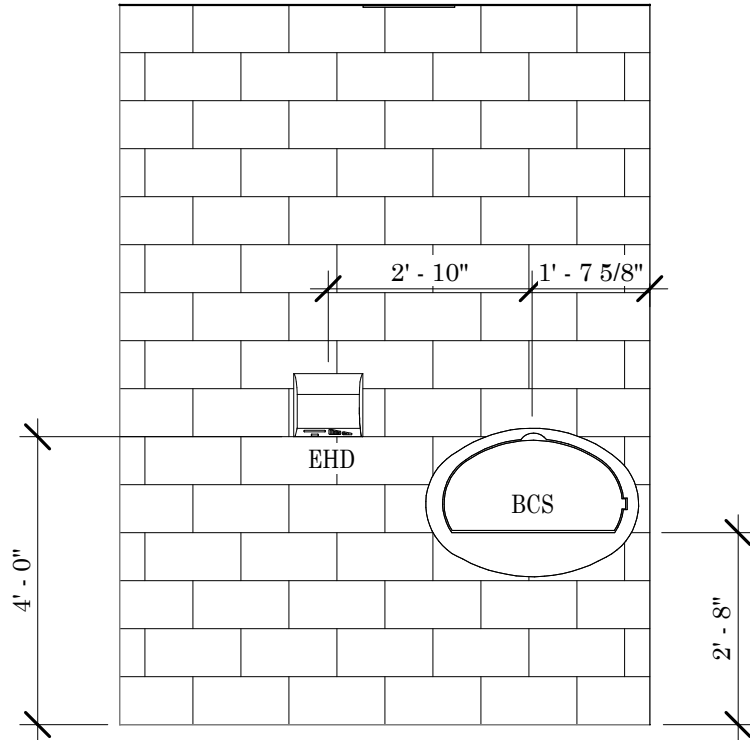
2
A200
3/8" = 1'-0"

CONCESSIONS DEMOLITION ELEVATION - ALT BID #1

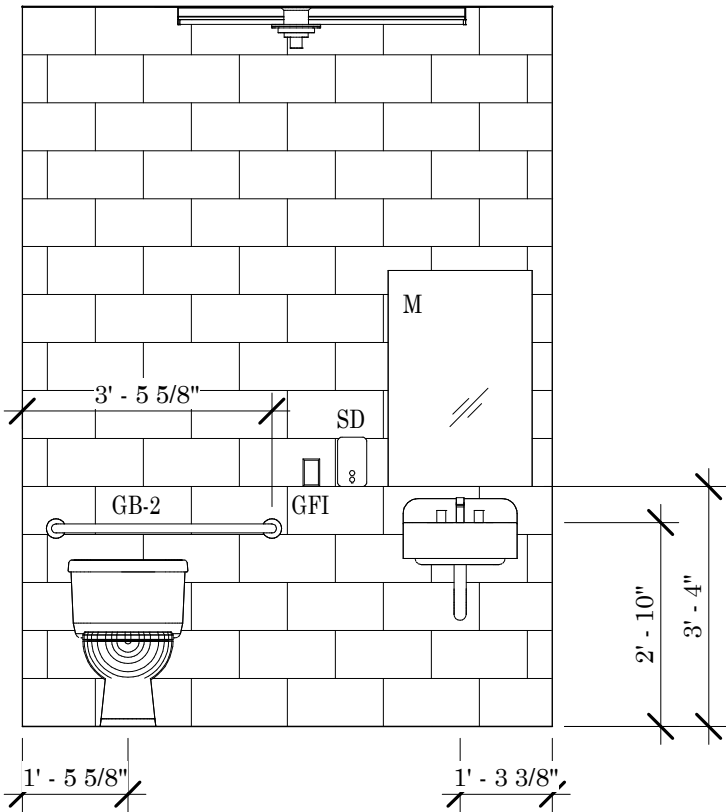
ONE DESIGN & ENGINEERING
Est. 2020
202 Ash St, Cambridge, WI 53523 ♦ 608.577.0443 ♦ www.onedne.com

BRANDT PARK RESTROOM REMODEL
4601 Siggelkow Rd
McFarland, WI 53558
Project Name: BRANDT PARK RESTROOM REMODEL
Sheet Title: ALTERNATE #1 - CONCESSIONS ROOM ELEVATIONS

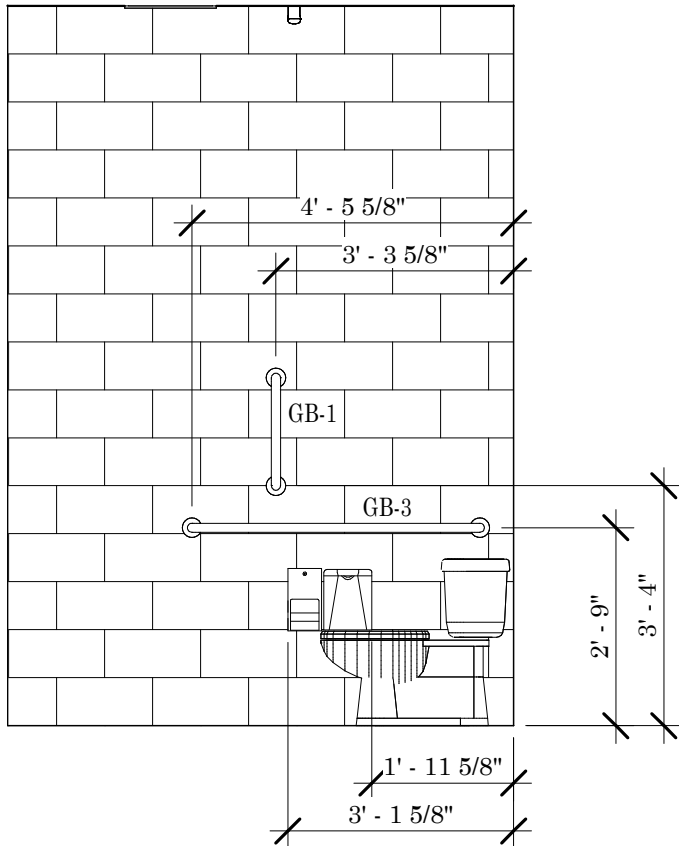
Revisions:
Project #: 24.028
Issued for: Bidding
Date: 9/26/2024
Sheet Number: A200



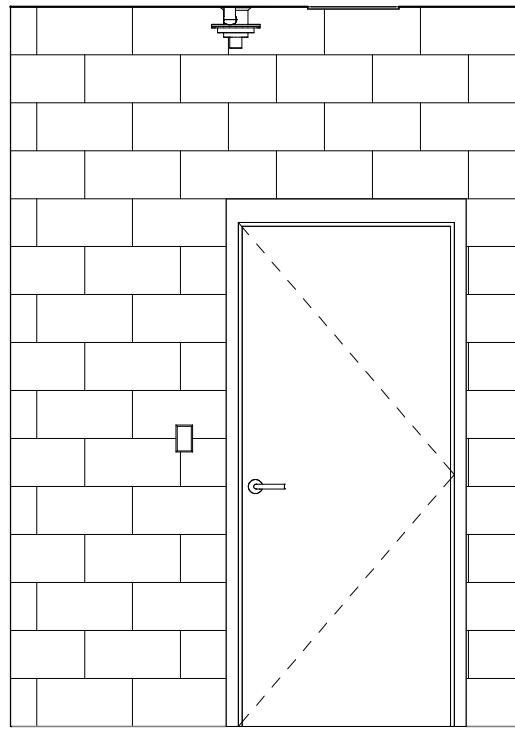
5
A201
RESTROOM 103 - NORTH WALL
3/8" = 1'-0"



7
A201
RESTROOM 103 - SOUTH WALL
3/8" = 1'-0"

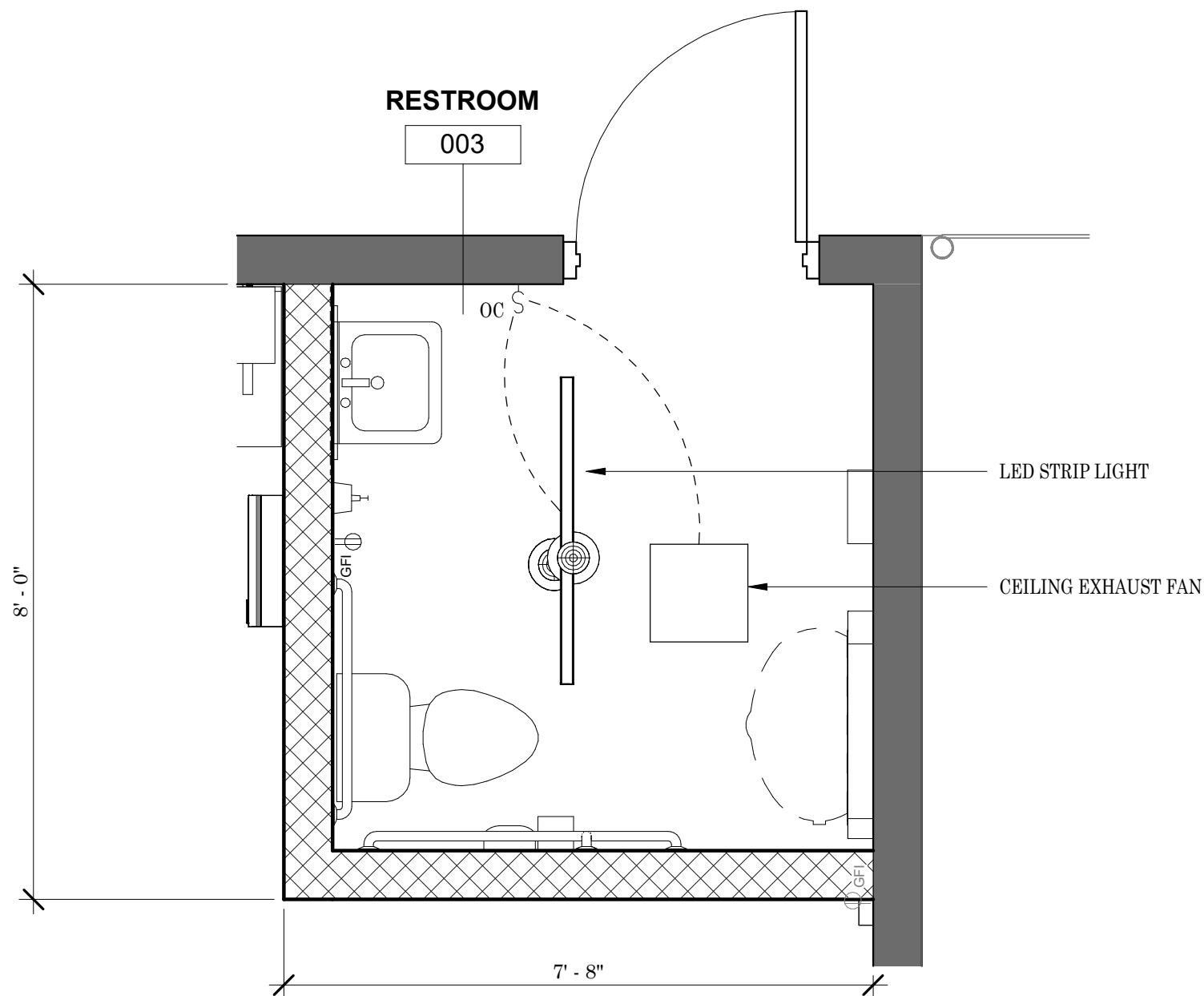


6
A201
RESTROOM 103 - EAST WALL
3/8" = 1'-0"

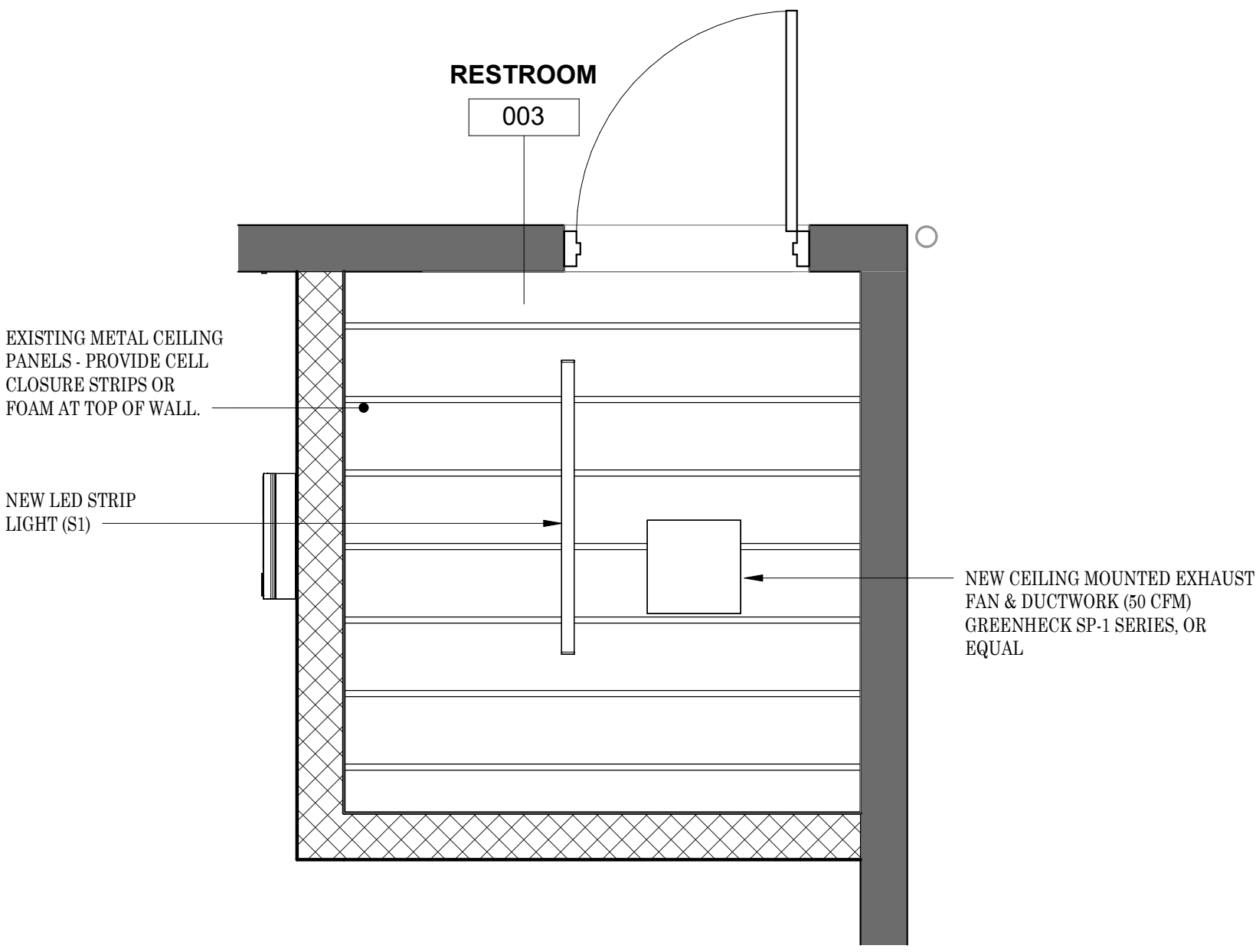


4
A201
RESTROOM 103 - WEST WALL
3/8" = 1'-0"

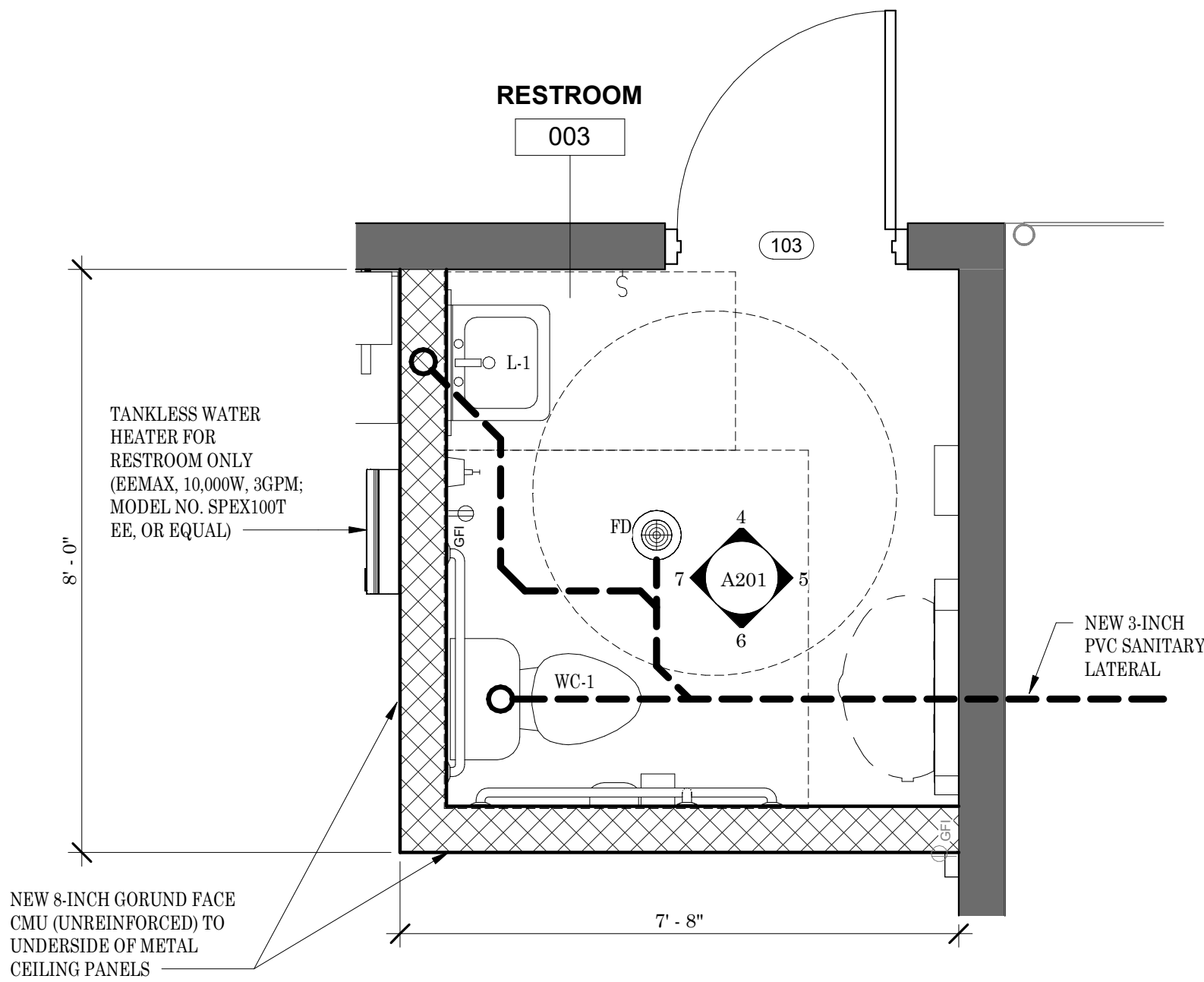
ACCESSORIES				QUANTITIES
MARK	DESCRIPTION	MAKE	MODEL #	RESTROOM 103
BCS	BABY CHANGING STATION	BRADLEY	963	1
M	24"W x 36"H STAINLESS STEEL MIRROR	BRADLEY	748-2436	1
SD	SOAP DISPENSER (BY OWNER - N.I.C.)			1
TTD	TOILET TISSUE DISPENSER (BY OWNER - N.I.C.)			1
SN	SANITARY NAPKIN DISPOSAL	BRADLEY	4A10-11	1
GB-1	18" VERTICAL GRAB BAR (SIDE)	BRADLEY	812	1
GB-2	36" HORIZONTAL GRAB BAR (REAR)	BRADLEY	812	1
GB-3	48" HORIZONTAL GRAB BAR (SIDE)	BRADLEY	812	1
EHD	ELECTRIC HAND DRYER	EXCEL	THIN-AIR-TA-SB	1



3
A201
ENLARGED RESTROOM 103 DEVICE PLAN
1/2" = 1'-0"



2
A201
ENLARGED RESTROOM 103 - CEILING PLAN
1/2" = 1'-0"



1
A201
ENLARGED RESTROOM 103 PLAN
1/2" = 1'-0"

LIGHT FIXTURE SCHEDULE					
MARK	TYPE	MANUFACTURER	SERIES	MODEL NO.	MOUNTING
L1	4 FT LED STRIP LIGHT	LITHONIA	CSS	CSS-L48-4000LM-MVOLT-40K-80CRI	CEILING
L2	2 FT LED VANITY LIGHT	LITHONIA	FMVCSSL5	FMVCSSL5-2IN-MVOLT-40K-90CRI CHROME	WALL
NOTES:					

LIGHTING CONTROL DEVICE SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	MODEL NO.	
OS-1	LINE VOLTAGE WALL MOUNTED OCCUPANCY SENSOR W/ ON/OFF CONTROL	ACQUITY (6LIGHTS)	WSX	OR EQUAL, EC TO PROVIDE REQ'D NUMBER OR RELAY PACKS
NOTES: 1. EC TO PROVIDE POWER PACKS AS NECESSARY.				

DOOR SCHEDULE												
DOOR #	WIDTH	HEIGHT	THICKNESS	HANDING	FIRE RATING	DOOR MATERIAL	DOOR PANEL	FRAME MATERIAL	FRAME TYPE	JAMB PROFILE	HARDWARE GROUP	NOTES
103	3' - 0"	7' - 0"	0' - 1 3/4"	LHR	NA	18 GA. HM (GALV)	F	16 GA. HM (GALV)	1	Z	4	

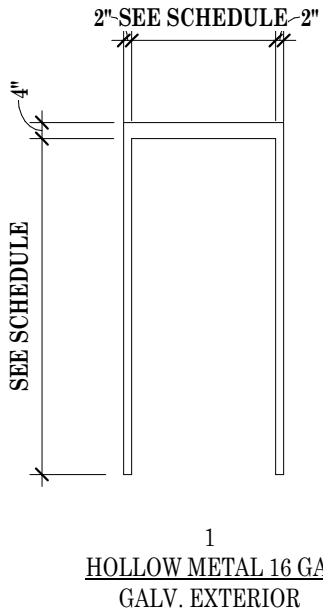
DOOR HARDWARE SCHEDULE		
GROUP 1 (RESTROOM ENTRY):		
HINGE:	IVES, 5BB3 4.5x4.5, US32	QTY = 3
LOCKSET:	SCHLAGE L9496.06A, 626	QTY = 1
SURFACE CLOSER:	LCN 4040XP SCUSH	QTY = 1
RAIN DRIP:	ZERO 142	QTY = 1
SEAL SET:	NGP 160	QTY = 1
SWEEP:	NGP 200N	QTY = 1
THREASHOLD:	NGP 425	QTY = 1

ALL LOCKSET CORES TO BE SHCLAGE 20-030 CONVENTIONAL CHANGABLE CORES W. 626 FINISH. MASTER KEYING TO BE COORDINATED WITH BUILDING OWNER

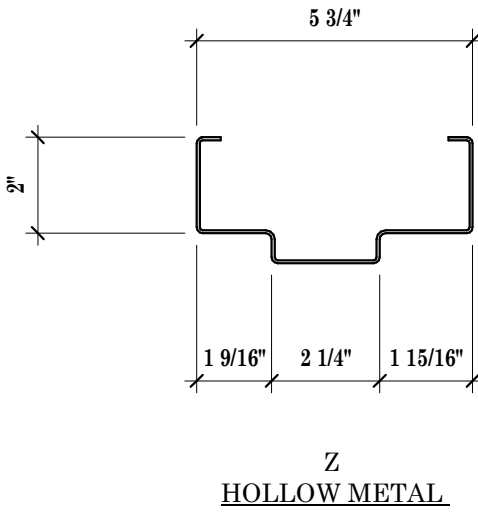
DOOR SWING HANDING

(FACE DOOR FROM OUTSIDE OR KEYSIDE)

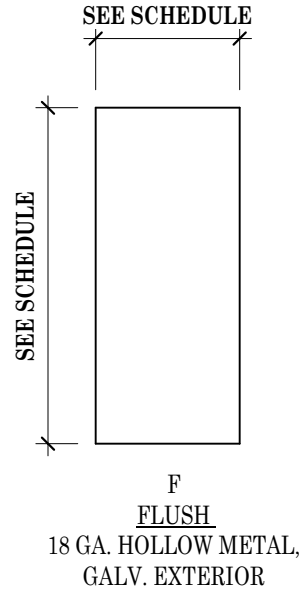
LEFT HAND - LH	
HINGES ON LEFT OPENS INWARD	
LEFT HAND REVERSE - LHR	
HINGES ON LEFT OPENS OUTWARD	
RIGHT HAND - RH	
HINGES ON RIGHT OPENS INWARD	
RIGHT HAND REVERSE - RHR	
HINGES ON RIGHT OPENS OUTWARD	



DOOR FRAME TYPES



DOOR JAMB TYPES



DOOR PANEL TYPES

FIXTURE SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	MODEL #	COLOR	FAUCET	NOTES
DF-1	HI-LO ADA DRINKING FOUNTAINS	ELKAY	EZSTLRLC	GRAY GRANITE		
FD	2-INCH ADJUSTABLE FLOOR DRAIN	SIoux CHIEF	832-25PNR			
S-1	LAUNDRY SINK - FLOOR MOUNT	PROFLO	PFLT2024	WHITE	F-3	1, 2
S-2	48-INCH S.S. WORK TABLE W/ SINK	ADVANCE TABCO	KLAGE-11B-304R-X		F-2	1, 2
WC-1	WATER CLOSET, FLOOR MOUNT, TANKED, ADA	AMERICAN STANDARD	COLONY ELONGATED FRONT BOWL 221AA004	WHITE		1, 2

FAUCET & FLUSH VALVE SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	MODEL #	COLOR	NOTES
F-1	LAVATORY FAUCET, METERING	AMERICAN STANDARD	1340.225	CHROME	1, 2
F-2	WORK SINK FAUCET	CHICAGO FAUCETS	W4D-DB6AE1-369ABCP	CHROME	1, 2
F-3	LAUNDRY TUB FAUCET	CHICAGO FAUCETS	W4D-DB6AE35-317AB	CHROME	1, 2
F-4	URINAL FLUSHVALVE	AMERICAN STANDARD	0603101.002	CHROME	1, 2

FIXTURE & FAUCET NOTES	
1. PROVIDE ALL NECESSARY MOUNTING ACCESSORIES, CHROME STOPS AND HARDWARE TO COMPLETE INSTALLATION.	
2. FIXTURE AND INSTALLATION SHALL COMPLY WITH ICC/ANSI 2009 REQUIREMENTS.	
3. FIXTURE AND FAUCET MODELS ARE BASIS OF DESIGN SELECTIONS. EQUIVALENT MANUFACTURERS AND PRODUCTS ALLOWED.	

INTERIOR PAINTING SYSTEMS

BASED ON DIAMOND VOGEL PRODUCT LINES, ALTERNATE MANUFACTURERS ACCEPTED WITH ARCHITECT'S APPROVAL

BLOCK WALLS (TYPICAL)

PRIMER: 16 MIL, WET, DIAPRO BLOCK FILLER
1ST COAT: 4 MIL, VANTAGE PLUS LATEX
2ND COAT: 4 MIL, VANTAGE PLUS LATEX

FERROUS METALS

PRIMER: 4 MIL, DIAMOND PRIME UNIVERSAL ACRYLIC PRIMER
1ST COAT: 6-8 MIL WET, VANTAGE PLUS LATEX
2ND COAT: 6-8 MIL WET, VANTAGE PLUS LATEX

MATCH EXISTING WALL AND DOOR COLORS FOR ALL NEW AND REPAINTED SURFACES

Revisions:

Project #: 24.028
Issued for: Bidding
Date: 9/26/2024

Sheet Number

A500

OPINION OF PROBABLE COST - ACTIVITY POOL

McFarland Brandt Park - Base Bid

Date: September 30, 2024

GENERAL					
Item	Qty.	Unit	Unit cost	Item Total	Comments
MOBILIZATION	1	LS	\$3,000.00	\$3,000.00	
GENERAL CONDITIONS	1	LS	\$5,000.00	\$5,000.00	Inc. O&P
DEMOLITION	1	LS	\$2,500.00	\$2,500.00	
PERMITTING COSTS	1	LS	\$3,000.00	\$3,000.00	
SUBTOTAL				\$13,500.00	
SAWCUTTING	20	LF	\$7.50	\$150.00	
mobilization	1	LS	\$1,500.00	\$1,500.00	
CONCRETE	35	LF	\$25.00	\$875.00	
mobilization	1	LS	\$1,500.00	\$1,500.00	
CASEWORK	2	EA	\$750.00	\$1,500.00	6 ft SS worktable w/ bottom shelf
PAINTING					
Restroom Walls	1130	SF	\$3.25	\$3,672.50	
Concessions Walls	980	SF	\$3.25	\$3,185.00	
Doors	6	EA	\$250.00	\$1,500.00	
SPECIALTIES					
Toilet Partitions	5	EA	\$1,200.00	\$6,000.00	
Urinal Partitions	2	EA	\$300.00	\$600.00	
ELECTRICAL					
Led Strip Lights	2	EA	\$350.00	\$700.00	
Led Vanity Lights	2	EA	\$450.00	\$900.00	
Misc wiring and Labor	1	LS	\$2,500.00	\$2,500.00	
PLUMBING					
Lav's	4	EA	\$800.00	\$3,200.00	
Water Closets	5	EA	\$700.00	\$3,500.00	
Urinal Flush Valves	2	EA	\$750.00	\$1,500.00	
Table & Handsink	1	EA	\$1,000.00	\$1,000.00	
Laundry Tub	1	EA	\$500.00	\$500.00	
Floor Drains	3	EA	\$600.00	\$1,800.00	
Gargage Disposal	1	EA	\$450.00	\$450.00	
Drinking Fountain	1	EA	\$6,000.00	\$6,000.00	
Misc Labor	1	LS	\$6,000.00	\$6,000.00	
MECHANICAL					
SUBTOTAL				\$48,532.50	
TOTAL				\$62,032.50	
10% Contingency				\$6,203.25	
TOTAL COST				\$68,235.75	

OPINION OF PROBABLE COST - ACTIVITY POOL

McFarland Brandt Park - Alternate Bid

Date: September 30, 2024

GENERAL					
Item	Qty.	Unit	Unit cost	Item Total	Comments
MOBILIZATION	1	LS	\$1,500.00	\$1,500.00	
GENERAL CONDITIONS	1	LS	\$2,500.00	\$2,500.00	Inc. O&P
PERMITTING COSTS	1	LS	\$2,000.00	\$2,000.00	
			SUBTOTAL	\$6,000.00	
SAWCUTTING & DEMO	20	LF	\$7.50	\$150.00	
	Mobilization	1	LS	\$1,500.00	\$1,500.00
	Concrete Removal	100	SF	\$5.00	\$500.00
	Door Opening	1	LS	\$1,500.00	\$1,500.00
CONCRETE	100	sf	\$8.00	\$800.00	
	Mobilization	1	LS	\$1,500.00	\$1,500.00
MASONRY	160	sf	\$18.00	\$2,880.00	
	Mobilization	1	LS	\$1,500.00	\$1,500.00
DOORS & HARDWARE	1	LS	\$1,800.00	\$1,800.00	
PAINTING					By City
	Restroom Walls	320	SF	\$3.25	\$1,040.00
	Doors	1	EA	\$250.00	\$250.00
SPECIALTIES					
	Restroom Accessories	1	LS	\$2,000.00	\$2,000.00
ELECTRICAL					
	Ceiling Fan	1	EA	\$750.00	\$750.00
	Led Strip Lights	1	EA	\$500.00	\$500.00
PLUMBING					
	Lav's	1	EA	\$900.00	\$900.00
	Water Closets	1	EA	\$900.00	\$900.00
	Floor Drains	1	EA	\$600.00	\$600.00
	San. Lateral	1	LS	\$3,000.00	\$3,000.00
MECHANICAL					
	Ceiling Fan	1	EA	\$1,200.00	\$1,200.00
SITE					
	Demolition	1	LS	\$1,500.00	\$1,500.00
	Concrete Replacement	1	LS	\$3,000.00	\$3,000.00
	San Lateral Connection	1	LS	\$4,500.00	\$4,500.00
	Restoration	1	LS	\$1,200.00	\$1,200.00
			SUBTOTAL	\$33,470.00	
			TOTAL	\$39,470.00	
			10% Contingency	\$3,947.00	
			TOTAL COST	\$43,417.00	



Hoyos Consulting LLC
PO Box 368
McFarland, WI 53558 US
+1 6086169950
billing@hoyosconsulting.com

Quote

ADDRESS

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

QUOTE #	DATE	EXPIRATION DATE
3569	09/30/2024	12/31/2024

TRACKING NO.

PTP Link - Brandt Park

ACTIVITY	QTY	RATE	AMOUNT
UBNT Ubiquiti - Litebeam 5AC Gen2 Radio Unit	2	129.00	258.00T
Shireen-OutdoorCat5 Shireen Outdoor cable, foil twisted, shielded, w/ drainwire. solid 24AWG - 1/2 box	0.50	327.95	163.98T
UBNT Ethernet Surge Suppressor, 24vdc passthrough, 90vdc clamp	2	49.99	99.98T
Misc-Product Mounting materials (mast/J-Arm, etc)	1	100.00	100.00T
Install Turnkey installation of Ubiquiti Wireless Bridge at Brandt Park tied into existing infrastructure at the Public Works Building. Install Litebeam link on pole at PW building, complete cabling through existing conduit path. Install lightning/surge protection and ground cable, configure radios, aim links, and find suitable frequency. Install Litebeam link on Brandt Park building, complete cabling through existing conduit path. Install lightning/surge protection and ground cable, configure radios, aim links, and find suitable frequency. Document all settings and configuration. Test throughput. Deliver and configure VLAN to Municipal Building firewall via existing NNI port similar to other park configurations.	1	2,200.00	2,200.00T

Turnkey link for Brandt Park

SUBTOTAL 2,821.96

TAX 0.00

- Village of McFarland to install pole with line of sight to the Burma WT at Dog Park, as well as conduit path

TOTAL

\$2,821.96

Accepted By

Accepted Date

BOLDTRONICS, INC.

655 Post Road
Madison, Wisconsin 53713

Phone (608) 271-8979

September 23, 2024,

Rev "A"

Village of McFarland
Attention: Sayer Larson
5915 Milwaukee Street
McFarland, WI 53558

Sayer,

Enclosed is the updated information you requested recently for adding cameras at Brandt Park. This would include adding two Omni (four head) cameras, containing 4, individual adjustable cameras at opposing corners of the building. This should provide full 360-degree coverage of the perimeter of the building. The other three cameras will provide coverage of the sitting and kitchen areas.

Video System for the Brandt Park

- 5, ExacqVision. 3-year camera licenses (to be installed of Village Hall Server)
- 2, AXIS P3719-PLE, Omni (4, cameras) in an outdoor environmental housing (16 MP)
- 3, AXIS P3265-LVE, outdoor cameras for in the shelter with
- 2, set of AXIS Wall mounts with corner adapters. T91D61, T94N01D, T91A64
- 1, Conduit kit from camera to attic
- 1, Trendnet, 16 position POE plus network switch, TPE-TG160G
- 1, Wall mounted rack mount for video and transmission equipment, SRW12US 12U
- 5, PVC Cat6 Cables, data jacks, wall mounted patch panel, terminations, and hardware kit
- 1, Labor to Set Up, Install and Program

The total cost of the equipment and installation would be: \$12,739.00

* Connection to village network, IP address information and electrical outlet by others.

We warrant that our installation shall be good and workmanlike and shall be free from defects for a period of twelve (12) months. Such warranty shall not extend to any damage caused by you, your employees, your customers or the general public, whether intentionally or through negligent acts or omissions. Upon installation of the equipment shown above, we will also transfer to you any accompanying manufacturers' warranties. This proposal is valid for 30 days and does not include State or Local tax. Unused or returned products are subject to a 15% restocking fee. Terms are net 30 days, upon completion of work. Clerical errors are subject to correction. Past due accounts will be assessed a monthly finance charge of 1.5% per month.

I appreciate the opportunity to provide you this price quote. Please feel free to contact me at (608) 271-8979 with any questions you may have. As one of the largest electronic security providers in the area, **BOLDTRONICS, INC.** looks forward to working with and serving you.

Sincerely,

Burt Boldebuck
President – BOLDTRONICS, INC.

Accepted By: _____ Title: _____ Date: _____

McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, November 6, 2024

SECTION: Business

DEPARTMENT: Public Works

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

AGENDA ITEM: Discussion regarding Community Park Phase 2 design.

PREVIOUS ACTION:

The Parks & Recreation Committee recommended approval to the Village Board regarding a proposal from Parkitecture for design services related to Community Park Phase 2 in the amount of \$139,896 at their June 4, 2024, meeting.

The Village Board approved a proposal from Parkitecture for design services related to Community Park Phase 2 at their June 10, 2024, meeting.

ISSUE SUMMARY:

Community Park Phase 1 started and was completed in 2023. It included digging the well for irrigation, installation of the irrigation system along with grading and seeding all the soccer fields. The fields will need to grow and mature for two years and could be ready to play as soon as the Fall of 2025.

Phase 2 is scheduled to begin with design work in 2024 that could lead to construction in 2025 in line with when the turf is ready for use.

The following were included within the proposal from Parkitecture for Phase 2:

- Site design, including grading, utilities and storm sewer plans
- Utility connection plans for shelter (sanitary and water)
- Restroom/shelter building plans include interior fixtures and finish schedules.
- Exterior rendered elevations
- Mechanical, electrical and plumbing plans (MEP) for the shelter
- Playground site plan and restoration plan

Parkitecture and staff have been working on the design plans for phase 2 which are enclosed within the packet. These are draft plans for discussion and seeking suggestions from committee members. Design plans will return to the committee for review and approval at a future committee meeting.

FINANCIAL/BUDGET IMPACT:

The 2024 budget includes funds for design services up to \$175,000. The proposal from Parkitecture estimated design costs at \$139,896.



VILLAGE PLAN REFERENCE:

[Outdoor Recreation and Open Space Plan 2019-2023](#) - One of the key recommendations of this plan was the acquisition of 20-40 acres of land for a future Community Park on the Village's eastside (page 2). The Village acquired the land in 2019 and then established the master plan for its development in 2021. Guidelines for Community Park development are located on Page 13 of this plan.

[McFarland 2020-2030 Strategic Plan](#) - This plan established a goal to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the strategies to achieve this goal as outlined within the plan is to "develop individual park master plans that prioritize future developments, including a new community park" (Page 10). The master plan for this park was completed in the fall of 2021. Annually the Village Board has reviewed this as part of its goals and objectives from year to year, and continues to place an emphasis through the funding adopted for the project.

[2021 William McFarland Park and New Community Park Master Plan \(Appendicies\)](#) - The master plan was created to help chart out future growth of this park. The first phase of implementation was the mass grading as described in this memorandum.

ORDINANCE REFERENCE:

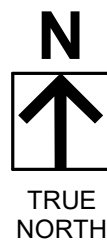
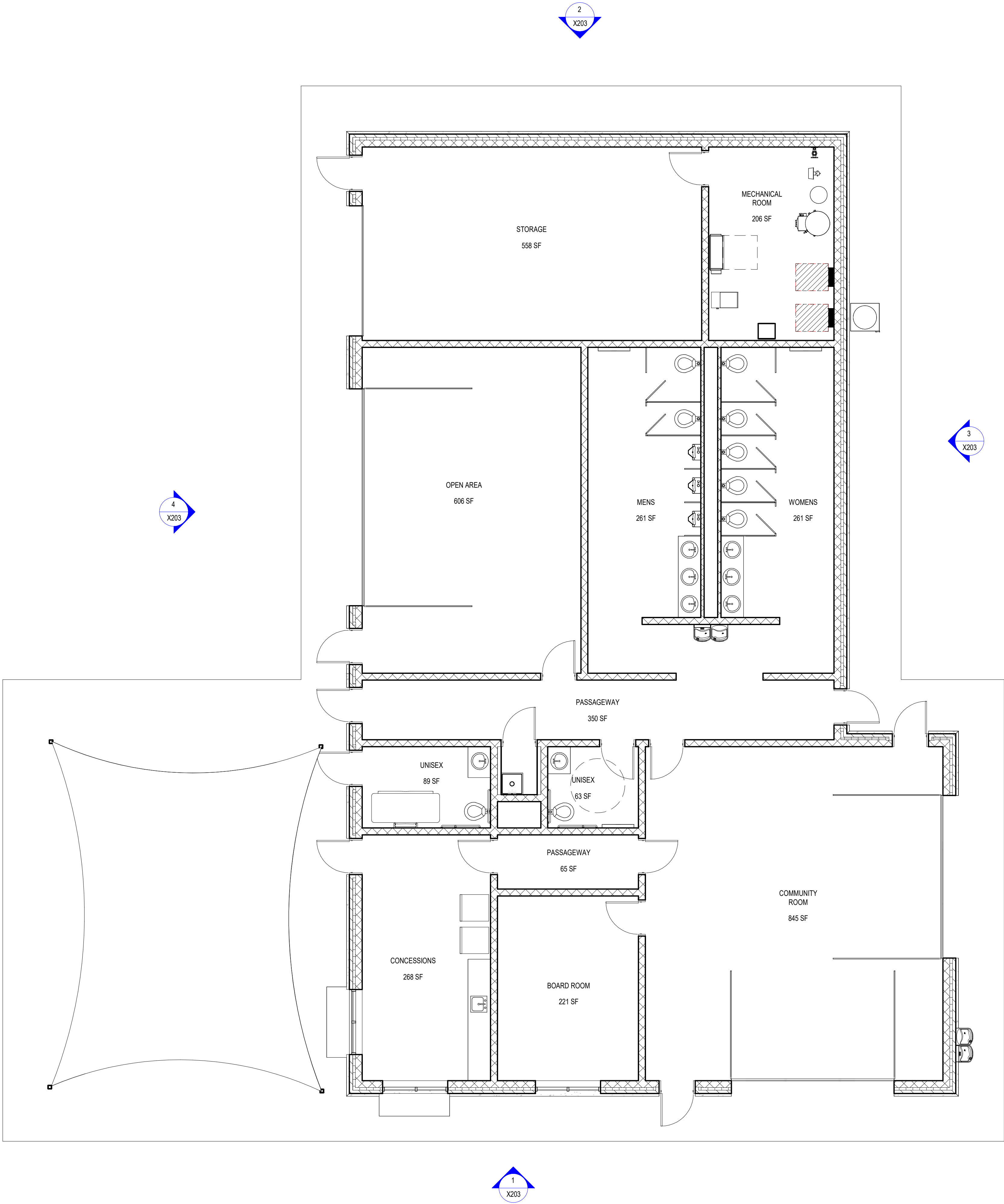
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

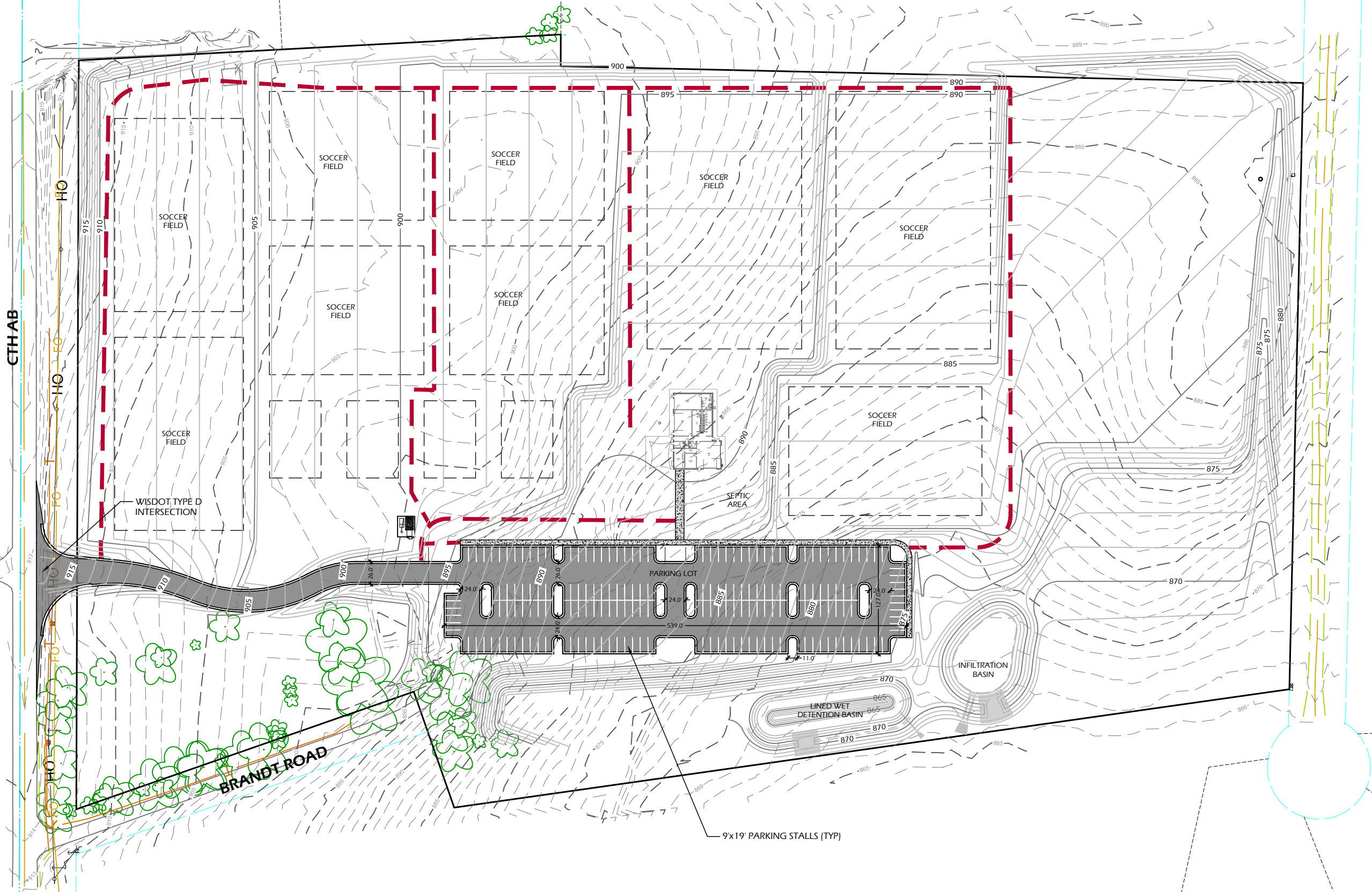
No action is required on this item at this time.

ATTACHMENTS:

1. 20240370-X202 - FLOOR PLAN
2. 24_1031 McFarland Community Park PH2 Site Plan



File: V:\24.029 McFarland Community Park Phase 2 CDS\CAD\P-SG.dwg Layout: C300 User: bluern Plotted: Oct 31, 2024 - 2:30pm



McFarland
SUMMARY SHEET

MEETING DATE: Wednesday, November 6, 2024

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Sayer Larson, Parks Superintendent

AGENDA ITEM: Update regarding park projects.

PREVIOUS ACTION:

None.

ISSUE SUMMARY:

Parkitecture will provide an update regarding the recently completed Inclusive Park as well as Community Park progress.

Staff will provide an update regarding the Highland Oaks restroom and playground.

FINANCIAL/BUDGET IMPACT:

None.

VILLAGE PLAN REFERENCE:

None.

ORDINANCE REFERENCE:

None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

This is an update with no action required.

ATTACHMENTS:

None