VILLAGE OF MCFARLAND **Village Board** *NOTICE OF PUBLIC MEETING*

Tuesday, August 26, 2025 **7:00 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/88221462299
Or by Telephone: +1 (312) 626-6799
Webinar ID: 882 2146 2299
Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER.

2. ROLL CALL.

3. PUBLIC ANNOUNCEMENTS, COMMUNICATIONS, AND PROCLAMATIONS.
   a. September Falls Preventation Month Proclamation

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 August 12, 2025 special Village Board meeting.

      2) Motion to approve the minutes of the August 12, 2025 regular Village Board meeting.

      3) Motion to approve checks in the amount of $250,724.17

      4) Motion to approve a Temporary "Class B" Wine and Class "B" Beer license for McFarland Hockey Inc. to hold the Grand Opening/Hocktober Fest event on October 4, 2025 at the McFarland Ice Arena.

      5) Motion to approve a Temporary Class "B" Beer license for the American Legion Post 534 to hold Oktoberfest on September 27, 2025 at the American Legion 4911 Burma Road.

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 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. BUSINESS.
   a. Community Development Authority (Trustees Annen & Fessler)
      Plan Commission (Brassington & Fesser)

      1) Discussion and action to approve Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.

   b. Senior Outreach Services Committee (Trustees Prill & Boyd)

   1) Discussion and action for the Village of McFarland to pursue designation as Dementia Friendly.

   c. Sustainability & Natural Resources Committee (Trustees Peña & Leamy)

      1) Discussion and action to approve bid documents for the Public Safety Center battery energy storage system and authorizing the project for bid.

   d. Discussion and action on a State Municipal Finance Agreement (SMFA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach Road.

   e. Discussion and action on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

   f. Discussion and action regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.

   g. Discussion and action regarding the Village's vision, mission, and value statements.

   h. Discussion and action to accept the McFarland 2026-2030 Capital Improvement Plan.

7. CLOSED SESSION.
   a. Discussion and action to convene in closed session in accordance with Wis. Stat. 19.85 1(g) Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved specifically regarding a Notice of Claim for damage done to playground equipment adjacent to the Grandview Conservancy.

   b. 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 acquisition of property located at 4705 Ivywood Trail within Tax Increment District #6.

8. RECONVENE INTO OPEN SESSION.

9. ACTION ON ITEMS DISCUSSED IN CLOSED SESSION.
    a. Discussion and action on a Notice of Claim for damage done to playground equipment adjacent to the Grandview Conservancy.

    b. Discussion and action to approve Resolution 2025-20, a resolution ratifying and approving a purchase agreement for property located at 4705 Ivywood Trail within Tax Increment District #6.

10. SCHEDULE NEXT MEETING DATE.
    a. Tuesday, September 9, 2025 at 7:00 pm - Regular Village Board

    b. Tuesday, September 23, 2025 at 7:00 pm - Regular Village Board

11. 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.

Proclamation

Designating September 2025, as Falls Prevention Awareness Month in the Village of McFarland

WHEREAS; according to the Centers for Disease Control and Prevention (CDC), falls are the leading cause of injury-related death among older adults in the United States, with more than one in four adults aged 65 and older experiencing a fall each year, including many Wisconsinites; and

WHEREAS; falls in Wisconsin cost an estimated $1 billion a year, in addition to the emotional and physical costs to older adults, their families, and their caregivers; and

WHEREAS; according to the Wisconsin Department of Health Services and Dane County Department of Emergency Management, falls are the second most common reason for an ambulance response in Dane County with the Village of McFarland EMS responding to 182 falls-related calls in 2024 alone, and

WHEREAS; due to a fear of falling, older adults may limit their activities and social engagements, which can lead to physical decline, depression, social isolation, and feelings of helplessness; and

WHEREAS; together with DHS, the Dane County Falls Free Wisconsin Coalition, Safe Communities, Safe at Home, the Dane County Aging and Disability Resource Center, McFarland Fire Rescue and McFarland Senior Outreach, we strive to raise awareness of and support falls prevention initiatives, including evidence-based programs like Stepping On; and

WHEREAS; this month, the Village of McFarland reaffirms its commitment to the well-being of older adults and their caregivers by encouraging fall prevention efforts in the Village of McFarland;

Now, Therefore, be it proclaimed by the McFarland Village Board, that September is hereby

Falls Prevention Month

And THAT, all older adults are encouraged to participate in appropriate activities and to support efforts to prevent falls.

Proclaimed at a regular meeting of the McFarland Village Board on this 26th day of August, 2025.

ATTEST:	APPROVED:
_____	_____
Cassandra Suettinger	Stephanie Brassington
Deputy Administrator/Clerk Village	Village President

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: Tuesday, August 26, 2025

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, August 12, 2025 - 5:30 PM

1. CALL TO ORDER.

Village President Brassington called the special meeting of the McFarland Village Board to order at 5:30 pm in the Community Room of the McFarland Municipal Center.

2. ROLL CALL.

Village Board members present: Village Trustee Kathy Annen, Village Trustee Ken Boyd, Village President Stephanie Brassington, Village Trustee Luke Fessler, Village Trustee Alisa Leamy, Village Trustee Miguel Peña, Village Trustee Lowell J. Prill

Village Board members not present: None.

Staff Present: Village Administrator Matt Schuenke, Deputy Administrator/Clerk Cassandra Suettinger, Interim Police Chief Brian Redman, Community and Economic Development Director Andrew Bremer, Public Works Director Lee Igl, Outreach Director Katie Gletty-Syoen, and Fire/EMS Director Chris Dennis.

3. 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 to be included as part of the meeting.*

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

4. BUSINESS.

a. *Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.*
The Village Board and Department Heads discussed the 2025-2026 McFarland Strategic Implementation Plan as Village Board goals and objectives for the coming year. Both provided feedback on the proposed plan.

The 2025-2026 McFarland Strategic Implementation Plan will be on the August 26th agenda for discussion and possible adoption.

5. SCHEDULE NEXT MEETING DATE.

a. *Tuesday, August 26, 2025 at 5:30 pm - Special Village Board*

b. *Tuesday, August 26, 2025 at 7:00 pm - Regular Village Board*

c. *Tuesday, September 9, 2025 at 7:00 pm - Regular Village Board*

6. ADJOURNMENT.

Motion by Village Trustee Miguel Peña, second by Village Trustee Luke Fessler, to adjourn at 6:55 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

VILLAGE OF MCFARLAND

Village Board Minutes

Tuesday, August 12, 2025 - 7:00 PM

1. **CALL TO ORDER.**
   Village President Brassington 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 Kathy Annen, Village Trustee Ken Boyd, Village President Stephanie Brassington, Village Trustee Luke Fessler, Village Trustee Alisa Leamy, Village Trustee Miguel Peña, Village Trustee Lowell J. Prill

   Village Board members not present: None.

   Staff Present: Village Administrator Matt Schuenke, Deputy Administrator/Clerk Cassandra Suettinger, Interim Police Chief Brian Redman, and Public Works Director Lee Igl.
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 July 8, 2025 Regular Village Board meeting.*

   2) *Motion to approve the minutes of the July 22, 2025 Special Village Board meeting.*

   3) *Motion to approve the minutes of the July 22, 2025 Regular Village Board meeting.*

   4) *Motion to approve checks in the amount of $2,843,492.37*

   5) *Motion to approve appointing Josh Ostermann to serve on the Community Development Authority for a term ending April 30, 2026.*
      Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, 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 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. Discussion and action regarding Resolution #2025-22, a resolution authorizing the borrowing of $2,560,000 and providing for the issuance and sale of water and sewer system revenue bond anticipation notes, Series 2025C therefor.
Carol Wirth, representative of Wisconsin Public Financial Professionals, provided an overview of the results of the sale of $2.560,000 water and sewer revenue bonds.

Motion by Village President Stephanie Brassington, second by Village Trustee Miguel Peña, to approve Resolution #2025-22, a resolution authorizing the borrowing of $2,560,000 and providing for the issuance and sale of water and sewer system revenue bond anticipation notes, Series 2025C therefor. Motion carries 7 - 0 - 0 by acclamation.

The Board recessed at 7:47 p.m.

The Board returned into session at 7:50 p.m.

b. Finance Committee (Trustees Fessler, Brassington, & Annen)

1) Discussion and action to regarding updates to Chapter 2 (Budget Development Policy) of the Fiscal Policy Manual.
Village Administrator Schuenke provided an overview of the proposed updates to Chapter 2 (Budget Development Policy) of the Fiscal Policy Manual.

Motion by Village President Stephanie Brassington, second by Village Trustee Luke Fessler, to approve updates to Chapter 2 (Budget Development Policy) of the Fiscal Policy Manual. Motion carries 7 - 0 - 0 by acclamation.

c. Public Works & Utilities Committee (President Brassington & Trustee Prill)

1) Discussion and action regarding a proposal for 2025 sidewalk inventory and maintenance.
Motion by Village President Stephanie Brassington, second by Village Trustee Lowell J. Prill, to approve a proposal from Safe Step for 2025 sidewalk inventory and maintenance not to exceed $100,000. Motion carries 7 - 0 - 0 by acclamation.

d. Senior Outreach Services Committee (Trustees Prill & Boyd)

1) Discussion and action for the Village of McFarland to pursue designation as Dementia Friendly.
Motion by Village President Stephanie Brassington, second by Village Trustee Lowell

J. Prill, to postpone discussion and action on the Village of McFarland pursuing designation as Dementia Friendly to the next Village Board meeting. Motion carries 7 - 0 - 0 by acclamation.

e. *Discussion regarding the proposed McFarland 2026-2030 Capital Improvement Plan.*
Village Administrator presented and discussed the proposed McFarland 2026-2030 Capital Improvement Plan.

Item will be placed on the next Village Board agenda for discussion and possible action. Action on the plan would allow staff to then include the plan in the 2026 budget proposal to be reviewed further by the Village Board.

7. SCHEDULE NEXT MEETING DATE.

a. *Tuesday, August 26, 2025 at 7:00 pm - Regular Village Board*

b. *Tuesday, August 26, 2025 at 5:30 pm - Special Village Board*

c. *Tuesday, September 9, 2025 at 7:00 pm - Regular Village Board*

8. ADJOURNMENT.
Motion by Village Trustee Miguel Peña, second by Village Trustee Luke Fessler, to adjourn at 8:45 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
9	MCFARLAND PICK N SAV	SMITH-RAY	RESTITUTION-M SMITH-	1	06/18/2024	51.98	.00	51.98	Multiple
Total 9:						51.98	.00	51.98	
30	ALLIANT ENERGY/WP&L	081125	5115 TERMINAL DPW	1	08/11/2025	347.75	.00	347.75	08/15/2025
		081125	PSC 6001 BROADHEAD	2	08/11/2025	1,201.41	.00	1,201.41	08/15/2025
		081125	MUNICIPAL CENTER 591	3	08/11/2025	2,539.64	.00	2,539.64	08/15/2025
		081125	3234 CTY RD AB	4	08/11/2025	163.24	.00	163.24	08/15/2025
		081125	DOG PARK 6300 ELVEHJ	5	08/11/2025	91.92	.00	91.92	08/15/2025
		081125	FLOOD LIGHT 2860 HIDD	6	08/11/2025	36.95	.00	36.95	08/15/2025
		081125	SOCCER BLDG 4820 MA	7	08/11/2025	14.70	.00	14.70	08/15/2025
		081125	4806 MCDANIEL LN	8	08/11/2025	184.75	.00	184.75	08/15/2025
		081125	CEDAR GLADE BATHRO	9	08/11/2025	25.21	.00	25.21	08/15/2025
		081125	5307 HOUGH ST	10	08/11/2025	16.70	.00	16.70	08/15/2025
		081125	5802 MAIN ST	11	08/11/2025	213.11	.00	213.11	08/15/2025
		081125	LIFT#2 6407 PHEASANT	12	08/11/2025	185.44	.00	185.44	08/15/2025
		081125	WELL 4 ELECTRIC	13	08/11/2025	1,994.05	.00	1,994.05	08/15/2025
		081125	LIBRARY 5920	14	08/11/2025	3,359.98	.00	3,359.98	08/15/2025
Total 30:						10,374.85	.00	10,374.85	
79	BAYCOM INC	EQUIPINV_0	BAYCOM RADIO EQUIPM	1	08/13/2025	593.16	.00	593.16	08/21/2025
Total 79:						593.16	.00	593.16	
166	CINTAS CORPORATION #	8407693637	FIRST AID SUPPLIES - RE	1	08/08/2025	69.38	.00	69.38	08/21/2025
Total 166:						69.38	.00	69.38	
247	DANE CO TREASURER	154-073125	JAIL & SURCHARGES-JU	1	07/31/2025	830.80	.00	830.80	08/21/2025
Total 247:						830.80	.00	830.80	
261	DECKER SUPPLY CO INC	933519	SIGNS PARTS	1	08/11/2025	876.75	.00	876.75	08/21/2025
Total 261:						876.75	.00	876.75	
288	WISCONSIN DNR-EA/7	AG081825	WATER LICENSE RENEW	1	08/18/2025	45.00	.00	45.00	08/21/2025
Total 288:						45.00	.00	45.00	
353	FERGUSON ENTERPRIS	0480874	PSC FACILITY MAINTENA	1	08/07/2025	224.97	.00	224.97	08/21/2025
		0507305	MC FACILITY MAINT	1	08/11/2025	152.24	.00	152.24	08/21/2025
Total 353:						377.21	.00	377.21	
408	GRAINGER INC	9597720169	PLUNGER DOOR HOLDE	1	08/06/2025	56.91	.00	56.91	08/21/2025
Total 408:						56.91	.00	56.91	
476	JEFFERSON FIRE & SAF	IN330426	SCBA REPAIR	1	08/11/2025	98.24	.00	98.24	08/21/2025
		IN330431	SCBA REPAIR	1	08/04/2025	815.07	.00	815.07	08/21/2025
		IN330435	SCBA REPAIR	1	08/01/2025	808.57	.00	808.57	08/21/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 476:						1,721.88	.00	1,721.88	
553	LINCOLN CONTRACTOR	J62893	CURB & GUTTER WORK	1	08/21/2025	135.86	.00	135.86	08/21/2025
Total 553:						135.86	.00	135.86	
634	MENARDS - MONONA	87718	HARDWARE SUPPLIES	1	08/05/2025	72.23	.00	72.23	08/21/2025
		87809	MC FACILITY MAINTENA	1	08/07/2025	4.22	.00	4.22	08/21/2025
		87819	HARDWARE SUPPLIES	1	08/07/2025	49.98	.00	49.98	08/21/2025
		88050	WELL #3	1	08/12/2025	8.89	.00	8.89	08/21/2025
		88050	5802/04 MAIN VACUUM B	2	08/12/2025	13.83	.00	13.83	08/21/2025
		88065	WELL SUPPLIES	1	08/12/2025	7.54	.00	7.54	08/21/2025
		88066	CURB & GUTTER REPAIR	1	08/12/2025	494.01	.00	494.01	08/21/2025
		88068	PARKS SUPPLIES	1	08/12/2025	74.73	.00	74.73	08/21/2025
		88132	PSC FACILITY MAINTENA	1	08/13/2025	164.26	.00	164.26	08/21/2025
		88176	4903 TERMINAL - TID 6 -S	1	08/14/2025	449.39	.00	449.39	08/21/2025
		88177	PSC FACILITY MAINTENA	1	08/14/2025	164.26-	.00	164.26-	08/21/2025
		88178	PSC FACILITY MAINTENA	1	08/14/2025	91.72	.00	91.72	08/21/2025
		88179	PARKS FACILITY MAINTE	1	08/14/2025	72.54	.00	72.54	08/21/2025
		88189	4903 TERMINAL - TID 6 -	1	08/14/2025	9.12	.00	9.12	08/21/2025
		88240	4903 TERMINAL - TID 6 -	1	08/15/2025	22.91	.00	22.91	08/21/2025
		88390	WELL 1 FACILITY MAINTE	1	08/19/2025	52.06	.00	52.06	08/21/2025
		88400	PSC FACILITY MAINTENA	1	08/19/2025	188.42	.00	188.42	08/21/2025
		88464	PUBLIC WORKS SUPPLIE	1	08/20/2025	14.96	.00	14.96	08/21/2025
		88472	PUBLIC WORKS SIGN	1	08/20/2025	14.94	.00	14.94	08/21/2025
		88473	PW SUPPLIES	1	08/20/2025	20.76	.00	20.76	08/21/2025
		88473	PW SUPPLIES	2	08/20/2025	5.67	.00	5.67	08/21/2025
		88473	PW SUPPLIES	3	08/20/2025	5.67	.00	5.67	08/21/2025
		88473	PW SUPPLIES	4	08/20/2025	5.67	.00	5.67	08/21/2025
		88476	CONCRETE WORK	1	08/20/2025	55.66	.00	55.66	08/21/2025
Total 634:						1,734.92	.00	1,734.92	
660	MILLER, JOHN	JM080925	UNIFORM ALLOWANCE	1	08/09/2025	342.50	.00	342.50	08/21/2025
Total 660:						342.50	.00	342.50	
765	LEGAL SHIELD	108629-0815	LEGAL SHIELD	1	08/15/2025	131.60	.00	131.60	08/21/2025
Total 765:						131.60	.00	131.60	
958	TOWN & COUNTRY ENGI	28476	MC194 EXCHANGE ST	1	07/24/2025	1,461.25	.00	1,461.25	08/21/2025
		28477	MC208 USH 51 DOT PRO	1	07/24/2025	1,072.50	.00	1,072.50	08/21/2025
		28478	ROSEWOOD FIELDS-VE	1	07/24/2025	6,611.16	.00	6,611.16	08/21/2025
		28479	MC220 WELL NO 5 PRELI	1	07/24/2025	3,580.77	.00	3,580.77	08/21/2025
		28480	MC237 2025 GIS SUPPOR	1	07/24/2025	566.50	.00	566.50	08/21/2025
		28480	MC237 2025 GIS SUPPOR	2	07/24/2025	154.50	.00	154.50	08/21/2025
		28480	MC237 2025 GIS SUPPOR	3	07/24/2025	154.50	.00	154.50	08/21/2025
		28480	MC237 2025 GIS SUPPOR	4	07/24/2025	154.50	.00	154.50	08/21/2025
		28509	MC240 WELL 5 FINAL DE	1	07/24/2025	32,260.85	.00	32,260.85	08/21/2025
		28527	MC224 LIFT STATION 2 I	1	07/24/2025	5,941.84	.00	5,941.84	08/21/2025
		28528	MC227 2025 STORMWAT	1	07/24/2025	357.50	.00	357.50	08/21/2025
		28529	MC230 2025 STREET & U	1	07/24/2025	51,499.31	.00	51,499.31	08/21/2025
Total 958:						103,815.18	.00	103,815.18	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
992	US CELLULAR	0746265973	LIBRARY CELL PHONE	1	07/28/2025	43.75	.00	43.75	08/15/2025
Total 992:						43.75	.00	43.75	
995	USABLUEBOOK	INV0079127	WELL CHEMICAL PARTS	1	08/07/2025	39.70	.00	39.70	08/21/2025
Total 995:						39.70	.00	39.70	
1005	VANNGUARD UTILITY PA	10803	STREETLIGHT LOCATES	1	07/31/2025	592.68	.00	592.68	08/21/2025
Total 1005:						592.68	.00	592.68	
1049	WI CHIEFS OF POLICE A	13964	WI CHIEFS ASSN MEMBE	1	08/14/2025	100.00	.00	100.00	08/21/2025
Total 1049:						100.00	.00	100.00	
1093	WI STATE LABORATORY	816082	FLUORIDE TEST	1	07/31/2025	31.00	.00	31.00	08/21/2025
Total 1093:						31.00	.00	31.00	
1245	PROFESSIONAL PEST C	869913	MC PEST CONTROL	1	08/14/2025	48.00	.00	48.00	08/21/2025
		869960	PW PEST CONTROL	1	08/14/2025	41.00	.00	41.00	08/21/2025
Total 1245:						89.00	.00	89.00	
1256	BOUND TREE MEDICAL L	85877207	EMS - SUPPLIES	1	08/11/2025	484.77	.00	484.77	08/21/2025
Total 1256:						484.77	.00	484.77	
1264	BARNES INC	199886	BRUSH CURBSIDE ZONE	1	07/31/2025	5,793.48	.00	5,793.48	08/21/2025
		199886	BRUSH CURBSIDE ZONE	2	07/31/2025	5,793.48	.00	5,793.48	08/21/2025
		199919	DIANGONE - MOWING	1	07/31/2025	1,800.00	.00	1,800.00	08/21/2025
Total 1264:						13,386.96	.00	13,386.96	
1694	HEARTLAND LITHO	66829	ANNUAL CONSUMER CO	1	07/31/2025	2,258.49	.00	2,258.49	08/21/2025
Total 1694:						2,258.49	.00	2,258.49	
1738	STATE OF WI TREASURE	154-073125	MONTHLY COURT FEES-	1	07/31/2025	2,267.21	.00	2,267.21	08/21/2025
Total 1738:						2,267.21	.00	2,267.21	
1759	MANDT SANDFILL TRUC	53252	SPOILS PARKS	1	07/09/2025	195.00	.00	195.00	08/21/2025
		76383	ROADWAY SUPPLIES SH	1	07/09/2025	152.74	.00	152.74	08/21/2025
		76501	MAINS	1	07/18/2025	542.43	.00	542.43	08/21/2025
Total 1759:						890.17	.00	890.17	
1985	WI PUBLIC FINANCE PR	062425	CONTINUING DESCLOSU	1	06/24/2025	750.00	.00	750.00	08/21/2025
Total 1985:						750.00	.00	750.00	
1989	CORPORATE BUSINESS	39843505	ADMIN COPIERS	1	08/07/2025	142.50	.00	142.50	08/15/2025
		39843505	ADMIN COPIERS - SOS	2	08/07/2025	47.50	.00	47.50	08/15/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
Total 1989:						190.00	.00	190.00	
2042	THOMSON REUTERS	852326917	THOMSON REUTERS SO	1	08/01/2025	262.08	.00	262.08	08/21/2025
Total 2042:						262.08	.00	262.08	
2058	MICROMARKETING LLC	986435	AUDIO BOOKS	1	07/31/2025	39.99	.00	39.99	08/21/2025
		987519	AUDIO BOOKS	1	08/14/2025	85.98	.00	85.98	08/21/2025
Total 2058:						125.97	.00	125.97	
2107	LANDLORD SERVICES LL	34789	RENTAL PROPERTY CRE	1	08/01/2025	36.00	.00	36.00	08/21/2025
Total 2107:						36.00	.00	36.00	
2199	ACE MULCHES LLC	00194	PSC MULCH	1	07/18/2025	2,400.00	.00	2,400.00	08/21/2025
Total 2199:						2,400.00	.00	2,400.00	
2230	WI DNR	WU116073	WATER USE FEES	1	05/22/2025	125.00	.00	125.00	08/21/2025
Total 2230:						125.00	.00	125.00	
16241	WI DEPT OF JUSTICE	L1373T-0731	BACKGROUND CHECKS	1	07/31/2025	126.00	.00	126.00	08/21/2025
Total 16241:						126.00	.00	126.00	
16247	CITY TREASURER	2618241	STORM WATER CHARGE	1	08/04/2025	34.96	.00	34.96	08/21/2025
Total 16247:						34.96	.00	34.96	
16257	CORPORATE BUSINESS	384659	LIBRARY COPIER	1	08/08/2025	97.80	.00	97.80	08/15/2025
Total 16257:						97.80	.00	97.80	
16296	DANE CO DEPT OF HUM	AUG 2025	MEALSITE DONATION - C	1	08/01/2025	1,230.00	.00	1,230.00	08/21/2025
		AUG 2025	MEALSITE DONATION - M	2	08/01/2025	4,182.00	.00	4,182.00	08/21/2025
Total 16296:						5,412.00	.00	5,412.00	
16315	CRAFT, ANTHONY	AC072525	DOG SUPPLIES	1	07/25/2025	73.98	.00	73.98	08/21/2025
Total 16315:						73.98	.00	73.98	
16385	THE PSYCHOLOGY CEN	NB070925	BASIC PRE-EMPLOYMEN	1	08/05/2025	475.00	.00	475.00	08/21/2025
Total 16385:						475.00	.00	475.00	
16640	TOP PACK DEFENSE LLC	16784	UNIFORM ALLOWANCE J	1	08/04/2025	108.04	.00	108.04	08/21/2025
		16827	UNIFORM ALLOWANCE	1	08/09/2025	83.25	.00	83.25	08/21/2025
		16854	UNIFORM ALLOWANCE I	1	08/13/2025	1,794.72	.00	1,794.72	08/21/2025
		16863	UNIFORM ALLOWANCE T	1	08/13/2025	17.99	.00	17.99	08/21/2025
		16889	UNIFORM ALLOWANCE B	1	08/18/2025	85.50	.00	85.50	08/21/2025
Total 16640:						2,089.50	.00	2,089.50	

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
16655	WI DEPT OF TRANSPORT	395-0000406	EXCHANGE STREET PR	1	08/01/2025	1,649.01	.00	1,649.01	08/21/2025
		395-0000406	PHASE 7 USH 51 RECON	1	08/01/2025	1,877.16	.00	1,877.16	08/21/2025
		395-0000409	TRAINING COURSE-ZIET	1	08/12/2025	670.00	.00	670.00	08/21/2025
Total 16655:						4,196.17	.00	4,196.17	
16782	MADISON EMERGENCY	INV1784	MEDICAL DIRECTION AU	1	08/13/2025	1,442.00	.00	1,442.00	08/21/2025
Total 16782:						1,442.00	.00	1,442.00	
16860	BUDGET SIGNS & SPECI	50079	NAME BADGES	1	06/04/2025	108.87	.00	108.87	08/21/2025
Total 16860:						108.87	.00	108.87	
16922	PARAGON DEVELOPMEN	15294521	BADGER BOOK UPGRAD	1	08/14/2025	4,836.00	.00	4,836.00	08/21/2025
		15294537	BADGER BOOK UPGRAD	1	08/14/2025	12,090.00	.00	12,090.00	08/21/2025
Total 16922:						16,926.00	.00	16,926.00	
16976	WYATT, COURTNEY	CW110524	CHIEF INSPECTOR	1	11/05/2024	70.00	.00	70.00	Multiple
Total 16976:						70.00	.00	70.00	
17078	JONES & BARTLETT LEA	1152614	FIRE FIGHTING SKILLS B	1	08/07/2025	87.04	.00	87.04	08/21/2025
Total 17078:						87.04	.00	87.04	
17084	AMAZON CAPITAL SERVI	141R-36LL-1	BALANCE CLASS SUPPLI	1	08/11/2025	562.54	.00	562.54	08/21/2025
		17CQ-V91G-	KITCHEN SUPPLIES, CU	1	08/13/2025	260.74	.00	260.74	08/21/2025
		19WC-XTYQ	COMMUNITY FESTIVAL S	1	08/20/2025	647.43	.00	647.43	08/21/2025
		1CW1-DKHN	PARKS SUPPLIES	1	08/13/2025	98.88	.00	98.88	08/21/2025
		1FN1-WTTT-	MC FACILITY MAINTENA	1	08/07/2025	95.04	.00	95.04	08/21/2025
		1GJF-FKYP-	4903 TERMINAL DRIVE -	1	08/11/2025	74.24	.00	74.24	08/21/2025
		1GM1-VPJ3-	OFFICE SUPPLIES	1	08/11/2025	41.18	.00	41.18	08/21/2025
		1GWG-F6H4	WIRELESS PHONE CHAR	1	08/18/2025	45.87	.00	45.87	08/21/2025
		1HMR-FRLJ-	FIRE OFFICER PRINCIPL	1	08/07/2025	82.19	.00	82.19	08/21/2025
		1J7Q-6PYR-	LAUNDRY DETERGENT	1	08/18/2025	30.97	.00	30.97	08/21/2025
		1LFJ-WM6N-	PW SUPPLIES	1	08/08/2025	31.03	.00	31.03	08/21/2025
		1MMK-XWW	4903 TERMINAL - TREAD	1	08/18/2025	74.24	.00	74.24	08/21/2025
		1MY6-PGKD	CDS & DVDS	1	08/11/2025	154.46	.00	154.46	08/21/2025
		1PGD-NHF1-	FIRE OFFICER - BOOKS	1	08/08/2025	88.13	.00	88.13	08/21/2025
		1QGQ-JJM9-	OFFICE SUPPLIES	1	08/14/2025	45.97	.00	45.97	08/21/2025
		1RWH-LPWY	PARKS SUPPLIES	1	08/13/2025	208.56	.00	208.56	08/21/2025
		1TY6-YHCY-	FLASH DRIVES	1	08/18/2025	39.99	.00	39.99	08/21/2025
		1VP4-N9HY-	PSC FACILITY MAINTENA	1	08/11/2025	194.75	.00	194.75	08/21/2025
		1WN7-9NQN	PSC FACILITY MAINTENA	1	08/18/2025	399.98	.00	399.98	08/21/2025
		1X6H-QXNW	PSC CUSTODIAL SUPPLI	1	08/08/2025	129.45	.00	129.45	08/21/2025
Total 17084:						3,305.64	.00	3,305.64	
17140	US BANK VOYAGER FLE	8694160992	PD FUEL	1	08/01/2025	1,916.00	.00	1,916.00	08/15/2025
		8694160992	PW FUEL	2	08/01/2025	127.95	.00	127.95	08/15/2025
		8694160992	PW FUEL	3	08/01/2025	255.89	.00	255.89	08/15/2025
		8694160992	PW FUEL	4	08/01/2025	255.89	.00	255.89	08/15/2025
		8694160992	PW FUEL	5	08/01/2025	127.94	.00	127.94	08/15/2025
		8694160992	PW FUEL	6	08/01/2025	383.83	.00	383.83	08/15/2025
		8694160992	PW FUEL	7	08/01/2025	1,407.38	.00	1,407.38	08/15/2025

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		8694160992	PARKS FUEL	8	08/01/2025	395.17	.00	395.17	08/15/2025
		8694160992	FIRE/EMS FUEL	9	08/01/2025	1,393.49	.00	1,393.49	08/15/2025
		8694160992	MC FUEL	10	08/01/2025	31.06	.00	31.06	08/15/2025
Total 17140:						6,294.60	.00	6,294.60	
17196	ASSOCIATED TRUST CO	081825	TID5 INTEREST PAYMEN	1	08/18/2025	11,390.00	.00	11,390.00	08/21/2025
Total 17196:						11,390.00	.00	11,390.00	
17197	FRIENDS OF THE MCFAR	103	JUNE BOOK SALE CC CH	1	08/11/2025	29.00	.00	29.00	08/21/2025
Total 17197:						29.00	.00	29.00	
17232	APG OF SOUTHERN WIS	28886-0725	PUBLICATIONS	1	07/31/2025	202.64	.00	202.64	08/21/2025
Total 17232:						202.64	.00	202.64	
17322	OMNI TECHNOLOGIES	I25-2130	ANNUAL MONITORING -	1	08/11/2025	960.00	.00	960.00	08/21/2025
Total 17322:						960.00	.00	960.00	
17377	SIGNS BY TOMORROW	I-27973	LEWIS PARK SIGN	1	07/09/2025	4,224.72	.00	.00	Multiple
		I-27973	LEWIS PARK SIGN	2	07/09/2025	4,224.72-			
Total 17377:						.00	.00	.00	
17394	MID-WISCONSIN SECURI	94153	CENTRAL STATION MONI	1	08/04/2025	310.00	.00	310.00	08/21/2025
Total 17394:						310.00	.00	310.00	
17429	GREEN BAY PIPE & TV	3683	SEWER TELEVISING AND	1	08/04/2025	3,300.00	.00	3,300.00	08/21/2025
Total 17429:						3,300.00	.00	3,300.00	
17488	DOG WASTE DEPOT	778033	DOG WASTE BAGS	1	08/13/2025	1,088.50	.00	1,088.50	08/21/2025
Total 17488:						1,088.50	.00	1,088.50	
17528	HGA	264651	HGA -PSB MICROGRID	1	08/04/2025	4,100.00	.00	4,100.00	08/21/2025
Total 17528:						4,100.00	.00	4,100.00	
17569	MCFARLAND ACE HARD	014157/T	MC FACILITY MAINTENA	1	08/08/2025	26.07	.00	26.07	08/21/2025
		014167/T	STORM REPAIR	1	08/11/2025	20.69	.00	20.69	08/21/2025
		014170/T	PSC FACILITY MAINTENA	1	08/12/2025	7.59	.00	7.59	08/21/2025
		014179/T	PARKS SUPPLIES	1	08/12/2025	44.98	.00	44.98	08/21/2025
		014184/T	PARKS SUPPLIES	1	08/13/2025	15.29	.00	15.29	08/21/2025
		014199/T	HANDLES FOR LOBBY C	1	08/14/2025	14.36	.00	14.36	08/21/2025
		014202/T	MOWER MAINTENANCE	1	08/15/2025	3.47	.00	3.47	08/21/2025
		014202/T	MOWER MAINTENANCE	2	08/15/2025	.94	.00	.94	08/21/2025
		014202/T	MOWER MAINTENANCE	3	08/15/2025	.94	.00	.94	08/21/2025
		014202/T	MOWER MAINTENANCE	4	08/15/2025	.94	.00	.94	08/21/2025
		014204/T	MC FACILITY MAINTENA	1	08/15/2025	15.99	.00	15.99	08/21/2025
		014205/T	STORM INLETS	1	08/15/2025	8.98	.00	8.98	08/21/2025
		014215/T	CONCRETE WORK SPRI	1	08/18/2025	26.98	.00	26.98	08/21/2025
		014225/T	PARKS SUPPLIES	1	08/20/2025	64.75	.00	64.75	08/21/2025

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		014226/T	WELL 1 FACILITY MAINTE	1	08/20/2025	15.58	.00	15.58	08/21/2025
		014231/T	PUBLIC WORKS SUPPLIE	1	08/21/2025	38.67	.00	38.67	08/21/2025
		014232/T	PARKS SUPPLIES REFUN	1	08/21/2025	12.95-	.00	12.95-	08/21/2025
Total 17569:						293.27	.00	293.27	
17596	AMERICAN AWARDS & P	23275	LAND ACKNOWLEDGEM	1	06/30/2025	8,363.80	.00	8,363.80	08/21/2025
Total 17596:						8,363.80	.00	8,363.80	
17617	STEVEN R BASSETT INC	106025	TREE WORK AT 6001 EX	1	08/14/2025	274.00	.00	274.00	08/21/2025
Total 17617:						274.00	.00	274.00	
17685	INGRAM LIBRARY SERVI	63199254	BOOKS	1	07/17/2025	342.16	.00	342.16	08/21/2025
		63206720	BOOKS	1	08/06/2025	579.89	.00	579.89	08/21/2025
		63207298	BOOKS	1	08/07/2025	279.82	.00	279.82	08/21/2025
		63208249	BOOKS	1	08/08/2025	273.96	.00	273.96	08/21/2025
		63209459	BOOKS	1	08/13/2025	1,065.38	.00	1,065.38	08/21/2025
		63209890	BOOKS	1	08/14/2025	113.92	.00	113.92	08/21/2025
		63210571	BOOKS	1	08/15/2025	226.24	.00	226.24	08/21/2025
		63210885	BOOKS	1	08/17/2025	175.89	.00	175.89	08/21/2025
		67845925	BOOKS	1	08/05/2025	25.38	.00	25.38	08/21/2025
		67846533	BOOKS	1	08/07/2025	115.73	.00	115.73	08/21/2025
Total 17685:						3,198.37	.00	3,198.37	
17782	GFC LEASING - WI	I01042240	COPIER LEASE	1	08/01/2025	181.93	.00	181.93	08/21/2025
Total 17782:						181.93	.00	181.93	
17789	TRANSUNION RISK AND	6174432-202	DATA SEARCH SERVICE	1	08/01/2025	75.00	.00	75.00	08/21/2025
Total 17789:						75.00	.00	75.00	
17908	BADGER METER	80206950	CELLULAR SERVICE UNI	1	07/29/2025	.93	.00	.93	08/21/2025
		80206950	CELLULAR SERVICE UNI	2	07/29/2025	.93	.00	.93	08/21/2025
Total 17908:						1.86	.00	1.86	
17909	SHORT ELLIOTT HENDRI	493388	USH 51 PHASE 6 ROUND	1	08/13/2025	4,314.60	.00	4,314.60	08/21/2025
Total 17909:						4,314.60	.00	4,314.60	
17968	KELLER, DAWSON	DK110123	MEAL REIMBURSEMENT	1	11/01/2023	11.69	.00	11.69	Multiple
Total 17968:						11.69	.00	11.69	
18068	SIMPLE NETWORK CON	33586	HARDWARE REPLACEM	1	08/06/2025	398.00	.00	398.00	08/21/2025
		33594	HARDWARE REPLACME	1	08/14/2025	1,837.98	.00	1,837.98	08/21/2025
Total 18068:						2,235.98	.00	2,235.98	
18129	ROMICK, JESSICA	03232023	LOST BOOK REPAYMENT	1	03/23/2023	18.00	.00	18.00	Multiple
Total 18129:						18.00	.00	18.00	

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18222	MUNICIPAL CAPTIONING	INV-101843	CLOSED CAPTIONING	1	08/12/2025	587.73	.00	587.73	08/21/2025
		INV-101843	CLOSED CAPTIONING	2	08/12/2025	124.67	.00	124.67	08/21/2025
		INV-101843	CLOSED CAPTIONING	3	08/12/2025	106.86	.00	106.86	08/21/2025
		INV-101843	CLOSED CAPTIONING	4	08/12/2025	106.87	.00	106.87	08/21/2025
		INV-101843	CLOSED CAPTIONING	5	08/12/2025	302.77	.00	302.77	08/21/2025
		INV-101843	CLOSED CAPTIONING	6	08/12/2025	302.77	.00	302.77	08/21/2025
		INV-101843	CLOSED CAPTIONING	7	08/12/2025	178.10	.00	178.10	08/21/2025
		INV-101843	CLOSED CAPTIONING	8	08/12/2025	71.24	.00	71.24	08/21/2025
Total 18222:						1,781.01	.00	1,781.01	
18289	E.H. WOLF & SONS INC	264356	PUBLIC WORKS FUEL	1	08/08/2025	316.23	.00	316.23	08/21/2025
		264361	DYED DIESEL FUEL	1	08/08/2025	571.12	.00	571.12	08/21/2025
		274690	PUBLIC WORKS FUEL	1	08/19/2025	243.91	.00	243.91	08/21/2025
		274695	DYED DIESEL FUEL	1	08/19/2025	536.64	.00	536.64	08/21/2025
Total 18289:						1,667.90	.00	1,667.90	
18299	INPRO	2365085	WALL SIGNS- NAME	1	08/11/2025	32.98	.00	32.98	08/21/2025
Total 18299:						32.98	.00	32.98	
18377	VESTIS LLC	6140644733	MAT RENTAL	1	08/08/2025	60.33	.00	60.33	08/21/2025
		6140649012	MAT RENTAL	1	08/15/2025	60.33	.00	60.33	08/21/2025
Total 18377:						120.66	.00	120.66	
18378	AECOM TECHNICAL SER	2001047119	TRAFFIC STUDY- LAKES	1	08/01/2025	1,858.00	.00	1,858.00	08/21/2025
		2001047173	TRAFFIC STUDY	1	08/01/2025	8,030.52	.00	8,030.52	08/21/2025
Total 18378:						9,888.52	.00	9,888.52	
18405	EMS MANAGEMENT & C	EMS-017614	EMS MC	1	07/31/2025	3,314.33	.00	3,314.33	08/21/2025
Total 18405:						3,314.33	.00	3,314.33	
18407	WESTPHAL & SONS LAW	2496	5802-04 MAIN ST TID#4	1	08/03/2025	325.00	.00	325.00	08/21/2025
		2501	4903 TERMINAL DR	1	08/03/2025	325.00	.00	325.00	08/21/2025
Total 18407:						650.00	.00	650.00	
18411	FRIENDS OF THE MCFAR	104	BIRD FESTIVAL CC CHAR	1	08/11/2025	80.00	.00	80.00	08/21/2025
Total 18411:						80.00	.00	80.00	
18497	CALLS ON CALL	14074	TID # 4	1	08/01/2025	111.20	.00	111.20	08/21/2025
		14074	TID #3	2	08/01/2025	27.80	.00	27.80	08/21/2025
Total 18497:						139.00	.00	139.00	
18540	COLLINS, JESSICA AND	JC021425	PROP TAX OVERPAYMEN	1	02/14/2025	14.86	.00	14.86	Multiple
Total 18540:						14.86	.00	14.86	
18564	NAPA AUTO PARTS	002473	VEHICLE & MOWER MAI	1	08/15/2025	3.16	.00	3.16	08/21/2025
		002473	VEHICLE & MOWER MAI	2	08/15/2025	3.16	.00	3.16	08/21/2025
		002473	VEHICLE & MOWER MAI	3	08/15/2025	3.16	.00	3.16	08/21/2025

Vendor Number	Name	Invoice Number	Description	Seq	Invoice Date	Invoice Amount	Discount Amount	Check Amount	Check Issue Date
		002473	VEHICLE & MOWER MAI	4	08/15/2025	11.56	.00	11.56	08/21/2025
		002482	VEHICLE & MOWER MAI	1	08/15/2025	6.74	.00	6.74	08/21/2025
		002482	VEHICLE & MOWER MAI	2	08/15/2025	6.74	.00	6.74	08/21/2025
		002482	VEHICLE & MOWER MAI	3	08/15/2025	6.74	.00	6.74	08/21/2025
		002482	VEHICLE & MOWER MAI	4	08/15/2025	24.68	.00	24.68	08/21/2025
		002517	FILTERS - ENGINE 2 & CA	1	08/15/2025	82.60	.00	82.60	08/21/2025
		002835	HEATER HOSE 2019 AMB	1	08/19/2025	102.50	.00	102.50	08/21/2025
Total 18564:						251.04	.00	251.04	
18593	OREILLY AUTO PARTS	3841-207938	CAR 4	1	08/14/2025	158.90	.00	158.90	08/21/2025
		3841-208015	CAR 4	1	08/07/2025	357.28	.00	357.28	08/21/2025
Total 18593:						516.18	.00	516.18	
18610	FARLEY'S HOUSE OF PIA	T33462	PIANO TUNING	1	08/01/2025	150.00	.00	150.00	08/21/2025
Total 18610:						150.00	.00	150.00	
18611	TRI-COUNTY APPLIANCE	506967	5810 MAIN ST - FRIDGE R	1	08/01/2025	660.00	.00	660.00	08/21/2025
Total 18611:						660.00	.00	660.00	
18612	WI SUPREME COURT	080825	MUN COURT CLERK SEM	1	08/08/2025	40.00	.00	40.00	08/21/2025
Total 18612:						40.00	.00	40.00	
18614	CHOI, LAURENCE	2.55920.02-0	REFUND OVERPAYMENT	1	08/11/2025	353.51	.00	353.51	08/21/2025
Total 18614:						353.51	.00	353.51	
18615	AMACHER, DONNA	1.12089.02-0	REFUND OVERPAYMENT	1	08/11/2025	127.99	.00	127.99	08/21/2025
Total 18615:						127.99	.00	127.99	
18616	TERMINIX WIL-KIL	82133675	WASP NEST REMOVAL VI	1	08/01/2025	270.00	.00	270.00	08/21/2025
Total 18616:						270.00	.00	270.00	
18617	HONEY WAGON SERVIC	100672	SEWER REPAIR - HIGHLA	1	08/11/2025	900.00	.00	900.00	08/21/2025
Total 18617:						900.00	.00	900.00	
18618	MAX CREEK OUTDOORS	73160	VORTEX DEFENDER	1	08/06/2025	2,025.00	.00	2,025.00	08/21/2025
Total 18618:						2,025.00	.00	2,025.00	
Grand Totals:						249,301.94	.00	249,301.94	

Report Criteria:
Detail report type printed

Pay Period Date	Journal Code	Check Issue Date	Payee	Payee ID	Amount
08/14/2025	PC	08/16/2025	ODERMATT, DAHLIA GEO	518	1,274.99
08/14/2025	CDPT	08/16/2025	FIRE FIGHTERS LOCAL 31	8	21.53
08/15/2025	CDPT	08/21/2025	WI SCTF	5	125.71

PAYROLL RELATED $1,422.23

Temporary Alcohol Beverage License

Information/Documentation Needed to Complete Application

Below is a list of the information and documents that you will need to be able to complete your application. For all documents, you will need them to be in a format that will allow you to upload into this application, preferably pdf or jpeg.

If you would prefer to submit your application on paper forms, they can be obtained from the Wisconsin Department of Revenue or by contacting the Village.

Information/Documentation Needed to Complete Application:

- Your Wisconsin Seller's Permit Number
- Your Federal Employer Identification Number (FEIN)
- Individual Questionnaire forms for each officer, director, and agent of the organization - People completing the Individual Questionnaire, should indicate the e-mail address of the person who is submitting the full application for the Temporary Alcohol License. Upon submittal, the Individual Questionnaire will be e-mailed, to the e-mail address indicated, as a PDF attachment that will be able to be uploaded into the Temporary Alcohol License Application.

License(s) Requested	• Temporary "Class B" Wine • Temporary Class "B" Beer

Fee

Application Fee	$10.00

Total Cost = $10.00

Organization Information

Organization Name	MCFARLAND HOCKEY INC.
Organization Address	4812 MARSH ROAD; MCFARLAND WI 53558
Organization Phone Number	[redacted]
Organization E-mail Address	[redacted]
FEIN	[redacted]
Is this organization required to hold a Wisconsin Seller's permit?	No

Date of Organization/Incorporation	09/01/1994
State of Organization/Incorporation	WISCONSIN
Type of Organization	Bona Fide Club

Individual Information

List information for all officers, directors, and agent of the organization.

i.

Last Name

GULLICKSON

First Name

KRISTIN

Title

VICE PRESIDENT

Phone Number

[redacted]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

GULLICKSON, KRISTIN Individual Questionnaire.pdf

Select plus sign to add additional officers.

Event Information

Name of Event	GRAND OPENING / HOCKTOBER FEST
Date(s) of Event	10/4/2025
Hours of Event	3 PM TO 9 PM
Address of Event	4812 MARSH ROAD; MCFARLAND WI 53558
Name of Person in Charge	Katie Vogelsang / Kristin Gullickson
Phone Number of Person in Charge	[redacted]
E-mail Address of Person in Charge	[redacted]

Premises description:

Describe the building or buildings and any outside areas where alcohol beverages are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application.

Premises Description	We will be hosting a Hocktober Fest / Beer Tasting in the parking lot at the hockey rink; tent will be provided - alcohol will only be allowed inside the tent. Rink will be open for tours and open skate for the village.

Attestation

Who must sign this application?

- One officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Officer Last Name	GULLICKSON
Officer First Name	KRISTIN
Officer Title	VICE PRESIDENT
Officer E-mail	[redacted]
Officer Phone Number	[redacted]
Officer Signature	[redacted]
Date	07/25/2025

VILLAGE OF McFarland
Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

Date: August 11, 2025

To: McFarland Village Board

From: Brian Redman, Interim Chief of Police

Re: Recommendation of Approval

I have reviewed the application for a temporary class "B" Beer License and a temporary class "B" wine license for the McFarland Hockey Inc. Grand Opening / Hocktober Fest event. The event will take place on October 4, 2025, from 3:00 pm to 9:00 pm. I am recommending approval of the application with the following stipulations:

- Organizers will enclose the beer tent area with fencing to clearly separate the area of sale and consumption.
- Organizers will ensure a carding location inside the beer tent where the wristbands will be applied by volunteers to prevent alcohol service to underage individuals.
- They will comply with all applicable code relating to necessary egress/exits.
- Organizers will provide at minimum one staff member for every 50 attendees for the function of assisting patrons, providing security, and ensuring minors do not consume alcohol. These individuals will wear a brightly colored shirt that clearly identifies them as event staff.
- Organizers will work with Village staff, and comply with any subsequent staff requirements regarding other issues or details that arise between now and the event date, including plans for mitigation of fire, severe weather, medical emergency, security concerns, etc.

Thank you,

Brian Redman
Interim Chief of Police

Temporary Alcohol Beverage License

Information/Documentation Needed to Complete Application

Below is a list of the information and documents that you will need to be able to complete your application. For all documents, you will need them to be in a format that will allow you to upload into this application, preferably pdf or jpeg.

If you would prefer to submit your application on paper forms, they can be obtained from the Wisconsin Department of Revenue or by contacting the Village.

Information/Documentation Needed to Complete Application:

- Your Wisconsin Seller's Permit Number
- Your Federal Employer Identification Number (FEIN)
- Individual Questionnaire forms for each officer, director, and agent of the organization - People completing the Individual Questionnaire, should indicate the e-mail address of the person who is submitting the full application for the Temporary Alcohol License. Upon submittal, the Individual Questionnaire will be e-mailed, to the e-mail address indicated, as a PDF attachment that will be able to be uploaded into the Temporary Alcohol License Application.

License(s) Requested	• Temporary Class "B" Beer

Fee

Application Fee	$10.00

Total Cost = $10.00

Organization Information

Organization Name	American Legion Post 534
Organization Address	4911 Burma Rd McFarland, WI 53558
Organization Phone Number	[redacted]
Organization E-mail Address	[redacted]
FEIN	[redacted]

Is this organization required to hold a Wisconsin Seller's permit?	Yes
Wisconsin Seller's Permit Number	[redacted]
Date of Organization/Incorporation	01/01/1948
State of Organization/Incorporation	Wisconsin
Type of Organization	Veteran's Organization

Individual Information

List information for all officers, directors, and agent of the organization.

i.

Last Name

Catterall

First Name

Ian

Title

2nd Vice Commander

Phone Number

[redacted]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

Catterall, Ian Individual Questionnaire.pdf

Select plus sign to add additional officers.

ii.

Last Name

Gessler

First Name

Cory

Title

Commander

Phone Number

[redacted]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

Gessler, Cory Individual Questionnaire.pdf

Select plus sign to add additional officers.

iii.

Last Name

Howen

First Name

Trish

Title

Treasurer

Phone Number

[redacted]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

Howen, Patricia Individual Questionnaire (1).pdf

Select plus sign to add additional officers.

iv.

Last Name

Catterall

First Name

Ian

Title

2nd Vice - Map of Event Layout

Phone Number

[redacted]

Attach completed Individual Questionnaire. (See link and instructions at the top of this page.)

Legion Pic.pptx

Select plus sign to add additional officers.

Event Information

Name of Event	Oktoberfest
Date(s) of Event	September 27, 2025
Hours of Event	1100 to 1700
Address of Event	4911 Burma Rd, McFarland, WI 53558
Name of Person in Charge	Ian Catterall

Phone Number of Person in Charge	[redacted]
E-mail Address of Person in Charge	[redacted]

Premises description:

Describe the building or buildings and any outside areas where alcohol beverages are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application.

Premises Description

We respectfully request a temporary alcohol permit for our upcoming annual Oktoberfest event, to be held at the American Legion. We are seeking approval to license the entire back area of the Legion property, as outlined in the map provided in the second attachment.

To maintain a secure and controlled environment, we will be implementing the following measures:

Fencing: Orange lines on the map indicate where snow fencing will be used to block off areas of foot traffic and define the event perimeter. Existing chain-link fencing, shown in blue on the map, will further assist in enclosing the area.

Beer Service: A designated beer cart will be located on the hill, marked on the map with an orange rectangle.

Security: A security checkpoint will be positioned at the blue star on the map. This post will monitor both vehicle and pedestrian access to ensure that no open containers are removed from the premises.

Alcohol Control Measures: As with previous events, alcohol purchases at the beer cart will require a wristband and a ticket.

These same control measures were successfully implemented at last year's Oktoberfest as well as this year's Take A Vet Fishing event. Both events were conducted safely and in full compliance with regulations.

We intend to follow the same protocols again this year to ensure a safe and enjoyable experience for all attendees.

Thank you for your time and consideration. Please let us know if any additional information or documentation is needed.

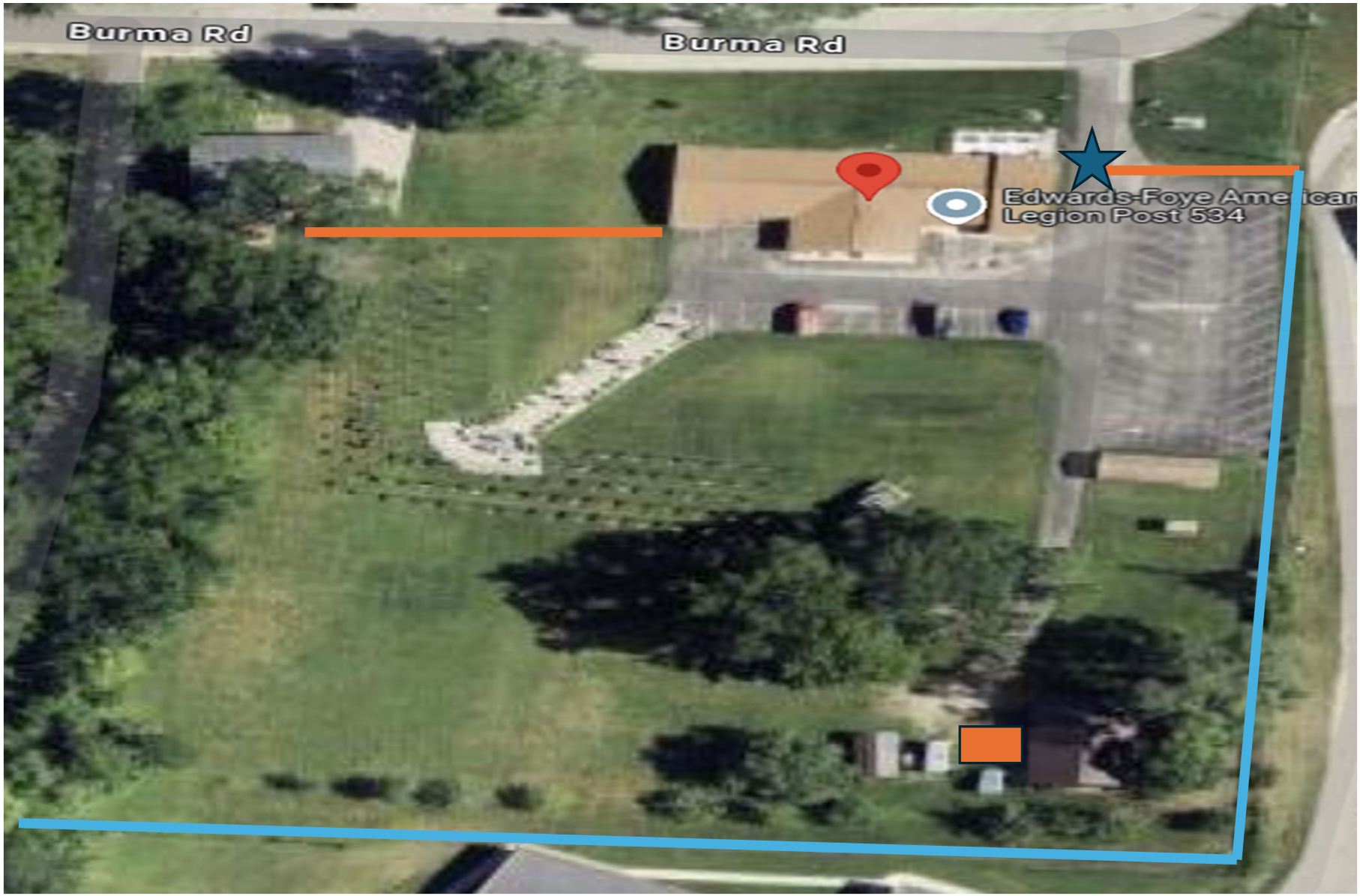
Attestation

Who must sign this application?

- One officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Officer Last Name	Catterall
Officer First Name	Ian
Officer Title	2nd Vice Commander
Officer E-mail	[redacted]
Officer Phone Number	[redacted]
Officer Signature	[redacted]
Date	08/07/2025


Burma Rd
Burma Rd
Edwards-Foye Ame
Legion Post 534

VILLAGE OF
McFarland
Police Department

5915 Milwaukee St, McFarland, WI 53558 | 608.838.3151 | www.mcfarland.wi.us/police

Date: August 11, 2025

To: McFarland Village Board

From: Brian Redman, Interim Chief of Police

Re: Recommendation of Approval

I have reviewed the application for a temporary class "B" Beer License for the American Legion Post 534 for their Oktoberfest event. The event will take place on September 27, 2025, from 11:00 am to 5:00 pm. I am recommending approval of the application with the following stipulations:

- Organizers will enclose the beer tent area with fencing to clearly separate the area of sale and consumption.
- Organizers will ensure a carding location inside the beer tent where the wristbands will be applied by volunteers to prevent alcohol service to underage individuals.
- They will comply with all applicable code relating to necessary egress/exits.
- Organizers, in addition to hired security, will provide at minimum one staff member for every 50 attendees to the function of assisting patrons, providing security and ensuring minors do not consume alcohol. These individuals will wear a brightly colored shirt that clearly identifies them as event staff.
- Organizers will work with Village staff, and comply with any subsequent staff requirements regarding other issues or details that arise between now and the event date, including plans for mitigation of fire, severe weather, medical emergency, security concerns, etc.

Thank you,

Brian Redman
Interim Chief of Police

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action to approve Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.**

PREVIOUS ACTION:
August 13, 2025, unanimously recommended for approval by the CDA.
August 19, 2025, unanimously recommended for approval by the Plan Commission.

ISSUE SUMMARY:
Included in the packet is a resolution and predevelopment agreement between Elvehjem Acres LLC (member: Kevin Urso, Urso Builders) and Bliffert Southwest Holdings LLC (member: Eli Bliffert, Bliffert Lumber). The purpose of the predevelopment agreement is to authorize further planning and design work to consider the construction of a small business park on Elvehjem Acres property located at the northeast corner of Elvehjem Road and CTH AB for the primary purpose of aiding in the relocation of Bliffert Lumber from the Downtown to the property. At a high-level the goals of this project include:

- To aid in the development of road, utility, and railroad infrastructure necessary to develop the business park. Bliffert Lumber currently has a rail spur that serves the existing downtown lumberyard and is essential to the operations of the business. The location of the Elvehjem Acres property is adjacent to the same Wisconsin and Southern Railroad; however, there is no existing rail spur that services the property, so one will need to be constructed. The parties have completed initial concept planning for three different rail spur configurations that could be developed to serve the new lumberyard. These concepts are illustrated in Exhibits 1-4 of the predevelopment agreement, noting the rail spur concept in Exhibit 4 is the same as Exhibit 3 but with an additional proposed lot. These rail spur concepts were developed by engineers from WATCO, which operates the railroad. A final layout would be determined at a future date and time if the project continues to advance further.

- To aid in the relocation of the existing lumberyard from the Downtown to Lot 1 of the proposed business park to enable improved operations and growth of the business. The predevelopment agreement includes some conceptual lot configurations for the Elvehjem Acres property. In all cases, it is anticipated that Bliffert would occupy Lot 1 given the

proximity to the proposed rail spur. Noting that the final number, location and size of lots may vary based on more detailed planning and design work. Currently, Lot 1 is proposed in the range of 4.7-5.7 acres and that could further vary based on whether each lot in the business park provides its own stormwater basins or if there is one regional stormwater basin. The remaining lots range in size from 1–2 acres, and it may be conceivable to combine adjacent lots to create larger 4-acre lots based on the needs of future owners/tenants. There are no known users for any of the other lots at this time. The Elvehjem Acres property is 22.9 acres in size and is zoned A-1 Agricultural Transition and includes delineated wetlands on the east side of the property. The property would need to be rezoned to a commercial zoning district to allow for the development of commercial businesses, including lumberyards and outdoor storage.

- To acquire the existing downtown lumberyard for the purpose of redeveloping the property. The existing lumberyard includes 8 separate parcels totaling 1.7 acres in size. The property is zoned C-C Central Commercial and is a non-conforming use in this district. This means that the owner of the property is limited in the ability to make structural alterations, additions, or enlargements to the buildings on the property based on state law and local ordinances. In addition, the ability to expand the business is limited by the small size of the existing parcels, the configurations of existing buildings, and the presence of Milwaukee Street bisecting the lumberyard operations. The latter is increasingly problematic given Milwaukee Street is used by pedestrians and bicyclists to access the adjacent primary school, Discovery Park, Library and Municipal Center. The configuration of Milwaukee Street can also be more challenging for truck deliveries to and from the site, whereas the Elvehjem Acres property is adjacent to County Highway AB, is adjacent to the same Wisconsin and Southern Railroad, and offers a larger site to design and develop to meet the needs of the business. Once the Village has acquired the property, it could move forward with marketing the property for redevelopment purposes for uses better suited to the Downtown.

In order to implement a three-party project of this nature, each party will have to take on certain responsibilities to move the project from concept planning, to design, and then on to construction. Currently, we are in the concept phase, and the purpose of the predevelopment agreement is to outline the terms and conditions that will allow the project to advance further. Since this is a predevelopment agreement, there are no specific financial terms or conditions for the acquisition of property or the payment of tax increment financing development incentives. That is part of the work that lies ahead if the Village approves the predevelopment agreement. As proposed, Bliffert Lumber will develop a concept plan(s) for Lot 1 of the business park by the end of this year to illustrate the potential size and location of their proposed new lumberyard facility. This will aid the parties in determining the final lot layout, spur line configurations, and estimated tax increment the project would generate. By April 30, 2026, the Village would create a Project Plan for a new tax incremental finance district that includes the Elvehjem Acres property. Note, approval of the predevelopment agreement does not bind the Plan Commission, Village Board, or Joint Review Board to approve the Project Plan. Assuming a TID is created,

by June 30, 2026, the three parties will enter into a series of real estate and development agreements with binding commitments including:

- Village and Bliffert (Village acquisition of existing Downtown lumberyard properties)
- Village and Bliffert (acquisition and development of Lot 1 for proposed new lumberyard)
- Village and Urso (business park infrastructure)

The redevelopment agreement includes additional commitments from Urso and Bliffert for the submittal of land division, zoning, conditional use, and site design review permits, etc. by September 8, 2026 to enable review and potential approval of those permits by the end of 2026. This would then enable construction of the business park infrastructure and new lumberyard facilities to occur in 2027 with the goal of completing the project by the end of 2027, at which point the Village and Bliffert would close on the acquisition of the existing lumberyard properties Downtown. The remaining lots in the business park would be developed or sold by Urso for other commercial uses as permitted based on the future zoning of the property. Noting that the terms of the future real estate and development agreements mentioned above may supersede these permitting, construction, and closing dates and timelines as needed.

The predevelopment agreement will be reviewed and recommended to the Village Board at both the CDA and Plan Commission's regular August meetings. If approved by the Village Board, the CDA will take on the role of aiding in the development and review of the TID Project Plan and additional real estate acquisition and development agreements over the next 8 months. Once a draft of the TID Project Plan is developed, it will be brought forward for public hearing and approval by the Plan Commission, Village Board and Joint Review Board as required under state statutes. The Plan Commission would also be involved in the review of various land division and zoning permits required to develop the business park at the appropriate time.

FINANCIAL/BUDGET IMPACT:

Some funding will be required for the Village to complete the proposed TID Project Plan. Most of this work is anticipated to be done in-house with assistance from the Village Engineer. The Village will need to hire a surveyor to assist with creating a legal description of the proposed TID boundary and the Village Attorney will be included in the review of the TID and the creation of proposed real estate and development agreements contemplated in the predevelopment agreement. The cost to create the TID ($10-$20K) can be accounted for within the Village's 2026 budget. Costs to provide assistance with land acquisition, railroad, road, and utility infrastructure, and the costs to acquire the existing Downtown lumberyard would be finalized as part of the proposed real estate and development agreements contemplated in the predevelopment agreement. These expenses would then likely occur in 2027, allowing the Village to plan for those expenditures as part of the 2027-2031 Capital Improvement Plan and 2027 Budget.

VILLAGE PLAN REFERENCE:

This proposed project is supported by a number of existing Village plans.

VILLAGE OF
McFarland

2024-2025 Village Board Strategic Plan

- *Objective 1: Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*
- *Objective 2: Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.*
- *Action Step VI: Consider property acquisition where appropriate including funding.*
- *Action Step VII: Advance East Side Plan through consideration of its recommendations, associated engineering for additional analysis, partnerships with applicable municipalities, and continued public engagements as projects are proposed.*

2023 East Side Plan

The Elvehjem Acres property is identified in Chapter 4, Master Plan Concept, for future Business Park or Medium Density Residential, including Map Note #2 which further explains: *This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred.*

2023 Economic Strategic Plan

Strategy #2: Expand Commercial and Industrial Land Base. McFarland only has one remaining vacant industrial zoned property and needs additional commercial and industrial land. The Village is in the unique position to be programming new space in the community via the East Side Plan as the property along McFarland's east side is available and prime for development to meet the community's needs for the next several years. Additional work to be done in tandem with development includes extending utilities, road construction, and potentially creating Tax Increment Districts. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them. Additionally, land availability can be a competitive advantage to attract outside investment into the community.

Strategy #6: Attract New Commercial/Retail/Service Businesses. Retail and commercial businesses will be best located in existing commercial corridors, downtown, and newly planned mixed-use buildings within the East Side neighborhood. The redevelopment of the existing lumberyard is specifically mentioned on page 30: *The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development* and on page 44: *"The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."*

2017 Comprehensive Plan

The Future Land Use Map identifies the existing lumberyard property for future Downtown uses. Figure 4.1 further defines this as *"land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on sites and/or buildings that mix uses."* Redevelopment of the Downtown lumberyard is also supported by the following:

- *Land Use Initiative #4: Implement and Update Plans for Downtown Revitalization.*
- *Land Use Policy #5: Actively promote infill development and redevelopment where opportunities present themselves, particularly for underutilized properties along Terminal and Triangle Drive, Highway 51, Farwell Street, and the downtown area.*

In 2023, the Comprehensive Plan was amended to include the 2023 East Side Plan. The Future Land Use Map identifies the Elvehjem Acres property for future Mixed-Use/Flex Commercial with additional details regarding preferred land uses and policies as provided within the 2023 East Side Plan.

2010 Downtown Strategic Market Analysis

Page 19: *Chase Lumber - As an operating business that generates activity, the lumber yard brings benefits to the downtown. Pursuing a relocation strategy for the business should not be a near-term priority. Particularly given that the current economic situation will limit near-term private development. However, in the longer term, utilizing the lumber yard site for development that is more appropriate for its central and highly-visible downtown location may become a priority.*

2008 Tax Increment District #4

The existing lumber yard is located within TID #4. Map 4 of the Project Plan identifies the existing lumberyard as a future redevelopment site.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommended motion:

Motion, second, to approve Resolution 2025-17, a resolution authorizing the Village Administrator to execute a pre-development agreement with Elvehjem Acres LLC and Bliffert Southwest Holdings LLC.

ATTACHMENTS:

1. 2025-17 Elvehjem Acres-Bliffert Predevelopment Agreement
2. Elvehjem Acres Predevelopment Agreement Presentation

RESOLUTION 2025-17
A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE A PRE-DEVELOPMENT AGREEMENT WITH ELVEHJEM ACRES LLC AND BLIFFERT SOUTHWEST HOLDINGS LLC

WHEREAS, Elvehjem Acres LLC ("Elvehjem Acres") desires to develop a business park ("Business Park") on property it owns located at the northeast corner of CTH AB and Elvehjem Road, Dane County tax parcel 154/0610-013-9161-1 ("Property") in the Village; and

WHEREAS, Bliffert Southwest Holdings LLC ("Bliffert") desires to build a new facility ("Facility") on a portion of the Property to relocate its existing lumber yard business located at 5417 Long Street, McFarland, WI; and

WHEREAS, the Village of McFarland ("Village") desires to assist Elvehjem Acres in the development of the Business Park, assist in relocating Bliffert to the Business Park, and to acquire from Bliffert those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3 (collectively "Existing Lumber Yard"); and

WHEREAS, Bliffert desires to sell to the Village the Existing Lumber Yard upon completion of the Facility on the Property; and

WHEREAS, Village staff have negotiated the proposed pre-development agreement attached hereto as Exhibit A outlining certain basic terms and obligations assumed by Elvehjem Acres, Bliffert and the Village; and

WHEREAS, the Village Board finds that the development of the proposed Business Park on the Property will expand the Village's nonresidential tax base, promote economic development, and is envisioned within the Village's 2023 East Side Plan and 2023 Economic Strategic Plan, which are components of the Village's 2017 Comprehensive Plan, and is, therefore, in the public interest; and

WHEREAS, the Village Board finds that the relocation of Bliffert will support the retention and expansion of an existing McFarland business, while acquisition of Bliffert's existing location will provide redevelopment opportunities within downtown McFarland, and is envisioned within the Village's 1999 Village Center Master Plan, 2010 Strategic Market Analysis and Opportunities Assessment, and 2023 Economic Strategic Plan, which are components of the Village's 2017 Comprehensive Plan, and is, therefore, in the public interest; and

WHEREAS, the Village Board finds that the terms and conditions of the proposed pre-development agreement are fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED, that the pre-development agreement attached as Exhibit A, is hereby approved and the Village Administrator is authorized to execute and deliver said agreement on behalf of the Village.

BE IT FURTHER RESOLVED, that the Village Administrator is authorized to approve modifications to the pre-development agreement prior to such signatures, provided that such changes do not materially increase any cost or risk to the Village or otherwise materially affect the rights of the Village thereunder.

Adopted at a regular meeting of the Village Board this _____ day of_____, 2025.

APPROVED:

_____
Stephanie Brassington
Village President

ATTEST:

_____
Cassandra Suettinger
Deputy Administrator/Clerk

RESOLUTION 2025-17	
MOTION	SECOND
ACTION	DATE
Adopted	
Referred	
Tabled	
Withdrawn	
Defeated	
Published	
INDIVIDUAL VOTING RECORD	
Annen –	Boyd –
Brassington –	Fessler –
Leamy –	Peña –
Prill –	
VOTING RESULTS	
Motion Carried	
Motion Defeated:	

EXHIBIT A, RESOLUTION 2025-17
PRE-DEVELOPMENT AGREEMENT BETWEEN ELVEHJEM ACRES LLC, BLIFFERT SOUTHWEST HOLDINGS LLC, AND THE VILLAGE OF MCFARLAND, WISCONSIN

This pre-development agreement ("Agreement") is entered into as of the ____ day of _____ 2025 ("Effective Date"), by and between the Village of McFarland ("Village"), a Wisconsin municipal corporation whose principal address is 5915 Milwaukee Street, McFarland, WI 53558, and Elvehjem Acres LLC ("Elvehjem Acres"), a Wisconsin limited liability company whose principal address is 4720 Farwell Street, McFarland, WI 53558, and Bliffert Southwest Holdings LLC ("Bliffert"), a Wisconsin limited liability company whose principal address is 1014 E. Chambers Street, Milwaukee, WI 53122.

RECITALS

A. WHEREAS, Elvehjem Acres desires to develop a business park ("Business Park") on property it owns located at the northeast corner of CTH AB and Elvehjem Road, consisting of Dane County tax parcel 154/0610-013-9161-1 ("Property") in the Village; and

B. WHEREAS, the Property is currently located within the Village, is zoned A1 Agricultural Transition, is located within the Village's Urban Service Area but does not have municipal sewer or water utilities and is not located within an existing tax incremental finance district ("TID"); and

C. WHEREAS, Bliffert desires to build a new facility ("Facility") on a portion of the Property to relocate their existing lumber yard business located at 5417 Long Street, McFarland, WI; and

D. WHEREAS, the Village desires to assist Elvehjem Acres in the development of the Business Park, assist in relocating Bliffert to the Business Park, and acquire from Bliffert those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3 (collectively "Existing Lumber Yard"); and

E. WHEREAS, Bliffert desires to sell to the Village the Existing Lumber Yard upon completion of the Facility on the Property; and

F. WHEREAS, development of the Business Park on the Property will require extension of municipal Utilities ("Utility Improvements"), construction of a railroad spur ("Railroad Improvements") to service the Facility, construction of roadway improvements on County Highway AB, Elvehjem Road, and the property (collectively "Roadway Improvements"); and

G. WHEREAS, the parties understand that this Agreement is intended to establish the general terms and obligations of each party in order to develop the Business Park, Facility and sale of the

Existing Lumber Yard and is not intended to replace or supplant the need for a complete development agreement(s), real estate acquisition agreement(s), tax increment finance district creation, or any utility, land division or zoning approvals required to commence construction of any public or private improvements within or associated with the Business Park, Facility or sale of the Existing Lumber Yard.

PRE-DEVELOPMENT AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, and the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

ARTICLE 1
DEFINITIONS/EXHIBITS

A. Definitions. As used in this Agreement, the following terms shall have the following meanings:

1. Agreement. This Pre-Development Agreement between the Village, Elvehjem Acres LLC, and Bliffert Southwest Holdings LLC, as amended and supplemented from time to time.

2. Business Park. A proposed business park on property located at the northeast corner of CTH AB and Elvehjem Road, consisting of Dane County tax parcel 154/0610-013-9161-1, as conceptually shown in Exhibits 1-4.

3. Existing Lumber Yard. Those properties that collectively contain the existing lumber yard at 5417 Long Street, McFarland, WI owned by Bliffert Southwest Holdings LLC, including Dane County tax parcels 154/0610-031-6801-9, 154/0610-034-0287-2, 154/0610-031-6812-6, 154/0610-031-6823-3, 154/0610-031-6834-0, 154/0610-031-6851-9, 154/0610-031-6862-6, 154/0610-031-6873-3.

4. Facility. A lumber yard business to be located on the Property within the Business Park consisting of an office/retail building, warehouse(s), various accessory storage buildings and structures meant for the purpose of storing lumber and construction materials, outdoor storage of lumber and construction materials, railroad spur, railroad transload pad, parking, fencing, landscaping, stormwater management areas, and private water and sewer lateral connections to public utilities.

5. Property. Dane County tax parcel 154/0610-013-9161-1, within the Village of McFarland.

6. Railroad Improvements. The construction of a railroad spur(s) and associated turnouts from the existing Wisconsin & Southern Railroad (WSOR) mainline generally extending along the existing Wisconsin Department of Transportation (WisDOT) right-of-way from CTH AB to Elvehjem Road, and including a lumber

transload spur, transload access crossing, and transload pad within the Business Park on the Property, as conceptually shown in Exhibits 1-4.

7. Roadway Improvements. The construction of turn lanes on CTH AB, including intersection deflection improvements with the intersection of Elvehjem Road; urban reconstruction improvements to Elvehjem Road including curb, gutter, storm sewer, street lighting, and bicycle and pedestrian facilities; and construction of a new cul-de-sac within the Property including curb, gutter, storm sewer, street lighting, and bicycle and pedestrian facilities to support the development of the Business Park as conceptually shown in Exhibits 1-4.

8. TID. A Tax Incremental Finance District proposed to be created pursuant to Wis. Stat. §66.1105 including the Property within its boundaries.

9. TIF. Tax Incremental Finance.

10. Tax Increment Law. Wis. Stats. §66.1105, as may be amended from time to time, as such amendments may apply to the TID.

11. Tax Increments. The tax increments (as defined in the Tax Increment Law) derived from the Facility and the individual real estate tax parcel on which it is located which are received and retained by the Village in accordance with the provisions of the Tax Increment Law.

12. Utility Improvements. The construction of public sewer and water mains to and within the Business Park, along with other private sewer and water laterals, telecommunication utilities, data transmission lines, natural gas utilities, electric utilities, public and private stormwater management facilities, and street lighting within the Business Park.

B. Exhibits 1-4 depict conceptual site plan alternatives for a proposed five to six lot Business Park including various conceptual alternatives for the construction of Railroad Improvements.

ARTICLE 2
VILLAGE OBLIGATIONS

A. Village Obligations. Village shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:

1. Village shall collaborate with Elvehjem Acres and Bliffert to conceptually design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).

2. Village shall be responsible for creating a Project Plan for the TID including the Property, as prescribed under Wis. Stat. §66.1105, for consideration of approval by the Village Plan Commission and Village Board, final approval by the McFarland Joint Review Board, and certification by the Wisconsin Department of Revenue. The Village shall complete the Project Plan on or before April 30, 2026. Nothing contained within this Agreement shall be construed to create an obligation on the Village or Joint Review Board to approve the Project Plan for the TID.

3. Village shall process in a timely manner all complete requests and applications for land division, zoning, and site design review permits and other Village approvals required for development of the Business Park, Facility, Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property.

4. On or before June 30, 2026, Village shall provide Elvehjem Acres a real estate acquisition agreement for the purchase by the Village of Lot 1 of the Business Park. Terms of said purchase and sale agreements shall be as mutually agreed to within said real estate acquisition agreements. Village and Elvehjem Acres mutually agree that the purchase and sale of Lot 1 of the Business Park shall be conditioned on prior approval of a Certified Survey Map (CSM) or subdivision plat (Plat), the creation of the TID and the execution of a TIF development agreement between the Village and Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026, or as specified in the acquisition agreement. Alternatively, Bliffert may enter directly into a real estate acquisition agreement with Elvehjem Acres on or before June 30, 2026 for Lot 1 of the Business Park on terms, contingencies and conditions satisfactory to those parties, in which case all Village obligation under the first sentence of this paragraph shall be deemed satisfied.

5. On or before June 30, 2026, Village shall provide Elvehjem Acres with a proposed TIF development agreement outlining the terms and conditions for the sharing of future Tax Increments from the TID in contribution toward the construction of Railroad Improvements, Roadway Improvements, and Utility Improvements. The terms of said TIF development agreement shall be as mutually agreed to within said agreement. Village and Elvehjem Acres mutually agree that approval of said TIF development agreement shall be conditioned on prior approval of the TID.

6. If the Village has entered into a purchase agreement with Elvehjem Acres pursuant to paragraph 4, then on or before June 30, 2026, Village shall provide Bliffert a proposed real estate acquisition and development agreement for the purchase of, and development of the Facility by Bliffert on, Lot 1 of the Business Park. Terms of said agreement shall be as mutually agreed to within said agreement. Village and Bliffert mutually agree that approval of said real estate acquisition and development agreement shall be conditioned on prior approval of the TID and acquisition by the Village of Lot 1 from Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026.

7. On or before June 30, 2026, Village shall provide Bliffert a real estate acquisition agreement for purchase by the Village of the Existing Lumber Yard. The terms of said purchase agreement shall be as mutually agreed to within said real estate acquisition agreement. Village and Bliffert mutually agree that approval of said real estate acquisition and development agreement shall be conditioned on prior approval of the TID, acquisition by the Village or Bliffert of Lot 1 from Elvehjem Acres and the execution of TIF development agreements between the Village and both Elvehjem Acres and Bliffert providing for the development of the Property and the Facility. The closing date on said purchase shall be no later than December 31, 2027.

ARTICLE 3
ELVEHJEM ACRES LLC OBLIGATIONS

A. Elvehjem Acres Obligations. Elvehjem Acres shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:

1. Elvehjem Acres shall collaborate with the Village and Bliffert to design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).

2. Elvehjem Acres shall be responsible for the final design of Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property, subject to review and approval by the Village and other applicable public utility service providers. Elvehjem Acres shall complete said design on or before September 8, 2026.

3. Elvehjem Acres shall be responsible for the creation and submittal of a CSM or Plat to the Village to divide the Property into multiple lots for the creation of the Business Park substantially as conceptually shown in Exhibits 1-4. Elvehjem Acres shall submit the CSM or Plat, including associated permit fees, to the Village on or before September 8, 2026.

4. Elvehjem Acres shall be responsible for submitting a Plan Commission Application to the Village to rezone the Property from A1 Agricultural Transition to one or more Village zoning districts suitable for the development of the Facility and the Business Park. Elvehjem Acres shall submit the Plan Commission Application, including required legal description(s) and associated permit fees, on or before September 8, 2026.

5. Elvehjem Acres shall work in good faith with the Village and Bliffert to enter into a real estate acquisition agreement for the sale of Lot 1 of the Business Park for the purpose of constructing the Facility.

6. Elvehjem Acres agrees not to sell all or any part of the Property or enter into any agreements granting rights in the Property to any party therefor other than the Village or Bliffert, from the Effective Date of this Agreement through November 30, 2026. This provision shall not apply to any lots, excluding Lots 1 and 6, as shown in Exhibits 1-4, after a CSM or Plat has been approved by the Village and duly recorded for the Property.

7. On or before December 31, 2027, Elvehjem Acres shall complete construction of the Railroad Improvements, Road Improvements, and Utility Improvements as described in a proposed TIF development agreement outlining the terms and conditions for the sharing of future Tax Increments from the TID in contribution toward the construction of Railroad Improvements, Roadway Improvements, and Utility Improvements. The terms of said TIF development agreement shall be as mutually agreed to within said agreement. Village and Elvehjem Acres mutually agree that approval of said TIF development agreement shall be conditioned on prior approval of the TID.

ARTICLE 4
BLIFFERT SOUTHWEST HOLDINGS LLC OBLIGATIONS

A. Bliffert Obligations. Bliffert shall be responsible for the following obligations and liabilities, and shall perform and discharge such obligations in a timely manner, as provided for herein:

1. Bliffert shall collaborate with Elvehjem Acres and the Village to design Utility Improvements, Railroad Improvements, and Roadway Improvements to and within the Property including coordination with the Dane County Highway Department, Wisconsin Department of Transportation, and the Wisconsin & Southern Railroad (WSOR).

2. Bliffert agrees not to sell the Existing Lumber Yard or enter into any agreements granting any rights in the Existing Lumber Yard with any party other than the Village, from the Effective Date of this Agreement through June 30, 2026.

3. Bliffert shall be responsible for providing the Village and Elvehjem Acres with a conceptual site plan(s) of the proposed Facility on or before December 31, 2025.

4. Bliffert shall work in good faith with the Village and Elvehjem Acres to enter into a real estate acquisition agreement for the purchase of Lot 1 of the Business Park for the purpose of constructing the Facility.

5. If Bliffert enters into a purchase agreement directly with Elvehjem Acres for the acquisition of Lot 1 of the Business Park, then on or before June 30, 2026, Bliffert shall provide Village a copy of that agreement and a proposed development agreement between Bliffert and the Village for the development of the Facility by Bliffert on Lot 1. The terms of said agreement shall be as mutually agreed to within

said agreement. Village and Bliffert mutually agree that approval of said development agreement shall be conditioned on prior approval of the TID and acquisition by Bliffert of Lot 1 from Elvehjem Acres. The closing date on said purchase shall be no later than December 31, 2026.

6. Bliffert shall be responsible for the design and construction of the Facility on the Property, excepting the Railroad Improvements, Roadway Improvements, and public Utility Improvements. Bliffert shall be responsible for submitting a Plan Commission application, including applicable Conditional Use Permits and Site Design Review Permits forms and fees, to the Village on or before September 8, 2026.

ARTICLE VI
MISCELLANEOUS PROVISIONS

A. Permits and Approvals. Village shall reasonably assist Elvehjem Acres and Bliffert in obtaining all necessary governmental authorizations for the construction and operation of the Business Park, Facility, Railroad Improvements, Roadway Improvements, and Utility Improvements as contemplated by this Agreement, provided, however, that nothing in this Agreement shall be construed to limit the authority of any governmental board, commission, agency or officer in the determination of whether to grant or deny any such authorization, nor to guaranty that any authorization will be granted. The parties acknowledge that such approvals will be granted or denied in accordance with applicable legal requirements.

B. Notices. Any notice required or permitted to be given hereunder by the parties may be delivered personally, sent electronically via e-mail or facsimile or delivered by nationally recognized commercial overnight courier. Notices shall be addressed as follows:

IF TO VILLAGE:
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
Attn: Village Administrator
Email: Matt.Schuenke@mcfarland.wi.us

COPY TO:
Allen D. Reuter
Reuter, Whitish & Evans, S.C.
4600 American Parkway
Madison, WI 53718
Email: areuter@rwelaw.net

IF TO BLIFFERT:	Bliffert Southwest Holdings, LLC 1014 E. Chambers Street Milwaukee, WI 53122 Attn: Eli Bliffert Member
IF TO ELVEHJEM:	Elvehjem Acres, LLC 4720 Farwell Street McFarland, WI 53558 Attn: Kevin Urso Member

C. Entire Agreement. This Agreement represents the entire agreement between the parties hereto and may be amended only by a written agreement executed by both parties.

D. Severability. The various provisions in this Agreement are intended to be mutually interdependent. In the event that any material term in this Agreement is determined to be invalid or unenforceable, this Agreement shall be void.

E. Governing Law. This Agreement shall be governed by and construed according to the laws of the State of Wisconsin. In the event of a dispute, venue shall lie for all parties in Dane County, Wisconsin.

F. Section Captions. The captions or headings of the various sections of this Agreement are intended for ease of reference only and shall not be deemed to define, limit or describe the scope or intent of this Agreement and are not part of this Agreement.

G. Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors or assigns. The obligations shall run with the land and be binding on any party acquiring title to the Property or Existing Lumber Yard.

H. Neutral Construction. The parties acknowledge that this Agreement is the product of negotiations between the parties and that, prior to the execution hereof, each party has had full and adequate opportunity to have this Agreement reviewed by, and to obtain the advice of, its own legal counsel with respect hereto. Nothing in this Agreement shall be construed more strictly for or against either party because that party's attorney drafted this Agreement or any part hereof.

I. Recording. This Agreement shall not be recorded, but either party may record a memorandum providing notice of this Agreement in the office of the Register of Deeds for Dane County.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date and year first written above.

ELVEHJEM ACRES LLC:

By:_____
Kevin Urso, Member

BLIFFERT SOUTHWEST HOLDINGS LLC:

By:_____
Eli Bliffert, Member

VILLAGE OF McFARLAND

By:_____
Stephanie Brassington, Village President

By:_____
Cassandra Suettinger, Clerk/Treasurer

Exhibit 1

N

(P) #10 RH TURNOUT

(E) APPROXIMATED WSOR ROW

(E) WSOR MAINLINE

(P) LUMBER TRANSLOAD SPUR
-526 LF CONSTRUCTION LENGTH
-170 LF CAPACITY

(P) BOXCAR TRANSLOAD RAMP

(P) TRANSLOAD ACCESS CROSSING

LOT 1
251,444 S.F.
5.77 ACRES

(P) TRANSLOAD PAD

SETBACK (TYP.)

0.95 ACRE
REGIONAL POND

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

EX. WETLANDS (TYP.)

LOT 3
78,337 S.F.
1.80 ACRES

LOT 4
87,260 S.F.
2.00 ACRES

CTH AB

ELVEHJEM ROAD

(P) 32' ROAD CROSSING

(P) #10 LH TURNOUT

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 1

PROJECT NO.:
DRAWING FILE: ELVEHJEM ACRES - NEW.DWG
DRAWN BY:
CHECKED BY:
DATE: 8-1-25
REVISIONS:
SCALE: 0 25 50 100
SHEET: 1

Exhibit 2

N

(P) #10 RH TURNOUT

60.00'

(P) #10 LH TURNOUT

(P) LUMBER TRANSLOAD SPUR
503 LF CONSTRUCTION LENGTH
-170 LF CAPACITY

(P) BOXCAR TRANSLOAD RAMP

(P) TRANSLOAD ACCESS CROSSING

LOT 1
251,444 S.F.
5.77 ACRES

(P) SIDING TRACK
-2,159 LF CONSTRUCTION LENGTH

(E) APPROXIMATED WSOR ROW

(E) WSOR MAINLINE

0.45 ACRE
LOT 1 POND

(P) CULVERT EXTENSION

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

LOT 3
78,337 S.F.
1.80 ACRES

LOT 4
87,260 S.F.
2.00 ACRES

CTH AB

ELVEHJEM ROAD

(P) #10 LH TURNOUT

(P) 32' ROAD CROSSING

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 2

PROJECT NO.:
DRAWING FILE: ELVEHJEM ACRES - NEW.DWG
DRAWN BY:
CHECKED BY:
DATE: 8-1-25
REVISIONS:
SCALE: 0 25 50 100
SHEET: 2

Exhibit 3

N

(P) #10 RH TURNOUT

(P) LUMBER TRANSLOAD SPUR
–503 LF CONSTRUCTION LENGTH
–170 LF CAPACITY

(P) TRANSLOAD ACCESS CROSSING

(P) SIDING TRACK
–2,035 LF CONSTRUCTION LENGTH

(P) TRANSLOAD PAD

(P) #10 LH TURNOUT

(E) APPROXIMATED WSOR ROW

LOT 1
251,444 S.F.
5.77 ACRES

(P) BOXCAR TRANSLOAD RAMP

(E) WSOR MAINLINE

(P) CULVERT EXTENSION

0.95 ACRE
REGIONAL POND

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

CTH AB

LOT 3
78,337 S.F.
1.80 ACRES

LOT
87,060 S.F.
2.00 ACRES

ELVEHJEM ROAD

(P) 32' ROAD CROSSING

(P) #10 LH TURNOUT

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 3

PROJECT NO.:	
DRAWING FILE:	ELVEHJEM ACRES - NEW.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	8–1–25
REVISIONS:	
SCALE:	0 25 50 100
SHEET:	3

Exhibit 4

N

(P) #10 RH TURNOUT

(P) LUMBER TRANSLOAD SPUR
–503 LF CONSTRUCTION LENGTH
–170 LF CAPACITY

(P) TRANSLOAD ACCESS CROSSING

(P) SIDING TRACK
–2,035 LF CONSTRUCTION LENGTH

(P) #10 LH TURNOUT

(P) TRANSLOAD PAD

(E) APPROXIMATED WSOR ROW

(P) BOXCAR TRANSLOAD RAMP

(E) WSOR MAINLINE

LOT 1
207,422 S.F.
4.77 ACRES

POTENTIAL LOT
43,636 S.F.
1.00 ACRES

(P) CULVERT EXTENSION

0.95 ACRE
REGIONAL POND

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

CTH AB

LOT 3
78,337 S.F.
1.80 ACRES

LOT
87,260 S.F.
2.00 ACRES

ELVEHJEM ROAD

(P) #10 LH TURNOUT

(P) 32' ROAD CROSSING

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 3.1

PROJECT NO.:	
DRAWING FILE:	ELVEHJEM ACRES - NEW.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	8–1–25
REVISIONS:	
SCALE:	0 25 50 100
SHEET:	3.1

Elvehjem Acres & Bliffert Lumber Predevelopment Agreement

CDA Meeting

August 13, 2025

What is a Predevelopment Agreement?

Similar to a Letter of Intent:

- A preliminary document outlining the main purpose of a potential future development project/agreement between two or more parties.
- It’s generally non-binding, meaning it doesn’t create legally enforceable obligations to proceed with the final development agreement but may include binding clauses to commit to taking certain steps to advance toward development of a final development agreement.
- It’s a starting point (concept phase) to see if there is mutual interest in moving forward with additional planning, design, contract, and construction phases.

What are the main goals of the potential project?

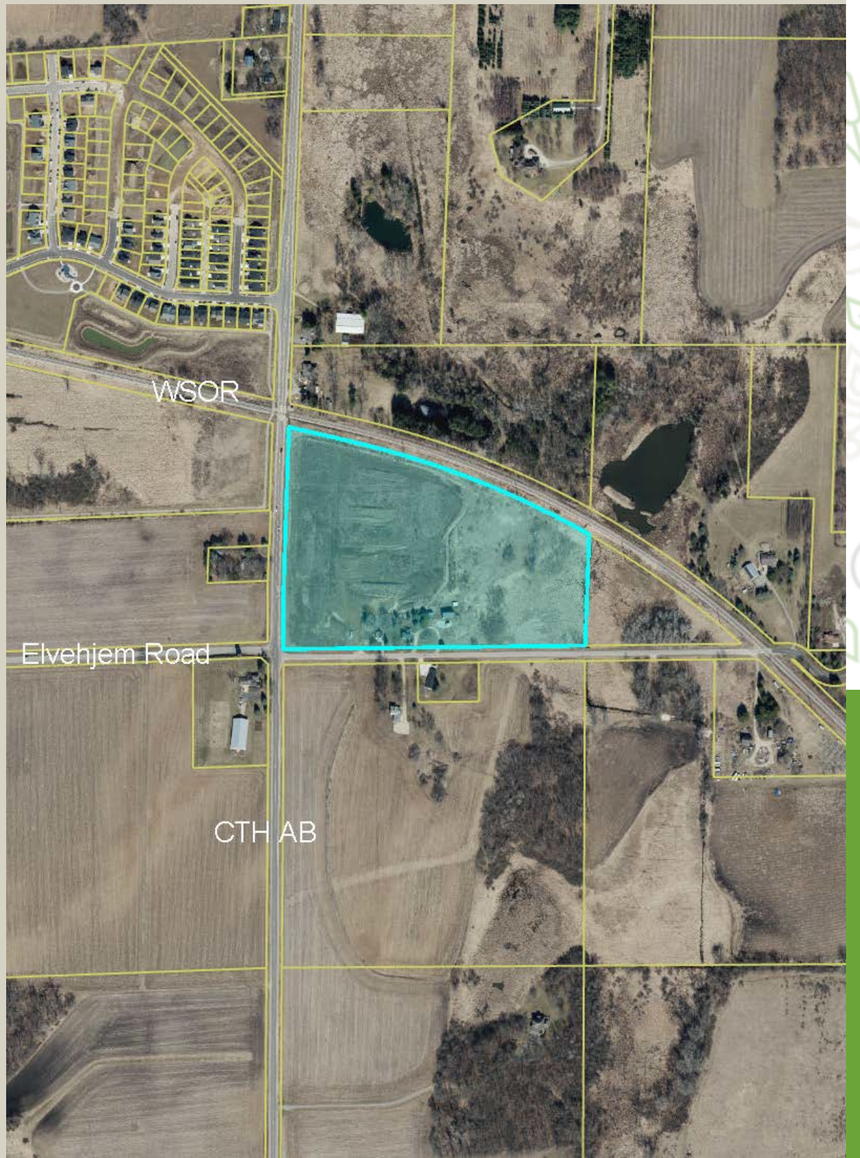
- To aid in the development of road, utility and railroad infrastructure necessary to develop a small business park on Elvehjem Acres property.

- To aid in the relocation of the existing lumberyard business from the Downtown to Lot 1 of the proposed business park to enable improved operations and growth of the business.

- To acquire the existing Downtown lumberyard for the purpose of redeveloping the property to uses more aligned with the Village’s Comprehensive Plan.

Elvehjem Acres Property

- Already within the Village Boundary (2019) and Urban Service Area (2020)
- ~22.9 Acres with ~8 acres of delineated wetlands on the east side
- Zoned A-1 Agricultural Transition. *"The purpose of the A1 Agriculture-Transition District is to preserve, for an unspecified time period in agricultural and related open-space land uses, those lands generally located in proximity to developed areas within the Village where urban expansion in inevitable and broadly in keeping with long time plans for development. It is intended that urban development be deferred in such areas until the appropriate authorities concerned determine that it is economically and financially feasible to provide public services and facilities for uses other than those permitted in the district."*

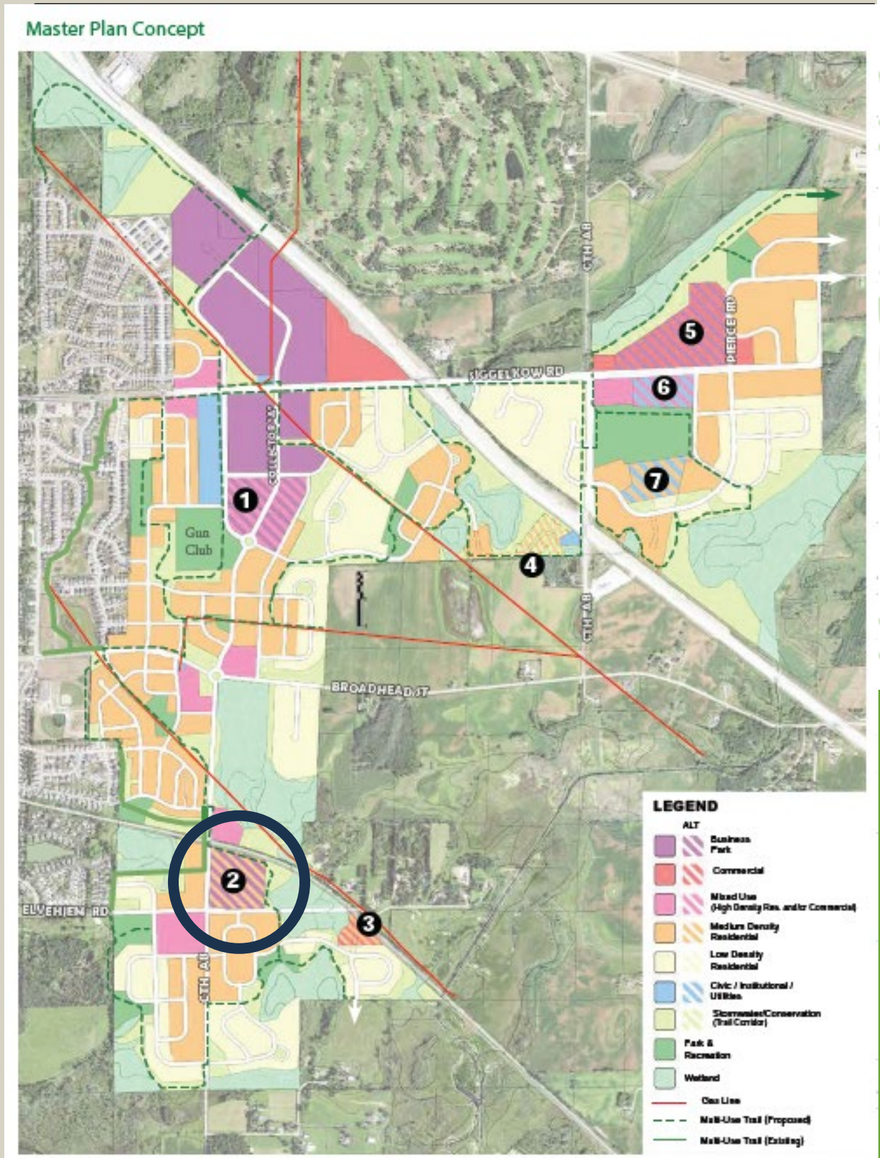


Elvehjem Acres Property

Planned Land Uses, 2023 East Side Plan:

- Business Park or Medium Density Residential along with Stormwater & Wetland Areas

- Map Note #2: *“This 22-acre parcel is adjacent to an existing rail corridor, which offers an opportunity for a niche rail-support industry. The property is uniquely buffered by wetlands and a major road. Siting an industrial use should take advantage of these buffers, as well as use building architecture to minimize its impact on adjacent uses. If a niche industrial use is not found, medium-density residential is preferred .”*
  Chapter 4, page 64



Elvehjem Acres Property

2024-2025 Village Board Strategic Plan:

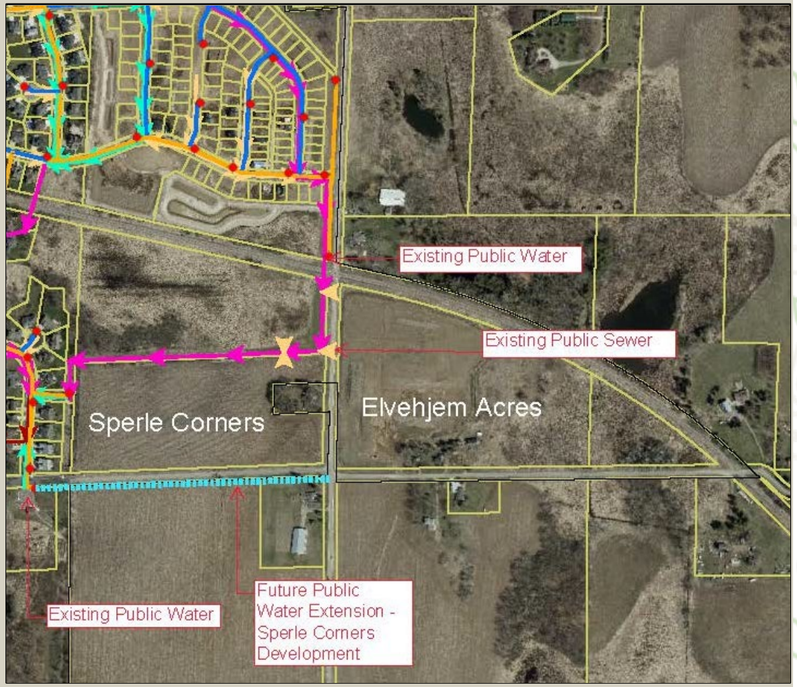
- Objective 1: "*Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.*" (page 6)

2023 Economic Strategic Plan:

- Strategy 2: *"Expand commercial and industrial land base. Expanding the land available for commercial and industrial development is an invitation for investment which facilitates wage and income growth, growth in the tax base, and quality of life for residents. Expanding the land base allows for existing businesses to grow locally - retaining the relationships between themselves and their labor force as well as the communities that have nurtured them."*(page 4)

Potential Infrastructure & Lot Improvements

- Sewer extension
- Water extension
- New business park cul de sac
- CTH/AB and Elvehjem Road intersection improvements
- WSOR rail spur (3 options provided by WATCO Engineers)



N

(P) #10 RH TURNOUT

(E) APPROXIMATED WSOR ROW

(E) WSOR MAINLINE

(P) LUMBER TRANSLOAD SPUR
-526 LF CONSTRUCTION LENGTH
-170 LF CAPACITY

(P) BOXCAR TRANSLOAD RAMP

(P) TRANSLOAD ACCESS CROSSING

LOT 1
251,444 S.F.
5.77 ACRES

(P) TRANSLOAD PAD

SETBACK (TYP.)

0.95 ACRE
REGIONAL POND

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

EX. WETLANDS (TYP.)

LOT 3
78,337 S.F.
1.80 ACRES

LOT 4
87,260 S.F.
2.00 ACRES

CTH AB

ELVEHJEM ROAD

(P) 32' ROAD CROSSING

(P) #10 LH TURNOUT

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

TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 1

PROJECT NO.:	
DRAWING FILE:	ELVEHJEM ACRES - NEW.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	8-1-25
REVISIONS:	
SCALE:	0 25 50 100
SHEET:	1

N

60.00'

(P) #10 RH TURNOUT

(P) #10 LH TURNOUT

(P) LUMBER TRANSLOAD SPUR
503 LF CONSTRUCTION LENGTH
-170 LF CAPACITY

(P) BOXCAR TRANSLOAD RAMP

(P) TRANSLOAD ACCESS CROSSING

LOT 1
251,444 S.F.
5.77 ACRES

(P) SIDING TRACK
-2,159 LF CONSTRUCTION LENGTH

(E) APPROXIMATED WSOR ROW

(E) WSOR MAINLINE

0.45 ACRE
LOT 1 POND

(P) CULVERT EXTENSION

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

LOT 3
78,337 S.F.
1.80 ACRES

LOT 4
87,260 S.F.
2.00 ACRES

CTH AB

ELVEHJEM ROAD

(P) 32' ROAD CROSSING

(P) #10 LH TURNOUT

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 2

PROJECT NO.:
DRAWING FILE: ELVEHJEM ACRES - NEW.DWG
DRAWN BY:
CHECKED BY:
DATE: 8-1-25
REVISIONS:
SCALE: 0 25 50 100
SHEET: 2

N

(P) #10 RH TURNOUT

(P) LUMBER TRANSLOAD SPUR
–503 LF CONSTRUCTION LENGTH
–170 LF CAPACITY

(P) TRANSLOAD ACCESS CROSSING

(P) SIDING TRACK
–2,035 LF CONSTRUCTION LENGTH

(P) #10 LH TURNOUT

(P) TRANSLOAD PAD

(E) APPROXIMATED WSOR ROW

(P) BOXCAR TRANSLOAD RAMP

(E) WSOR MAINLINE

LOT 1
251,444 S.F.
5.77 ACRES

(P) CULVERT EXTENSION

0.95 ACRE
REGIONAL POND

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

CTH AB

LOT 3
78,337 S.F.
1.80 ACRES

LOT
87,260 S.F.
2.00 ACRES

ELVEHJEM ROAD

(P) #10 LH TURNOUT

(P) 32' ROAD CROSSING

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 3

PROJECT NO.:	
DRAWING FILE:	ELVEHJEM ACRES - NEW.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	8–1–25
REVISIONS:	
SCALE:	0 25 50 100
SHEET:	3

N

(P) #10 RH TURNOUT

(P) LUMBER TRANSLOAD SPUR
–503 LF CONSTRUCTION LENGTH
–170 LF CAPACITY

(P) TRANSLOAD ACCESS CROSSING

(P) SIDING TRACK
–2,035 LF CONSTRUCTION LENGTH

(P) #10 LH TURNOUT

(P) TRANSLOAD PAD

(E) APPROXIMATED WSOR ROW

(P) BOXCAR TRANSLOAD RAMP

(E) WSOR MAINLINE

LOT 1
207,422 S.F.
4.77 ACRES

POTENTIAL LOT
43,636 S.F.
1.00 ACRES

(P) CULVERT EXTENSION

0.95 ACRE
REGIONAL POND

EX. WETLANDS (TYP.)

LOT 2
83,545 S.F.
1.92 ACRES

LOT 5
86,918 S.F.
2.00 ACRES

75 FT. WETLAND BUFFER

(E) OVERHEAD POWER

CTH AB

LOT 3
78,337 S.F.
1.80 ACRES

LOT
87,260 S.F.
2.00 ACRES

ELVEHJEM ROAD

(P) #10 LH TURNOUT

(P) 32' ROAD CROSSING

6264 Nesbitt Road
Madison, WI 53719
(608) 273-3350
www.tcengineers.net
TOWN & COUNTRY ENGINEERING, INC.

ELVEHJEM ACRES
CONCEPT PLAN - SPUR 3.1

PROJECT NO.:	
DRAWING FILE:	ELVEHJEM ACRES - NEW.DWG
DRAWN BY:	
CHECKED BY:	
DATE:	8–1–25
REVISIONS:	
SCALE:	0 25 50 100
SHEET:	3.1

Potential Lot Sizes and Uses

- Lot sizes and lot lines are only conceptual at this point
- Lot 1 reserved for Bliffert Lumber due to proximity to rail spur, ~4.7-5.7 acres
- Lots 2-6 range in size from 1-2 acres, with lots 2-5 closer to two acres each
- Lots 2 & 3 and Lots 4 & 5 could be combined to create two 4 acre lots.
- No other businesses identified for lots at this time other than Lot 1

Existing Lumberyard

- 8 parcels totaling 1.7 acres
- Non-conforming use. This means that the owner of the property is limited in the ability to make structural alterations, additions, or enlargements to the buildings on the property based on state law and local ordinances.
- Operations are separated by Milwaukee Street
- Higher pedestrian and bicycle activity due to proximity to school, parks, Library and Municipal Center
- Constrained access to rail spur

Future Redevelopment Opportunity

- Property is zoned C-C Central Commercial
- Property is within existing Tax Increment District #4
- 2017 Comprehensive Plan Future Land Use classification is “Downtown,” defined as *“land uses and activities here are designed to create vibrant places and community gathering spots. Desirable land uses include commercial services, retail, restaurants, lodging, office, multiple family residential (mainly in upper stories), and institutional, including on site and/or buildings that mix uses.”* Volume 2, page 35

Future Redevelopment Opportunity

- 2023 Economic Strategic Plan
  - *"The lumberyard and several of the older residential lots present opportunities for redevelopment to higher density residential, mixed-use, and commercial development"* (page 30)
  - *"The current site of Chase Lumber near downtown is a prime redevelopment site. Village staff should engage in conversation with company representatives to initiate or continue the discussion."* (page 44)

- No future developers or specific building developments identified at this time. This would occur in the future if the Village and Bliffert reach agreement on a sale of the property.

- The Village will have time to develop a more detailed vision for the property and could then issue a Request for Proposals so interested developers can submit concepts for how they would propose to redevelop the property consistent with the Village's vision.

Next Steps if Approved to Advance

- The three parties continue to collaborate on planning for lot design, road design, utility design, and rail spur design.

- By December 31, 2025, Bliffert to prepare a concept for future building improvements on Lot 1. This will aid in figuring out the preferred rail spur design and projected tax revenue from the new development.

- By April 30, 2026, Village to draft a TID Project Plan for consideration of approval by the Plan Commission, Village Board, and Joint Review Board. The predevelopment agreement does not bind these bodies to approve the TID.

Next Steps if Approved to Advance

- If a new TID is approved, by June 30, 2026, the three parties will consider entering into a series of real estate and development agreements:
    - Village and Bliffert (Village acquisition of existing Downtown lumberyard via TID #4.)
    - Village and Bliffert (acquisition and development of Lot 1 for proposed new lumberyard via new TID)
    - Village and Urso (business park infrastructure via new TID)
- The predevelopment agreement does not bind the Village, Bliffert, or Urso to approve these real estate and development agreements.
- There are no specific financial terms for the acquisition of property or the payment of tax increment financing development incentives within the predevelopment agreement.

Next Steps if Approved to Advance

- By September 8, 2026, Urso and Bliffert submittal of land division, zoning, conditional use, and site design review permits. The predevelopment agreement does not bind the Village to approve these permits.
- By December 31, 2027, Urso to complete construction of road, utility and railroad improvements.
- By December 31, 2027, Bliffert to complete construction of new lumberyard facility and relocate operations from the Downtown.
- By December 31, 2027, Village to acquire existing Downtown lumberyard facility.
- **These timelines are subject to change as the project advances.**

McFarland

Roles and Responsibilities

- Community Development Authority:
  - Provides recommendation on predevelopment agreement (August 13)
  - Assists in developing the new TID Project Plan
  - Assists in reviewing and recommending any real estate acquisition and TIF development agreements

- Plan Commission:
  - Provides recommendation on predevelopment agreement (August 19)
  - Holds public hearing and approves new TID Project Plan
  - Holds public hearings, recommendations, and actions on future land division and zoning permits as specified under Village ordinances

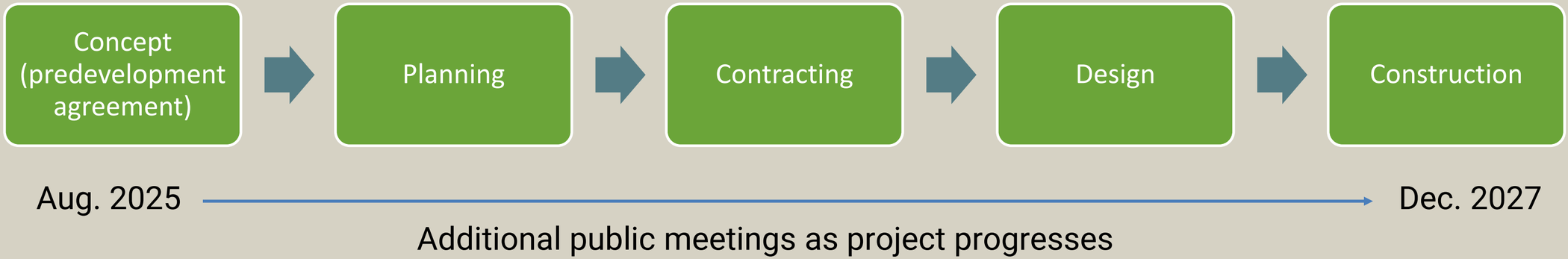
Roles and Responsibilities

- Public Works and Utilities:
  - Review and provides recommendations on future street and utility improvements

- Village Board:
  - Final approval of predevelopment agreement (August 26)
  - Final approval of zoning amendments, subdivision plats, real estate acquisition and development agreements, infrastructure improvements.
  - Approval of new TID Project Plan.

- Joint Review Board:
  - Final approval of new TID Project Plan.

Summation



If you are interested in receiving email notification of future public information meetings and pending development applications before the Village Plan Commission, subscribe to the Community & Economic Development Department newsletter. Visit **http://mcfarland.wi.us/CommunityDevelopment** *and click the link under 'Staying Informed and Involved.'*

Village Website: https://mcfarland.wi.us/

Facebook: @villageofmcfarlandwi
Instagram: @villageofmcfarland
YouTube: @McFarlandCable

Andrew.bremer@mcfarland.wi.gov

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Outreach**

CONTACT: **Katie Gletty-Syoen, Director**

AGENDA ITEM: **Discussion and action for the Village of McFarland to pursue designation as Dementia Friendly.**

PREVIOUS ACTION:
The Senior Outreach Committee unanimously recommended approval of this initiative at its meeting on July 16, 2025.

The Village Board tabled action on this item at its meeting on August 12, 2025 in order to reschedule it for consideration at this meeting.

ISSUE SUMMARY:
McFarland Senior Outreach is proposing to serve as the achor organization to facilitate the formation of a Dementia-Friendly Initiative in McFarland, "Dementia-Friendly McFarland." Dementia-Friendly Initiatives engage volunteer community members to build awareness, share information, and promote advocacy for best practice to support people who are living with dementia and their care partners. Training and guidance is provided free of charge by the Dane County Dementia Specialists, who present training sessions and educational materials. Businesses, schools, faith communities, and community groups can access in-person workshops, which, when completed, will earn the designation of "Dementia-Friendly." To kick off this initiative, the Senior Outreach Services Committee proposes that the Village of McFarland Municipal Government become the first community entity to pursue the designation of Dementia-Friendly by committing to provide training and education to the employees, board and committee members of Village Departments, Boards and Committees. For more information about Dementia-Friendly Initiatives in Wisconsin, download "A Toolkit for Building Dementia-Friendly Communities," published by the Wisconsin Health Brain Initiative Project, at https://www.dhs.wisconsin.gov/publications/p01000.pdf

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:
N/a

ORDINANCE REFERENCE:
N/A

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Action:

Motion, second to approve for the Village of McFarland to pursue designation as Dementia-Friendly.

ATTACHMENTS:
None

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Staff Reports**

DEPARTMENT: **Community Development**

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

AGENDA ITEM: **Discussion and action to approve bid documents for the Public Safety Center battery energy storage system and authorizing the project for bid.**

PREVIOUS ACTION:

January 9, 2023 - S&NR recommended approval to the Village Board for the submittal of two OEI Energy Innovation Grant Program Applications
April 19, 2023 - Staff presented to the Committee, award of grant application by the PSC for Battery Storage and Microgrid technology at the Public Safety Center.
May 8, 2023 - S&NR recommended approval to the Village Board for HGA's proposal design, bid and construction administration services for installation of battery and microgrid at the Public Safety Center.
May 9, 2023 - Village Board approval of HGA contract.
September, 2023 - Grant contract signed with OEI.
February 22, 2024 - S&NR and Village Board project update meeting.
March 11, 2024 - S&NR unanimously recommended approval of the bid documents.
March 26, 2024 - Village Board approval to bid project.
May 1, 2024 - Bid opening
May 28, 2024 - Village Board rejects bids.
July 8, 2024 - S&NR unanimously recommends submitting the proposed grant amendments with a preferred alternative to reallocate the funding to the Community Center.
July 23, 2024 - Village Board approves submitting the proposed grant amendments with a preferred alternative to reallocate the funding to the Community Center.
April 14, 2025 - S&NR unanimously recommends to Village Board the amended OEI Grant Agreement for the Public Safety Center to an energy storage system only.
April 22, 2025 - Village Board approves to amend existing OEI Grant Agreement for the Public Safety Center to an energy storage system-only project.
August 11, 2025 - S&NR unanimously recommends to the Village Board approving the battery project for bidding.

ISSUE SUMMARY:

The Village Board approved amending the OEI grant agreement for the Public Safety Center to an energy storage system-only (grid-connected battery) project at their April 22, 2025 meeting. The Village's energy consultant, HGA, has been working on developing the updated construction and bid documents to reflect the revised project scope. Included in the packet is the updated construction drawing and bid document for the battery system. Upon approval by

the Village Board, Village Staff and HGA will advertise the bid documents shortly thereafter. Similar to the previous bid announcement, the announcement of the bid will last at least 30 days and run through the month of September. Once the bid period is closed, the S&NR Committee would then meet (tentatively October 13 meeting) to review and recommend the preferred bidder to the Village Board for approval. Since the April S&NR and Village Board meetings there have been a couple of new developments that may impact the project in various ways.

- H.R.1 Federal Budget. The 2025 federal budget significantly curtails the availability of clean energy tax credits and deductions, a stark pivot in federal energy policy. Solar, wind, energy efficiency and electric vehicles saw the biggest changes. Fortunately, battery energy storage systems (BESS) were not repealed and remain eligible for Elective Pay (local share only). However, they are subject to new Foreign Entities of Concern (FEOC) regulations which apply to products and materials from China, Iran, North Korea and Russia, but only China is likely to be of impact to renewable energy projects. The new FEOC regulations apply to projects that commence construction after December 31, 2025.
- New Wisconsin Commercial Building Codes. The Wisconsin Supreme Court ruled that it was unconstitutional for the Joint Committee for Review of Administrative Rules (JCRAR) to block the adoption of the 2021 International Building Code (IBC). The upgraded commercial building code will take effect September 1; however, the Department of Safety and Professional Services (DSPS) will also accept plans submitted under the current (2015) code through the month of September. Starting October 1, all commercial building plans submitted to DSPS for approval must meet the standards set in the upgraded code. Prefer to July 30, 2025 DSPS Press Release. HGA is working with the Village's Commercial Electrical Inspector to determine how the new rules might impact the proposed battery location, battery interconnection and battery shutdown in a utility electrical outage prior to finalizing the bid documents for release.

FINANCIAL/BUDGET IMPACT:

The revised 2025 project budget is $432,150, which includes a $250,000 grant from the Office of Energy and Innovation and $182,150 local share. The project costs roughly breaks down as follows:

- $177,150 Contractual (includes $82,000 for HGA design and commissioning services)
- $250,000 Equipment
- $5,000 in-kind Village labor for grant administration

VILLAGE PLAN REFERENCE:

2023/2024 Strategic Implementation Plan. Goal B, Action Step VI, Install battery storage at Public Safety Center through OEI grant award for excess power created in solar array.

2021 Sustainability Plan. Includes the goal of achieving 50% of total municipal energy consumed per year generated from renewables by 2030 and 100% by 2040.

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, and second, to approve bid documents for the Public Safety Center battery energy storage system and authorizing the project for bid.

ATTACHMENTS:
1. VoM - PSB Battery Project Manual 95% 4715-004-00 8_21_2025
2. VoM - PSB Battery Drawings 95% 4715-004-00 8_21_2025

Village of McFarland

Public Safety Building Microgrid Ready Energy Storage System

McFarland, Wisconsin

Project Manual

95% Bidding Documents – FOR REVIEW

September 2, 2025

HGA

Hammel, Green and Abrahamson, Inc
333 East Erie Street
Milwaukee, Wisconsin 53202
(414) 278-8200

Commission No. 4715-004-00

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END OF SECTION

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DOCUMENT 000101
PROJECT TITLE PAGE

PROJECT MANUAL

Public Safety Building Microgrid.

Village of McFarland.

6001 Broadhead Street, McFarland, Wisconsin 53558.

Architect/Engineer's Project No. 4715-004-00.

Hammel, Green and Abrahamson, Inc.

333 East Erie Street, Milwaukee, Wisconsin 53202

Phone: (414) 278-8200.

Website: www.HGA.com.

Issued: September 2, 2025

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Acknowledgment: "This material is based upon work supported by the by the Public Service Commission of Wisconsin, Office of Energy Innovation and the Department of Energy, Office of Energy Efficiency and Renewable Energy (EERE), under the State Energy Program Award Number DE-EE0000163."

END OF DOCUMENT

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DOCUMENT 001113
ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

B. Project Identification: Village of McFarland - Public Safety Building Microgrid Ready Energy Storage System .

1. Project Location: 6001 Broadhead Street, McFarland, Wisconsin 53558.

C. Owner: Village of McFarland.

D. Architect/Engineer: Hammel, Green and Abrahamson, Inc., 333 East Erie Street, Milwaukee, Wisconsin 53202.

E. Project Description: Project consists of a microgrid ready battery energy storage system (BESS) at the new Net-Zero Public Safety Center providing grid connected utility cost savings strategies:
1. Project includes the design, procurement, installation and commissioning of a battery energy storage system (BESS).

F. Construction Contract: Bids will be received for the following Work:

1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. Bid Date: 9/30/2025
2. Bid Time: 10:00 a.m. local time.
3. Location: Village Municipal Center, Conference Room A, 5915 Milwaukee St. McFarland, WI 53558.
4. Mailing Address: PO Box 110, McFarland, WI 53551

B. Bids will be thereafter publicly opened and read aloud.

1.3 BID SECURITY

A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID MEETING

A. Prebid Meeting: Upon request, a prebid meeting can be scheduled, held on-site at the Village of McFarland Public Safety Building. Prospective bidders can reach out to schedule a prebid meeting/walkthrough to **Alexander Harris; aharris@hga.com.**

1. Bidders' Questions: HGA will provide responses at Prebid conference to bidders' questions received up to two business days prior to conference.
   a. Direct bidder questions to: **Alexander Harris; aharris@hga.com.**

1.5 DOCUMENTS

A. Online Procurement and Contracting Documents: Obtain access after 9/2/2025, through the Village of McFarland website https://www.mcfarland.wi.us/Bids.aspx .

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. Work is subject to liquidated damages (see 00 21 13 section 1.8 for details).

1.7 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. Bidders are to meet the qualifications set forth under Village of McFarland Ordinance 23-95, Bidder Qualifications. A Performance Bond, separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

1.8 NOTIFICATION

A. This Advertisement for Bids document is issued by Andrew Bremer, Community & Economic Development Director, Village of McFarland.

END OF DOCUMENT

DOCUMENT 002113
INSTRUCTIONS TO BIDDERS

1.1 CONTENTS

A. General Information

B. Mandatory Pre-bid Conference

C. Distribution to Prospective Bidders

D. Bids

E. Alternate Bids

F. Acceptable Bidders/Materials

G. Substitutions

H. Unit Prices

I. Bid Guarantee

J. Contract and Contract Docs.

K. Withdrawal of Bids

L. Reservation

M. Permits and Agency Notification

N. Inadequacies and Omissions

O. Employee and Screening Identification

P. Power of Attorney

1.2 GENERAL INFORMATION

A. When required by the State or municipality contractors must be licensed in the State of Wisconsin and/or if required licensed in the municipality in which the project is located.

B. Complete sets of Contract Documents must be used in preparing bids, neither Architect nor Engineers assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Contract Documents.

C. Each Bidder shall refer to Table of Contents and read and examine all sections listed therein, all of which are part of the project manual and contain provisions applicable to successful Bidder. He shall also examine all drawings as successful Bidder will be required to do all work belonging to his contract which is either shown on drawings, mentioned in the specifications or reasonably implied as necessary to complete his contract.

D. Each Bidder shall visit site to become acquainted with adjacent areas; means of approach to the site; conditions of actual job site; and facilities for delivering, storing, placing and handling of materials and equipment. Bidders shall compare specifications and drawings with any work in place and inform themselves of all conditions affecting execution of work, including other work, if any, being performed.

E. Unless otherwise specifically mentioned in various sections of specifications, base bids upon assumption that work will be performed during regular working hours. Owner requests firm lump sum base bid for work contemplated and as covered by these specifications and accompanying drawings.

F. Electronic digital data files of the Contract Drawings will be provided by Architect/Engineers for Contractor's use in preparing submittals in PDF format only. CAD files WILL NOT be provided.

G. Building Materials Sales Tax and Use Tax. Contractors are to follow State Law regarding sales and use tax exemption for the purchase of building materials..

1.3 DISTRIBUTION TO PROSPECTIVE BIDDERS

A. Instrument of Service (bidding documents) may be obtained in accordance with the Advertisement for Bids.

B. Electronic versions of the plans and specifications will be available on the Village of McFarland Bid Posting site https://www.mcfarland.wi.us/Bids.aspx.

C. Owner nor the Architect will be providing Hard Copy SETS of drawings for construction use.

D. It is each Contractor and Sub-Contractor responsibility to review and obtain FULL SETS of construction documents and addendums for bidding and construction purposes. No additional sets of plans and specifications will be issued by the Owner nor the Architect for construction.

1.4 BIDS

A. Lump sum base bids will be received as indicated in the Advertisement for Bids.

B. Any amendments to Bid Form or appended thereto or any inclusion of any correspondence, written or printed matter, or details of any nature other than that specifically called for may disqualify bid. No telegraphic alterations to the bid will be accepted. No phone bids or fax (facsimile) bids will be accepted.

C. Building Materials Sales Tax and Use Tax:

Contractors are to follow State Law regarding sales and use tax exemption for the purchase of building materials.

Village of McFarland is an exempt entity for sales tax purposes pursuant to §77.54(9a)(b), Wis. Stats. and materials purchased by contractors for incorporation into any Village of McFarland facility (other than roads, highways or streets) under a contract with the Village of McFarland are similarly exempt from the imposition of sales taxes pursuant to §77.54(9m), Wis. Stats. Bids should NOT include sales tax on exempt materials or other tangible personal property which will become components of the facility. A copy of the Village of McFarland Certificate of Tax Exempt Status (CES) will be provided to the successful bidder at the time of contracting for use in documenting tax-exempt purchases. The Contractors shall include any other (non-exempted) taxes, if applicable with the bid.

D. Contracts will be awarded on the basis of base bid and qualifications of bidder.

E. Completing Bid Form: Bid Form shall be filled out by typing or writing in ink and signing in ink. Erasures or other changes in bid must be explained or noted over signature of Bidder. Bid Form containing any conditions, omissions, unexplained erasures or alterations, or items not called for in proposal or irregularities of any kind may disqualify bid. Bid amount shall be entered in both written words and printed figures in space provided on Bid Form and, in case of conflict, amount given in written words will control. Bidder is to comply with Village Ordinance 23-95 and is to complete and submit Affidavit of Qualifications with Bid Form.

F. Bidders shall not add any conditions or qualifying statements to the proposal or otherwise the proposal may be declared irregular as being not responsible to the Advertisement for Bids.

G. All Contractors bidding as Prime Contractors shall obtain bid documents and Bid Form per the Advertisement for Bids.

H. Requirements of Signing: Each bid must include full business address of Bidder. Bids by corporation should be executed in full legal name of the corporation, giving state of incorporation, and be signed by an authorized officer or officers who shall, in each case, type or print his name and corporation title beneath his signature. Corporate bids should be sealed with the corporate seal and attested by the corporate secretary. Partnership bids should state the full names of all partners, e.g., "Smith and Jones, a partnership of John S. Smith and William R. Jones". Such bids must also be signed by an authorized partner or other representative, typing or printing the name of the signer and his title beneath the signature. Individual bids shall be submitted over the usual signature of the Bidder, with his name typed or printed beneath the signature followed by the words "Sole Proprietor". When requested by Owner, satisfactory evidence of agency or authority of any person signing on behalf of another must be furnished.

I. Submission: Submit bid in sealed envelope. Contractor shall write on envelope the following information: Project name and number, indicate work covered by bid, and Bidder's name and address. Bids will be received and opened in accordance with the Advertisement for Bids.

J. The failure or omission of any Bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect to his bid.

1.5 ALTERNATE BIDS

A. Each Bidder shall carefully read requests for alternate bids and thoroughly examine the plans and specifications to determine to what extent the various changes and conditions will affect his bid. Base bid may be considered informal unless the requested alternate bids are also submitted in the spaces provided in the Bid Form.

B. Bidders shall state the amount to be added to or deducted from the base bid for making the changes, including all incidentals, omissions, additions and adjustments as may be necessary or required by such changes.

1.6 ACCEPTABLE BIDDERS/MATERIALS

A. Materials are specified in the following ways:
   1. Where material is listed by manufacturer and trade name, with no qualifying statement, such material shall be furnished without substitution.
   2. Where more than one material or manufacturer is named, Bidder has option of selecting any one of the manufacturers or materials named.
   3. Where material is listed by description or by ASTM or Fed. Spec. numbers, any product meeting or exceeding requirements of such specification will be acceptable.

B. Buy American Provisions (ARRA Requirements)
   1. This project is funded through the Energy Innovation Grant Program (EIGP) which is Federally funded by U. S. Department of Energy (DOE) using 2009 American Recovery and Reinvestment Act (“ARRA” or “Recovery Act”) funds.
   2. Products and materials furnished as part of this project are subject to the Buy American Provisions in the ARRA as maintained by the DOE.
   3. Section 1605 of the Recovery Act prohibits use of recovery funds for a project for the construction, alteration, maintenance, or repair of a public building or public work unless all of the iron, steel, and manufactured goods used in the project are produced in the United States.
   4. Per DOE guidance, Buy American waivers associated with ARRA funding are not being accepted or processed.
   5. Project is subject to Davis Bacon Act wage and labor provisions and reporting requirements.
   6. See DOE “Buy American Desk Guide” for more details. https://www.energy.gov/sites/prod/files/2016/07/f33/buy_american_desk_guide.pdf

1.7 SUBSTITUTIONS

A. The materials, products and equipment described in the Bidding Documents establish a standard of function, dimension, appearance and quality to be met by any proposed substitution.

B. No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten (10) days prior to the bid date. Requests shall include the name of the material and/or equipment which it is to be substituted for and a complete description of the proposed material and/or equipment including drawings, performance and test data, and other information necessary for an evaluation. Include a statement stating changes in other materials, equipment or portions of the work, including changes in the work of other contracts that incorporation of the proposed substitution would require. The burden of proof of the proposed substitution is upon the requester. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

1. See Specification Section 002600 - Procurement Substitution Procedures.
2. See Specification Section 002600 Attachment - Substitution Request form.
3. See Specification Section 012500 - Substitution Procedures for additional information.

C. If the Architect approves a proposed substitution prior to receipt of Bids, approval will be set forth in writing through an Addendum. Bidders shall not rely upon approvals made in any other manner.

D. No substitutions will be considered after the Bid Date.

1.8 BID GUARANTEE

A. A certified check, a cashier's check or a bid bond payable to the Owner in an amount not less than 5% of maximum bid shall accompany each bid as guarantee that if bid is accepted, the Bidder will file proposed contract and bond within ten days after being notified of acceptance of bid. Company executing bid bond must be licensed to do business in Wisconsin. Certified check or cashier's check shall be made payable to the Owner.

B. If successful Bidder so files contract and bond, check will be returned to him. The successful Bidder, upon his failure or refusal to execute and deliver the contract and bonds required within ten days after he has received notice of the acceptance of his bid shall either, at Owner's option, forfeit to the Owner as liquidated damages for such failure or refusal the security deposited with his bid, it being agreed that the actual damages would be difficult to ascertain, or be liable for any loss or damage done to the Owner arising out of delay and the necessity of reletting or of reconstructing the work, including the excess of price obtained by such reletting over the Contractor's accepted bid.

C. All check deposits, except those of the three lowest Bidders, will be returned to their makers within ten days after bid opening.

D. Certified check deposits of three lowest Bidders will be returned immediately upon signing of contract and bond by successful Bidder.

1.9 CONTRACT AND CONTRACT DOCUMENTS

A. The successful Bidder will be required to enter into the A.I.A. DOCUMENT A101– 2017 Standard Form of Agreement Between Owner and Contractor. Bidders are requested to familiarize themselves with conditions therein and in A.I.A. Document A201, General Conditions.

B. See General Conditions of the Contract for Construction, subparagraph 1.1.1, for definition of contract documents.

C. Contract will be awarded on basis of base bid, qualifications of bidder and accepted alternate bids only.

D. In the bidding process, the Contractor shall assume the same quality and level of detail and finish in areas of the building not specifically shown or detailed.

E. The Contractor shall provide a complete and functional building and building system whether or not fully specified or detailed. When questions arise during construction relating to the items not detailed on the architectural or engineering drawings, the Contractor shall submit a drawing or statement illustration of what the Contractor had anticipated in their bid for this particular detail. The illustration shall be submitted to the Architect for review.

F. Overhead and Profit Allowance: The maximum allowable markup on a Change Order proposal for overhead and profit shall not exceed 15 percent on the combined work of the prime and subcontractors. On that portion of the Work done under subcontract, the markup by the Prime Contractor shall not exceed 7 percent.

1.10 WITHDRAWAL OF BIDS

A. Bids may be withdrawn on written request received from Bidders prior to time fixed for opening. Negligence on part of Bidder in preparing bid confers no right for withdrawal of bid after it has been opened. Withdrawn bids will be returned unopened.

B. All bids shall be effective and open for acceptance for period of 60 days after date set for opening of bids.

1.11 RESERVATION

A. The Owner reserves the right to reject any or all bids or to waive any irregularities in any bid or to accept any bid which will be to the best interests of Owner. Owner also reserves unrestricted privilege to reject any unit prices for additions to or deductions from scheduled amount of work as attached to the bid if they are considered excessive or unreasonable; or to accept, by including same in contract, any or all of such unit prices which may be considered fair and reasonable. The application of unit prices to add to or deduct from scheduled amount of work shall apply without limit.

1.12 INADEQUACIES AND OMISSIONS

A. No oral explanation in regard to meaning of drawings and specifications will be made and no oral instructions will be given before award of contract. Bidders shall bring discrepancies, omissions, conflicts or doubt as to true meaning of any part of contract documents to attention of Architect by email only at least ten (10) working days before due date for bids. Prompt clarification will immediately be supplied to Bidders by addendum and receipt of each addendum shall be acknowledged on the Bid Form by each Bidder. All addenda so issued shall become part of contract documents.

B. Neither Owner nor Architect will be responsible for oral instructions.

1.13 EMPLOYEE AND SCREENING IDENTIFICATION

A. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

B. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's representative.

1.14 POWER OF ATTORNEY

A. There must be submitted with each bid or contract bond executed by an attorney-in-fact, a certified and effectively dated copy of his power of attorney. Where the certification is by facsimile or otherwise does not bear an original signature, the Bidder's bonding company must be qualified for recognition under facsimile execution.

END OF DOCUMENT

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DOCUMENT 002600
PROCUREMENT SUBSTITUTION PROCEDURES

1.1 DEFINITIONS

A. Procurement Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Procurement and Contracting Documents, submitted prior to receipt of bids.

B. Substitution Requests: Requests for changes in products, materials, equipment, and methods of construction from those indicated in the Contract Documents, submitted following Contract award. See Section 012500 "Substitution Procedures" for conditions under which Substitution requests will be considered following Contract award.

1.2 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.3 PROCUREMENT SUBSTITUTIONS

A. Procurement Substitutions, General: By submitting a bid, the Bidder represents that its bid is based on materials and equipment described in the Procurement and Contracting Documents, including Addenda. Bidders are encouraged to request approval of qualifying substitute materials and equipment when the Specifications Sections list materials and equipment by product or manufacturer name.

B. Procurement Substitution Requests will be received and considered by Owner when the following conditions are satisfied, as determined by Architect; otherwise requests will be returned without action:

1. Extensive revisions to the Contract Documents are not required.
2. Proposed changes are in keeping with the general intent of the Contract Documents, including the level of quality of the Work represented by the requirements therein.
3. The request is fully documented and properly submitted.

1.4 SUBMITTALS

A. Procurement Substitution Request: Submit to Architect and Contractor. Procurement Substitution Request must be made in writing by prime contract Bidder only in compliance with the following requirements:

1. Requests for substitution of materials and equipment will be considered if received no later than 10 days prior to date of bid opening.
2. Submittal Format: Submit one copy of each written Procurement Substitution Request, using CSI Substitution Request Form 1.5C.

   a. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specifications Sections and drawing numbers.
   b. Provide complete documentation on both the product specified and the proposed substitute, including the following information as appropriate:

      1) Point-by-point comparison of specified and proposed substitute product data, fabrication drawings, and installation procedures.
      2) Copies of current, independent third-party test data of salient product or system characteristics.
      3) Samples where applicable or when requested by Architect.

4) Detailed comparison of significant qualities of the proposed substitute with those of the Work specified. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
5) Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
6) Research reports, where applicable, evidencing compliance with building code in effect for Project, from ICC-ES.
7) Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by Owner and separate contractors, which will become necessary to accommodate the proposed substitute.

c. Provide certification by manufacturer that the substitute proposed is equal to or superior to that required by the Procurement and Contracting Documents, and that its in-place performance will be equal to or superior to the product or equipment specified in the application indicated.

d. Contractors are required to provide documented certification ("letter of compliance") from the vendor, distributor, supplier, or manufacturer verifying that the product was manufactured domestically (see Buy American Provisions in specifications).

e. Bidder, in submitting the Procurement Substitution Request, waives the right to additional payment or an extension of Contract Time because of the failure of the substitute to perform as represented in the Procurement Substitution Request.

B. Architect's Action:

1. Architect may request additional information or documentation necessary for evaluation of the Procurement Substitution Request. Architect will notify all bidders of acceptance of the proposed substitute by means of an Addendum to the Procurement and Contracting Documents.

C. Architect's approval of a substitute during bidding does not relieve Contractor of the responsibility to submit required shop drawings and to comply with all other requirements of the Contract Documents.

END OF DOCUMENT

SUBSTITUTION REQUEST
(During the Bidding/Negotiating Phase)

PROJECT: _____

SUBSTITUTION REQUEST NUMBER: _____

FROM: _____

TO: _____

DATE: _____

A/E PROJECT NUMBER: _____

RE: _____

CONTRACT FOR: _____

SPECIFICATION TITLE: _____

DESCRIPTION: _____

SECTION: _____ **PAGE:** _____

ARTICLE/PARAGRAPH: _____

PROPOSED SUBSTITUTUION: _____

MANUFACTURER: _____ **ADDRESS:** _____ **PHONE:** _____

TRADE NAME: _____ **MODEL NO.:** _____

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.
Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:
- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

SUBMITTED BY: _____

SIGNED BY: _____

FIRM: _____

ADDRESS: _____

TELEPHONE: _____

A/E's REVIEW AND RECOMMENDATION:

- ☐ Approve Substitution—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.
- ☐ Approve Substitution as noted—Make submittals in accordance with Specification Section 01 33 00 Submittal Procedures.
- ☐ Reject Substitution—Use specified materials.
- ☐ Substitution Request received too late—Use specified materials.

SIGNED BY: **DATE:**

SUPPORTING DATA ATTACHED: ☐ **Drawings** ☐ **Product Data** ☐ **Samples** ☐ **Tests** ☐ **Reports** ☐ _____

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BIDDER'S PROOF OF RESPONSIBILITY

-Confidential to the Extent Permitted by Laws and Regulations-

The Bidder's Proof of Responsibility must be filed with the Owner five days prior to the bid deadline. The Bidder must submit this statement, full and complete, sworn to before an officer authorized to administer oaths.

The purpose of this document is to enable the Owner to decide if the bidder has the financial ability, the equipment and the experience to perform the contract in a manner consistent with protection of the Owner's and the general welfare. It is not intended to discourage beginning contractors nor to make it difficult for qualified contractors to bid.

The Owner reserves the right to require additional information before awarding the contract in order to determine a prospective contractor's qualifications for the project. If the Owner determines that the answers to the questionnaire and the financial statement are insufficient or demonstrate that the bidder is not qualified the Owner may reject the bid.

Statement of Bidder's Qualifications

1. Name of Bidder _____
2. Bidder's address _____

   _____
3. Contact person _____
4. Telephone number _____
5. When organized _____
6. When incorporated _____
   (if Sole Proprietorship or Partnership, so indicate)
7. Years in business under present name _____
8. Licenses (type and license number) _____
9. Certifications (check those that apply):
   a. Disadvantaged Business Enterprise _____
   b. Minority Business Enterprise _____
   c. Woman-Owned Business Enterprise _____
   d. Small Business Enterprise _____
10. Contracts on hand
    (Attach a list of present uncompleted contracts, a schedule of their completion dates, % completed as of this date, and gross amount of each contract.)

11. General character of work typically performed by your firm _____

_____

12. Has your firm or a firm for which a corporate officer of your firm was working ever defaulted on a contract or failed to complete any work awarded it?
Yes _____ No _____

(If yes, attach a statement setting forth when this occurred, where and why.)

13. Are there any judgments, claims, disputes or litigation pending or outstanding against your firm? Yes _____ No _____

(If yes, attach a statement setting forth when this occurred, where and why.)

14. Attach a list of major equipment now owned or leased full-time by your firm.

15. Attach a list of principal employees of your firm, including the officers, and a short resume of the background and experience of these principal employees.

16. Attach a list of credit references, showing credit available. Banks or other financial institutions are preferred references.

17. Financial statement:
Condition at the close of business on _____, 20 __

Assets:

a. Cash _____

b. Accounts receivable _____

c. Work in progress _____

d. Real estate equity _____

e. Materials in stock _____

f. Book value of equipment _____

g. Book value of furniture and fixtures _____

h. Other assets _____

Liabilities:

a. Accounts, notes and interest payable _____

b. Other liabilities

Net Worth:

(A standard financial statement may be submitted, if desired.)

Date at _____ this _____ day of 20 __

Name of Organization _____

By _____

Title _____

State of _____, County of _____,

hereby certifies that the answers to all the foregoing questions and the other information provided are true and correct.

_____

(signature)

Subscribed and sworn to before me this _____ day of

_____, 20 __.

_____ Notary Public

City/Village _____ County _____

My commission expires on _____.

(Attachments consist of _____ sheets.)

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DOCUMENT 003113
PRELIMINARY SCHEDULES

1.1 PROJECT SCHEDULE

A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but do not affect Contract Time requirements. This Document and its attachments are not part of the Contract Documents.

B. Available Project information includes the following:

1. Project Schedule.

C. Project schedule including design and construction milestones are as follows:

Documents, Bidding and Contract:

Bid Documents Issued	Tuesday, September 2nd, 2025
Bidder's Proof of Responsibility Due	Friday, September 26th , 2025
Affidavit of Qualifications Due	Friday, September 26th , 2025
Bid Opening	Tuesday, September 30th, 2025, 10:00AM
Village Board Approved	Tuesday, October 14th, 2025

Proposed Construction Milestones:

Building Permit Issuance	Monday, December 8th , 2025
Proposed Start of Construction	Monday, March 2nd, 2026
Proposed Completion of Construction	Friday, April 3rd, 2026

END OF DOCUMENT

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DOCUMENT 004113
BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

A. Bidder: _____.

B. Project Name: Public Safety Building Microgrid.

C. Project Location: 6001 Broadhead Street, McFarland, Wisconsin 53558.

D. Owner: Village of McFarland.

E. Architect/Engineer: Hammel, Green and Abrahamson, Inc., 333 East Erie Street, Milwaukee, Wisconsin 53202.

F. Architect Project Number: 4715-004-00.

1.2 CERTIFICATIONS AND BASE BID (MICROGRID)

A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Hammel, Green and Abrahamson, Inc. and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars ($_____).
2. The above amount may be modified by amounts indicated by the Bidder on the below "Alternate Bids" article.

All trades not included below……..Dollars ($_____).
Electrical……Dollars ($_____).
BESS Equipment Cost……Dollars ($_____).

1.3 MUNICIPAL CODE BIDDER QUALIFICATIONS

A. The undersigned Bidder, has carefully examined the Village of McFarland Municipal Code 23-95 “Bidder Qualifications” in its entirety. In addition, complete the Village of McFarland Affidavit of Qualifications form following this section and submit with Bid Form.

1. Village Municipal Code Path: Village of McFarland : Municipal Code (municipalcodeonline.com)

1.4 ALTERNATE BIDS

A. Refer to Section 012300 “Alternates” for full descriptions.

B. Alternate Bid No. 1 - **Grid Connected BESS (125 kW)** - State the addition to/deduction from the base bid (75 kW BESS) to achieve a grid connected BESS.

ADD / DEDUCT_____ Dollars ($_____).

1.5 SALES AND USE TAX

A. Contractors are to follow State Law regarding sales and use tax exemption for the purchase of building materials.

B. The Village of McFarland is an exempt entity for sales tax purposes pursuant to §77.54(9a)(b), Wis. Stats. and materials purchased by contractors for incorporation into any Village of McFarland facility (other than roads, highways or streets) under a contract with the Village of McFarland are similarly exempt from the imposition of sales taxes pursuant to §77.54(9m), Wis. Stats. Bids should not include sales tax on exempt materials or other tangible personal property which will become components of the facility. A copy of the Village of McFarland Certificate of Tax Exempt Status (CES) will be provided to the successful bidder at the time of contracting for use in documenting tax-exempt purchases.

1.6 BID GUARANTEE

A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within 10 days after a written Notice of Award, if offered within 60 days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or bid bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

1. _____ Dollars ($_____).

B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.7 PRODUCTS, SUBCONTRACTORS AND SUPPLIERS

A. The bidder shall submit as part of their bid itemized product manufacturers, model numbers, capacities, locations, and quantities of products that are proposed for the major equipment (BESS, inverter, microgrid controller).

B. The following companies shall execute subcontracts for the portions of the Work indicated

C. List the various portions of the work and the names and business addresses of the subcontractors and major material suppliers proposed to perform work, furnish materials or render service on or about the project. Subcontractors with subcontracts of $5,000 or less need not be listed. Work for which a subcontractor is not listed will be performed by this Contractor. Submit Affidavit of Qualifications from each subcontractor. Subcontractors not meeting the qualifications established by Sec. 23-95 of the McFarland Municipal Code as evidenced by the affidavit will be rejected.

CLASS OF WORK	NAME AND ADDRESS OF SUBCONTRACTOR
_____	_____
	_____
_____	_____
	_____
_____	_____
	_____
_____	_____
	_____
_____	_____
	_____

_____ _____

_____

1.8 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within 200 calendar days.

1.9 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.

1.10 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.
1. Bid Form Supplement - Bid Bond Form (AIA Document A310-2010).

1.11 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of Wisconsin, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.12 REJECTION OF BIDS

A. The Owner reserves the right to accept or reject any or all of the above proposals.

1.13 SUBMISSION OF BID

A. Respectfully submitted this ____ day of _____, 2025.

B. Submitted By:_____(Name of bidding firm or corporation).

C. Authorized Signature:_____(Handwritten signature).

D. Signed By:_____(Type or print name).

E. Title:_____(Owner/Partner/President/Vice President).

F. Witnessed By:_____(Handwritten signature).

G. Attest:_____(Handwritten signature).

H. By:_____(Type or print name).

I. Title:_____(Corporate Secretary or Assistant Secretary).

J. Street Address:_____.

K. City, State, Zip:_____.

L. Phone:_____.

M. License No.:_____.

N. Federal ID No.:_____(Affix Corporate Seal Here).

END OF DOCUMENT

VILLAGE OF MCFARLAND
AFFIDAVIT OF QUALIFICATIONS

_____ ("Affiant"), a duly authorized representative of _____, a potential contractor or subcontractor (hereinafter the "Contractor"), on a project for the Village of McFarland, swears on behalf of said Contractor, under oath and penalty of perjury, as follows:

1. Contractor's permanent place of business is located at:

_____

2. The Contractor is authorized or registered to transact business in the state by the Department of Financial Institutions in compliance with Wis. Stat. chs. 178, 179, 180, 181, or 183.

3. Neither the Contractor, nor agent, partner or officer of the Contractor, nor any employee who will perform any work on the project, is debarred, suspended, proposed for debarment or declared ineligible from contracting with any unit of federal, state or local government.

4. The Contractor is in compliance with provisions of Section 2000e of Chapter 21, Title 42 of the United States Code and Federal Executive Order No. 11246 as amended by Executive Order No. 11375 (known as the Equal Opportunity Employer provisions).

5. The Contractor has general liability, workers' compensation, unemployment, and automobile insurance at levels sufficient to protect the Village including those liability coverage limits specified in the contract documents.

6. The Contractor has complied with all provisions of Wisconsin prevailing wage law and federal Davis-Bacon related Acts, and all rules and regulations therein, for projects undertaken by the Contractor that are covered by these laws, for the past five (5) years.

7. The Contractor has _____ employees. The Contractor (does / does not) [STRIKE ONE] participant in an Apprenticeship program.

8. The Contractor has a written substance abuse prevention program meeting the requirements of Wis. Stat. § 103.503. As required by Wis. Stat. § 103.503, all employees are subject to drug and alcohol testing before commencing work on the public works project, except that testing of an employee before commencing work on a project is not required if the employee has been participating in a random testing program during the 90 days preceding the date on which the employee commences work on the public construction project.

9. Affiant represents and warrants that all employees who will perform work on the project are properly classified as employees or independent contractors under all applicable state and federal laws.

10. The Contractor (has / has not) [STRIKE ONE] been the subject of any investigation, order or judgment from any state or federal agency or court concerning an employment practice, including but not limited to, classification of employees, unemployment insurance, or discrimination. Copies of any investigation, order or judgment are attached. [STRIKE IF NOT APPLICABLE]

11. The Contractor's employees who will perform work on the project are:

a. Covered under a current workers' compensation policy; and
b. Properly classified under such policy.

12. The Contractor is in compliance with all applicable requirements of the federal Affordable Care Act.

13. The Contractor possesses all applicable professional and trade licenses required for performing the public works.

14. The Contractor has adequate financial resources to complete the public construction contract, as well as all other work the bidder is presently under contract to complete.

15. The Contractor is bondable for the terms of the proposed public construction contract.

16. The Contractor has satisfactorily completing the following five projects of similar size and complexity to the proposed public construction project within the last five years.

a. Project 1:

b. Project 2:

c. Project 3:

d. Project 4:

e. Project 5:

17. The Contractor has, and diligently maintains, a written safety program.

18. The Contractor has not been determined to have committed a Serious, Willful or Repeated violation (as defined by OSHA) of OSHA safety standards in the last 10 years.

19. The person signing below has the authority to sign on behalf of, and bind, the Contractor.

20. The Contractor understands that failing to submit the requited affidavit, or providing incorrect, false, or misleading information, shall automatically disqualify the Contractor from be awarded the public construction contract and/or performing work on the project.

Project: _____

Signature: _____

Date: _____

Name: _____

Title: _____

This page left intentionally blank.

DOCUMENT 004313
BID SECURITY FORMS

1.1 BID FORM SUPPLEMENT

A. A completed bid bond form is required to be attached to the Bid Form.

1.2 BID BOND FORM

A. AIA Document A310-2010 "Bid Bond" is the recommended form for a bid bond. A bid bond acceptable to Owner, or other bid security as described in the Instructions to Bidders, is required to be attached to the Bid Form as a supplement.

B. Copies of AIA standard forms may be obtained from The American Institute of Architects; https://www.aiacontracts.org/; email: docspurchases@aia.org; (800) 942-7732.

END OF DOCUMENT

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DOCUMENT 005200
AGREEMENT FORMS

1.1 FORM OF AGREEMENT

A. The following form of Owner/Contractor Agreement shall be used for the Project:

1. AIA Document A101-2017 "Standard Form of Agreement between Owner and Contractor Where the Basis of Payment is a Stipulated Sum", as attached hereto.

END OF SECTION

This page intentionally left blank.

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor *where the basis of payment is a Stipulated Sum*

AGREEMENT made as of the day of in the year
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

and the Contractor:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

The Architect:
(Name, legal status, address and other information)

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.
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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

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4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

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8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[ ] The date of this Agreement.

[ ] A date set forth in a notice to proceed issued by the Owner.

[ ] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

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[ ] Not later than ( ) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be ($), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

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ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ( ) days after the Architect receives the Application for Payment. *(Federal, state or local laws may require payment within a certain period of time.)*

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- **.1** That portion of the Contract Sum properly allocable to completed Work;
- **.2** That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- **.3** That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- **.1** The aggregate of any amounts previously paid by the Owner;
- **.2** The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- **.3** Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- **.4** For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:
(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

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§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

%

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[ ] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

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§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

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[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A101® – 2017

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There are no differences.

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Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Jadda Steiner, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:47:49 ET on 03/25/2024 under Order No. 4104242979 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.

_____

(Signed)

_____

(Title)

_____

(Dated)

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AIA® Document A101® – 2017 Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the day of in the year
(In words, indicate day, month and year.)

for the following **PROJECT**:
(Name and location or address)

THE OWNER:
(Name, legal status and address)

THE CONTRACTOR:
(Name, legal status and address)

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 CONTRACTOR'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

§ A.2.2 Liability Insurance

The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

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§ A.2.3 Required Property Insurance

§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures

If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Owner shall purchase and maintain the insurance selected and described below.

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(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

[ ] **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

[ ] **§ A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

[ ] **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

[ ] **§ A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

[ ] **§ A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

[ ] **§ A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

[ ] **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

§ A.2.5 Other Optional Insurance.

The Owner shall purchase and maintain the insurance selected below.

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[ ] **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach,

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including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

[ ] **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS

§ A.3.1 General

§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage

§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.2.2 Commercial General Liability

§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than ($) each occurrence, ($) general aggregate, and ($) aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

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§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.

.2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.

.3 Claims for bodily injury other than to employees of the insured.

.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.

.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.

.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.

.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.

.8 Claims related to roofing, if the Work involves roofing.

.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.

.10 Claims related to earth subsidence or movement, where the Work involves such hazards.

.11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than ($) per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than ($) each accident, ($) each employee, and ($) policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than ($) per claim and ($) in the aggregate.

§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than ($) per claim and ($) in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than ($) per claim and ($) in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than ($) per claim and ($) in the aggregate.

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§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than ($) per claim and ($) in the aggregate.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.
(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

[ ] **§ A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

[ ] **§ A.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than ($) per claim and ($) in the aggregate, for Work within fifty (50) feet of railroad property.

[ ] **§ A.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than ($) per claim and ($) in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

[ ] **§ A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[ ] **§ A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

[ ] **§ A.3.3.2.6 Other Insurance**
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits

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§ A.3.4 Performance Bond and Payment Bond

The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

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Additions and Deletions Report for

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DOCUMENT 007200
GENERAL CONDITIONS OF THE CONTRACT

1.1 GENERAL CONDITIONS

A. The following form of the General Conditions shall be used for the Project:

1. The General Conditions for Project are AIA Document A201-2017 "General Conditions of the Contract for Construction."
   a. The General Conditions are included in the Project Manual.
   b. The Supplementary Conditions for Project are separately prepared and included in the Project Manual.

END OF SECTION

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AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)

THE OWNER:
(Name, legal status and address)

THE ARCHITECT:
(Name, legal status and address)

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

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§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document

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G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

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§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

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§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

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§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

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§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- **.1** allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- **.2** Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- **.3** whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and

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delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will

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specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

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§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

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§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

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ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- **.1** assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- **.2** assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

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When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

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§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- **.1** The change in the Work;
- **.2** The amount of the adjustment, if any, in the Contract Sum; and
- **.3** The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- **.1** Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- **.2** Unit prices stated in the Contract Documents or subsequently agreed upon;
- **.3** Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- **.4** As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

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.1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;

.2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;

.3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;

.4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and

.5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

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§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

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§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- **.1** defective Work not remedied;
- **.2** third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- **.3** failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;

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.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
.5 damage to the Owner or a Separate Contractor;
.6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
.7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

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§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

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§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- **.1** liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- **.2** failure of the Work to comply with the requirements of the Contract Documents;
- **.3** terms of special warranties required by the Contract Documents; or
- **.4** audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

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.1 employees on the Work and other persons who may be affected thereby;
.2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
.3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property
If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances
§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will

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promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act

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or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

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The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

§11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

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§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and

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approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- **.3** Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- **.4** The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

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§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- **.1** repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- **.2** fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- **.3** repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- **.4** otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- **.1** Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- **.2** Accept assignment of subcontracts pursuant to Section 5.4; and
- **.3** Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- **.1** that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- **.2** that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- **.1** cease operations as directed by the Owner in the notice;
- **.2** take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- **.3** except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

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§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

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§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

.1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and

.2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

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§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

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§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

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_____

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_____

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SECTION 011000
SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Project information.
2. Building materials sales tax and use tax.
3. Work covered by Contract Documents.
4. Contractor's use of site and premises.
5. Work restrictions.
6. Specification and Drawing conventions.
7. Electronic Files.

1.2 PROJECT INFORMATION

A. Project Identification: Village of McFarland - Public Safety Building Microgrid Ready Energy Storage System.

1. Project Location: 6001 Broadhead Street, McFarland, Wisconsin 53558.

B. Owner: Village of McFarland.

C. Architect/Engineer: Hammel, Green and Abrahamson, Inc., 333 East Erie Street, Milwaukee, Wisconsin 53202.

1. The terms "Architect" and "Engineer" are synonymous within this Project Manual.

1.3 BUILDING MATERIALS SALES TAX AND USE TAX

A. Contractors are to follow State Law regarding sales and use tax exemption for the purchase of building materials.

B. The Village of McFarland is an exempt entity for sales tax purposes pursuant to §77.54(9a)(b), Wis. Stats. And materials purchased by contractors for incorporation into any Village of McFarland facility (other than roads, highways or streets) under a contract with the Village of McFarland are similarly exempt from the imposition of sales taxes pursuant to §77.54(9m), Wis. Stats. Bids should not include sales tax on exempt materials or other tangible personal property which will become components of the facility. A copy of the Village of McFarland Certificate of Tax Exempt Status (CES) will be provided to the successful bidder at the time of contracting for use in documenting tax-exempt purchases.

1.4 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:

1. The project consists of a a microgrid ready battery energy storage system (BESS) at the new Net-Zero Public Safety Center providing grid connected utility cost savings strategies. Project includes the design, procurement, installation and commissioning of a battery energy storage system (BESS)and other Work indicated in the Contract Documents.

B. Type of Contract: Project will be constructed under a single prime contract.

1.5 CONTRACTOR'S USE OF SITE AND PREMISES

A. Restricted Use of Site: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.

B. Limits on Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
   a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
   b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

C. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.6 COORDINATION WITH OCCUPANTS

A. Full Owner Occupancy: Owner will occupy Project site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.

1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.7 WORK RESTRICTIONS

A. Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work to between 7:30 a.m. to 5:00 p.m., Monday through Friday, unless otherwise indicated. Work hours may be modified to meet Project requirements if approved by Owner and authorities having jurisdiction.
   1. The Village of McFarland Public Safety Building will be a fully occupied/operational Police and Fire Station during the period of construction. Disruptive construction activities (electric utility outages) will need to be carefully coordinated with owner.
   2. Weekend Hours: Limit work to between 7:30 a.m. to 5:00 p.m.
   3. Early Morning Hours: As directed by Owner and complying with regulations of authorities having jurisdiction.
   4. Work in Existing Building: As directed by Owner and complying with regulations of authorities having jurisdiction.
   5. Hours for Utility Shutdowns: As directed by Owner and complying with regulations of authorities having jurisdiction.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging for temporary utility services according to requirements indicated:

1. Notify Architect and Owner not less than two days in advance of proposed utility interruptions.
2. Obtain Owner's written permission before proceeding with utility interruptions.

D. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to Owner occupancy with Owner.

1. Notify Architect and Owner not less than two days in advance of proposed disruptive operations.
2. Obtain Owner's written permission before proceeding with disruptive operations.

E. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Owner's property is not permitted.

F. Employee Identification: Provide identification tags for Contractor personnel working on Project site. Require personnel to use identification tags at all times.

G. Employee Screening: Comply with Owner's requirements for drug and background screening of Contractor personnel working on Project site.

1. Maintain list of approved screened personnel with Owner's representative.

1.8 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Text Color: Text used in the Specifications, including units of measure, manufacturer and product names, and other text may appear in multiple colors or underlined as part of a hyperlink; no emphasis is implied by text with these characteristics.
3. Hypertext: Text used in the Specifications may contain hyperlinks. Hyperlinks may allow for access to linked information that is not residing in the Specifications. Unless otherwise indicated, linked information is not part of the Contract Documents.
4. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.

C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

D. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings**.**
3. Material ID’s: Materials and products are identified by reference Material ID’s referencing Specification Section numbers found in this Project Manual.

E. Days: Number of days called out in shall mean working days (i.e. not including weekends and holidays) unless noted otherwise.

1.9 ELECTRONIC FILES

A. Upon request, one copy of electronic files in Architect’s current file format, including applicable layers, for each issue (bid packages, construction packages, addenda, etc.) will be provided via e-mail, CD, or website posting at Architect’s option to General Contractor at no charge for:

1. Lighting plans
2. Signal/System plans
3. Power plans.

B. Additional documents not listed or additional copies of electronic files are available upon request with advance payment of applicable fee(s) and subject to conditions of use. Contact Architect for schedules of fees and additional details about conditions. Subcontractors and others can obtain copies of electronic files from General Contractor.

C. Electronic files and information therein are instruments of service and works in progress created for this Project and not to be used for other projects, additions to this project or completion of this Project by others.

D. Signed and sealed original hard copy Drawings, Specifications and other documents as defined by General Conditions are Contract Documents. Electronic files are not Contract Documents and may be subject to manipulation beyond Architect's control. Therefore, Architect cannot verify that electronic files accurately or completely reflect Contract Documents, actual construction or field conditions. Each user of electronic files must determine accuracy, completeness and suitability for its intended use.

E. Electronic files are subject to discrepancies as a result of numerous factors including but not limited to transmission and translation errors resulting from differences in software, hardware and other equipment related problems, disc or server malfunctions, data corruption during transmission through website or email and user error. Neither Architect nor Owner shall be responsible for such discrepancies.

F. Architect makes no representation regarding accuracy, completeness or permanence of electronic files. Changes to Contract Documents may not be incorporated into electronic files including without limitation, Addenda information or revisions made after date indicated on electronic files.

G. By accepting electronic files, user covenants not to sue, and agrees to indemnify and hold harmless Architect and Owner from costs (including attorneys' fees), claims or causes of action be it tort, breach of contract or otherwise that result from the use of electronic files, and waives claims for consequential and/or liquidated damages against Architect and Owner.

H. Architect and Owner provide no warranties, express or implied with respect to electronic files, including but not limited to, Spearin type warranties, warranties of merchantability and/or fitness for a particular purpose.

I. Use of electronic files provided by Architect does not obviate Contractor, subcontractor/installer or supplier from responsibility for proper checking and coordination of dimensions, details, member sizes, quantities and other requirements to facilitate complete and accurate fabrication, installation and completion of Work.

J. Providing electronic files by Architect is not to be construed to be in derogation of reserved or intellectual property rights.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 012300
ALTERNATES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Alternates.

1.2 DEFINITIONS

A. Alternate: Amount proposed by bidders and stated on Bid Form for certain work defined in bidding requirements that may be added to or deducted from Base Bid amount if Owner decides to accept corresponding change either in amount of construction to be completed or in products, materials, equipment, systems, or installation methods described in Contract Documents.

1. Cost or credit for each alternate is net addition to or deduction from Contract Sum to incorporate alternate into Work. No other adjustments are made to Contract Sum.

1.3 PROCEDURES

A. Refer to Schedule of Alternates at the end of this Section.

1. Alternate descriptions are general only and are not intended to be complete tabulation of Work which may be affected by alternate.
2. Refer to related Drawings and Specifications for detailed requirements for each alternate.

B. Carefully examine Contract Documents and determine extent of Work of each Alternate, including:

1. Alternate-related work as indicated in Contract Documents.
2. Coordination of work of all trades affected by Alternate.
3. Adjustments to or revisions to other work as necessary to completely integrate work of Alternate.
4. Miscellaneous devices, accessories and other items incidental to or required for a complete installation of alternate, whether or not indicated as part of alternate.

C. Submit price for each Alternate listed on Bid Form.

1. State dollar amount to be added to or deducted from Base Bid, or indicate “No Change” in Base Bid sum.
2. Alternate prices shall not increase by change in material prices, wage rates, or other escalatory factors.
3. Alternate prices are all-inclusive, and include labor, materials, supervision, tools, equipment, taxes, overhead and profit.

D. Owner reserves the following Rights:

1. To reject Alternates.
2. To accept Alternates regardless of order or combination.
3. To determine low bidder based on the sum of Base Bid and accepted Alternates.
4. To delay decisions on Alternates and to accept or reject Alternates within 60 days after bid date, unless longer Alternate time frames are indicated.

E. Notification: Immediately following award of Contract, notify each party involved, in writing, of status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration.

1. Include complete description of negotiated modifications to alternates, if applicable..

F. Execution: Execute accepted alternates under the same conditions as other Work of the Contract.

1. In executing Base Bid Work, make provisions for future completion of alternates where indicated in the Contract Documents.

1.4 SCHEDULE OF ALTERNATES

Alternate No. 1: Grid Connected BESS (125 kW peak power)

Base Bid: Grid connected battery energy storage system (BESS) that works with existing solar PV system for utility savings. See drawings E030, E051, and E060 (grid connected SOO) for locations, electrical plan, one-line diagram, and details. Basis of design BESS is a 125 kW-hr (75kW) battery and bi-directional inverter nominal size.[No action.]

Alternate: Grid connected battery energy storage system (BESS) that works with existing solar PV system for utility savings. See drawings E030, E051, and E060 (grid connected SOO) for locations, electrical plan, one-line diagram, and details. Basis of design BESS is a **250 kW-hr (125kW)** battery and bi-directional inverter nominal size.

See: Sheet E030, E051, E060; Section 263300

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END OF SECTION

SECTION 012500
SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for substitutions.

1.2 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required to meet other Project requirements but may offer advantage to Contractor or Owner.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Submit documentation identifying product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Substitution Request Form: Use Substitution Request Form attached to this Section.
2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
   a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
   b. Coordination of information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
   c. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
   d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
   e. Samples, where applicable or requested.
   f. Certificates and qualification data, where applicable or requested.
   g. List of similar installations for completed projects, with project names and addresses as well as names and addresses of architects and owners.
   h. Material test reports from a qualified testing agency, indicating and interpreting test results for compliance with requirements indicated.
   i. Research reports evidencing compliance with building code in effect for Project.
   j. Cost information, including a proposal of change, if any, in the Contract Sum.
   k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
   l. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.4 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.5 PROCEDURES

A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

1.6 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
   a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
   b. Substitution request is fully documented and properly submitted.
   c. Requested substitution will not adversely affect Contractor's construction schedule.
   d. Requested substitution has received necessary approvals of authorities having jurisdiction.
   e. Requested substitution is compatible with other portions of the Work.
   f. Requested substitution has been coordinated with other portions of the Work.
   g. Requested substitution provides specified warranty.

B. Substitutions for Convenience:

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
   a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
   b. Requested substitution does not require extensive revisions to the Contract Documents.
   c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
   d. Substitution request is fully documented and properly submitted.
   e. Requested substitution will not adversely affect Contractor's construction schedule.
   f. Requested substitution has received necessary approvals of authorities having jurisdiction.
   g. Requested substitution is compatible with other portions of the Work.
   h. Requested substitution has been coordinated with other portions of the Work.
   i. Requested substitution provides specified warranty.
   j. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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DOCUMENT 012511
SUBSTITUTION REQUEST FORM

To: Hammel Green and Abrahamson, Inc.
Attn: Submittals Coordinator
333 East Erie Street
Milwaukee, Wisconsin 53202

Owner: Village of McFarland
Project: Public Safety Building Battery

HGA No.: 4715-004-00

From: _____
Address: _____
_____
Contact: _____
Email: _____
Phone: _____

Submittal Date: _____
Previous Date: _____

PROPOSED SUBSTITUTION

Specification Section, Article, Paragraph: _____
Applicable Drawing & Details: _____
In Lieu Of: _____
Product/Model: _____
Manufacturer: _____

REASON FOR SUBSTITUTION REQUEST

☐ Substitution for Cause per Section 012500. Explain: _____
_____

☐ Substitution for Convenience per Section 012500. Explain: _____
_____

EFFECTS OF PROPOSED SUBSTITUTION

Does substitution affect dimensions indicated on Drawings?
☐ NO ☐ YES Explain: _____

Does substitution affect Work of other Sections?
☐ NO ☐ YES Explain: _____

Does substitution require modifications to design, changes to Drawings, or revisions to specifications to be incorporated into the Project?
☐ NO ☐ YES Explain: _____

CONTRACTOR'S / BIDDER'S REPRESENTATION

Undersigned accepts responsibility for coordination of proposed substitution and accepts all additional costs resulting from the incorporation of proposed substitution into the Project per Section 016210.

Subcontractor: _____
Signature: _____
Date: _____

Contractor: _____
Signature: _____
Date: _____

ARCHITECT/ENGINEER'S REVIEW

Review Date: _____
Reviewer Name: _____

☐ Accepted
☐ Not Accepted
☐ No Action Required
☐ Incomplete Submission
☐ Late Submission

SECTION 012600
CONTRACT MODIFICATION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Work Change Proposal Requests are not instructions either to stop work in progress or to execute the proposed change.
2. Within time specified in Proposal Request or 20 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
   a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
   b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
   c. Include costs of labor and supervision directly attributable to the change.
   d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
   e. Quotation Form: Use forms acceptable to Architect.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 012500 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Architect.

1.4 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Change Proposal Request, Contractor will issue a Change Order for signatures of Owner on AIA Document G701.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 012900
PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

1.2 DEFINITIONS

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.
2. Submit the schedule of values to Architect at earliest possible date, but no later than **seven** days before the date scheduled for submittal of initial Applications for Payment.

B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

1. Arrange schedule of values consistent with format of AIA Document G703.
2. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports.
3. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.

   a. Differentiate between items stored on-site and items stored off-site.
4. Temporary Facilities: Show cost of temporary facilities and other major cost items that are not direct cost of actual work-in-place as separate line items.

1.4 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments, as certified by Architect and paid for by Owner.

B. Payment Application Times: The date for each progress payment is indicated in the Owner/Contractor Agreement. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.

C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.

3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.

1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment for stored materials.
2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
3. Provide summary documentation for stored materials indicating the following:

   a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
   b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
   c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

F. Transmittal: Email a pdf of the signed and notarized copies of each Application for Payment to Architect.

G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.

H. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.

   a. Complete administrative actions, submittals, and Work preceding this application, as described in Section 017700 "Closeout Procedures."

2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

I. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Certification of completion of final punch list items.
3. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
4. Updated final statement, accounting for final changes to the Contract Sum.
5. AIA Document G706.
6. Evidence that claims have been settled.

7. Proof that taxes, fees, and similar obligations are paid.
8. Waivers and releases.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 013100
PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative provisions for coordinating construction operations on Project, including, but not limited to, the following:

1. General coordination procedures.
2. Coordination drawings.
3. RFIs.
4. Digital project management procedures.
5. Web-based Project management software package.
6. Project meetings.

1.2 DEFINITIONS

A. BIM: Building Information Modeling.

B. RFI: Request for Information. Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

1.3 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results, where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

1.4 COORDINATION DRAWINGS

A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely indicated on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.

1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:

a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.

b. Coordinate the addition of trade-specific information to coordination drawings in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
f. Indicate required installation sequences.
g. Indicate dimensions shown on Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternative sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

B. Review: Architect will review coordination drawings to confirm that, in general, the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make suitable modifications and resubmit.

C. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:

1. File Submittal Format: Submit or post coordination drawing files using PDF format.
2. BIM File Incorporation: Develop and incorporate coordination drawing files into BIM established for Project.

a. Perform three-dimensional component conflict analysis as part of preparation of coordination drawings. Resolve component conflicts prior to submittal. Indicate where conflict resolution requires modification of design requirements by Architect.

3. Architect will furnish Contractor digital data files for use in preparing coordination digital data files. Refer to “Electronic Files” Article in Section 011000 “Summary”.

1.5 REQUEST FOR INFORMATION (RFI)

A. General: Immediately on discovery of the need for additional information, clarification, or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return without response those RFIs submitted to Architect by other entities controlled by Contractor.
2. Coordinate and submit RFIs in a prompt manner to avoid delays in Contractor's work or work of subcontractors.

B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation.

C. RFI Forms: Software-generated form acceptable to Architect.

1. Attachments shall be electronic files in PDF format.

D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.

1. The following Contractor-generated RFIs will be returned without action:

a. Requests for approval of submittals.

b. Requests for approval of substitutions.
c. Requests for approval of Contractor's means and methods.
d. Requests for coordination information already indicated in the Contract Documents.
e. Requests for adjustments in the Contract Time or the Contract Sum.
f. Requests for interpretation of Architect's actions on submittals.
g. Incomplete RFIs or inaccurately prepared RFIs.

2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt by Architect of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 012600 "Contract Modification Procedures."

a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 5 days of receipt of the RFI response.

E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number.

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number, including RFIs that were returned without action or withdrawn.
5. RFI description.
6. Date the RFI was submitted.
7. Date Architect's response was received.
8. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate.
9. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within three if Contractor disagrees with response.

1.6 DIGITAL PROJECT MANAGEMENT PROCEDURES

A. Use of Architect's Digital Data Files: Digital data files of Architect's BIM model and CAD drawings will be provided by Architect for Contractor's use during construction.

1. Refer to “Electronic Files” Article in Section 011000 “Summary”.

B. Web-Based Project Management Software Package: Provide, administer, and use web-based Project management software package acceptable to Architect and Owner for purposes of hosting and managing Project communication and documentation until Final Completion.

1. At completion of Project, provide digital archive in format that is readable by common desktop software applications in format acceptable to Architect. Provide data in locked format to prevent further changes.

C. PDF Document Preparation: Where PDFs are required to be submitted to Architect, prepare as follows:

1. Assemble complete submittal package into a single indexed file, incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
3. Certifications: Where digitally submitted certificates and certifications are required, provide a digital signature with digital certificate on where indicated.

1.7 PROJECT MEETINGS

A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.

1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times a minimum of five days prior to meeting.
2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner**,** and Architect, within three days of the meeting.

B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect.

1. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:

a. Responsibilities and personnel assignments.
b. Tentative construction schedule.
c. Phasing.
d. Critical work sequencing and long lead items.
e. Designation of key personnel and their duties.
f. Lines of communications.
g. Use of web-based Project software.
h. Procedures for processing field decisions and Change Orders.
i. Procedures for RFIs.
j. Procedures for testing and inspecting.
k. Procedures for processing Applications for Payment.
l. Distribution of the Contract Documents.
m. Submittal procedures.
n. Preparation of Record Documents.
o. Use of the premises.
p. Work restrictions.
q. Working hours.
r. Owner's occupancy requirements.
s. Responsibility for temporary facilities and controls.
t. Procedures for moisture and mold control.
u. Procedures for disruptions and shutdowns.
v. Construction waste management and recycling.
w. Parking availability.
x. Office, work, and storage areas.
y. Equipment deliveries and priorities.
z. First aid.
aa. Security.
bb. Progress cleaning.

3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

C. Preinstallation Conferences: Conduct a preinstallation conference at Project site before each construction activity when required by other Sections and when required for coordination with other construction.

D. Progress Meetings: Conduct progress meetings at weekly intervals during mobilized on-site construction time.

1. Attendees: In addition to representatives of Owner, Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

3. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.

    a. Schedule Updating: Revise Contractor's construction schedule after each progress meeting, where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 013300
SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Submittal schedule requirements.
   2. Administrative and procedural requirements for submittals.

1.2 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals."

B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

1.3 SUBMITTAL SCHEDULE

A. Submittal Schedule: Submit, as an action submittal, a list of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
   1. Preparation: Prepare and submit Submittal Schedule within 10 days after award of Contract, and prior to execution of Contract.
   2. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
   3. Format: Arrange the following information in a tabular format:
      a. Scheduled date for first submittal.
      b. Specification Section number and title.
      c. Submittal Category: Action; informational.
      d. Name of subcontractor.
      e. Description of the Work covered.
      f. Scheduled date for Architect's final release or approval.

1.4 SUBMITTAL FORMATS

A. Submittal Information: Include the following information in each submittal:
   1. Project name.
   2. Date.
   3. Name of Architect.
   4. Name of Contractor.
   5. Name of firm or entity that prepared submittal.
   6. Names of subcontractor, manufacturer, and supplier.
   7. Unique submittal number, including revision identifier. Include Specification Section number with sequential alphanumeric identifier and alphanumeric suffix for resubmittals.
   8. Category and type of submittal.
   9. Submittal purpose and description.
   10. Number and title of Specification Section, with paragraph number and generic name for each of multiple items.
   11. Drawing number and detail references, as appropriate.
   12. Indication of full or partial submittal.

B. Options: Identify options requiring selection by Architect.

C. Deviations and Additional Information: On each submittal, clearly indicate deviations from requirements in the Contract Documents, including minor variations and limitations; include relevant additional information and revisions, other than those requested by Architect on previous submittals. Indicate by highlighting on each submittal or noting on attached separate sheet.

D. Electronic Submittals: Prepare submittals as PDF package, incorporating complete information into each PDF file. Name PDF file with submittal number.

E. Submittals Utilizing Web-Based Project Software: Prepare submittals as PDF files or other format indicated by Project management software.

1.5 SUBMITTAL PROCEDURES

A. Prepare and submit submittals required by individual Specification Sections. Types of submittals are indicated in individual Specification Sections.
   1. Web-Based Project Management Software: Prepare submittals in PDF form, and upload to web-based Project management software website. Enter required data in web-based software site to fully identify submittal.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.
   1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
   2. Submit all submittal items required for each Specification Section concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
   3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
   4. Coordinate transmittal of submittals for related parts of the Work specified in different Sections, so processing will not be delayed because of need to review submittals concurrently for coordination.

C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
   1. Initial Review: Allow 10 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
   2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
   3. Resubmittal Review: Allow 10 days for review of each resubmittal.

D. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
   1. Note date and content of previous submittal.
   2. Note date and content of revision in label or title block, and clearly indicate extent of revision.
   3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.

E. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

F. Use for Construction: Retain complete copies of submittals on Project site. Use only submittals that are marked with APPROVED or CONDITIONALLY APPROVED notation from Architect's action stamp.

1.6 SUBMITTAL REQUIREMENTS

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
   1. If information must be specially prepared for submittal because standard published data are unsuitable for use, submit as Shop Drawings, not as Product Data.
   2. Mark each copy of each submittal to show which products and options are applicable.
   3. Include the following information, as applicable:
      a. Manufacturer's catalog cuts.
      b. Manufacturer's product specifications.
      c. Standard color charts.
      d. Statement of compliance with specified referenced standards.
      e. Testing by recognized testing agency.
      f. Application of testing agency labels and seals.
      g. Notation of coordination requirements.
      h. Availability and delivery time information.
   4. For equipment, include the following in addition to the above, as applicable:
      a. Wiring diagrams that show factory-installed wiring.
      b. Printed performance curves.
      c. Operational range diagrams.
      d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
   5. Submit Product Data before Shop Drawings, and before or concurrently with Samples.

B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data unless submittal based on Architect's digital data drawing files is otherwise permitted.
   1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
      a. Identification of products.
      b. Schedules.
      c. Compliance with specified standards.
      d. Notation of coordination requirements.
      e. Notation of dimensions established by field measurement.
      f. Relationship and attachment to adjoining construction clearly indicated.
      g. Seal and signature of professional engineer if specified.

C. Samples: Submit Samples for review of type, color, pattern, and texture for a check of these characteristics with other materials.
   1. Transmit Samples that contain multiple, related components, such as accessories together in one submittal package.
   2. Identification: Permanently attach label on unexposed side of Samples that includes the following:
      a. Project name and submittal number.
      b. Generic description of Sample.
      c. Product name and name of manufacturer.
      d. Sample source.
      e. Number and title of applicable Specification Section.
      f. Specification paragraph number and generic name of each item.
   3. Web-Based Project Management Software: Prepare submittals in PDF form, and upload to web-based Project software website. Enter required data in web-based software site to fully identify submittal.
   4. Paper Transmittal: Include paper transmittal, including complete submittal information indicated.
   5. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
   6. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units, showing the full range of colors, textures, and patterns available.

a. Number of Samples: Submit **one** full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.

7. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
   a. Number of Samples: Submit two sets of Samples. Architect will retain one Sample set; remainder will be returned.

      1) Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.
      2) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least two sets of paired units that show approximate limits of variations.

D. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:
   1. Type of product. Include unique identifier for each product indicated in the Contract Documents or assigned by Contractor if none is indicated.
   2. Manufacturer and product name, and model number if applicable.
   3. Number and name of room or space.
   4. Location within room or space.

E. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.

F. Design Data: Prepare and submit written and graphic information indicating compliance with indicated performance and design criteria in individual Specification Sections. Include list of assumptions and summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Number each page of submittal.

G. Certificates:
   1. Certificates and Certifications Submittals: Submit a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity. Provide a notarized signature where indicated.
   2. Installer Certificates: Submit written statements on manufacturer's letterhead, certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
   3. Manufacturer Certificates: Submit written statements on manufacturer's letterhead, certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
   4. Material Certificates: Submit written statements on manufacturer's letterhead, certifying that material complies with requirements in the Contract Documents.
   5. Product Certificates: Submit written statements on manufacturer's letterhead, certifying that product complies with requirements in the Contract Documents.
   6. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of AWS B2.1/B2.1M on AWS forms. Include names of firms and personnel certified.

H. Test and Research Reports:

1. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for substrate preparation and primers required.
2. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
3. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
4. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
5. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
6. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
   a. Name of evaluation organization.
   b. Date of evaluation.
   c. Time period when report is in effect.
   d. Product and manufacturers' names.
   e. Description of product.
   f. Test procedures and results.
   g. Limitations of use.

1.7 DELEGATED DESIGN SERVICES

A. Delegated Design Submittal and Shop Drawings: Where professional design services or certifications by a qualified Professional Engineer are specifically required of the Contractor by the Contract Documents, prepare and incorporate the following delegated design requirements into the shop drawings submittal package.

   1. Shop drawings shall be signed and sealed by a qualified Professional Engineer or contain an attached certificate, signed and sealed by a qualified Professional Engineer, indicating that the products and systems comply with performance and design criteria in the Contract Documents.
   2. Shop drawings or certificate shall clearly define the design criteria and applied loads for which the system components and connections have been designed. If design criteria indicated in the Contract Documents are not sufficient to perform services or certification required, submit a written request for additional information to Architect/Engineer.
      a. Include list of design criteria, codes, standards, loads, and other factors used in performing these services.
   3. Shop drawings shall clearly indicate magnitude and location of all forces transferred to the supporting building structure by the product or system in which it is connected to. Forces shall be provided as unfactored values determined in accordance with the applicable building codes.

B. Calculations: Upon request from the Architect/Engineer only, Contractor shall submit signed and sealed engineering calculations prepared by a qualified Professional Engineer. Submitted calculations that have not been requested by the Architect/Engineer will be returned without review.

   1. Calculations shall indicate structural integrity of members, anchors, fasteners and connections to supporting building structure, in accordance with performance and design criteria in Contract Documents. Provide load calculations, summary of loads and any applicable load diagrams.

2. Calculations will be reviewed by Architect/Engineer for stated design criteria, general compliance to specified requirements, and forces imposed on supporting structure only. The accuracy of the design calculations is the sole responsibility of the Contractor's Professional Engineer.

C. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in the jurisdiction where the Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the systems, assemblies, or products that are similar in material, design, and extent to those indicated for this Project.

1.8 CONTRACTOR'S REVIEW

A. Action Submittals and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

B. Contractor's Approval: Indicate Contractor's approval for each submittal with a uniform approval stamp. Include name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
   1. Architect will not review submittals received from Contractor that do not have Contractor's review and approval.

1.9 ARCHITECT'S REVIEW

A. Action Submittals: Architect will review each submittal, indicate corrections or revisions required, and return.
   1. PDF Submittals: Architect will indicate, via markup on each submittal, the appropriate action, as follows:
      a. APPROVED: Submittal has no exceptions noted.
      b. CONDITIONALLY APPROVED: Submittal has exceptions noted, but resubmission is not required.
      c. NOT APPROVED: Submittal is incomplete and/or need corrections. Complete and/or correct and resubmit until final acceptance is obtained.
      d. RECEIVED: Submittal is for information only.
      e. NOT REVIEWED: Submittal was not required and has not been reviewed.

B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.

C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.

D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.

E. Architect will return without review submittals received from sources other than Contractor.

F. Submittals not required by the Contract Documents will be returned by Architect without action.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

DOCUMENT 013310
SUBMITTAL TRANSMITTAL FORM

To:	Hammel Green and Abrahamson, Inc. Attn: Submittals Coordinator 333 East Erie Street Milwaukee, Wisconsin 53202 **Email:** ca.mke@hga.com **RFI's:** ca.mke@hga.com	**From:**	_____
		Address:	_____
			_____
		Contact:	_____
		Email:	_____
		Phone:	_____
Owner:	Village of McFarland	**Submittal Date:**	_____
Project:	Public Safety Building Battery	**Previous Date:**	_____
HGA No.:	4715-004-00		

PRODUCT DATA ☐ Partial ☐ Complete ☐ Preliminary ☐ Final

Specification Section, Article, Paragraph: _____

Description: _____

_____

Product/Model: _____

Manufacturer: _____

Supplier: _____

Subcontract: _____

SHOP DRAWINGS ☐ Partial ☐ Complete ☐ Preliminary ☐ Final

Specification Section, Article, Paragraph: _____

Description: _____

_____

Product/Model: _____

Manufacturer: _____

Supplier: _____

Subcontract: _____

SAMPLES ☐ Partial ☐ Complete ☐ Preliminary ☐ Final

Specification Section, Article, Paragraph: _____

Description: _____

_____

Product/Model: _____

Manufacturer: _____

Supplier: _____

Subcontract: _____

SUBMITTED BY

Name: _____ Company: _____

Signature: _____ Date: _____

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SECTION 014000
QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for quality assurance and quality control.

B. Testing and inspection services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.

1.2 DEFINITIONS

A. Experienced: When used with an entity or individual, "experienced," unless otherwise further described, means having successfully completed a minimum of three previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

B. Field Quality-Control Tests and Inspections: Tests and inspections that are performed on-site for installation of the Work and for completed Work.

C. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, subcontractor, or sub-subcontractor, to perform a particular construction operation, including installation, erection, application, assembly, and similar operations.

1. Use of trade-specific terminology in referring to a Work result does not require that certain construction activities specified apply exclusively to specific trade(s).

D. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria. Unless otherwise indicated, copies of reports of tests or inspections performed for other than the Project do not meet this definition.

E. Product Tests: Tests and inspections that are performed by a nationally recognized testing laboratory (NRTL) in accordance with 29 CFR 1910.7, by a testing agency accredited in accordance with NIST's National Voluntary Laboratory Accreditation Program (NVLAP), or by a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

F. Source Quality-Control Tests and Inspections: Tests and inspections that are performed at the source (e.g., plant, mill, factory, or shop).

G. Testing Agency: An entity engaged to perform specific tests, inspections, or both. The term "testing laboratory" has the same meaning as the term "testing agency."

H. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work, to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.

I. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work, to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Contractor's quality-control services do not include contract administration activities performed by Architect.

1.3 DELEGATED DESIGN SERVICES

A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in the jurisdiction where the Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the systems, assemblies, or products that are similar in material, design, and extent to those indicated for this Project.

B. Refer to Section 013300 “Submittal Procedures” for Delegated Design and Shop Drawings, Calculations submittal requirements.

1.4 CONFLICTING REQUIREMENTS

A. Conflicting Standards and Other Requirements: If compliance with two or more standards or requirements is specified and the standards or requirements establish different or conflicting requirements for minimum quantities or quality levels, inform the Architect regarding the conflict and obtain clarification prior to proceeding with the Work. Refer conflicting requirements that are different, but apparently equal, to Architect for clarification before proceeding.

B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified is the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Contractor's quality-control personnel.

B. Contractor's Statement of Responsibility: When required by authorities having jurisdiction, submit copy of written statement of responsibility submitted to authorities having jurisdiction before starting work on the following systems:

1. Primary wind-force-resisting system or a wind-resisting component listed in the Statement of Special Inspections.

C. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.

1. Requirements for obtaining samples.
2. Unique characteristics of each quality-control service.

D. Reports: Prepare and submit certified written reports and documents as specified.

E. Permits, Licenses, and Certificates: For Owner's record, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents established for compliance with standards and regulations bearing on performance of the Work.

1.6 REPORTS AND DOCUMENTS

A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:

1. Date of issue.
2. Project title and number.
3. Name, address, telephone number, and email address of testing agency.
4. Dates and locations of samples and tests or inspections.
5. Names of individuals making tests and inspections.
6. Description of the Work and test and inspection method.
7. Identification of product and Specification Section.

8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample-taking and testing and inspection.
11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections specified in other Sections. Include the following:

1. Name, address, telephone number, and email address of technical representative making report.
2. Statement on condition of substrates and their acceptability for installation of product.
3. Statement that products at Project site comply with requirements.
4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
6. Statement of whether conditions, products, and installation will affect warranty.
7. Other required items indicated in individual Specification Sections.

C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections specified in other Sections. Include the following:

1. Name, address, telephone number, and email address of factory-authorized service representative making report.
2. Statement that equipment complies with requirements.
3. Results of operational and other tests and a statement of whether observed performance complies with requirements.
4. Statement of whether conditions, products, and installation will affect warranty.
5. Other required items indicated in individual Specification Sections.

1.7 QUALITY ASSURANCE

A. Qualifications paragraphs in this article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.

B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units. As applicable, procure products from manufacturers able to meet qualification requirements, warranty requirements, and technical or factory-authorized service representative requirements.

C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.

D. Installer Qualifications: A firm or individual experienced in installing, erecting, applying, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.

E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that is similar in material, design, and extent to those indicated for this Project.

F. Testing and Inspecting Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspection indicated, as documented in accordance with ASTM E329, and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that is acceptable to authorities.

G. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

H. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect, demonstrate, repair, and perform service on installations of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.

1.8 QUALITY CONTROL

A. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities, whether specified or not, to verify and document that the Work complies with requirements.

1. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
2. Engage a qualified testing agency to perform quality-control services.

    a. Contractor will not employ same entity engaged by Owner, unless agreed to in writing by Owner.

3. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspection will be performed.
4. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
5. Testing and inspection requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
6. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.

B. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.

C. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.

1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
2. Determine the locations from which test samples will be taken and in which in-situ tests are conducted.
3. Conduct and interpret tests and inspections, and state in each report whether tested and inspected Work complies with or deviates from requirements.
4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
6. Do not perform duties of Contractor.

D. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 013300 "Submittal Procedures."

E. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work. Manufacturer's technical representative's services include participation in preinstallation conferences, examination of substrates and conditions, verification of materials, observation of Installer activities, inspection of completed portions of the Work, and submittal of written reports.

F. Contractor's Associated Requirements and Services: Cooperate with agencies and representatives performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:

1. Access to the Work.
2. Incidental labor and facilities necessary to facilitate tests and inspections.
3. Adequate quantities of representative samples of materials that require testing and inspection. Assist agency in obtaining samples.
4. Facilities for storage and field curing of test samples.
5. Delivery of samples to testing agencies.
6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
7. Security and protection for samples and for testing and inspection equipment at Project site.

G. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and quality-control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspection.

1. Schedule times for tests, inspections, obtaining samples, and similar activities.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

A. General: On completion of testing, inspection, sample-taking, and similar services, repair damaged construction and restore substrates and finishes.

1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching in Section 017300 "Execution."

B. Protect construction exposed by or for quality-control service activities.

C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION 014000

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SECTION 014200
REFERENCES

PART 1 - GENERAL

1.1 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms, including "requested," "authorized," "selected," "required," and "permitted," have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms, including "shown," "noted," "scheduled," and "specified," have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.2 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

1. For standards referenced by applicable building codes, comply with dates of standards as listed in building codes.

C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

1.3 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they are to mean the recognized name of the entities indicated in Gale's "Encyclopedia of Associations: National Organizations of the U.S." or in Columbia Books' "National Trade & Professional Associations of the United States."

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 015000
TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.

1.2 USE CHARGES

A. Installation, removal, and use charges for temporary facilities to be included in the Contract Sum unless otherwise indicated. Allow other entities engaged in the Project to use temporary services and facilities without cost, including, but not limited to, Architect, occupants of Project, testing agencies, and authorities having jurisdiction.

B. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.

C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use with metering. Provide connections and extensions of services and metering as required for construction operations.

1.3 INFORMATIONAL SUBMITTALS

A. Site Utilization Plan: Show temporary facilities, temporary utility lines and connections, staging areas, construction site entrances, vehicle circulation, and parking areas for construction personnel.

B. Implementation and Termination Schedule: Within 15 days of date established for commencement of the Work, submit schedule indicating implementation and termination dates of each temporary utility.

C. Project Identification and Temporary Signs: Show fabrication and installation details, including plans, elevations, details, layouts, typestyles, graphic elements, and message content.

D. Fire-Safety Program: Show compliance with requirements of NFPA 241 and authorities having jurisdiction. Indicate Contractor personnel responsible for management of fire-prevention program.

1.4 QUALITY ASSURANCE

A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

PART 2 - PRODUCTS

2.1 TEMPORARY FACILITIES

A. Field Offices: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.

B. Common-Use Field Office: Of sufficient size to accommodate needs of Owner, Architect**,** and construction personnel office activities and to accommodate Project meetings. Keep office clean and orderly.

C. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

2.2 EQUIPMENT

A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service or connect to existing service.

1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

B. Sanitary Facilities: Provide temporary toilets, wash facilities, safety shower and eyewash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

1. Use of Permanent Toilets: Use of Owner's existing or new toilet facilities is not permitted.

C. Electric Power Service:

1. Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.

D. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

E. Electronic Communication Service: Provide secure WiFi wireless connection to internet with provisions for access by Architect and Owner.

3.3 SUPPORT FACILITIES INSTALLATION

A. Coordinate with Owner locations for temporary offices, shops and sheds where necessary.

B. Temporary Roads and Paved Areas: Construct and maintain temporary roads and paved areas adequate for construction operations.

C. Traffic Controls: Comply with requirements of authorities having jurisdiction.

1. Protect existing site improvements to remain, including curbs, pavement, and utilities.
2. Maintain access for fire-fighting equipment and access to fire hydrants.

D. Parking: Coordinate locations of parking areas for construction personnel with the Owner.

E. Project Signs: Coordinate content and location with Owner and Architect.

F. Existing Elevator Use: Use of Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.

1. Do not load elevators beyond their rated weight capacity.
2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work, so no evidence remains of correction work. Return items that cannot be refinished in field to the shop, make required repairs and refinish entire unit, or provide new units as required.

G. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.

1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas, so no evidence remains of correction work.

3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

3.5 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

C. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.

D. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION

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SECTION 016000
PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. The Work of This Section Includes: Administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.

1.2 DEFINITIONS

A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
   1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
   2. New Products: Items that have not previously been incorporated into another project or facility. Salvaged items or items reused from other projects are not considered new products. Items that are manufactured or fabricated to include recycled content materials are considered new products unless otherwise indicated.
   3. Comparable Product: Product by named manufacturer that is demonstrated and approved through the comparable product submittal process described in "Comparable Products" Article, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

B. Basis-of-Design Product Specification: A specification in which a single manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation. Published attributes and characteristics of basis-of-design product establish salient characteristics of products.

C. Subject to Compliance with Requirements: Where the phrase "Subject to compliance with requirements" introduces a product selection procedure in an individual Specification Section, provide products qualified under the specified product procedure. In the event that a named product or product by a named manufacturer does not meet the other requirements of the specifications, select another named product or product from another named manufacturer that does meet the requirements of the specifications; submit a substitution request, if applicable.

D. Substitution: Refer to Section 012500 "Substitution Procedures" for definition and limitations on substitutions.

1.3 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.

B. Identification of Products: Except for required labels and operating data, do not attach or imprint manufacturer or product names or trademarks on exposed surfaces of products or equipment that will be exposed to view in occupied spaces or on the exterior.
   1. Labels: Locate required product labels and stamps on a concealed surface, or, where required for observation following installation, on a visually accessible surface that is inconspicuous.
   2. Equipment Nameplates: Provide a permanent nameplate on each item of service- or power-operated equipment. Locate on a visually accessible but inconspicuous surface. Include information essential for operation, including the following:

a. Name of product and manufacturer.
b. Model and serial number.
c. Capacity.
d. Speed.
e. Ratings.

3. See individual identification Sections for additional equipment identification requirements.

1.4 COORDINATION

A. Modify or adjust affected work as necessary to integrate work of approved comparable products and approved substitutions.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle products, using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.

1.6 PRODUCT WARRANTIES

A. Warranties specified in other Sections are to be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written standard warranty form furnished by individual manufacturer for a particular product and issued in the name of Owner or endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner and issued in the name of Owner or endorsed by manufacturer to Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.

1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
2. Specified Form: When specified forms are included in the Project Manual, prepare a written document, using indicated form properly executed.
3. See other Sections for specific content requirements and particular requirements for submitting special warranties.

C. Submittal Time: Comply with requirements in Section 017700 "Closeout Procedures."

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Owner reserves the right to limit selection to products with warranties meeting requirements of the Contract Documents.
4. Where products are accompanied by the term "as selected," Architect will make selection.
5. Descriptive, performance, and reference standard requirements in Specifications establish salient characteristics of products.

6. Or Equal: For products specified by name and accompanied by the term "or equal," "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.

    a. Submit additional documentation required by Architect in order to establish equivalency of proposed products. Unless otherwise indicated, evaluation of "or equal" product status is by Architect, whose determination is final.

B. Product Selection Procedures:
    1. Sole Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
    2. Sole Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
    3. Limited List of Products: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements.
    4. Limited List of Manufacturers: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements.

        a. Limited list of manufacturers is indicated by the phrase "Subject to compliance with requirements, provide products by one of the following."
    5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications may additionally indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

        a. For approval of products by unnamed manufacturers, comply with requirements in Section 012500 "Substitution Procedures" for substitutions for convenience.

C. Visual Matching Specification: Where Specifications require the phrase "match Architect's sample," provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
    1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 012500 "Substitution Procedures" for proposal of product.

D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or a similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

2.2 COMPARABLE PRODUCTS

A. Conditions for Consideration of Comparable Products: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with the following requirements:
    1. Evidence that proposed product does not require revisions to the Contract Documents, is consistent with the Contract Documents, will produce the indicated results, and is compatible with other portions of the Work.
    2. Detailed comparison of significant qualities of proposed product with those of the named basis-of-design product. Significant product qualities include attributes such as type, function, in-service performance and physical properties, weight, dimension, durability, visual characteristics, and other specific features and requirements.
    3. Evidence that proposed product provides specified warranty.

4. List of similar installations for completed projects, with project names and addresses and names and addresses of architects and owners, if requested.
5. Samples, if requested.

B. Architect's Action on Comparable Products Submittal: Submit as Action Submittal in accordance with Section 013300 "Submittal Procedures."

C. Submittal Requirements, Single-Step Process: When acceptable to Architect, incorporate specified submittal requirements of individual Specification Section in combined submittal for comparable products. Approval by Architect of Contractor's request for use of comparable product and of individual submittal requirements will also satisfy other submittal requirements.

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 017300
EXECUTION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes general administrative and procedural requirements governing execution of the Work, including, but not limited to, the following:

1. Construction layout.
2. Installation.
3. Cutting and patching.
4. Progress cleaning.
5. Starting and adjusting.
6. Protection of installed construction.
7. Correction of the Work.

1.2 DEFINITIONS

A. Cutting: Removal of in-place construction necessary to permit installation or performance of subsequent work.

B. Patching: Fitting and repair work required to restore construction to original conditions after installation of subsequent work.

1.3 CLOSEOUT SUBMITTALS

A. Final Property Survey: Submit 10 copies showing the Work performed and record survey data.

1.4 QUALITY ASSURANCE

A. Land Surveyor Qualifications: A professional land surveyor who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing land-surveying services of the kind indicated.

B. Professional Engineer Qualifications: Refer to Section 014000 "Quality Requirements."

C. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of specified products and equipment.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Comply with requirements specified in other Sections.

B. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, and electrical systems, and other construction affecting the Work.

1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, gas service piping, and water-service piping; underground electrical services; and other utilities.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.

C. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Existing Utility Information: Furnish information to local utility and Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Architect in accordance with requirements in Section 013100 "Project Management and Coordination."

3.3 CONSTRUCTION LAYOUT

A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks and existing conditions. If discrepancies are discovered, notify Architect promptly.

B. Engage a land surveyor experienced in laying out the Work, using the following accepted surveying practices:

1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.

2. Establish limits on use of Project site.
3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
4. Inform installers of lines and levels to which they must comply.
5. Check the location, level and plumb, of every major element as the Work progresses.
6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.

D. Building Lines and Levels: Locate and lay out control lines and levels for electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

3.4 INSTALLATION

A. Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb, and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
4. Maintain minimum headroom clearance of 96 inches in occupied spaces and 90 inches in unoccupied spaces, unless otherwise indicated on Drawings.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure satisfactory results as judged by Architect. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations, so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy of type expected for Project.

E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on-site and placement in permanent locations.

F. Tools and Equipment: Select tools or equipment that minimize production of excessive noise levels.

G. Templates: Obtain and distribute to the parties involved templates for Work specified to be factory prepared and field installed. Check Shop Drawings of other portions of the Work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions with manufacturer.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

I. Joints: Make joints of uniform width. Where joint locations in exposed Work are not indicated, arrange joints for the best visual effect, as judged by Architect. Fit exposed connections together to form hairline joints.

3.5 CUTTING AND PATCHING

A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.

C. Temporary Support: Provide temporary support of Work to be cut.

D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching in accordance with requirements in Section 011000 "Summary."

F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.

H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as practicable, as judged by Architect. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.

a. Clean piping, conduit, and similar features before applying paint or other finishing materials.

b. Restore damaged pipe covering to its original condition.

3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

   a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch, corner to corner of wall and edge to edge of ceiling. Provide additional coats until patch blends with adjacent surfaces.

4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.6 PROGRESS CLEANING

A. Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

B. Site: Maintain Project site free of waste materials and debris.

C. Installed Work: Keep installed work clean. Clean installed surfaces in accordance with written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

D. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

E. Exposed Surfaces: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

F. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 015000 "Temporary Facilities and Controls."

3.7 STARTING AND ADJUSTING

A. Coordinate startup and adjusting of equipment and operating components with commissioning requirements in individual Sections.

B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

C. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.

D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

E. Manufacturer's Field Service: Comply with qualification requirements in Section 014000 "Quality Requirements."

3.8 PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

B. Protection of Existing Items: Provide protection and ensure that existing items to remain undisturbed by construction are maintained in condition that existed at commencement of the Work.

C. Comply with manufacturer's written instructions for temperature and relative humidity.

3.9 CORRECTION OF THE WORK

A. Repair or remove and replace damaged, defective, or nonconforming Work. Restore damaged substrates and finishes.

B. Repair Work previously completed and subsequently damaged during construction period. Repair to like-new condition.

C. Restore permanent facilities used during construction to their specified condition.

D. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.

E. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.

F. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

END OF SECTION

SECTION 017700
CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Contract closeout, including, but not limited to, the following:

1. Substantial Completion procedures.
2. Final Completion procedures.
3. List of incomplete items.
4. Submittal of Project warranties.
5. Final cleaning.

1.2 DEFINITIONS

A. List of Incomplete Items: Contractor-prepared list of items to be completed or corrected, prepared for the Architect's use prior to Architect's inspection, to determine if the Work is substantially complete.

1.3 ACTION SUBMITTALS

A. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.

B. Certified List of Incomplete Items: Final submittal at Final Completion.

1.4 CLOSEOUT SUBMITTALS

A. Certificate of Insurance: For continuing coverage.

1.5 MAINTENANCE MATERIAL SUBMITTALS

A. Schedule of Maintenance Material Items: For maintenance material submittal items required by other Sections.

1.6 SUBSTANTIAL COMPLETION PROCEDURES

A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's "punch list"), indicating the value of each item on the list and reasons why the Work is incomplete.

B. Submittals Prior to Substantial Completion: Complete the following prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction, permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
2. Submit closeout submittals specified in other Division 01 Sections, including Project Record Documents, operation and maintenance manuals, damage or settlement surveys, property surveys, and similar final record information.
3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
4. Submit maintenance material submittals specified in individual Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number.

5. Submit testing, adjusting, and balancing records.
6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.

C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.

1. Advise Owner of pending insurance changeover requirements.
2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
3. Complete startup and testing of systems and equipment.
4. Perform preventive maintenance on equipment used prior to Substantial Completion.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 017900 "Demonstration and Training."
6. Advise Owner of changeover in utility services.
7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
9. Complete final cleaning requirements.
10. Touch up paint and otherwise repair and restore marred exposed finishes to eliminate visual defects.

D. Inspection: Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

1.7 FINAL COMPLETION PROCEDURES

A. Submittals Prior to Final Completion: Before requesting final inspection for determining Final Completion, complete the following:

1. Submit a final Application for Payment in accordance with Section 012900 "Payment Procedures."
2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list will state that each item has been completed or otherwise resolved for acceptance.
3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.

B. Inspection: Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1.8 LIST OF INCOMPLETE ITEMS

A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, starting with exterior areas first, listed by room or space number.

2. Organize items applying to each space by major element, including categories for ceilings, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:

    a. Project name.
    b. Date.
    c. Name of Architect.
    d. Name of Contractor.
    e. Page number.

4. Submit list of incomplete items in the following format:
    a. Web-Based Project Software Upload: Utilize software feature for creating and updating list of incomplete items (punch list).

1.9 SUBMITTAL OF PROJECT WARRANTIES

A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where warranties are indicated to commence on dates other than date of Substantial Completion, or when delay in submittal of warranties might limit Owner's rights under warranty.

B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.

C. Warranty Electronic File: Provide warranties and bonds in PDF format. Assemble complete warranty and bond submittal package into a single electronic PDF file with bookmarks enabling navigation to each item. Provide bookmarked table of contents at beginning of document.

1. Submit on digital media acceptable to Architect.

D. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

PART 3 - EXECUTION

3.1 FINAL CLEANING

A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program.

C. Construction Waste Disposal: Comply with waste-disposal requirements in Section 015000 "Temporary Facilities and Controls.

3.2 CORRECTION OF THE WORK

A. Complete repair and restoration operations required by "Correction of the Work" Article in Section 017300 "Execution" before requesting inspection for determination of Substantial Completion.

END OF SECTION

SECTION 017823
OPERATION AND MAINTENANCE DATA

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:

1. Operation and maintenance documentation directory manuals.
2. Emergency manuals.
3. Systems and equipment operation manuals.
4. Systems and equipment maintenance manuals.
5. Product maintenance manuals.

1.2 CLOSEOUT SUBMITTALS

A. Submit operation and maintenance manuals indicated. Provide content for each manual as specified in individual Specification Sections, and as reviewed and approved at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.

1. Architect and Commissioning Authority will comment on whether content of operation and maintenance submittals is acceptable.
2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.

B. Format: Submit operation and maintenance manuals in the following format:

1. Submit by uploading to web-based project software site. Enable reviewer comments on draft submittals.
2. Submit three paper copies. Architect will return two copies.

C. Initial Manual Submittal: Submit draft copy of each manual at least 30 days before commencing demonstration and training. Architect and Commissioning Authority will comment on whether general scope and content of manual are acceptable.

D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training. Architect and Commissioning Authority will return copy with comments.

1. Correct or revise each manual to comply with Architect's and Commissioning Authority's comments. Submit copies of each corrected manual within 15 days of receipt of Architect's and Commissioning Authority's comments and prior to commencing demonstration and training.

E. Comply with Section 017700 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

1.3 FORMAT OF OPERATION AND MAINTENANCE MANUALS

A. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.

1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.

2. File Names and Bookmarks: Bookmark individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.

B. Manuals, Paper Copy: Submit manuals in the form of hard-copy, bound and labeled volumes.

1. Binders: Heavy-duty, three-ring, vinyl-covered, post-type binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inchpaper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.

   a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
   b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, and subject matter of contents, and indicate Specification Section number on bottom of spine. Indicate volume number for multiple-volume sets.

2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment. Enclose title pages and directories in clear plastic sleeves.
4. Supplementary Text: Prepared on 8-1/2-by-11-inchwhite bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.

   a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
   b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

1.4 SYSTEMS AND EQUIPMENT OPERATION MANUALS

A. Systems and Equipment Operation Manual: Assemble a complete set of data indicating operation of each system, subsystem, and piece of equipment not part of a system. Include information required for daily operation and management, operating standards, and routine and special operating procedures.

1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.

B. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:

1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
2. Performance and design criteria if Contractor has delegated design responsibility.
3. Operating standards.
4. Operating procedures.
5. Operating logs.
6. Wiring diagrams.

7. Control diagrams.
8. Piped system diagrams.
9. Precautions against improper use.
10. License requirements including inspection and renewal dates.

C. Descriptions: Include the following:

1. Product name and model number. Use designations for products indicated on Contract Documents.
2. Manufacturer's name.
3. Equipment identification with serial number of each component.
4. Equipment function.
5. Operating characteristics.
6. Limiting conditions.
7. Performance curves.
8. Engineering data and tests.
9. Complete nomenclature and number of replacement parts.

D. Operating Procedures: Include the following, as applicable:

1. Startup procedures.
2. Equipment or system break-in procedures.
3. Routine and normal operating instructions.
4. Regulation and control procedures.
5. Instructions on stopping.
6. Normal shutdown instructions.
7. Seasonal and weekend operating instructions.
8. Required sequences for electric or electronic systems.
9. Special operating instructions and procedures.

E. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.

F. Piped Systems: Diagram piping as installed, and identify color coding where required for identification.

1.5 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

A. Systems and Equipment Maintenance Manuals: Assemble a complete set of data indicating maintenance of each system, subsystem, and piece of equipment not part of a system. Include manufacturers' maintenance documentation, preventive maintenance procedures and frequency, repair procedures, wiring and systems diagrams, lists of spare parts, and warranty information.

1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.

B. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranties and bonds as described below.

C. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

D. Manufacturers' Maintenance Documentation: Include the following information for each component part or piece of equipment:

1. Standard maintenance instructions and bulletins; include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.

   a. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.

2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
3. Identification and nomenclature of parts and components.
4. List of items recommended to be stocked as spare parts.

E. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:

1. Test and inspection instructions.
2. Troubleshooting guide.
3. Precautions against improper maintenance.
4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
5. Aligning, adjusting, and checking instructions.
6. Demonstration and training video recording, if available.

F. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.

1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.

G. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.

H. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.

I. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.

1. Include procedures to follow and required notifications for warranty claims.

J. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.

1.6 PRODUCT MAINTENANCE MANUALS

A. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.

B. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.

C. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

D. Product Information: Include the following, as applicable:

1. Product name and model number.
2. Manufacturer's name.
3. Color, pattern, and texture.
4. Material and chemical composition.
5. Reordering information for specially manufactured products.

E. Maintenance Procedures: Include manufacturer's written recommendations and the following:

1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.

F. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.

G. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.

1. Include procedures to follow and required notifications for warranty claims.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 017839
PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Project Record Documents, including the following:

1. Record Drawings.
2. Record Product Data.
3. Miscellaneous record submittals.

1.2 CLOSEOUT SUBMITTALS

A. Record Drawings: Comply with the following:

1. Number of Copies: Submit one set(s) of marked-up record prints.
2. Number of Copies: Submit copies of Record Drawings as follows:

a. Initial Submittal:
   1) Submit Record Digital Data Files and one set(s) of plots.
   2) Architect will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.

b. Final Submittal:
   1) Submit Record Digital Data Files and three set(s) of Record Digital Data File plots.
   2) Plot each drawing file, whether or not changes and additional information were recorded.

B. Record Product Data: Submit annotated PDF electronic files and directories of each submittal.

1. Where record Product Data are required as part of operation and maintenance manuals, submit duplicate marked-up Product Data as a component of manual.

C. Miscellaneous Record Submittals: See other Specification Sections for miscellaneous record-keeping requirements and submittals in connection with various construction activities. Submit annotated PDF electronic files and directories of each submittal.

D. Reports: Submit written report weekly indicating items incorporated into Project Record Documents concurrent with progress of the Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.

1.3 RECORD DRAWINGS

A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised drawings as modifications are issued.

1. Preparation: Mark record prints to show the actual installation, where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.

a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
b. Accurately record information in an acceptable drawing technique.
c. Record data as soon as possible after obtaining it.
d. Record and check the markup before enclosing concealed installations.
e. Cross-reference record prints to corresponding photographic documentation.

2. Content: Types of items requiring marking include, but are not limited to, the following:

    a. Dimensional changes to Drawings.
    b. Revisions to details shown on Drawings.
    c. Depths of foundations.
    d. Locations and depths of underground utilities.
    e. Revisions to routing of piping and conduits.
    f. Revisions to electrical circuitry.
    g. Actual equipment locations.
    h. Duct size and routing.
    i. Locations of concealed internal utilities.
    j. Changes made by Change Order or Construction Change Directive.
    k. Changes made following Architect's written orders.
    l. Details not on the original Contract Drawings.
    m. Field records for variable and concealed conditions.
    n. Record information on the Work that is shown only schematically.

3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
4. Mark record prints with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
5. Mark important additional information that was either shown schematically or omitted from original Drawings.
6. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.

B. Record Digital Data Files: Immediately before inspection for Certificate of Substantial Completion, review marked-up record prints with Architect. When authorized, prepare a full set of corrected digital data files of the Contract Drawings, as follows:

1. Format: Annotated PDF electronic file.
2. Incorporate changes and additional information previously marked on record prints. Delete, redraw, and add details and notations where applicable.
3. Refer instances of uncertainty to Architect for resolution.
4. Architect will furnish Contractor with one set of digital data files of the Contract Drawings for use in recording information.

    a. See Section 013100 "Project Management and Coordination" for requirements related to use of Architect's digital data files.
    b. Architect will provide data file layer information. Record markups in separate layers.

C. Format: Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.

1. Record Prints: Organize record prints into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
2. Format: Annotated PDF electronic file.
3. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
4. Identification: As follows:

    a. Project name.
    b. Date.
    c. Designation "PROJECT RECORD DRAWINGS."
    d. Name of Architect.
    e. Name of Contractor.

1.4 RECORD PRODUCT DATA

A. Recording: Maintain one copy of each submittal during the construction period for Project Record Document purposes. Post changes and revisions to Project Record Documents as they occur; do not wait until end of Project.

B. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.

1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.

C. Format: Submit Record Product Data as annotated PDF electronic file or scanned PDF electronic file(s) of marked-up paper copy of Product Data.

1. Include Record Product Data directory organized by Specification Section number and title, electronically linked to each item of Record Product Data.

1.5 MAINTENANCE OF RECORD DOCUMENTS

A. Maintenance of Record Documents: Store Record Documents in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Architect's reference during normal working hours.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

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SECTION 017900
DEMONSTRATION AND TRAINING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for instructing Owner's personnel, including the following:

1. Instruction in operation and maintenance of systems, subsystems, and equipment.

1.2 INFORMATIONAL SUBMITTALS

A. Instruction Program: Submit outline of instructional program for demonstration and training, including a list of training modules and a schedule of proposed dates, times, length of instruction time, and instructors' names for each training module. Include learning objective and outline for each training module.

1. Indicate proposed training modules using manufacturer-produced demonstration and training video recordings for systems, equipment, and products in lieu of video recording of live instructional module.

B. Attendance Record: For each training module, submit list of participants and length of instruction time.

1.3 CLOSEOUT SUBMITTALS

A. Demonstration: Submit two copies within seven days of end of each training module.

1. Identification: On each copy, provide an applied label with the following information:

a. Name of Project.
b. Name and address of videographer.
c. Name of Architect.
d. Name of Construction Manager.
e. Name of Contractor.
f. Date of video recording.

2. Transcript:

a. Prepared and bound in format matching operation and maintenance manuals. Mark appropriate identification on front and spine of each binder. Include a cover sheet with same label information as the corresponding video recording. Include name of Project and date of video recording on each page.
b. Prepared in PDF electronic format. Include a cover sheet with same label information as the corresponding video recording and a table of contents with links to corresponding training components. Include name of Project and date of video recording on each page.

3. At completion of training, submit complete training manual(s) for Owner's use prepared in same paper and PDF file format required for operation and maintenance manuals specified in Section 017823 "Operation and Maintenance Data."

1.4 QUALITY ASSURANCE

A. Facilitator Qualifications: A firm or individual experienced in training or educating maintenance personnel in a training program similar in content and extent to that indicated for this Project, and whose work has resulted in training or education with a record of successful learning performance.

B. Instructor Qualifications: A factory-authorized service representative, complying with requirements in Section 014000 "Quality Requirements," experienced in operation and maintenance procedures and training.

1.5 COORDINATION

A. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.

B. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.

C. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data have been reviewed and approved by Architect.

1.6 INSTRUCTION PROGRAM

A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system, as required by individual Specification Sections.

B. Training Modules: Develop a learning objective and teaching outline for each module. Include a description of specific skills and knowledge that participant is expected to master. For each module, include instruction for the following as applicable to the system, equipment, or component:

1. Basis of System Design, Operational Requirements, and Criteria: Include the following:

   a. System, subsystem, and equipment descriptions.
   b. Performance and design criteria if Contractor is delegated design responsibility.
   c. Operating standards.
   d. Regulatory requirements.
   e. Equipment function.
   f. Operating characteristics.
   g. Limiting conditions.
   h. Performance curves.

2. Documentation: Review the following items in detail:
   a. Systems and equipment operation manuals.
   b. Systems and equipment maintenance manuals.
   c. Product maintenance manuals.
   d. Project Record Documents.
   e. Identification systems.
   f. Warranties and bonds.
   g. Maintenance service agreements and similar continuing commitments.

3. Emergencies: Include the following, as applicable:

   a. Instructions on meaning of warnings, trouble indications, and error messages.
   b. Instructions on stopping.
   c. Shutdown instructions for each type of emergency.
   d. Operating instructions for conditions outside of normal operating limits.
   e. Sequences for electric or electronic systems.
   f. Special operating instructions and procedures.

4. Operations: Include the following, as applicable:

   a. Startup procedures.
   b. Equipment or system break-in procedures.

c. Routine and normal operating instructions.
d. Regulation and control procedures.
e. Control sequences.
f. Safety procedures.
g. Instructions on stopping.
h. Normal shutdown instructions.
i. Operating procedures for emergencies.
j. Operating procedures for system, subsystem, or equipment failure.
k. Seasonal and weekend operating instructions.
l. Required sequences for electric or electronic systems.
m. Special operating instructions and procedures.

5. Adjustments: Include the following:

   a. Alignments.
   b. Checking adjustments.
   c. Noise and vibration adjustments.
   d. Economy and efficiency adjustments.

6. Troubleshooting: Include the following:

   a. Diagnostic instructions.
   b. Test and inspection procedures.

7. Maintenance: Include the following:

   a. Inspection procedures.
   b. Types of cleaning agents to be used and methods of cleaning.
   c. List of cleaning agents and methods of cleaning detrimental to product.
   d. Procedures for routine cleaning.
   e. Procedures for preventive maintenance.
   f. Procedures for routine maintenance.
   g. Instruction on use of special tools.

8. Repairs: Include the following:

   a. Diagnosis instructions.
   b. Repair instructions.
   c. Disassembly; component removal, repair, and replacement; and reassembly instructions.
   d. Instructions for identifying parts and components.
   e. Review of spare parts needed for operation and maintenance.

1.7 PREPARATION

A. Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Section 017823 "Operation and Maintenance Data."

B. Set up instructional equipment at instruction location.

1.8 INSTRUCTION

A. Facilitator: Engage a qualified facilitator to prepare instruction program and training modules, to coordinate instructors, and to coordinate between Contractor and Owner for number of participants, instruction times, and location.

B. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.

C. Scheduling: Provide instruction at mutually agreed-on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.

D. Training Location and Reference Material: Conduct training on-site in the completed and fully operational facility using the actual equipment in-place. Conduct training using final operation and maintenance data submittals.

PART 2 - PRODUCTS (NOT USED)

PART 3 - EXECUTION (NOT USED)

END OF SECTION

SECTION 260500
COMMON WORK RESULTS FOR ELECTRICAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. This Section specifies supplemental requirements generally applicable to the Work specified in Division 26. This Section is also referenced by related Work specified in other Divisions.
   2. Electrical equipment coordination and installation.
   3. Common electrical installation requirements.
   4. Demolition.
   5. Cutting and patching for electrical construction.
   6. Touchup painting.
   7. Disposition of existing materials and equipment.
   8. Electric Service Outage and Energizations.

1.3 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Comply with NFPA 70, NEC 2017, Wisconsin SPS 316, and applicable codes and industry standards.

C. Comply with Code requirements of the authority having jurisdiction.

D. All materials shall meet the standards of the following institutes where applicable:
   1. National Fire Protection Association (NFPA)
   2. American Society of Testing Materials (ASTM)
   3. American National Standards Institute (ANSI)
   4. National Electrical Manufacturer’s Association (NEMA)
   5. Institute of Electrical and Electronic Engineers (IEEE)

E. Where conflicts exist, the greater quantity and quality shall be provided.

F. Comply with specified commissioning requirements.

1.4 REFERENCES

A. Abbreviations and Acronyms for Electrical Terms and Units of Measure:
   1. 8P8C: An 8-position 8-contact modular jack.
   2. A: Ampere, unit of electrical current.
   3. AC or ac: Alternating current.
   4. AFCI: Arc-fault circuit interrupter.
   5. AIC: Ampere interrupting capacity.
   6. AL, Al, or ALUM: Aluminum.
   7. ASD: Adjustable-speed drive; also called "variable-frequency drive" (VFD).
   8. ATS: Automatic transfer switch.
   9. AWG: American wire gauge; see ASTM B258.
   10. BAS: Building automation system.
   11. BIL: Basic impulse insulation level.
   12. BIM: Building information modeling.
   13. CAD: Computer-aided design or drafting.

14. CATV: Community antenna television.
15. CB: Circuit breaker.
16. cd: Candela, the SI fundamental unit of luminous intensity.
17. CO/ALR: Copper-aluminum, revised.
18. COPS: Critical operations power system.
19. CU or Cu: Copper.
20. CU-AL or AL-CU: Copper-aluminum.
21. dB: Decibel, a unitless logarithmic ratio of two electrical, acoustical, or optical power values.
22. dB(A-weighted) or dB(A): Decibel acoustical sound pressure level with A-weighting applied in accordance with IEC 61672-1.
23. dB(adjusted) or dBa: Decibel weighted absolute noise power with respect to 3.16 pW (minus 85 dBm).
24. dBm: Decibel absolute power with respect to 1 mW.
25. DC or dc: Direct current.
26. DCOA: Designated critical operations area.
27. DDC: Direct digital control (HVAC).
28. EGC: Equipment grounding conductor.
29. ELV: Extra-low voltage.
30. EMF: Electromotive force.
31. EMI: Electromagnetic interference.
32. EPM: Electrical preventive maintenance.
33. EPS: Emergency power supply.
34. EPSS: Emergency power supply system.
35. ESS: Energy storage system.
36. EV: Electric vehicle.
37. EVPE: Electric vehicle power export equipment.
38. EVSE: Electric vehicle supply equipment.
39. fc: Footcandle, an internationally recognized unit of illuminance equal to one lumen per square foot or 10.76 lx. The simplified conversion 1 fc = 10 lx in the Specifications is common practice and considered adequate precision for building construction activities. When there are conflicts, lux is the primary unit; footcandle is specified for convenience.
40. FLC: Full-load current.
41. ft: Foot.
42. ft-cd: Foot-candle, the antiquated U.S. Standard unit of illuminance, equal to one international candle measured at a distance of one foot, that was superseded in 1948 by the unit "footcandle" after the SI unit candela (cd) replaced the international candle; see "fc,"
43. GEC: Grounding electrode conductor.
44. GFCI: Ground-fault circuit interrupter.
45. GFPE: Ground-fault protection of equipment.
46. GND: Ground.
47. HACR: Heating, air conditioning, and refrigeration.
48. HDPE: High-density polyethylene.
49. HID: High-intensity discharge.
50. HP or hp: Horsepower.
51. HVAC: Heating, ventilating, and air conditioning.
52. Hz: Hertz.
53. IBT: Intersystem bonding termination.
54. inch: Inch. To avoid confusion, the abbreviation "in." is not used.
55. IP: Ingress protection rating (enclosures); Internet protocol (communications).
56. IR: Infrared.
57. IS: Intrinsically safe.
58. IT&R: Inspecting, testing, and repair.
59. ITE: Information technology equipment.
60. kAIC: Kiloampere interrupting capacity.
61. kcmil or MCM: One thousand circular mils.
62. kV: Kilovolt.
63. kVA: Kilovolt-ampere.
64. kVAr or kVAR: Kilovolt-ampere reactive.
65. kW: Kilowatt.

66. kWh: Kilowatt-hour.
67. LAN: Local area network.
68. lb: Pound (weight).
69. lbf: Pound (force).
70. LCD: Liquid-crystal display.
71. LCDI: Leakage-current detector-interrupter.
72. LED: Light-emitting diode.
73. Li-ion: Lithium-ion.
74. lm: Lumen, the SI derived unit of luminous flux.
75. LNG: Liquefied natural gas.
76. LP-Gas: Liquefied petroleum gas.
77. LRC: Locked-rotor current.
78. LV: Low voltage.
79. lx: Lux, the SI derived unit of illuminance equal to one lumen per square meter.
80. m: Meter.
81. MCC: Motor-control center.
82. MDC: Modular data center.
83. MG set: Motor-generator set.
84. MIDI: Musical instrument digital interface.
85. MLO: Main lugs only.
86. MV: Medium voltage.
87. MVA: Megavolt-ampere.
88. mW: Milliwatt.
89. MW: Megawatt.
90. MWh: Megawatt-hour.
91. NC: Normally closed.
92. Ni-Cd: Nickel-cadmium.
93. Ni-MH: Nickel-metal hydride.
94. NIU: Network interface unit.
95. NO: Normally open.
96. NPT: National (American) standard pipe taper.
97. OCPD: Overcurrent protective device.
98. ONT: Optical network terminal.
99. PC: Personal computer.
100. PCS: Power conversion system.
101. PCU: Power-conditioning unit.
102. PF or pf: Power factor.
103. PHEV: Plug-in hybrid electric vehicle.
104. PLC: Programmable logic controller.
105. PLFA: Power-limited fire alarm.
106. PoE: Power over Ethernet.
107. PV: Photovoltaic.
108. PVC: Polyvinyl chloride.
109. pW: Picowatt.
110. RFI: (electrical) Radio-frequency interference; (contract) Request for interpretation.
111. RMS or rms: Root-mean-square.
112. RPM or rpm: Revolutions per minute.
113. SCADA: Supervisory control and data acquisition.
114. SCR: Silicon-controlled rectifier.
115. SPD: Surge protective device.
116. sq.: Square.
117. SWD: Switching duty.
118. TCP/IP: Transmission control protocol/Internet protocol.
119. TEFC: Totally enclosed fan-cooled.
120. TR: Tamper resistant.
121. TVSS: Transient voltage surge suppressor.
122. UL: (standards) Underwriters Laboratories, Inc.; (product categories) UL, LLC.
123. UL CCN: UL Category Control Number.
124. UPS: Uninterruptible power supply.

125. USB: Universal serial bus.
126. UV: Ultraviolet.
127. V: Volt, unit of electromotive force.
128. V(ac): Volt, alternating current.
129. V(dc): Volt, direct current.
130. VA: Volt-ampere, unit of complex electrical power.
131. VAR: Volt-ampere reactive, unit of reactive electrical power.
132. VFC: Variable-frequency controller.
133. VOM: Volt-ohm-multimeter.
134. VPN: Virtual private network.
135. VRLA: Valve regulated lead acid; also called "sealed lead acid (SLA)" or "valve regulated sealed lead acid."
136. W: Watt, unit of real electrical power.
137. Wh: Watt-hour, unit of electrical energy usage.
138. WPT: Wireless power transfer.
139. WPTE: Wireless power transfer equipment.
140. WR: Weather resistant.

B. Abbreviations and Acronyms for Electrical Raceway Types:

1. CR: Communications raceway.
2. CR-GP: General-purpose communications raceway.
3. CR-P: Plenum communications raceway.
4. CR-R: Riser communications raceway.
5. EMT: Electrical metallic tubing.
6. EMT-A: Aluminum electrical metallic tubing.
7. EMT-S: Steel electrical metallic tubing.
8. EMT-SS: Stainless steel electrical metallic tubing.
9. ENT: Electrical nonmetallic tubing.
10. EPEC: Electrical HDPE underground conduit (thin wall).
11. EPEC-A: Type A electrical HDPE underground conduit.
12. EPEC-B: Type B electrical HDPE underground conduit.
13. ERMC: Electrical rigid metal conduit.
14. ERMC-A: Aluminum electrical rigid metal conduit.
15. ERMC-S: Steel electrical rigid metal conduit.
16. ERMC-S-G: Galvanized-steel electrical rigid metal conduit.
17. ERMC-S-PVC: PVC-coated-steel electrical rigid metal conduit.
18. ERMC-SS: Stainless steel electrical rigid metal conduit.
19. FMC: Flexible metal conduit.
20. FMC-A: Aluminum flexible metal conduit.
21. FMC-S: Steel flexible metal conduit.
22. FMT: Steel flexible metallic tubing.
23. FNMC: Flexible nonmetallic conduit. See "LFNC."
24. HDPE: HDPE underground conduit (thick wall).
25. HDPE-40: Schedule 40 HDPE underground conduit.
26. HDPE-80: Schedule 80 HDPE underground conduit.
27. IMC: Steel electrical intermediate metal conduit.
28. LFMC: Liquidtight flexible metal conduit.
29. LFMC-A: Aluminum liquidtight flexible metal conduit.
30. LFMC-S: Steel liquidtight flexible metal conduit.
31. LFMC-SS: Stainless steel liquidtight flexible metal conduit.
32. LFNC: Liquidtight flexible nonmetallic conduit.
33. LFNC-A: Layered (Type A) liquidtight flexible nonmetallic conduit.
34. LFNC-B: Integral (Type B) liquidtight flexible nonmetallic conduit.
35. LFNC-C: Corrugated (Type C) liquidtight flexible nonmetallic conduit.
36. OFR: Optical fiber raceway.
37. OFR-GP: General-purpose optical fiber raceway.
38. OFR-P: Plenum optical fiber raceway.
39. OFR-R: Riser optical fiber raceway.
40. PVC: Rigid PVC conduit.

41. PVC-40: Schedule 40 rigid PVC conduit.
42. PVC-80: Schedule 80 rigid PVC Conduit.
43. PVC-A: Type A rigid PVC concrete-encased conduit.
44. PVC-EB: Type EB rigid PVC concrete-encased underground conduit.
45. RGS: See ERMC-S-G.
46. RMC: See ERMC.
47. RTRC: Reinforced thermosetting resin conduit.
48. RTRC-AG: Low-halogen, aboveground reinforced thermosetting resin conduit.
49. RTRC-AG-HW: Heavy wall, low-halogen, aboveground reinforced thermosetting resin conduit.
50. RTRC-AG-SW: Standard wall, low-halogen, aboveground reinforced thermosetting resin conduit.
51. RTRC-AG-XW: Extra heavy wall, low-halogen, aboveground reinforced thermosetting resin conduit.
52. RTRC-BG: Low-halogen, belowground reinforced thermosetting resin conduit.

C. Abbreviations and Acronyms for Electrical Single-Conductor and Multiple-Conductor Cable Types:

1. AC: Armored cable.
2. CATV: Coaxial general-purpose cable.
3. CATVP: Coaxial plenum cable.
4. CATVR: Coaxial riser cable.
5. CI: Circuit integrity cable.
6. CL2: Class 2 cable.
7. CL2P: Class 2 plenum cable.
8. CL2R: Class 2 riser cable.
9. CL2X: Class 2 cable, limited use.
10. CL3: Class 3 cable.
11. CL3P: Class 3 plenum cable.
12. CL3R: Class 3 riser cable.
13. CL3X: Class 3 cable, limited use.
14. CM: Communications general-purpose cable.
15. CMG: Communications general-purpose cable.
16. CMP: Communications plenum cable.
17. CMR: Communications riser cable.
18. CMUC: Under-carpet communications wire and cable.
19. CMX: Communications cable, limited use.
20. DG: Distributed generation cable.
21. FC: Flat cable.
22. FCC: Flat conductor cable.
23. FPL: Power-limited fire-alarm cable.
24. FPLP: Power-limited fire-alarm plenum cable.
25. FPLR: Power-limited fire-alarm riser cable.
26. IGS: Integrated gas spacer cable.
27. ITC: Instrumentation tray cable.
28. ITC-ER: Instrumentation tray cable, exposed run.
29. MC: Metal-clad cable.
30. MC-HL: Metal-clad cable, hazardous location.
31. MI: Mineral-insulated, metal-sheathed cable.
32. MTW: (machine tool wiring) Moisture-, heat-, and oil-resistant thermoplastic cable.
33. MV: Medium-voltage cable.
34. NM: Nonmetallic sheathed cable.
35. NMC: Nonmetallic sheathed cable with corrosion-resistant nonmetallic jacket.
36. NMS: Nonmetallic sheathed cable with signaling, data, and communications conductors, plus power or control conductors.
37. NPLF: Non-power-limited fire-alarm circuit cable.
38. NPLFP: Non-power-limited fire-alarm circuit cable for environmental air spaces.
39. NPLFR: Non-power-limited fire-alarm circuit riser cable.
40. NUCC: Nonmetallic underground conduit with conductors.
41. OFC: Conductive optical fiber general-purpose cable.
42. OFCG: Conductive optical fiber general-purpose cable.

43. OFCP: Conductive optical fiber plenum cable.
44. OFCR: Conductive optical fiber riser cable.
45. OFN: Nonconductive optical fiber general-purpose cable.
46. OFNG: Nonconductive optical fiber general-purpose cable.
47. OFNP: Nonconductive optical fiber plenum cable.
48. OFNR: Nonconductive optical fiber riser cable.
49. P: Marine shipboard cable.
50. PLTC: Power-limited tray cable.
51. PLTC-ER: Power-limited tray cable, exposed run.
52. PV: Photovoltaic cable.
53. RHH: (high heat) Thermoset rubber, heat-resistant cable.
54. RHW: Thermoset rubber, moisture-resistant cable.
55. SA: Silicone rubber cable.
56. SE: Service-entrance cable.
57. SER: Service-entrance cable, round.
58. SEU: Service-entrance cable, flat.
59. SIS: Thermoset cable for switchboard and switchgear wiring.
60. TBS: Thermoplastic cable with outer braid.
61. TC: Tray cable.
62. TC-ER: Tray cable, exposed run.
63. TC-ER-HL: Tray cable, exposed run, hazardous location.
64. THW: Thermoplastic, heat- and moisture-resistant cable.
65. THHN: Thermoplastic, heat-resistant cable with nylon jacket outer sheath.
66. THHW: Thermoplastic, heat- and moisture-resistant cable.
67. THWN: Thermoplastic, moisture- and heat-resistant cable with nylon jacket outer sheath.
68. TW: Thermoplastic, moisture-resistant cable.
69. UF: Underground feeder and branch-circuit cable.
70. USE: Underground service-entrance cable.
71. XHH: Cross-linked polyethylene, heat-resistant cable.
72. XHHW: Cross-linked polyethylene, heat- and moisture-resistant cable.

D. Definitions:
1. Cable: In accordance with NIST NBS Circular 37 and IEEE standards, in the United States for the purpose of interstate commerce, the definition of "cable" is (1) a conductor with insulation, or a stranded conductor with or without insulation (single-conductor cable); or (2) a combination of conductors insulated from one another (multiple-conductor cable).
2. Conductor: In accordance with NIST NBS Circular 37 and IEEE standards, in the United States for the purpose of interstate commerce, the definition of "conductor" is (1) a wire or combination of wires not insulated from one another, suitable for carrying an electric current; (2) (National Electrical Safety Code) a material, usually in the form of wire, cable, or bar, suitable for carrying an electric current; or (3) (general) a substance or body that allows a current of electricity to pass continuously along it.
3. Direct Buried: Installed underground without encasement in concrete or other protective material.
4. Enclosure: The case or housing of an apparatus, or the fence or wall(s) surrounding an installation, to prevent personnel from accidentally contacting energized parts or to protect the equipment from physical damage. Types of enclosures and enclosure covers include the following:
    a. Cabinet: An enclosure that is designed for either surface mounting or flush mounting and is provided with a frame, mat, or trim in which a swinging door or doors are or can be hung.
    b. Concrete Box: A box intended for use in poured concrete.
    c. Conduit Body: A means for providing access to the interior of a conduit or tubing system through one or more removable covers at a junction or terminal point. In the United States, conduit bodies are listed in accordance with outlet box requirements.
    d. Conduit Box: A box having threaded openings or knockouts for conduit, EMT, or fittings.
    e. Cutout Box: An enclosure designed for surface mounting that has swinging doors or covers secured directly to and telescoping with the walls of the enclosure.
    f. Device Box: A box with provisions for mounting a wiring device directly to the box.

g. Extension Ring: A ring intended to extend the sides of an outlet box or device box to increase the box depth, volume, or both.
h. Floor Box: A box mounted in the floor intended for use with a floor box cover and other components to complete the floor box enclosure.
i. Floor-Mounted Enclosure: A floor box and floor box cover assembly with means to mount in the floor that is sealed against the entrance of scrub water at the floor level.
j. Junction Box: A box with a blank cover that joins different runs of raceway or cable and provides space for connection and branching of the enclosed conductors.

5. Emergency Systems: Those systems legally required and classed as emergency by municipal, state, federal, or other codes, or by any governmental agency having jurisdiction that are designed to ensure continuity of lighting, electrical power, or both, to designated areas and equipment in the event of failure of the normal supply for safety to human life.
   a. Control Voltage: Having electromotive force between any two conductors, or between a single conductor and ground, that is supplied from a battery or other Class 2 or Class 3 power-limited source.
   b. Line Voltage: (1) (controls) Designed to operate using the supplied low-voltage power without transformation. (2) (transmission lines, transformers, SPDs) The line-to-line voltage of the supplying power system.
   c. Extra-Low Voltage (ELV): Not having electromotive force between any two conductors, or between a single conductor and ground, exceeding 30 V(ac rms), 42 V(ac peak), or 60 V(dc).
   d. Low Voltage (LV): Having electromotive force between any two conductors, or between a single conductor and ground, that is rated above 30 V but not exceeding 1000 V.
   e. Medium Voltage (MV): Having electromotive force between any two conductors, or between a single conductor and ground, that is rated about 1 kV but not exceeding 69 kV.

1.5 COORDINATION

A. Interruption of Existing Electrical Service: Do not interrupt electrical service to facilities occupied by Owner or others unless permitted under the following conditions:
   1. Notify Owner no fewer than seven days in advance of proposed interruption of electrical service.
   2. Do not proceed with interruption of electrical service without Owner's written permission.
   3. Coordinate interruption with systems impacted by outage including, but not limited to, the following:
      a. Exercising generators.
      b. Emergency lighting.
      c. Fire-alarm systems.

B. Arrange to provide temporary electrical service or power.

C. Coordinate arrangement, mounting, and support of electrical equipment:
   1. To allow maximum possible headroom unless specific mounting heights that reduce headroom are indicated.
   2. To provide for ease of disconnecting the equipment with minimum interference to other installations.
   3. To allow right of way for piping and conduit installed at required slope.
   4. So connecting raceways, cables, wireways, cable trays, and busways will be clear of obstructions and of the working and access space of other equipment.

D. Coordinate installation of required supporting devices and set sleeves in cast-in-place concrete, masonry walls, and other structural components as they are constructed.

E. Coordinate location of access panels and doors for electrical items that are behind finished surfaces or otherwise concealed.

F. Coordinate sleeve selection and application with selection and application of firestopping.

G. Coordinate chases, slots, inserts, sleeves, and openings with general construction work and arrange in building structure during progress of construction to facilitate the electrical installations that follow.
   1. Set inserts and sleeves in poured-in-place concrete, masonry work, and other structural components as they are constructed.

2. Core drilling through post-tensioned slab: The [existing] post-tensioned slabs contain post-tensioned tendons that must not be damaged or broken. No nailing, drilling, cutting or other disruption to the slab is allowed without prior written approval by the structural engineer. Contractor shall positively locate the [existing] tendons and submit to the structural engineer for approval a written procedure, including plans showing [existing] tendon locations and proposed disruption of the slab.

H. Sequence, coordinate, and integrate installing electrical materials and equipment for efficient flow of the Work. Coordinate installing large equipment requiring positioning before closing in the building.

I. Coordinate electrical service connections to components furnished by utility companies.
   1. Coordinate installation and connection of exterior underground and overhead utilities and services, including provision for electricity-metering components.
   2. Comply with requirements of authorities having jurisdiction and of utility company providing electrical power and other services.

J. Coordinate electrical testing of electrical, mechanical, and architectural items, so equipment and systems that are functionally interdependent are tested to demonstrate successful interoperability. Document results of said testing.

1.6 DRAWINGS

A. The drawings indicate the arrangements of electrical equipment. Review architectural drawings and details for door swings, cabinets, counters and built-in equipment; conditions indicated on architectural plans shall govern. Coordinate installation of electrical equipment with structural system and mechanical equipment and access thereto. Coordinate installation of recessed electrical equipment with concealed ductwork and piping, and wall thickness. All devices, raceway, and electrical equipment in finished and/or public spaces shall be recessed or concealed unless otherwise noted.

B. Do not scale drawings. Obtain dimensions for layout of equipment from Electrical plans and details..

C. Bring all discrepancies shown on different drawings, between drawings and specifications or between documents and field conditions to the immediate attention of the Architect.

D. Equipment layout is based on one manufacturer's product or from composite dimensions from multiple manufacturers. Where equipment selected for use on the job differs from layout, coordinate space requirements and connection arrangements.

1.7 EQUIPMENT REQUIRING ELECTRICAL SERVICE

A. Review all specification sections and drawings for equipment requiring electrical service. Provide service to and make connections to all such equipment requiring electrical service.

B. Drawings indicate design loads, voltages and corresponding control equipment, feeders, and overcurrent devices. If equipment actually furnished have loads other than those indicated on the drawings or specified herein, control equipment, feeders, and overcurrent devices shall be adjusted in size accordingly at no additional cost to the owner. Such adjustment shall be subject to the review of the Architect.

C. Incidental items not indicated on Drawing or mentioned in Specifications but that can legitimately and reasonably be inferred to belong to the Work or be necessary in good practice to provide complete system, shall be furnished and installed though not itemized here in detail.

1.8 SITE INVESTIGATION

A. Prior to submitting bids of the project, visit the site of the work to become aware of existing conditions which may affect the cost of the project. Where work under this project requires extension, relocation, reconnections or modifications to existing equipment or systems, the existing equipment or systems shall be restored to their original condition, with the exception of the work under this contract, before the completion of this project. Existing systems and conditions which are not detailed on the drawings must still be restored to their original condition.

1.9 EQUIVALENTS AND SUBSTITUTIONS

A. The applicable paragraphs for General Requirementsapply herein.

B. Basis of Design: The manufacturer's name and product listed on the drawings, or listed first of several names in these Specifications, is used as a basis for design to establish space requirements, a standard of quality and performance.

C. Equivalents: Products of one or more other manufacturer's names listed in these Specifications following the words "or equivalent by" may be selected, subject to paragraph below titled "Contractor's Responsibility for Equivalent and Substitutions".

D. Other Options:
   1. For products specified by naming only one manufacturer, refer to paragraph below under "Substitutions".
   2. For products specified only by performance characteristics or reference standards, select any manufacturer meeting the requirements.

E. Substitutions: Requests for acceptance of a product of manufacturer's name not listed in these Specifications will be considered if any one of the following conditions is met:
   1. The named product is not available because of strikes or discontinuance of manufacture; and the proposed product is equivalent to the named product.
   2. The proposed product is superior to the named product, in the opinion of the Owner's Representative.
   3. The proposed product is equivalent to the named product and its use will be to the advantage of the Owner, by the Owner receiving an equitable credit or cost savings. The Owner's Representative reserves the right to reject any substitution.
   4. Submit proposed substitutions with bid along with alternate price, complete descriptive data and a comparison of the substitute manufacturer's product with specified product. Request for acceptance of a product of manufacturer's name not listed in these Specifications, is subject to the paragraph titled "Contractor's Responsibility Equivalents and Substitutions".

F. Contractor's Responsibility for Equivalents and Substitutions:
   1. Items submitted as a substitution to the Basis of Design or listed general equivalents shall be identified as such and shall include a written request for substitution indicating the following:
      a. Contract Price adjustment.
      b. Contract time adjustment.
      c. Item by item breakdown of differences between Basis of Design and substituted item.
      d. Operation, maintenance and energy cost difference.
   2. Products of manufacturer must match the features, construction, performance and size of those selected for design. Standard catalogued may require certain modifications to meet specified requirements.
   3. The responsibility for providing that specified requirements have been met remains with the manufacturer and Contractor. Should the substituted item fail to perform in accordance with the Specifications, replace same with the originally specified item without extra cost to the contract.
   4. When requesting review of an equivalent or substituted product, submit a comparison chart listing features, construction, performance and sizes of name product versus equivalent or substituted product.
   5. Submittals for review of an equivalent or substituted product will be reviewed for acceptability when all the above requirements have been met. Contractor shall be responsible for all costs incurred by the Architect and Engineer for review of equivalency beyond initial review.
   6. Coordinate the installation of the product with all trades.
   7. Contractor shall be responsible for changes in electric wiring, materials and for all other additional costs of construction by all trades involved to accommodate the product to perform the same as the product used in the "Basis of Design".
   8. Coordination of General Equivalents and Substitutions: Where Contract Documents permits selection from general equivalents, or where substitutions are authorized, coordinate clearance and other interface requirements with other work.
   9. Provide necessary additional items so that selected or substituted item operates equivalent to the Basis of Design and properly fits in the available space allocated for the Basis of Design.

10. Contractor is responsible for assuring that piping, conduit, duct, flue and other service locations for general equivalents or substitutions do not cause access, service or operational difficulties any greater than would be encountered with the Basis of Design.
11. Failure to comply with these requirements will result in immediate rejection of the request for substitution.

1.10 GENERAL SUBMITTAL REQUIREMENTS

A. Refer to Division 01 for additional requirements.

B. Coordination and Sequencing:
   1. Coordinate submittals 3 weeks (minimum) prior to expected order date so that work will not be delayed by submittals.
   2. Do not submit product data, or allow its use on the project until compliance with requirement of Contract Documents has been confirmed by Contractor.
   3. Submittal is for information and record, unless otherwise indicated, and is not a change order request.
   4. Submitting contractor is responsible for routing reviewed submittals to all parties affected including but not limited to electrical, building automation and temperature control, and test and balance subcontractors.
   5. Make submittals for group of similar products or materials or by area of work complete and at one time, not in piecemeal fashion.
   6. Identify submittals with Architect's project name and number, with item designation as indicated on drawings, and referenced to applicable paragraphs of the specifications. Submit in brochure form.
   7. Submittals of products needed to start of Project for its installation, or those requiring a long lead time for assembly or manufacturing, should be submitted before the others.
   8. Submittals will not be required for commodity material (Conduits, boxes, supporting devices, etc). Include this information in the Operation and Maintenance Project Manual for the Owner's records.

C. Preparations of Submittals:
   1. Refer to Division 01 requirements.
   2. Provide permanent marking on each submittal to identify project, date, Contractor, Subcontractor, Supplier, submittal name and similar information to distinguish it from other submittals.
   3. Indicate any portions of work, which deviate from the Contract Documents.
      a. Explain the reasons for the deviations.
      b. Show how such deviations coordinate with interfacing portions of other work.
   4. Show Contractor's executed review and approval marking.
   5. Provide space for the Owner's Representative "Action" marking.
   6. Submittals, which are received from sources other than through Contractor's office, will be returned "Without Action".
   7. Submittals shall be presented in a neat and legible fashion and shall be returned "Without Action" if presented in any other fashion.

D. Response to Submittals: Where standard product data has been submitted, it is recognized:
   1. That the Submitter has determined that the products fulfill the specified requirements.
   2. That the submittal is for the Owner's Representative information only, but will be returned with appropriate action where observed to be not in compliance with the requirements.

E. If more than two submittals (either for shop drawings, or test reports) are made by the Contractor due to the incompletion, non-compliance, errors, omissions, etc., the Owner reserves the right to charge the Contractor for subsequent reviews by their consultants. Such extra fees shall be deducted from payments by the Owner to the Contractor.

1.11 RECORD DRAWINGS

A. Record drawings shall meet all "As-built" and "Record Drawings" requirements for Village of McFarland. Coordinate all requirements with Village of McFarland Public Safety building staff prior to completion.

B. Drawings:
   1. Record of Project Progress: Maintain drawings available at the job site for inspection. Keep an accurate, legible and continuously updated record of installed locations and all project revisions other than revised drawings issued by the Architect, including source and date of authorization. Utilize only contract drawing symbols for recording the work. Drawing notations to be sufficiently clear in the representation of the work, for utilization by a CADD operator (drafts person) who is not necessarily familiar with the installed work.
   2. Record of Installation: At the conclusion of the work, deliver one (1) set of updated drawings to the Owner's Representative for review. Following the review, Contractor shall have incorporated by a competent CADD operator all of the installed data represented on the project progress drawings.
   3. Include in Record Drawings the Following:
      a. Revisions, including sketches, bulletins, change orders, written addenda and directives, clarifications and responses generated by requests for information (RFIs), regardless of source of the revision.
      b. Location and configuration of equipment with related housekeeping pads.
      c. Physical routing of ductbank work, raceways, exposed and above ceilings with locations of fire dampers, combination fire/smoke dampers, smoke detectors, power supplies, etc., plainly marked and identified.
      d. Location of room controllers, switches, devices, and sensors.
      e. Physical routing of raceways, underground, exposed and above ceiling with locations of accessories, pull points, access points plainly marked and identified.
      f. Location of raceways below building and on exterior, accessories, manholes, appurtenances and stub outs dimensioned from buildings and permanent structures, both horizontally and vertically.
      g. Location of wall and ceiling access panels.

PART 2 - EXECUTION

2.1 COMMON REQUIREMENTS FOR ELECTRICAL INSTALLATION

A. Comply with NECA 1.

B. Measure indicated mounting heights to bottom of unit for suspended items and to center of unit for wall-mounting items.

C. Headroom Maintenance: If mounting heights or other location criteria are not indicated, arrange and install components and equipment to provide maximum possible headroom consistent with these requirements.

D. Equipment: Install to facilitate service, maintenance, and repair or replacement of components of both electrical equipment and other nearby installations. Connect in such a way as to facilitate future disconnecting with minimum interference with other items in the vicinity.

E. Right of Way: Give to piping systems installed at a required slope.

F. Materials and Components: Install level, plumb, and parallel and perpendicular to other building systems and components, unless otherwise indicated.

2.2 FIRESTOPPING

A. Apply firestopping to penetrations of fire-rated floor and wall assemblies for electrical installations to restore original fire-resistance rating of assembly.

2.3 DEMOLITION

A. Protect existing electrical equipment and installations indicated to remain. If damaged or disturbed in the course of the Work, remove damaged portions and install new products of equal capacity, quality, and functionality.

B. Reroute circuits as required to serve equipment not in the demolition area.

C. Accessible Work: Remove exposed electrical equipment and installations, indicated to be demolished, in their entirety.

D. Abandoned Work: Cut and remove buried raceway and wiring, indicated to be abandoned in place, 2 inches below the surface of adjacent construction. Cap raceways and patch surface to match existing finish.

E. Remove demolished material from Project site.

F. Remove, store, clean, reinstall, reconnect, and make operational components indicated for relocation.

G. Remove devices on wall or ceilings being removed. Coordinate with other divisions.

H. Assume that all existing equipment and fixtures indicated to be reused are in good working condition and can be installed without repairs. Notify the Architect of items found to be in need of repair or in unusable condition for direction or decision. Repair any damage to equipment caused in removal or handling

I. Fixtures and other equipment removed and to be-used shall be cleaned before reinstallation. Provide new lamps for reused light fixtures.

J. Added Circuits: All loads and circuits added to existing panelboards shall be balanced between phases. On existing panelboards where circuits are changed, replace panel directories with new typed directories.

K. All material and equipment which is noted or required by the owner to be salvaged and which is not scheduled to be reused or relocated shall be carefully removed and shall be delivered to the owner and stored where directed on the site.

L. Remove all abandoned low voltage wiring. All wiring disconnected on one or both ends is considered abandoned unless tagged and labeled “future” or “spare”. Verify with Owner any cabling connected on both ends is still in use prior to removal.

2.4 CUTTING AND PATCHING

A. Cut, channel, chase, and drill floors, walls, partitions, ceilings, and other surfaces required to permit electrical installations. Perform cutting by skilled mechanics of trades involved.

B. Repair and refinish disturbed finish materials and other surfaces to match adjacent undisturbed surfaces. Install new fireproofing where existing firestopping has been disturbed. Repair and refinish materials and other surfaces by skilled mechanics of trades involved.

2.5 INSTALLATION OF ELECTRICAL WORK

A. Unless more stringent requirements are specified in the Contract Documents or manufacturers' written instructions, comply with NFPA 70 and NECA NEIS 1 for installation of Work specified in Division 26. Consult Architect for resolution of conflicting requirements.

2.6 FIELD QUALITY CONTROL

A. Inspect installed components for damage and faulty work, including the following:
   1. Firestopping.
   2. Electrical demolition.
   3. Cutting and patching for electrical construction.
   4. Touchup painting.

2.7 REFINISHING AND TOUCHUP PAINTING

A. Refinish and touch up paint.
   1. Clean damaged and disturbed areas and apply primer, intermediate, and finish coats to suit the degree of damage at each location.

2. Follow paint manufacturer's written instructions for surface preparation and for timing and application of successive coats.
3. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
4. Repair damage to PVC or paint finishes with matching touchup coating recommended by manufacturer.

2.8 CLEANING AND PROTECTION

A. On completion of installation, including outlets, fittings, and devices, inspect exposed finish. Remove burrs, dirt, paint spots, and construction debris.

B. Protect equipment and installations and maintain conditions to ensure that coatings, finishes, and cabinets are without damage or deterioration at time of Substantial Completion.

2.9 ELECTRIC SERVICE OUTAGE AND ENERGIZATIONS

A. Owner Approval: Electric service outages or energizations required shall be approved by the Owner before outages or energization. Outages shall be scheduled at the convenience of the Owner.

B. Written Request: Requests for outages and energizations shall be submitted in writing to the Owner for approval at the earliest possible date and in no case later than 14 days prior to the outage and/or energization.

C. Cancellation: The Owner reserves the right to cancel or change the scheduling of any outage up to 24 hours before its approved starting time. There shall be no additional cost to Owner for scheduled outages, or for outages re-scheduled at the Owner's request where at least 24 hours' notice has been given by the Owner.

D. Schedules: A minimum of two (2) weeks before the first outage, submit a schedule of proposed sequence of all the electric feeder and switchboard outages and energizations. This schedule shall show construction energizations and shall include any weekend work. The schedule shall list the work to be completed during and between each outage.

E. Minimize all outages on the Owner's electrical system and employ sufficient workmen so that work will be carried on concurrently at more than one location, when necessary.

F. Before submitting any energization and/or outage requests, provide the owner with evidence that the following requirements have been met:
   1. All required equipment and material is on the job site. All related installations that can be worked on without an energization and/or outage are complete, tested, available for inspection, and ready for service.
   2. All shop drawings, test reports, installation data, and operational data have been submitted and approved.
   3. The energizing and outage schedule has been submitted and approved.

G. Similar outage procedures shall be followed for telecommunications and other services to the facility.

2.10 PRIMARY SERVICE PROCEDURES

A. During the energization and/or outage follow established switching procedures. Coordinate with the Owners operating personnel.

B. Service disconnecting means and primary switches shall be left open and tagged in the name of a person to be designated by the Owner. In no case shall these cards be removed or switches closed without that person's approval.

C. Operation of each primary switch installed under the contract shall be under Division 26. All switching of Owner system to perform the outage shall be performed by Division 26.

D. At the time of energizing each primary feeder and/or equipment, the Contractor will be prepared to handle any situation that may arise from a cable or equipment failure or other faults on the system. If a failure or a fault occur, check out and place the system in proper operation with the required personnel and equipment.

E. All primary and secondary temporary connections will be performed under Division 26.

END OF SECTION

SECTION 260519
LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Copper building wire rated 600 V or less.
   2. Aluminum building wire rated 600 V or less.
   3. Metal-clad cable, Type MC, rated 600 V or less.
   4. Armored cable, Type AC, rated 600 V or less.
   5. Photovoltaic cable, Type PV, rated 2000 V or less.
   6. Mineral-insulated cable, Type MI, rated 600 V or less.
   7. Tray cable, Type TC, rated 600 V or less.
   8. Connectors, splices, and terminations rated 600 V and less.

B. Related Requirements:
   1. Section 260523 "Control-Voltage Electrical Power Cables" for control systems communications cables and Classes 1, 2 and 3 control cables.
   2. Section 271513 "Communications Copper Horizontal Cabling" for twisted pair cabling used for data circuits.

1.3 DEFINITIONS

A. PV: Photovoltaic.

B. RoHS: Restriction of Hazardous Substances.

C. VFC: Variable frequency controller.

1.4 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Product Schedule: Indicate type, use, location, and termination locations.

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For [testing agency] [manufacturer's authorized service representative].

B. Field quality-control reports.

1.6 QUALITY ASSURANCE

A. Testing Agency Qualifications: Member company of NETA.
   1. Testing Agency's Field Supervisor: Certified by NETA to supervise on-site testing.

PART 2 - PRODUCTS

2.1 COPPER BUILDING WIRE

A. Description: Flexible, insulated and uninsulated, drawn copper current-carrying conductor with an overall insulation layer or jacket, or both, rated 600 V or less.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   a. Alanwire

b. Alpha Wire.
c. American Bare Conductor
d. Belden Inc.
e. Cerro Wire
f. Encore Wire Corporation.
g. General Cable Technologies Corporation.
h. Okonite Company (The)
i. Service Wire Co.
j. Southwire Incorporated.
k. United Copper Industries.

C. Standards:
1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
2. RoHS compliant.
3. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."

D. Conductors: Copper, complying with ASTM B 3 for bare annealed copper and with ASTM B 8 for stranded conductors.

E. Conductor Insulation:
1. Type THHN and Type THWN-2: Comply with UL 83.
2. Type THW and Type THW-2: Comply with NEMA WC-70/ICEA S-95-658 and UL 83.
3. Type XHHW-2: Comply with UL 44.

F. Shield:
1. Type TC-ER: Cable designed for use with VFCs, with oversized crosslinked polyethylene insulation, spiral-wrapped foil plus 85 percent coverage braided shields and insulated full-size ground wire, and sunlight- and oil-resistant outer PVC jacket.

2.2 ALUMINUM BUILDING WIRE

A. Description: Flexible, insulated and uninsulated, drawn aluminum current-carrying conductor with an overall insulation layer or jacket, or both, rated 600 V or less.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
1. Encore Wire Corporation
2. General Cable Technologies Corporation.
3. Houston Wire & Cable Co.
4. Kaiser
5. Okonite Company (The)
6. Southwire Incorporated.

C. Standards:
1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
2. RoHS compliant.
3. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."

D. Conductors: Aluminum, complying with ASTM B 800 and ASTM B 801.

E. Conductor Insulation:
1. Type THHN and Type THWN-2: Comply with UL 83.
2. Type THW and Type THW-2: Comply with NEMA WC-70/ICEA S-95-658 and UL 83.
3. Type XHHW-2: Comply with UL 44.

2.3 METAL-CLAD CABLE, TYPE MC

A. Description: A factory assembly of one or more current-carrying insulated conductors in an overall metallic sheath.

B. Manufacturers: Subject to compliance with requirements, [provide products by the following]:
   1. AFC Cable Systems.
   2. Allied.
   3. Anixter
   4. Kaf-Tech
   5. Service Wire Co.
   6. Southwire Incorporated.

C. Standards:
   1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
   2. Comply with UL 1569.
   3. RoHS compliant.
   4. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."

D. Circuits:
   1. Single circuit and multicircuit with color-coded conductors.

E. Conductors:
   1. Copper, complying with ASTM B 3 for bare annealed copper and with ASTM B 8 for stranded conductors.
   2. Aluminum, complying with ASTM B 800 and ASTM B 801.

F. Ground Conductor: Insulated.

G. Conductor Insulation:
   1. Type TFN/THHN/THWN-2: Comply with UL 83.
   2. Type XHHW-2: Comply with UL 44.

H. Sheath:Aluminum, interlocked.

I. Jacket: PVC applied over sheath.

2.4 ARMORED CABLE, TYPE AC

A. Description: A factory assembly of insulated current-carrying conductors with or without an equipment grounding conductor in an overall metallic sheath.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. AFC Cable Systems.
   2. Allied.
   3. Anixter
   4. Kaf-Tech
   5. Okonite Company (The)
   6. Service Wire Co.
   7. Southwire Incorporated.

C. Standards:
   1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.
   2. RoHS compliant.
   3. Comply with UL 4.
   4. Conductor and Cable Marking: Comply with wire and cable marking according to UL's "Wire and Cable Marking and Application Guide."

D. Circuits:
   1. Single circuit and multicircuit with color-coded conductors.

E. Conductors:
   1. Copper, complying with ASTM B 3 for bare annealed copper and with ASTM B 8 for stranded conductors.

2. Aluminum, complying with ASTM B 800 and ASTM B 801.

F. Ground Conductor: Insulated.

G. Conductor Insulation: Type THHN/THWN-2. Comply with UL 83.

H. Armor: Aluminum, interlocked.

I. Sheath to have green coating to indicate separate insulated ground conductor in accordance with 250.118.

2.5 CONNECTORS AND SPLICES

A. Manufacturers: Subject to compliance with requirements, provide products by the following:
1. 3M Electrical Products
2. AFC Cable Systems, Inc.
3. Gardner Bender.
4. Hubbell Power Systems, Inc.
5. Ideal Industries, Inc.
6. ILSCO
7. NSi Industries LLC.
8. O-Z/Gedney; a brand of the EGS Electrical Group.
9. Service Wire Co.
10. TE Connectivity Ltd.
11. Thomas & Betts Corporation

B. Description: Factory-fabricated connectors and splices of size, ampacity rating, material, type, and class for application and service indicated; listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and use.

C. Jacketed Cable Connectors: For steel and aluminum jacketed cables, zinc die-cast with set screws, designed to connect conductors specified in this Section.

D. Lugs: One piece, seamless, designed to terminate conductors specified in this Section.
1. Materials:
a. Copper.
2. Type: Two hole with standard barrels.
3. Termination: Compression.

PART 3 - EXECUTION

3.1 CONDUCTOR MATERIAL APPLICATIONS

A. Feeders: Copper; solid for No. 10 AWG and smaller; stranded for No. 8 AWG and larger.

B. Branch Circuits: Copper. Solid for No. 12 AWG and smaller; stranded for No. 10 AWG and larger.

3.2 CONDUCTOR INSULATION AND MULTICONDUCTOR CABLE APPLICATIONS AND WIRING METHODS

A. Service Entrance:
1. Type THHN/THWN-2, single conductors in raceway.

B. Exposed Feeders:
1. Type THHN/THWN-2, single conductors in raceway.

C. Feeders Concealed in Ceilings, Walls, Partitions, and Crawlspaces:
1. Type THHN/THWN-2, single conductors in raceway.

D. Feeders Concealed in Concrete, below Slabs-on-Grade, and Underground:
1. Type THHN/THWN-2, single conductors in raceway.

E. Exposed Branch Circuits, Including in Crawlspaces:

1. Type THHN/THWN-2, single conductors in raceway

F. Branch Circuits Concealed in Ceilings, Walls, and Partitions:
   1. Type THHN/THWN-2, single conductors in raceway

G. Branch Circuits Concealed in Concrete, below Slabs-on-Grade, and Underground:
   1. Type THHN/THWN-2, single conductors in raceway.

3.3 INSTALLATION OF CONDUCTORS AND CABLES

A. Cable installations shall only be allowed where identified in Part 3.2. Conceal cables in finished walls, ceilings, and floors unless otherwise indicated.

B. Complete raceway installation between conductor and cable termination points according to Section 260533 "Raceways and Boxes for Electrical Systems" prior to pulling conductors and cables.

C. Use manufacturer-approved pulling compound or lubricant where necessary; compound used must not deteriorate conductor or insulation. Do not exceed manufacturer's recommended maximum pulling tensions and sidewall pressure values.

D. Use pulling means, including fish tape, cable, rope, and basket-weave wire/cable grips, that will not damage cables or raceway.

E. Install exposed cables parallel and perpendicular to surfaces of exposed structural members, and follow surface contours where possible.

F. Support cables according to Section 260529 "Hangers and Supports for Electrical Systems."

G. Group conductors with phases A, B, C, and neutral together in all conduits or raceways regardless of number of sets of conductors, conduits or raceway type.

H. Do not install more conductors in a raceway than indicated on the drawings. A maximum of three branch circuits are to be installed in any one conduit, on 3 phase 4 wire system, unless specifically indicated otherwise on the drawings. No two branch circuits of the same phase are to be installed in the same conduit, unless specifically indicated on the drawings. Where the quantity of wires is not indicated on the drawings for branch circuits (2) #12 copper conductors shall be provided.

3.4 CONNECTIONS

A. Tighten electrical connectors and terminals according to manufacturer's published torque-tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A-486B.

B. Make splices, terminations, and taps that are compatible with conductor material and that possess equivalent or better mechanical strength and insulation ratings than unspliced conductors.
   1. Use oxide inhibitor in each splice, termination, and tap for aluminum conductors.

C. Wiring at Outlets: Install conductor at each outlet, with at least 6 inches of slack.

3.5 IDENTIFICATION

A. Identify each spare conductor at each end with identity number and location of other end of conductor, and identify as spare conductor.

3.6 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR ELECTRICAL PENETRATIONS

A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.

3.7 FIRESTOPPING

A. Apply firestopping to electrical penetrations of fire-rated floor and wall assemblies to restore original fire-resistance rating of assembly.

3.8 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

B. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

D. Perform the following tests and inspections:
   1. After installing conductors and cables and before electrical circuitry has been energized, test service entrance and feeder conductors for compliance with requirements.
   2. After installing conductors and cables and before electrical circuitry has been energized, test conductors feeding the following critical equipment and services for compliance with requirements:
      a. Panel SH
   3. Perform each of the following visual and electrical tests:
      a. Inspect exposed sections of conductor and cable for physical damage and correct connection according to the single-line diagram.
      b. Test bolted connections for high resistance using one of the following:
         1) A low-resistance ohmmeter.
         2) Calibrated torque wrench.
         3) Thermographic survey.
      c. Inspect compression-applied connectors for correct cable match and indentation.
      d. Inspect for correct identification.
      e. Inspect cable jacket and condition.
      f. Insulation-resistance test on each conductor for ground and adjacent conductors. Apply a potential of 500-V dc for 300-V rated cable and 1000-V dc for 600-V rated cable for a one-minute duration.
      g. Continuity test on each conductor and cable.
      h. Uniform resistance of parallel conductors.
   4. Initial Infrared Scanning: After Substantial Completion, but not more than 60 days after Final Acceptance, perform an infrared scan of each splice in conductors No. 3 AWG and larger. Remove box and equipment covers so splices are accessible to portable scanner. Correct deficiencies determined during the scan.
      a. Instrument: Use an infrared scanning device designed to measure temperature or to detect significant deviations from normal values. Provide calibration record for device.
      b. Record of Infrared Scanning: Prepare a certified report that identifies splices checked and that describes scanning results. Include notation of deficiencies detected, remedial action taken, and observations after remedial action.
   5. Follow-up Infrared Scanning: Perform an additional follow-up infrared scan of each splice 11 months after date of Substantial Completion.

E. Cables will be considered defective if they do not pass tests and inspections.

F. Prepare test and inspection reports to record the following:
   1. Procedures used.
   2. Results that comply with requirements.
   3. Results that do not comply with requirements and corrective action taken to achieve compliance with requirements.

END OF SECTION

SECTION 260523
CONTROL-VOLTAGE ELECTRICAL POWER CABLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Category 5e twisted pair cable.
   2. Category 6 twisted pair cable.
   3. Twisted pair cabling hardware.
   4. RS-485 cabling.
   5. Low-voltage control cabling.
   6. Control-circuit conductors.
   7. Identification products.

1.3 DEFINITIONS

A. EMI: Electromagnetic interference.

B. Low Voltage: As defined in NFPA 70 for circuits and equipment operating at less than 50 V or for remote-control and signaling power-limited circuits.

C. Plenum: A space forming part of the air distribution system to which one or more air ducts are connected. An air duct is a passageway, other than a plenum, for transporting air to or from heating, ventilating, or air-conditioning equipment.

D. RCDD: Registered Communications Distribution Designer.

1.4 ACTION SUBMITTALS

1.5 INFORMATIONAL SUBMITTALS

A. Qualification Data: For qualified layout technician, installation supervisor, and field inspector.

B. Source quality-control reports.

C. Field quality-control reports.

1.6 QUALITY ASSURANCE

A. Testing Agency Qualifications: Member company of NETA or an NRTL.
   1. Testing Agency's Field Supervisor: Currently certified by BICSI as an RCDD to supervise on-site testing.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Flame Travel and Smoke Density in Plenums: As determined by testing identical products according to NFPA 262 by a qualified testing agency. Identify products for installation in plenums with appropriate markings of applicable testing agency.
   1. Flame Travel Distance: 60 inches or less.
   2. Peak Optical Smoke Density: 0.5 or less.

3. Average Optical Smoke Density: 0.15 or less.

C. Flame Travel and Smoke Density for Riser Cables in Non-Plenum Building Spaces: As determined by testing identical products according to UL 1666.

D. Flame Travel and Smoke Density for Cables in Non-Riser Applications and Non-Plenum Building Spaces: As determined by testing identical products according to UL 1685.

E. RoHS compliant.

2.2 CATEGORY 5E BALANCED TWISTED PAIR CABLE

A. Description: Four-pair, balanced-twisted pair cable, certified to meet transmission characteristics of Category 5e cable at frequencies up to 100 MHz.

B. Manufacturers: Subject to compliance with requirements,provide products by the following:
1. ADC.
2. Alpha Wire Company; a division of Belden Inc.
3. Belden Inc.
4. Berk-Tek
5. CommScope, Inc.
6. Draka Cableteq USA.
7. General Cable.
8. Genesis Cable Products; Honeywell International, Inc.
9. Mohawk; a division of Belden Inc.
10. Nexans; Berk-Tek Products.
11. Siemon Company (The).
12. Superior Essex Inc.
13. SYSTIMAX Solutions; a CommScope, Inc. brand.
14. 3M.
15. Tyco Electronics/AMP Netconnect; Tyco International Ltd.

C. Standard: Comply with ICEA S-90-661, NEMA WC 63.1, and TIA-568-C.2 for Category 5e cables.

D. Conductors: 100-ohm, 24 AWG solid copper.

E. Shielding/Screening: Shielded twisted pairs (FTP).

F. Cable Rating: Plenum.

G. Jacket: Gray thermoplastic.

2.3 CATEGORY 6 BALANCED TWISTED PAIR CABLE

A. Description: Four-pair, balanced-twisted pair cable, with internal spline, certified to meet transmission characteristics of Category 6 cable at frequencies up to 250MHz.

B. Manufacturers: Subject to compliance with requirements,provide products by the following:
1. ADC.
2. Alpha Wire Company; a division of Belden Inc.
3. Belden Inc.
4. Berk-Tek
5. CommScope, Inc.
6. Draka Cableteq USA.
7. General Cable.
8. Genesis Cable Products; Honeywell International, Inc.
9. Mohawk; a division of Belden Inc.
10. Nexans; Berk-Tek Products.
11. Siemon Company (The).
12. Superior Essex Inc.
13. SYSTIMAX Solutions; a CommScope, Inc. brand.
14. 3M.
15. Tyco Electronics/AMP Netconnect; Tyco International Ltd.

C. Standard: Comply with NEMA WC 66/ICEA S-116-732 and TIA-568-C.2 for Category 6 cables.

D. Conductors: 100-ohm, 23 AWG solid copper.

E. Shielding/Screening: Shielded twisted pairs (FTP).

F. Cable Rating: Plenum.

G. Jacket: Yellow thermoplastic.

2.4 BALANCED TWISTED PAIR CABLE HARDWARE

A. Description: Hardware designed to connect, splice, and terminate twisted pair copper communications cable.

B. Manufacturers: Subject to compliance with requirements,provide products by the following :

1. ADC.
2. Alpha Wire Company; a division of Belden Inc.
3. Belden Inc.
4. Berk-Tek
5. CommScope, Inc.
6. Draka Cableteq USA.
7. General Cable.
8. Genesis Cable Products; Honeywell International, Inc.
9. Mohawk; a division of Belden Inc.
10. Nexans; Berk-Tek Products.
11. Siemon Company (The).
12. Superior Essex Inc.
13. SYSTIMAX Solutions; a CommScope, Inc. brand.
14. 3M.
15. Tyco Electronics/AMP Netconnect; Tyco International Ltd.

C. General Requirements for Balanced Twisted Pair Cable Hardware:

1. Comply with the performance requirements of Category 6 .
2. Comply with TIA-568-C.2, IDC type, with modules designed for punch-down caps or tools.
3. Cables shall be terminated with connecting hardware of same category or higher.

D. Source Limitations: Obtain twisted pair cable hardware from single source from single manufacturer.

E. Connecting Blocks: 110-style IDC for Category 5e 110-style IDC for Category 6. Provide blocks for the number of cables terminated on the block, plus 25] percent spare, integral with connector bodies, including plugs and jacks where indicated.

F. Cross-Connect: Modular array of connecting blocks arranged to terminate building cables and permit interconnection between cables.

1. Number of Terminals per Field: One for each conductor in assigned cables.

G. Patch Panel: Modular panels housing numbered jack units with IDC-type connectors at each jack location for permanent termination of pair groups of installed cables.

1. Features:
   a. Universal T568A and T568B wiring labels.
   b. Labeling areas adjacent to conductors.
   c. Replaceable connectors.
   d. 24 or 48 ports.
2. Construction: 16-gauge steel and mountable on 19-inch equipment racks.

H. Patch Cords: Factory-made, four-pair cables in 36-inchlengths; terminated with an eight-position modular plug at each end.

1. Patch cords shall have bend-relief-compliant boots and color-coded icons to ensure performance. Patch cords shall have latch guards to protect against snagging.
2. Patch cords shall have color-coded boots for circuit identification.

I. Plugs and Plug Assemblies:

1. Male; eight position; color-coded modular telecommunications connector designed for termination of a single four-pair 100-ohm unshielded or shielded twisted pair cable.

2. Comply with IEC 60603-7-1, IEC 60603-7-2, IEC 60603-7-3, IEC 60603-7-4, and IEC 60603-7.5.
3. Marked to indicate transmission performance.

J. Jacks and Jack Assemblies:
1. Female; eight position; modular; fixed telecommunications connector designed for termination of a single four-pair 100-ohm unshielded or shielded twisted pair cable.
2. Designed to snap-in to a patch panel or faceplate.
3. Standards:
   a. Category 5e, unshielded twisted pair cable shall comply with IEC 60603-7-2.
   b. Category 5e, shielded twisted pair cable shall comply with IEC 60603-7-3.
   c. Category 6, unshielded twisted pair cable shall comply with IEC 60603-7-4.
   d. Category 6, shielded twisted pair cable shall comply with IEC 60603-7.5.
   e. Category 6a, unshielded twisted pair cable shall comply with IEC 60603-7-41.
   f. Category 6a, shielded twisted pair cable shall comply with IEC 60603-7.51.
4. Marked to indicate transmission performance.

K. Faceplate:
1. Four port, vertical single-gang faceplates designed to mount to single-gang wall boxes.
2. Eight port, vertical double-gang faceplates designed to mount to double-gang wall boxes.
3. Plastic Faceplate: High-impact plastic. white
4. For use with snap-in jacks accommodating any combination of twisted pair, optical fiber, and coaxial work area cords.
   a. Flush mounting jacks, positioning the cord at a 45-degree angle.

L. Legend:
1. Machine printed, in the field, using adhesive-tape label.
2. Snap-in, clear-label covers and machine-printed paper inserts.

2.5 RS-232 CABLE

A. Description: Hardware designed to connect, splice, and terminate twisted pair copper communications cable.

B. Manufacturers: Subject to compliance with requirements,provide products by the following :
1. Allied Wire & Cable Inc.
2. Belden Inc.
3. General Cable.
4. Genesis Cable.
5. Southwire Company.
6. PVC-Jacketed, TIA 232-F:
   a. Three, No. 22 AWG, stranded (7x30) tinned copper conductors.
   b. Polypropylene insulation.
   c. Aluminum foil-polyester tape shield with 100 percent shield coverage.
   d. PVC jacket.
   e. Conductors are cabled on common axis with No. 24 AWG, stranded (7x32) tinned copper drain wire.
   f. NFPA 70 Type: Type CM.
   g. Flame Resistance: Comply with UL 1581.
7. Plenum-Type, TIA 232-F:
   a. Three, No. 22 AWG, stranded (7x30) tinned copper conductors.
   b. PE insulation.
   c. Aluminum foil-polyester tape shield with 100 percent shield coverage.
   d. Fluorinated ethylene propylene jacket.
   e. Conductors are cabled on common axis with No. 24 AWG, stranded (7x32) tinned copper drain wire.
   f. Flame Resistance: Comply with NFPA 262.

2.6 LOW-VOLTAGE CONTROL CABLE

A. Paired Cable: NFPA 70, Type CMG.

1. Multi-pair, twisted, No. 16 AWG, stranded (19x29) tinned-copper conductors.
2. PVC insulation.
3. Unshielded.
4. PVC jacket.
5. Flame Resistance: Comply with UL 1685.

B. Plenum-Rated, Paired Cable: NFPA 70, Type CMP.

1. Multi-pair, twisted, No. 16 AWG, stranded (19x29) tinned-copper conductors.
2. PVC insulation.
3. Unshielded.
4. PVC jacket.
5. Flame Resistance: Comply with NFPA 262.

2.7 CONTROL-CIRCUIT CONDUCTORS

A. Manufacturers: Subject to compliance with requirements,provide products by the following :

1. Encore Wire Corporation.
2. General Cable Technologies Corporation.
3. Southwire Company.

B. Class 1 Control Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.

C. Class 2 Control Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.

D. Class 3 Remote-Control and Signal Circuits: Stranded copper, Type THHN/THWN-2, complying with UL 83 in raceway.

E. Class 2 Control Circuits and Class 3 Remote-Control and Signal Circuits That Supply Critical Circuits: Circuit Integrity (CI) cable.

2.8 SOURCE QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to evaluate cables.

B. Factory test twisted pair cables according to TIA-568-C.2.

C. Cable will be considered defective if it does not pass tests and inspections.

D. Prepare test and inspection reports.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Test cables on receipt at Project site.

1. Test each pair of twisted pair cable for open and short circuits.

3.2 INSTALLATION OF RACEWAYS AND BOXES

A. Comply with requirements in Section 260533 "Raceways and Boxes for Electrical Systems" for raceway selection and installation requirements for boxes, conduits, and wireways as supplemented or modified in this Section.

1. Outlet boxes for cables shall be no smaller than 4 inches square by 2-1/8 inches deep with extension ring sized to bring edge of ring to within 1/8 inch of the finished wall surface.
2. Flexible metal conduit shall not be used.

B. Comply with TIA-569-D for pull-box sizing and length of conduit and number of bends between pull points.

C. Install manufactured conduit sweeps and long-radius elbows if possible.

D. Raceway Installation in Equipment Rooms:

1. Position conduit ends adjacent to a corner on backboard if a single piece of plywood is installed, or in the corner of the room if multiple sheets of plywood are installed around perimeter walls of the room.
2. Install cable trays to route cables if conduits cannot be located in these positions.
3. Secure conduits to backboard if entering the room from overhead.
4. Extend conduits 3 inches above finished floor.
5. Install metal conduits with grounding bushings and connect with grounding conductor to grounding system.

E. Backboards: Install backboards with 96-inch dimension vertical. Butt adjacent sheets tightly and form smooth gap-free corners and joints.

3.3 INSTALLATION OF CONDUCTORS AND CABLES

A. Comply with NECA 1 and NFPA 70.

B. General Requirements for Cabling:
1. Comply with TIA-568-C Series of standards.
2. Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems."
3. Terminate all conductors; no cable shall contain unterminated elements. Make terminations only at indicated outlets, terminals, and cross-connect and patch panels.
4. Cables may not be spliced and shall be continuous from terminal to terminal. Do not splice cable between termination, tap, or junction points.
5. Cables serving a common system may be grouped in a common raceway. Install network cabling and control wiring and cable in separate raceway from power wiring. Do not group conductors from different systems or different voltages.
6. Secure and support cables at intervals not exceeding 30 inches and not more than 6 inches from cabinets, boxes, fittings, outlets, racks, frames, and terminals.
7. Bundle, lace, and train conductors to terminal points without exceeding manufacturer's limitations on bending radii, but not less than radii specified in BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Install lacing bars and distribution spools.
8. Do not install bruised, kinked, scored, deformed, or abraded cable. Do not splice cable between termination, tap, or junction points. Remove and discard cable if damaged during installation and replace it with new cable.
9. Cold-Weather Installation: Bring cable to room temperature before dereeling. Do not use heat lamps for heating.
10. Pulling Cable: Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Monitor cable pull tensions.
11. Support: Do not allow cables to lay on removable ceiling tiles.
12. Secure: Fasten securely in place with hardware specifically designed and installed so as to not damage cables.
13. Provide strain relief.
14. Keep runs short. Allow extra length for connecting to terminals. Do not bend cables in a radius less than 10 times the cable OD. Use sleeves or grommets to protect cables from vibration at points where they pass around sharp corners and through penetrations.
15. Ground wire shall be copper, and grounding methods shall comply with IEEE C2. Demonstrate ground resistance.

C. Balanced Twisted Pair Cable Installation:
1. Comply with TIA-568-C.2.
2. Install termination hardware as specified in Section 271513 "Communications Copper Horizontal Cabling" unless otherwise indicated.
3. Do not untwist balanced twisted pair cables more than 1/2 inch at the point of termination to maintain cable geometry.

D. Installation of Control-Circuit Conductors:
1. Install wiring in raceways.
2. Use insulated spade lugs for wire and cable connection to screw terminals.
3. Comply with requirements specified in Section 260533 "Raceways and Boxes for Electrical Systems."

E. Open-Cable Installation:
   1. Install cabling with horizontal and vertical cable guides in telecommunications spaces with terminating hardware and interconnection equipment.
   2. Suspend copper cable not in a wireway or pathway a minimum of 8 inches above ceilings by cable supports not more than 30 inches apart.
   3. Cable shall not be run through or on structural members or in contact with pipes, ducts, or other potentially damaging items. Do not run cables between structural members and corrugated panels.

F. Installation of Cable Routed Exposed under Raised Floors:
   1. Install plenum-rated cable only.
   2. Install cabling after the flooring system has been installed in raised floor areas.
   3. Below each feed point, neatly coil a minimum of 72 inches of cable in a coil not less than 12 inches in diameter.

G. Separation from EMI Sources:
   1. Comply with BICSI TDMM and TIA-569-D recommendations for separating unshielded copper voice and data communications cable from potential EMI sources including electrical power lines and equipment.
   2. Separation between open communications cables or cables in nonmetallic raceways and unshielded power conductors and electrical equipment shall be as follows:
      a. Electrical Equipment or Circuit Rating Less Than 2 kVA: A minimum of 5 inches.
      b. Electrical Equipment or Circuit Rating between 2 and 5 kVA: A minimum of 12 inches.
      c. Electrical Equipment or Circuit Rating More Than 5 kVA: A minimum of 24 inches.
   3. Separation between communications cables in grounded metallic raceways and unshielded power lines or electrical equipment shall be as follows:
      a. Electrical Equipment or Circuit Rating Less Than 2 kVA: A minimum of 2-1/2 inches.
      b. Electrical Equipment or Circuit Rating between 2 and 5 kVA: A minimum of 6 inches.
      c. Electrical Equipment or Circuit Rating More Than 5 kVA: A minimum of 12 inches.
   4. Separation between communications cables in grounded metallic raceways and power lines and electrical equipment located in grounded metallic conduits or enclosures shall be as follows:
      a. Electrical Equipment or Circuit Rating Less Than 2 kVA: No requirement.
      b. Electrical Equipment or Circuit Rating between 2 and 5 kVA: A minimum of 3 inches.
      c. Electrical Equipment or Circuit Rating More Than 5 kVA: A minimum of 6 inches.
   5. Separation between Communications Cables and Electrical Motors and Transformers, 5 kVA or 5 HP and Larger: A minimum of 48 inches.
   6. Separation between Communications Cables and Fluorescent Fixtures: A minimum of 5 inches.

3.4 REMOVAL OF CONDUCTORS AND CABLES

A. Remove abandoned conductors and cables. Abandoned conductors and cables are those installed that are not terminated at equipment and are not identified for future use with a tag.

3.5 CONTROL-CIRCUIT CONDUCTORS

A. Minimum Conductor Sizes:
   1. Class 1 remote-control and signal circuits; No. 14 AWG.
   2. Class 2 low-energy, remote-control, and signal circuits; No. 16 AWG.
   3. Class 3 low-energy, remote-control, alarm, and signal circuits; No. 12 AWG.

3.6 FIRESTOPPING

A. Comply with requirements for "Firestopping."

B. Comply with TIA-569-B, Annex A, "Firestopping."

C. Comply with BICSI TDMM, "Firestopping" Chapter.

3.7 GROUNDING

A. For data communication wiring, comply with ANSI-J-STD-607-B and with BICSI TDMM, "Bonding and Grounding (Earthing)" Chapter.

B. For low-voltage control wiring and cabling, comply with requirements in Section 260526 "Grounding and Bonding for Electrical Systems."

3.8 IDENTIFICATION

A. Identify data and communications system components, wiring, and cabling according to TIA-606-A; label printers shall use label stocks, laminating adhesives, and inks complying with UL 969.

B. Identify each wire on each end and at each terminal with a number-coded identification tag. Each wire shall have a unique tag.

3.9 FIELD QUALITY CONTROL

A. Testing Agency: Owner will engage a qualified testing agency to perform tests and inspections.

B. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

C. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

D. Perform the following tests and inspections:

E. Tests and Inspections:

1. Visually inspect cable jacket materials for UL or third-party certification markings. Inspect cabling terminations to confirm color-coding for pin assignments, and inspect cabling connections to confirm compliance with TIA-568-C.1.
2. Visually inspect cable placement, cable termination, grounding and bonding, equipment and patch cords, and labeling of all components.
3. Test cabling for direct-current loop resistance, shorts, opens, intermittent faults, and polarity between conductors. Test operation of shorting bars in connection blocks. Test cables after termination but not after cross-connection.
    a. Test instruments shall meet or exceed applicable requirements in TIA-568-C.2. Perform tests with a tester that complies with performance requirements in "Test Instruments (Normative)" Annex, complying with measurement accuracy specified in "Measurement Accuracy (Informative)" Annex. Use only test cords and adapters that are qualified by test equipment manufacturer for channel or link test configuration.

F. Document data for each measurement. Print data for submittals in a summary report that is formatted using Table 10.1 in BICSI TDMM as a guide, or transfer the data from the instrument to the computer, save as text files, print, and submit.

G. End-to-end cabling will be considered defective if it does not pass tests and inspections.

H. Prepare test and inspection reports.

END OF SECTION

SECTION 260526
GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section includes grounding and bonding systems and equipment.

B. Section includes grounding and bonding systems and equipment, plus the following special applications:

1. Underground distribution grounding.
2. Ground bonding common with lightning protection system.
3. Foundation steel electrodes.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product indicated.

1.4 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Plans showing dimensioned locations of grounding features specified in "Field Quality Control" Article, including the following:

1. Ground rods.
2. Grounding arrangements and connections for separately derived systems.

B. Qualification Data: For testing agency and testing agency's field supervisor.

C. Field quality-control reports.

D. .

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For grounding to include in emergency, operation, and maintenance manuals.

1. In addition to items specified in Section 017823 “Operation and Maintenance Data,” include the following:
   a. Plans showing as-built, dimensioned locations of grounding features specified in "Field Quality Control" Article, including the following:
      1) Ground rods.
      2) Grounding arrangements and connections for separately derived systems.
   b. Instructions for periodic testing and inspection of grounding features at grounding connections for separately derived systems based on NFPA 70B.
      1) Tests shall determine if ground-resistance or impedance values remain within specified maximums, and instructions shall recommend corrective action if values do not.
      2) Include recommended testing intervals.

1.6 QUALITY ASSURANCE

A. Testing Agency Qualifications: Certified by NETA.

PART 2 - PRODUCTS

2.1 SYSTEM DESCRIPTION

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Comply with UL 467 for grounding and bonding materials and equipment.

2.2 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements,provide products by the following :

1. 3M
2. Alanwire
3. Burndy
4. Cerrowire
5. Erico
6. Galvan Electrical
7. General Cable Technologies Corporation.
8. Harger
9. Hilti
10. Hubbell
11. Ilsco
12. Lyncole
13. Panduit
14. Southwire Incorporated.
15. Thomas & Betts
16. United Copper Industries.

2.3 CONDUCTORS

A. Insulated Conductors: Copper wire or cable insulated for 600 V unless otherwise required by applicable Code or authorities having jurisdiction.

B. Copper Conductors: Comply with NEMA WC 70/ICEA S-95-658.

C. Conductor Insulation: Comply with NEMA WC 70/ICEA S-95-658 for Type THW-2.

D. Bare Copper Conductors:

1. Solid Conductors: ASTM B 3.
2. Stranded Conductors: ASTM B 8.
3. Tinned Conductors: ASTM B 33.
4. Bonding Cable: 28 kcmil, 14 strands of No. 17 AWG conductor, 1/4 inch in diameter.
5. Bonding Conductor: No. 4 or No. 6 AWG, stranded conductor.
6. Bonding Jumper: Copper tape, braided conductors terminated with copper ferrules; 1-5/8 inches wide and 1/16 inch thick.
7. Tinned Bonding Jumper: Tinned-copper tape, braided conductors terminated with copper ferrules; 1-5/8 inches wide and 1/16 inch thick.

E. Grounding Bus: Predrilled rectangular bars of annealed copper, 1/4 by 4 inches in cross section, with 9/32-inch holes spaced 1-1/8 inches apart. Stand-off insulators for mounting shall comply with UL 891 for use in switchboards, 600 V and shall be Lexan or PVC, impulse tested at 5000 V.

2.4 CONNECTORS

A. Listed and labeled by an NRTL acceptable to authorities having jurisdiction for applications in which used and for specific types, sizes, and combinations of conductors and other items connected.

B. Bolted Connectors for Conductors and Pipes: Copper or copper alloy.

C. Welded Connectors: Exothermic-welding kits of types recommended by kit manufacturer for materials being joined and installation conditions.

D. Bus-Bar Connectors: Mechanical type, cast silicon bronze, solderless compression-type wire terminals, and long-barrel, two-bolt connection to ground bus bar.

E. Bus-Bar Connectors: Compression type, copper or copper alloy, with two wire terminals.

F. Beam Clamps: Mechanical type, terminal, ground wire access from four directions, with dual, tin-plated or silicon bronze bolts.

G. Cable-to-Cable Connectors: Compression type, copper or copper alloy.

H. Cable Tray Ground Clamp: Mechanical type, zinc-plated malleable iron.

I. Conduit Hubs: Mechanical type, terminal with threaded hub.

J. Ground Rod Clamps: Mechanical type, copper or copper alloy, terminal with hex head bolt.

K. Lay-in Lug Connector: Mechanical type, copper rated for direct burial terminal with set screw.

L. Service Post Connectors: Mechanical type, bronze alloy terminal, in short- and long-stud lengths, capable of single and double conductor connections.

M. Signal Reference Grid Clamp: Mechanical type, stamped-steel terminal with hex head screw.

N. Straps: Solid copper, copper lugs. Rated for 600 A.

O. Tower Ground Clamps: Mechanical type, copper or copper alloy, terminal two-piece clamp.

P. U-Bolt Clamps: Mechanical type, copper or copper alloy, terminal listed for direct burial.

Q. Water Pipe Clamps:
   1. Mechanical type, two pieces with zinc-plated bolts.
      a. Material: Tin-plated aluminum.
      b. Listed for direct burial.
   2. U-bolt type with malleable-iron clamp and copper ground connector.

R. Compression Connectors: Irreversible type, copper or copper alloy connectors, meet or exceed IEEE837, UL467, and CSA22.2, factory filled with oxide inhibitor compound, and marked and approved for Direct Burial. Connectors must be fully crimped, allowing visible inspection of the embossed index number on the crimped connector, which should match the same index number on the die. May be used above and below grade, on electrodes, and in concrete encased applications.
   1. Thomas & Betts Easy Ground Figure 6 Connector, Easy Ground Figure 8 Connector, Easy Ground C-Taps, Easy Ground C-Crimps.

2.5 GROUNDING ELECTRODES

A. Ground Rods: Copper-clad; 3/4 inch by 10 feet.
   1. Ground rods to have knurled pattern at clamp or compression connection.

B. Chemical-Enhanced Grounding Electrodes: Copper tube, straight or L-shaped, charged with nonhazardous electrolytic chemical salts.
   1. Termination: Factory-attached No. 4/0 AWG bare conductor at least 48 inches long.
   2. Backfill Material: Electrode manufacturer's recommended material.

C. Ground Plates: 1/4 inch thick, hot-dip galvanized.

PART 3 - EXECUTION

3.1 APPLICATIONS

A. Conductors: Install solid conductor for No. 8 AWG and smaller, and stranded conductors for No. 6 AWG and larger unless otherwise indicated.

B. Underground Grounding Conductors: Install bare [tinned-]copper conductor, No. 2/0 AWG minimum.
   1. Bury at least 30 inches below grade.
   2. Duct-Bank Grounding Conductor: Bury 12 inches above duct bank when indicated as part of duct-bank installation.

C. Grounding Conductors: Green-colored insulation with continuous yellow stripe.

D. Isolated Grounding Conductors: Green-colored insulation with continuous yellow stripe. On feeders with isolated ground, identify grounding conductor where visible to normal inspection, with alternating bands of green and yellow tape, with at least three bands of green and two bands of yellow.

E. Grounding Bus: Install in electrical equipment rooms, in rooms housing service equipment, and elsewhere as indicated.
   1. Install bus horizontally, on insulated spacers 2 inches minimum from wall, 6 inches above finished floor unless otherwise indicated.
   2. Where indicated on both sides of doorways, route bus up to top of door frame, across top of doorway, and down; connect to horizontal bus.

F. Conductor Terminations and Connections:
   1. Pipe and Equipment Grounding Conductor Terminations: Bolted connectors.
   2. Underground Connections: Irreversible compression or welded connectors except at test wells and as otherwise indicated.
   3. Connections to Ground Rods at Test Wells: Bolted connectors.
   4. Connections to Structural Steel: Welded connectors.

G. Panelboard Bonding:
   1. Bond normal and critical circuit panelboards commonly serving patient care areas together, per NFPA 70 517.14.
      a. The equipment grounding terminal busses of the normal and essential branch circuit panelboards serving the same individual patient vicinity, shall be bonded together with an insulated continuous copper conductor not smaller than #10 AWG.

H. Equipotential Bonding:
   1. Provide bonding between all metal parts in Operating and Procedure Rooms including booms, door frames, medical gas outlets, and any other metal surfaces below 7’0”.

3.2 GROUNDING AT THE SERVICE

A. Equipment grounding conductors and grounding electrode conductors shall be connected to the ground bus. Install a main bonding jumper between the neutral and ground buses.

3.3 EQUIPMENT GROUNDING

A. Install insulated equipment grounding conductors with all feeders and branch circuits.

B. Install insulated equipment grounding conductors with the following items, in addition to those required by NFPA 70:
   1. Feeders and branch circuits.

3.4 INSTALLATION

A. Grounding Conductors: Route along shortest and straightest paths possible unless otherwise indicated or required by Code. Avoid obstructing access or placing conductors where they may be subjected to strain, impact, or damage.

B. Ground Bonding Common with Lightning Protection System: Comply with NFPA 780 and UL 96 when interconnecting with lightning protection system. Bond electrical power system ground directly to lightning protection system grounding conductor at closest point to electrical service grounding electrode. Use bonding conductor sized same as system grounding electrode conductor, and install in conduit.

C. Ground Rods: Drive rods until tops are 2 inches below finished floor or final grade unless otherwise indicated.
   1. Interconnect ground rods with grounding electrode conductor below grade and as otherwise indicated. Make connections without exposing steel or damaging coating if any.
   2. Use exothermic welds for all below-grade connections.

3. Rod to have knurled area for clamp or compression connection. Knurl may be field installed with tool made for purpose.
4. For grounding electrode system, install at least three rods spaced at least one-rod length from each other and located at least the same distance from other grounding electrodes, and connect to the service grounding electrode conductor.

D. Bonding Straps and Jumpers: Install in locations accessible for inspection and maintenance except where routed through short lengths of conduit.
1. Bonding to Structure: Bond straps directly to basic structure, taking care not to penetrate any adjacent parts.
2. Bonding to Equipment Mounted on Vibration Isolation Hangers and Supports: Install bonding so vibration is not transmitted to rigidly mounted equipment.
3. Use irreversible compression or exothermic-welded connectors for outdoor locations; if a disconnect-type connection is required, use a bolted clamp.

E. Grounding for Steel Building Structure: Install a driven ground rod at base of each corner column and at intermediate exterior columns at distances not more than 60 feet apart.

F. Connections: Make connections so possibility of galvanic action or electrolysis is minimized. Select connectors, connection hardware, conductors, and connection methods so metals in direct contact are galvanically compatible.
1. Use electroplated or hot-tin-coated materials to ensure high conductivity and to make contact points closer in order of galvanic series.
2. Make connections with clean, bare metal at points of contact.
3. Make aluminum-to-steel connections with stainless-steel separators and mechanical clamps.
4. Make aluminum-to-galvanized-steel connections with tin-plated copper jumpers and mechanical clamps.
5. Coat and seal connections having dissimilar metals with inert material to prevent future penetration of moisture to contact surfaces.

3.5 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections.

C. Perform tests and inspections.

D. Tests and Inspections:
1. After installing grounding system but before permanent electrical circuits have been energized, test for compliance with requirements.
2. Inspect physical and mechanical condition. Verify tightness of accessible, bolted, electrical connections with a calibrated torque wrench according to manufacturer's written instructions.
3. Test completed grounding system at each location where a maximum ground-resistance level is specified, at service disconnect enclosure grounding terminal, and at individual ground rods. Make tests at ground rods before any conductors are connected.
   a. Measure ground resistance no fewer than two full days after last trace of precipitation and without soil being moistened by any means other than natural drainage or seepage and without chemical treatment or other artificial means of reducing natural ground resistance.
   b. Perform tests by fall-of-potential method according to IEEE 81.
4. Prepare dimensioned Drawings locating each test well, ground rod and ground-rod assembly, and other grounding electrodes. Identify each by letter in alphabetical order, and key to the record of tests and observations. Include the number of rods driven and their depth at each location, and include observations of weather and other phenomena that may affect test results. Describe measures taken to improve test results.

E. Grounding system will be considered defective if it does not pass tests and inspections.

F. Prepare test and inspection reports.

G. Report measured ground resistances that exceed the following values:
1. Power and Lighting Equipment or System with Capacity of 500 kVA and Less: 10 ohms.

2. Power and Lighting Equipment or System with Capacity of 500 to 1000 kVA: 5 ohms.
3. Power and Lighting Equipment or System with Capacity More Than 1000 kVA: 3 ohms.
4. Power Distribution Units or Panelboards Serving Electronic Equipment: 13 ohm(s).

H. Excessive Ground Resistance: If resistance to ground exceeds specified values, notify Architect promptly and include recommendations to reduce ground resistance.

END OF SECTION

SECTION 260529
HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Steel slotted support systems.
   2. Aluminum slotted support systems.
   3. Nonmetallic slotted support systems.
   4. Conduit and cable support devices.
   5. Support for conductors in vertical conduit.
   6. Structural steel for fabricated supports and restraints.
   7. Mounting, anchoring, and attachment components, including powder-actuated fasteners, mechanical expansion anchors, concrete inserts, clamps, through bolts, toggle bolts, and hanger rods.
   8. Fabricated metal equipment support assemblies.
   9. Construction requirements for concrete bases.

1.3 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Reflected ceiling plan(s) and other details, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:
   1. Suspended ceiling components.
   2. Ductwork, piping, fittings, and supports.
   3. Structural members to which hangers and supports will be attached.
   4. Size and location of initial access modules for acoustical tile.
   5. Items penetrating finished ceiling, including the following:
      a. Luminaires.
      b. Air outlets and inlets.
      c. Speakers.
      d. Sprinklers.
      e. Access panels.

B. Welding certificates.

1.4 QUALITY ASSURANCE

A. Welding Qualifications: Qualify procedures and personnel according to the following:
   1. AWS D1.1/D1.1M.
   2. AWS D1.2/D1.2M.

1.5 COORDINATION

A. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified together with concrete Specifications.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Delegated Design: Engage a qualified professional engineer, to design hanger and support system.

B. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
   1. Flame Rating: Class 1.
   2. Self-extinguishing according to ASTM D 635.

2.2 SUPPORT, ANCHORAGE, AND ATTACHMENT COMPONENTS

A. Steel Slotted Support Systems: Preformed steel channels and angles with minimum 13/32-inch-diameter holes at a maximum of 8 inches o.c. in at least one surface.
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      a. Allied Tube & Conduit.
      b. Cooper B-Line, Inc.; a division of Cooper Industries.
      c. ERICO International Corporation.
      d. GS Metals Corp.
      e. Power-Strut
      f. Thomas & Betts Corporation.
      g. Unistrut; Tyco International, Ltd.
      h. Wesanco, Inc.
   2. Standard: Comply with MFMA-4, factory-fabricated components for field assembly.
   3. Material for Channel, Fittings, and Accessories: Galvanized steel.
   4. Channel Width: Selected for applicable load criteria.
   5. Metallic Coatings: Hot-dip galvanized after fabrication and applied according to MFMA-4.
   6. Nonmetallic Coatings: Manufacturer's standard PVC, polyurethane, or polyester coating applied according to MFMA-4.
   7. Painted Coatings: Manufacturer's standard painted coating applied according to MFMA-4.
   8. Protect finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

B. Aluminum Slotted Support Systems: Extruded-aluminum channels and angles with minimum 13/32-inch- (10-mm-) diameter holes at a maximum of 8 inches (200 mm) o.c. in at least one surface.
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      a. Cooper Industries.
      b. Flex-Strut, Inc.
      c. Haydon Corporation
      d. MKT Metal Manufacturing
      e. Power-Strut
      f. Thomas & Betts Corporation.
      g. Unistrut; Tyco International, Ltd.
   2. Standard: Comply with MFMA-4 factory-fabricated components for field assembly.
   3. Channel Material: 6063-T5 aluminum alloy.
   4. Fittings and Accessories Material: 5052-H32 aluminum alloy.
   5. Channel Width: Selected for applicable load criteria.
   6. Nonmetallic Coatings: Manufacturer's standard PVC, polyurethane, or polyester coating applied according to MFMA-4.
   7. Painted Coatings: Manufacturer's standard painted coating applied according to MFMA-4.
   8. Protect finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

C. Nonmetallic Slotted Support Systems: Structural-grade, factory-formed, glass-fiber-resin channels and angles with minimum 13/32-inch- diameter holes at a maximum of 8 inches o.c., in at least one surface.
   1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      a. Allied Tube & Conduit.
      b. B-Line, Inc.
      c. Fabco Plastics
      d. G-Strut

e. Haydon Corporation
f. Power-Strut
g. Seasafe, Inc

2. Standard: Comply with MFMA-4 factory-fabricated components for field assembly.
3. Channel Width: Selected for applicable load criteria.
4. Fittings and Accessories: Products provided by channel and angle manufacturer and designed for use with those items.
5. Fitting and Accessory Materials: Same as those for channels and angles.
6. Rated Strength: Selected to suit applicable load criteria.
7. Protect finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

D. Conduit and Cable Support Devices: Steel hangers, clamps, and associated fittings, designed for types and sizes of raceway or cable to be supported.

E. Support for Conductors in Vertical Conduit: Factory-fabricated assembly consisting of threaded body and insulating wedging plug or plugs for nonarmored electrical conductors or cables in riser conduits. Plugs shall have number, size, and shape of conductor gripping pieces as required to suit individual conductors or cables supported. Body shall be made of malleable iron.

F. Structural Steel for Fabricated Supports and Restraints: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

G. Mounting, Anchoring, and Attachment Components: Items for fastening electrical items or their supports to building surfaces include the following:

1. Powder-Actuated Fasteners: Threaded-steel stud, for use in hardened portland cement concrete, steel, or wood, with tension, shear, and pullout capacities appropriate for supported loads and building materials where used.
   a. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      1) Hilti Inc.
      2) ITW Ramset/Red Head; a division of Illinois Tool Works, Inc.
      3) MKT Fastening, LLC.
      4) Simpson Strong-Tie Co.
2. Mechanical-Expansion Anchors: Insert-wedge-type, zinc-coated steel, for use in hardened portland cement concrete with tension, shear, and pullout capacities appropriate for supported loads and building materials in which used.
   a. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
      1) Cooper B-Line, Inc.; a division of Cooper Industries.
      2) Empire Tool and Manufacturing Co., Inc.
      3) Hilti Inc.
      4) ITW Ramset/Red Head; a division of Illinois Tool Works, Inc.
      5) MKT Fastening, LLC.
3. Concrete Inserts: Steel or malleable-iron, slotted support system units are similar to MSS Type 18 units and comply with MFMA-4 or MSS SP-58.
4. Clamps for Attachment to Steel Structural Elements: MSS SP-58 units are suitable for attached structural element.
5. Through Bolts: Structural type, hex head, and high strength. Comply with ASTM A 325.
6. Toggle Bolts: All-steel springhead type.
7. Hanger Rods: Threaded steel.

2.3 FABRICATED METAL EQUIPMENT SUPPORT ASSEMBLIES

A. Description: Welded or bolted structural-steel shapes, shop or field fabricated to fit dimensions of supported equipment.

B. Materials: Comply with requirements for steel shapes and plates.

PART 3 - EXECUTION

3.1 APPLICATION

A. Comply with the following standards for application and installation requirements of hangers and supports, except where requirements on Drawings or in this Section are stricter:

1. NECA 1.
2. NECA 101
3. NECA 102.

B. Comply with requirements for firestopping materials and installation for penetrations through fire-rated walls, ceilings, and assemblies.

C. Comply with requirements for raceways and boxes specified in Section 260533 "Raceways and Boxes for Electrical Systems."

D. Maximum Support Spacing and Minimum Hanger Rod Size for Raceway: Space supports for EMTs, IMCs, and RMCs as required by NFPA 70. Minimum rod size shall be 1/4 inch in diameter.

E. Multiple Raceways or Cables: Install trapeze-type supports fabricated with steel slotted [or other]support system, sized so capacity can be increased by at least 25 percent in future without exceeding specified design load limits.

1. Secure raceways and cables to these supports with two-bolt conduit clamps.

F. Spring-steel clamps designed for supporting single conduits without bolts may be used for 1-1/2-inch and smaller raceways serving branch circuits and communication systems above suspended ceilings and for fastening raceways to trapeze supports.

3.2 SUPPORT INSTALLATION

A. Comply with NECA 1 and NECA 101 for installation requirements except as specified in this Article.

B. Raceway Support Methods: In addition to methods described in NECA 1, may be supported by openings through structure members, according to NFPA 70.

C. Strength of Support Assemblies: Where not indicated, select sizes of components so strength will be adequate to carry present and future static loads within specified loading limits. Minimum static design load used for strength determination shall be weight of supported components plus 200 lb.

D. Mounting and Anchorage of Surface-Mounted Equipment and Components: Anchor and fasten electrical items and their supports to building structural elements by the following methods unless otherwise indicated by code:

1. To Wood: Fasten with lag screws or through bolts.
2. To New Concrete: Bolt to concrete inserts.
3. To Masonry: Approved toggle-type bolts on hollow masonry units and expansion anchor fasteners on solid masonry units.
4. To Existing Concrete: Expansion anchor fasteners.
5. Instead of expansion anchors, powder-actuated driven threaded studs provided with lock washers and nuts may be used in existing standard-weight concrete 4 inches thick or greater. Do not use for anchorage to lightweight-aggregate concrete or for slabs less than 4 inches thick.
6. To Steel: Welded threaded studs complying with AWS D1.1/D1.1M, with lock washers and nuts.
7. To Light Steel: Sheet metal screws.
8. Items Mounted on Hollow Walls and Nonstructural Building Surfaces: Mount cabinets, panelboards, disconnect switches, control enclosures, pull and junction boxes, transformers, and other devices on slotted-channel racks attached to substrate.

E. Drill holes for expansion anchors in concrete at locations and to depths that avoid reinforcing bars.

3.3 INSTALLATION OF FABRICATED METAL SUPPORTS

A. Comply with installation requirements for site-fabricated metal supports.

B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor electrical materials and equipment.

C. Field Welding: Comply with AWS D1.1/D1.1M.

3.4 CONCRETE BASES

A. Construct concrete bases of dimensions indicated but not less than 4 inches larger in both directions than supported unit, and so anchors will be a minimum of 10 bolt diameters from edge of the base.

B. Concrete bases shall be 4 inches high for power systems where identified required by drawings or for ground or floor mounted equipment.

C. Use 3000-psi, 28-day compressive-strength concrete. Concrete materials, reinforcement, and placement requirements as specified.

D. Anchor equipment to concrete base.

1. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
2. Install anchor bolts to elevations required for proper attachment to supported equipment.
3. Install anchor bolts according to anchor-bolt manufacturer's written instructions.

3.5 PAINTING

A. Touchup: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.

1. Apply paint by brush or spray to provide minimum dry film thickness of 2.0 mils.

B. Touchup: Comply with requirements for cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint on miscellaneous metal.

C. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION

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SECTION 260533
RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Metal conduits, tubing, and fittings.
   2. Nonmetal conduits, tubing, and fittings.
   3. Metal wireways and auxiliary gutters.
   4. Nonmetal wireways and auxiliary gutters.
   5. Boxes, enclosures, and cabinets.

B. Related Requirements:
   1. Section 270528 "Pathways for Communications Systems" for conduits, wireways, surface pathways, innerduct, boxes, faceplate adapters, enclosures, cabinets, and handholes serving communications systems.

1.3 DEFINITIONS

A. ARC: Aluminum rigid conduit.

B. GRC: Galvanized rigid steel conduit.

C. IMC: Intermediate metal conduit.

1.4 ACTION SUBMITTALS

A. Product Data: For surface raceways, wireways and fittings, floor boxes, hinged-cover enclosures, and cabinets.

B. Shop Drawings: For custom enclosures and cabinets. Include plans, elevations, sections, and attachment details.

1.5 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Conduit routing plans, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of items involved:
   1. Structural members in paths of conduit groups with common supports.
   2. HVAC and plumbing items and architectural features in paths of conduit groups with common supports.

PART 2 - PRODUCTS

2.1 METAL CONDUITS AND FITTINGS

A. Metal Conduit:

B. Manufacturers: Subject to compliance with requirements,provide products by the following :
   a. AFC Cable Systems, Inc.
   b. Allied Tube & Conduit; a Tyco International Ltd. Co.
   c. Anamet Electrical, Inc.
   d. Calconduit
   e. Electri-Flex Company.
   f. FSR Inc.

g. Gibson Stainless
h. Korkap
i. Opti-Com Manufacturing Network, Inc.
j. O-Z/Gedney; a brand of EGS Electrical Group.
k. Perma-Cote
l. Picoma Industries, Inc.
m. Plasti-Bond
n. Republic Conduit.
o. Robroy Industries.
p. Southwire Company.
q. Thomas & Betts Corporation. (ABB Installation Products)
r. Western Tube and Conduit Corporation.
s. Wheatland Tube Company; a division of John Maneely Company.

2. Listing and Labeling: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
3. GRC: Comply with ANSI C80.1 and UL 6.
4. ARC: Comply with ANSI C80.5 and UL 6A.
5. IMC: Comply with ANSI C80.6 and UL 1242.
6. PVC-Coated Steel Conduit: PVC-coated rigid steel conduit.
   a. Comply with NEMA RN 1.
   b. Coating Thickness: 0.040 inch, minimum.
7. EMT: Comply with ANSI C80.3 and UL 797.
8. FMC: Comply with UL 1; zinc-coated steel.
9. LFMC: Flexible steel conduit with PVC jacket and complying with UL 360.

C. Metal Fittings:

D. Manufacturers: Subject to compliance with requirements,provide products by the following :
   a. AFC Cable Systems, Inc.
   b. Allied Tube & Conduit; a Tyco International Ltd. Co.
   c. Anamet Electrical, Inc.
   d. Bridgeport Fittings, Inc.
   e. Calconduit
   f. Electri-Flex Company.
   g. FSR Inc.
   h. Gibson Stainless
   i. Konkore
   j. Opti-Com Manufacturing Network, Inc.
   k. O-Z/Gedney; a brand of EGS Electrical Group.
   l. Perma-Cote
   m. Picoma Industries, Inc.
   n. Plasti-Bond
   o. Republic Conduit.
   p. Robroy Industries.
   q. Southwire Company.
   r. Thomas & Betts Corporation.
   s. Topaz Electric; a division of Topaz Lighting Corp.
   t. Western Tube and Conduit Corporation.
   u. Wheatland Tube Company; a division of John Maneely Company.

2. Comply with NEMA FB 1 and UL 514B.
3. Listing and Labeling: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
4. Fittings, General: Listed and labeled for type of conduit, location, and use.
5. Conduit Fittings for Hazardous (Classified) Locations: Comply with UL 1203 and NFPA 70.
6. Fittings for EMT:
   a. Material: Steel.
   b. Type: Setscrew.
7. EMT Fittings Materials:
   a. All Zinc materials shall be ASTM B86 certified

b. All Zinc Product shall be ZAMAK #3 and/or #7 formula.
c. All Steel shall be SAE 1050.

8. EMT Fittings Design:
   a. Zinc die cast components shall be ball burnished.
   b. Steel parts shall be zinc plated for corrosion protection.
   c. All Locknuts shall have a dual, precision machined-cut thread, reversible and possess a serrated face on each side.
   d. All set screw products shall be manufactured with a tri-drive head and staked or modified to prevent disassembly.
   e. All fitting throat diameters shall be smooth with no sharp edges or slag.
   f. Rain tight products shall have internal sealing rings to create and maintain a rain tight seal.
   g. All fittings shall be tested per UL 514B and be listed by Underwriters Laboratories.
9. Transition Fittings:
   a. All transitions fittings (go-to or from-to fittings) or fittings used to transition from one raceway type to another must be UL listed for that application.
10. Expansion Fittings: PVC or steel to match conduit type, complying with UL 651, rated for environmental conditions where installed, and including flexible external bonding jumper.
11. Coating for Fittings for PVC-Coated Conduit: Minimum thickness of 0.040 inch, with overlapping sleeves protecting threaded joints.

E. Joint Compound for IMC, GRC, or ARC: Approved, as defined in NFPA 70, by authorities having jurisdiction for use in conduit assemblies, and compounded for use to lubricate and protect threaded conduit joints from corrosion and to enhance their conductivity.

2.2 METAL WIREWAYS AND AUXILIARY GUTTERS

A. Manufacturers: Subject to compliance with requirements,provide products by the following :
   1. B-Line, an Eaton business
   2. Hoffman; a Pentair company.
   3. Milbank
   4. Mono-Systems, Inc.
   5. Square D; a brand of Schneider Electric.

B. Description: Sheet metal, complying with UL 870 and NEMA 250, Type 3R unless otherwise indicated, and sized according to NFPA 70.
   1. Metal wireways installed outdoors shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

C. Fittings and Accessories: Include covers, couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

D. Wireway Covers: Screw-cover type unless otherwise indicated.

E. Finish: Manufacturer's standard enamel finish.

2.3 SURFACE RACEWAYS

A. Listing and Labeling: Surface raceways and tele-power poles shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Surface Metal Raceways: Galvanized steel with snap-on covers complying with UL 5. [Manufacturer's standard enamel finish in color.

A. Manufacturers: Subject to compliance with requirements,provide products by the following :
   a. Hubbell Incorporated; Wiring Device-Kellems
   b. Mono-Systems, Inc.
   c. Panduit Corp.
   d. Wiremold / Legrand.

B. Surface Nonmetallic Raceways: Two- or three-piece construction, complying with UL 5A, and manufactured of rigid PVC with texture and color selected by Architect from manufacturer's standard colors. Product shall comply with UL 94 V-0 requirements for self-extinguishing characteristics.

A. Manufacturers: Subject to compliance with requirements,provide products by the following :
   a. Hubbell Incorporated; Wiring Device-Kellems
   b. Mono-Systems, Inc.
   c. Panduit Corp.
   d. Wiremold / Legrand.

2.4 BOXES, ENCLOSURES, AND CABINETS

A. Manufacturers: Subject to compliance with requirements,provide products by the following :
   1. Adalet.
   2. Crouse-Hinds, an Eaton business
   3. EGS/Appleton Electric.
   4. Erickson Electrical Equipment Company.
   5. FSR Inc.
   6. Hoffman; a Pentair company.
   7. Hubbell Incorporated; Killark Division.
   8. Kraloy.
   9. Milbank Manufacturing Co.
   10. Mono-Systems, Inc.
   11. O-Z/Gedney; a brand of EGS Electrical Group.
   12. Plasti-Bond
   13. RACO; a Hubbell Company.
   14. Spring City Electrical Manufacturing Company.
   15. Stahlin Non-Metallic Enclosures; a division of Robroy Industries.
   16. Thomas & Betts Corporation.
   17. Topaz Electric; a division of Topaz Lighting
   18. Wiremold / Legrand.

B. General Requirements for Boxes, Enclosures, and Cabinets: Boxes, enclosures, and cabinets installed in wet locations shall be listed for use in wet locations.

C. Sheet Metal Outlet and Device Boxes: Comply with NEMA OS 1 and UL 514A.

D. Nonmetallic Outlet and Device Boxes: Comply with NEMA OS 2 and UL 514C.

E. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.

F. Box extensions used to accommodate new building finishes shall be of same material as recessed box.

G. Device Box Dimensions: 4 inches square by 2-1/8 inches deep.

H. Gangable boxes are prohibited.

I. Hinged-Cover Enclosures: Comply with UL 50 and NEMA 250, Type 3R with continuous-hinge cover with flush latch unless otherwise indicated.
   1. Metal Enclosures: Steel, finished inside and out with manufacturer's standard enamel.
   2. Nonmetallic Enclosures: Fiberglass.
   3. Interior Panels: Steel; all sides finished with manufacturer's standard enamel.

J. Cabinets:
   1. NEMA 250, Type 3R galvanized-steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel.
   2. Hinged door in front cover with flush latch and concealed hinge.
   3. Key latch to match panelboards.
   4. Metal barriers to separate wiring of different systems and voltage.
   5. Accessory feet where required for freestanding equipment.
   6. Nonmetallic cabinets shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

PART 3 - EXECUTION

3.1 RACEWAY APPLICATION

A. Outdoors: Apply raceway products as specified below unless otherwise indicated:
   1. Exposed Conduit: GRC.
   2. Concealed Conduit, Aboveground: GRC.
   3. Underground Conduit: RNC, direct buried.
   4. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): LFMC.
   5. Boxes and Enclosures, Aboveground: NEMA 250, Type 3R.

B. Indoors: Apply raceway products as specified below unless otherwise indicated:
   1. Exposed, Not Subject to Physical Damage: EMT.
   2. Exposed, Not Subject to Severe Physical Damage: EMT.
   3. Exposed and Subject to Severe Physical Damage: GRC. Raceway locations include the following:
      a. Loading dock.
      b. Corridors used for traffic of mechanized carts, forklifts, and pallet-handling units.
      c. Mechanical rooms.
      d. Gymnasiums.
      e. <Insert designations of applicable spaces or locations>.
   4. Concealed in Ceilings and Interior Walls and Partitions: EMT.
   5. Connection to Vibrating Equipment (Including Transformers and Hydraulic, Pneumatic, Electric Solenoid, or Motor-Driven Equipment): FMC, except use LFMC in damp or wet locations.
   6. Damp or Wet Locations: GRC.
   7. Boxes and Enclosures: NEMA 250, Type 1, except use NEMA 250, Type 4 stainless steel in institutional and commercial kitchens and damp or wet locations.

C. Minimum Raceway Size: 3/4-inch trade size.

D. Raceway Fittings: Compatible with raceways and suitable for use and location.
   1. Rigid and Intermediate Steel Conduit: Use threaded rigid steel conduit fittings unless otherwise indicated. Comply with NEMA FB 2.10.
   2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings listed for use with this type of conduit. Patch and seal all joints, nicks, and scrapes in PVC coating after installing conduits and fittings. Use sealant recommended by fitting manufacturer and apply in thickness and number of coats recommended by manufacturer.
   3. EMT: Use setscrew fittings. Comply with NEMA FB 2.10 and UL514B.
   4. Flexible Conduit: Use only fittings listed for use with flexible conduit. Comply with NEMA FB 2.20.

E. Install nonferrous conduit or tubing for circuits operating above 60 Hz. Where aluminum raceways are installed for such circuits and pass through concrete, install in nonmetallic sleeve.

F. Do not install aluminum conduits, boxes, or fittings in contact with concrete or earth.

G. Install surface raceways only where indicated on Drawings.

H. Do not install nonmetallic conduit where ambient temperature exceeds 120 deg F.

3.2 INSTALLATION

A. Comply with requirements in Section 260529 "Hangers and Supports for Electrical Systems" for hangers and supports.

B. Comply with NECA 1 and NECA 101 for installation requirements except where requirements on Drawings or in this article are stricter. Comply with NECA 102 for aluminum conduits. Comply with NFPA 70 limitations for types of raceways allowed in specific occupancies and number of floors.

C. Do not install raceways or electrical items on any "explosion-relief" walls or rotating equipment.

D. Do not fasten conduits onto the bottom side of a metal deck roof.

E. Keep raceways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Do not install horizontal raceway runs above water and steam piping.

F. Complete raceway installation before starting conductor installation.

G. Arrange stub-ups so curved portions of bends are not visible above finished slab.

H. Install no more than the equivalent of three 90-degree bends in any conduit run except for control wiring conduits, for which fewer bends are allowed.

I. Support within 12 inches of changes in direction.

J. Make bends in raceway using large-radius preformed ells. Field bending shall be according to NFPA 70 minimum radii requirements. Use only equipment specifically designed for material and size involved.

K. Conceal conduit and EMT within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.

L. Support conduit within 12 inchesof enclosures to which attached.

M. Stub-ups to Above Recessed Ceilings:
   1. Use EMT, IMC, or RMC for raceways.
   2. Use a conduit bushing or insulated fitting to terminate stub-ups not terminated in hubs or in an enclosure.

N. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of raceway and fittings before making up joints. Follow compound manufacturer's written instructions.

O. Coat field-cut threads on PVC-coated raceway with a corrosion-preventing conductive compound prior to assembly.

P. Raceway Terminations at Locations Subject to Moisture or Vibration: Use insulating bushings to protect conductors including conductors smaller than No. 4 AWG.

Q. Terminate threaded conduits into threaded hubs or with locknuts on inside and outside of boxes or cabinets. Install bushings on conduits up to 1-1/4-inch trade size and insulated throat metal bushings on 1-1/2-inch trade size and larger conduits terminated with locknuts. Install insulated throat metal grounding bushings on service conduits.

R. Install raceways square to the enclosure and terminate at enclosures with locknuts. Install locknuts hand tight plus 1/4 turn more.

S. Do not rely on locknuts to penetrate nonconductive coatings on enclosures. Remove coatings in the locknut area prior to assembling conduit to enclosure to assure a continuous ground path.

T. Cut conduit perpendicular to the length. For conduits 2-inch trade size and larger, use roll cutter or a guide to make cut straight and perpendicular to the length.

U. Install pull wires in empty raceways. Use polypropylene or monofilament plastic line with not less than 200-lb tensile strength. Leave at least 12 inches of slack at each end of pull wire. Cap underground raceways designated as spare above grade alongside raceways in use.

V. Surface Raceways:
   1. Install surface raceway with a minimum 2-inchradius control at bend points.
   2. Secure surface raceway with screws or other anchor-type devices at intervals not exceeding 48 inches and with no less than two supports per straight raceway section. Support surface raceway according to manufacturer's written instructions. Tape and glue are not acceptable support methods.

W. Install raceway sealing fittings at accessible locations according to NFPA 70 and fill them with listed sealing compound. For concealed raceways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install raceway sealing fittings according to NFPA 70.

X. Install devices to seal raceway interiors at accessible locations. Locate seals so no fittings or boxes are between the seal and the following changes of environments. Seal the interior of all raceways at the following points:
   1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
   2. Where an underground service raceway enters a building or structure.
   3. Conduit extending from interior to exterior of building.
   4. Conduit extending into pressurized duct and equipment.
   5. Conduit extending into pressurized zones that are automatically controlled to maintain different pressure set points.
   6. Where otherwise required by NFPA 70.

Y. EMT, RSC/IMC Expansion Joint Fittings:
   1. Install in each run of metallic conduit, indoors or outdoors, that is over 100' long in a straight run, or crosses a building (or structure) expansion joint.
   2. Weatherproof and approved for use without external bonding jumper.
   3. Sizes ½" through 4" EMTconduit,1/2" to 6" RSC/IMC.
   4. 4" maximum movement.
   5. Electrogalvanized steel body.

Z. Flexible Conduit Connections: Comply with NEMA RV 3. Use a maximum of 72 inches of flexible conduit for equipment subject to vibration, noise transmission, or movement; and for transformers and motors.
   1. Use LFMC in damp or wet locations subject to severe physical damage.
   2. Use LFMC or LFNC in damp or wet locations not subject to severe physical damage.

AA. Mount boxes at heights indicated on Drawings. If mounting heights of boxes are not individually indicated, give priority to ADA requirements. Install boxes with height measured to top of box unless otherwise indicated.

BB. Recessed Boxes in Masonry Walls: Saw-cut opening for box in center of cell of masonry block, and install box flush with surface of wall. Prepare block surfaces to provide a flat surface for a raintight connection between box and cover plate or supported equipment and box.

CC. Horizontally separate boxes mounted on opposite sides of walls so they are not in the same vertical channel. Do not install boxes back-to-back.

DD. Locate boxes so that cover or plate will not span different building finishes.

EE. Support boxes of three gangs or more from more than one side by spanning two framing members or mounting on brackets specifically designed for the purpose.

FF. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduits.

GG. Set metal floor boxes level and flush with finished floor surface.

HH. Set nonmetallic floor boxes level. Trim after installation to fit flush with finished floor surface.

II. Install hinged-cover enclosures and cabinets plumb. Support at each corner.

JJ. Boxes installed in metal stud and sheetrock walls shall have far-side box support.

KK. Boxes shall be secured to metal studs with spring steel clamp which wraps around the entire face of the stud and digs into both sides of the stud. Clamp shall be screwed into the stud.

LL. Set outlet boxes for flush mounted devices to within 1/8" of finished wall.

MM. Minimum box size to be two gang. For installation of single gang device use properly sized mud ring with thickness to install device within 1/8" of finished wall.

NN. Recessed Boxes in Masonry Walls: Saw-cut opening for box in center of cell of masonry block, and install box flush with surface of wall.

3.3 INSTALLATION OF UNDERGROUND CONDUIT

A. Direct-Buried Conduit:

1. Excavate trench bottom to provide firm and uniform support for conduit. Prepare trench bottom as specified for pipe less than 6 inches in nominal diameter.
2. Install backfill as specified.
3. After installing conduit, backfill and compact. Start at tie-in point, and work toward end of conduit run, leaving conduit at end of run free to move with expansion and contraction as temperature changes during this process. Firmly hand tamp backfill around conduit to provide maximum supporting strength. After placing controlled backfill to within 12 inches of finished grade, make final conduit connection at end of run and complete backfilling with normal compaction as specified.
4. Install manufactured duct elbows for stub-ups at poles and equipment and at building entrances through floor unless otherwise indicated. Encase elbows for stub-up ducts throughout length of elbow.
5. Install manufactured rigid steel conduit elbows for stub-ups at poles and equipment and at building entrances through floor.
    a. Couple steel conduits to ducts with adapters designed for this purpose, and encase coupling with 3 inches of concrete for a minimum of 12 inches on each side of the coupling.
    b. For stub-ups at equipment mounted on outdoor concrete bases and where conduits penetrate building foundations, extend steel conduit horizontally a minimum of 60 inches from edge of foundation or equipment base. Install insulated grounding bushings on terminations at equipment.
6. Warning Planks: Bury warning planks approximately 12 inches above direct-buried conduits but a minimum of 6 inches below grade. Align planks along centerline of conduit.
7. Underground Warning Tape: Comply with requirements.

3.4 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR ELECTRICAL PENETRATIONS

A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.

3.5 FIRESTOPPING

A. Install firestopping at penetrations of fire-rated floor and wall assemblies.

3.6 PROTECTION

A. Protect coatings, finishes, and cabinets from damage and deterioration.
    1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
    2. Repair damage to PVC coatings or paint finishes with matching touchup coating recommended by manufacturer.

END OF SECTION

SECTION 260800
COMMISSIONING OF ELECTRICAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Specification Sections, apply to this Section.

B. BoD-Electrical Systems Narrative documentation prepared by Owner and consultants contains requirements that apply to this Section and specified systems.

C. This project will have selected building systems commissioned. Selected electrical systems are identified herein.

D. A Commissioning Authority (CxA) shall be appointed by the Owner and will direct the commissioning process.

1.2 SUMMARY

A. This Section includes requirements for commissioning the electrical systems, subsystems and equipment.

1.3 DEFINITIONS

A. Architect: Includes Architect identified in the Contract for Construction between Owner and Contractor.

B. Design Team: Includes the architect plus consultant/design professionals responsible for design of fire suppression, plumbing, HVAC, controls for HVAC systems, electrical, communications, electronic safety and security, as well as other related systems.

C. BoD: Basis of Design.

D. BoD-Electrical: Electrical systems basis of design.

E. CxA: Commissioning Authority.

F. OPR: Owner's Project Requirements.

G. Systems, Subsystems, and Equipment: Where these terms are used together or separately, they shall mean "as-built" systems, subsystems, and equipment.

1.4 CONTRACTOR'S RESPONSIBILITIES

A. Commissioning of a system or systems specified in this Division is part of the construction process. Documentation and testing of these systems, as well as training of the Owner’s operation and maintenance personnel, is required in cooperation with the Owner's Representative and the CxA. Project Closeout is dependent on successful completion of all commissioning procedures, documentation, and issue closure.

B. List of electrical systems to be commissioned:

Power Electrical Distribution Equipment
Power Generation Equipment
Electrical Power Management systems
Microgrid Equipment & Controls
BESS Equipment & Controls

1.5 SUBMITTALS

A. Submittals shall be reviewed concurrently to the owner and delegated parties responsible for review for the purposes of verifying necessary components are in place to support the commissioning process and understanding of components for functional test procedure(s) for verification of system operation.

B. Updated Submittals: Keep the Commissioning Authority informed of all changes: revise and resubmit when substantial changes are made.

C. Startup Reports: Submit for acceptance of Commissioning Authority.

D. Operation and maintenance manual shall be submitted in compliance with close out documents and in support of training required by the contract documents. Manual shall include the following as a minimum.
   1. Product Data: Include manufacturer's technical literature for each control device indicated, labeled with setting or adjustable range of control. Indicate dimensions, capacities, performance characteristics, electrical characteristics, finishes for materials and installation and startup instructions for each type of product indicated. Product data shall be updated to identify any changes which occurred during construction to reflect installed systems and components.
   2. Maintenance instructions and lists and spare parts for components, equipment, and systems installed.
      a. Maintenance schedule for systems, equipment, and components are to be identified for installed systems compliant with manufacturer's requirements.
      b. Cleaning methods and materials shall be identified.
   3. Calibration records, startup and system test reports, and list of setpoints and schedules applicable to the systems installed.
   4. As-built drawings identifying installation which deviates from the contract documents shall be provided.
   5. Manufacturer warranties executed and registered to the Owner.

PART 2 - PRODUCTS

1. Provide all standard testing equipment required to perform startup and initial checkout and required functional performance testing: unless otherwise noted such testing equipment will NOT become the property of Owner.
2. Equipment-Specific Tools: Where special testing equipment, tools, and instruments are specific to a piece of equipment, are only available from the vendor, and are required in order to accomplish startup or Functional Testing, provide such equipment, tools, and instruments as part of the work at no extra cost to Owner; such equipment, tools, and instruments are to become the property of Owner.

PART 3 - EXECUTION

3.1 FUNCTIONAL PERFORMANCE TESTING

A. Functional performance testing shall take place after manufacturer startup and testing is complete with report provided to the CxA.

B. System functional performance testing is part of the Commissioning Process. Functional performance testing shall be performed by the contractor under the direction of the CxA. The CxA will witness and document the functional performance testing.
   1. Retesting shall be an additional cost to the owner with party responsible for contributing deficiencies reimbursing the owner for all related costs.
   2. The inability for a contractor to provide the personnel, tools, or schedule, to complete the intended testing in the duration previously coordinated shall result in a test identified as failed and will require retesting.

3. Deficiencies shall be corrected, re-inspected, and/or retested, as applicable, at no additional cost of the owner.

3.2 OPERATIONS AND MAINTENANCE MANUALS

A. General: Comply with the requirements for closeout documents and procedures.

B. CxA Review and Approval: Prior to substantial completion, the CxA shall review the O&M manual data, documentation and redlined as-builds for equipment and systems that were commissioned to verify compliance with the O&M documentation requirements of the specifications. The CxA shall communicate deficiencies in the manuals to the Owner. Upon a successful review of the corrections, the CxA shall recommend approval and acceptance of these sections of the O&M manuals to the Owner. The CxA shall also review each equipment warranty and verify that all requirements to keep the warranty valid are clearly stated. This work does not supersede the normal review requirement of the O&M manual data as indicated elsewhere in the specifications.

3.3 TRAINING OF OWNERS PERSONNEL

A. Training of the Owner’s operation and maintenance personnel is required in cooperation with the Owner's Representative. Provide competent, factory authorized personnel to provide instruction to operation and maintenance personnel concerning the location, operation, and troubleshooting of the installed systems. The instruction shall be scheduled in coordination with the Owner's Representative after submission and approval of formal training plans.

B. Provide training agenda and attendance logs to the owner and CxA after completion of training, prior to completion the commissioning process.

3.4 COMMISSIONING REPORT

A. The CxA shall provide a commissioning report which summarizes the commissioning process implemented, systems commissioned, deficiencies and corrective measures, and a record of completed functional performance test procedure(s) with a recommendation for owner acceptance at the discretion of the CxA.

END OF SECTION

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SECTION 262713.16
POWER QUALITY METERS

PART 1 - GENERAL

1.1 SUMMARY

A. Scope: Provide labor, material, equipment, related services, and supervision required, including, but not limited to, manufacturing, fabrication, configuration and installation for power quality meters as required for the complete performance of the work, as shown on the drawings, as specified herein, and as specified elsewhere for the assemblies or systems comprised of the components specified herein.

B. Related Sections: Related sections include, but shall not be limited to, the following:

1. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.
2. Applicable general requirements for electrical Work specified within Division 26 Specification Sections apply to this Section.
3. Refer to specification Section 26 09 13 Electrical Power Management System for additional requirements.

C. This specification includes requirements for the following equipment that may be referenced elsewhere within the Contract Documents.

1. Power Quality Meters

1.2 REFERENCES

A. General, Publications: The publications listed below form a part of this Specification to the extent referenced. The publications are referred to in the text by the basic designation only. The edition/revision of the referenced publications shall be the latest date as of the date of the Contract Documents, unless otherwise specified.

1. American National Standards Institute (ANSI)
   a. ANSI C12.20, "Electricity Meters - 0.2 and 0.5 Accuracy Classes."
   b. ANSI C12.18, "Protocol Specification for ANSI Type 2 Optical Port."
2. Canadian Standards Association (CSA)
   a. CAN/CSA-C22.2 No. 61010-1 "Safety Requirements for Electrical Equipment for Measurement, Control, and Laboratory Use - Part 1: General Requirements"
   b. C22.1, "Canadian Electrical Code, Part I" (CEC)
3. International Electrotechnical Commission (IEC)
   a. IEC 62053-22 Class 0.5, "Electricity metering equipment (a.c.) - Particular requirements - Part 21: Static meters for active energy (classes 0.2 and 0.5) Edition 1.1 2016-11"
4. European Engineering Standards (CSN EN)
   a. EN 61000-6-2, "Electromagnetic compatibility (EMC) - Part 6-2: Generic standards - Immunity for industrial environments"
   b. EN 61000-6-3 Class B, "Electromagnetic compatibility (EMC) - Part 6-3: Generic standards – "Emission standard for residential, commercial and light-industrial environments"
   c. EN 61000-6-4 Class A, "Electromagnetic compatibility (EMC) - Part 6: Generic Standards - Emission standard for industrial environments"

d. EN 61010-1, “Safety requirements for electrical equipment for measurement, control, and laboratory use - Part 1: General requirements”,

e. EN 61326-1 Class A, Electrical equipment for measurement, control and laboratory useEMC requirements Part 1: General requirements

f. EN 61326-1 Class B, Electrical equipment for measurement, control and laboratory useEMC requirements Part 1: General requirements, (Residential and light industrial)

5. International Organization for Standardization (ISO)
   a. ISO 9001, “Quality Management Systems - Requirements”
   b. ISO 14001, “Environmental Management Systems - Requirements with Guidance for Use”
   c. ISO 14062, “Environmental Management - Integrating Environmental Aspects into Product Design and Development”
   d. ISO 50001:2011 “Energy management systems”
6. National Fire Protection Agency (NFPA)
   a. NFPA 70, “National Electrical Code® (NEC)”
7. Underwriters Laboratories, Inc. (UL)
   a. UL 61010, “Electrical Equipment for Measurement, Control, and Laboratory Use.”
   b. UL 61010-1, “Electrical Equipment for Measurement, Control, and Laboratory Use; Part 1: General Requirements.”
   c. UL 508, “Standard for Industrial Control Equipment“
   d. UL508A, “Standard for Industrial Control Panels”
8. USA Federal Communications Commission (FCC)
   a. FCC 47 CFR Part 15 Class A, "Radio Frequency Devices”
   b. FCC 47 CFR Part 15 Class B, "Radio Frequency Devices”

1.3 DEFINITIONS

A. Unless specifically defined within the Contract Documents, the words or acronyms contained within this specification shall be as defined within, or by the references listed within this specification, the Contract Documents, or, if not listed by either, by common industry practice.

1.4 SUBMITTALS

A. General: Submittals shall be in accordance with the requirements of Section 01 33 00 Submittals and Section 26 00 10 Electrical Requirements, in addition to those specified herein.

1. Submit sufficient information to determine compliance with the Contract Documents. Identify submittal data with the specific equipment tags and/or service descriptions to which they pertain. Submittal data shall be clearly marked to identify the specific model numbers, options, and features of equipment and work proposed.
2. Deviations from the Contract Documents shall be indicated within the submittal. Each deviation shall reference the corresponding drawing or specification number, show the Contract Document requirement text and/or illustration, and shall be accompanied by a detailed written justification for the deviation.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications: Manufacturer shall be a firm engaged in the manufacture of specified products of types and sizes required, and whose products have been in satisfactory use in similar service for a minimum of ten years.

1. The manufacturer shall have a valid ISO 9001 certification and an applicable quality assurance system that is regularly reviewed and audited by a third-party registrar. Manufacturing, inspection, and testing procedures shall be developed and controlled under the guidelines of the quality assurance system.

2. The manufacturer or their representative shall have service, repair, and technical support services available 24 hours 7 days a week basis.

B. All work performed and all materials used shall be in accordance with the National Electrical Code, and with applicable local regulations and ordinances. Process controllers, assemblies, materials, and equipment shall be listed and labeled by Underwriter's Laboratories or by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

1.6 DELIVERY, STORAGE AND HANDLING

A. Prior to delivery to the Project site, ensure that suitable storage space is available to store materials in a well-ventilated area protected from weather, moisture, soiling, extreme temperatures, humidity, and corrosive atmospheres. Materials shall be protected during delivery and storage and shall not exceed the manufacturer stated storage requirements. As a minimum, store indoors in clean, dry space with uniform temperature to prevent condensation. In addition, protect electronics from all forms of electrical and magnetic energy that could reasonably cause damage.

B. Deliver materials to the Project site in supplier's or manufacturer's original wrappings and containers, labeled with supplier's or manufacturer's name, material or product brand name, and equipment tag number or service name as identified within the Contract Documents.

C. Inspect and report any concealed damage or violation of delivery storage, and handling requirements to the Engineer.

1.7 WARRANTY

A. General: Refer to Project Closeout Procedures.

B. Additional Owner Rights: The warranty shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to and run concurrent with other warranties made by the Contractor under requirements of the Contract Documents.

1.8 SPECIAL TOOLS AND SPARE PARTS

A. The Contractor shall provide a recommended spare parts list with the following information provided as a minimum:

1. Contact information for the closest parts stocking location to the Owner.
2. Critical spare parts shall be identified as those parts being associated with long lead times and/or those being critical to the unit's operation.
3. Maintenance spares shall be identified as being those parts required to regularly perform scheduled maintenance on the furnished equipment. These spares shall include, but shall not be limited to, consumable spares that are required to be exchanged during scheduled maintenance periods.

B. Spare parts shall be provided for each type and size of unit furnished. At a minimum, the following shall be provided:

1. Provide the minimum spare parts recommended by the manufacturer.
2. Provide 1 set of each type of power and control fuse installed within equipment

C. Any manufacturer specific special tool, not normally found in an electrician's toolbox, required to remove and install recommended or furnished spare parts shall be furnished. At a minimum the following shall be provided:

1. If available from manufacture, provide PC-based configuration software tool and a minimum of one communication interface cable for each type of cable required to connect a PC-based computer to the devices specified herein for configuration and programming.

2. Electronic configuration files, in a media format acceptable by the Owner (e.g. CD, USB stick, etc.), updated to an as-installed and commissioned state.

D. Spare parts shall be properly marked and packaged for long term storage. Printed circuit boards shall be provided in separate anti-static containers.

PART 2 - PRODUCTS

2.1 GENERAL REQUIREMENTS

A. Provide the following specified product and manufacturer without exception, unless approved as a substitute by addendum to the Contract Documents prior to the bid date:

1. Square D PowerLogic by Schneider Electric
2. E-Mon, by Honeywell

2.2 POWER QUALITY METERS

A. Provide the following specified product and manufacturer without exception, unless approved as a substitute by addendum to the Contract Documents prior to the bid date: PowerLogic PM8000 by Schneider Electric.

B. The metering device used to monitor the medium and low voltage mains as well as critical feeders for network management, energy cost allocation, power quality analysis, asset management, operational efficiency, and compliance reporting, shall have at minimum the following features:

1. High-visibility color graphical display.
2. Direct connect to circuits up to 600 VAC, eliminating the need for voltage (potential) transformers; Four metered 5 A nominal current inputs for 3 phase measurement plus neutral.
3. Supported monitoring parameters—full range of 3-phase voltage, current, power, and energy measurements, total harmonic distortion (THD), individual current and voltage harmonics readings, waveform capture, voltage and current disturbances (dip/swell) detection, ability to determine the location of a disturbance (upstream or downstream).
4. COMTRADE—up to 255 COMTRADE disturbance capture files available directly from meter via FTP and providing client notification of new captures through IEC 61850 (RDRE logical node).
5. Power Quality compliance—without using separate software, determine statistical indicators of power quality that include but are not limited to voltage dips and swells, harmonics, and frequency in accordance with EN 50160 power quality standard and provide an indication of pass/fail in a web interface; Third party laboratory tested to the power quality standard IEC 61000-4-30 Class 'S'.
6. User customization—capable of deriving values for any combination of measured or calculated parameters using arithmetic, trigonometric, and logic functions through graphical, flexible object oriented, programmable modules. Modules can be linked together in an arbitrary manner to create functionality such as totalization, efficiency measurements, control functions, load shedding, demand response, power factor correction, and compliance monitoring.
7. Communications capability—multi-port Ethernet and serial communications with at least two Ethernet ports and one RS485 serial port. Functionality through Ethernet connectivity includes e-mail on alarm, e-mail interval energy data, on-board web server, SNMP network management, NTP time synchronization, Ethernet-to-serial RS-485 gateway, Modbus, DNP3, and IEC 61850.

8. On-board logging: non-volatile time stamped on-board logging of input/output (I/O) conditions, minimum and maximum values, energy and demand, maintenance data, alarms, and any measured parameters; trending and short-term forecasting of energy and demand; custom alarming with time stamping in which the meter has the capability of learning set-point limits based on the system behavior; trigger alarms on at least 50 definable power or I/O conditions; use of Boolean logic to combine alarms.
9. Input/outputs—provide at least three 3 digital inputs and 1 digital output for equipment status/position monitoring and equipment control or interfacing with millisecond timestamp. The meter shall accept up to four field installable I/O modules. Provide additional modules as required for application. Each digital I/O module shall provide 6 digital status/counter inputs and 2 Form C relay outputs rated at 250 V, 8 A. Each analog I/O module shall provide 4 inputs configurable to 4-20 mA or 0-30V ranges and 2 outputs configurable to 4-20 mA or 0-10V ranges..
10. Disturbance direction – provide an indication of the location of each power system event as “up stream” or “down Stream” along with the level of confidence of the location.

C. The equipment specified herein shall provide the necessary communications connectivity and functionality required to support the functionality of an Distributed Energy Resources Management System (DERMS). This shall include, but not be limited, to the following:
1. Communications connectivity using the specified Ethernet network and protocols of the DERMS and related DERMS connected equipment necessary to provide functionality. Equipment may be connected through a communications gateway as shown or specified; otherwise Ethernet and protocol connectivity shall be provided within the equipment.
2. Compliance with Cyber security requirements.
3. Remote EPMS application functionality for equipment configuration and operational control; electrical power monitoring; power quality monitoring, compliance and correction; and alarm monitoring with event log.
4. Refer to the Electrical Power Management System specification section for additional requirements.

D. Native EPMS software compatibility shall be fully factory-tested, and shall include the following characteristics.
1. Capability for pre-engineered, interactive graphical display screens to view and analyze real-time device data.
2. Pre-mapping of registers to standard measurement names without the need for additional configuration or internal device registers.
3. Automatic collection and logging of device data by EPMS software without additional configuration.
4. Refer to the individual power and energy meter device requirements for EPMS monitoring of measured and calculated values, alarms, events, parameters and additional data as available from the device, as specified herein and within the Electrical Power Management System specification.

PART 3 - EXECUTION

3.1 GENERAL

A. In addition to the requirements specified herein, execution shall be in accordance with the requirements of Specification Section 26 00 10 and Drawings.

B. Examine equipment exterior and interior prior to installation. Report any damage and do not install any equipment that is structurally, moisture, or mildew damaged.

C. Verification of Conditions: Examine areas and conditions under which the work is to be installed, and notify the Contractor in writing, with a copy to the Owner and the Engineer, of any conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected.

D. Beginning of the work shall indicate acceptance of the areas and conditions as satisfactory by the Installer.

E. Install equipment in accordance with reviewed product data, final shop drawings, manufacturer's written instructions and recommendations, and as indicated on the Drawings.

F. Functional testing, commissioning, and first parameter adjusting shall be carried out by a factory trained manufacturer's representative field service engineer. Test and adjust controls and safeties. Replace damaged or malfunctioning controls and equipment. Report to the Engineer any discrepancies or issues with the installation.

G. Provide final protection and maintain conditions in a manner acceptable to the manufacturer that shall help ensure that the equipment is without damage at time of Substantial Completion.

END OF SECTION

SECTION 263300
BATTERY PERFORMANCE REQUIREMENTS

PART 1 GENERAL

1.1 DESCRIPTION

A. This specification contains general performance requirements for the installation of an electric battery energy storage system (BESS) at the Village of McFarland Public Safety Building. The design-build contractor shall complete the design, procurement and installation of the battery system as detailed in this performance specification. The bid has as base and an alternate:

1. **Base Bid-**. Grid Connected BESS. Grid connected battery energy storage system (BESS) that works with existing solar PV system for utility savings. See drawings E030, E050, and E060 (grid connected SOO) for locations, electrical plan, one-line diagram, and details. Basis of design BESS is a 125 kW-hr (75kW) battery and bi-directional inverter nominal size.

2. **Alternate No. 1**- Grid Connected BESS. Grid connected battery energy storage system (BESS) that works with existing solar PV system for utility savings. See drawings E030, E050, and E060 (grid connected SOO) for locations, electrical plan, one-line diagram, and details. Basis of design BESS is a 250 kW-hr (125kW) battery and bi-directional inverter nominal size.

B. The bid shall clearly itemize manufacturers, model numbers, capacities, locations, and quantities of products that are proposed.
   1. Inverter, batteries and system controller shall be packaged and integrated by one common manufacturer. Basis of design is Current Energy Storage C-BESS MG 125 kW ELM FieldSight Controller with grid forming capabilities.
   2. Where system utilizes Software as a Service (SaaS) to provide supervisory control of battery energy storage system, provide annual subscription costs over life of battery.
   3. Provide annual maintenance cost over life of battery.

C. Provide reference information for 3 previous ESS projects including the following information:
   1. System size, location, client name, phone, email, title
   2. Performance and economic validation (if available)

D. The battery system will be capable of responding to an external dispatch signal from a dispatch controller in all use cases, and switch between each service using a dispatch controller to maximize the cost effectiveness of the renewable energy systems (existing 470 kW DC solar system) and BESS, while maintaining all battery parameters within manufacturer required limits.

E. The Contractor may propose other configurations to achieve the minimum storage requirements, provided they are within the physical limitations of the system locations as indicated on the drawings and meet all other criteria in the Contract Documents. If alternate products are proposed, the bid is to document the proposed solution's impacts to system energy yield, efficiency, longevity, and overall cost effectiveness (on a life-cycle cost basis) to the Owner.

F. All work in this specification section is subject to the provisions of Division 01 of the Project Manual and all other applicable parts of the Contact Documents related to this work.

G. All electrical design work shall be performed and sealed by a Professional Engineer employed or retained by the Contractor. All design work shall conform to the relevant building codes for the jurisdiction.

H. Incentives/Grant Coordination:
   1. The project shall meet all criteria required by IRA language to qualify for the base and bonus tax incentives.
      a. Domestic Content Bonus
   2. OEI PSC Grant requirements for the Project and BESS System
      a. Buy American Provisions under the 2009 American Recovery and Reinvestment Act ("ARRA" or "Recovery Act")
      b. Davis Bacon Wages Rate Requirements

3. Contractors are required to provide documented certification (“letter of compliance”) from the vendor, distributor, supplier, or manufacturer verifying that the product was manufactured domestically.

I. The system will be verified by a third party Commissioning Provider under direct contract with the Owner. The Commissioning Provider is responsible for reviewing the construction and verifying system performance. The Contractor shall provide support to the commissioning provider by supplying the approved submittals, test reports, and O&M manuals and by demonstrating system performance in the Commissioning Provider’s presence. See 3.4 for additional information.

1.2 DEFINITIONS

A. General Definitions
   1. Designer of Record: A Professional Engineer or Designer of Engineering Systems licensed in the State of Wisconsin who is responsible for the design of all or a portion of the project, including structural and architectural design and/or electrical design.

B. Electrical Definitions
   1. Inverter Output Circuits: The AC conductors from each inverter to the point-of-connection with the building distribution.

C. Electrical Abbreviations
   1. AC: Alternating Current
   2. DC: Direct Current
   3. ESS: Energy Storage System
   4. Isc: Short Circuit Current.
   5. NABCEP: North American Board of Certified Energy Practitioners

1.3 PRE-CONSTRUCTION SUBMITTALS

A. Submit all documentation in accordance with the General Conditions outlined by the Project Manual.

B. It is the Contractor’s responsibility to highlight differences/exceptions, if any, between the submitted products and the requirements in the Contract Documents.

C. Contractor shall review electrical panelboards submittal and solar PV inverter selection, and coordinate connection with respective contractors.

D. The Contractor shall not fabricate materials or order equipment until corresponding submittals have been reviewed and approved.

E. Qualification Data:
   1. The Contractor shall provide the names, addresses, and descriptions of 3 similar projects that the Contractor has completed within the last 5 years.
   2. Submit a copy of the resume for each of the Contractor’s Designers of Record.

F. Product Data: For each type of component indicated below include rated capacities, operating characteristics, and furnished specialties and accessories. Submittals which include more than one model number shall be marked with highlighting and/or crossing out to clearly indicate which model is being submitted. All product data submittals shall be submitted for review by Engineer prior to purchasing any materials or equipment.
   1. Battery banks
   2. Battery inverter
   3. Energy monitoring devices including points list that can be communicated over BAS communication connection
   4. Disconnects
   5. Fuses
   6. Manufacturer’s installation instructions

G. Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection. All drawings shall be submitted for review by the Owner prior to purchasing any materials or equipment. Provide CAD drawings (in .dwg format):

H. Electrical Design

1. Submitted for review prior to material procurement and fabrication. Submit electronically. Include the following items

   a. BESS Electrical 1-line for battery system

   b. BESS controls sequences

   c. System wiring diagram

2. Letter of Certification from Designer of Record: Sealed and signed. Certify that the electrical system and all its components have been reviewed, coordinated, and designed in accordance with NFPA 70.

I. Coordination Meeting

1. Contractor shall attend and participate in coordination meeting with general contractor, electrical contractor, electrical supplier, controls contractor, electrical designer and commissioning provider within 4 weeks of bid award to coordinate connection of battery system to components provided by others including transfer switch, solar inverters and panelboards.

J. Permitting and Agreements

1. The following permits and agreements shall be procured by the Contractor on behalf of the Owner. The Contractor shall cover the costs for all applicable permits necessary for the construction of the project. All approved permits and agreements shall be submitted for review by Owner prior to purchasing any materials or equipment.
   a. Utility interconnection application and agreement
   b. Building permit
   c. Electrical permit

1.4 CLOSEOUT SUBMITTALS

A. As-built drawings

1. Dimensioned AutoCAD plan drawings of equipment including batteries and inverters, disconnects, metering, and electrical routing.

B. Field quality-control test reports

1. Testing report by factory authorized start-up technician.

C. Operation and Maintenance Data: Include the following for batteries, inverter, electrical distribution, metering, and monitoring.

1. Instructions for operating and maintaining equipment, including system startup and shutdown procedures, troubleshooting, and a routine maintenance schedule.
2. Identification of operating limits which may result in hazardous or unsafe conditions.
3. Document ratings of equipment and each major component.
4. Technical Data Sheets.
5. Wiring Diagrams.
6. Parts list.

D. Warranty: Copies of all manufacturer's and installer's warranties.

1.5 WARRANTY

A. Contractor's Workmanship Warranty:

1. The Contractor must provide a two-year installation warranty covering any defects of the installation.
2. The Contractor's workmanship warranty period shall begin from date of Substantial Completion.

B. Manufacturer Warranties:

1. The ESS manufacturer shall agree to replace components that fail within the specified warranty period, beginning from date of Substantial Completion.

    a. 10-year product warranty.

1.6 QUALITY ASSURANCE

A. Contractor Qualifications:

1. Proximity: Not more than four hours' normal travel time from the Contractor's place of business or from the Contractor's local representative to the project site.
2. The Contractor is required to have experience with minimum of (3) similar completed projects.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

C. Comply with Madison Gas and Electric interconnection requirements.

1.7 UTILITY COORDINATION

A. Coordinate metering and interconnection agreement with electric utility. Contractor shall pay all interconnection fees including the application review fee, engineering review fee, and distribution system study fee. Contractor shall submit all required forms to utility.

B. The above utility agreement scope of work includes any modifications or alterations to the existing utility interconnection for the existing solar PV system at the Public Safety Building.

PART 2 PRODUCTS

2.1 BATTERY

A. Manufacturer: Basis of design is Current Energy Storage.

B. Equivalent system may be accepted and are subject to compliance with project requirements and review.

C. BESS shall include integral temperature control and fire suppression.

2.2 BESS INVERTER

A. Manufacturer: Basis of design is Current Energy Storage.

B. Equivalent system may be accepted and are subject to compliance with project requirements and review.

C. Features

1. BACnet or Modbus communication
2. Integral AC & DC disconnects.
3. DC side ground fault protection.
4. Inverter must limit power output to nameplate value.
5. User navigable LCD display.
6. LED status lights on enclosure.
7. Communication port for diagnostics and communication port for communication with multiple inverters and internet interface device.
8. NEMA 3R enclosure
9. User adjustable reserve power requirement for backup power upon loss of grid
10. System controller shall utilize control logic that maximizes economic savings of battery utilizing the following minimum inputs:

    a. Historic building energy consumption with at least 15 minute interval data

    b. Current building load

c. Max building load targets

d. Current and day ahead weather

e. Utility electric rates for actual building including energy charges and peak charges

f. Current and predicted solar production

g. Battery performance criteria and operating limits

2.3 BESS CONTROLLER

A. Battery ESS will be monitored by a web-based energy monitoring system that can share data with the HVAC building automation system and 3rd party energy benchmarking and verification software through BACnet or ModBus communication protocol.

B. Battery controller manufacturer to remotely monitor and adjust system control algorithms to optimize system performance and economics for 1 year after substantial completion.

2.4 BATTERY WIRING

A. Input Wiring
   1. For use from the battery module to the inverter inputs.
   2. Conductors: Stranded, uncoated copper
   3. Insulation: Cross-linked polyethylene (XLPE)
   4. Temperature Rating: -40°C to 90°C (wet or dry)
   5. Moisture resistant and suitable for conduit and raceways.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine substrate areas and conditions for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Do not begin installation until mounting surfaces have been properly prepared.

C. Examine all equipment and materials before installation. Reject any equipment and materials that are physically damaged in any way, including scratched, dented, bent, wet, moisture damaged, or mold damaged.

D. Examine supports and supporting structures for suitable conditions where battery system will be installed.

E. Examine roughing-in of electrical connections. Verify actual locations of connections before panel installation.

F. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 ELECTRICAL INSTALLATION

A. Install BESS per manufacturer's instructions.

B. Electrical installation timing to be coordinated with owner. This will include electrical work during times that are operationally acceptable for the Fire Station and Police Station operations to continue functioning during battery installation.

C. Contractor to provide all auxiliary wiring and communication devices integrated from BESS to solar inverters, islanding transfer switch and other components as required to meet the performance specification. Items not shown on E030 and E050 necessary for BESS functionality to be provided by battery contractor as part of this scope of work.

3.3 IDENTIFICATION

A. Identify and label system components according to Division 26.
   1. Provide a unique label for each inverter, battery bank and disconnects. Labeling shall match labeling shown on as-built diagram and plan provided by contractor.

B. Provide all labeling required by NEC article 690, including, but not limited to:
   1. Label disconnects capable of being energized from both directions as such.

3.4 FIELD QUALITY CONTROL / DEMONSTRATION

A. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

B. Notify commissioning provider, utility and owner 1 week before test date.

C. Final testing of BESS will include:
   1. Grid connected functions (load shedding, energy storage, ect.)

D. Final BESS testing and demonstration shall be witnessed by the owner and commissioning teams.

E. Perform tests and inspections with the assistance of a factory-authorized service representative.
   1. Visually inspect all connections.
   2. Verify correct operation of inverter in all modes of operation including grid connected, islanded and off.
   3. Verify correct operation of complete system.
   4. Replace any defective products at contractor’s expense.

F. Correct any deficiencies.

G. Prepare test and inspection reports.

3.5 TRAINING

A. Simulate power outage by interrupting normal source and demonstrate that system disconnects from utility and operates in island mode.

B. Provide owner’s maintenance personnel with minimum two hour training session and in compliance with Div 01 Training Requirements.
   1. Provide training on function and operation of each piece of equipment.
   2. Provide training on maintaining the system.
   3. Explain means of disconnecting and re-energizing the system.
   4. Explain principles of operation, troubleshooting, and safety.

END OF SECTION

SECTION 270528
PATHWAYS FOR COMMUNICATIONS SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Metal conduits and fittings.
   2. Nonmetallic conduits and fittings.
   3. Optical-fiber-cable pathways and fittings.
   4. Metal wireways and auxiliary gutters.
   5. Nonmetallic wireways and auxiliary gutters.
   6. Metallic surface pathways.
   7. Nonmetallic surface pathways.
   8. Hooks.
   9. Boxes, enclosures, and cabinets.

1.3 DEFINITIONS

A. ARC: Aluminum rigid conduit.

B. GRC: Galvanized rigid steel conduit.

C. IMC: Intermediate metal conduit.

D. RTRC: Reinforced thermosetting resin conduit.

1.4 ACTION SUBMITTALS

A. Product data for the following:
   1. Surface pathways
   2. Wireways and fittings.
   3. Boxes, enclosures, and cabinets.

B. Shop Drawings: For custom enclosures and cabinets. Include plans, elevations, sections, and attachment details.

1.5 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Pathway routing plans, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of items involved:
   1. Structural members in paths of pathway groups with common supports.
   2. HVAC and plumbing items and architectural features in paths of conduit groups with common supports.
   3. Underground ducts, piping, and structures in location of underground enclosures and handholes.

B. Qualification Data: For professional engineer.

C. Source quality-control reports.

PART 2 - PRODUCTS

2.1 METAL CONDUITS AND FITTINGS

A. Description: Metal raceway of circular cross section with manufacturer-fabricated fittings.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. AFC Cable Systems, Inc.
   2. Allied Tube & Conduit.
   3. Anamet Electrical, Inc.
   4. Bridgeport Fittings, Inc.
   5. Electri-Flex Company.
   6. O-Z/Gedney.
   7. Picoma Industries.
   8. Republic Conduit.
   9. Robroy Industries.
   10. Southwire Company.
   11. Thomas & Betts Corporation.
   12. Western Tube and Conduit Corporation.
   13. Wheatland Tube Company.

C. General Requirements for Metal Conduits and Fittings:
   1. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
   2. Comply with TIA-569-E.

D. GRC: Comply with ANSI C80.1 and UL 6.

E. ARC: Comply with ANSI C80.5 and UL 6A.

F. IMC: Comply with ANSI C80.6 and UL 1242.

G. PVC-Coated Steel Conduit: PVC-coated GRC.
   1. Comply with NEMA RN 1.
   2. Coating Thickness: 0.040 inch, minimum.

H. EMT: Comply with ANSI C80.3 and UL 797.

I. Fittings for Metal Conduit: Comply with NEMA FB 1 and UL 514B.
   1. Conduit Fittings for Hazardous (Classified) Locations: Comply with UL 886 and NFPA 70.
   2. Fittings for EMT:
      a. Material: Steel.
      b. Type: Setscrew.
   3. EMT Fittings Materials:
      a. All Zinc materials shall be ASTM B86 certified
      b. All Zinc Product shall be ZAMAK #3 and/or #7 formula.
      c. All Steel shall be SAE 1050.
   4. EMT Fittings Design:
      a. Zinc die cast components shall be ball burnished.
      b. Steel parts shall be zinc plated for corrosion protection.
      c. All Locknuts shall have a dual, precision machined-cut thread, reversible and possess a serrated face on each side.
      d. All set screw products shall be manufactured with a tri-drive head and staked or modified to prevent disassembly.
      e. All fitting throat diameters shall be smooth with no sharp edges or slag.
      f. Rain tight products shall have internal sealing rings to create and maintain a rain tight seal.
      g. All fittings shall be tested per UL 514B and be listed by Underwriters Laboratories.
   5. Transition Fittings:
      a. All transitions fittings (go-to or from-to fittings) or fittings used to transition from one raceway type to another must be UL listed for that application.
   6. Expansion Fittings: PVC or steel to match conduit type, complying with UL 651, rated for environmental conditions where installed, and including flexible external bonding jumper.
   7. Coating for Fittings for PVC-Coated Conduit: Minimum thickness of 0.040 inch, with overlapping sleeves protecting threaded joints.

J. Joint Compound for IMC, GRC, or ARC: Approved, as defined in NFPA 70, by authorities having jurisdiction for use in conduit assemblies, and compounded for use to lubricate and protect threaded conduit joints from corrosion and to enhance their conductivity.

2.2 OPTICAL-FIBER-CABLE PATHWAYS AND FITTINGS

A. Description: Comply with UL 2024; flexible-type pathway with a circular cross section, approved for plenum installation unless otherwise indicated.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. Alpha Wire Company.
   2. Arnco Corporation.
   3. Endot Industries Inc.
   4. IPEX.
   5. Lamson & Sessions; Carlon Electrical Products.

C. Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

D. Comply with TIA-569-E.

2.3 METAL WIREWAYS AND AUXILIARY GUTTERS

A. Description: Sheet metal trough of rectangular cross section fabricated to required size and shape, without holes or knockouts, and with hinged or removable covers.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. Cooper B-Line, Inc.
   2. Hoffman.
   3. Mono-Systems, Inc.
   4. Square D.

C. General Requirements for Metal Wireways and Auxiliary Gutters:
   1. Comply with UL 870 and NEMA 250, Type 1 unless otherwise indicated or required for intended installation location, and sized according to NFPA 70.
   2. Metal wireways installed outdoors shall be listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.
   3. Comply with TIA-569-E.

D. Fittings and Accessories: Include covers, couplings, offsets, elbows, expansion joints, adapters, hold-down straps, end caps, and other fittings to match and mate with wireways as required for complete system.

E. Wireway Covers: Screw-cover type unless otherwise indicated.

F. Finish: Manufacturer's standard enamel finish.

2.4 SURFACE METAL PATHWAYS

A. Description: Galvanized steel with snap-on covers, complying with UL 5.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. Mono-Systems, Inc.
   2. Niedax-Kleinhuis USA, Inc.
   3. Panduit Corp.
   4. Wiremold / Legrand.

C. Finish: Manufacturer's standard enamel finish in color selected by owner.

D. Listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.

E. Comply with TIA-569-E.

2.5 HOOKS

A. Description: Prefabricated sheet metal cable supports for telecommunications cable.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:
   1. B-Line

2. Mono Systems, Inc
3. Panduit Corp.
4. Pentair
5. Wiremold/Legrand

C. Listed and labeled as defined in NFPA 70, by an NRTL, and marked for intended location and application.

D. Comply with TIA-569-E.

E. Galvanized steel.

F. J shape.

2.6 BOXES, ENCLOSURES, AND CABINETS

A. Description: Enclosures for communications.

B. Manufacturers: Subject to compliance with requirements, provide products by the following:

1. Adalet.
2. Cooper Technologies Company; Cooper Crouse-Hinds.
3. EGS/Appleton Electric.
4. Erickson Electrical Equipment Company.
5. Hoffman.
6. Lamson & Sessions; Carlon Electrical Products.
7. Milbank Manufacturing Co.
8. Molex; Woodhead Brand.
9. Mono-Systems, Inc.
10. O-Z/Gedney.
11. Quazite:Hubbell Power Systems, Inc.
12. RACO; Hubbell.
13. Robroy Industries.
14. Spring City Electrical Manufacturing Company.
15. Stahlin Non-Metallic Enclosures.
16. Thomas & Betts Corporation.
17. Wiremold / Legrand.

C. General Requirements for Boxes, Enclosures, and Cabinets:

1. Comply with TIA-569-E.
2. Boxes, enclosures and cabinets installed in wet locations shall be listed and labeled as defined in NFPA 70, by an NRTL, and marked for use in wet locations.
3. Box extensions used to accommodate new building finishes shall be of same material as recessed box.
4. Device Box Dimensions: 4 inches square by 2-1/8 inches deep.
5. Gangable boxes are prohibited.

D. Sheet-Metal Outlet and Device Boxes: Comply with NEMA OS 1 and UL 514A.

E. Cast-Metal Outlet and Device Boxes: Comply with NEMA FB 1, ferrous alloy, Type FD, with gasketed cover.

F. Small Sheet Metal Pull and Junction Boxes: NEMA OS 1.

G. Cast-Metal Access, Pull, and Junction Boxes: Comply with NEMA FB 1 and UL 1773, cast aluminum with gasketed cover.

H. Nonmetallic Outlet and Device Boxes: Comply with NEMA OS 2 and UL 514C.

I. Cabinets:

1. NEMA 250, Type 1 minimum or as otherwise required for installation location, galvanized-steel box with removable interior panel and removable front, finished inside and out with manufacturer's standard enamel.
2. Hinged door in front cover with flush latch and concealed hinge.
3. Key latch to match panelboards.

4. Metal barriers to separate wiring of different systems and voltage.
5. Accessory feet where required for freestanding equipment.
6. Nonmetallic cabinets shall be listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

PART 3 - EXECUTION

3.1 PATHWAY APPLICATION

A. Outdoors: Apply pathway products as specified below unless otherwise indicated:
   1. Exposed Conduit: GRC.
   2. Concealed Conduit, Aboveground: GRC.
   3. Boxes and Enclosures, Aboveground: NEMA 250, Type 3R.

B. Indoors: Apply pathway products as specified below unless otherwise indicated:
   1. Exposed, Not Subject to Physical Damage: EMT.
   2. Exposed, Not Subject to Severe Physical Damage: EMT.
   3. Exposed and Subject to Severe Physical Damage: GRC. Pathway locations include the following:
      a. Loading dock.
      b. Corridors used for traffic of mechanized carts, forklifts, and pallet-handling units.
      c. Mechanical rooms.
   4. Concealed in Ceilings and Interior Walls and Partitions: EMT.
   5. Damp or Wet Locations: GRC.
   6. Pathways for Optical-Fiber or Communications Cable in Spaces Used for Environmental Air: Plenum-type, optical-fiber-cable pathway.
   7. Pathways for Concealed General-Purpose Distribution of Optical-Fiber or Communications Cable: EMT.
   8. Boxes and Enclosures: NEMA 250 Type 1.

C. Minimum Pathway Size: 3/4-inch trade size. Minimum size for optical-fiber cables is 1 inch.

D. Pathway Fittings: Compatible with pathways and suitable for use and location.
   1. Rigid and Intermediate Steel Conduit: Use threaded rigid steel conduit fittings unless otherwise indicated. Comply with NEMA FB 2.10.
   2. PVC Externally Coated, Rigid Steel Conduits: Use only fittings listed for use with this type of conduit. Patch and seal all joints, nicks, and scrapes in PVC coating after installing conduits and fittings. Use sealant recommended by fitting manufacturer and apply in thickness and number of coats recommended by manufacturer.
   3. EMT: Use setscrew, steel fittings. Comply with NEMA FB 2.10 and UL514B.

E. Do not install aluminum conduits, boxes, or fittings in contact with concrete or earth.

F. Install surface pathways only where indicated on Drawings.

G. Do not install nonmetallic conduit where ambient temperature exceeds 120 deg F].

3.2 INSTALLATION

A. Comply with the following standards for installation requirements except where requirements on Drawings or in this Section are stricter:
   1. NECA 1.
   2. NECA/BICSI 568.
   3. TIA-569-E.
   4. NECA 101
   5. NECA 102.
   6. NECA 105.
   7. NECA 111.

B. Comply with NFPA 70 limitations for types of pathways allowed in specific occupancies and number of floors.

C. Comply with requirements for firestopping materials and installation for penetrations through fire-rated walls, ceilings, and assemblies.

D. Comply with requirements in Section 270529 "Hangers and Supports for Communications Systems" for hangers and supports.

E. Comply with requirements for sleeves and sleeve seals for communications.

F. Keep pathways at least 6 inches away from parallel runs of flues and steam or hot-water pipes. Install horizontal pathway runs above water and steam piping.

G. Complete pathway installation before starting conductor installation.

H. Arrange stub-ups so curved portions of bends are not visible above finished slab.

I. Install no more than the equivalent of two 90-degree bends and no more than 100 feet (30 meters) of length in any pathway run. Support within 12 inches of changes in direction. Utilize long radius ells for all optical-fiber cables.

J. Conceal rigid conduit and EMT within finished walls, ceilings, and floors unless otherwise indicated. Install conduits parallel or perpendicular to building lines.

K. Support conduit within 12 inches of enclosures to which attached.

L. Stub-ups to Above Recessed Ceilings:
   1. Use EMT, IMC, or RMC for pathways.
   2. Use a conduit bushing or insulated fitting to terminate stub-ups not terminated in hubs or in an enclosure.

M. Threaded Conduit Joints, Exposed to Wet, Damp, Corrosive, or Outdoor Conditions: Apply listed compound to threads of pathway and fittings before making up joints. Follow compound manufacturer's written instructions.

N. Coat field-cut threads on PVC-coated pathway with a corrosion-preventing conductive compound prior to assembly.

O. Terminate threaded conduits into threaded hubs or with locknuts on inside and outside of boxes or cabinets. Install insulated bushings on conduits terminated with locknuts.

P. Install pathways square to the enclosure and terminate at enclosures with locknuts. Install locknuts hand tight plus 1/4 turn more.

Q. Do not rely on locknuts to penetrate nonconductive coatings on enclosures. Remove coatings in the locknut area prior to assembling conduit to enclosure to assure a continuous ground path.

R. Cut conduit perpendicular to the length. For conduits of 2-inch trade size and larger, use roll cutter or a guide to ensure cut is straight and perpendicular to the length.

S. Install pull wires in empty pathways. Use polypropylene or monofilament plastic line with not less than 200-lbtensile strength. Leave at least 12 inchesof slack at each end of pull wire. Cap underground pathways designated as spare above grade alongside pathways in use.

T. Surface Pathways:
   1. Install surface pathway for surface telecommunications outlet boxes only where indicated on Drawings.
   2. Install surface pathway with a minimum 2-inch radius control at bend points.
   3. Secure surface pathway with screws or other anchor-type devices at intervals not exceeding 48 inches and with no less than two supports per straight pathway section. Support surface pathway according to manufacturer's written instructions. Tape and glue are not acceptable support methods.

U. Pathways for Optical-Fiber and Communications Cable: Install pathways, metal and nonmetallic, rigid and flexible, as follows:
   1. 3/4-Inch Trade Size and Smaller: Install pathways in maximum lengths of 50 feet.
   2. 1-Inch Trade Size and Larger: Install pathways in maximum lengths of 75 feet.

3. Install with a maximum of two 90-degree bends or equivalent for each length of pathway unless drawings show stricter requirements. Separate lengths with pull or junction boxes or terminations at distribution frames or cabinets where necessary to comply with these requirements.

V. Install pathway sealing fittings at accessible locations according to NFPA 70 and fill them with listed sealing compound. For concealed pathways, install each fitting in a flush steel box with a blank cover plate having a finish similar to that of adjacent plates or surfaces. Install pathway sealing fittings according to NFPA 70.

W. Install devices to seal pathway interiors at accessible locations. Locate seals so no fittings or boxes are between the seal and the following changes of environments. Seal the interior of all pathways at the following points:

1. Where conduits pass from warm to cold locations, such as boundaries of refrigerated spaces.
2. Where an underground service pathway enters a building or structure.
3. Where otherwise required by NFPA 70.

X. Comply with manufacturer's written instructions for solvent welding PVC conduit and fittings.

Y. Expansion-Joint Fittings:

1. Install in each run of aboveground RNC that is located where environmental temperature change may exceed 30 deg F, and that has straight-run length that exceeds 25 feet. Install in each run of aboveground EMT conduit that is located where environmental temperature change may exceed 100 deg F and that has straight-run length that exceeds 100 feet.
2. Install type and quantity of fittings that accommodate temperature change listed for each of the following locations:
   a. Outdoor Locations Not Exposed to Direct Sunlight: 125 deg F temperature change.
   b. Outdoor Locations Exposed to Direct Sunlight: 155 deg F temperature change.
   c. Indoor Spaces Connected with Outdoors without Physical Separation: 125 deg F temperature change.
   d. Attics: 135 deg F temperature change.
3. Install fitting(s) that provide expansion and contraction for at least 0.00041 inch per foot of length of straight run per deg F of temperature change for PVC conduits. Install fitting(s) that provide expansion and contraction for at least 0.000078 inch per foot of length of straight run per deg F of temperature change for metal conduits.
4. Install expansion fittings at all locations where conduits cross building or structure expansion joints.
5. Install each expansion-joint fitting with position, mounting, and piston setting selected according to manufacturer's written instructions for conditions at specific location at time of installation. Install conduit supports to allow for expansion movement.

Z. Hooks:

1. Size to allow a minimum of 25 percent future capacity without exceeding design capacity limits.
2. Shall be supported by dedicated support wires. Do not use ceiling grid support wire or support rods.
3. Hook spacing shall allow no more than 6 inches of slack. The lowest point of the cables shall be no less than 6 inches adjacent to ceilings, mechanical ductwork and fittings, luminaires, power conduits, power and telecommunications outlets, and other electrical and communications equipment.
4. Space hooks no more than 5 feet o.c.
5. Provide a hook at each change in direction.

AA. Mount boxes at heights indicated on Drawings. If mounting heights of boxes are not individually indicated, give priority to ADA requirements. Install boxes with height measured to top of box unless otherwise indicated.

BB. Recessed Boxes in Masonry Walls: Saw-cut opening for box in center of cell of masonry block, and install box flush with surface of wall. Prepare block surface to provide a flat surface for a raintight connection between box and cover plate or supported equipment and box.

CC. Horizontally separate boxes mounted on opposite sides of walls so they are not in the same vertical channel. Do not install boxes back-to-back.

DD. Support boxes of three gangs or more from more than one side by spanning two framing members or mounting on brackets specifically designed for the purpose.

EE. Fasten junction and pull boxes to or support from building structure. Do not support boxes by conduits.

FF. Install hinged-cover enclosures and cabinets plumb. Support at each corner.

GG. Boxes installed in metal stud and sheetrock walls shall have far-side box support.

HH. Boxes shall be secured to metal studs with spring steel clamp which wraps around the entire face of the stud and digs into both sides of the stud. Clamp shall be screwed into the stud.

II. Set outlet boxes for flush mounted devices to within 1/8" of finished wall.

JJ. Minimum box size to be two gang. For installation of single gang device use properly sized mud ring with thickness to install device within 1/8" of finished wall.

KK. Recessed Boxes in Masonry Walls: Saw-cut opening for box in center of cell of masonry block, and install box flush with surface of wall.

3.3 SLEEVE AND SLEEVE-SEAL INSTALLATION FOR COMMUNICATIONS PENETRATIONS

A. Install sleeves and sleeve seals at penetrations of exterior floor and wall assemblies.

3.4 FIRESTOPPING

A. Install firestopping at penetrations of fire-rated floor and wall assemblies.

3.5 PROTECTION

A. Protect coatings, finishes, and cabinets from damage or deterioration.
   1. Repair damage to galvanized finishes with zinc-rich paint recommended by manufacturer.
   2. Repair damage to PVC coatings or paint finishes with matching touchup coating recommended by manufacturer.

END OF SECTION

SYMBOL EXPLANATION

1 UPPER CASE LETTERS WITH NUMBER INDICATES LUMINAIRE TYPE. (REFER TO THE E500 LUMINAIRE SCHEDULE)
2 NUMBER INDICATES CIRCUIT CONNECTION.
3. LOWER CASE LETTER INDICATES CONTROL DEVICE.

L6-30 — SPECIAL RECEPTACLES. THE NEMA STANDARD TYPE IS SHOWN WITH AN UPPER CASE LETTER. TYPE AS NOTED.
EXAMPLE: NEMA L6-30R, 250V, SINGLE PHASE, 30A, TWIST-LOCK RECEPTACLE

PTR 2 — THE CIRCUIT DESIGNATION IS SHOWN BY NUMBER ADJACENT TO EQUIPMENT. ABBREVIATION NEXT TO CIRCUIT NUMBER INDICATES A DEDICATED CIRCUIT FOR THAT TYPE OF EQUIPMENT.
EXAMPLE: WALL MOUNTED DUPLEX RECEPTACLE ON DEDICATED CIRCUIT NUMBER 2 FOR A PRINTER.

EF-1 — SYMBOL WITH EQUIPMENT IDENTIFICATION. SEE MECHANICAL EQUIPMENT SCHEDULE FOR COMPLETE ELECTRICAL INFORMATION. EXAMPLE: EXHAUST FAN #1

PLAN KEY NOTE. SEE KEY NOTE SCHEDULE ON THAT DRAWING. ARROW POINTS TO THE ITEM TO WHICH THE NOTE APPLIES.

_AF/ AMP FRAME
_AS AMP SENSOR
_AT AMP TRIP
MC
LSI
FR
ST

CIRCUIT BREAKER TYPE
MC - MOLDED CASE CIRCUIT BREAKER
IC - INSULATED CASE CIRCUIT BREAKER
PC - LOW VOLTAGE POWER CIRCUIT BREAKER
SS - SOLID STATE MOLDED CASE CIRCUIT BREAKER

CIRCUIT BREAKER OPTIONS
AR - ARC FLASH REDUCTION
CL - CURRENT LIMITING
FR - FULLY RATED (100%)
GE - GROUND FAULT PROTECTION - EQUIPMENT
GP - GROUND FAULT PROTECTION - PERSONNEL
GS - GROUND FAULT SENSING / ALARM
HC - HEATING, COOLING, AIR CONDITIONING, REFRIGERATION- HCAR
HM - HIGH MAGNETIC - HID, MOTORS
MS - MOLDED CASE SWITCH
MP - MOTOR CIRCUIT PROTECTOR
LI - LONG TIME / INSTANTANEOUS
LSI - LONG TIME / SHORT TIME / INSTANTANEOUS
LSIG - LONG TIME / SHORT TIME / INSTANTANEOUS / GROUND FAULT TRIP
LSIGS - LONG TIME / SHORT TIME / INSTANTANEOUS / GROUND FAULT SENSING
SC - SYSTEM COMMUNICATION
SD - SYSTEM DIAGNOSTICS
SM - SYSTEM MONITORING
ZS - ZONE SELECTIVE INTERLOCKING

CIRCUIT BREAKER ACCESSORIES
ALS - ALARM SWITCH
AXS - AUXILIARY SWITCH
EOP - ELECTRIC OPERATOR
ST - SHUNT TRIP
UVT - UNDER VOLTAGE TRIP

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	NOMINAL MOUNTING HEIGHT
	POWER DISTRIBUTION	
	MOTOR	**
	SAFETY DISCONNECT SWITCH	**
	FUSED STARTER	**
	COMBINATION STARTER	**
VSD	VARIABLE SPEED DRIVE	**
	DRY TYPE TRANSFORMER-FLOOR MOUNT	**
	DRY TYPE TRANSFORMER - CEILING/WALL MOUNT	**
	POWER OR DISTRIBUTION PANEL	**
	SURFACE MTD PANELBOARD	**
	FLUSH MTD PANELBOARD	**
	GROUND BUS BAR	

SYMBOL	DESCRIPTION	NOMINAL MOUNTING HEIGHT
	AUTOMATIC TRANSFER SWITCHES	
N E L	AUTOMATIC TRANSFER SWITCH (ATS)	
	600 V & BELOW ONE-LINE DIAGRAMS	
	CIRCUIT BREAKER	
_AF/ _AS _AT	FRAME RATING TRIP UNIT LSI	
-T-	GENERATOR	
T-	TRANSFORMER PRI: 480V SEC: 208/120V Z: 5.32	
	PANELBOARD	

SYMBOL	DESCRIPTION	NOMINAL MOUNTING HEIGHT

** SEE DRAWING, SPECIFICATION OR LIGHTING FIXTURE SCHEDULE FOR MOUNTING HEIGHT

** SEE ONE-LINE/RISER DIAGRAMS AND FEEDER SCHEDULE DRAWINGS FOR ADDITIONAL SYMBOLS AND EQUIPMENT NAMING CONVENTIONS.

MISCELLANEOUS
DASHED SYMBOL INDICATES EXISTING DEVICES TO BE REMOVED.

ABBREVIATIONS

EO	ELECTRICALLY OPERATED
A	
A	AEROSOL
A or AMP	AMPERE
A/V or AV	AUDIO/VISUAL
AC	ALTERNATING CURRENT
ACS	AUTOMATIC CONTROL SYSTEM
AFF	ABOVE FINISHED FLOOR
AIC	AMPERE INTERRUPTING RATING
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
B	
BAS	BUILDING AUTOMATION SYSTEM
BIO	BIOMETRIC
BMS	BUILDING MANAGEMENT SYSTEM
C	
C	CONDUIT
CA	CLEAN AGENT
CATV	CABLE TELEVISION
CLG	CEILING
CO2	CARBON DIOXIDE
COFF	COFFEE MAKER
CU	COPPER
D	
dB	DECIBEL
DC	DIRECT CURRENT
DC	DRY CHEMICAL
DED	DEDICATED CIRCUIT
DIA	DIAMETER
DL	DELUGE FIRE SPRINKLER
DSP	DIGITAL SIGNAL PROCESSOR
DW	DISH WASHER
E	
ELEC	ELECTRICAL
EMI	ELECTROMAGNETIC INTERFERENCE
EMT	ELECTRICAL METALLIC TUBING
EWC	ELECTRIC WATER COOLER
EXST	EXISTING
F	
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUCIATOR PANEL
FACU	FIRE ALARM CONTROL UNIT
FLA	FULL-LOAD AMPERE
FO	FOAM
FP	FURNITURE POWER
FSS	FUSED SAFETY SWITCH
G	
GAP	GENERATOR ANNUCIATOR PANEL
GD	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
H	
HH	HANDHOLE
HL	HALON
HMT	HARMONIC MITIGATING TRANSFORMER
HP	HORSE POWER
HRZ	HORIZONTAL
Hz	HERTZ
I	
I/O	IN-BOARD/OUT-BOARD
IG	ISOLATED GROUND
IP	INTERNET PROTOCOL
IPC	INTERGRATED POWER CENTER
IR	INFRARED
K	
kHz	KILOHERTZ
KK	KIRK KEY
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
L	
LAN	LOCAL AREA NETWORK
LCP	LIGHTING CONTROL PANEL
LED	LIGHT EMITTING DIODE
LSI	LONG TIME SHORT TIME INSTANTANEOUS
LV	LOW-VOLTAGE
M	
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MH	MANHOLE
MLO	MAIN LUG ONLY
MM	MULTI-MODE
MMCS	MANUAL MOTOR CONTROL SWITCH
MOCP	MAXIMUM OVERCURRENT PROTECTION
MSS	MOTOR STARTER SWITCH
MTD	MOUNTED
MV	MEDIUM VOLTAGE
MW	MICROWAVE
N	
N	NEUTRAL
NAC	NOTIFICATION APPLIANCE CIRCUIT
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NFSS	NON-FUSED SAFETY SWITCH
NTS	NOT TO SCALE
O	
OC	ON CENTER
OCPD	OVER CURRENT PROTECTIVE DEVICE
P	
P	POLE
PB	PULL BOX
PF	POWER FACTOR
PH or Ø	PHASE
PNL	PANEL
POS	POINT OF SALE
PR	PAIR
PRI	PRIMARY
PTR	PRINTER
PTZ	PAN TILT ZOOM
PVC	POLYVINYL CHLORIDE
R	
RCPT	RECEPTACLE
REF	REFRIGERATOR
RF	RADIO FREQUENCY
RX	RECEIVE/RECEIVER
S	
SCCR	SHORT CIRCUIT CURRENT RATING
SEC	SECONDARY
SM	SINGLEMODE
SPD	SURGE PROTECTION DEVICE
ST	SHUNT TRIP
STP	SHIELDED TWISTED PAIR
T	
TBB	TELECOMMUNICATIONS BONDING BACKBONE
TELECOM	TELECOMMUNICATIONS
TGB	TELECOMMUNICATIONS GROUNDING BUSBAR
TIA	TELECOMMUNICATIONS INDUSTRIES ASSOCIATION
TYP	TYPICAL
U	
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS OTHERWISE NOTED/UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTABLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	
V	VOLT
VA	VOLT-AMPERE
VEND	VENDING
VGA	VIDEO GRAPHICS ARRAY
VSD/VFD/ VFC	VARIABLE SPEED DRIVE/ FREQUENCY DRIVE / FREQUENCY CONTROLLER
W	
W	WATT
WAP	WIRELESS ACCESS POINT
WC	WET CHEMICAL
WG	WIRE GUARD
WM	WATER MIST
WP	WEATHER-PROOF
X	
XFMR	TRANSFORMER

GENERAL NOTES

GENERAL NOTES:

A. ELECTRICAL ORDINANCES:
ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND FEDERAL LAWS OR ORDINANCES GOVERNING THE PROJECT. IF, IN ANY INSTANCE, THE PLANS AND SPECIFICATIONS ARE IN DIRECT CONFLICT WITH SUCH CODES, LAWS OR ORDINANCES, THE CODE, LAWS AND ORDINANCES SHALL HAVE JURISDICTION AND THE WORK IN QUESTION SHALL BE INSTALLED ACCORDING TO THE CODES, LAWS AND ORDINANCES. ALL WORK SHALL BE INSTALLED UNDER THE SUPERVISION OF A LICENSED MASTER ELECTRICIAN.

B. BRING DISCREPANCIES SHOWN ON DIFFERENT DRAWINGS AND BETWEEN DRAWINGS AND SPECIFICATIONS OR BETWEEN DOCUMENTS AND FIELD CONDITIONS TO THE IMMEDIATE ATTENTION OF THE OWNER AND ENGINEER.

C. COORDINATE ELECTRICAL INSTALLATION WITH ALL OTHER CONTRACTORS AND OWNER FOR THE LOCATION AND SIZES OF ALL EQUIPMENT PRIOR TO ROUGH-IN. SHOULD ELECTRICAL WORK BE INSTALLED WHICH INTERFERES WITH THE WORK OF OTHER CONTRACTORS OR OWNER, SUCH WORK SHALL BE CHANGED WITH NO ADDITIONAL COST TO OWNER.

D. CONDUCTORS SHALL BE COPPER, UNLESS SPECIFIED OTHERWISE. BUILDING POWER WIRING SHALL HAVE THHN/THWN INSULATION. CONDUCTOR AMPACITY SHALL BE BASED ON TABLE 310-16 OF THE NEC. USE 60-DEGREE C RATING FOR CIRCUITS TERMINATING ON DEVICES RATED BELOW 100A. USE 75-DEGREE RATING FOR CIRCUITS TERMINATING ON DEVICES AND IN ENCLOSURES RATED 100A AND OVER.

E. INSTALL INSULATED GREEN EQUIPMENT GROUNDING CONDUCTOR WITH ALL BRANCH CIRCUIT AND FEEDER CONDUCTORS, SIZED IN ACCORDANCE WITH NEC ARTICLE 250.

F. DRAWINGS INDICATE DESIGN LOADS, VOLTAGES, CORRESPONDING CONTROL EQUIPMENT, FEEDERS AND OVER CURRENT DEVICES. IF EQUIPMENT ACTUALLY FURNISHED HAVE LOADS OTHER THAN THOSE INDICATED ON THE DRAWINGS OR SPECIFIED HEREIN, CONTROL EQUIPMENT, FEEDERS AND OVER CURRENT DEVICES SHALL BE ADJUSTED IN SIZE ACCORDINGLY AT NO ADDITIONAL COST TO THE OWNER. SUCH ADJUSTMENT SHALL BE SUBJECT TO THE REVIEW OF THE ARCHITECT PRIOR TO ACCEPTANCE OR PURCHASE.

I. IN GENERAL, BRANCH CIRCUIT CONDUIT AND WIRE IS NOT SHOWN. PROVIDE CONDUIT AND WIRE TO CONNECT DEVICES TO CIRCUITS SHOWN. WIRE FILL AND CONDUCTOR SIZE SHALL BE AS SPECIFIED. PROVIDE A MAXIMUM OF THREE PHASE CONDUCTORS IN A SINGLE HOME RUN. PROVIDE A DEDICATED NEUTRAL FOR EACH PHASE CONDUCTOR UNLESS OTHERWISE NOTED. INSTALL PULL BOXES AND JUNCTION BOXES AS REQUIRED TO AID IN THE INSTALLATION OF CABLES AND CONDUCTORS. LABEL LOCATION OF POWER CIRCUITS ON COVER OF ALL RECEPTACLES AND ON COVER OF JUNCTION BOXES AND BOXES ASSOCIATED WITH EQUIPMENT. INCLUDE PANEL AND CIRCUIT IDENTIFICATION. LABEL LOCATION OF POWER CIRCUITS ON COVER OF ALL LIGHT SWITCHES. INCLUDE PANEL AND CIRCUIT IDENTIFICATION.

J. INSTALL ALL ITEMS NECESSARY TO COMPLETE THE INSTALLATION. TOUCH-UP OR REFINISH THE FACTORY FINISH OF EQUIPMENT MARRED DURING SHIPMENT, DEMOLITION OR INSTALLATION.

K. SUBMIT SHOP DRAWINGS OF ALL NEW EQUIPMENT, DEVICES, FIXTURES AND CABLES/CONDUCTORS TO BE INSTALLED IN SYSTEM FOR WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

L. ALL WORK SHALL BE GUARANTEED FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

M. ELECTRICAL DEVICES AND EQUIPMENT SHOWN AS DASHED ARE TO BE DEMOLISHED. ELECTRICAL DEVICES/EQUIPMENT SHOWN WITH LIGHT SOLID LINE TYPE ARE EXISTING TO REMAIN. ANY ITEMS TO BE TURNED OVER TO FACILITIES MANAGEMENT WILL BE NOTED.

N. MAINTAIN FIRE RATING WHERE RACEWAYS, CABLING, DEVICES, ETC. PENETRATE A FIRE RATED STRUCTURE. FIRE PROOF ALL PENETRATIONS AS REQUIRED.

O. SEAL INTERIOR OF ALL CONDUITS WHERE THEY PENETRATE WALLS, FLOORS, OR CEILINGS ENTERING OR EXITING STAIRWELLS.

P. EXISTING EQUIPMENT, DEVICES INDICATED ON PLAN WERE TAKEN FROM EXISTING PLANS AND SHALL NOT BE CONSIDERED 100% ACCURATE. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFYING LOCATIONS OF EXISTING SYSTEMS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES WHICH MAY AFFECT ANY WORK UNDER THIS CONTRACT.

ELECTRICAL SHEET INDEX

DRAWING INDEX -...
MEP DRAWING INDEX

NUMBER	SHEET NAME
E000	ELECTRICAL GENERAL NOTES AND SYMBOLS
E030	ELECTRICAL SITE PLAN
E060	GRID CONNECTED CONTROLS

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VILLAGE OF MCFARLAND
MCFARLAND, WI 53558

PUBLIC SAFETY BUILDING-
BATTERY STORAGE

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4715-004-00

ELECTRICAL GENERAL NOTES AND SYMBOLS

DATE: AUGUST 20, 2025

95% BIDDING DOCUMENTS

E000

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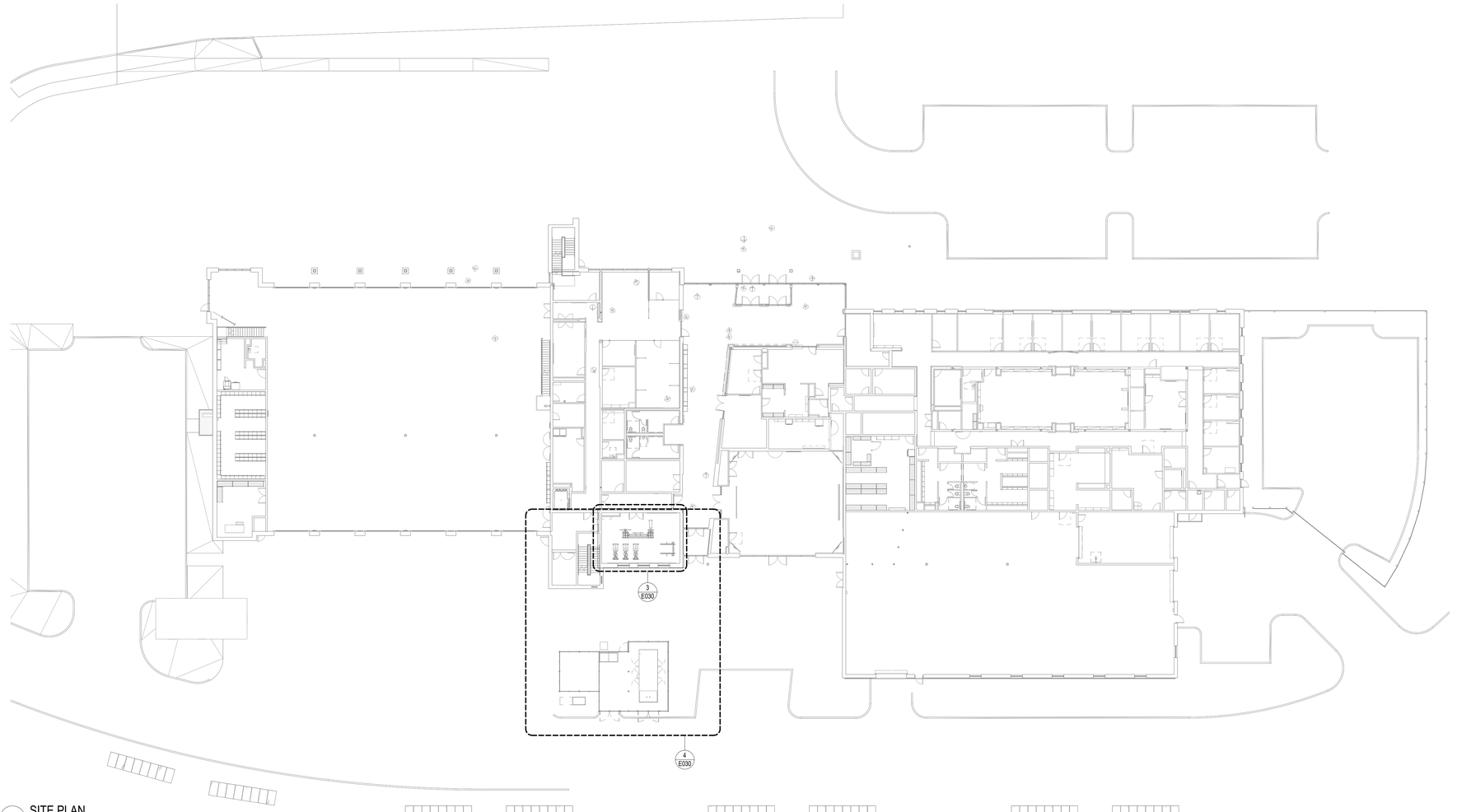
GENERAL NOTES

A. CONDUIT ROUTES AS SHOWN ARE DIAGRAMMATIC IN NATURE. FIELD VERIFY ACTUAL CONDUIT ROUTES PRIOR TO INSTALLING CONDUIT. PROVIDE PULL BOXES FOR SITE CABLING AS REQUIRED, BUT NOT TO EXCEED MORE THAN 200' BETWEEN BOXES.

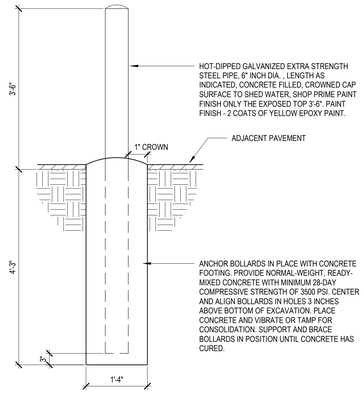
B. PROVIDE AND INSTALL 6" EQUIPMENT PAD FOR ALL NEW ELECTRICAL EQUIPMENT.

KEYNOTES:

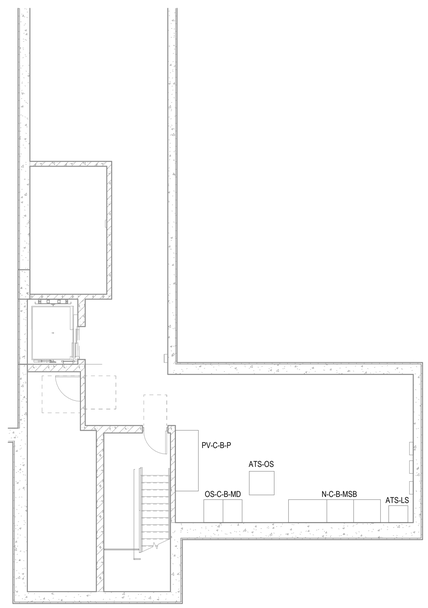
1. BATTERY ENERGY STORAGE ENCLOSURES, ADDITIONAL ENCLOSURES PER ALTERNATES. REFER TO PERFORMANCE SPECIFICATION 26 33 00 AND 26 37 00 FOR ADDITIONAL INFORMATION.
2. PROVIDE AND INSTALL PROTECTIVE BOLLARDS AS NECESSARY SURROUNDING ELECTRICAL EQUIPMENT. REFER TO STEEL PIPE BOLLARD DETAIL FOR INFORMATION.
3. PROVIDE AND INSTALL CONCRETE SLAB WITHIN THE ENTIRE AREA BETWEEN THE CURB AND ENCLOSURE FENCE.



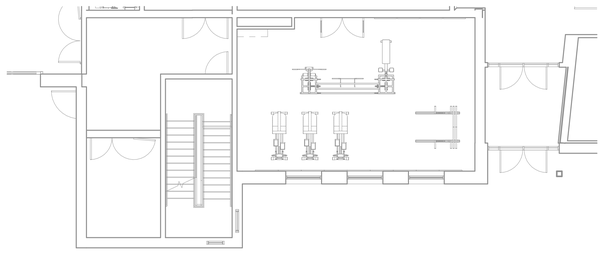
1 SITE PLAN
1" = 20'-0"

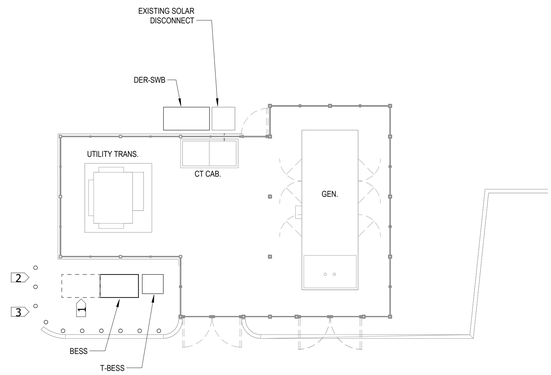


5 STEEL PIPE BOLLARD
3/4" = 1'-0"



3 POWER PLAN - LOWER LEVEL
1/8" = 1'-0"





4 ENLARGED PLAN - YARD
1/8" = 1'-0"

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PUBLIC SAFETY BUILDING-
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NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4715-004-00

ELECTRICAL SITE PLAN

DATE: AUGUST 20, 2025

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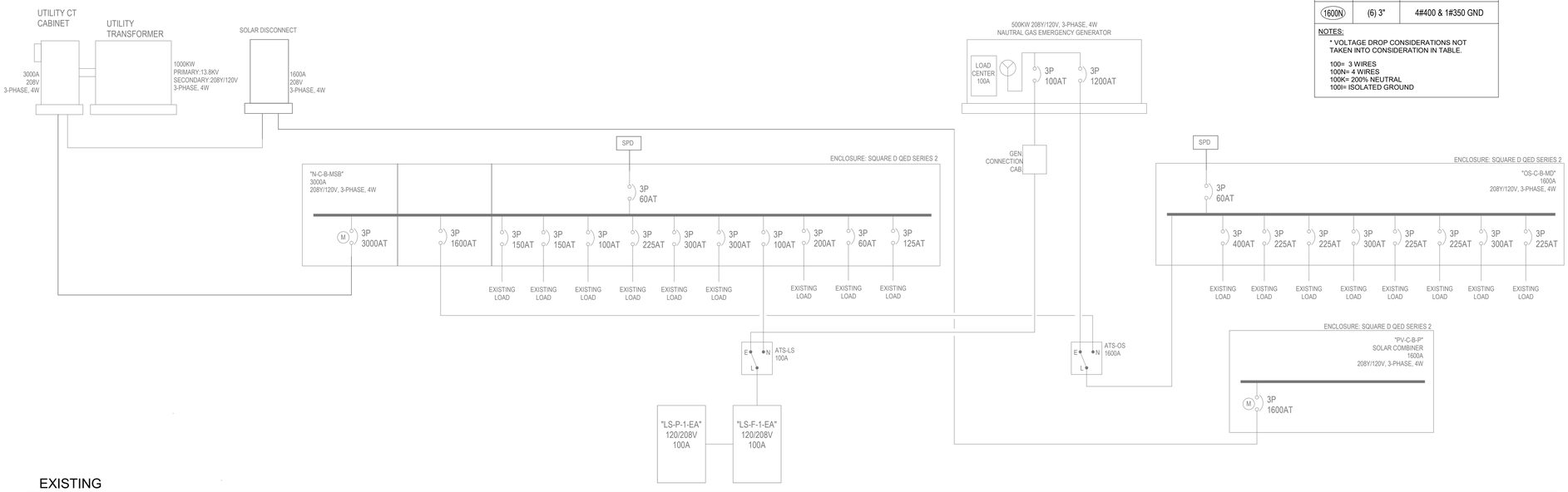


EXISTING

FEEDER (AMPS)	FEEDER AND CONDUIT SIZES - AL	
	CONDUIT	CONDUCTOR
225N	4"	4#300 & 1#2 GND
600N	(2) 3 1/2"	4#500 & 1#2/0 GND
1600N	(6) 3"	4#400 & 1#350 GND

NOTES:
* VOLTAGE DROP CONSIDERATIONS NOT TAKEN INTO CONSIDERATION IN TABLE.

100= 3 WIRES
100N= 4 WIRES
100K= 200% NEUTRAL
100I= ISOLATED GROUND

GENERAL NOTES

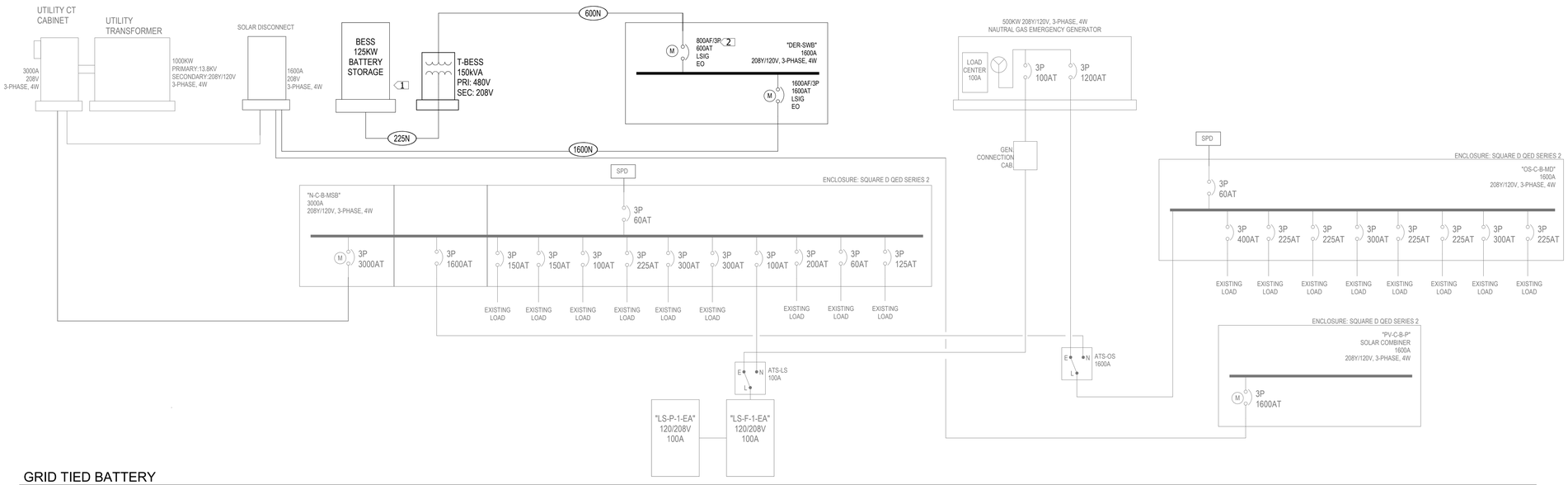
A. REFER TO FEEDER SCHEDULE FOR WIRE AND CONDUIT SIZES AS WELL AS FEEDER REQUIREMENTS.

B. ELECTRICAL FEEDERS AND EQUIPMENT SHOWN WITH HALFTONED/LIGHT LINES ARE EXISTING TO REMAIN. ALL ELECTRICAL EQUIPMENT SHOWN WITH BOLD/DARK LINES ARE NEW.

C. CONTRACTOR SHALL PROVIDE FINAL DESIGN OF MICROGRID SYSTEM BASED ON ACCEPTED EQUIPMENT SELECTIONS. SEE PERFORMANCE SPECIFICATION SECTIONS 26 33 00 AND 26 37 00 FOR MICROGRID PERFORMANCE, BASIS OF DESIGN AND OTHER REQUIREMENTS.

KEYNOTES:

1. BATTERY ENERGY STORAGE DEVICE, REFER TO PERFORMANCE SPECIFICATION 26 33 00 AND 26 37 00 FOR ADDITIONAL INFORMATION AND ALTERNATES.
2. FURNISH AND INSTALL NEW POWER PACT MOLDED CASE CIRCUIT BREAKER AND SEL 751 RELAY CONNECTED TO THE TRIP FUNCTION OF THE CIRCUIT BREAKER. MATCHING EXISTING SWITCHBOARD AIC RATING.



GRID TIED BATTERY

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PUBLIC SAFETY BUILDING-
BATTERY STORAGE

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4715-004-00

ELECTRICAL RISER/ONE-LINE DIAGRAM - GRID CONNECTED BESS

DATE: AUGUST 20, 2025

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KEYNOTES:

1. REFER TO PERFORMANCE SPECIFCATION 26 37 00 FOR MORE INFORMATION, MICROGRID CONTROLLER SEQUENCE OF OPERATIONS:

   A. **GRID CONNECTED SEQUENCE OF OPERATION**: PROVIDE CLOUD-BASED SERVICE INTEGRATED FOR DISPATCH OF DERS FOR ECONOMIC OPTIMIZATION (I.E., TO MAXIMIZE RETURN ON INVESTMENT) WITH ALGORITHMS THAT UTILIZE MODEL PREDICTIVE CONTROL; CAPABLE OF RUNNING MULTIPLE USE CASES SIMULTANEOUSLY.

      1. REMOTE MONITORING, FORECASTING, AND DATA STORAGE: SUPPORT MONITORING OF POWER, ENERGY, AND PRODUCTION INFORMATION FOR EACH DER USING WEB-BASED INTERFACE

      2. TARIFF MANAGEMENT: CONTROL DERS (CONSUME/PRODUCE/STORE ENERGY) ACCORDING TO VARIABLE ELECTRICITY TARIFF RATE (E.G., TIME-OF-USE RATES).

      3. DEMAND CHARGE REDUCTION (PEAK SHAVING): CONTROL DERS (CONSUME/PRODUCE/STORE ENERGY) TO REDUCE PEAK CONSUMPTION AND RESULTING CHARGES FROM UTILITY.

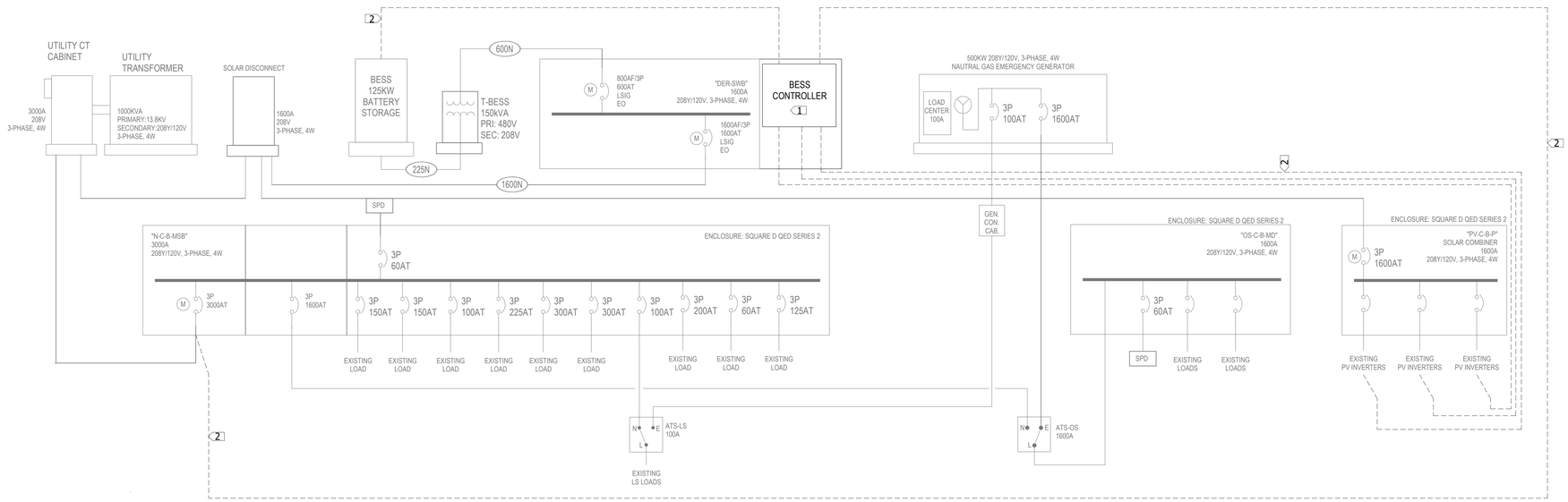
      4. SELF-CONSUMPTION: CONTROL ENERGY STORAGE TO MAXIMIZE ENERGY CONSUMED AND CHARGED DIRECTLY FROM SOLAR SOURCES.

      5. DEMAND RESPONSE: CONTROL DERS TO PARTICIPATE IN UTILITY OR ISO PROGRAMS.

      6. OFF GRID PREPARATION (STORM HARDENING): CONTROL DERS TO PREPARE FOR POWER OUTAGE EVENTS (E.G., DUE TO STORMS).

      7. MICROGRID CONTROLLER PROVIDER TO REMOTELY MONITOR AND ADJUST SYSTEM CONTROL ALGORITHMS TO OPTIMIZE SYSTEM PERFORMANCE AND ECONOMICS FOR 1 YEAR AFTER SUBSTANTIAL COMPLETION.

2. LOW VOLTAGE COMMUNICATIONS, CONTROL AND ENERGY METERING CABLE.



GRID CONNECTED CONTROLS

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PUBLIC SAFETY BUILDING-
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HGA NO: 4715-004-00

GRID CONNECTED CONTROLS

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VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action on a State Municipal Finance Agreement (SMFA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach Road.**

PREVIOUS ACTION:
The original agreement was adopted by the Village Board at its meeting on November 22, 2021.

ISSUE SUMMARY:
The Wisconsin Department of Transportation has been working on reconstructing the US Highway 51 corridor from Interstate 39/90 through Stoughton to McFarland over the last couple of years. Specificially in McFarland that includes Segment 6 from Exchange Street to Larson Beach Road and Segment 7 from Larson Beach Road to near Voges Road. Segment 7 has been under construction for most of 2025 to repave the highway and reconstruct the on/off ramps on Siggelkow Road. This work is scheduled to be completed by the end of this year. Segment 6 will begin construction near the end of 2026 and extend into 2027 before completion within that year.

As we did with Segment 7 and with any State project, we need to adopt a State/Municipal Finance Agreement outlining the project improvements and the financial obligations for the Village and State to complete the project. A vast majority of the total cost of the project falls on the State and is largely funded through the Federal Government. There are some things specific though to McFarland that we are responsible to contribute towards financially. Our involvement in Segment was pretty minor whereas Segment 6 within the heart of our commercial corridor has a more significant impact for a lot of reasons. Those impacts, thought, are to create positive impacts going forward hoping to improve safety for all users of the highway and expand access where applicable. Some notable aspects of the proposed design:

- The highway layout will be largely the same as far as traffic lanes with two lanes in either direction through the Village.
- A roundabout will be constructed at Larson Beach Road to replace the existing signals at this location.
- Several turning movements are being changed to limit cross traffic through medians and divert individuals through the roundabout.
- As result of these changes the highway speed will be lowered from 40 mph as it currently is to 30 mph when it is complete.
- Sidewalks on both sides of the street within the entire segment will be added through this

project where most of this area does not have that presently. Additionally, a trail will be added all the way to Exchange Street which will provide off street pedestrian accomodation to the south end of the Village.

- We are able to access funds from the State to help improve the aesthetic of the corridor looking to address lighting and other streetscaping consistent with what has been done on Farwell and Exchange Streets.
- New stormwater improvements are being added to help better control the flow of water.
- The bridge over Yahara River will be replaced and when completed will include a pedestrian underpass to allow safe crossing and recreational opportunities.

Those are some of the main elements of the project with project plans summarized within the agreement. The State held a Public Information Meeting at Waubesa Intermediate School back in April to review these plans also with the Public with another one scheduled before the work begins.

Segments 1-5 are the remainder of the highway south of the Village through Stoughton all the way to Interstate 39/90. Segment 5 as an example will include the reconstruction of the Exchange Street intersection as a roundabout that will have an effect on the Village as our gateway for those entering from the south and exiting from the north.

FINANCIAL/BUDGET IMPACT:

The project is funded primarily through State and Federal funds; however, there are some aspects of the project that will be the responsibility of the Village to fund. Additionally, the State has re-instituted its Community Sensitive Design (CSD) Program where they provide a % of the overall projects costs to the Municipality to use on various aesthetic amenities. Please note the following cost share responsibilities of the Village within Segment 6 of this project:

- **Pedestrian Underpass** - The bridge over the Yahara River will be removed and completely reconstructed including pedestrian accomodation. That is 100% the cost responsibility of the State. The Village requested a pedestrian underpass be constructed to allow individuals safe crossing under the highway along the river while staying connected to the new pedestrian network created through this project. It also provides new recreational opportunities to launch a canoe or kayak on both sides of the dam either into Lake Waubesa or into the Yahara River. That is 100% the cost responsibility of the Village. We have previously agreed to fund this improvement and committed to it through the design that is nearly complete. The lump sum cost is the same as before at $1,509,000.
- **New Sidewalk/Pedestrian Paths** - This project adds sidewalk on USH 51 on both sides of the street where it presently does not exist. The State pays for 80% of these improvements with the Village paying the remaining 20%. This also includes a new pedestrian path from Exchange Street to Babcock County Park as was agreed to with the Town of Dunn within the boundary agreement approved this last June. Total Village cost for this work is $45,285.
- **Street Lighting** - The project will install new street lighting following the same design as is presently installed on Farwell Street. This is decorative in nature in excess of the State's standard which they fund in two ways through this agreement. The need for street lighting is

split equally between the parties with the cost for standard lighting determined and each party responsible for half. That is the $140,214 number listed. The CSD funds can apply to the decorative nature of this lighting which the difference with the higher expense is funded up to 80% by the State and the Village picking up the remaining 20%. That leaves our additional cost for the decorative lighting at $47,652. The State is responsible for 100% of the lighting needs at the Farwell intersection due to the signal and Larson Beach intersection due to the roundabout. They apply their standard there and we requested they include black poles to match our decorative lighting. That cost is split is also 80/20 for that leaving the Village with an expense of $7,524. Admittedly the funding of street lighting is a bit confusing how they go about this within their standard agreements. Another way to look at it, is that the total costs related to lighting are $556,308. The Village's share of this expense will be $195,390 or about 35% of that total.

- **General Hardscape** - There are several areas where the CSD funds can be applied to improve the hardscape of the project. This includes staining the retaining walls $21,587), coloring/stamping concrete in medians/parkways ($33,809), and also landscaping the roundabout at Larson Beach Road ($10,842). Our total expense for these three items will be $66,238 compared to the State's responsibility at $264,954. Staining will match other colors planned within the corridor, coloring/stamping will follow the same pattern as Farwell, and the roundabout landscaping will use the same design as was previously proposed (but not advanced) for Siggelkow Road.
- **Utility Adjustments** - As with any project, there will be things that are encountered within the field during construction that are underground related to the utilities we will have to relocate at our expense. Most of our utilities cross USH 51 versus running parallel to it making this a minimal expense at $34,500.
- **Rectangular Rapid Flashing Beacons** - These are also referred to as RRFBs and the Village has used these in several locations presently near the Highway School, on Siggelkow Road near Juniper Ridge, and near Waubesa Intermediate School to name a few. These will be installed at Burma Road to help give those crossing the road advanced notice to drivers. Cost for this is included at $37,000.
- **Sanitary Sewer** - Similar to other utility adjustments there is one small section of sanitary pipe that will be relocated within the project. It is called out separately as it will have to be addressed when the trench is opened up to coordinate installation with other underground improvements. Total cost for this is presented at $30,300.

These are the cost estimates provided by the State for the purposes of developing this agreement. This will be evaluated again once the project has been bid to confirm the final pricing for the project. The Village's total cost obligation is presented at $1,887,413 which will be finalized and approved through the 2027 Budget in the fall of 2026 once the final pricing has been established by the State. While the budget for this will not be officially adopted until next year, the current Capital Improvement Plan accounts for this funding at a total amount of $1,890,000. As we prepared the CIP we didn't have this detail until now, but had been

following along the way to try to stay close so it could be included within our forecast projections. The funding sources for the total amount will include TID #5, Utilities Fund, and borrowed money through the Capital Projects Fund as is customary but we are also seeking a contribution from Dane County to support the underpass. We anticipate bringing forward an agreement with Dane County at the next board meeting where they would contribute a substantial portion towards its construction to help offset the local share of the improvement.

VILLAGE PLAN REFERENCE:
WisDOT Environmental Assessment - August 16, 2021

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended action:

Motion and second to approve the State/Municipal Financial Agreement (SMFA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach Road.

ATTACHMENTS:
1. 5845-16-76 added CSD 08212025
2. april25segment6exhibit
3. 58451606_Colored and Stamped Medians_250819
4. 186143_MCFAW_RAB_LandscapePlan
5. Propoosed Lighting

	Revision #1 **STATE/MUNICIPAL FINANCIAL AGREEMENT FOR A STATE- LET HIGHWAY PROJECT** *This agreement supersedes the agreement signed by the Municipality on November 22, 2021 and signed by DOT on December 16, 2021.*	Revised Date: August 21, 2025 Date: September 1, 2021 I.D.: 5845-16-00/-06/-26/-76/-78 Road Name: USH 51 Title: Stoughton – Madison Limits: Exchange St to Larson Beach Rd County: Dane Roadway Length: 1.09 Miles

The signatory **Village of McFarland**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: USH 51 is a principal arterial. The existing roadway from Exchange Street to Burma Road is a 4-lane undivided urban section with four 12-foot lanes and no shoulders. From Burma Road to Larson Beach Road is a 4-lane divided urban cross-section with four 12-foot lanes and no shoulders. The existing pavement is deteriorated and close to the end of its pavement life. Pedestrian accommodations will be updated and added to USH 51 where not currently present.

Proposed Improvement - Nature of work: Reconstruction of USH 51. Replace existing pavement structure, curb & gutter, sidewalk, and curb ramps. Replace and lengthen Yahara River Bridge (B-13-085) to match the existing dam opening. Add new pedestrian accommodations along USH 51. Babcock County Park has 15 mitigation items that will be completed with this project.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: Construct a new pedestrian underpass at Yahara River. The pedestrian underpass requires raising the roadway grade and increasing the height of proposed retaining walls. The Municipality is responsible for all costs associated with the design and construction of the new pedestrian underpass, including State oversight. The Municipality is responsible for 20% of the cost of new sidewalk and one multi-use path located on one side of USH 51. The Municipality is responsible for 50% of the cost of standard lighting as the construction inspection and acceptance of the lighting system. The Municipality is responsible for 100% of all costs for Municipal-owned utility adjustments. Community Sensitive Design funding has been approved for aesthetic treatments in the Village of McFarland for a maximum of $612,154. The Municipality will be responsible for 100% of the costs of aesthetic items over the Community Sensitive Design funding maximum. The replacement of sanitary sewer, including design, construction costs, oversight, and acceptance of the work. The Municipality has requested the installation of Rectangular Rapid Flashing Beacon (RRFB) Systems at the intersection of Burma and solar RRFBs at Larson Beach Road. The Village is responsible for the costs of the RRFBs at Burma, and at Larson Beach they are responsible for the cost to upgrade the RRFBs from hardwired to solar.

TABLE 1: SUMMARY OF COSTS

Phase	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
Preliminary Engineering: 5845-16-00	$ 3,464,500	$ 3,464,500	100%		
Plan Development: 5845-16-06	$ 3,300,000	$ 3,300,000	100%	$ -	
Real Estate Acquisition:					
Acquisition: 5845-16-26	$ 800,000	$ 800,000	100%		
Compensable Utilities			100%	$ -	
[1]Construction: 5845-16-76					
Roadway	$ 15,000,000	$ 15,000,000	100%	$ -	
- Pedestrian Underpass		$ (1,509,000)		$ 1,509,000	LS
Bridge Replacement	$ 3,100,000	$ 3,100,000	100%	$ -	
Seven Retaining Walls	$ 3,800,000	$ 3,800,000	100%	$ -	
New Sidewalk & Multi-use Path					
- New Sidewalk	$ 180,964	$ 144,771	80%	$ 36,193	20%
- Multi-use Path	$ 45,460	$ 36,368	80%	$ 9,092	20%
Street Lighting	$ 280,428	$ 140,214	50%	$ 140,214	50%
Community Sensitive Design					
- Decorative Lighting	$ 238,260	$ 190,608	80%MAX	$ 47,652	20%+BAL
- Painting Standard Light & Signal Poles	$ 37,620	$ 30,096	80%MAX	$ 7,524	20%+BAL
- Retaining Wall Staining	$ 107,935	$ 86,348	80%MAX	$ 21,587	20%+BAL
- Colored & Stamped Concrete	$ 169,045	$ 135,236	80%MAX	$ 33,809	20%+BAL
- Landscaping of Center Island	$ 54,212	$ 43,370	80%MAX	$ 10,842	20%+BAL
Total CSD Items	$ 607,072	$ 485,658	80%MAX	$ 121,414	20%+BAL
Municipal Utility Adjustments	$ 34,500	$ -		$ 34,500	100%
Rectangular Rapid Flashing Beacons	$ 37,000	$ -		$ 37,000	100%
[1]Non-Participating: 5845-16-78					
Sanitary Sewer	$ 30,300	$ -		$ 30,300	100%
Total Cost Distribution	**$ 30,649,924**	**$ 28,762,510**		**$ 1,887,413**	

1. Estimates include construction engineering.
2. Community Sensitive Design (CSD) amenities considered to be the preference of the community are funded with 80% federal funding up to a maximum of $612,154. See Item 8 of Terms and Conditions.
No state funding is permitted for CSD amenities.
Costs in excess of the CSD funding limit shall be the responsibility of the Municipality.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages 3–5); is made by the undersigned under proper authority to make such request for the designated Municipality, upon signature by the State, upon fully executed signature of applicable State Municipal Maintenance Agreement and delivery to the Municipality. The initiation and accomplishment of the improvement will be subject to the applicable federal and state regulations. No term or provision of neither the State/Municipal Financial Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Financial Agreement.

Signed for and in behalf of the **Village of McFarland** (please sign in blue ink)

Name (print) Title

Signature Date

Signed for and in behalf of the **State** (please sign in blue ink)

Name **Michelle Ellias** Title **WisDOT Southwest Region Planning Chief**

Signature Date

TERMS AND CONDITIONS:

1. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceeds federal/state financing commitments or are ineligible for federal/state financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table, which shows Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from General Transportation Aids or any moneys otherwise due and payable by the State to the Municipality.

2. Funding of each project phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or state transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:

   (a) Design engineering and state review services.

   (b) Real Estate necessitated for the improvement.

   (c) Compensable utility adjustment and railroad force work necessitated for the project.

   (d) The grading, base, pavement, curb and gutter, and structure costs to State standards, excluding the cost of parking areas.

   (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins, and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.

   (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking, and testing of sanitary sewer and water main.

   (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.

   (h) Replacement of existing sidewalks necessitated by construction.

   (i) Replacement of existing driveways, in kind, necessitated by the project.

   (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.

   (k) Eligible Community Sensitive Design (CSD) amenities considered to be the preference of the community, not to exceed CSD funding limit for the project.

3. Work necessary to complete the improvement to be financed entirely by the Municipality or other utility or facility owner includes the following items:

   (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.

   (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.

   (c) Roadway and bridge width in excess of standards.

   (d) Construction inspection, staking, and material testing and acceptance for construction of sanitary sewer and water main.

   (e) Provide complete plans, specifications, and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing, and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions, or claims resulting from the sanitary sewer and water system construction.

   (f) Parking lane costs.

(g) Coordinate, clean up, and fund any hazardous materials encountered for Municipality utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.

(h) 20% of costs of eligible Community Sensitive Design (CSD) amenities considered to be the preference of the community up to the CSD funding limit for the project plus 100% of costs of eligible CSD amenities in excess of the CSD funding limit for the project.

4. As the work progresses, the Municipality will be billed for work completed which is not chargeable to federal/state funds. Upon completion of the project, a final audit will be made to determine the final division of costs.

5. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.

6. The work will be administered by the State and may include items not eligible for federal/state participation.

7. The Municipality shall, in cooperation with the State, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.

8. Basis for local participation:

(a) Roadway Construction (5845-16-76): The construction estimate is based on the estimated unit prices and quantities of all bid items required for construction. As items are identified during the design phase that require cost participation or are ineligible for Federal/ State funding, this agreement will be amended to reflect those costs. The Municipality is required to pay $1,509,000 Lump Sum for the cost of the pedestrian underpass. The Lump Sum amount includes all costs associated with the pedestrian underpass, including design, construction, State oversight, additional roadway fill, increased girder length, increased retaining wall heights required for the pedestrian underpass, and aesthetics (railings, lighting, etc.). These costs are not eligible for Federal/State Funding.

New Sidewalk and Multi-use Path: Replacement of existing standard sidewalk necessitated by the roadway improvement is 100% eligible for Federal/ State funding. New standard sidewalk is 80% eligible for Federal/ State funding. The Municipality will be responsible for 20% of the new sidewalk costs. A multi-use path located on one side of USH 51 is 80% eligible for Federal/ State funding. The Municipality will be responsible for 20% of the multi-use path costs.

Street Lighting: Continuous street lighting designed to accepted WisDOT standards and installed at time of construction is 50% eligible for Federal/ State funding. The standard lighting cost is calculated to be $280,428. The standard lighting cost also includes construction delivery cost. The Municipality requested decorative lighting which is eligible for CSD funding with 80% Federal funding up to a maximum of $190,608 when the Municipality agrees to provide the remaining 20% and any funds in excess of the CSD funding limit. CSD amenities included in the decorative lighting are decorative light poles. All future maintenance and operation costs of the street lighting are the responsibility of the Municipality.

Community Sensitive Design: CSD amenities are funded with 80% Federal funding up to a maximum of $485,658 (including the decorative lighting) when the Municipality agrees to provide the remaining 20% and any funds in excess of the CSD funding limit. CSD amenities included in the project are:

- Decorative Lighting
- Painting Standard Light Poles and Signal Poles
- Retaining Wall Staining
- Colored and Stamped Concrete
- Landscaping of Center Island

Municipal Utility Adjustments: The Municipality is responsible for 100% of the cost for any Municipal-owned utility adjustments.

Costs associated with the Rectangular Rapid Flashing Beacon Systems, installed to WisDOT standards at the time of project construction, are 100% the responsibility of the Municipality. The Municipality is responsible for cost to upgrade the RRFBs from hardwired to solar. All future maintenance and operation of the Rectangular Rapid Flashing Beacons are the responsibility of the Municipality.

CSD funding is governed by Wis. Stat. 85.0205. The department will regularly review the total CSD funding on this and any associated improvement projects to ensure total CSD funding does not exceed statutory limits. If at any point CSD funding exceeds statutory limits, the department will notify the Municipality of any adjustments to CSD funding that may be required to remain in compliance with state statues.

(b) Non-Participating Construction (5845-16-78): The construction estimates were provided by the Municipality. The Municipality is responsible for 100% of the costs for improvements to the sanitary sewer, including mobilization. The Municipality is responsible for 100% of the costs for backfill necessary for the replacement or addition of the Municipality-owned utilities. These costs are not eligible for Federal/State Funding.

Comments and Clarification: This agreement is an active agreement that may need to be amended as the project is designed. It is understood that these amendments may be needed as some issues have not been fully evaluated or resolved. The purpose of this agreement is to specify the local and state involvement in funding the project. A signed agreement is required before the State will prepare or participate in the preparation of detailed designs, acquire right-of-way, or participate in construction of a project that merits local involvement.

US 51
EXCHANGE ST TO LARSON BEACH RD
DANE COUNTY

LEGEND:
- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY
- EXISTING PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

BABCOCK COUNTY PARK (SECTION 4) BOAT LAUNCH

EXCHANGE ST

51

RETAINING WALL

RETAINING WALL

RETAINING WALL

PEDESTRIAN CROSSING WITH RAPID FLASHING BEACON

CANOE/KAYAK LAUNCH

CANOE/KAYAK LAUNCH

RETAINING WALL

PEDESTRIAN UNDERPASS

SIDEWALK TO CONNECT TO EXCHANGE STREET SIDEWALK

BABCOCK COUNTY PARK (SECTION 4)

TOKAPA CREEK

EXISTING RETAINING WALL WILL BE STAINED

BABCOCK COUNTY PARK (SECTION 4)

SCREENING/BARRIER WALL

PEDESTRIAN CROSSING WITH RAPID FLASHING BEACON

MN

MN

MN

2

2

N

BURMA RD

71'BR'

USH 51 SB

867'SB'

868'SB'

869'SB'

870'SB'

871'SB'

872'SB'

873'S

867'NB'

868'NB'

869'NB'

870'NB'

871'NB'

872'NB'

USH 51 NB

72'BR'

BURMA RD

73'BR'

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STREETSCAPING EXHIBIT	SHEET	E

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WISDOT/CADDS SHEET 42

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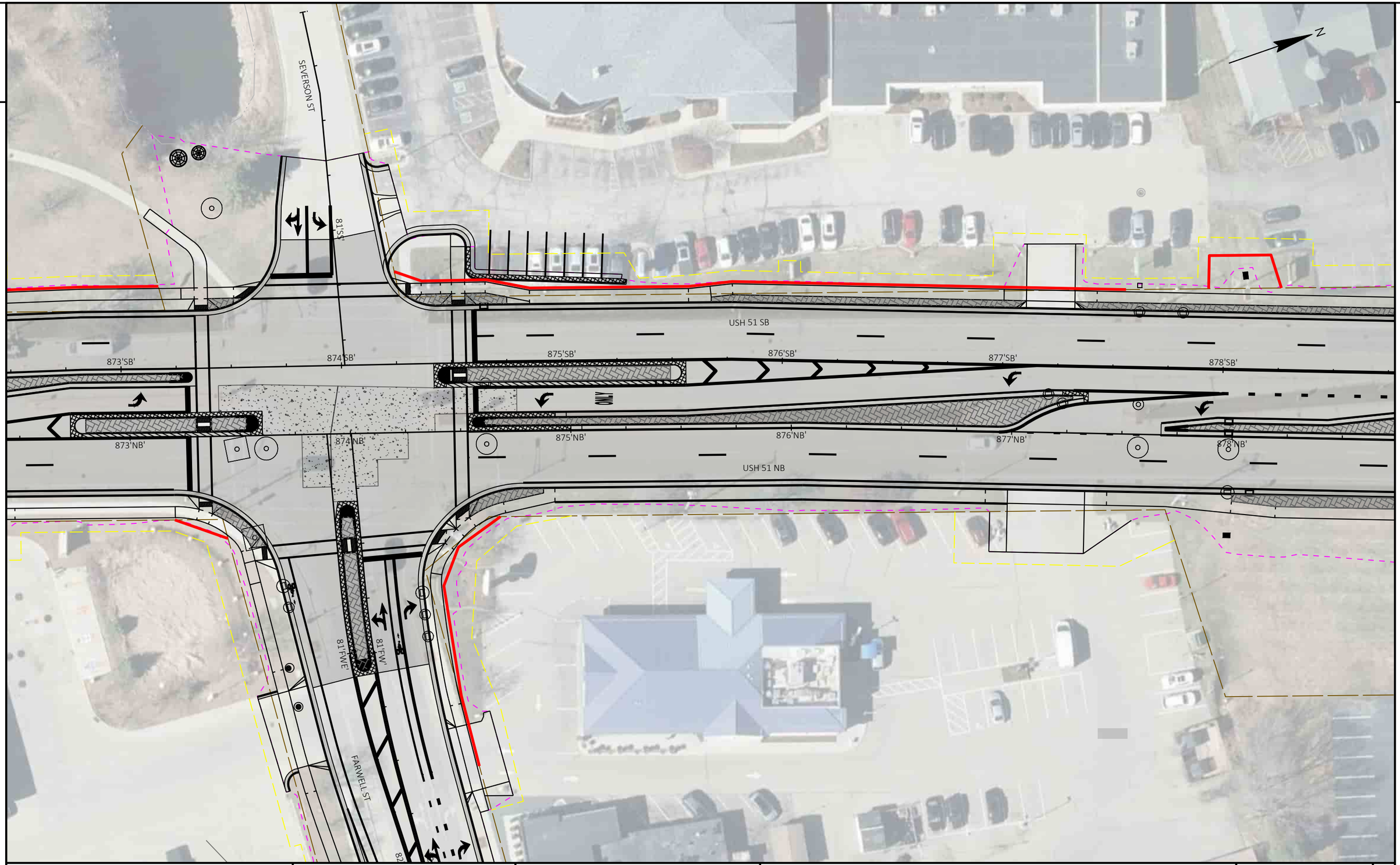

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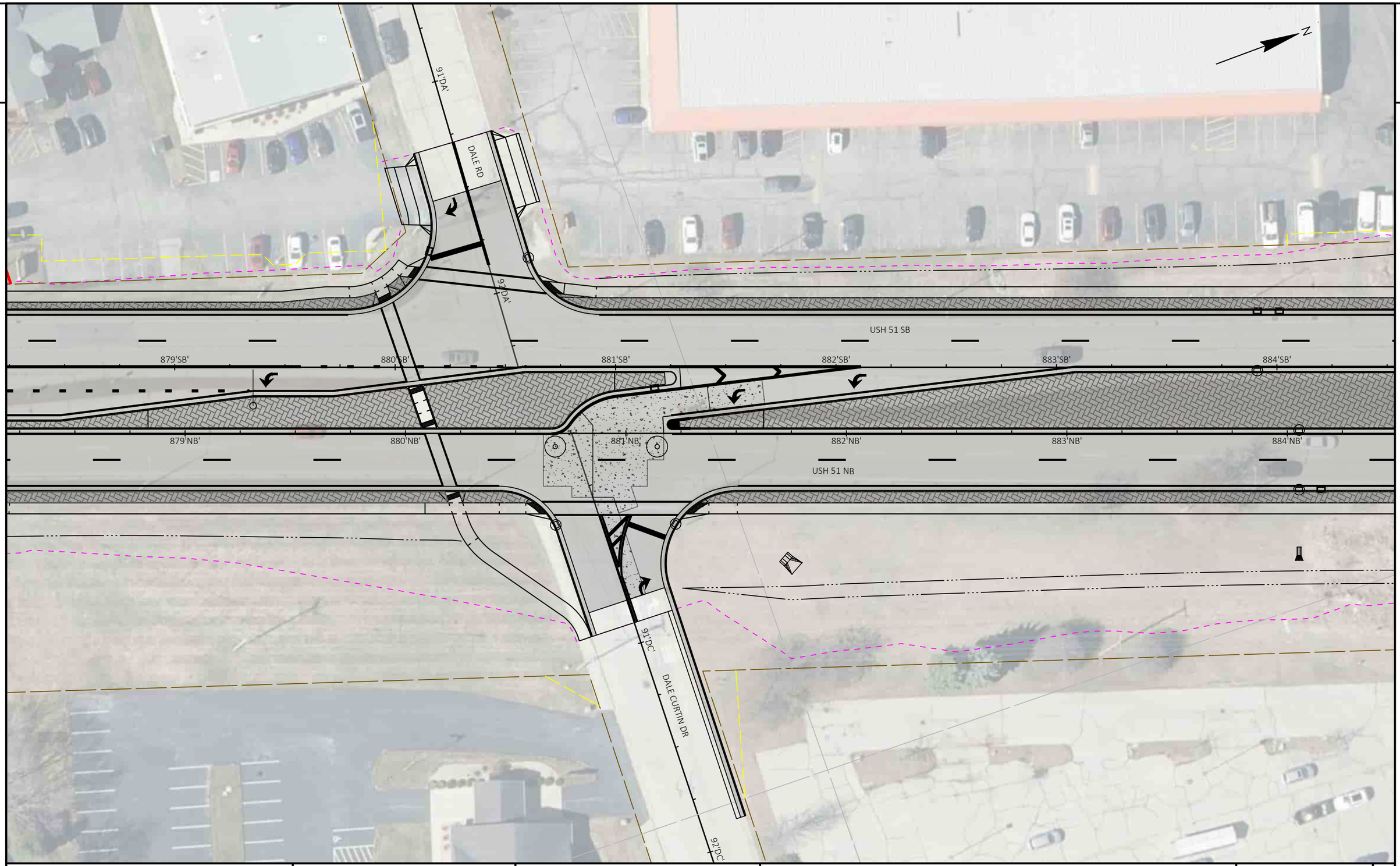

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WISDOT/CADDS SHEET 42

2

2

N

USH 51 SB

USH 51 NB

884'SB'

885'SB'

886'SB'

887'SB'

887'NB'

886'NB'

885'NB'

884'NB'

890'SB'

890'NB'

LARSON BEACH RD

102'LEB'

102+00 'LWB'

LARSON BEACH RD

102'LEB'

102+00 'LWB'

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STREETSCAPING EXHIBIT	SHEET	E

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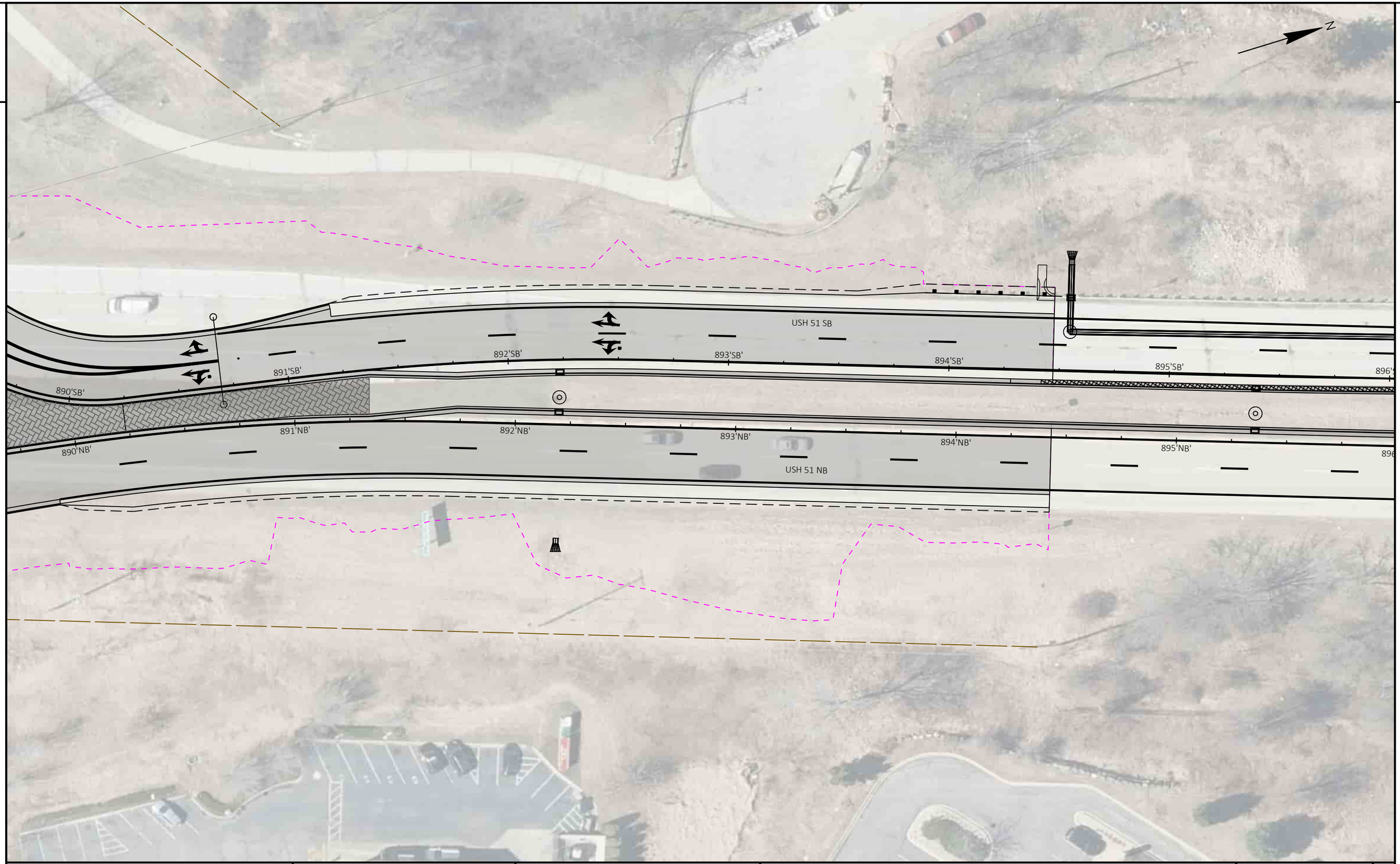

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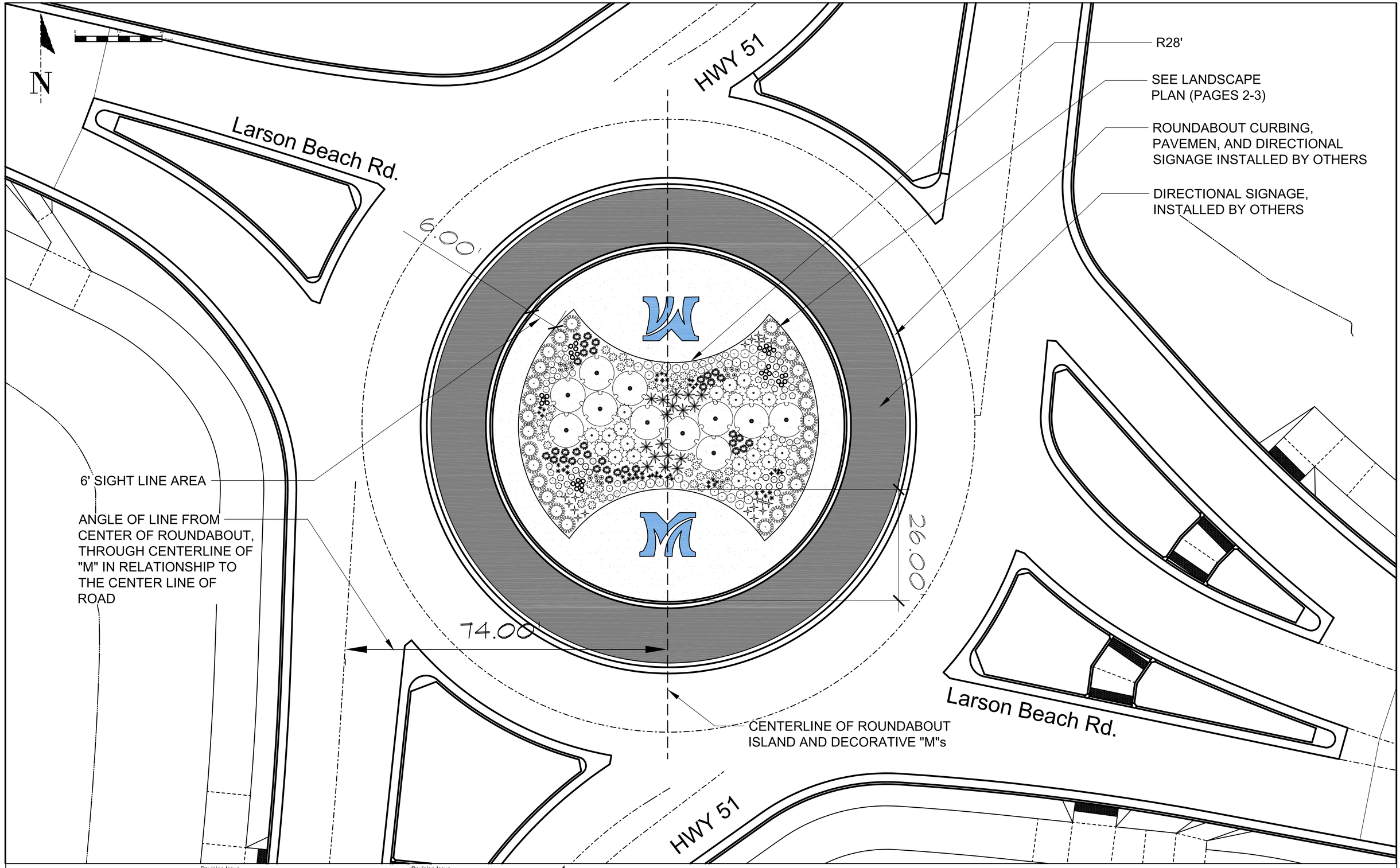


SEH Project Drawn By: LM Designed By: LM Checked By: MW	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	McFARLAND, WI LARSON BEACH ROAD ROUNDABOUT	SITE OVERVIEW	ROUNDABOUT ISLAND LANDSCAPE AND DECORATIVE HARDSCAPE	L100
	1	Landscape Plan	08/12/2025							

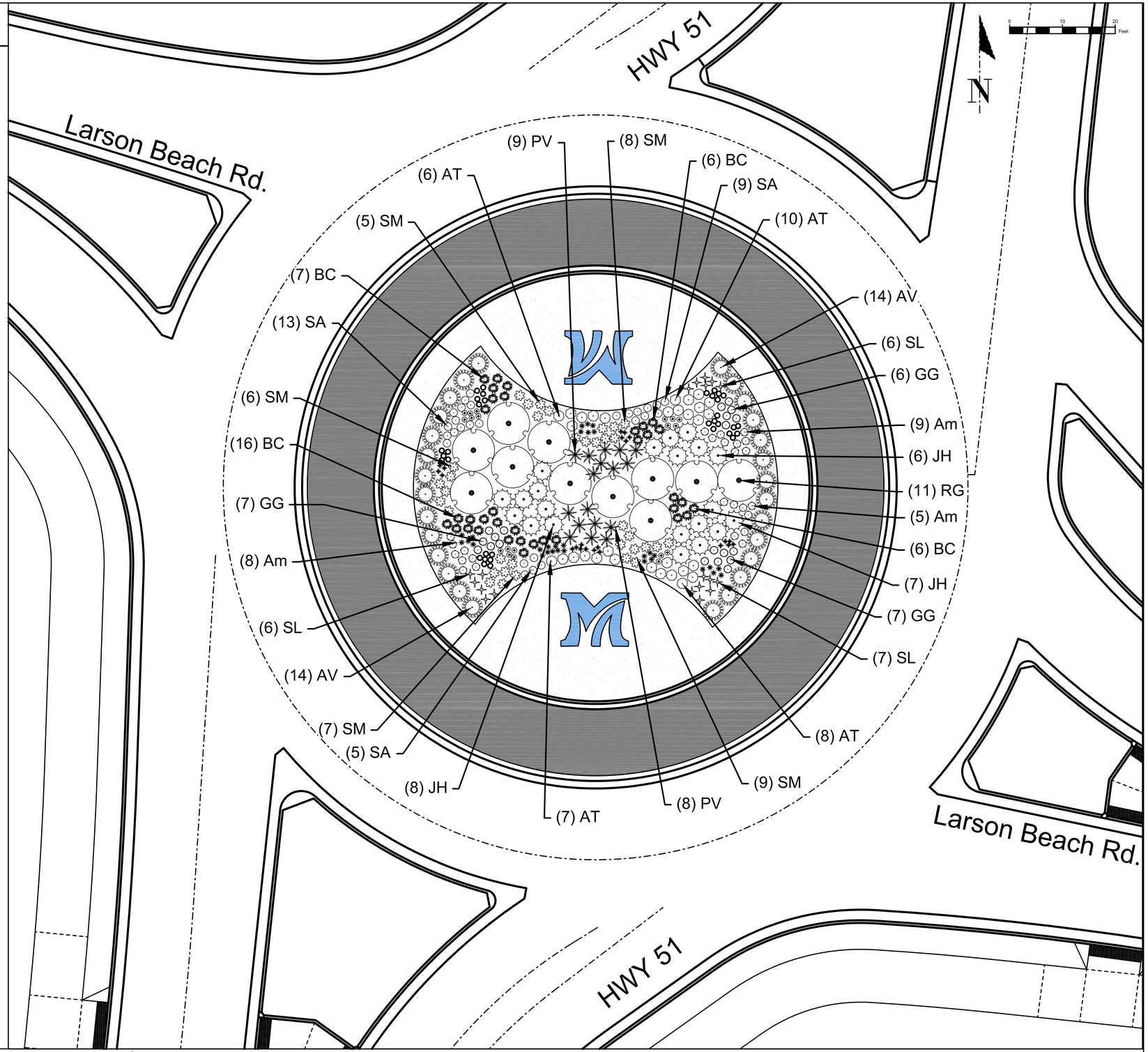
PLANT SCHEDULE SHRUBS & PERENNIALS

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AV	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Kinnikinnick
	JH	Juniperus horizontalis / Creeping Juniper
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
PERENNIALS		
	Am	Allium x `ALLMIG1` / Millenium Ornamental Onion
	AT	Asclepias tuberosa / Butterfly Milkweed
	GG	Gaillardia x grandiflora / Blanketflower
	LS	Liatris spicata / Blazing Star
	Nw	Nepeta x `Walker`s Low` / Walker`s Low Catmint
	SM	Salvia nemorosa 'May Night' / May Night Meadow Sage
	SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum
BULBS		
	Ax	Allium x 'Violet Beauty' / Violet Beauty Ornamental Onion
	Nd	Narcissus x 'Dutch Master' / Dutch Master Daffodil
	Nl	Narcissus x 'Las Vegas' / Las Vegas Daffodil
	Nm	Narcissus x 'Mount Hood' / Mount Hood Daffodil
GRASSES		
	BC	Bouteloua curtipendula / Side Oats Grama
	PV	Panicum virgatum / Switch Grass
	SL	Schizachyrium scoparium / Little Bluestem
	SH	Sporobolus heterolepis / Prairie Dropseed

CONCEPT GRAPHICS SCHEDULE

BUFF COLORED DECOMPOSED GRANITE

Takeoff: 2,660 sf



SEH Project	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date			
Drawn By: LM	1	Landscape Plan	08/12/2025				McFARLAND, WI LARSON BEACH ROAD ROUNDABOUT	LANDSCAPE PLAN SHRUBS & GRASSES	ROUNDABOUT ISLAND LANDSCAPE AND DECORATIVE HARDSCAPE	L102
Designed By: LM									
Checked By: MW									

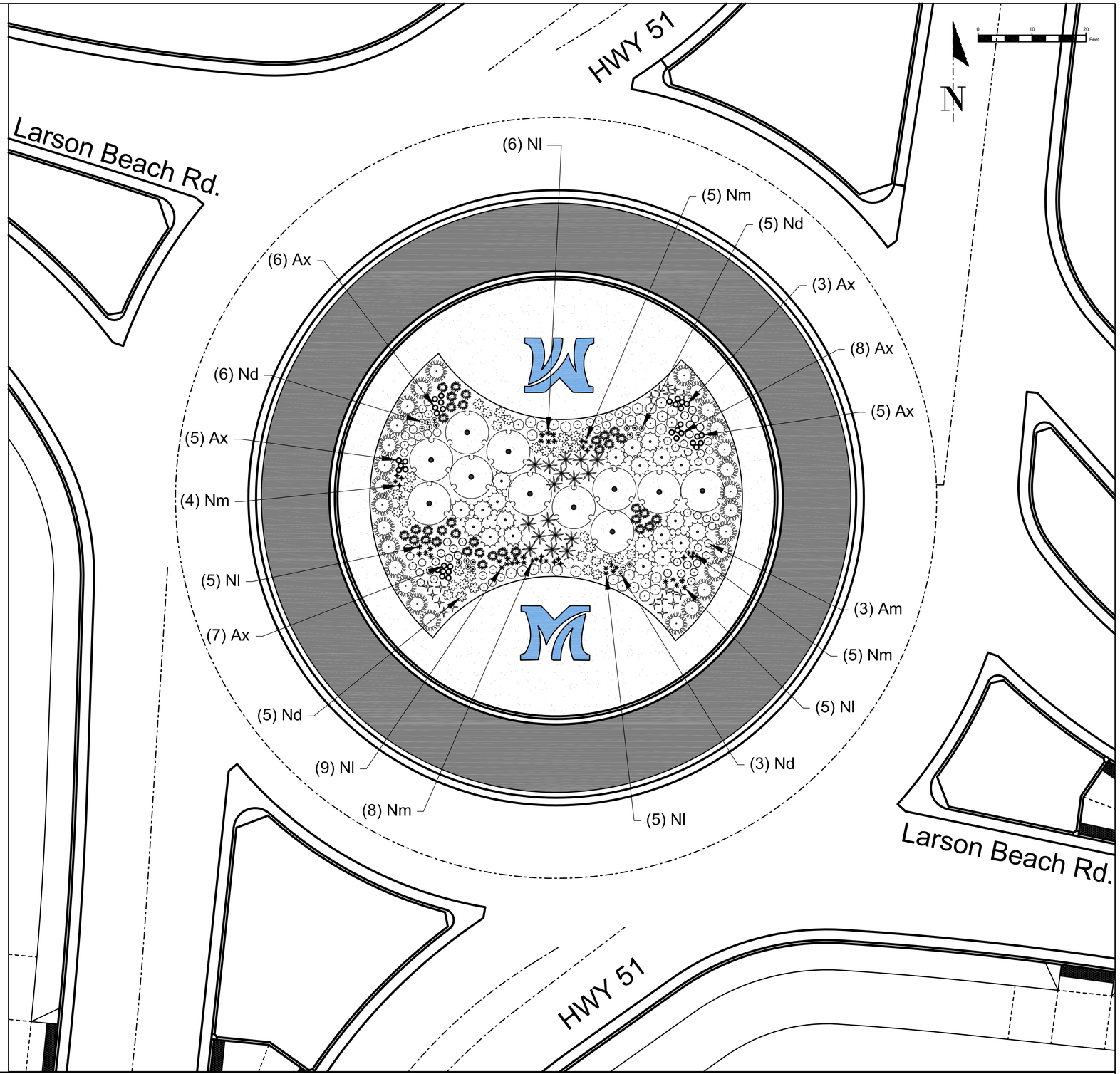
PLANT SCHEDULE BULBS

SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	AV	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Kinnikinnick
	JH	Juniperus horizontalis / Creeping Juniper
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
PERENNIALS		
	Am	Allium x `ALLMIG1` / Millenium Ornamental Onion
	AT	Asclepias tuberosa / Butterfly Milkweed
	GG	Gaillardia x grandiflora / Blanketflower
	SM	Salvia nemorosa 'May Night' / May Night Meadow Sage
	SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum
BULBS		
	Ax	Allium x 'Violet Beauty' / Violet Beauty Ornamental Onion
	Nd	Narcissus x 'Dutch Master' / Dutch Master Daffodil
	Nl	Narcissus x 'Las Vegas' / Las Vegas Daffodil
	Nm	Narcissus x 'Mount Hood' / Mount Hood Daffodil
GRASSES		
	BC	Bouteloua curtipendula / Side Oats Grama
	PV	Panicum virgatum / Switch Grass
	SL	Schizachyrium scoparium / Little Bluestem

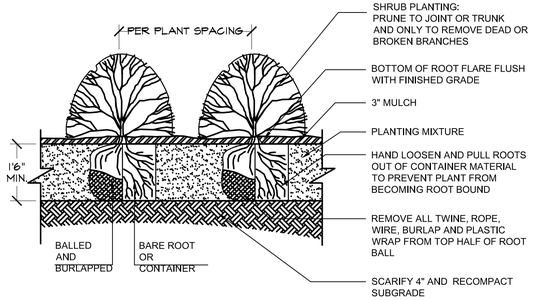
CONCEPT GRAPHICS SCHEDULE

BUFF COLORED DECOMPOSED GRANITE

Takeoff: 2,660 sf

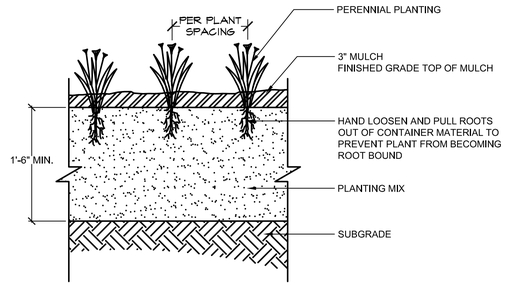


SEH Project	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date				
Drawn By: LM	1	Landscape Plan	08/12/2025				SEH	McFARLAND, WI LARSON BEACH ROAD ROUNDABOUT	LANDSCAPE PLAN BULBS	ROUNDABOUT ISLAND LANDSCAPE AND DECORATIVE HARDSCAPE	L103
Designed By: LM											
Checked By: MW											



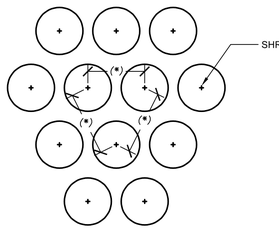
1 SHRUB PLANTING

1/2" = 1'-0" 329333-02



2 PERENNIAL PLANTING DETAIL

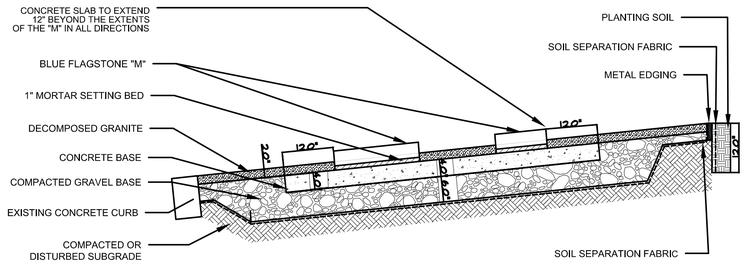
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

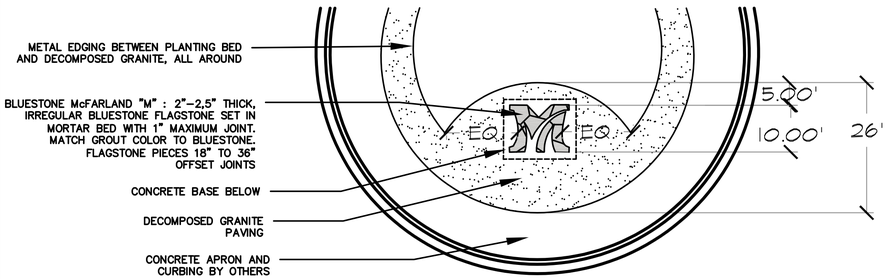
3 PLANT SPACING DETAIL

1/2" = 1'-0" 3293-02



4 RAB MEDIAN SECTION

1/2" = 1'-0" 101419-02



5 RAB MEDIAN SIGNAGE

1/2" = 1'-0" 101419-03

PLANT SCHEDULE RAB

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
SHRUBS				
	AV	Arctostaphylos uva-ursi 'Vancouver Jade' / Vancouver Jade Kinnikinnick	5 gal.	28
	JH	Juniperus horizontalis / Creeping Juniper	5 gal.	21
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	11
PERENNIALS				
	Am	Allium x `ALLMIG1` / Millenium Ornamental Onion	1 gal.	25
	AT	Asclepias tuberosa / Butterfly Milkweed	1 gal.	31
	GG	Gaillardia x grandiflora / Blanketflower	1 gal.	20
	SM	Salvia nemorosa 'May Night' / May Night Meadow Sage	1 gal.	35
	SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum	1 gal.	27
BULBS				
	Ax	Allium x 'Violet Beauty' / Violet Beauty Ornamental Onion	Bulb	34
	Nd	Narcissus x 'Dutch Master' / Dutch Master Daffodil	Bulb	19
	Nl	Narcissus x 'Las Vegas' / Las Vegas Daffodil	Bulb	30
	Nm	Narcissus x 'Mount Hood' / Mount Hood Daffodil	Bulb	22
GRASSES				
	BC	Bouteloua curtipendula / Side Oats Grama	1 gal.	35
	PV	Panicum virgatum / Switch Grass	1 gal.	17
	SL	Schizachyrium scoparium / Little Bluestem	1 gal.	19

SEH Project	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date			
Drawn By: LM	1	Landscape Plan	08/12/2025				McFARLAND, WI LARSON BEACH ROAD ROUNDABOUT	LANDSCAPE DETAILS AND SCHEDULE	ROUNDABOUT ISLAND LANDSCAPE AND DECORATIVE HARDSCAPE	L200
Designed By: LM										
Checked By: MW										

WIRING DIAGRAM LEGEND

PROPOSED LUMINAIRE — X / X

PROPOSED CIRCUITRY

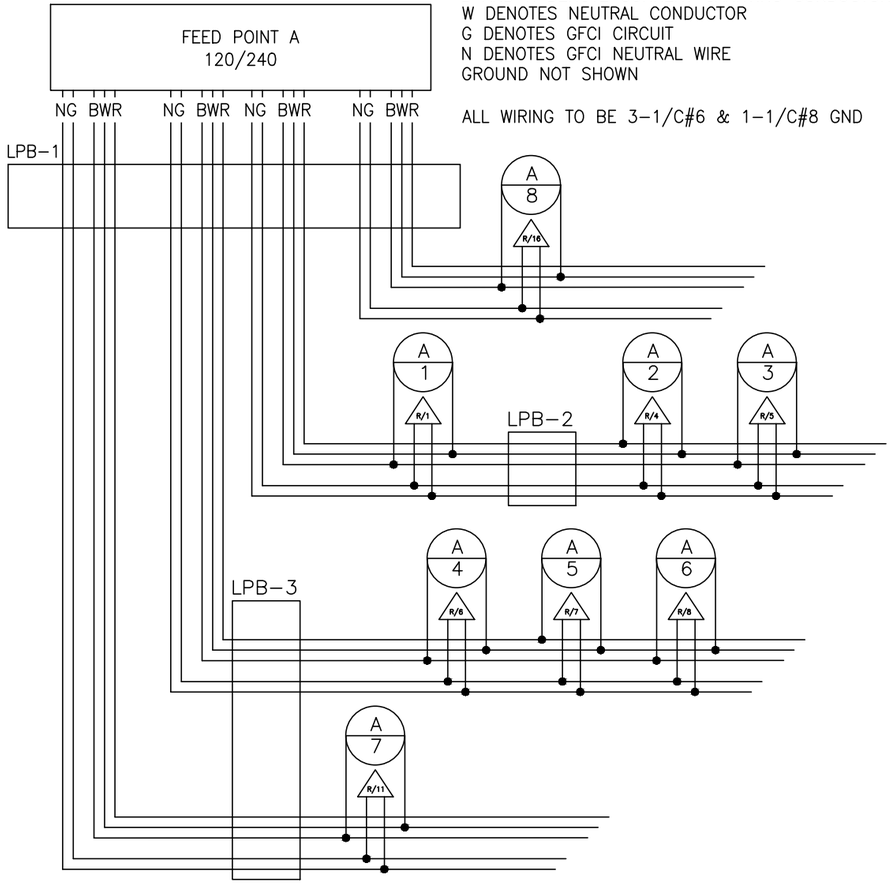
PROPOSED SPLICE

PROPOSED PULL BOX — LPBX

GFCI RECEPTACLE — R/x

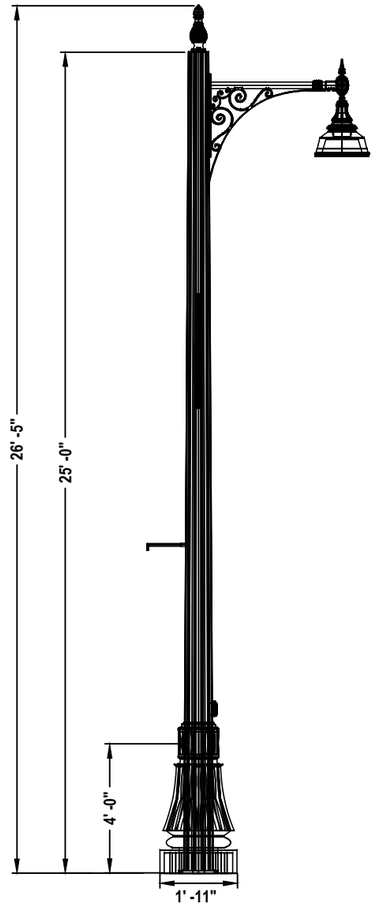
LIGHTING UNIT EQUIPMENT TABLE	
ITEM	ITEM DESCRIPTION
SPV.0060.xx	LIGHTING UNIT 1
652.0225	CONDUIT RIGID NONMETALLIC SCHEDULE 40 2-INCH
653.0154	PULL BOXES NON-CONDUCTIVE 24x26-INCH
655.0625	ELECTRIC WIRE LIGHTING 6 AWG
659.2124	LIGHTING CONTROL CABINETS 120/240V 24-IN

LUMINAIRE DESIGNATION			
NUMBER	TYPE	WATTS	DESCRIPTION
1	1A-1940LED-1L40T3-MDL12-FG-HSHB	70	LIGHTING UNIT 1



B AND R DENOTE CURRENT CARRYING CONDUCTORS
W DENOTES NEUTRAL CONDUCTOR
G DENOTES GFCI CIRCUIT
N DENOTES GFCI NEUTRAL WIRE
GROUND NOT SHOWN

ALL WIRING TO BE 3-1/C#6 & 1-1/C#8 GND



LIGHT POLE DETAIL
NOT TO SCALE

Hamilton Series 6425ARTF-12FF-RDBP/DPL LPIUC-SHPA-BDBA9-FH/BKT SMA6

PROJECT NO: MC197	HWY: EXCHANGE ST	COUNTY: DANE	PLAN: LIGHTING PLAN	SHEET	E

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.**

PREVIOUS ACTION:
None.

ISSUE SUMMARY:
In addition to establishing what the financial obligations are through a State/Municipal Financial Agreement (SMFA) as we considered in the previously agenda item, there is a separate need for how those items are taken care of. That is accomplished through the enclosed State/Municipal Maintenance Agreement (SMMA) which outlines everyone's obligation for maintaining what has been constructed. Most of the State's responsibility for maintenance is contracted through the County as is applicable statewide. They do maintain the signals and some of their lighting but most things having to do with the roadway are addressed by the County. All of the things noted in the enclosed SMFA that are Village responsibilities fall to us as local representatives. We have understood this from the beginning of the process and anticipated that throughout working to establish these terms for the board's consideration. The agreement provides an exhibit that is the construction plan outlining the specific areas for Village responsibility. Staff has reviewed these terms with the State and are agreeable to what has been proposed. Most everything falls into an area where we are already doing these things (i.e. - street lighting) and in some cases maintenance improves (i.e. concrete medians eliminates regular mowing). Some other things are new like the sidewalk or underpass, but again fall in line with what we would have expected while also deferring to local ordinance and our discretion in some cases on what to do should there be a need.

While the SMFA has been approved previously to establish the basic terms for the project they are designing too, the SMMA comes along later as the project gets closer and is the first time we are considering this for the current segment.

FINANCIAL/BUDGET IMPACT:
The costs for the improvements are detailed in the previous agenda item. Additional maintenance costs will be absorbed within existing operating budgets and added to future capital improvements when needed.

VILLAGE PLAN REFERENCE:
WisDOT Environmental Assessment - August 16, 2021

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended action:

Motion and second to approve the on a State Municipal Maintenance Agreement (SMMA) for US Highway 51 for Segment 6 from Exchange Street to Larson Beach.

ATTACHMENTS:
1. 5845-16-76 SMMA Village of McFarland Draft 08.21.2025

	STATE/MUNICIPAL **MAINTENANCE** **AGREEMENT**	Date: 6/16/2025 ID: 5845-16-00/06/26/76 Road Name: USH-51 Limits: Exchange St to Larson Beach Rd County: Dane

The signatory **Village of McFarland,** hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and affect this agreement to include the associated maintenance responsibilities hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 84.07(1) of the Statutes. Wisconsin statutes, Wisconsin Administrative Code, and State policy serve as the defining documents for State Highway maintenance responsibilities.

DESCRIPTION OF FACILITY:

USH 51 is a principal arterial. The existing roadway from Exchange Street to Burma Road is a 4-lane undivided urban section with four 12-ftoot lanes and no shoulders. From Burma Road to Larson Beach Road is a 4-lane divided urban cross-section with four 12-foot lanes and no shoulders. The existing pavement is deteriorated and close to the end of pavement life.

USH 51 will be reconstructed, replacing the existing pavement structure, curb and gutter, sidewalk, and curb ramps, replace and lengthen Yahara River Bridge (B-13-085) to match the existing dam opening, and add new pedestrian accommodations along USH 51.

This request shall constitute agreement between the Municipality and the State; is subject to the terms and conditions that follow (pages [2] – [3]); is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State, delivery to the Municipality and upon fully executed signature of associated, applicable State Municipal Financial Agreement for project 5845-16-76. The initiation and signature of the agreement will be subject to all the applicable federal and state regulations. No term or provision of neither the State/Municipal Maintenance Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Maintenance Agreement.

Signed for and in behalf of the Village of McFarland (Please sign in blue ink)	
Name (print)	Title
Signature	Date
Signed for and in behalf of the **State** (Please sign in blue ink)	
Name	Title **WisDOT Region Maintenance Chief**
Signature	Date

TERMS AND CONDITIONS:

1. In order to guarantee the Municipality's foregoing agreements to maintain the facility to State standards, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold General Transportation Aids or monies otherwise due and payable by the State to the municipality, as determined by the State, for any maintenance the State must perform to the facility should the Municipality fail to comply with the agreement.

2. The State will not install any additional items, not necessitated for the safe and efficient flow of traffic, to a state highway facility without the Municipality agreeing to maintain those items. The State is responsible for maintaining the through travel way of any given highway facility under the State's jurisdiction including:

   (a) The energy, operation, repair and replacement of traffic signals and associated street lighting required for the signalized intersections within the limits of this agreement if applicable for:

      1. Signalized intersections
      2. Roundabouts

   (b) Signing and pavement marking necessitated for the safe and efficient flow of traffic except those items listed in #3.

   (c) Permitting authority of utilities and access control on all State Trunk, US and Interstate Highways.

3. The Municipality shall at its own cost and expense maintain all portions within the specified limits of this agreement that lie within its jurisdiction for such maintenance through statutory requirements in a manner satisfactory to the State and shall make ample provision for such maintenance each year to include:

   (a) Maintain all items outside, and under, the travel way to include, but not limited to, parking lanes, curb and gutter, drainage facilities, sidewalks, multi-use paths, retaining walls, pedestrian refuge islands and landscaping features.

   (b) Remove snow and ice from sidewalks, multi-use paths, and pedestrian refuge islands. This is subject to the Village's sidewalk ordinance.

   (c) Implement a street sweeping program at its discretion to help prevent the accumulation of dirt, sand, leaves, paper, or other clogging debris.

   (d) Maintain the storm sewer system to provide a free flow condition throughout the life of the facility.

   (e) Maintain and accept responsibility for the energy, operation, maintenance, repair, and replacement of the street lighting system.

      i. The Municipality shall obtain a permit from the State.

      ii. The Municipality shall accept responsibility for locating utilities for Digger's Hotline.

      iii. If at any time the Municipality should choose to turn off or remove street lighting, in part or in whole, funded with federal/state dollars, the State will determine potential conflicts and approve/disapprove such request. If removal is approved by the State, the Municipality will reimburse to the State an amount determined by Federal and State coordination.

   (f) Maintain clear right-of-way of all encroachments.

   (g) Maintain crosswalk pavement markings. The municipality shall obtain a permit with the State.

   (h) Maintain signs and pavement markings not necessary for the safe and efficient movement of traffic (no parking signs, wayfinding signs, etc). The municipality further agrees to maintain signs and pavement markings per Exhibit A attached (HMM 02-15-06) which defines the municipal responsibilities with

respect to the roundabout.

(i) Maintain and accept responsibility for the following as applicable to this agreement:

1. Roundabout Landscaping: Village will maintain the landscaping in the center island of the USH-51 and Larson Beach roundabout. See Roundabout Maintenance Agreement Exhibit B attached.

2. Pedestrian Underpass: Village will maintain the pedestrian underpass at the Yahara River Bridge.

    i. Life span of the US 51 bridge and the pedestrian underpass are 75 or more years. When the need to replace the US 51 bridge, the State and the Village will enter into a new financial and maintenance agreement for replacement of the underpass.

    ii. If the pedestrian underpass structure has maintenance needs requiring significant investment prior to its life span. The Village may reach out to the department to coordinate proposed repairs.

    iii. The Village controls the access to the pedestrian underpass.

3. Multi-use Path: Village will maintain the multi-use path from the Yahara River Bridge to Exchange Street

4. Decorative Street Lighting: Village will maintain the decorative street lighting along USH-51 from Yahara Dr. to Larson Beach Road

5. Decorative Colored and Stamped Concrete: Village will maintain the decorative colored and stamped concrete medians along US 51 from the Burma intersection to Larson Beach intersection.

6. Retaining Wall Staining: Village will maintain the CSD funded staining on retaining wall R-13-015

7. Rectangular Rapid Flashing Beacons: Village will maintain the Rectangular Rapid Flashing Beacons at the intersections of USH-51 & Larson Beach roundabout and the US 51 & Burma Road intersection.

4. The Municipality will coordinate with the State to obtain any necessary Work on Right-of-Way Permits for maintenance performed on or within the state highway facility or state right-of-way.

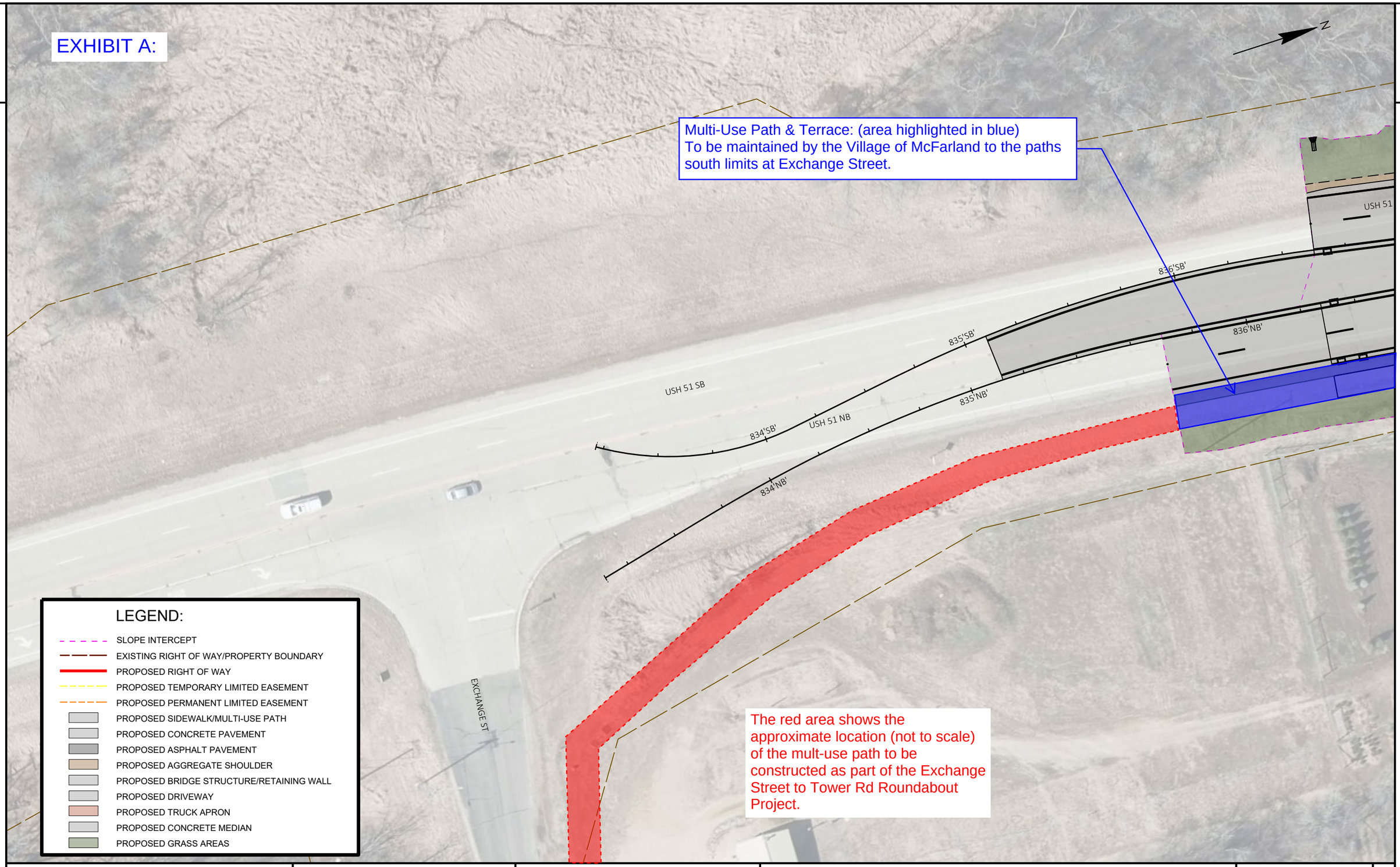
5. This agreement does not remove the current municipal maintenance responsibility.

6. The State or Municipality may request an amendment to this agreement to include specific features later requested by the Municipality throughout the design process.

7. Upon completion of construction project, 5845-16-76, the Municipality will assume all aforementioned maintenance responsibilities.

EXHIBIT A:

Multi-Use Path & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland to the paths south limits at Exchange Street.



LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

The red area shows the approximate location (not to scale) of the mult-use path to be constructed as part of the Exchange Street to Tower Rd Roundabout Project.

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

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LAYOUT NAME - 01
PLOT DATE : 6/23/2025 1:39 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

EXHIBIT A:

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
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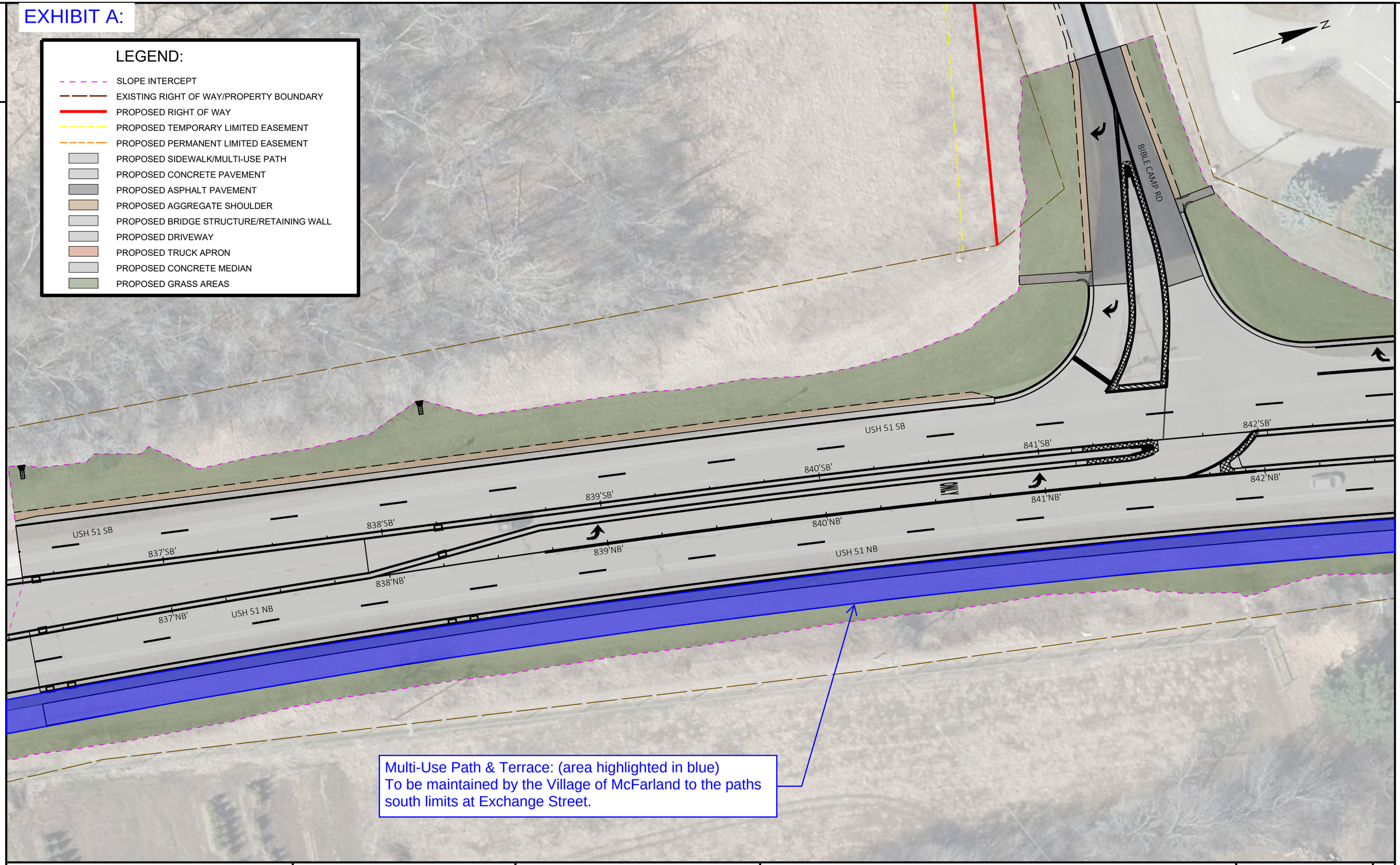

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

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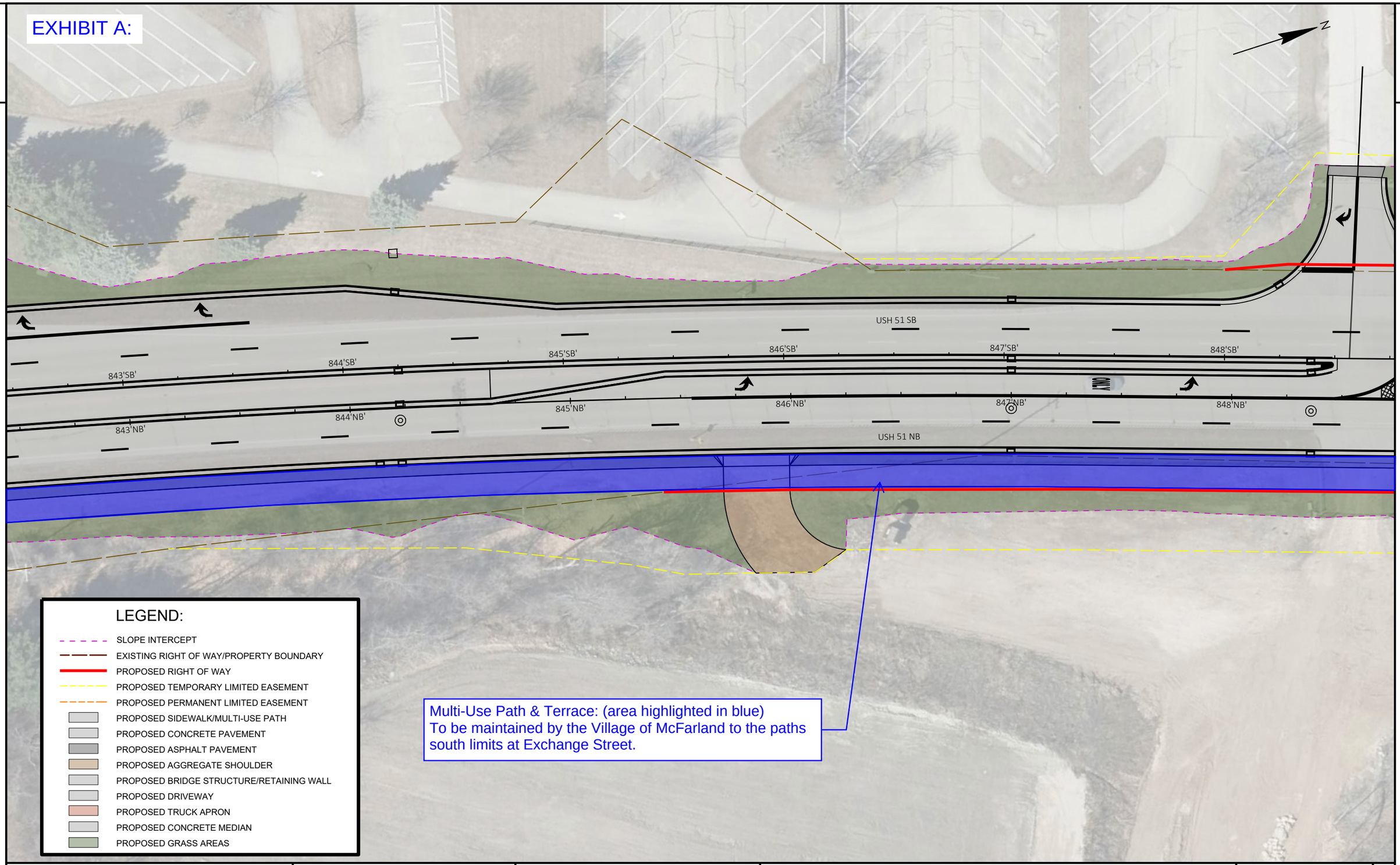
WISDOT/CADDS SHEET 42

2

EXHIBIT A:



2

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

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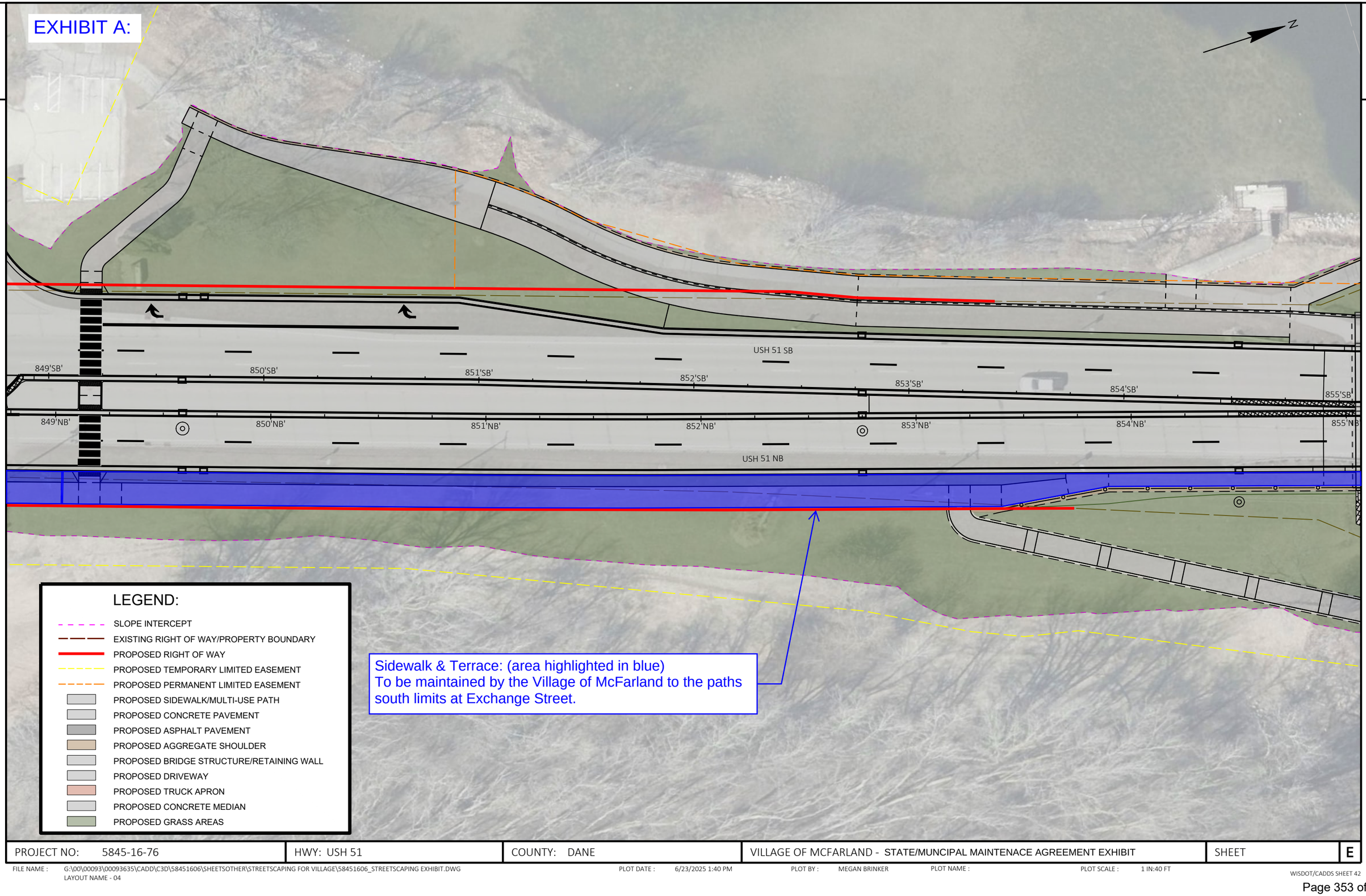
WISDOT/CADDS SHEET 42

EXHIBIT A:



LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 04
PLOT DATE : 6/23/2025 1:40 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

2

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

Decorative Street Lighting:
Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

EXHIBIT A:

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

N

USH 51 SB

856'SB' 857'SB' 858'SB' 859'SB' 860'SB' 861'SB'

856'NB' 857'NB' 858'NB' 859'NB' 860'NB' 861'NB'

USH 51 NB

61'YA'

YAHARA DR

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
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- PROPOSED GRASS AREAS

Pedestrian Underpass (Area highlighted in Yellow):
To be maintained by the Village of McFarland.
This includes all items associated with keeping the pedestrian underpass in working order (i.e...pathway, structure (retaining walls), railings, lighting, concrete staining)

Retaining Wall (green line): Staining color of the retaining wall to be maintained by the Village of McFarland.

WisDOT to maintain maintenance responsibility for the retaining wall structure

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

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PLOT DATE : 6/23/2025 1:40 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

EXHIBIT A:

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

Retaining Wall (green line): Staining color of the retaining wall to be maintained by the Village of McFarland.

WisDOT to maintain maintenance responsibility for the retaining wall structure

Decorative Street Lighting:
Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

USH 51 SB

USH 51 NB

1'SB' 862'SB' 863'SB' 864'SB' 865'SB' 866'SB' 867'SB'

861'NB' 862'NB' 863'NB' 864'NB' 865'NB' 866'NB' 867'NB'

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
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PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 06

PLOT DATE : 6/23/2025 1:40 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

EXHIBIT A:

Storm Sewer System (inlets highlighted in orange): Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

Rectangular Rapid Flashing Beacon (RRFB): Village of McFarland to maintain RRFBs at the Burma Intersection.

CROSSWALKS(areas highlighted in yellow): Crosswalk markings to be maintained by the Village of McFarland

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue) To be maintained by the Village of McFarland

Decorative Street Lighting: Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

BURMA RD

71'BR'

72'BR'

73'BR'

USH 51 SB

USH 51 NB

867'SB' 868'SB' 869'SB' 870'SB' 871'SB' 872'SB' 873'S

867'NB' 868'NB' 869'NB' 870'NB' 871'NB' 872'NB' 873

N

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
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- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
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PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

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LAYOUT NAME - 07

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WISDOT/CADDS SHEET 42

EXHIBIT A:

CROSSWALKS(areas highlighted in yellow): Crosswalk markings to be maintained by the Village of McFarland

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue) To be maintained by the Village of McFarland

Storm Sewer System (inlets highlighted in orange): Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

Decorative Street Lighting: Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

STAMPED AND COLORED CONCRETE SIDEWALK TO MATCH EXISTING (TYP.)

SEVERSON ST

81'SB'

USH 51 SB

873'SB'

874'SB'

875'SB'

876'SB'

877'SB'

878'SB'

873'NB'

874'NB'

875'NB'

876'NB'

877'NB'

878'NB'

USH 51 NB

81'FWE'

81'FW'

FARWELL ST

82'

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 08

PLOT DATE : 6/23/2025 1:40 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

EXHIBIT A:

Decorative Street Lighting:
Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

CROSSWALKS(areas highlighted in yellow):
Crosswalk markings to be maintained by the Village of McFarland

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

N

91'DA'

DALE RD

91'DA'

USH 51 SB

879'SB' 880'SB' 881'SB' 882'SB' 883'SB' 884'SB'

879'NB' 880'NB' 881'NB' 882'NB' 883'NB' 884'NB'

USH 51 NB

91'DC'

DALE CURTIN DR

92'DC'

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 09

PLOT DATE : 6/23/2025 1:41 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

2

EXHIBIT A:

N

Storm Sewer System (inlets highlighted in orange):
Village of McFarland to maintain storm sewer system to provide a free flow condition per SMMA.

Decorative Street Lighting:
Village of McFarland to maintain the decorative street lighting between Yahara Dr. and Larson Beach Rd.

Lighting around roundabout to be maintained by the Department.

CROSSWALKS(areas highlighted in yellow):
Crosswalk markings to be maintained by the Village of McFarland

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

Sidewalk & Terrace: (area highlighted in blue)
To be maintained by the Village of McFarland

VILLAGE OF MCFARLAND MAINTAINS CENTER ISLAND LANDSCAPING, MEDIANS AND AREA BETWEEN CURB AND GUTTER AND SIDEWALK. VILLAGE OF MCFARLAND TO PLOW SNOW ON ALL SIDEWALKS AND CROSSWALKS

Rectangular Rapid Flashing Beacon (RRFB):
Village of McFarland to maintain RRFBs at the Larson Beach Roundabout.

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

USH 51 SB
USH 51 NB
LARSON BEACH RD
884'SB' 885'SB' 886'SB' 887'SB' 890'SB'
884'NB' 885'NB' 886'NB' 887'NB' 890'NB'
102'LEB' 102+00 'LWB' 102'REB' 102+00 'LWB'

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 10
PLOT DATE : 6/23/2025 1:41 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT
WISDOT/CADDS SHEET 42

2

EXHIBIT A:

Colored & Stamped Concrete (areas highlighted in Cyan) in medians and terrace are to be maintained by the Village of McFarland

N

USH 51 SB

890'SB' 891'SB' 892'SB' 893'SB' 894'SB' 895'SB' 896'S

890'NB' 891'NB' 892'NB' 893'NB' 894'NB' 895'NB' 896

USH 51 NB

LEGEND:

- SLOPE INTERCEPT
- EXISTING RIGHT OF WAY/PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED TEMPORARY LIMITED EASEMENT
- PROPOSED PERMANENT LIMITED EASEMENT
- PROPOSED SIDEWALK/MULTI-USE PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED AGGREGATE SHOULDER
- PROPOSED BRIDGE STRUCTURE/RETAINING WALL
- PROPOSED DRIVEWAY
- PROPOSED TRUCK APRON
- PROPOSED CONCRETE MEDIAN
- PROPOSED GRASS AREAS

PROJECT NO: 5845-16-76	HWY: USH 51	COUNTY: DANE	VILLAGE OF MCFARLAND - STATE/MUNCIPAL MAINTENACE AGREEMENT EXHIBIT	SHEET	E

FILE NAME : G:\00\00093\00093635\CADD\C3D\58451606\SHEETSOTHER\STREETSCAPING FOR VILLAGE\58451606_STREETSCAPING EXHIBIT.DWG
LAYOUT NAME - 11

PLOT DATE : 6/23/2025 1:41 PM PLOT BY : MEGAN BRINKER PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 42

AGREEMENT BY AND BETWEEN
THE WISCONSIN DEPARTMENT OF TRANSPORTATION
AND THE VILLAGE OF MCFARLAND
FOR ROUNDABOUT MAINTENANCE
AT THE USH 51 AND LARSON BEACH ROAD INTERSECTION

This AGREEMENT is made and entered into this 25th day of June, 2025, by and between, the VILLAGE of MCFARLAND , hereinafter called the "Village" and the STATE OF WISCONSIN, Department of Transportation, hereinafter called the "State".

WITNESSETH

WHEREAS, USH 51 and Larson Beach Road intersection, in the Village of McFarland, will be improved in 2026 to improve safety at the intersection. Intersection control evaluation indicated the improvement to include a roundabout at the Larson Beach Road intersection. The location will be provided a roundabout for increased safety and design level of service; and

WHEREAS, the Village desired an increased level of aesthetic enhancements in the 2026 Larson Beach Road intersection project as outlined in the 5845-16-76 improvement project dated April, 2026; and

WHEREAS, the terms and conditions of the SMA details that the Village will maintain features outside the traveled way and maintain all requested and approved community sensitive design, enhancement, and aesthetic items at their own cost. This agreement will be incorporated with the SMA and detail additional maintenance responsibilities; and

WHEREAS, the State has developed a "State Highway Maintenance and Operations Sponsorship" program, which is outlined in the State's Highway Maintenance Manual chapter 07-01-45, which may be included with this SMA if necessary for roundabout maintenance; and

WHEREAS, Wis. Stat. s. 66.0301 authorizes municipalities, including the Village and the State, to contract with one another for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law.

AGREEMENT

NOW, THEREFORE, the Village of McFarland and the State of Wisconsin, in consideration of the mutual covenants herein set forth, and other good and valuable considerations, the receipt of which is hereby acknowledged, agree to make this Intergovernmental Agreement under Wis. Stat. s. 66.0301 for the purposes stated herein, as follows:

1. DEFINITIONS

All terms that are not defined herein shall be interpreted as used in Chapter 84, Wis. Stats.

1.1. **"Contractor"** means the municipality, county, business or entity that provides roundabout maintenance under this Agreement, in this case, the Village of McFarland.

1.2. **"FHWA"** means the Federal Highway Administration.

1.3. **"Litter"** means trash or garbage, such as paper, cans and bottles, which is in the highway right-of-way and visible from the roadway at posted speeds or that could interfere with mowing operations.

1.4. **"Maintenance"** means mowing, weeding, pruning, watering, mulch installation and litter removal on the roundabout, which the Contractor must perform at least three (3) times between April and September of each year this Agreement is in effect.

1.5. **"Sponsor"** means a person, firm, or entity that financially supports maintenance and operation of State rest areas and highway segments through the State Highway Maintenance and Operations Sponsorship Program.

1.6. **"State"** means the State of Wisconsin, Department of Transportation.

1.7. **"State Highway Maintenance and Operations Sponsorship Program"** means the program outlined in the State Highway Maintenance Manual, Chapter 07-01-45.

1.8. **"Work"** means the maintenance (1.4) and other duties, if any, to be performed by the Contractor pursuant to this Agreement.

2. INTERPRETATION

The following items are hereby incorporated into this Agreement:

2.1. **Agreement to be Construed Liberally – Not for the Benefit of Third Parties.** This Agreement shall be construed liberally to secure to each party hereto all the rights, privileges, and benefits herein provided or manifestly intended. This Agreement and every provision hereof is for the exclusive benefit of the parties hereto and not for the benefit of any third party. Nothing herein contained shall be taken as creating or increasing any right of a third party to recover by way of damages or otherwise against the State or Contractor.

2.2. **Effect of the Invalidity of any Provision.** If any covenant or provision, or part thereof, of this Agreement, shall be adjudged void, such adjudication shall not affect the validity or obligation of performance of any other covenant or provision, or part thereof, which in itself is valid, if such remainder conforms to the terms and requirements of applicable law and the intent of this Agreement. No controversy concerning any covenant or provision shall delay their performance of any other provisions except as herein allowed.

2.3. **Forbearance by Parties not a Waiver.** Any forbearance by the parties in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of, or preclude the exercise of, any such right or remedy at any other time or in any other circumstance.

2.4. **Article Headings.** All Article headings, when used, are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

2.5. **Changed Conditions Affecting Performance.** Each party hereby agrees to immediately notify in writing the other of any change in conditions of law, or any other event, which may significantly affect its ability to perform the work in accordance with the provisions of this Agreement. It shall be the Contractor's responsibility to monitor change in applicable Federal and State laws, ordinances and regulations, and Contractor shall be deemed to be aware of such changes within thirty (30) days of the enactment of any such change.

2.6. **No State Obligation to Third Parties.** No contract between Contractor and its contractors and/or their subcontractors, and/or material suppliers shall create any obligation or liability of the State with regard to this Agreement without the State's specific written consent to such obligation or liability and notwithstanding its concurrence in, or approval of, the award of any contract or subcontract or the solicitation thereof. Contractor hereby agrees to include this provision in all contracts entered into by Contractor for employment of any individuals, procurement of any materials, or the performance of any work to be accomplished under this Agreement.

2.7. **No Contractor Obligations to Third Parties.** No contract between the State and its contractors and/or their subcontractors and/or material suppliers shall create any obligation or liability of the Contractor with regard to this Agreement without the Contractor's specific written consent to such obligation or liability and notwithstanding its concurrence in, or approval of, the award of any contract or subcontract or the solicitation thereof. The State hereby agrees to include this provision in all contracts entered into by the State for the employment of any individuals, procurement of any materials, or the performance of any work to be accomplished under this Agreement.

2.8. **Entirety.** The Agreement together with any documents referred to herein contain the entire Agreement of the parties and supersedes any and all prior Agreements and draft Agreements, or oral understandings between the parties regarding maintenance activities.

2.9. **Changes**. No term or provision of this Agreement, or any of its attachments, may be changed, waived, discharged, or terminated orally, but only by an instrument in writing signed by all parties to this Agreement. Consents and approvals required under this instrument may be made or granted by exchange of letters between the parties.

2.10. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of the State's sovereign immunity consistent with Wisconsin State law.

3. ROUNDABOUT(S) DESCRIPTION AND LOCATION(S)

The roundabout at the USH 51 and Larson Beach Road intersection that is located within the Village limits.

4. ROUNDABOUT MAINTENANCE

The Village shall maintain the roundabouts described in (3) that lie within its corporate limits.

4.1. All Maintenance shall be performed in accordance with Wis. Stat. s. 84.305.

4.2. Maintenance shall be performed to State requirements three (3) times between April and September of each year this agreement is in effect.

4.3. Maintenance shall include the following:

- Mowing if necessary
- Weeding by hand
- Watering as needed
- Herbicide treatment as needed
- Pruning of woody plant material
- Litter removal
- Installation of mulch

4.4. Maintenance activities shall occur between 10AM and 2PM, and shall not occur during the following holiday periods:

- Memorial Day extended weekend
- July 3-5 or Independence Day extended weekend
- Labor Day extended weekend

4.5. Prior to the beginning of any maintenance activities, an Intersection Work Plan must be developed, this includes a work zone safety plan.

4.6. Prescribed burning will not be allowed in the roundabout.

4.7. All maintenance participants are required to wear proper safety gear and have the proper work zone safety practices in place.

4.8. No additional plant material may be planted without the prior approval of the State landscape architect. This includes annuals and perennial flowers.

4.9. Replacement plant material will be planted at expense of the Village with the prior approval of the State landscape architect.

4.10. Herbicide applicators will be licensed as commercial applicators in category 6.0 Right of Way.

5. HIGHWAY SEGMENT ENCROACHMENTS

Except for performing maintenance pursuant to this Agreement, the Village shall not encroach on the highway right-of-way or erect any signs or structures within the right-of-way without prior written consent from the State.

6. LIABILITY

The Village assumes full responsibility for performing maintenance and related activities.

The Contractor shall save and hold the State harmless from and against all liability, damage, loss, claims, demands and actions of any nature whatsoever that arise out of or are connected with, or are claimed to arise out of or be connected with, any act, omission or operation of the Contractor, or its agents, servants, subcontractors, officers or employees, or that arise out of or are connected with, or are claimed to arise out of or be connected with any accident or occurrence which happens or is alleged to have happened, in or about the place where such operation, act or omission is being performed or in the

vicinity thereof (1) while Contractor is performing maintenance, or work, or (2) during the period of this Agreement between the State and the Contractor is in effect, or (3) while any of the Contractor's property, equipment, or personnel, are in or about such place or the vicinity thereof by reason of or as a result of the performance of maintenance: including, without limiting the generality of the foregoing, all liabilities, damages, losses, claims, demands and actions on account of personal injury, death or property loss to the State, its officers, employees, agents, subcontractors or frequenters, or to any other persons, whether based upon, or claimed to be based upon, contract, tort, or having its basis in worker's compensation (except worker's compensation claims by employees or agents of the State) under Federal or State statutes or having any other code or statutory basis, or based upon administrative laws or other provisions. Without limiting the generality of the foregoing, the liability, damage, loss, claims, demands and actions indemnified against shall include all liability, damage, loss, claims, demands and actions for trademark, copyright or patent infringement, for unfair competition or infringement of any so-called "intangible" property right, for defamation, false arrest, malicious prosecution or any other infringement of personal or property rights of any kind whatsoever. The Contractor shall at its own expense investigate all such claims and demands, attend to their settlement or other disposition, defend all actions based thereon and pay all charges of attorneys and all other costs and expenses of any kind arising from any such liability, damage, loss, claim, demand or action.

7. STATE PROPERTY RIGHTS

This Agreement is not a lease and does not convey or transfer any ownership or rights of ownership in State right-of-way to the Contractor. This Agreement is a not a permit or license, but only an Agreement between the parties to allow the Contractor to enter the highway right-of-way temporarily for certain activities as set forth herein. The State retains all rights of property ownership, and only the State can grant an invasion of said ownership rights.

The State retains authority for the issuance of permits to allow a publicly- or privately-owned utility the right to construct, operate, and maintain a utility facility over, across, upon, and within State right-of-way. Furthermore, this Agreement is subject to existing permits.

The State retains full and final authority regarding the sale or disposal of the right-of-way or any portions thereof.

The State retains the right to close all or any portion of the right-of-way at any time if it needs the right-of-way for future highway improvements or other maintenance or operational needs, without compensating the Contractor.

8. NON-DISCRIMINATION

During the performance of this Agreement, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the Contractor), agrees as follows:

8.1. **Compliance with Regulations.** The Contractor shall comply with the regulations relative to nondiscrimination in federally-assisted programs of the U. S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this Agreement.

8.2. **Nondiscrimination.** The Contractor, with regard to the work it performs during the Agreement, shall not discriminate on the grounds of race, color, sex, age, national origin, disability, including Environmental Justice (EJ) and Limited English Proficiency (LEP) populations, in the selection and retention of subcontractors including the procurement of

materials and leases of equipment. The Contractor shall not participate, either directly or indirectly, in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the Agreement covers a program set forth in the Regulations.

8.3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment.** In all solicitations, either by competitive bidding or negotiation, made by the Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this Agreement and the Regulations relative to nondiscrimination on the grounds of race, color, sex, age, national origin, disability, including EJ and LEP populations.

8.4. **Information and Reports.** The Contractor shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall allow access to its books, records, accounts, other sources of information and its facilities as may be determined by the State or FHWA to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to the State or FHWA, as appropriate, and shall set forth what efforts it has made to obtain the information.

8.5. **Incorporation of Provisions.** The Contractor shall include the provisions of this Article in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Contractor shall take such action with respect to any subcontract or procurement as the State or the FHWA may direct as a means of enforcing such provisions, including sanctions for noncompliance provided, however, that in the event a Contractor becomes involved in, or is threatened with, litigation by a subcontractor or supplier as a result of such direction, the Contractor may request the State to enter into such litigation to protect the interests of the State; and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

8.6. **Sanctions for Noncompliance.** In the event of Contractor's noncompliance with the nondiscrimination provision of this Agreement, the State shall impose such contract sanctions as it or FHWA may determine to be appropriate, including but not limited to:

8.6.1. Withholding of payments to the Contractor under the Agreement until the Contractor complies; and/or

8.6.2. Cancellation, termination, or suspension of the Agreement in whole or in part.

9. STATE WORK ON HIGHWAY RIGHT-OF-WAY PERMIT

A separate work on highway right-of-way permit from the State is not required when the Contractor is performing work in strict compliance under this Agreement. The following provisions originated from the State's work on highway right-of-way permit form (DT1812), and were revised as necessary to become a part of this Agreement:

9.1. Warning signs, devices and methods shall be in place and fully functional prior to the start of any work within highway right-of-way and shall protect the public until all work is complete. Warning signs and devices shall conform to the appropriate sizes, designs and configurations specified within the Wisconsin Manual of Uniform Traffic Control Devices,

current edition. Provide and maintain the quantity of signs and devices therein described, and supplement those with additional signs, devices and flaggers as necessary to always protect people and property from injury or damage under all conditions, including changed or changing conditions. All personnel shall wear retro-reflective safety vests while working within highway right-of-way.

9.2. Secure the work site and related traffic control zone against any hazard to the public when the site is attended or unattended during non-work, holiday, and nighttime hours. This includes vehicles, equipment and materials. Any violation of this Article, particularly any failure to maintain safe work site and traffic control zone, will require immediately cure by the Contractor and may result in the State stopping further work, removing the Contractor from highway right-of-way, and/or revoking the Agreement.

9.3. Do not keep vehicles/equipment/materials related to the work within the highway right-of-way except as are actively engaged in the work operation.

9.4. Coordinate all work and in no case interfere with any ongoing highway improvement project.

9.5. Determine the location of, and protect or cause to protect from any damage, any existing utility facilities in the area affected by the work. All notifications to utility facility owners are the Contractor's responsibility.

9.6. Perform all work without obstructing part of or fully closing any traffic lane unless the Contractor submits a Lane Closure System notice, which is subsequently reviewed by the State and eventually approved once all of the submitted information is correct.

9.7. Alter any facilities or planted materials if ordered by the State to facilitate highway improvements, alterations, safety control, or maintenance. Accept all costs of altering, constructing, maintaining, temporarily moving or relocating the items.

9.8. Any disturbance to, operation within, or use of a highway median is expressly prohibited, unless specifically authorized by the State.

9.9. Construction methods and restorations shall be in accordance with applicable parts of WisDOT's Standard Specifications for Highway and Structure Construction, current edition.

9.10. Implement erosion control best management practices (BMPs) prior to and always during work operations. Provide and maintain erosion control BMPs to protect all restored areas upon work completion until the planted materials achieve sustained growth. Follow Trans 401 requirements as required.

9.11. Do not open at any time any greater length of trench than is necessary to maintain essential progress of the work.

9.12. Install planted materials in the specified location(s). Move any part of the planted materials found to be otherwise located to the correct location upon State order. Any material part located other than as specified is at Contractor's sole risk. Accordingly, if the same is undetected or is allowed to remain in variance to the Agreement, the Contractor shall hold the State, its employees, agents and officers harmless and free of any cost, claim or liability associated with any accidental damage to the planted materials that may result from a

highway construction, maintenance, traffic control, or right-of-way management project or function.

9.13. Promptly restore all highway facilities disturbed by the work or associated operation. This includes natural highway facilities, including but not limited to, living snow fence, headlamp screens, and other such highway safety features. The State may issue a notice setting a specific time that the restoration must be completed if it is not done voluntarily without delay. If the Contractor fails to satisfactorily complete the restoration within the time established, the State may arrange for a separate party to complete the restoration and bill the Contractor accordingly. The Contractor shall pay for all restoration costs and may be liable for treble damages under Wis. Stat. s. 86.02.

9.14. Collect any brush, trash or waste materials resulting from the work, and dispose of said materials off the right-of-way in accordance with applicable solid waste disposal regulations.

9.15. Smooth and finished slopes shall be constructed at any location where any regraded portion of the highway right-of-way meets the lands of adjacent property owners.

9.16. Backfill excavations within the highway pavement limits or shoulder areas with suitable granular material, placed in lifts or layers twelve (12) inches or less each in depth, and mechanically compact to meet appropriate density as specified in the State's Standard Specifications for Highway and Structure Construction, current edition. Do not use water jetting to accomplish mechanical compaction. Repair to the State's satisfaction, any subsequent heaving, settling, or other faulting attributable to the work.

9.17. Restore in-kind any curb, gutter, sidewalk, driveway, gravel base, ballast, shoulder material, or other highway right-of-way element/facility disturbed by the work to the qualities, grades, compactions and conditions specified in the State's Standard Specifications for Highway and Structure Construction, current edition.

9.18. Cure faults related to the work or planted materials under this Agreement that, in the State's opinion, obstruct highway drainage or in any other manner adversely affect highway maintenance or operation, and restore the right-of-way as directed by and to the State's satisfaction.

9.19. Restore any turfed right-of-way area disturbed by the work with fine-graded topsoil having a depth of not less than four (4) inches and reseeded to perennial grass or sodded to the State's satisfaction.

9.20. Comply with all applicable regulations and codes, including, but not limited to, the U.S. Department of Labor, Occupational Safety and Health Administration, 29 CFR Part 1926 for construction safety precautions and operations.

9.21. Comply with appropriate laws, rules, policies, etc. when within tribal or federal lands. Provide documentation as needed to prove compliance or coordination with the Department of Natural Resources to avoid/mitigate any potential storm water runoff, site erosion, wetland, waterway or endangered/threatened species impacts.

9.22. Contact the State Landscape Architect identified in Article (15) prior to completing the work to arrange for a State representative to inspect the work before the Contractor's employees leave the site.

9.23. Send notice within ten (10) calendar days via regular mail or email to an authorized State representative upon completion of the work and restoration.

9.24. WisDOT accepts no responsibility for loss that may occur to planted materials since these materials are subject to:

- Thinning and/or mortality
- Trimming or removal, if or when the plantings cause restrictions to sight distance or hazardous snow/ice conditions on the highway
- Normal hazards due to maintenance operations, snow control, and utility installation or alteration
- Partial or complete abandonment or obliteration, or return to private ownership, if future changes in highway location are made
- Destruction, if highway reconstruction is done

10. THIRD PARTY CONTRACTING

Provided the Village of McFarland has the authority to contract with a third party for roundabout maintenance services, the State will not require the third party to obtain its own work on highway right-of-way permit. In this case, the Village is responsible to enforce the maintenance agreement requirements on the third party.

11. TERM

This Maintenance Agreement shall expire on January 1st, 2035. The parties may renew this Agreement for one (1), one-year period by written agreement executed by both parties, within sixty (60) days of termination.

12. DEFAULT

Conditions of default on the part of the Contractor shall be:

12.1. Failure to perform maintenance on the roundabouts in accordance with the terms of this Agreement.

12.2. Violation of any term or condition of this Agreement.

13. TERMINATION

The State at its sole option may terminate this Agreement for any reason not prohibited by law, including for public convenience. Upon termination, the State shall make any payment owed to the Contractor within sixty (60) days.

14. NOTICES

Any notice required to be made in writing or any filing required to be made with any party to this Agreement shall be sent to the following addresses:

For the State:
State Landscape Architect
Wisconsin Department of Transportation
Hill Farms State Office Building
Bureau of Highway Maintenance
4822 Madison Yards Way, 5th Floor South
Madison, WI 53705

Region Maintenance Supervisor
Wisconsin Department of Transportation
Southwest Region - Madison
2101 Wright Street
Madison, WI 53704

For the Village:
(1) Village Chair
(2) Village Clerk

Village of McFarland
5915 Milwaukee St
McFarland, WI 53558

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day and year first above written. ***Note:*** *BHM approval is only required if roundabout sponsorship is included.*

STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION:

By: _____ Date: _____
Daniel Schave, Director
Southwest Region

By: _____ Date: _____
Christa Schaefer, State Landscape Architect
Bureau of Highway Maintenance (BHM)

VILLAGE OF MCFARLAND, DANE COUNTY, WISCONSIN, A municipal corporation:

By: _____ Date: _____
Village President

By: _____ Date: _____
Village Administrator

EXHIBIT C:

1.0 Authority

Under Wis. Stat. Ch. 84 – State Trunk Highways; Federal Aid, the Department has broad power to construct and manage the orderly operation of Wisconsin highways. Constructing and maintaining roundabout intersections improves roadway safety and operation as proven through research and experience.

Facilities Development Manual (FDM) Chapter 11-26 – Roundabouts provides criteria for selecting, designing, and constructing roundabouts.

Under Wis. Stat. s. 84.07 – Maintenance of state trunk highways, the Department may partner with a county or municipality to maintain the state trunk highway system, which includes roundabouts.

Highway Maintenance Manual 02-15-10 – Maintenance with Municipalities describes typical construction maintenance agreements and responsibilities with municipalities. If a roundabout is within a municipality's boundary, consult HMM 02-15-10 when writing a roundabout maintenance *agreement* or *addendum*.

2.0 Purpose

Roundabouts have different geometric features compared to at-grade intersections, overpasses and interchanges. Their unique characteristics such as special plantings in the central island, truck aprons, multi-use paths, and specialty locations make it difficult to know their exact maintenance limits. Therefore, the purpose of Subject 06 is to clarify roundabout maintenance limits between the Department and a county or municipality.

3.0 Maintenance Agreements

A State Municipal Agreement (SMA)[1] is typically used to document a county's or a municipality's financial, construction, utility and/or maintenance responsibilities in association with a highway improvement project. A Memorandum of Understanding (MOU) or Memorandum of Agreement (MOA) may also be used after a project to document specific maintenance responsibilities. For roundabouts, these responsibilities include, but are not limited to:

- Roadway pavement
- Snow plowing limits
- Center island landscaping maintenance
- Signage
- Pavement marking
- Alternate concrete colors
- Lighting systems maintenance
- Storm sewer systems
- Curb and gutter
- Sidewalks
- Multi-use paths

Prior to construction, any non-standard design elements requested by a county or municipality are also addressed with an agreement.

3.1 Roundabout Maintenance Agreements

An existing SMA, MOU or MOA may identify specific roundabout maintenance responsibilities (section 3.0). But if the document does not identify or adequately detail these items, develop a separate roundabout maintenance agreement as an addendum (include as an attachment) to the existing SMA, MOU or MOA. If no SMA, MOU or MOA exists, develop an agreement as a standalone document instead. The difference between the two is that the addendum must be merged and not conflict with the existing SMA, MOU or MOA language, whereas the standalone document does not. A sample agreement is provided with this policy.

The Department only enters into a maintenance agreement with a county or municipality. This ensures the perpetuity of the agreement since government entities are sustainable over time and maintain proper liability and insurance requirements compared to private entities.

A statewide roundabout directory is stored and maintained in the Bureau of Traffic Operations. Keep a copy of all agreements in each region maintenance office and send a copy to the Bureau of Highway Maintenance.

[1] May also be known as a State Municipal Maintenance Agreement (SMMA) or a State Maintenance Agreement.

4.0 Roundabout Sponsorship

The Department maintains HMM 07-01-45 – Maintenance and Operations Sponsorship Program. This policy allows alternative financing sources for maintenance and highway-related services. Sponsorships offer recognition to a person, business or other entity for monetary contributions directed to support roundabout maintenance. To encourage counties and municipalities to enter into maintenance agreements, the Department supports sponsorship agreements at those levels. However, roundabout sponsorship is not a requirement.

The Department only enters into an agreement with a county or municipality and not a business or resident. Thus, any sponsorship agreement is between the county/municipality and a private entity. If the sponsorship ends for any reason, the county or municipality is still responsible for monetary contributions for roundabout maintenance as documented in the agreement with the Department.

Sponsorship signage is not allowed within the roundabout center island per Wis. Stat. s. 86.19(1). Sponsorship signage is allowed under the guidance of HMM 07-01-45, section 4.1.

Volunteers or group(s) are prohibited from working in the median, central island areas, or any other area of a roundabout.

5.0 Department Maintenance Responsibilities

The table below summarizes this section.

Department Maintenance Responsibilities on Roundabouts – Section 3.0 Items			
Feature	Description / Location	Comment	Graphic
State Trunk Highways	Extends along all routes		
Local roads on rural RABs	Extends to the ***end*** of the splitter islands farthest away from the circulating lanes, except for plowing snow	Some splitter islands may extend hundreds of feet along a local road in rural areas. The county or municipality is responsible for plowing snow from the ***beginning*** of the splitter islands.	Figures 1 - 3
Local roads on urban RABs	Stops at the ***beginning*** of the splitter islands		
Mainline of urban RABs	Negotiated with the municipality	Connecting highway limits vary greatly and municipal duties change in connecting versus non-connecting highway situations	

5.1 Roundabout Maintenance Example Figure

See Figure 4 for an example diagram of roundabout maintenance limits. Note how different items are split at different locations. For example, the snow plowing limits do not match the storm sewer system maintenance limits.

5.2 Snow Plowing

The Department is responsible for snow plowing on roundabouts on the state trunk highway system including the truck apron and all circulating travel lanes.

On local roads, the Department's snow plowing responsibility stops at the ***beginning*** of the splitter islands near the circulating lanes. See Figure 3. The county or municipality is responsible for snow plowing on the remainder of the local road.

5.3 Sidewalks/Multi-use Paths

Sidewalks and multi-use paths, including maintenance, replacement, and snow plowing are entirely the responsibility of the county or municipality.

5.4 Landscaping

When landscaping is involved, the Department and the contractor building the initial roundabout project have a "care cycle agreement" as part of the roundabout construction contract. A typical care cycle agreement lasts one or two years during which the contractor is responsible for all landscaping maintenance. After this agreement ends, either the Department or a county/municipality must water, weed, maintain, establish plant growth, or replace landscaping items in the roundabout.

After the care cycle agreement ends, develop an SMA, MOU, or MOA between the Department and a county or municipality to establish specific maintenance responsibilities. Clearly state in the agreement that the county or municipality maintains and finances any landscaping items within the central island and splitter islands and any specialty items as requested by the county or municipality.

FDM Chapter 11-26-40 – Landscaping and Maintenance, describes the design and maintenance requirements for roundabout landscaping. A county or municipality may reference this FDM chapter for:

- Landscaping elements in the central island that are vital to the proper operation of a roundabout,
- Certain aesthetics not permitted in roundabouts, and
- Low maintenance plantings that should be utilized whenever possible.

Direct any landscaping questions or changes to a Bureau of Highway Maintenance landscape architect.

5.5 Specialty Items

Specialty items in roundabout construction and maintenance include, but are not limited to, non-standard lighting fixtures, alternate concrete colors, and specific landscape features. A county or municipality that requested any specialty items is solely responsible for their maintenance.

6.0 Additional Local Responsibilities

A county or municipality may need to utilize the items in sections 6.1 - 6.3 in association with roundabout maintenance.

6.1 Lane Closure System Notice

A Lane Closure System (LCS) notice may be required when performing maintenance or repairs in roundabouts. The LCS notice populates 511wi.gov, which provides information to motor carriers and the traveling public about construction and detours. These entries require advanced notice for postings. A region's traffic section works with a county or municipality when lane closures, detours, or full roundabout closures are necessary.

The type of maintenance work determines whether a LCS notice is needed. For example, watering or weeding within a central island would not likely interfere with traffic, whereas central island maintenance that involves blocking a truck apron or encroaching a travel lane is likely to interfere with traffic and require a LCS notice.

6.2 Work on Highway Right-of-Way Permit

A county or municipality may need a work on highway right-of-way (WHROW) permit from the Department to perform roundabout maintenance in association with a SMA, MOU or MOA. This maintenance includes any necessary work zone traffic control. A permit is not required when a county or municipality has a roundabout maintenance *agreement* (section 3.1) containing the proper legal language and provisions derived from the Department's WHROW permit form (DT1812) that authorizes the work. Do not issue a WHROW permit to a contractor or subcontractor.

6.3 Third-Party Contracting

A county or municipality may hire a third party to perform roundabout maintenance. When done in association with a WHROW permit, the third party is covered under the permit. When done in association with an *agreement*, the legal language and provisions noted in section 6.2 are used along with the following:

> *Provided the* ____❶____ *of* ____❷____ *has the authority to contract with a third party for roundabout maintenance services, the Department will not require the third party to obtain its own work on highway right-of-way permit. In this case, the* ____❶____ *is responsible to enforce the maintenance agreement requirements on the third party.*

❶ City-Village-Town (C-V-T) or County
❷ Name of C-V-T or County

Figure 1:
Typical Maintenance Limits Rural Roundabout

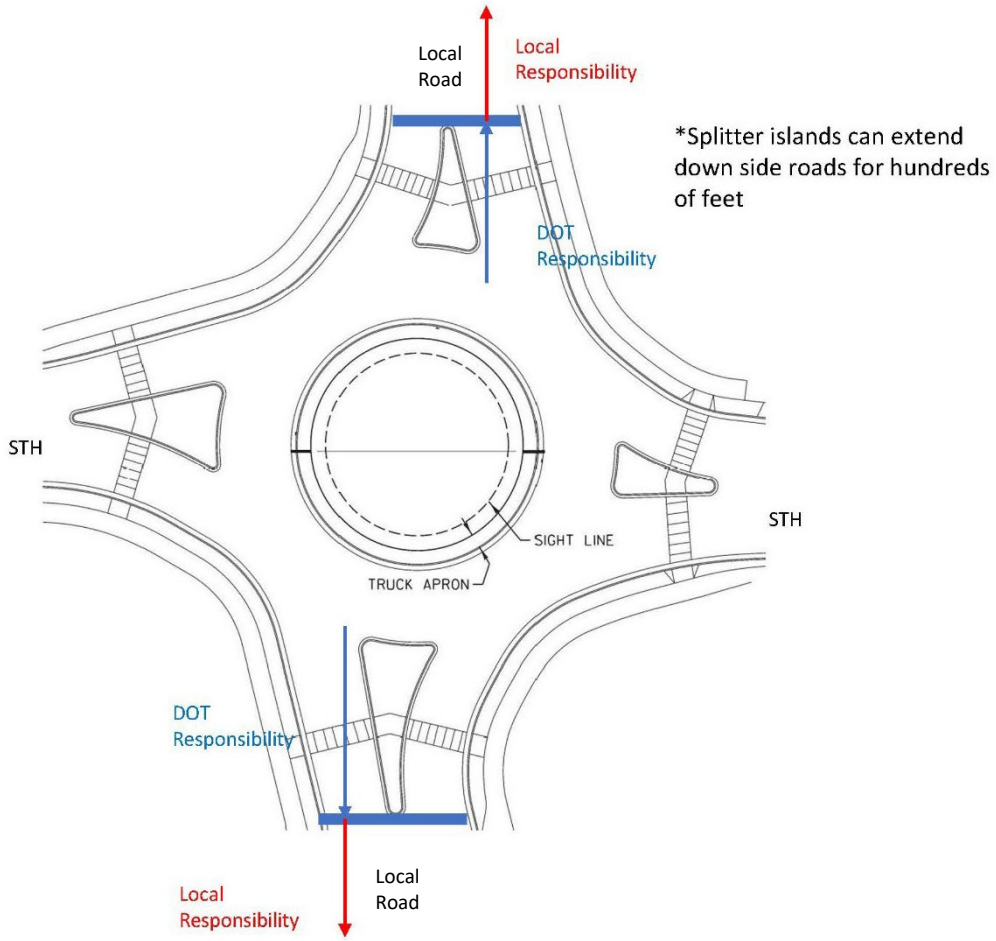


Figure 2:
Typical Maintenance Limits Urban Roundabout

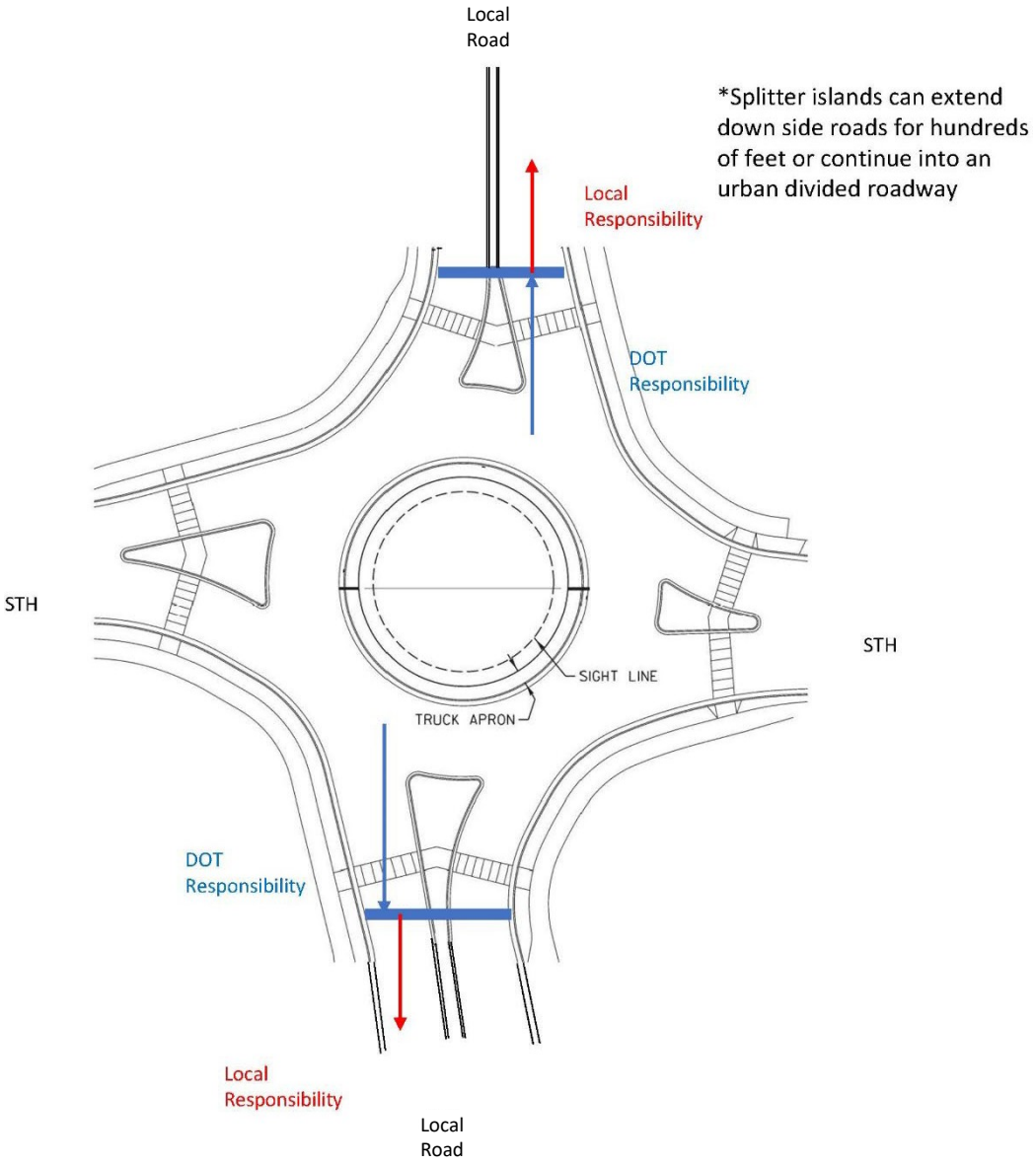


Figure 3:
Typical Plowing Limits Rural and Urban Roundabouts

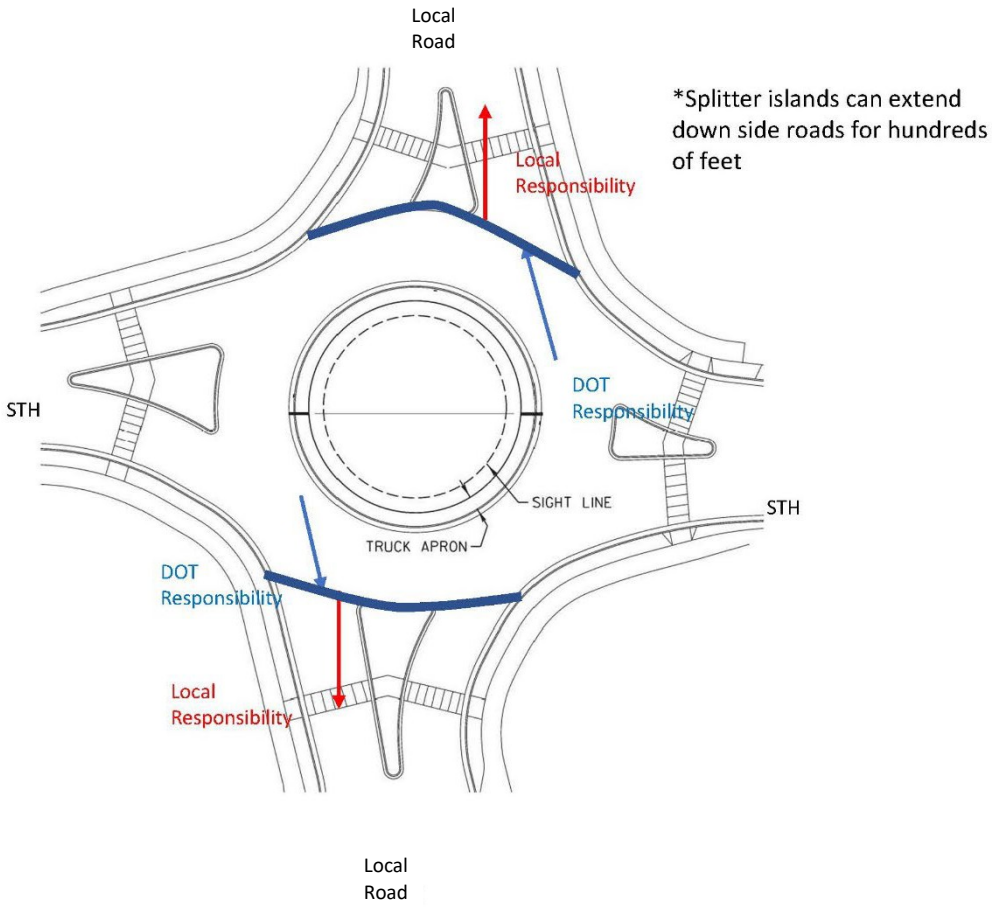
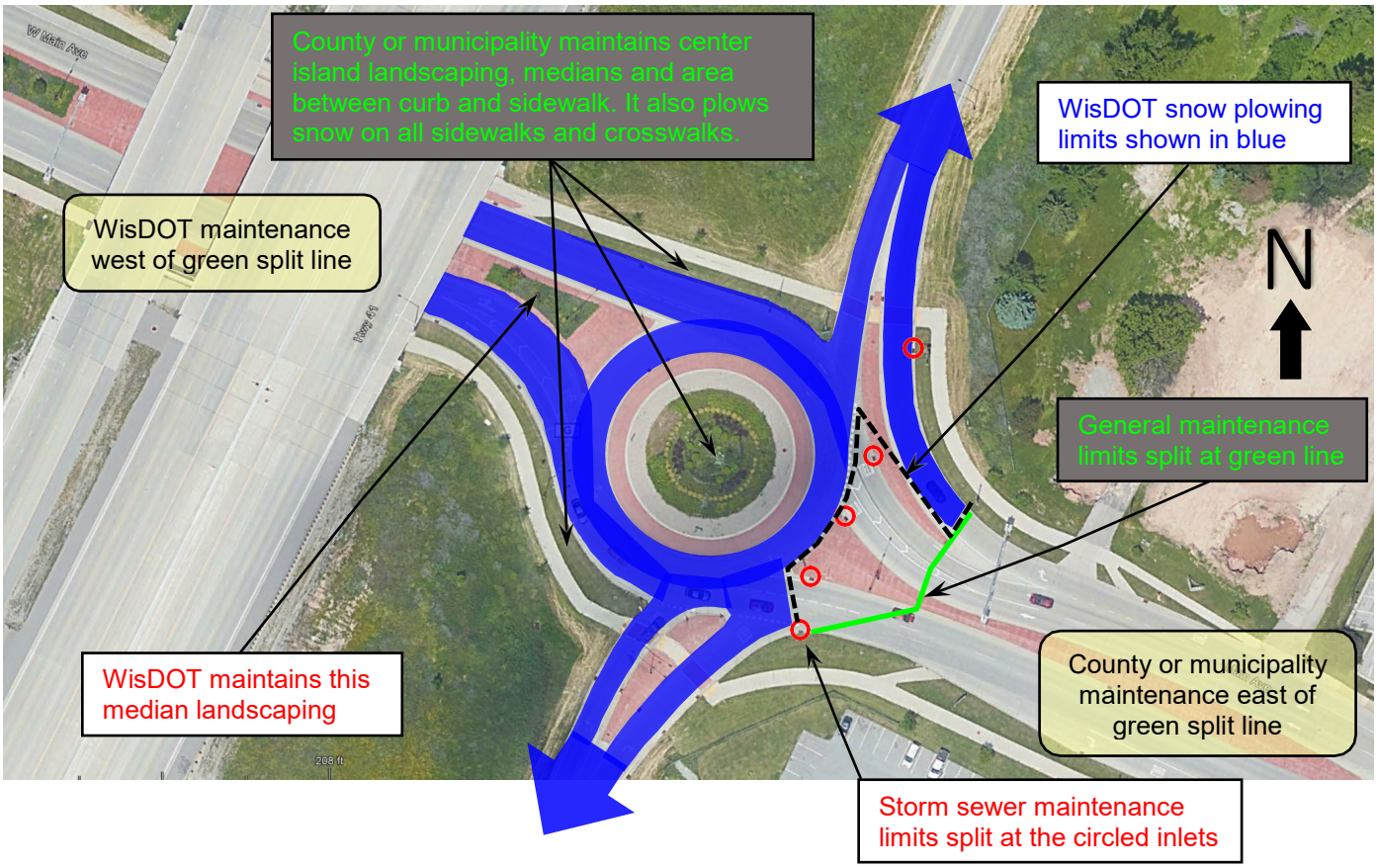


Figure 4:
Example Urban Roundabout Maintenance Limits



VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.**

PREVIOUS ACTION:
The Village Board held its first meeting regarding goal setting on June 4, 2025. In this meeting they reviewed the progress on goals set last year, and met with Department Heads to better understand the impact of goals on the services provided.

The Village Board met on June 18, 2025 to begin to discuss goals for the next year. Goal A (McFarland Municipal Center Campus), Goal B (Public Infrastructure), and Goal C (Housing and Economic Development).

The Village Board met on July 8, 2025 to continue the goals discussion for the coming year. Goal D (Village Government) and Goal E (Community) were reviewed as part of this meeting.

The Village Board met on July 22, 2025 to continue the goals discussion for the coming year. Goal F (Transportation), Goal G (Parks/Conservancy), and Goal H (Diversity, Equity, and Inclusion).

The Village Board met on August 12, 2025 to review the action steps proposed by Village Staff.

ISSUE SUMMARY:
Enclosed within the packet is the final draft for the 2025-2026 Strategic Implementation Plan. The Village Board has been discussing these goals throughout the course of the Summer and working with Department Heads to develop an Action Plan to meet the objectives in order to advance the goals.

Also included within the packet is a marked up version of the proposed final draft. This documents notes the changes made within the process but also final changes since our last meeting. Please note the following summary for the changes since our last meeting as noted within the Draft Notes document:

- Goal (A)(3)(iv) - Added language to align work by the Village and Library to update space needs as an update to former master plans.
- Goal (B)(1) - Formerly (ii), proposed for removal to defer to Staff process within their

ongoing operations.

- Goal (B)(1)(ii) - Added Public Works as an assignment.
- Goal (B)(2) - Formerly (iii), removed this item as it was previously approved by the Village Board and will be carried out as part of the project completion for the Lift Station.
- Goal (C)(1-2)(ii) - Added language to include marketing efforts regarding economic development tools offered through Tax Increment Districts.
- Goal (C)(3)(i) - Combined what was former action step (ii) with this first action step.
- Goal (D)(1)(iii) - Proposed for removal as new Chief recruitment process will be carried out as part of ongoing operations where applicable.
- Goal (D)(1)(iv) - Proposed for removal as training will be built into ongoing operations.
- Goal (D)(2)(i) - Changed "Service" to "Resource" Officer.
- Goal (D)(3)(iv) - Added Departments as an Assignment.
- Goal (D)(4) - Formerly (ii), proposed for removal as this currently happens as part of our ongoing operations.
- Goal (E)(1) - Formerly (iii), we will pursue opportunities as available within our ongoing operatoins.
- Goal (E)(2) - Formerly (iii), this item was consolidated with Goal (C)(1-2)(ii) noted above.
- Goal (E)(3) - This was removed as the project is expected to be completed within this same meeting.
- Goal (F)(1) - There are two removals proposed within this Objective. The first was former (i) as the acquisition has been approved and we will continue to carry out the terms of the sale agreement; and the second was former (iii) as we will not be able to advance this in the near term.
- Goal (F)(2) - Formerly (i), proposed for removal as this work will be completed this Fall and was significantly scaled back when the board decided not to pursue the landscaping plan for the roundabouts.
- Goal (F)(2) - Formerly (iv), this item is built in the Capital Projects Fund annually where Police and Public Works look to make improvements for traffic safety as applicable.
- Goal (F)(2)(iii) - This item was added after our last meeting as it was discussed to stay connected with planning efforts of USH 51 north of the Village.

While there are several changes here the idea was to make the action steps more efficient in line with the objectives. Most of these that are proposed for removal or change are already tied to our ongoing operations after having been previously included within this annual process. Once that happens and they become part of our normal course of service delivery, then they transition out of this process. We will review and discuss the final draft before acceptance.

FINANCIAL/BUDGET IMPACT:
None.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Action:

Motion, second to accept the 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year.

ATTACHMENTS:
1. 2025-2026 McFarland Strategic Impl. Plan 08212025
2. 2025 Village Board Goals-Objectives DRAFT NOTES 08212025 mgs

2025-2026

McFarland Strategic Implementation Plan

August 26, 2025
Village Board Review and Acceptance

Introduction

Welcome to the Village of McFarland Strategic Implementation Plan for the coming year. In 2020, a strategic plan was created to help provide a long term road map for the Village to follow in order to bring to life a variety of different initiatives within the Community over a forecasted ten year time period. Annually the Village Board checks in on its progress to prepare this Strategic Implementation Plan to establish goals and objectives to implement these initiatives through an action plan. This plan from year to year addresses the long-term vision within capital improvement planning and also short-term vision incorporating elements from the action plan into the annual budget. Each of the goals presented in the plan are not presented in order of priority and each holds the same weight to address from year to year.

2020-2030 McFarland Strategic Plan (Click on this link to view)

Key Plan Elements

Goal – General aspiration, concept, or ambition we are looking to achieve.

Objective – More specific task, project, or effort needed to achieve the goals.

Action Plan – Detailed steps outlining the work, cost, timeline, and assignment to be completed in order to meet the objective.

Summary Data Points

Action Steps

A summary is provided within this plan out line the total number action steps included within the previous 5 years to develop an average. This can be compared against what is proposed for the coming year for perspective. Each of the total action steps are broken down by goal and then totaled across the same time period.

Assignments

Within each action step there are assignments noted in the plan document. The assignments are totaled by Department and Boards/Commissions/Committees (BCCs) within the same previous 5 year period to develop an average compared to what is proposed for the coming year. The objective with this summary is to understand the balance of the various assignments across the organization regarding the spread of workload. A percentage allocation is shown also from year to year regarding the Department assignments versus those of the BCCs.

Plan Development/Timeline

The Strategic Implementation Plan is ultimately accepted by the Village Board to provide the strategic direction for the Village into the coming year. It also sets various parameters for the annual budget process that follows acceptance of this work. The board works to confirm goals for the Village and aligns with the objectives for the Departments to propose action steps to accomplish the various initiatives. This plan was developed in accordance with the following timeline:

June 4, 2025 – Process Kick Off

- Discussion and review of 2024-2025 McFarland Strategic Implementation Plan.
- Roundtable Discussion between Village Board members and Department Heads.

June 18, 2025 – Begin Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Goal A: McFarland Municipal Center Campus
    - Goal B: Public Infrastructure
    - Goal C: Housing and Economic Development
    - Goal D: Village Government
    - Goal E: Community

July 8, 2025 – Continued Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Goal D: Village Government
    - Goal E: Community

July 22, 2025 – Continued Plan Development

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Goal F: Transportation
    - Goal G: Park/Conservancy System
    - Goal H: Diversity, Equity, and Inclusion

August 12,. 2025 – Draft Plan Review

- Discussion regarding 2025-2026 McFarland Strategic Implementation Plan as the Village Board goals and objectives for the coming year:
    - Includes Action Plan.
    - Review conducted with Department Heads.

August 26,. 2025 – Accept Plan

- Discussion and action to consider the proposed goals and objectives with action plan to be accepted as the 2025-2026 McFarland Strategic Implementation Plan.

November 11, 2025 – Plan Progress Review #1

- Update and discussion to check in on progress of the plan implementation.
- This represents an opportunity to reconcile the action plan against the proposed budget prior to adoption where applicable.

February 24, 2026 – Plan Progress Review #2

- Update and discussion to check in on progress of the plan implementation.
- This represents an opportunity to reconcile the action plan as the new calendar year has begun and the new board year is upcoming.

Strategic Implementation Plan
Summary Data Points

Action Steps

Goals	2020	2021	2022	2023	2024	2025	5 Year Avg.
A - Municipal Center Campus	11	8	5	8	4	7	7
B - Public Infrastructure	20	8	8	8	10	8	11
C - Housing & Economic Development	12	11	8	10	10	8	10
D - Village Government	21	16	10	11	11	14	14
E - Community	0	0	8	8	9	4	5
F - Transportation	11	9	8	10	11	5	10
G - Parks and Conservancy	25	18	15	18	9	13	17
H - Diversity, Equity, and Inclusion	0	0	8	10	12	12	6
Total Action Steps	100	70	70	83	76	71	80

Action Step Assignments

Departments	2020	2021	2022	2023	2024	2025	5 Year Avg.
Administration	1	1	3	11	7	12	5
Administrator	47	29	28	48	27	26	36
Communications and Technology	6	9	9	17	0	0	8
Community Development	15	17	23	22	19	22	19
DEI Strategist	0	0	0	0	15	10	3
Departments	5	4	2	9	8	4	6
Fire and Rescue	6	5	2	2	4	3	4
Library	5	5	2	2	6	4	4
Public Works	35	24	13	18	18	19	22
Senior Outreach	5	2	1	2	3	6	3
Police	10	10	7	4	6	1	7
Total Departments	135	106	90	135	113	107	116
Percentage Share of Total	*99%*	*94%*	*83%*	*86%*	*80%*	*78%*	*88%*

Boards, Commissions, Committees (BCCs)	2020	2021	2022	2023	2024	2025	5 Year Avg.
CDA	0	0	0	0	2	4	0
DEI Committee	0	0	0	1	0	3	0
Joint Review Board	0	0	0	0	3	1	1
Landmarks Commission	0	0	0	1	1	1	0
Parks and Recreation Committee	0	0	0	1	1	5	0
Plan Commission	0	0	0	1	4	3	1
Village Board	2	7	19	18	17	13	13
Total BCCs	2	7	19	22	28	30	16
Percentage Share of Total	*1%*	*6%*	*17%*	*14%*	*20%*	*22%*	*12%*
Total Assignments	137	113	109	157	141	137	131

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

Highlight notes items where new funding is required within the budget and not previously approved.

A. McFarland Municipal Center Campus

Continued consideration of recommendations from the Master Plan to include development of a multi-generational community spaces that create functional spaces for the expansion of the library, senior services, youth services, remaining Departments, and adjoining outdoor public spaces (i.e. - McFarland Municipal Campus) including programs to serve seniors, youth, and families.

Objectives:

(1) Determine future space needs and design features for the development of indoor and outdoor public spaces to support programming to be determined.

(2) Identify and engage a broad spectrum of residents, including seniors, youth, adults, and community partners in all aspects of the planning process and operations/utilization.

Action Steps:	Cost	Timeline	Assignment
i. Review with Department Heads and Public the Space Needs from the 2023 Master Plan that was accepted.	None	Sep-Oct 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Develop new scope of work to hire Architect as an update to the 2023 Master Plan based on space needs and consider new option(s) for a phased approach to implementation.	None	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board

(3) Identify operational issues, challenges, and fiscal impacts associated with the design of recommendations from the McFarland Municipal Campus Master Plan and the construction of desired improvements thereof.

Action Steps:	Cost	Timeline	Assignment
i. Hire Architect based on new scope of work to update the 2023 Master Plan. Village Staff to prepare Communications and Engagement Plan for Project.	$100,000	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Library to hire Architect to update their 2022 Facilities Study.	**$25,000**	Nov 2025	Library
iii. Proposal for inclusion of the Youth Center within the Village's operations considered as part of 2026 Budget.	**TBD**	Nov 2025	Administrator Library Village Board

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

Highlight notes items where new funding is required within the budget and not previously approved.

A. McFarland Municipal Center Campus (CONTINUED)

Continued consideration of recommendations from the Master Plan to include development of a multi-generational community spaces that create functional spaces for the expansion of the library, senior services, youth services, remaining Departments, and adjoining outdoor public spaces (i.e. - McFarland Municipal Campus) including programs to serve seniors, youth, and families.

Objectives:

(3)	Identify operational issues, challenges, and fiscal impacts associated with the design of recommendations from the McFarland Municipal Campus Master Plan and the construction of desired improvements thereof (CONTINUED).			
iv.	Complete all updates to master plans and facilities study outlined in Action Steps (i) and (ii) of this objective to provide recommendations for improvements aligned with new space needs.	N/A	June 2026	Administration Administrator Comm Devel Library Senior Outreach Village Board
v.	Include recommendations from plan updates within the 2027-2031 Capital Improvement Plan to forecast long term fiscal impacts.	N/A	July 2026	Administrator Village Board
(4)	Implement recommended facility improvements in accordance with the updated McFarland Municipal Center Campus Master Plan.			

Action Steps:	Cost	Timeline	Assignment

Objective on hold pending additional planning work and Village Board authorization to proceed.

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

B. Public Infrastructure

Plan for and align physical facilities, open space, and general public infrastructure needs to support future service delivery to enhance quality of life.

Objectives

(1) Improve current Village facilities, including maintenance enhancements, and identify new systems to promote sustainability.

Action Steps:	Cost	Timeline	Assignment
i. Study the addition of solar power at new Community Park shelter facility pending contract award for the project.	**$5,000**	Mar 26	Community Development
ii. Consider property acquisition to support vehicle and equipment storage needs for Public Works Department.	**$425,000**	Jun 26	Community Development Public Works
iii. Add public electronic vehicle charging stations to the Public Safety Center and Bashford Street parking lot as funds allow through Dane County Grant.	**$40,000**	Sep 26	Community Development

(2) Develop capital improvement plans to support infrastructure needs aligned with future growth to forecast cost implications and implementation schedule.

Action Steps:	Cost	Timeline	Assignment
i. Consider recommendations from rate case regarding charges for water service needed to fund Well #5.	$21,000	Nov 25	Administration Administrator Public Works
ii. Complete traffic study and 30% design plans for Siggelkow Road to align with future planning for growth on the East Side.	$128,500	Dec 25	Administrator Community Development Public Works
iii. Provide additional funding to support lighting improvements as well as interior and exterior digital signage.	**$105,000**	Jun 26	Library
iv. Complete Well #5 design and award contract following bid process in order to begin construction.	**$4,200,000**	Jun 26	Public Works
v. Repaint Holscher Road water tower to improve its useful life and include updated branding.	**$500,000**	Sep 26	Public Works

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

C. *Housing & Economic Development*

Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.

Objectives

(1) Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.

(2) Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.

Action Steps:	Cost	Timeline	Assignment
i. Develop property acquisition check list to help guide consideration for property acquisitions as applicable.	None	Jan 26	Administrator CDA Community Development
ii. Prepare a Business Retention and Expansion Survey/Outreach Program to guide efforts and market local economic development tools through Tax Increment Districts.	$12,500	Mar 26	Community Development Authority Community Development
iii. Consider development opportunites created through Pre-Development Agreement with Bliffert Lumber and Elvejhem Acres.	TBD	Jun 26	CDA Comm Devel Joint Review Board Plan Commission Village Board
iv. Conduct RFP process to identify planning consultant to begin process to update the Comprehensive Plan. Emphasis on address future land uses, long term plan guidance, and growth assumptions for the East Side.	**$60,000**	Jul 26	Community Development Plan Commission Village Board
v. Continue cooperative relationship with neighboring municipalities to address planning matters of mutual concern as opportunities develop.	N/A	Duration	Administrator Community Development Village Board
vi. Renew discussion on possible East Side/Siggelkow Road tax increment district to address public infrastructure needs and other economic development opportunities.	TBD	Duration	CDA Community Development Plan Commission Village Board

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

C. Housing & Economic Development (CONTINUED) *Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.*			
Objectives			
(3) Improve mix of housing within the Village, including consideration for affordable housing units within new development.			
Action Steps:	Cost	Timeline	Assignment
i. Evaluate opportunities to build Affordable Housing Fund through Federal, State, County, and WHEDA programs as well as internal support through local funds where applicable.	TBD	Duration	Administrator Community Development
ii. Encourage affordable housing through recs. from Housing Needs Assessment, Comp Plan, and Dane County Regional Housing Strategy.	Case by Case	Duration	Community Development

2025/2026 - McFarland Strategic Implementation Plan

Village Board Goals, Objectives, and Action Plan

D. Village Government *Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.*			
Objectives:			
(1) Evaluate staffing models and organization structure to align resources with future service delivery needs.			
Action Steps:	Cost	Timeline	Assignment
i. Review data to conduct maintenance of the 2021 Compensation and Classification Study.	N/A	Sep 25	Administration
ii. Develop program to recognize Staff upon retirement, departure, and/or new hire as applicable.	**$2,500**	Jan 26	Administration
(2) Prioritized community-based best practices in public safety service delivery including initiatives for diversity, outreach, education, and program development.			
Action Steps:	Cost	Timeline	Assignment
i. Bring back assignment for Community Resource Officer to emphasis program development.	N/A	Jan 26	Police
ii. Partner with Dane County to expand the Village's outdoor warning siren to improve emergency preparedness.	**$45,000**	Oct 26	Fire and Rescue
iii. Development Standard Response Plans for each Department that are aligned with updates to the Emergency Management Plan.	TBD	Duration	Fire and Rescue
iv. Continual evaluation of the EMS needs to support transition to providing full paramedic-level ambulance service.	TBD	Duration	Fire and Rescue

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Village Board Goals, Objectives, and Action Plan

D. Village Government (CONTINUED)

Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.

Objectives:

(3) Enhance public engagement, presence, and transparency within the Community through the use of a broad range of media and/or through opportunities recommended in the Communications and Engagement Plan.

Action Steps:	Cost	Timeline	Assignment
i. Update existing Public Comment Policy to align with recommendations from communications planning.	None	Oct 25	Administration
ii. Review, adopt, and/or implement new ordinances/policies as applicable for public notices, distribution distance, and social media.	None	Jan 26	Administration Departments
iii. Develop policy to provide guidance on the use of artificial intelligence.	None	Apr 26	Administration
iv. Align proclamations with actions that promote their purpose within the Community.	TBD	Jun 26	DEI Committee Departments
v. Create Communication Mediums Guide to outline direct touch points to connect with for information.	TBD	Dec 26	Administration
vi. Develop plan for implementation the Web Content Accessibility Guideline 2.1 Level AA.	TBD	On Going	Administration

(4) Continue discussions with School District on partnerships with the Village to share and expand services for the benefit of the Community.

Action Steps:	Cost	Timeline	Assignment
i. Explore use agreement at Comm Park to develop cross country course for High School team and additional opportunity to support recreation.	TBD	Oct 25	Administrator Public Works
ii. Explore opportunities with the School District to connect with students to local Government through club engagement, student appointments, internship, and other forms of outreach as applicable.	Case by Case	Duration	Administrator Departments Village Board

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Village Board Goals, Objectives, and Action Plan

E. Community *Improve the Community experience for residents, businesses, and visitors through its services, safety, history, and overall desired quality of life.*			
Objectives			
(1) Evaluate opportunities for the development of public art, promotion of Village history, and events/programming that enriches the community and enhances the local quality of life.			
Action Steps:	Cost	Timeline	Assignment
i. Review and recommend proposal to promote Village history within Arnold Larson Park.	TBD	June 26	Comm Devel Landmarks Commission
ii. Proceed with implementation of grant awarded by Wisconsin Historical Society for historic property survey.	N/A	Dec 26	Community Development
(2) Promote the concept of a safe and healthy community in an integrated way including diversity, equity, and inclusion initiatives; from policy to planning and development.			
Action Steps:	Cost	Timeline	Assignment
i. Evaluate opportunity to advance Village to dementia friendly classification and begin associated training for support.	TBD	Sep 25	Senior Outreach
ii. Expand recognition for Volunteers that support the Community in line with Community Service Day and Volunteer Recognition Week.	$1,500	May 26	Administrator Senior Outreach

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Village Board Goals, Objectives, and Action Plan

F. Transportation *Improve Community connectivity along pedestrian and vehicular corridors.*			
Objectives			
(1)	Improve, maintain, and enhance bike/walking path connections throughout the Village and in cooperation with neighboring municipalities and government agencies.		
Action Steps:	Cost	Timeline	Assignment
i. Plan construction of off street trail with reconstruction of Siggelkow Road from Juniper Ridge to Community Park on CTH AB.	TBD	Duration	Administrator Comm Devel Public Works
ii. Complete construction of off street trail from Exchange Street to Babcock County Park on USH 51. Plan extension on Exchange Street to Sleepy Hollow Rd.	TBD	2027	Administrator Community Development
(2)	Enhance pedestrian safety for walkers and bicyclists throughout the community, including areas of Highway 51 that go through the Village.		
Action Steps:	Cost	Timeline	Assignment
i. Complete Phase 7 of USH 51 with WisDOT from Larson Beach Road to Voges Road.	$25,000	Dec 25	Public Works
ii. Continued partnership with WisDOT and Dane County on Segment 6 as applicable, emphasis on adding sidewalk, safe crossing, speed limit, round-a-bout, and bridge underpass.	TBD	Duration 2026/2027	Administrator Community Development Village Board
iii. Continued partnership with WisDOT on future improvements to USH 51 at Voges Road to interchange with USH 12/18.	TBD	Duration	Administrator Community Development

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Village Board Goals, Objectives, and Action Plan

G. Park/Conservancy System

Support the development of active and passive park amenities that appeal to all.

Objectives

(1) Develop new and diverse park system amenities for indoor and outdoor use that are not currently offered in our Community.

Action Steps:	Cost	Timeline	Assignment
i. Explore use agreement with McFarland Soccer Club for dedicated use of Community Park.	None.	Oct 25	Administrator Public Works
ii. Consider award of contract for Phase 2 construction of Community Park adding parking lot, shelter, and other amenities.	$3,350,000	Oct 25	Administrator Parks and Rec Comm. Public Works Village Board
iii. Complete construction of improvements for Phase 2 Community Park pending award of contract.	Above.	Dec 26	Public Works

(2) Dedicate resources to enhance and maintain existing parks and green spaces throughout the Village.

Action Steps:	Cost	Timeline	Assignment
i. Finalize plan/design and consider award of contract for playground addition to Prairie Place Park.	$160,000	Sep 25	Parks and Recreation Committee Public Works
ii. Construct playground improvement within Prairie Place Park pending contract award.	Above.	Mar 26	Public Works
iii. Continue implementation of recommendations from 2023 Conservancy Management Plan.	***$20,000***	Duration	Public Works

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Village Board Goals, Objectives, and Action Plan

G. Park/Conservancy System (CONTINUED)

Support the development of active and passive park amenities that appeal to all.

Objectives

(3) Evaluate the costs and benefits of an outdoor aquatic facility, including construction and operation.

Action Steps:	Cost	Timeline	Assignment
i. Meet with Community Partners to discuss cross promotional efforts for the advancement of aquatics.	None	Sep 25	Administrator Parks and Recreation Committee
ii. Review operational structure and funding at the high school pool with the School District.	None	Mar 26	Administrator
iii. Develop strategy for fundraising following review with Community partners, operational structure at HS pool, and other feedback provided.	None	Jun 26	Administrator Parks and Recreation Committee Public Works

(4) Develop and implement park master plans that prioritize future developments.

Action Steps:	Cost	Timeline	Assignment
i. Plan/design playground replacement at Cedar Ridge Park.	***$200,000***	Jun 26	Parks and Recreation Committee
ii. Begin process to plan/design next phase of improvements within McFarland Park pending transition of soccer operations to Community Park.	**$100,000**	Dec 26	Parks and Recreation Committee Public Works

(5) Expand, enhance, and develop programs to increase access and promote greater use of the lakefront, wetland conservancy, and waterways.

Action Steps:	Cost	Timeline	Assignment
i. Construct canoe and kayak storage to be used for public rental at Lewis Park in association with new public access.	**$4,000**	Apr 26	Public Works
ii. Evaluate options to introduce watercraft rental adjacement lakefront and/or other waterways.	TBD	May 26	Public Works

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Village Board Goals, Objectives, and Action Plan

H. Diversity, Equity, and Inclusion *Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.*			
Objectives			
(1) Provide support for the ongoing development and utilization of the Diversity, Equity, and Inclusion Committee.			
Action Steps:	Cost	Timeline	Assignment
i. Begin regular meetings with Community groups to improve community buy-in. Identify opportunities to improve relations.	TBD	Jan 26	Administrator DEI Strategist
ii. Develop a Language Access Plan, Policy and/or Program to support diverse needs and purposes by establishing clear standards, resources, and training through plain language.	TBD	Jun 26	Departments DEI Strategist
iii. Develop and apply *Equity in Events: Decision Making Guide* to establish a consistent framework for event hosting and/or participation through the DEI Committee.	TBD	Duration	Administrator DEI Committee DEI Strategist
(2) Continued draft and development of a Diversity, Equity, and Inclusion (DEI) Framework.			
Action Steps:	Cost	Timeline	Assignment
i. Creating the VOM DEI Annual Report to transparently showcase progress to the community, departments, Board, committees, and staff.	None.	Sep 25	DEI Strategist
ii. Establishing a comprehensive framework and definition for event planning and execution led by the Village in collaboration with community organizations.	N/A	Duration	DEI Committee DEI Strategist
iii. Aide Departments and other Community partners as needed to advance DEI Framework for programs, events, services, displays, and book rec.	N/A	Duration	DEI Strategist

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Village Board Goals, Objectives, and Action Plan

H. Diversity, Equity, and Inclusion (CONTINUED) *Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.*			
Objectives			
(3) Work with Community Partners on the creation of a lasting land acknowledgement.			
Action Steps:	Cost	Timeline	Assignment
i. Complete installation of plaques associated with recognition for land acknowledgement.	None.	Sep 25	Public Works
ii. Consider flag raising in association with proclamation for recognition of Indigenous People's Day. Align with plaque recognition.	$250	Oct 25	DEI Strategist
iii. Coordinate meeting with representatives of the Ho-Chunk Nation and/or other local groups either at Committee or Staff level.	None.	Jun 26	DEI Strategist
(4) Continue discussions with School District on partnerships with the Village for the advancement of diversity, equity, and inclusion within the Community.			
Action Steps:	Cost	Timeline	Assignment
i. Follow up with School District on their shift to addressing DEIB within school Community.	None.	Sep 25	DEI Strategist
ii. Meet with School Leadership to address the District's shift and identify areas of support.	None.	Duration	Administrator
iii. Continue discussion on areas of overlap and support amongst both entities that align with the charge for the Committee.	None.	Duration	DEI Strategist

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Village Board Goals, Objectives, and Action Plan

Highlight notes items where new funding is required within the budget and not previously approved.

A. *McFarland Municipal Center Campus*

Continued consideration of recommendations from the Master Plan to include development of a multi-generational community spaces ~~center~~ that create functional spaces for the expansion of the library, senior services, youth services, remaining Departments, and adjoining outdoor public spaces (i.e. - McFarland Municipal Campus) including programs to serve seniors, youth, and families.

Objectives:

(1) Determine future space needs and design features for the development of indoor and outdoor public spaces to support programming to be determined.

(2) Identify and engage a broad spectrum of residents, including seniors, youth, adults, and community partners in all aspects of the planning process and operations/utilization.

Action Steps:	Cost	Timeline	Assignment
i. Review with Department Heads and Public the Space Needs from the 2023 Master Plan that was accepted.	None	Sep-Oct 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Develop new scope of work to hire Architect as an update to the 2023 Master Plan based on space needs and consider new option(s) for a phased approach to implementation.	None	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board

(3) Identify operational issues, challenges, and fiscal impacts associated with the design of recommendations from the McFarland Municipal Campus Master Plan and the construction of desired improvements thereof.

Action Steps:	Cost	Timeline	Assignment
i. Hire Architect based on new scope of work to update the 2023 Master Plan. Village Staff to prepare Communications and Engagement Plan for Project.	$100,000	Nov 2025	Administration Administrator Comm Devel Senior Outreach Village Board
ii. Library to hire Architect to update their 2022 Facilities Study.	**$25,000**	Nov 2025	Library
iii. Proposal for inclusion of the Youth Center within the Village's operations considered as part of 2026 Budget.	**TBD**	Nov 2025	Administrator Library Village Board
iv. Complete all updates to master plans and facilities study outlined in Action Steps (i) and (ii) of this objective to provide recommendations for improvements aligned with new space needs.	N/A	June 2026	Administration Administrator Comm Devel Library Senior Outreach Village Board
v. Include recommendations from plan updates within the 2027-2031 Capital Improvement Plan to forecast long term fiscal impacts.	N/A	July 2026	Administrator Village Board

(4) Implement ~~Build accepted and~~ recommended ~~improvements for~~ facility improvements ~~public infrastructure~~ in accordance with the updated McFarland Municipal Center Campus Master Plan.

Action Steps:	Cost	Timeline	Assignment
Objective on hold pending additional planning work and Village Board authorization to proceed.			

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Village Board Goals, Objectives, and Action Plan

B. Public Infrastructure

Plan for and align physical facilities, ~~and~~ open space, and general public infrastructure needs to support future service delivery to enhance quality of life ~~and infrastructure needs~~ .

Objectives

~~(1) Complete construction and transition affected Departments to a standalone public safety facility for fire, EMS, police, and court services.~~

~~Action Steps:~~	~~Cost~~	~~Timeline~~	~~Assignment~~
~~Objective Completed, Public Safety Center completed on August 31, 2023.~~			

(1) Improve current Village facilities, including maintenance enhancements, and identify new systems to promote sustainability.

Action Steps:	Cost	Timeline	Assignment
i. Study the addition of solar power at new Community Park shelter facility pending contract award for the project.	**$5,000**	Mar 26	Community Development
~~ii. Develop long term facilities plan for all facilities through hiring of new Facility Manager position. Integrate maintenance process into asset management system.~~	~~N/A~~	~~Jun 26~~	~~Public Works~~
ii. Consider property acquisition to support vehicle and equipment storage needs for Public Works Department.	**$425,000**	Jun 26	Community Development Public Works
iii. Add public electronic vehicle charging stations to the Public Safety Center and Bashford Street parking lot as funds allow through Dane County Grant.	**$40,000**	Sep 26	Community Development

(2) Develop capital improvement plans to support infrastructure needs aligned with future growth to forecast cost implications and implementation schedule.

Action Steps:	Cost	Timeline	Assignment
i. Consider recommendations from rate case regarding charges for water service needed to fund Well #5.	$21,000	Nov 25	Administration Administrator Public Works
ii. Complete traffic study and 30% design plans for Siggelkow Road to align with future planning for growth on the East Side.	$128,500	Dec 25	Administrator Community Development Public Works
~~iii. Add solar power to Lift Station #2 as recommended by the feasibility study and approved by Village Board.~~	~~$55,000~~	~~Apr 26~~	~~Community Development Public Works~~
iii. Provide additional funding to support lighting improvements as well as interior and exterior digital signage.	**$105,000**	Jun 26	Library
iv. Complete Well #5 design and award contract following bid process in order to begin construction.	**$4,200,000**	Jun 26	Public Works
v. Repaint Holscher Road water tower to improve its useful life and include updated branding.	**$500,000**	Sep 26	Public Works

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Village Board Goals, Objectives, and Action Plan

C. Housing & Economic Development *Promote responsible growth, affordable housing, increase economic development, and grow/retain existing businesses.*			
Objectives			
(1) Attract and enhance new and existing restaurants, retail, light industrial, office, mixed-use, and civic uses in the downtown area, USH 51/Farwell corridor, East Side Growth Area, and surrounding areas.			
(2) Develop incentives for business growth such as incubator programs, tax increment financing districts, and recruitment/retention.			
Action Steps:	Cost	Timeline	Assignment
i. Develop property acquisition check list to help guide consideration for property acquisitions as applicable.	None	Jan 26	Administrator CDA Community Development
ii. Prepare a Business Retention and Expansion Survey/Outreach Program to guide efforts and market local economic development tools through ~~efforts.~~Tax Increment Districts.	$12,500	Mar 26	Community Development Authority Community Development
iii. Consider development opportunites created through Pre-Development Agreement with Bliffert Lumber and Elvejhem Acres.	TBD	Jun 26	CDA Comm Devel Joint Review Board Plan Commission Village Board
iv. Conduct RFP process to identify planning consultant to begin process to update the Comprehensive Plan. Emphasis on address future land uses, long term plan guidance, and growth assumptions for the East Side.	**$60,000**	Jul 26	Community Development Plan Commission Village Board
v. Continue cooperative relationship with neighboring municipalities to address planning matters of mutual concern as opportunities develop.	N/A	Duration	Administrator Community Development Village Board
vi. Renew discussion on possible East Side/Siggelkow Road tax increment district to address public infrastructure needs and other economic development opportunities.	TBD	Duration	CDA Community Development Plan Commission Village Board
Objectives			
(3) Improve mix of housing within the Village, including consideration for affordable housing units within new development.			
Action Steps:	Cost	Timeline	Assignment
i. Evaluate opportunities to build Affordable Housing Fund through Federal, State, County, and WHEDA programs as well as internal support through local funds where applicable.	TBD	Duration	Administrator Community Development
~~ii.~~ ~~Evaluate opportunities to build Affordable Housing Fund through WHEDA, State, and Federal programs.~~	~~TBD~~	~~Duration~~	~~Administrator~~ ~~Community Development~~
ii. Encourage affordable housing through recs. from Housing Needs Assessment, Comp Plan, and Dane County Regional Housing Strategy.	Case by Case	Duration	Community Development

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Village Board Goals, Objectives, and Action Plan

D. Village Government *Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.*			
Objectives:			
(1) Evaluate staffing models and organization structure to align resources with ~~meet~~ future service delivery needs.			
Action Steps:	Cost	Timeline	Assignment
i. Review data to conduct maintenance of the 2021 Compensation and Classification Study.	N/A	Sep 25	Administration
ii. Develop program to recognize Staff upon retirement, departure, and/or new hire as applicable.	**$2,500**	Jan 26	Administration
~~iii. Work with PFC to conduct recruitment to fill Police Chief position.~~	~~**$10,000**~~	~~Duration~~	~~Administration Administrator Police~~
~~iv. Continue regular internal training and professional development opportunities for management and staff across all Departments.~~	~~**$10,000**~~	~~Duration~~	~~Administration~~
(2) Prioritized community-based best practices in public safety service delivery including initiatives for diversity, outreach, education, and program development.			
Action Steps:	Cost	Timeline	Assignment
i. Bring back assignment for Community Resource ~~Service~~ Officer to emphasis program development.	N/A	Jan 26	Police
ii. Partner with Dane County to expand the Village's outdoor warning siren to improve emergency preparedness.	**$45,000**	Oct 26	Fire and Rescue
iii. Development Standard Response Plans for each Department that are aligned with updates to the Emergency Management Plan.	TBD	Duration	Fire and Rescue
iv. Continual evaluation of the EMS needs to support transition to providing full paramedic-level ambulance service.	TBD	Duration	Fire and Rescue

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Village Board Goals, Objectives, and Action Plan

D. *Village Government (CONTINUED)*

Creation of a dynamic work place that is inclusive and diverse in our ability to demonstrate our commitment to employee growth and development for the betterment of the Community.

Objectives:

(3) Enhance public engagement, presence, and transparency within the Community through the use of a broad range of media and/or through opportunities recommended in the Communications and Engagement Plan.

Action Steps:	Cost	Timeline	Assignment
i. Update existing Public Comment Policy to align with recommendations from communications planning.	None	Oct 25	Administration
ii. Review, adopt, and/or implement new ordinances/policies as applicable for public notices, distribution distance, and social media.	None	Jan 26	Administration Departments
iii. Develop policy to provide guidance on the use of artificial intelligence.	None	Apr 26	Administration
iv. Align proclamations with actions that promote their purpose within the Community.	TBD	Jun 26	DEI Committee Departments
v. Create Communication Mediums Guide to outline direct touch points to connect with for information.	TBD	Dec 26	Administration
vi. Develop plan for implementation the Web Content Accessibility Guideline 2.1 Level AA.	TBD	On Going	Administration

(4) Continue discussions with School District on partnerships with the Village to share and expand services for the benefit of the Community.

Action Steps:	Cost	Timeline	Assignment
i. Explore use agreement at Comm Park to develop cross country course for High School team and additional opportunity to support recreation.	TBD	Oct 25	Administrator Public Works
~~ii. Hold regular internal and external meetings between School and Village to discuss shared initiatives, fiscal impacts, opportunities to collaborate, and cross promote communications.~~	~~N/A~~	~~Monthly~~	~~Administration Administrator~~ ~~Village Board~~
ii. Explore opportunities with the School District to connect with students to local Government through club engagement, student appointments, internship, and other forms of outreach as applicable.	Case by Case	Duration	Administrator Departments Village Board

~~(5) Plan for and implement the inclusion of the operations for the McFarland Youth Center.~~

~~Action Steps:~~	~~Cost~~	~~Timeline~~	~~Assignment~~
~~Objective 5 transitioned as an Action Step within Objective 1 of this Goal.~~			

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Village Board Goals, Objectives, and Action Plan

E. Community *Improve the Community experience for residents, businesses, and visitors through its services, safety, history, and overall desired quality of life.*			
Objectives			
(1) Evaluate opportunities for the development of public art, promotion of Village history, and events/programming that enriches the community and enhances the local quality of life.			
Action Steps:	Cost	Timeline	Assignment
i. Review and recommend proposal to promote Village history within Arnold Larson Park.	TBD	June 26	Comm Devel Landmarks Commission
ii. Proceed with implementation of grant awarded by Wisconsin Historical Society for historic property survey.	N/A	Dec 26	Community Development
~~iii. Pursue locally initiated public art projects to promote history through streetscaping.~~	~~Case by Case.~~	~~Duration~~	~~Administrator~~
(2) Promote the concept of a safe and healthy community in an integrated way including diversity, equity, and inclusion initiatives; from policy to planning and development.			
Action Steps:	Cost	Timeline	Assignment
i. Evaluate opportunity to advance Village to dementia friendly classification and begin associated training for support.	TBD	Sep 25	Senior Outreach
ii. Expand recognition for Volunteers that support the Community in line with Community Service Day and Volunteer Recognition Week.	$1,500	May 26	Administrator Senior Outreach
~~iii. Market programs for rehabilitation grants within tax increment disctricts to encourage façade improvement, emphasis within Downtown.~~	~~TBD~~	~~Duration~~	~~Community Development~~
~~(3) Conduct process to update mission, vision, and value statements including solicitation of public input into their development.~~			
~~Action Steps:~~	~~Cost~~	~~Timeline~~	~~Assignment~~
~~i. Final action to approve Mission, Vision, and Value Statements along with implementation Plan.~~	~~None.~~	~~Aug 25~~	~~DEI Strategist~~
~~ii. Conduct implementation plan as adopted by the Village Board.~~	~~TBD~~	~~Dec 25~~	~~Administration DEI Strategist~~

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Village Board Goals, Objectives, and Action Plan

F. Transportation *Improve Community connectivity along pedestrian and vehicular corridors.*			
Objectives			
(1) Improve, maintain, and enhance bike/walking path connections throughout the Village and in cooperation with neighboring municipalities and government agencies.			
Action Steps:	Cost	Timeline	Assignment
~~i. Close on acquisition of Bashford Duplex property and plan improvements to support trail development.~~	~~TBD~~	~~Jul 26~~	~~Community Development~~
i. Plan construction of off street trail with reconstruction of Siggelkow Road from Juniper Ridge to Community Park on CTH AB.	TBD	Duration	Administrator Comm Devel Public Works
~~iii. Work with Dane County on planning for connection of Lower Yahara Trail from Fish Camp Park (County) to Urso/Schuetz Park (Village).~~	~~TBD~~	~~Duration~~	~~Administrator~~ ~~Community Development~~ ~~Public Works~~
ii. Complete construction of off street trail from Exchange Street to Babcock County Park on USH 51. Plan extension on Exchange Street to Sleepy Hollow Rd.	TBD	2027	Administrator Community Development
~~(2) Review opportunities to provide all forms of public transportation within and outside of the Village.~~			
~~Action Steps:~~	~~Cost~~	~~Timeline~~	~~Assignment~~
~~i. Explore municipal and/or regional partnerships to develop localized public transportation as funds are available.~~	~~TBD~~	~~Duration~~	~~Administrator~~ ~~Community Development~~
(2) Enhance pedestrian safety for walkers and bicyclists throughout the community, including areas of Highway 51 that go through the Village.			
Action Steps:	Cost	Timeline	Assignment
~~i. Finalize streetscaping improvements within Phase 6 of USH 51 Project from Exchange Street to Larson Beach Road.~~	~~None.~~	~~Sep 25~~	~~Administrator~~
i. Complete Phase 7 of USH 51 with WisDOT from Larson Beach Road to Voges Road.	$25,000	Dec 25	Public Works
ii. Continued partnership with WisDOT and Dane County on Segment 6 as applicable, emphasis on adding sidewalk, safe crossing, speed limit, round-a-bout, and bridge underpass.	TBD	Duration 2026/2027	Administrator Community Development Village Board
~~iv. Identify and implement public safey projects for pedestrian safety as available.~~	~~$20,000~~	~~Dec 26~~	~~Police~~
iii. Continued partnership with WisDOT on future improvements to USH 51 at Voges Road to interchange with USH 12/18.	TBD	Duration	Administrator Community Development

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Village Board Goals, Objectives, and Action Plan

G. *Park/Conservancy System*

Support the development of active and passive park amenities that appeal to all.

Objectives

(1) Develop new and diverse park system amenities for indoor and outdoor use that are not currently offered in our Community.

Action Steps:	Cost	Timeline	Assignment
i. Explore use agreement with McFarland Soccer Club for dedicated use of Community Park.	None.	Oct 25	Administrator Public Works
ii. Consider award of contract for Phase 2 construction of Community Park adding parking lot, shelter, and other amenities.	$3,350,000	Oct 25	Administrator Parks and Rec Comm. Public Works Village Board
iii. Complete construction of improvements for Phase 2 Community Park pending award of contract.	Above.	Dec 26	Public Works
~~iv. Consider land acquisitions where applicable to expand and/or create new opportunities in parks including lake access and recreational trails.~~	~~Case by Case.~~	~~Duration~~	~~Community Development~~

(2) Dedicate resources to enhance and maintain existing parks and green spaces throughout the Village.

Action Steps:	Cost	Timeline	Assignment
i. Finalize plan/design and consider award of contract for playground addition to Prairie Place Park.	$160,000	Sep 25	Parks and Recreation Committee Public Works
ii. Construct playground improvement within Prairie Place Park pending contract award.	Above.	Mar 26	Public Works
iii. Continue implementation of recommendations from 2023 Conservancy Management Plan.	***$20,000***	Duration	Public Works

(3) Evaluate the costs and benefits of an outdoor aquatic facility, including construction and operation.

Action Steps:	Cost	Timeline	Assignment
i. Meet with Community Partners to discuss cross promotional efforts for the advancement of aquatics.	None	Sep 25	Administrator Parks and Recreation Committee
ii. Review operational structure and funding at the high school pool with the School District.	None	Mar 26	Administrator
iii. Develop strategy for fundraising following review with Community partners, operational structure at HS pool, and other feedback provided.	None	Jun 26	Administrator Parks and Recreation Committee Public Works

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Village Board Goals, Objectives, and Action Plan

G. Park/Conservancy System *Support the development of active and passive park amenities that appeal to all.*			
Objectives			
(4) Develop and implement park master plans that prioritize future developments.			
Action Steps:	Cost	Timeline	Assignment
i. Plan/design playground replacement at Cedar Ridge Park.	***$200,000***	Jun 26	Parks and Recreation Committee
ii. Begin process to plan/design next phase of improvements within McFarland Park pending transition of soccer operations to Community Park.	**$100,000**	Dec 26	Parks and Recreation Committee Public Works
(5) Expand, enhance, and develop programs to increase access and promote greater use of the lakefront, wetland conservancy, and waterways.			
Action Steps:	Cost	Timeline	Assignment
i. Construct canoe and kayak storage to be used for public rental at Lewis Park in association with new public access.	**$4,000**	Apr 26	Public Works
ii. Evaluate options to introduce watercraft rental adjacement lakefront and/or other waterways.	TBD	May 26	Public Works

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Village Board Goals, Objectives, and Action Plan

H. Diversity, Equity, and Inclusion *Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.*			
Objectives			
(1) Provide support for the ongoing development and utilization of the Diversity, Equity, and Inclusion Committee.			
Action Steps:	Cost	Timeline	Assignment
i. Begin regular meetings with Community groups to improve community buy-in. Identify opportunities to improve relations.	TBD	Jan 26	Administrator DEI Strategist
ii. Develop a Language Access Plan, Policy and/or Program to support diverse needs and purposes by establishing clear standards, resources, and training through plain language.	TBD	Jun 26	Departments DEI Strategist
iii. Develop and apply *Equity in Events: Decision Making Guide* to establish a consistent framework for event hosting and/or participation through the DEI Committee.	TBD	Duration	Administrator DEI Committee DEI Strategist
(2) Continued draft and development of a ~~implementation of the~~ Diversity, Equity, and Inclusion (DEI) Framework ~~Report~~.			
Action Steps:	Cost	Timeline	Assignment
i. Creating the VOM DEI Annual Report to transparently showcase progress to the community, departments, Board, committees, and staff.	None.	Sep 25	DEI Strategist
ii. Establishing a comprehensive framework and definition for event planning and execution led by the Village in collaboration with community organizations.	N/A	Duration	DEI Committee DEI Strategist
iii. Aide Departments ~~Library~~ and other Community partners as needed to advance DEI Framework for programs, events, services, displays, and book rec.	N/A	Duration	DEI Strategist

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Village Board Goals, Objectives, and Action Plan

H. Diversity, Equity, and Inclusion (CONTINUED) *Create opportunities to advance initiatives that support the growth of diversity, equity, and inclusion within the Community and organization.*			
Objectives			
(3) Work with Community Partners on the creation of a lasting land acknowledgement.			
Action Steps:	Cost	Timeline	Assignment
i. Complete installation of plaques associated with recognition for land acknowledgement.	None.	Sep 25	Public Works
ii. Consider flag raising in association with proclamation for recognition of Indigenous People's Day. Align with plaque recognition.	$250	Oct 25	DEI Strategist
iii. Coordinate meeting with representatives of the Ho-Chunk Nation and/or other local groups either at Committee or Staff level.	None.	Jun 26	DEI Strategist
(4) Continue discussions with School District on partnerships with the Village for the advancement of diversity, equity, and inclusion within the Community.			
Action Steps:	Cost	Timeline	Assignment
i. Follow up with School District on their shift to addressing DEIB within school Community.	None.	Sep 25	DEI Strategist
ii. Meet with School Leadership to address the District's shift and identify areas of support.	None.	Duration	Administrator
iii. Continue discussion on areas of overlap and support amongst both entities that align with the charge for the Committee.	None.	Duration	DEI Strategist

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Krystal Johnson, DEI Strategist, Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action regarding the Village's vision, mission, and value statements.**

PREVIOUS ACTION:
The Village Board reviewed the project overview and general timeline at its meeting on November 12, 2024.

The Village Board met on December 10, 2024 to review the communications and engagement plan for the project.

Staff provided an update to the Village Board on February 25, 2025 regarding the engagement process.

Staff provided an update to the Village Board on March 25, 2025 regarding updates to the survey.

Staff provided the initial drafts to the Village Board via Committee of the Whole at their meeting on May 27, 2025.

The Village Board reviewed proposed statements at their meeting on July 22, 2025 in order to finalize the drafts.

ISSUE SUMMARY:
Included within your packet are the final statements for vision, mission, and values of the Village. These drafts were presented to the Village Board in July following review of various options in May. Also included is the background from the engagement that was done to collect information from the public and staff to help guide the process. The final step in the process is to approve these statements as presented within the packet.

After approval, Staff will carry out implementation of these statements considering the following options:

- Internal Implementation
    - Host time for Elected Officials and Staff to interact with the statements and explore how it aligns with the current Strategic Implementation Plan.

- Develop additional action steps within our goals that align with these statements.
- Develop visual pieces to support internal knowledge of these new statements.
- Build internal initiatives around the statements that supports employee engagement efforts of Departments either through training opportunities or other programs.
- Reconcile statements against policy, program, and procedure updates to ensure alignment.
- Review and evaluate effectiveness of statements at least annually through goal setting process.

- External Implementation
  - General public announcements as needed similar to what is included for this meeting.
  - Prepare and deliver a communications and engagement plan that promotes these statements.
  - Incorporate into various plan documents, programs, events, and other initiatives to demonstrate importance of the statements as applicable.

Similar to how we go about revisiting our goals, objectives, and action steps annually through the Strategic Implementation Plan, reviewing these statements and utilizing them in the ways mentioned are important to their effectiveness and longevity.

FINANCIAL/BUDGET IMPACT:
Costs associated with this project will be covered under existing approved operating funds.

VILLAGE PLAN REFERENCE:
None.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Action:

Motion, second to approve the Village's vision, mission, and value statements.

ATTACHMENTS:
1. McFarland Vision, Mission, and Value Statements
2. Appendix A - Survey Data

Vision Statement

McFarland strives to be a community that works for everyone. With smart planning, responsible leadership, and strong local services. McFarland is a great place to live, work, and belong.

Mission Statement

We serve McFarland by providing everyday services that support community well-being by leading with care, planning with purpose and acting with accountability. We work to earn trust and make decisions that reflect shared values.

Values

Trust – We seek to build a foundation on transparency and honesty.

Care – We serve with empathy, kindness, and respect.

Responsibility – We act with accountability to our community.

Balance – We grow in ways that are thoughtful and protect what makes us unique.

Engagement – We work together to strengthen relationships and belonging.

Action – We focus on real, practical outcomes that serve our residents.

2025

Community & Staff Workshop & Survey Results

Insights and Analysis of Findings

Presented to

Village of McFarland

Presented by

Krystal Johnson - Diversity, Equity and Inclusion Strategist

Survey Overview

This report synthesizes qualitative feedback from the Vision and Mission Statement Community & Staff Survey - to guide the creation of a new vision, mission and value statement that is:

Obtainable
(achievable within practical constraints)

Tangible
(measurable and action-oriented)

Realistic
(aligned with community needs and resources)

Supportive
(fosters inclusivity and resident well-being)

Directive
(provides clear guidance for decision-making)

Survey Overview

213	43:13	88
Resident Participants	Average Time	Duration/Days

11	93:09	12
Staff Participants	Average Time	Duration/Days

Workshop Overview

32	1:35
Resident Participants	Average Time

30 (19 residents)	1:30
Staff Participants	Average Time

286 (19 residents)	(+/-)5.8 %
Total Particpants	Margin of Error

Community Averages

Margin of Error	Interpretation
±1–3%	Excellent (typical in large national polls)
±4–6%	Good (typical for small communities or limited resources)
±7–10%	Acceptable for exploratory work or informal consultation
±10%+	Risky – trends only, not reliable for decision-making

Key Themes from Community Survey & Workshops Responses

Fiscal Responsibility & Controlled Growth

Obtainable & Realistic

Transparency & Resident Engagement

Directive & Supportive

Preservation of Small-Town Character

Tangible & Supportive

Public Safety & Infrastructure

Tangible & Obtainable

Inclusive & Family-Friendly Community

Supportive & Realistic

Fiscal Responsibility & Controlled Growth

What Residents Said:

- “Stop frivolous spending and focus on needs, not wants."
- “Balance commercial growth with residential affordability."
- "We don’t need to be another Verona or Waunakee—keep McFarland small.”

Key Insights

- Strong opposition to excessive taxation and unchecked development.
- Requests for budget transparency and cost-effective governance.
- Preference for commercial growth along Hwy 51 rather than downtown overdevelopment

Quantitative Data:

- 78% of responses mentioned taxes, spending, or budget concerns.
- 62% opposed high-density housing, while 38% supported more affordable housing.

Top 3 spending priorities:

- Infrastructure (roads, utilities) – 45%
- Public Safety (police, fire) – 32%
- Parks & Recreation – 23%

Recommended Action

- Incorporate fiscal sustainability into the mission statement
- Set clear spending priorities (e.g., infrastructure first, amenities second) within vision or mission statement

Transparency & Resident Engagement

What Residents Said:

- “The village doesn’t listen—decisions feel pre-made."
- “Notify us earlier about projects; don’t hide things in 100-page documents."
- "Hold open office hours or town halls for real input."

Key Insights

- Distrust in leadership due to perceived lack of communication.
- Desire for earlier and clearer notifications on major projects.
- Requests for more accessible forums

Quantitative Data:

- 72% of respondents cited distrust in village leadership.
- 28% felt adequately informed about major projects.

Preferred communications methods:

- Email Updates – 41%
- Public Meetings – 35%
- Social Media – 24%

Recommended Action

- Commit to transparency in the vision statement

Preservation of Small-Town Character

What Residents Said:

- “We moved here for the small-town feel—don’t ruin it."
- “Protect historic buildings and green spaces."
- "No high-rises by the lake"

Key Insights

- Strong attachment to historic charm and natural resources.
- Resistance to high-density housing and large-scale developments.
- Support for walkability, parks, and local businesses.

Quantitative Data:

- 65% ranked "protecting McFarland’s character" as a top priority.

Top 3 preservation concerns:

- Overdevelopment – 52%
- Loss of green space – 30%
- Historic Building demolition – 18%

Recommended Action

- Include preserving community character in the vision or mission statement.

Public Safety & Infrastructure

What Residents Said:

- "Fix the roads and sidewalks first."
- "We need better traffic control at busy intersections."
- "Keep McFarland safe—support our police and fire departments."

Key Insights

- Infrastructure maintenance is a top concern.
- Public safety is highly valued (police, fire, emergency services).
- Requests for pedestrian/bike safety improvements.

Quantitative Data:

- 89% rated public safety as "Very Important".

Top infrastructure complaints:

- Road conditions – 55%
- Sidewalk gaps – 25%
- Traffic congestion – 20%

Recommended Action

- State a commitment to safe, well-maintained infrastructure in the mission.

Inclusive & Family-Friendly Community

What Residents Said:

- "More activities for kids and seniors."
- "We need a splash pad or community center."
- "Make sure all residents feel welcome, not just the wealthy."

Key Insights

- Demand for recreational amenities (e.g., splash pads, senior programs).
- Mixed views on DEI (Diversity, Equity, Inclusion) —some support, some oppose.
- Emphasis on affordable housing for seniors and young families.

Quantitative Data:

- 58% supported more senior/youth programs.

Most requested amenities:

- Splash pad – 40%
- Community center – 35%
- Farmers' market relocation – 25%

Recommended Action

- Promote a welcoming community for all ages in the vision.

Key Themes from Staff Survey & Workshops Responses

Departmental Culture & Support

Impacts retention and teamwork

Communication & Transparency

Affects trust between staff, leaders, and residents

Alignment with Mission & Vision

Guides decision-making and employee motivation

Core Values & Village Priorities

Shapes community interactions and policy focus

Employee Sentiment & Challenges

Reveals pain points needing leadership action (e.g., affordability, public criticism)

Departmental Culture & Support

Key Themes:

- **Teamwork & Respect:**
  - "We work very well together. We respect each other and value different perspectives." (Senior Outreach)
  - "Tight-knit group that is second to none... like a second home." (Police)
- **Definition of Support:**
  - "Getting a helping hand when you ask for it... feeling comfortable discussing personal problems." (Parks & Public Works)
  - "Freedom to do my job without micromanagement." (Police)
  - "Covering phones, emails, or tasks when someone is unavailable." (Community & Economic Development)

Notable Contrasts:

- Police Department: Employees highlight a transformative shift in culture under new leadership, though past challenges like understaffing and critical incidents (e.g., officer-involved shooting) are acknowledged.
- Senior Outreach: Focus on "quality of life" for older adults, with pride in offering programs despite lacking a dedicated center.

Quantitative Data:

Metric	Response Breakdown	Key Findings
Departmental Atmosphere Rating	- Excellent: 7 (64%) - Good: 3 (27%) - Fair/Poor: 1 (9%)	64% rate atmosphere as "Excellent," with Police and Senior Outreach most positive.
Definition of Support	- Help with tasks: 45% - Emotional backup: 36% - Autonomy/trust: 18%	Task assistance is the top need, but Police emphasize autonomy (e.g., "no micromanagement").

Communication and Community Engagement

Consistent Employee Recommendations for Elected Officials:

- "Be more visible at community events. Learn about departments and meet employees."
- "Avoid social media debates; opt for 1-on-1 conversations to bridge gaps."
- "Transparency about board decisions and the reasoning behind them."

Resident Engagement Challenges:

- "Many suggestions are based on misinformation... pleasing everyone is impossible."
- "Residents often engage only when personally impacted, not at the start of initiatives."

Quantitative Data:

Metric	Response Breakdown	Key Findings
Internal Communication Rating	- Excellent: 8 (73%) - Good: 3 (27%)	73% rate communication as "Excellent," citing teamwork and transparency.
Top Resident Engagement Suggestions	- More transparency: 55% - Avoid social media debates: 27% - 1-on-1 conversations: 18%	Over half of employees want clearer policy explanations from elected officials.

Mission and Vision Alignment

Words Employees Resonate With:

- **Mission Statement:**
  - "Service": "As a police officer, I'm engaged in deterring crime with integrity."
  - "Professional Integrity": "I uphold ethics and boundaries, asking questions instead of assuming."
  - "Fiscal Responsibility": "Complete objectives efficiently."
- **Vision Statement:**
  - "Diverse": "We ensure growth meets community standards."
  - "Protect": "We preserve safety and quality of life."

Critiques of Current Statements:

- "The statements are a facade unless housing/tax affordability is addressed."
- "Too lengthy; should be concise to avoid ambiguity."

Quantitative Data:

Metric	Response Breakdown	Key Findings
Top Mission Statement Words	- Service: 45% - Professional Integrity: 36% - Fiscal Responsibility: 18%	"Service" dominates, especially in Police/Public Works.
Top Vision Statement Words	- Quality: 27% - Diverse: 27% - Protect: 18%	"Quality" and "Diverse" tie, reflecting growth/safety priorities.
Critiques of Statements	- Too long/ambiguous: 36% - Ignore affordability: 18%	Over 1/3 want shorter statements to improve clarity.

Values and Priorities

Core Values in Daily Work:

- **Recurring Words: Respect, Communication, Accountability, Kindness.**
  - "We treat everyone equally, whether they're intoxicated or impaired—but we're always honest."
  - "Kindness and compassion are lacking in some resident interactions."

Top Village Priorities:

- Public Safety: "Our goal is to go home safely to our families after protecting others."
- Sustainability: "We've incorporated renewable energy systems and sustainability plans."
  - Equity: "Older adults should feel supported with diverse program options."

Quantitative Data:

Metric	Response Breakdown	Key Findings
Top Daily Work Values	- Respect: 82% - Communication: 73% - Accountability: 55%	"Respect" is nearly universal, spanning all departments.
Village Priority Rankings	1. Public Safety (73%) 2. Sustainability (55%) 3. Equity (45%)	Police drive safety focus; Sustainability is strong in Community Development.

Employee Sentiment & Challenges

Daily Work Values:

- Respect, Communication, and Teamwork are most commonly selected.
- Kindness and Accountability are also frequently noted.

Village Priorities:

- Public Safety, Sustainability, and Infrastructure are top choices.
- Equity and inclusion are emphasized, particularly in Senior Outreach and Community Development.

Key Insights

- Demand for recreational amenities (e.g., splash pads, senior programs).
- Mixed views on DEI (Diversity, Equity, Inclusion) —some support, some oppose.
- Emphasis on affordable housing for seniors and young families.

Key Takeaways for Leadership

1. **Address Affordability:** Housing/tax concerns undermine trust in mission statements.
2. **Streamline Communication:** Simplify messaging and amplify transparency (e.g., explain policy decisions proactively).
3. **Celebrate Departmental Strengths:** Highlight success stories (e.g., Police peer support, Senior Outreach programs).
4. **Protect Employee Morale:** Mitigate public negativity (e.g., social media criticism) with structured feedback channels.

Understanding the data

Appendices

Appendix A: Community Survey Results
Overview

The Community Survey collected feedback from residents of the Village of McFarland regarding the current vision and mission statements, as well as their priorities for the village's future. Below is a detailed breakdown of the responses.

Key Themes

1. Vision Statement Feedback
    - Positive Sentiment: Some respondents felt the vision statement was comprehensive and welcoming.
    - Negative Sentiment: Others criticized it as too wordy, generic, or not reflective of their concerns (e.g., overdevelopment, fiscal responsibility).
    - Suggestions: Simplify language, emphasize small-town values, and ensure transparency.
2. Top Priorities for the Village
    - Public Safety: Frequently cited as a top priority.
    - Sustainability and Environmental Stewardship: Many respondents emphasized protecting natural resources.
    - Economic Growth: Mixed reactions; some supported business development, while others feared over commercialization.
    - Affordable Housing: A recurring concern, especially for seniors and long-term residents.
3. Values for Decision-Making
    - Transparency: Highly valued, with calls for clearer communication from village leadership.
    - Accountability: Residents want leaders to listen to and act on community feedback.
    - Inclusivity: Some respondents stressed the importance of diversity, while others expressed skepticism about "DEI" initiatives.
4. Tangible Improvements Desired
    - Infrastructure: Road and sidewalk repairs were frequently mentioned.
    - Recreational Spaces: Requests for more parks, splash pads, and community events.
    - Downtown Development: Mixed opinions; some wanted a vibrant downtown, while others preferred preserving the small-town feel.

Representative Quotes

- "I want spending under control. I want retail to stay on or near the highway 51 corridor."
- "We need competent, responsible, and willing leaders to run the village with residents in mind, not their personal agendas."
- "The village should focus on maintaining what we have and only fund NEEDS, not WANTS."

Understanding the data

Appendices

Appendix B: Staff Survey Results
Overview

The Staff Survey aimed to gather insights from village employees and leadership on aligning the vision and mission with community needs. Below is a summary of the findings.

Key Themes

1. Alignment with Community Needs
    - Challenges: Staff noted difficulties in balancing diverse resident expectations (e.g., growth vs. preservation).
    - Opportunities: Increased community engagement and clearer communication were highlighted as ways to bridge gaps.
2. Operational Priorities
    - Fiscal Responsibility: Emphasis on budgeting and reducing unnecessary expenditures.
    - Service Delivery: Focus on maintaining high-quality public services (e.g., snow removal, public safety).
3. Values in Action
    - Transparency: Staff acknowledged the need for more open decision-making processes.
    - Innovation: Exploring new ways to engage residents (e.g., digital platforms, town halls).
4. Future Goals
    - Short-Term: Address immediate infrastructure needs and community concerns.
    - Long-Term: Foster sustainable growth while preserving the village's character.

Representative Quotes

- "We must listen to the community and act with integrity to rebuild trust."
- "Balancing growth and preservation requires thoughtful planning and resident input."

Understanding the data

Appendices

Appendix C: Detailed Data Breakdown

Community Survey Response Statistics

Question (community)	Key Findings
Residential Status	98% identified as Village residents.
Vision Statement Feedback	40% neutral, 30% positive, 30% negative.
Top Values	Transparency (85%), Public Safety (80%), Sustainability (75%).
Desired Improvements	Infrastructure (70%), Recreational Spaces (60%), Affordable Housing (50%).

Question (Staff)	Key Findings
Alignment with Community	60% agreed, 25% neutral, 15% disagreed.
Operational Challenges	Budget constraints (70%), Communication gaps (50%).
Future Focus Areas	Engagement (80%), Sustainability (65%).

Workshop Notes Analyzed

EXACT WORDS

Obtainable:

- "Citizen - softening that word to all community members"
- "We should add a compost - Village wide compost"
- "Stronger educational system - basis of everything that we do"
- "Transportation - How you get to other things you need transportation, without how do you get/access your different services within the village."
- "Education, early education, and family education (infancy through lifelong learning)"
- "More publishing of communication"
- "More publishing and Facebook isn't the only option"

Realistic:

- "Vision statement two concepts - heritage and natural resources they stick out because the village pushes the heritage that's something that could be expanded."
- "Community doesn't know what's going on always."
- "Not sure what that means healthy social fabric and does it really mean anything?"
- "If variants of the dates of the workshops for committees, so Tuesday and Thursdays are not accessible."
- "Frustrated with vision and mission and it depends on someone else to carry it out."
- "More collaboration between school and residents because the residents want to participate with what is happening within the school."
- "Village staff worked and residents felt the benefits afterward."
- "The committee are not functioning."

Tangible:

- "Plowing, street sweeping, transparency, when you compare with what we get as services compared to other municipalities, there is a pro and con."
- "Appreciates the part of delivering quality services in an accountable manner and being transparent and accessible."
- "Residents consistently show up to meetings to make change."
- "Becoming available for input."
- "Access to different sides of towns, and making sure that we have adequate."

- "Would like to see preserving heritage, protecting natural resources, planning."
- "Heritage - Railroad and its importance; commuter rail? is that something that can happen?"
- "More businesses downtown, there were things in the downtown area that made."
- "Leisure options unique community, bike paths natural."
- "Utility fixed it up and then someone else dug it up, no notification (communication)."

Supportive:

- "Residents show up to make change."
- "Community values transparency."
- "Diversity and Cultural Awareness - awareness and appreciation of diversity."
- "Being able to go to parks, walking to, McFarland, Maple Tree, feel like you have everything you need."
- "Values a Sense of community - Both responsibilities."
- "Supports slow growth."
- "Citizens may practice their individual choices."
- "Creating a diverse community - naturally by the choice of people who come to be a part of the community."

Directive:

- "Listening to residents - straightforward answers and open to change your mind."
- "Elected officials create an issue when transparency and public input are waned."
- "Government Transparency."
- "Communication – how we communicate and it being plain language."
- "Understanding why and how we send out emails and communication."
- "More collaboration between school and residents."
- "We should add a compost - Village wide compost."
- "Send communication to every resident, what is the best method."
- "Transparency in how services are provided and modified."

THEMES (3-times)

into **Obtainable, Realistic, Tangible, Supportive, and Directive**:

Obtainable:

- **Natural resources** (protection and maintenance)
- **Slow growth**
- **Open space development**
- **Increased communication** (outside Facebook and website)
- **Diverse community** (naturally by choice)
- **Heritage preservation**
- **Increased transparency** (government, community)
- **Access to communication**
- **Leisure options** (parks, bike paths, walking)

Realistic:

- **Environmental sustainability** (ranking priorities)
- **Fiscal responsibility** (misunderstanding)
- **Heritage preservation** (preserving history, landmarks)
- **Cultural awareness** (diversity, appreciation)
- **Education system** (strong foundation for community)
- **Community participation** (input through meetings)
- **Transparency** (municipality services, elected officials)
- **Balanced growth** (residential concerns)
- **Communication** (clear, plain language)

Tangible:

- **Street scaping, lighting** (preserving downtown history)
- **Transportation** (accessibility to services)
- **Plowing and street services**
- **Community input in planning** (sessions, workshops)
- **Development of underutilized spaces** (e.g., Highway 51)
- **Access to parks and facilities**

- **Economic growth** (maintaining McFarland's essence)
- **Improved utilities communication**

Supportive:

- **Listening to residents** (open to change)
- **Community cohesion** (sense of belonging)
- **Heritage pride** (community pride in history)
- **Collaboration between schools and residents**
- **Support for slow, responsible growth**
- **Inclusive community-building**
- **Engagement in democracy** (showing up to meetings)
- **Values transparency and communication**

Directive:

- **Being open and available for input**
- **Encouraging committee participation** (improve functionality)
- **Improving access to information** (publish, not just on Facebook)
- **Support for diverse communication methods** (email, other platforms)
- **Clear language in mission and vision statements**
- **Encouraging public feedback on mission statement**
- **Maintain and enhance public spaces and facilities**
- **Encourage participation in local planning and workshops**

2nd time

Obtainable:

- **Protection of natural resources**: Ongoing maintenance and protection (e.g., lake preservation, parks, open spaces).
- **Preserving heritage**: Acknowledging and preserving the village's historical significance (e.g., landmarks, unique architectural features).
- **Slow, responsible growth**: Managing development without overwhelming resources or changing the community's character (e.g., population control, residential growth).

- **Community transparency**: Clear and consistent communication about municipal decisions (e.g., more accessible communication beyond Facebook).
- **Increased community involvement**: Encouraging participation from residents in village planning and decisions (e.g., attending meetings, engaging in surveys).

Realistic:

- **Environmental sustainability**: Ranking sustainability initiatives by priority (e.g., maintaining natural resources like water and land).
- **Fiscal responsibility**: Proper financial planning, even if misunderstood (e.g., maintaining village budget, funding priorities).
- **Cultural and diversity appreciation**: Encouraging understanding and respect for diverse backgrounds (e.g., initiatives for inclusion, anti-bias education).
- **Balanced development**: Focusing on developing underutilized areas (e.g., Highway 51, open space), while avoiding rapid, uncontrolled growth.
- **Public input in governance**: Ensuring that citizens' voices are heard in planning (e.g., more community input sessions, town hall meetings).
- **Building a strong education system**: Early childhood through lifelong learning, improving the foundation for the community's future (e.g., education programs, local partnerships).

Tangible:

- **Development of historical spaces**: Street scaping, lighting, and preservation of downtown area history (e.g., maintaining aesthetic charm through design).
- **Community facilities**: Development of spaces for public meetings or gatherings (e.g., a designated community space, senior center).
- **Public services**: Street services like plowing and street sweeping, ensuring that public services are maintained at a high level.
- **Transportation accessibility**: Ensuring that residents can easily access services and facilities (e.g., better public transportation options, alleviating congestion).
- **Parks and leisure spaces**: Maintaining and improving public parks, walking areas, and leisure facilities (e.g., McFarland, Maple Tree Park).
- **Utilities and infrastructure**: Improving communication on utility work, resolving miscommunications during infrastructure projects (e.g., utility companies notifying residents ahead of digging).

Supportive:

- **Community cohesion**: Strengthening the sense of unity and pride within the village (e.g., people coming together in meetings, celebrating shared history).

- **Encouragement of democratic participation**: Residents actively engaging in local decision-making (e.g., regular attendance in meetings, voting in elections).
- **Encouragement of local businesses**: Supporting diverse businesses like bakeries, restaurants, and specialty shops in the community.
- **Support for youth and elderly integration**: Ensuring both groups are valued and their needs are addressed (e.g., parks for youth, senior center development).
- **Inclusivity in communication**: Making sure all residents have equal access to information (e.g., clear communication methods, ensuring accessibility for all).

Directive:

- **Clarifying mission and vision statements**: Refining the current mission and vision to avoid vagueness and ensure clear, actionable goals (e.g., simplifying the mission statement, focusing on key areas).
- **Improved committee functioning**: Encouraging more residents to join and participate in committees, making sure these bodies are active and impactful (e.g., encouraging sign-ups, holding regular meetings).
- **Proactive communication**: Expanding communication channels beyond Facebook, ensuring important updates reach all residents (e.g., posting more on local bulletin boards, using emails, creating a newsletter).
- **Providing clear communication about services**: Being transparent with how municipal services are delivered, explaining costs and benefits to the community (e.g., explaining "pay to play" services, transparency in service delivery).
- **Ensuring community feedback**: Creating more opportunities for residents to provide input on plans and projects (e.g., surveys, community meetings).
- **Promoting clear decision-making**: Encouraging elected officials to prioritize good decision-making over politics (e.g., reducing political influence in decision-making).

3rd time –

Obtainable:

- **Protection and Preservation of Natural Resources**:
    - **Sustaining open spaces**: A focus on preserving natural spaces like parks and waterfront areas, ensuring they are maintained for future generations (e.g., lake preservation, green spaces).
    - **Environmental stewardship**: Commitment to preserving and responsibly using natural resources, with a focus on community-wide practices such as composting and sustainable land management.

    - **Creating access to nature**: Making natural resources more accessible to the community through pathways, parks, and environmentally-conscious development, while ensuring they don't diminish with growth.

- **Preservation of Village Heritage**:
    - **Historical preservation**: Recognizing and maintaining the village's historic properties and cultural landmarks (e.g., preserving unique architecture, potentially recognizing more properties as landmarks).
    - **Celebrating cultural heritage**: Acknowledging the village's rich history and heritage as a central part of the community's identity (e.g., honoring traditions, holding historical preservation events).
    - **Reinforcing heritage in downtown spaces**: Streetscapes, lighting, and preserving the aesthetic integrity of the village's historic downtown area, maintaining a unique character that residents can be proud of.
- **Slow, Responsible Growth**:
    - **Controlled population growth**: Ensuring that population growth aligns with infrastructure capacity and the village's cultural and environmental goals (e.g., preventing overdevelopment on narrow roads or in areas unsuitable for dense housing).
    - **Avoiding excessive development**: Balancing the need for new residential and commercial spaces with the preservation of the village's rural charm and character (e.g., maintaining the quality of life while introducing development at a controlled pace).
    - **Residential growth management**: Making sure that new developments respect the surrounding community, preserving the village's "small-town" feel, while preventing overgrowth that might strain services and resources.
- **Community Transparency**:
    - **Communication clarity**: Ensuring that all village decisions, especially those that affect residents, are communicated transparently and clearly (e.g., posting updates on websites, newsletters, or town halls).
    - **Clear explanation of services**: Providing understandable explanations for village services like plowing, street sweeping, and parks maintenance, including potential costs and impact on residents.
    - **Inclusive communication methods**: Moving beyond social media (like Facebook) to ensure all residents receive critical updates, through emails, flyers, and public boards.

Realistic:

- **Environmental Sustainability**:

    - **Prioritizing sustainability initiatives**: Recognizing the need for sustainability practices, but ensuring that these initiatives are achievable within current resources (e.g., composting programs, waste reduction, recycling, and green infrastructure development).
    - **Efficient use of natural resources**: Focusing on methods for long-term preservation without overwhelming the community with excessive green expectations (e.g., maintaining water resources, waste management, and sustainable urban planning).
    - **Balancing growth with sustainability**: Ensuring that new developments and infrastructure projects incorporate sustainable design elements to minimize environmental impact (e.g., eco-friendly building materials, green spaces).
- **Cultural and Diversity Appreciation**:
    - **Inclusive community planning**: Making sure the village remains welcoming to all backgrounds and cultures, and incorporating diverse perspectives into planning decisions (e.g., celebrating diverse traditions, promoting anti-bias initiatives).
    - **Diversity as a community asset**: Rather than forcing diversity, recognizing it as a natural, organic result of a welcoming community that values differences, while actively seeking out ways to ensure inclusion (e.g., cultural festivals, education on diversity).
- **Balanced Development**:
    - **Focusing on underutilized spaces**: Targeting development of areas that are underdeveloped, such as Highway 51 and adjacent spaces, to improve community life without sacrificing open spaces or heritage (e.g., revitalizing empty or unused land).
    - **Strategic resource allocation**: Carefully planning the use of resources, like land, for future development in a way that complements the existing character of the village, balancing the need for growth with the desire for preservation (e.g., avoiding overbuilt areas that don't match community needs).
- **Public Input and Engagement**:
    - **Encouraging participatory governance**: Actively involving the public in governance through transparent meetings, feedback sessions, and town halls, ensuring that residents feel heard (e.g., ensuring public meetings are accessible and welcoming).
    - **Facilitating informed public participation**: Ensuring that all village residents have the information they need to provide informed feedback on community initiatives (e.g., providing regular updates, holding educational sessions).
    - **Engaging residents in decision-making**: Including residents in decision-making processes, especially when it comes to critical issues like transportation,

infrastructure, or community programs (e.g., advisory committees, open feedback surveys).

Tangible:

- **Physical and Community Spaces**:
    - **Development of parks and recreational spaces**: Investing in and maintaining public parks, walking trails, and recreational spaces that are easily accessible to residents (e.g., McFarland, Maple Tree Park).
    - **Community spaces for gatherings**: Establishing physical spaces that can host community events, meetings, and social gatherings, such as a community center or senior center (e.g., spaces for youth programs, arts, and culture).
    - **Improved access to transportation**: Making sure that transportation infrastructure is in place to connect residents to essential services and community events (e.g., more public transit, bike paths, reducing congestion).
- **Public Services and Infrastructure**:
    - **Regular and efficient public services**: Providing reliable and high-quality public services such as street sweeping, snow plowing, and waste management (e.g., clear plowing schedules, reliable maintenance).
    - **Utility and infrastructure upgrades**: Ensuring that infrastructure, such as utilities and roads, are maintained and updated efficiently (e.g., better communication about utility work, fixing broken infrastructure without unnecessary delays).
    - **Addressing community mobility needs**: Enhancing transportation options within the village to improve access to jobs, schools, and services (e.g., offering transportation to outlying areas, better bus routes).

Supportive:

- **Fostering a Sense of Community**:
    - **Promoting community unity**: Encouraging a sense of belonging and pride in the village, where residents support each other and work together for common goals (e.g., community events, local support groups, town gatherings).
    - **Inclusive community identity**: Fostering a community that values all its residents, making everyone feel welcome and included, regardless of their background or identity (e.g., creating programs that celebrate different cultural traditions).
    - **Strengthening relationships among residents**: Facilitating stronger bonds between residents, local businesses, schools, and government (e.g., collaborative initiatives, local volunteerism).
- **Promoting Civic Engagement**:

    - **Encouraging democratic participation**: Actively motivating residents to participate in governance and decision-making through town hall meetings, voting, and other civic activities (e.g., voting in local elections, attending community meetings).
    - **Boosting engagement in local governance**: Providing clear, concise information to help residents understand local issues and contribute to discussions (e.g., accessible town hall meetings, active public surveys).
    - **Civic responsibility and involvement**: Building a culture where residents feel personally invested in their community's welfare and actively engage in problem-solving (e.g., volunteering, committee participation).
- **Youth and Elder Integration**:
    - **Creating age-inclusive spaces**: Ensuring that both youth and elderly community members have their needs addressed, while also fostering interactions between the generations (e.g., senior citizens' community center, youth parks).
    - **Encouraging intergenerational connections**: Promoting programs or spaces where young and old residents can interact and learn from each other, building mutual respect and community bonding (e.g., youth mentorship programs, senior advice circles).

Directive:

- **Refining the Mission and Vision Statements**:
    - **Simplifying mission/vision language**: Streamlining the village's mission and vision statements to make them more actionable and relevant to residents' daily lives (e.g., focusing on key values such as sustainability, transparency, and heritage).
    - **Aligning mission/vision with actions**: Ensuring that the vision and mission are clearly reflected in day-to-day operations and long-term planning, ensuring that every initiative aligns with the village's guiding principles (e.g., connecting heritage with urban planning).
- **Improving Committee Functioning**:
    - **Increasing committee participation**: Encouraging more residents to join committees and participate in shaping the future of the village (e.g., better outreach, clear benefits of participation).
    - **Revitalizing committees**: Addressing issues with the current functioning of committees to make them more effective in representing the public and providing valuable input into the planning process (e.g., ensuring committees are well-staffed, clear meeting agendas, and better follow-up).
- **Proactive Communication**:
    - **Developing multiple communication channels**: Expanding beyond Facebook to include email newsletters, physical flyers, public bulletin boards, and direct

communication about village decisions (e.g., ensuring equal access for all residents).

    - **Transparent communication about decisions**: Providing clear, understandable updates about key village issues and policies (e.g., using plain language, avoiding jargon in communications).
    - **Addressing communication gaps**: Ensuring that all community members are equally informed, especially those who might not be engaged through traditional digital channels (e.g., older residents or those without internet access).

- **Enhancing Public Input Mechanisms**:
    - **Creating regular feedback opportunities**: Offering multiple ways for residents to voice concerns and provide input on key issues (e.g., public comment periods at meetings, feedback surveys).
    - **Expanding input channels**: Using various forms of communication (e.g., social media, physical surveys, online polls) to ensure that residents can easily provide feedback (e.g., creating online suggestion boxes, organizing feedback sessions).

What do you think about the current "VISION" statement for the Village of McFarland? How does it make you feel?

(EXACT PHRASES FROM SURVEY) Categorization of each response based on whether they are obtainable, realistic, tangible, supportive, or directive:

Obtainable:

- "The statement is well thought out and reflects how the Village of McFarland is today. As a person who has lived here less than six months, it makes me feel welcomed and proud to be part of a Village that cares about its residents, businesses, natural resources, past and future."
- "The Village is nothing like this and apparently according to the new redevelopment plans is trying to create do everything to not be diverse by making everything apartments, business and not affordable for most."
- "I think the village has failed at achieving a lot of those things. The only one I would have said in the past is supporting academic excellence but even now that is in question. This place is quite exclusionary and only a specific type of person would reside here."
- "It sounds like a vison statement written by someone with 'flowing words'. It doesn't say anything about what the village is going to do, only what the board hopes the reaction is to what they do."
- "I think this is a reasonable vision statement as long as the village can actually honor these words."
- "This is an appropriate representation of what I would like my community to be. I hope that the choices made truly guide our leadership."

Realistic:

- "I like it; I feel a tension between planning for responsible and balanced residential and commercial growth and promoting a viable economic base, as I have watched (over nearly 40 years) some massive increases in things like water bills and property taxes."
- "The statement is fine -- sort of covers the (metaphoric) waterfront. It makes me feel like it's more of a mission statement, i.e., there isn't anything in it that shouldn't be more or less true in perpetuity. It doesn't create a vision with a time horizon -- that is, where we want to see ourselves going (changing and growing) in a future most of us can expect to see."
- "I think this is a good vision statement in general but I do feel it is long and wordy. I wonder if there is a way to express these same sentiments in a more concise way."
- "I think the village has failed at achieving a lot of those things. The only one I would have said in the past is supporting academic excellence but even now that is in question."
- "Being transparent is important for our village to remain calm slow the spending keep us a village."

Tangible:

- "The words sound good, but the Village is not currently practicing or even trying to achieve that vision. The village staff and board are not transparent in their dealings and have lost the trust of residents."
- "I think this is a reasonable vision statement as long as the village can actually honor these words."
- "It has several 'fluffy' words and could be more direct such as highlighting a safe community that stands behind their police force."
- "I don’t like it. It will change the small town feel of McFarland to every other town around that keeps building more apartment and using up precious land."

Supportive:

- "Proud to live in McFarland, WI."
- "Positive. I find it very comprehensive & inviting."
- "I like it as long as 'individual value choices' includes being able to keep my home in an older neighborhood where everyone knows and spend time with each other."
- "I think it’s fine."
- "I like the vision statement. It makes me feel excited."
- "It's fine and encouraging."
- "It covers a lot but I don't know what social fabric is."
- "I think this is an appropriate representation of what I would like my community to be."

Directive:

- "Need a much more conservative approach to growth."
- "The Village has no statement regarding listening and acting on their residents wishes instead of the leadership trying to leave a 'legacy' from their service."
- "The statement is too broad."
- "It is too long and wordy."
- "We need more green spaces, do we need more people? What’s the end goal?"
- "We are one of the smallest surrounding communities to Madison. If you want to grow, growth to provide to families and make it a place worth living. New neighborhoods, better parks, splash pads, outdoor pool and community centers."

- "Stop making everything apartments and business developments. Preserve McFarland's small-town character."
- "It sounds like a vision statement written by someone with 'flowing words'. It doesn't say anything about what the village is going to do, only what the board hopes the reaction is to what they do."

(Key themes FROM SURVEY)

Categorization of each response based on whether they are obtainable, realistic, tangible, supportive, or directive:

Obtainable

- Community growth (residential and commercial) balanced and responsible.
- Affordable living and preserving neighborhoods.
- Quality of life for all residents (safety, family-friendly, small-town feel).
- Sustainability of natural resources amidst growth.
- Transparency and accountability from leadership.
- Clean streets, safe sidewalks, parks with mowed lawns.
- Improvement in public services (police, fire, snow removal, parks).

Realistic

- Concerns about the tax burden and cost of living rising with growth.
- Traffic, crime, and other issues that grow with commercial expansion.
- Desire to preserve history, while dealing with conflicting interests of growth.
- Growth pressure in terms of housing (apartments, high rises).
- Natural resource preservation while accommodating growth (possible conflict).
- Potential economic strain on long-term residents due to new developments.

Tangible

- Neighborhood preservation (e.g., keeping older neighborhoods intact).
- New family resources (parks, splash pads, community centers).
- Ensuring basic services (snow removal, parks maintenance).
- Clear vision of McFarland's future, avoiding ambiguity.
- Better connectivity (cell coverage improvement requested).
- Implementation of growth that is sustainable and doesn’t damage the character of the village.

Supportive

- Pride in McFarland, as a place where people feel welcomed and safe.
- Emphasis on supporting all citizens, not just affluent groups.
- Educational excellence and strong services to support residents.
- Diverse, inclusive community (although some feel it isn’t being fully realized).
- Positive feeling about the vision statement fostering inclusivity and a welcoming community.

Directive

- Stop overdevelopment or growth that conflicts with small-town values.
- Simplify the vision to avoid wordiness and redundancy.

- Focus on services (public works, safety, fiscal responsibility).
- Focus on affordable housing and preserving the environment.
- Act on community input, not just leadership-driven agendas.
- Need for more specific action towards inclusivity and recognition of indigenous peoples.

What do you want our village to be like in 10 years?

(EXACT PHRASES FROM SURVEY) Categorization of each response based on whether they are obtainable, realistic, tangible, supportive, or directive:

Obtainable

- "The village should strive to welcome new businesses and new residents."
- "I would like to see commercial growth reflect the needs of residents. We are sorely lacking in diverse retail and restaurants."
- "I would like to see more options for residents, shops, restaurants, etc."
- "More affordable housing, more public access to lakes, more (respectively) economic growth to assist in lowering taxes."
- "A place that has continued to make investments in making this a safe place."
- "A friendly place to live."
- "Retaining its unique character. Not overdeveloped. Responsive to individuals' needs."
- "More shops and restaurants. Updated parks."
- "Family restaurants (not fast-food), all playgrounds with safe and inclusive base and equipment, increase in senior housing (duplex, zero clearance), increase senior services (expand senior center space, in-village taxi), increase in food store options (Whole Foods, Trader Joe's)."

Realistic

- "I want spending under control."
- "We need to see some commercial development to help offset the residential burden on taxes and to offer some work opportunities."
- "I want our village to still feel like our Village. Sensible growth and development, not compromising on the things that make our Village appealing and good place to live."
- "The same as it is Today! Saving the history of this village by NOT tearing down people's homes."
- "Not sure."
- "Not all apartments, we need business to take the tax burden less on our residents."
- "The same small town community."
- "A vibrant, safe community that is ok with focusing growth of business on/around the hwy 51 area rather than downtown McFarland."

Tangible

- "I would like the lake and the land around it to be a focal point in our village."
- "We are a village on a lake."
- "Increase in food store options (Whole Foods, Trader Joe's)."
- "More pedestrian and bike infrastructure."

- “Planning and growth need oversight.”
- “A village that capitalizes on its strengths: lakes/river, close access to Madison.”
- “More lake access for non-rich residents.”
- “I’d like to see infrastructure maintained, lots of walking path access and growth of single family, multi-family housing and business development.”

Supportive

- “The village should strive to welcome new businesses and new residents.”
- “I would like to see more options for residents, shops, restaurants, etc.”
- “More diversity. More support for the school district.”
- “I hope McFarland is a place where people truly feel welcome to participate in all aspects of the community and feel safe and supported no matter what their background is.”
- “A community that values all ages and doesn’t tax residents out of their homes.”
- “We don’t need to look like every other community. Work with the village residents, find some common ground.”
- “A community that you don't have to leave to find what you need -- resources, recreation, community.”
- “The same caring supportive neighborhood that I've let my children grow up in.”

Directive

- “Lose the DEI crap. Lose Equity and change it to Equality.”
- “Please get rid of the tank farms and create something spectacular.”
- “Businesses along the US Hwy 51 corridor make McFarland feel like a drive thru village without a personality. Develop a vital downtown residents can enjoy.”
- “Developers must be good stewards that not only build good housing, but owners must have active management of properties.”
- “I want a village where the streets are filled with people, not machines, and where there is a public transit connection to Madison.”
- “I would like to see an urban designer and landscape architects to create a cohesive design plan.”
- “We need to develop the natural areas and improve the aesthetics of the Hwy 51 corridor.”
- “Can we please hire an urban designer and landscape architects to create a cohesive design plan?”

(Key themes FROM SURVEY)

Categorization of each response based on whether they are obtainable, realistic, tangible, supportive, or directive:

Obtainable (Things that are within reach, likely achievable):

- Affordable housing for seniors and families
- More shops and restaurants (diverse, family-friendly)
- Improved pedestrian and bike infrastructure
- Expanded park facilities (e.g., McDaniel Park, waterfront, splashpads)
- Improved public access to lakes and river

- More walking/bike paths, bike racks, and outdoor workout areas
- Enhanced senior services and housing (e.g., senior center space, taxis)
- Maintain historical areas while improving existing buildings
- More schools, well-funded with excellent faculty and top students
- Updated parks, roads, and bike paths
- Increased community events and active community engagement

Realistic (Things that can be expected or achieved with prudent efforts):
- Maintain the small-town charm and community feel
- Create a thriving, yet small-scale downtown with shops, restaurants, and historical preservation
- Preserve green spaces and natural areas like lakeshores and parks
- Balanced growth with oversight for developers and businesses
- A thriving, diverse community with various support systems in place
- A low-tax, efficient local government that is responsive and accountable
- Improved public safety services (police, fire, EMS)
- Increase affordable housing options to help lower taxes
- Incentivize small business development in strategic locations
- Sustainable and environmental practices with emphasis on green spaces
- Preserve natural resources and avoid overdevelopment

Tangible (Concrete, observable things that can be developed or built):
- Historic district with clear landmarks (Larson House, McFarland House, Library)
- Visible, appealing infrastructure (e.g., clean sidewalks, aesthetically pleasing streetscapes, trees along the highway)
- Community space for creative residents (e.g., artisanal cooperative space)
- High-quality, accessible public facilities like libraries, schools, and parks
- Development of available spaces (like the Ace Hardware store renovation)
- Active downtown with small businesses, not just apartments or high rises
- Improved commercial development in visible locations (e.g., Hwy 51 corridor)
- Walking access for residents through sidewalks or paths (e.g., Taylor Point Rd to Farwell St)

Supportive (Key things that help maintain the community and its values):
- A supportive, welcoming community for all residents (young, elderly, families)
- Increased community connection and involvement through regular events
- Improved school funding and academic excellence
- Retaining the village's unique character while allowing sensible growth
- Support for small businesses and local entrepreneurs
- Strengthened community-based decision-making, considering resident input
- Transparency and accountability in village spending and planning
- Collaboration between local government, schools, and businesses
- Preservation of historical charm while encouraging gentle development

Directive (Actionable steps that can be taken or advocated for):

- Advocate for commercial development to reduce tax burden
- Focus growth on businesses around Hwy 51, not in residential or historical areas
- Collaborate with developers for better planning and property management
- Encourage affordable housing for all, particularly for seniors
- Ensure any growth respects the small-town feel and community's needs
- Plan for controlled growth in a way that protects current residents from displacement
- Focus on maintaining green spaces and environmental resources while developing
- Foster economic development through incentives for local businesses
- Focus growth on areas with available infrastructure and avoid over-expansion

What do you think the main job of our village government should be?

(EXACT PHRASES FROM SURVEY)

Categories for the responses based on the questions and their content:

Obtainable (Achievable/Realistic Goals that can be done or completed)

- "Govern in a transparent way."
- "Reduce spending."
- "Balances the Budget."
- "Preserving what we have and being conscientious about what we change."
- "Focus on projects getting down vs. talk."
- "Preserve what we have and what McFarland stands for."
- "Efficient functionality and fiscal responsibility."
- "Make the village a pleasant place to live that is safe and economically strong."
- "Fiscal responsibility is key to all the other items."
- "To increase the quality of life for all residents of McFarland."
- "Provide a safe friendly community."
- "Take care of necessities – streets, garbage/recycling, sewer, leaf pickup and street cleaning, park and recreation maintenance, fire, police, and election administration."
- "Lowering taxes."
- "Full cooperation in achieving the priority goals determined by the community."
- "To uphold the rights of McFarland residents. To preserve the environment in and around McFarland."
- "Ensuring that basic needs are met."

Realistic (Feasible and Practical within the given framework or budget)

- "Listening to its citizens and acting with transparency and honesty."
- "Economic growth, maintain infrastructure, public safety."
- "To serve the community based on what the citizens want."
- "Sustain and value the incredible natural resources this village has with its proximity to water, hills/mounds, and the Town of Dunn neighbors."

- "To provide an exceptional quality of life to residents through thoughtful economic growth."
- "To listen to the wants of the people. Keep McFarland affordable."
- "Ensuring that safety measures are met (police, fire, snow removal)."
- "To listen to all and communicate."
- "Listening and hearing the people in the village."
- "Provide necessary services and remember staff and board members serve the public."
- "Advocating in all actions for the residents."
- "Take care of what we have already."

Tangible (Concrete Actionable Items or Services)

- "Ensure we aren't growing beyond our means, not growing for the sake of growth."
- "Allocation of resources matching the community priorities."
- "Ensure public safety, including law enforcement, EMS, fire personnel."
- "Snow plowing, staying out of our business, recreation choices."
- "Encourage more community meals so we can meet others going through the same things."
- "Encourage people to volunteer to fundraise for areas of interest."
- "Protect and create a place to live that doesn't push out current residents with high taxes."
- "Environmental support, professional integrity, accountability."
- "Honor all people who serve in some capacity."
- "Maintain infrastructure, heritage, and environment."
- "Fiscal responsibility, open communications, and professional integrity."
- "Listening and engaging in the community."
- "Maintain and preserve McFarland's small-town, family-oriented identity."
- "Encourage people to get involved with what the village wants."
- "Efficiently maintain day-to-day operations."

Supportive (Encouraging or Helping the Community)

- "Listen to the residence of the village, we live here and would like to keep the village a small, safe community."
- "Be a voice for the community. Diverse representation."
- "Listening to its constituents, providing opportunities for adequate housing and public services."
- "To understand and serve the needs of the community."
- "Facilitating optimism (my kids will do better than I did) and economic security of our citizens."
- "Engage the community in initial 'idea/concept' for any development initiative (small or large)."
- "Support public health, attract new citizens and businesses."
- "Caring for vulnerable community members."
- "To facilitate growth and provide stewardship for the village."
- "Listening to all and communication."

- "Encourage people to participate and contribute."

Directive (Guiding or Leading Action)

- "Make policies that attract businesses and residents."
- "Full cooperation in achieving the priority goals determined by the community, NOT the Village Elected Officials."
- "Listen to the people, provide opportunities for adequate housing and public services."
- "Take care of necessities."
- "Do not contract for any design prior to the community's input."
- "Be transparent and provide necessary services."
- "Directing community building activities."
- "Acting on behalf of our village and the people, not pushing an agenda for personal gain."
- "Listening to all voices and acting accordingly."
- "Representing the best interests of the community."

(Key themes FROM SURVEY)

Obtainable:

- Efficient Functionality: Maintaining streets, parks, public services, and safety.
- Economic Growth: Thoughtful, controlled economic growth.
- Preserving Community Identity: Keeping McFarland small, safe, and family-oriented.
- Quality of Life: Ensuring affordable housing, health services, and recreation.
- Addressing Taxes: Lowering taxes for homeowners and restructuring water bills.

Realistic:

- Fiscal Responsibility: Being transparent, balancing budgets, reducing unnecessary spending, and being accountable for tax spending.
- Environmental Stewardship: Protecting natural resources and maintaining the environment.
- Community Engagement: Listening to residents, incorporating public feedback, and acting on it.
- Public Safety: Ensuring police, fire, EMS services are properly staffed and maintained.
- Preserving the Small Town Feel: Avoiding high-density developments, protecting the small-town atmosphere.

Tangible:

- Transparency & Communication: Open forums, clear and honest updates, addressing concerns directly.
- Infrastructure Maintenance: Roads, public spaces, water management, and maintaining current systems.
- Community Services: Providing basic services like garbage/recycling, snow plowing, and park maintenance.
- Professional Integrity: Ensuring decisions are made ethically and with accountability.

- Inclusive Development: Developing in alignment with community needs and avoiding outside influences pushing for large-scale changes.

Supportive:

- Community Support: Taking care of vulnerable residents (elderly, low-income, etc.), encouraging volunteerism.
- Diversity and Representation: Engaging a wide range of voices and representing the interests of all demographics in McFarland.
- Affordable Housing: Ensuring the village remains affordable for long-time residents and preventing displacement.
- Empowerment: Providing tools for citizens to get involved in shaping the future of their community.

Directive:

- Governance Approach: Strong leadership and vision, avoiding hidden agendas, and following the will of the people.
- Transparency in Actions: Aiming for clear decision-making and keeping the public in the loop.
- Professional Leadership: Hiring experts when needed and ensuring boards operate with integrity.
- Community First: Decisions should be made based on community needs and welfare, not developer interests.
- Sustainable Growth: Growth should be controlled and serve the interests of the current residents without losing the essence of the village.

What values do you believe are most important for guiding our village's decision-making?
(EXACT PHRASES FROM SURVEY)

Obtainable

- Listen to your constituents
- Community Engagement in planning
- Respect what McFarland is
- Community involvement in planning
- Support the residents and businesses
- Input from citizens
- Engagement with its residents and transparency in day-to-day operations
- Fiscal responsibility, sustainability, life enrichment
- Environmental protection/sustainability. Inclusiveness/diversity. Honesty/openness.
- Preservation
- Responsibility, inclusion, enrichment
- Economic and environmental prosperity
- Sustainability and Community-focused
- Transparency by the Village Board, Village Administrator and Community Development Director

- Invest in the well-being and safety of the community, prioritize community needs to enhance quality of life
- Respect for property owners
- Sustainability. Inclusion. Diversity. Equity. Transparency.

Realistic

- Honesty and transparency in government operations
- Honesty, dedication, maintaining the public trust
- Fiscal responsiveness, accountability, transparency
- Responsible financial management and reducing spending
- Accountability, respect
- Accountability and Respect
- Transparency, accountability, realistic expectations, and fiscal responsibility
- Fiscal responsibility, open communications, professional integrity
- Commitment to public safety, responsible development, and fairness and transparency in governance
- Long-term thinking is the main job of the current village board
- Invest in the well-being and safety of the community
- Maintain proper salary for all who serve (e.g., police, fire, EMS) with increasing frequent wage increases
- Honesty, family, integrity

Tangible

- Keeping a sense of small town personality
- Keeping the same values that have had to make people want to live here
- The families and what we need to raise our children in a safe and peaceful community
- Listen to the residence
- Transparency, empathy, equity, sustainability
- Keeping the law and including interested citizens
- Transparency, assessment of the voice of community member
- Honest communications
- Bright, capable, open-minded employees of the village
- Lower the cost of government and taxes
- Community engagement
- Support for sustainable local businesses
- Safeguard the future of the village
- Transparency on what the village does with our money
- Listening and knowing what the desires of the community are

Supportive

- Environmental protection/sustainability. Inclusiveness/diversity. Honesty/openness
- Listening to the tax payers of the village and those that elected you
- Commitment to public safety, responsible development, and fairness and transparency
- Integrity, equal representation of all, economic responsibility, transparency, active listening to public input
- Supporting the residents and businesses and staying in tune with a wide range of needs
- Quality of life

- Inclusive, respect, and compassion
- Stewardship and facilitating the growth of the community
- Integrity, sustainability, accountability
- To resolve to govern with the goal of meeting the needs of the village and not the wants
- Quality of life improvement
- Environmental support, professional integrity, accountability
- Invest in the well-being and safety of the community, prioritize community needs to enhance quality of life

Directive

- Stick to the basic services. Stop trying to social engineer everything
- Stop doing what you want
- Maintain proper salary for all who serve
- Be transparent
- Stop buying all the properties up before residents
- Kissing developers behind
- Make decisions that benefit the long-term needs of McFarland
- Facilitate open communication with residents
- Be honest (not shady)
- Actively include residents in the decision-making process
- Stop overdevelopment
- Focus on infrastructure and services, not feel-good projects
- Work on reducing property taxes and making it affordable for residents

(Key themes FROM SURVEY)

Categorization of each response based on whether they are obtainable, realistic, tangible, supportive, or directive:

Obtainable

- Honesty and transparency
- Community engagement
- Sustainability
- Diversity and inclusion
- Fiscal responsibility
- Accountability
- Environmental sustainability
- Preservation of small-town character
- Respect for property owners
- Economic prosperity
- Support for local businesses
- Listening to constituents
- Community involvement
- Equal representation

Realistic

- Honesty and openness
- Transparency in governance
- Fiscal responsibility and budget management
- Commitment to public safety
- Responsible development
- Sustainable growth
- Long-term thinking
- Avoiding overdevelopment
- Responsible financial management
- Transparency in decision-making
- Inclusivity and respect

Tangible

- Safe and peaceful community for families
- Maintaining small-town vibe
- Supporting schools and education
- Quality of life improvements
- Public safety
- Access to village staff and board
- Improved infrastructure
- Community services
- Communication with residents
- Maintaining local resources

Supportive

- Community-focused development
- Stewardship and growth facilitation
- Sustaining heritage
- Respect for community history
- Inclusivity and accessibility
- Supporting residents and businesses
- Providing opportunities for volunteerism
- Open and honest communication
- Ethical governance
- Respect for diversity
- Compassion in leadership
- Equity and fairness in decision-making

Directive

- Stick to basic services
- Stop social engineering
- Focus on community needs
- Ensure fiscal responsibility
- Reduce unnecessary population growth
- Increase public involvement in decisions
- Invest in infrastructure
- Maintain small-town charm

- Protect against overdevelopment
- Decrease taxes
- Ensure transparency in projects
- Be open about financial decisions
- Stop overbuying properties
- Hold developers accountable
- Reconsider the need for non-essential projects
- Limit feel-good, unnecessary spending

How can the village do a better job of showing its dedication to these values?
(EXACT PHRASES FROM SURVEY)

Obtainable:

- "Listen to the citizens"
- "Realizing the citizens make up the village."
- "I think the Village currently does an excellent job communicating what it is doing through newsletters and personal outreach by Village employees and elected leaders."
- "More written communication (updates)"
- "Increase efforts to include the community in decision-making, especially residents that are most likely to remain in the village for 10 or more years."
- "More community outreach to help residents understand complex issues."
- "Make the intentions and actions of the village more easily accessible."
- "Ask for community input, this survey is one such demonstration of intent."
- "Keep asking for community input, this survey is one such demonstration of intent."
- "Increase communication frequency."
- "More availability of housing."
- "Work on lowering taxes."
- "Communicate early and often."

Realistic:

- "Stay in your lane. A Village this size doesn't need to try to be Madison."
- "If I wanted that I would live in Madison."
- "The wild shift to encompass diversity has also been exclusive taking resources from other programs."
- "Not sure how they show it now."
- "I don't actually know how the village is doing with any of the above values."
- "I believe it is hard to please everyone. Follow your mission and seek guidance before implementing radical changes."
- "Not sure. Broken trust on many levels throughout the years. Been subject to saying one thing and doing the complete opposite."
- "Not sure. Everything seems so complicated. Every time there is something going on with the village, the only time I hear about it is when it blows up on the socials."

- "The village itself needs to actually decide what we want. There are complaints about property tax, but any time there is a proposal for new commercial development, there is chest beating about how 'we don't want to be big!' We cannot expect to shun progress and development while also not paying high taxes for necessary improvements for the village and schools."
- "Stop prioritizing the desires of the rich."

Tangible:

- "Increase communication, more public meetings, notices, etc."
- "Pass ordinance that requires a referendum when spending more than $5 on one community project."
- "Transparency in governance and actively monitor/act on residents inputs."
- "Newsletters with upcoming meetings. Transparent/ simplified agenda topics so residents can easily understand what is being discussed."
- "Communicate what it's doing."
- "Make the intentions and actions of the village more easily accessible."
- "Transparency and communication will allow village members to KNOW if leadership is carrying out the will of the people."
- "Create clear ways to communicate, including meetings, letters, etc."
- "Stop or reduce cost of redevelopment/expansion of Municipal center."
- "Put a spending cap back on expenditures so the community knows what's happening before decisions have been made that are difficult to reverse or change."
- "Stop or reduce unnecessary costs for redevelopment or projects that aren't essential."
- "Prioritize things that affect everyone and would ease burdens to residents while encouraging practices that support natural environments."
- "Improve communication through various platforms."
- "More respect for nature."
- "Prioritize basic services over 'nice to have' projects."

Supportive:

- "I think the Village currently does an excellent job communicating what it is doing through newsletters and personal outreach by Village employees and elected leaders."
- "By genuinely caring about your community and neighbors."
- "Stay true to the mission and values of the village."
- "More availability of housing."
- "Represent the village members you serve and quit putting your own personal agenda above the needs and wants of village members."
- "Make the intentions and actions of the village more easily accessible."
- "Encourage residents to increase their own participation in and knowledge of village government."
- "Let’s get back to the core of having a safe community, supporting our police, being fiscally responsible, and promoting business opportunities on Hwy 51."

- "Do not bow to the loudest voices in the room."
- "Ensure that those who might have less voice (young people, people of color, people who are newer to McFarland) also have opinions that should be heard."
- "Communicate through various platforms of its intentions so people can see them happen."

Directive:

- "Listen to the community."
- "Be more proactive in getting things out to the public."
- "By actually listening to residents and working towards their goals."
- "Stop purchasing party supplies each year for the same events. Let's be sustainable and reuse what we have."
- "Listen to the community. Example: we have been asking for splash parks, community centers, maybe a pool for as long as I lived here."
- "Stop with the woke agenda. Do your job, which is to provide basic services, slow limited growth, fiscal responsibility, transparency."
- "Listen to what the community wants. Listen to the common person and family."
- "Before throwing their new ideas out expecting people to 'just' accept them, involve people from the get-go."
- "Find ways to save money, time, wasteful spending, help the elderly, and small businesses."
- "Stop all the building and construction of 'nice to have' and focus on basic services."
- "Stop being shady. Stop hiding items they want in hundreds of pages."
- "Engage the community more, listen more, communicate more."
- "Communicate earlier and by more diverse channels to EVERYONE in the Village."
- "Make the intentions and actions of the village more easily accessible."
- "Stop prioritizing the desires of the rich."
- "Communicate better, hire new administrator and community director."

(Key themes FROM SURVEY)

Obtainable:

- Increase community outreach
- Improve communication frequency
- Transparency in governance
- Involve community in decision-making
- Better notification about proposed developments
- Open meetings for engagement
- Encourage residents to be involved in governance
- Increase clarity of agenda topics

- Provide simpler, jargon-free communication
- Facilitate more workshops and public discussions
- Include residents in planning phases early

Realistic:

- Prioritize basic services over new projects
- Set clear communication standards
- Involve long-term residents in planning
- Reduce unnecessary spending on development
- Ensure inclusivity in feedback processes
- Address affordability and basic needs over luxury projects
- Improve transparency about financial decisions
- Create clear channels for village updates

Tangible:

- Written communication like newsletters and emails
- Public meetings and notices about significant developments
- Online surveys for resident feedback
- Annual spending caps or limits
- Clear documentation of resident suggestions and explanations
- Dedicated community spaces and resources (libraries, etc.)
- Promoting sustainable initiatives, like reusing party supplies

Supportive:

- Active listening to residents' concerns and desires
- Address broken trust with the community
- Encourage involvement from diverse groups
- Develop better understanding of complex issues
- Support a respectful and caring community ethos
- Respect the residents' preferences for the village's future

Directive:

- Engage in consistent and transparent communication
- Hold elected officials accountable for promises
- Ensure actions match words on community values
- Be proactive in community involvement, not reactive
- Actively seek feedback before implementing changes
- Stop justifying development costs based on other communities
- Focus on maintaining fiscal responsibility

What realistic goals should the village focus on first? (As many as you'd like to provide)
(EXACT PHRASES FROM SURVEY)

Obtainable

- Increase opportunities for new businesses
- Build affordable housing

- Preservation of green space - STOP BUILDING NEIGHBORHOODS BY DESTROYING THE GREEN SPACE!!!!
- Fixing infrastructure parks for kids
- Developing green spaces, increasing government transparency
- Make it safer, easier, and more appealing to live car free in McFarland
- Increase pedestrian and bike access to decrease traffic
- More affordable housing options
- Increasing transparency, developing green spaces
- Reducing tax burden for homeowners
- Public safety. Fiscal responsibility.
- Reduce the cost of village government by 10% per year for the next 5 years.
- Communicate better
- Capitalize on waterways.
- Road safety/ fix roads/ roundabouts, etc.
- Fix the roads stop hiring consultants and wasting our money
- Increasing government transparency and seeking public voice
- Develop a vision statement (sustainability, community supporting, etc.) and work towards it
- Lower taxes.
- Encouraging more business opportunities on Hwy 51

Realistic

- Affordable housing; community activities; controlled spending (government transparency)
- Keeping the cost of living in our homes at a sustainable level.
- Planning for achieving the longer-term goals -- e.g., expanding affordable housing and improving public infrastructure.
- Prioritize residents' needs. A lot of people are struggling financially, which is causing a lot of tension when it comes to people's support of the village's other initiatives.
- Economic balance, keep taxes reasonable.
- Preservation of current community vibes, fiscal responsibility
- Increase affordable housing without overwhelming schools, focus on apartments as an alternative.
- Create a surplus for our village
- Make sure projects are sustainable (not based on desires, but needs).
- Financial responsibility and accountability, controlling taxes and spending.
- Preserving natural resources.

Tangible

- Public safety
- Balance budget with reduced spending
- More parks and recreation opportunities
- Fix current roads, improve current parks, encourage small business
- Improving Small business

- Improve life without destroying people's current lives.
- Affordable housing.
- Road and water run-offs.
- Fixing roads.
- Increase business opportunities
- Planting more trees along the sides of the roads.
- Fix roads, stop hiring consultants and wasting money.
- Keep property tax low.
- Developing parks and green spaces

Supportive

- Maintaining what we have for parks, conservancy, etc.
- Community engagement events (e.g., the Library does a fantastic job).
- Encourage businesses to connect to schools for workforce development.
- Support for the youth, seniors, and low-income individuals.
- Collaborating with adjacent municipalities for joint projects, like Lower Yahara boardwalk.
- Help businesses feel connected to schools as a source for the next generation workforce.
- Increase recreational and leisure spaces and accessibility to them.
- Invest in well-being and safety of community.
- Prioritizing education, continue to maintain and sustain local parks and trails.
- Better road maintenance and handicap accessibility.
- Increase support for local library and food pantry.

Directive

- Deal with current needs, not 20 years ago decisions.
- Restore resident trust and confidence.
- Be more transparent, increase communication.
- Focus on cutting spending first, then implement new planning rules.
- Show prioritization of the plans and demonstrate listening.
- Stop spending on projects that are based on wants instead of needs.
- Set realistic goals and be open in communication with the residents.
- Freeze all funding for future projects not deemed as fulfilling the basic needs.
- Create a long-term vision with practical steps to achieve it.
- Freeze funding for future projects not fulfilling basic needs.
- Remove unnecessary traffic and parking lanes, create more biking paths.
- Implement rules for developing communities that prioritize walking.
- Create a cohesive, aesthetic plan for everything in the village.
- Control frivolous spending.
- Hire new staff.
- Stop over-spending on public safety.
- Set an expenditure cap for projects above $20 million.

(Key themes FROM SURVEY)

Categories & Themes:

Obtainable Goals

- Affordable housing
- Infrastructure improvements (roads, sidewalks, signage)
- Small business development and downtown revitalization
- Economic sustainability and balancing the budget
- Road safety and traffic management
- Development of recreational spaces around the lake
- Increased green space, including tree planting and environmental sustainability
- Increased access to waterways and bike paths

Realistic Goals

- Control on frivolous spending and fiscal responsibility
- Reduction in property taxes
- Budget balancing with reduced spending
- Improved communication and transparency
- Preserve and maintain current parks and green spaces
- Prioritize immediate needs over long-term speculative projects
- Develop a cohesive aesthetic plan for village areas (landscaping, hardscaping)
- Encourage business opportunities along Highway 51

Tangible Goals

- Improve local public infrastructure (e.g., roads, sidewalks, signage)
- Increase bike and pedestrian access
- Fix roads and water runoff issues
- Address residential street safety (speed limits, traffic calming)
- Strengthen public safety with appropriate staffing levels
- Enhance the local library and community spaces
- Implement a vision statement for sustainable growth and community well-being

Supportive Goals

- Community engagement and inclusion (e.g., representation of diverse groups, people with disabilities, senior services)
- Affordable housing, particularly for seniors and low-income families
- Increase partnerships with neighboring municipalities (e.g., bike path links, shared services)
- Celebrate and preserve local history and culture (e.g., Native American history, community diversity)
- Support small businesses, especially in downtown
- Improve communication with residents, especially through transparent decision-making
- Maintain village charm and safety while encouraging responsible growth

Directive Goals

- Freeze funding for non-essential projects and focus on fulfilling community needs
- Develop clear, realistic long-term goals with community input

- Encourage businesses that will help build a strong tax base
- Set realistic expectations for housing and avoid unnecessary expansion
- Prioritize safety, well-being, and quality of life for residents
- Focus on preserving natural resources and green spaces over unnecessary development

What tangible improvements would you like to see in our village?
(EXACT PHRASES FROM SURVEY)

Obtainable

- Improve all parks and dog parks.
- Build a splash pad.
- Alleviate traffic congestion at the intersection of Farwell St. and U.S. Hwy. 51.
- Fixing more roads.
- Expand senior programs.
- Road improvements where needed.
- Develop downtown without destroying the current library.
- Upgrade playgrounds to be inclusive.
- More walking paths connecting green spaces.
- Fix roads and beaches for better use.
- Increase communications with residents, including weekly newsletters.
- Create an accessible downtown with shopping and leisure options.
- More walking paths and infrastructure for people to live, walk, and bike around.
- Senior Housing in the community for aging residents.
- Additional trash/dog poop stations in key locations, especially on Taylor Road/Terminal.
- More walking and cycling paths, especially safe crossings, for pedestrian traffic to downtown and public green spaces.

Realistic

- Stick to the basics. Lose DEI. Stop social engineering programs.
- Roads, sidewalks improved.
- Lower taxes.
- Increase transparency and communication with the village through social media and newsletters.
- Housing and more businesses.
- Controlled growth and development.
- Decrease in the number of new high-density residential neighborhoods.
- Development plans that balance resident “wants” and village municipal “needs.”
- Decrease spending and revamp the water bill fixed cost structure.
- More small business engagement.
- Increase commercial tax base and stop adding to the school district student population.
- Senior housing development to cater to older residents.
- Balancing the budget while focusing on infrastructure improvements first.
- More civility and open-mindedness in the community.

Tangible

- A more cohesive and thriving downtown/village center.
- The entrance to McFarland more inviting from the 51 corridor.
- Babcock Park & boat launch entrance, parking, and access.
- Increase in local events and cultural programs.
- Better parks, more public amenities (pool, splash pads), and better ways for kids to get around.
- Road improvements where needed.
- Clean up and care for parks, develop more recreational programs for youth.
- More opportunities for residents to interact and get involved with each other.
- More direct and transparent communication, prioritizing critical needs over non-essentials.
- Crosswalk at Eighmy and Main St.
- Establish an historic district.

Supportive

- Financial support for the school system and expanded opportunities for connections among residents.
- The village board should ask themselves why no one attends board meetings and work on restoring trust with the community.
- More affordable housing; community activities; stopping unnecessary spending.
- More recreational and leisure spaces, including walking, biking, and park areas.
- A safe way for kids to cross Siggelkow, designated safe bike routes, and improved sidewalks.
- Increasing green spaces and conserving the environment.
- Support for community members with disabilities and seniors.
- Expansion of local businesses to create a stronger community base.
- Increased local employment opportunities for youth and residents.
- Focus on sustainability, natural resources, and walkability.
- Focus on small businesses in the downtown area.

Directive

- Clean up houses that don't meet code and get a new building inspector if necessary.
- Stop letting people build ugly structures, focus on beautification with cohesive design.
- Fix roads and sidewalks in poor and unsafe condition, repair ramps for safe crossings.
- Be more transparent and accountable with village spending and decision-making.
- Develop a vision that balances wants and needs, while being fiscally responsible.
- Lower residential street speeds to 20 mph.
- Remove detached single-family zoning, make crosswalks safer, and implement bike parking at businesses.
- Stop unnecessary spending on public safety and focus on critical needs.
- Freeze funding for projects not meeting the basic needs of the community.
- Establish clear deadlines and focus on delivering tangible projects like a water park.
- Identify and fix infrastructure issues before focusing on luxury projects.

(Key themes FROM SURVEY)

Obtainable

- Improve parks, dog parks, and public amenities (pool, splash pads).
- Increase walking paths and cycling paths, especially safe crossings.
- Traffic easing at key intersections (e.g., Farwell St. and Hwy 51).
- Park improvement (Babcock Park, boat launch).
- Senior housing development.
- Splash pad, outdoor pool recreation area.
- Better management of green spaces, trees, and waterways.
- Affordable housing options for seniors and middle-income families.
- More walking paths to downtown and public spaces.

Realistic

- Infrastructure improvements (roads, sidewalks, parking).
- Increase community engagement and communication (newsletters, transparency).
- Balanced budget and fiscally responsible spending.
- Development plans that balance resident wants and municipal needs.
- Sustainable development focusing on natural resources and walkability.
- Focus on small businesses and local engagement.
- Controlled growth and development.
- Addressing the concerns about high-density residential areas and zoning.
- Improve traffic management and road safety (e.g., roundabout at Valley & Siggelkow).

Tangible

- Beautification of the village (cohesive design, landscape, and art installations).
- A more cohesive and thriving downtown/village center.
- Clean up and maintenance of parks.
- Better access to recreational programs for youth.
- Designate safe bike routes and improve signage.
- Upgrade playgrounds to be more inclusive.
- Improve public facilities (e.g., Municipal Center, library space).
- Creation of spaces for community gatherings.

Supportive

- Financial support for schools and expanded opportunities for residents to connect.
- Focus on community engagement, youth, families, and seniors.
- Support for inclusive services and promoting civil discourse.
- Advocacy for more public amenities and services for people with disabilities.
- Recognition of contributions from all community groups, including non-white and indigenous residents.
- Focus on creating opportunities for local employment, especially for youth.

Directive

- Clean up non-compliant houses and enforce building codes.
- Get a new building inspector if necessary.
- Limit businesses to the highway 51 corridor, avoid unnecessary expansion in residential areas.

- Stop unnecessary spending and focus on essential infrastructure.
- Commit to specific deadlines for projects (e.g., water park).
- Eliminate detached single-family zoning and address speed limits and safety on streets.
- Revamp the water bill structure and reduce taxes by cutting waste.
- Address leadership transparency and restore trust with the community.
- Eliminate unnecessary positions or inefficiencies in village staff.

How can village leadership better support residents and address their needs?
(EXACT PHRASES FROM SURVEY)

Obtainable

- Create opportunities for citizens to offer ideas for community activities.
- Provide more communication about decisions.
- Improve communication channels, such as through an app.
- Create opportunities for feedback and surveys (e.g., public info booths, more surveys).
- Focus on maintaining a clean village, especially parks and trash pickup.
- Offer services residents need like large trash and leaf pickup.
- Create spaces for community engagement (kayak rental, concerts, art fair, farmer's market).

Realistic

- Listen to the residents' concerns before making decisions.
- Hold regular community meetings and office hours to allow informal discussions.
- Increase transparency in decision-making and ensure the community is kept informed.
- Make decisions based on the needs of residents rather than personal agendas.
- Focus on reducing unnecessary spending and vanity projects (e.g., second floor in Municipal center).
- Seek out the opinions of long-time residents and respect their wishes.
- Be more empathetic and listen to residents' concerns, such as the impact of policies on their homes.
- Provide more communication through multiple channels, including direct outreach and social media.

Tangible

- Make it easier for residents to voice their opinions, both formally and informally.
- Ensure transparency and truthfulness in all communication.
- Promote clear communication using plain language that is accessible to everyone.
- Prioritize maintaining existing infrastructure (e.g., parks, streets, and public spaces).
- Implement effective communication before making major decisions, not after.
- Provide more community engagement opportunities, such as activities and events.

Supportive

- Acknowledge the importance of listening to all residents, regardless of their length of time in the village.

- Focus on community activities that bring residents together (e.g., concerts, art fairs).
- Engage with residents on a personal level (e.g., office hours, outreach).
- Rebuild trust with citizens and demonstrate a commitment to working for the community's benefit.
- Help create events that engage residents with local businesses and community spaces.

Directive

- Reduce unnecessary spending, particularly on non-essential projects and staff.
- Stop making decisions behind closed doors and ensure transparency.
- Actively seek input and feedback from the community before pushing forward with initiatives.
- Avoid forcing unwanted projects or changes onto the community.
- Control taxes and spending to prevent overburdening residents.
- Don't prioritize growth or development at the expense of current residents' needs.
- Control village staffing to ensure efficiency and not overstaffing, particularly in police and administrative roles.

(Key themes FROM SURVEY)

Obtainable

- Community Engagement: Opportunities for citizens to offer ideas, surveys, town meetings, open office hours, and targeted outreach.
- Event Creation: Activities that connect residents, such as parks programs, concerts, and local events.
- Transparency: Clear communication about decisions, plans, and community developments.
- Feedback Channels: Continuous solicitation of feedback, surveys, and open communication about needs and concerns.

Realistic

- Listening: Attending to residents' concerns, listening to their needs and feedback.
- Communication: Regular communication and updates through various channels (e.g., app, social media, plain language).
- Reaching Underserved: Exploring outreach beyond traditional meetings to engage busy residents (e.g., public info booths, door-knocking).
- Transparency: Avoiding closed-door decisions, ensuring transparency in all actions and communication.

Tangible

- Cost Control: Reducing unnecessary spending, focusing on needs vs. wants, and maintaining fiscal responsibility.
- Infrastructure Maintenance: Keeping parks clean, maintaining essential services, and controlling taxes.
- Community Representation: Including long-time residents in decision-making, considering their input in planning and prioritization.

- Public Safety and Services: Assessing and adjusting public service levels, including policing and basic services like trash collection.

Supportive

- Empathy and Understanding: Demonstrating empathy for residents' needs, listening to concerns, and acting in their interest.
- Acknowledgement: Recognizing residents in the community, offering appreciation for their involvement and presence.
- Support for Local Businesses: Encouraging collaboration with local businesses (e.g., picnic lunches from local restaurants, supporting local markets).
- Community Connection: Encouraging spaces and venues where community members can interact and bond.

Directive

- Decision-Making: Actively seeking input before making big decisions, ensuring decisions are made with the community's best interest in mind.
- Spending Prioritization: Cutting unnecessary projects, focusing on basic needs rather than non-essential “feel-good” projects.
- Rebuild Trust: Addressing community concerns, improving transparency, and ensuring a more genuine connection between leadership and residents.
- Leadership Changes: Suggesting leadership adjustments, including the selection of new board members more in tune with residents' needs.

Is there anything else you would like to share about the village’s mission, vision, or values?
(EXACT PHRASES FROM SURVEY)

Obtainable

- "Thank you for the opportunity to provide feedback on this important initiative."
- "I am newer to the community but excited to get more integrated and see how the community evolves!"
- "I work 2 jobs just to keep things going and updated. Doing my best but fall behind sometimes. Always get the things done and improved."
- "I am very grateful for all of the work our community government undertakes to keep us safe and overall make our lives better. We need to remember to regularly thank our public workers and volunteers."
- "Overall I like living in McFarland and I think the village is on a good path. I hope that there are efforts to improve the representation and inclusion of marginalized groups in the village."

Realistic

- "Be more responsive to commercial development."
- "It is time for Matt and Andrew along with Carol to go they don't care about the people in the village."

- "Stop trying to comply with the mission of Madison or Dane Co. and focus on local needs - reduction in the size of government."
- "I would like to see a clearer vision for the future, particularly as the Madison metro area grows."
- "We need change in the leadership in our community from the Village Board President to the Village Administrator and Community Development Director."
- "Focus more on lowering taxes rather than increasing spending."
- "I hope to see the relationship improve with the community and the board, but there is quite a distaste from several initiatives that felt rushed/“snuck-through”."

Tangible

- "We need to audit the school system for improving performance."
- "Keep up the good work."
- "Focus on lowering taxes rather than increasing spending."
- "By being forward-thinking and making our vision one of aspiration, we can make McFarland a place we are proud to call home."
- "Make it easier to voice concerns and requests."
- "Please keep changes in line with our current village character and do not turn us into a mini-Madison."

Supportive

- "Remember that you are here to serve the residents and maintain the Village in the manner that they desire, to the best of your ability."
- "I am very grateful for all of the work our community government undertakes to keep us safe and overall make our lives better. We need to remember to regularly thank our public workers and volunteers."
- "You have taken your primary mission of providing basic, efficient and affordable services and added on a bunch of meaningless stuff that provides value for very few and adds to the cost burden to residents."

Directive

- "Stop trying to be Madison - like we are a village and we like it that way."
- "Stop trying to comply with the mission of Madison or Dane Co. and focus on local needs - reduction in the size of government."
- "Keep steadfast on the vision of being a small town with citizens actively engaged."
- "Let’s actually follow what is decided and not just make this a feel-good exercise."
- "Please do not think too big. Many of us like McFarland just as it is."
- "Give extra time and thought to development plans and seek public input at all phases!"
- "The administration wants to do things its way and force on residents. Currently, they show little interest in transparency."
- "You are not representing the wishes and needs of our community, but putting your own personal agenda above that of the community in which you serve."
- "We need change!"

(Key themes FROM SURVEY)

Obtainable

- Tax Relief: "The taxpayers need a break from future tax increases like we had in 2024."
- Community Integration: "Excited to get more integrated and see how the community evolves."
- Clear Communication: "Messaging needs to flow when read as a whole piece...simplified."

Realistic

- Growth Control: "If we're not careful, McFarland will grow too much and too fast."
- Maintain Village Identity: "Stop trying to be Madison - like we are a village and we like it that way."
- Transparency: "The administration wants to do things its way and force on residents. Currently, they show little interest in transparency."
- Fiscal Responsibility: "Focus more on lowering taxes rather than increasing spending."

Tangible

- School System Audit: "We need to audit the school system for improving performance."
- Village Character: "Please keep changes in line with our current village character."
- Public Input: "Give extra time and thought to development plans and seek public input at all phases."
- Tax Concerns: "You're chasing people out of the village who moved here because it was a quaint community."

Supportive

- Public Workers Appreciation: "We need to remember to regularly thank our public workers and volunteers."
- Gratitude for Government Work: "I am very grateful for all of the work our community government undertakes to keep us safe and overall make our lives better."
- Good Schools and Services for All: "We want good schools for kids and recreational opportunities but not at the expense of services to elderly or disabled."

Directive

- Leadership Change: "We need change in the leadership in our community from the Village Board President to the Village Administrator and Community Development Director."
- Focus on Local Needs: "Stop trying to comply with the mission of Madison or Dane Co. and focus on local needs - reduction in the size of government."
- Mission Vision Alignment: "Let’s actually follow what is decided and not just make this a feel-good exercise."
- Inclusive Leadership: "You are not representing the wishes and needs of our community, but putting your own personal agenda above that of the community in which you serve."
- Avoid Legacy Building: "Stop trying to leave some sort of legacy... that’s not your job."

Obtainable (Achievable and within reach)

- **Affordable Housing and Community Growth**: Expanding affordable housing options for both seniors and families, while maintaining the village's character.
- **Diverse Retail and Restaurants**: Encouraging more shops, restaurants, and community resources, offering better dining and shopping options for residents.
- **Preservation of Neighborhoods and History**: Retaining McFarland's unique character while investing in existing buildings and historical areas.
- **Public Access to Natural Resources**: Improving access to lakes and rivers and enhancing park facilities to support community enjoyment.
- **Pedestrian and Bicycle Infrastructure**: Developing bike paths, sidewalks, and pedestrian-friendly areas, promoting healthy lifestyles.
- **Community Services**: Expanded senior services, including transportation options, and ensuring well-funded schools with excellent faculty.

Realistic (Practical and achievable with effort)

- **Balanced Growth**: Managing both residential and commercial growth, ensuring it aligns with community needs and preserves McFarland's small-town charm.
- **Efficient Local Government**: A government that is responsive, accountable, and efficient in handling fiscal matters, including managing taxes and public services.
- **Sustainable Development**: Encouraging responsible growth that maintains green spaces and avoids overdevelopment while creating economic opportunities.
- **Public Safety and Services**: Improving services like police, fire, and emergency medical, ensuring the safety and well-being of all residents.
- **Local Business Support**: Helping small businesses thrive through incentives and location-based planning (e.g., focusing on Hwy 51 for growth).

Tangible (Concrete, measurable outcomes)

- **Historic District Development**: Creating clear landmarks (such as Larson House and McFarland House) and preserving McFarland's historical sites.
- **Visible Infrastructure Improvements**: Upgrading infrastructure like sidewalks, streetscapes, and green spaces to create a more aesthetically appealing environment.
- **Community Space for Residents**: Providing spaces for local artisans or co-ops to foster creativity and community engagement.
- **Active Downtown Area**: Supporting a vibrant downtown area with small businesses and avoiding an overconcentration of apartments or high rises.
- **Improved Commercial Development**: Encouraging visible and strategic development in areas like the Hwy 51 corridor, ensuring businesses align with the community's vision.

Supportive (Encouraging community cohesion and values)

- **Welcoming and Inclusive Community**: Ensuring that McFarland remains a supportive place for all residents, regardless of background, and fostering inclusivity.
- **Community Engagement**: Regular events and strong involvement with residents in the decision-making process, ensuring their voices are heard.
- **Education and Academic Excellence**: Supporting the local school system, ensuring that McFarland remains an attractive place for families with children.
- **Preservation of Small-Town Character**: Retaining the charm and close-knit nature of McFarland, with careful, thoughtful development.

- **Transparency in Governance**: Strengthening trust in village leadership through transparent spending and planning, ensuring that decisions reflect community input.
- **Collaboration Between Stakeholders**: Working with local businesses, schools, and the community to maintain a supportive and engaged environment.

Directive (Actionable steps and goals)

- **Focus on Commercial Development**: Actively advocate for commercial growth to alleviate the tax burden on residents, promoting business activity, especially along Hwy 51.
- **Encourage Responsible Growth**: Focus on growth that respects the village's character, avoiding overdevelopment or high-density apartment complexes.
- **Planning Oversight**: Ensure that development is well-planned and developers are held accountable for creating quality, sustainable properties.
- **Maintain Green Spaces**: Emphasize the preservation of parks, natural areas, and lakeshores while also managing development in a way that does not harm the environment.
- **Inclusive Growth**: Promote inclusive housing options and ensure that new developments are mindful of existing residents' needs, avoiding displacement.

Key Takeaways for Vision and Mission Development:

- **Vision**: Strive for a balanced, community-driven approach to growth that honors McFarland's history and character while providing new opportunities for residents, businesses, and services.
- **Mission**: Focus on practical, sustainable development, community engagement, and maintaining a welcoming, inclusive environment that supports all residents. Ensure transparency, preserve green spaces, and encourage local economic growth through careful planning and oversight.

Common Goals

- **Efficient Functionality**: Focus on maintaining infrastructure (streets, parks, public services, and safety).
- **Economic Growth**: Promote thoughtful, controlled economic growth without compromising the village's identity.
- **Preserving Community Identity**: Ensure McFarland remains small, safe, and family-oriented.
- **Quality of Life**: Work toward ensuring affordable housing, adequate health services, and recreation opportunities.
- **Addressing Taxes**: Aim to lower taxes for homeowners and restructure water bills in a way that benefits the community.
- **Community Engagement**: Involve residents in decision-making processes, listen to their feedback, and be transparent about plans.

Realistic (Feasible and Practical Goals)

- **Fiscal Responsibility**: Prioritize transparency, reduce unnecessary spending, and balance budgets to maintain a sustainable community.
- **Environmental Stewardship**: Protect natural resources and maintain McFarland's environmental integrity.
- **Public Safety**: Ensure police, fire, and EMS services are well-funded, staffed, and prepared for community needs.
- **Sustainable Growth**: Implement growth that supports the current community needs without overwhelming resources.
- **Community Engagement**: Regularly involve residents in conversations, ensuring their voices are heard and reflected in decision-making.

Tangible (Concrete Actionable Items)

- **Infrastructure Maintenance**: Focus on maintaining existing infrastructure (roads, public spaces, water management).
- **Community Services**: Provide essential services such as garbage/recycling, snow plowing, and park maintenance.
- **Communication and Transparency**: Regularly update residents through meetings, newsletters, and other forms of communication about village actions and decisions.
- **Inclusivity in Development**: Ensure that development projects are reflective of the village's needs and desires, avoiding unnecessary outside influences.

Supportive (Encouraging and Helping the Community)

- **Community Support**: Prioritize caring for vulnerable community members (e.g., elderly, low-income families) and encourage volunteerism.
- **Diversity and Representation**: Engage a wide range of voices, ensuring the interests of all demographics are considered.
- **Affordable Housing**: Keep McFarland affordable and prevent displacement of current residents due to rising taxes or property values.
- **Community Empowerment**: Provide opportunities for citizens to participate actively in shaping the village's future and decision-making processes.

Directive (Guiding or Leading Action)

- **Governance Approach**: Village leadership should act with transparency, integrity, and respect for the residents' needs. Avoid pursuing personal agendas.
- **Transparency in Actions**: Clearly communicate decision-making processes, actions, and outcomes to the public.
- **Professional Leadership**: Ensure that village leaders are held accountable, and that decisions align with the interests of the community rather than external developers or influences.
- **Sustainable and Responsible Growth**: Any development or growth must be intentional, sustainable, and beneficial to the long-term interests of the village.

Results from responses

1. **Affordable Housing Development**:
    - Build more affordable housing, including options for seniors and middle-income families.

    - Focus on increasing affordable housing without overwhelming schools and infrastructure.
2. **Infrastructure Improvements**:
    - Fix roads, improve sidewalks, and address safety at key intersections (e.g., Farwell St. and Hwy 51).
    - Improve current parks and dog parks; develop more recreational spaces like a splash pad, outdoor pool, and inclusive playgrounds.
    - Improve roads and address water runoff issues.
3. **Green Space & Sustainability**:
    - Increase green spaces, such as parks, and plant more trees.
    - Capitalize on waterways and expand recreational spaces around the lake.
    - Enhance environmental sustainability efforts.
4. **Business Development & Economic Growth**:
    - Support small business development and downtown revitalization, with an emphasis on opportunities along Hwy 51.
    - Encourage businesses to connect with schools for workforce development.
5. **Public Safety & Community Well-being**:
    - Improve public safety and response times by strengthening local staffing.
    - Improve communication with residents through newsletters and social media.
6. **Pedestrian and Bike Access**:
    - Expand bike and pedestrian paths, including safe crossings to downtown and public spaces.

Realistic Goals

1. **Fiscal Responsibility**:
    - Control frivolous spending and balance the budget with reduced spending.
    - Reduce property taxes while maintaining village services.
    - Focus on sustainable growth and development, prioritizing needs over wants.
2. **Community Engagement & Transparency**:
    - Increase communication and transparency with residents through clear, direct channels like newsletters and social media.
    - Prioritize transparency in decision-making to rebuild trust with the community.
3. **Preservation & Growth Management**:
    - Preserve current parks and green spaces while developing them appropriately.
    - Control growth, focusing on development that balances residential needs with infrastructure limits.
4. **Long-Term Planning**:
    - Develop clear, realistic long-term goals with community input to guide future development.

Tangible Goals

1. **Infrastructure & Public Amenities**:
    - Improve and maintain roads, sidewalks, signage, and traffic management.
    - Beautify the village with cohesive design, including landscaping, art installations, and better maintenance of parks.
2. **Recreational & Community Spaces**:

- Create more public amenities like splash pads, youth recreational programs, and additional spaces for community interaction.
- Improve playgrounds, making them inclusive and accessible.

3. **Business & Community Hub**:
   - Foster a thriving downtown area with better local businesses and recreational spaces.
   - Improve access to shopping, dining, and leisure options in a more walkable downtown.
4. **Public Safety & Emergency Services**:
   - Continue to strengthen and improve local emergency response and public safety measures.

Supportive Goals

1. **Community Engagement & Inclusion**:
   - Increase support for youth, seniors, and low-income individuals through expanded community programs and services.
   - Ensure services for people with disabilities and focus on inclusivity.
2. **Education & Workforce Development**:
   - Support educational opportunities and connect schools with local businesses for workforce development.
   - Encourage local employment, especially for youth.
3. **Preserving Village Charm**:
   - Maintain the village's charm and small-town atmosphere while supporting responsible growth and development.
   - Promote community events and cultural programs to enhance local engagement.

Directive Goals

1. **Project Prioritization & Focus**:
   - Freeze funding for non-essential projects and focus resources on immediate needs (e.g., infrastructure improvements).
   - Focus on fulfilling the village's basic needs before moving to larger or luxury projects.
2. **Cutting Unnecessary Costs**:
   - Stop spending on non-essential services and projects, especially those not aligned with community needs.
   - Set an expenditure cap for projects above a certain threshold (e.g., $20 million).
3. **Transparency & Accountability**:
   - Ensure transparency in the village's spending and decision-making processes.
   - Build trust by engaging with residents, demonstrating prioritization, and being open to feedback.
4. **Infrastructure Standards & Safety**:
   - Ensure road safety through speed limits, traffic calming, and improved crossings for pedestrians and cyclists.
   - Address poorly maintained houses, enforce building codes, and clean up areas that don't meet standards.

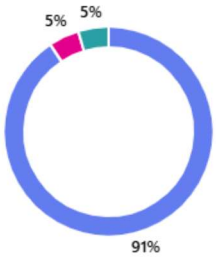
Responses Overview

Closed

Responses	Average Time	Duration
213	43:13	88 Days

1. Please select one to confirm your residential status:

Resident of Village	193
Resident of City	10
Resident of Town	10



2. What do you think about the current "VISION" statement for the Village of McFarland? How does it make you feel?

213
Responses

Latest Responses

"It sounds like a nice plan. I like that McFarland is preserving the village history, w..."

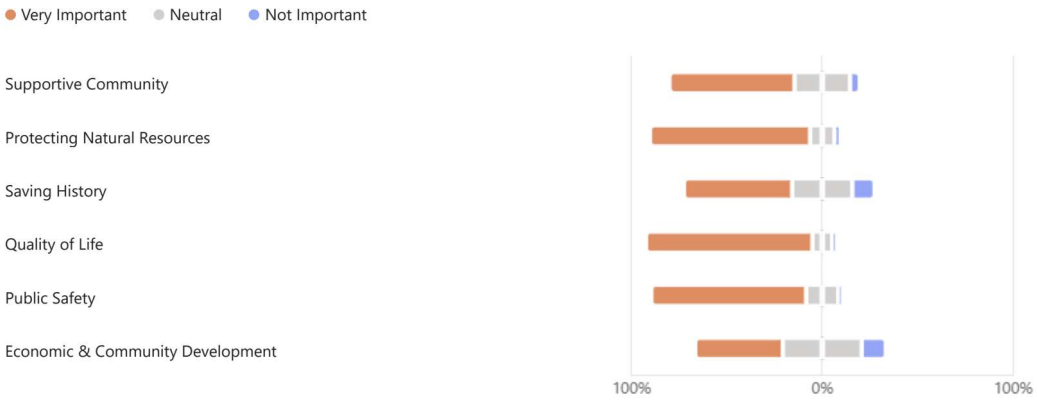
"The statement is large but ok, but the board is demonstrating they are not intere..."

"A lot of talk, very little action."

...

38 respondents (18%) answered Village for this question.

3. Rate the importance of the following aspects for our village's CURRENT vision:



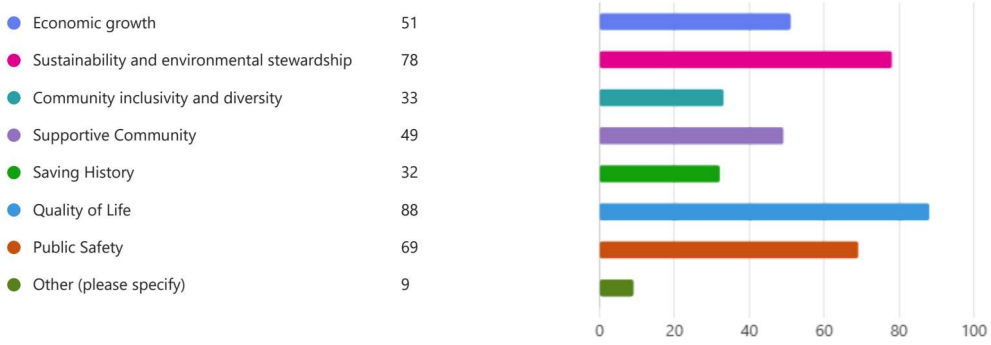
4. What do you want our village to be like in 10 years?

213
Responses

Latest Responses
"I would love to see our community supporting a real downtown. A place where m..."
"Thriving community for children with strong schools as well as adults and seniors"
"A destination for people to go shopping or eating."
...

58 respondents (27%) answered community for this question.

5. What do you think should be the primary focus of our village's vision? (Select up to 2) ****



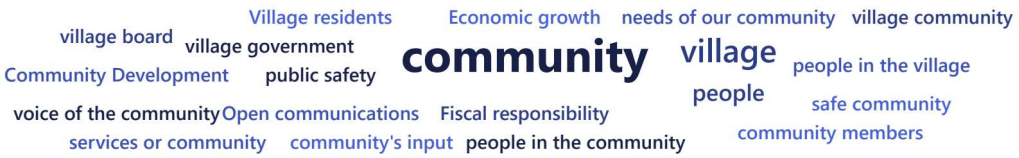
6. Rank the following values in order of importance for our village's future:

7. What do you think the main job of our village government should be?

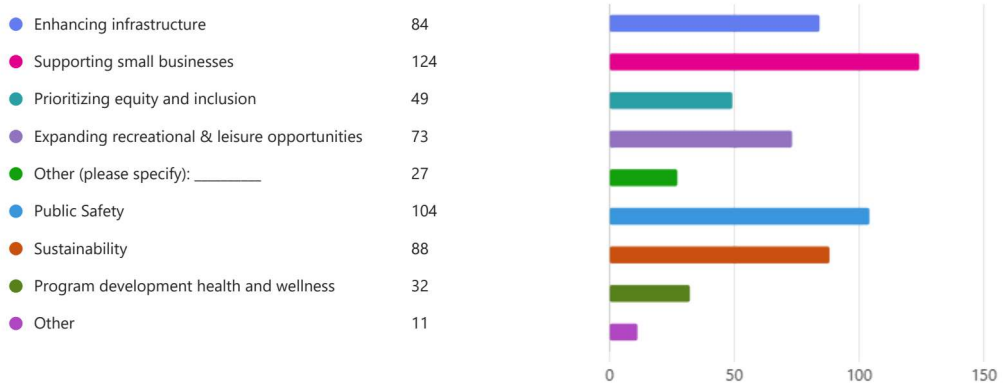
213
Responses

Latest Responses
"To have open communication"
"Follow recommendations of committees doing research & making recommendati..."
"True leaders of our village. That means being accountable and looking for ways Y... "
...

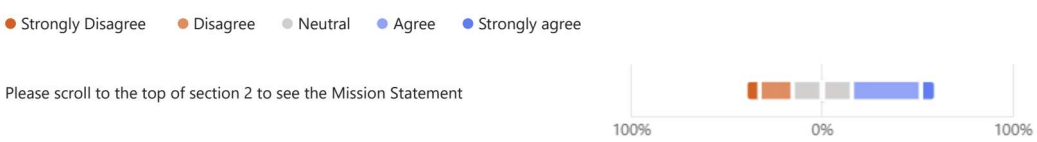
60 respondents (28%) answered community for this question.



8. What should be the village's top priorities in achieving its mission? (Select up to 3)

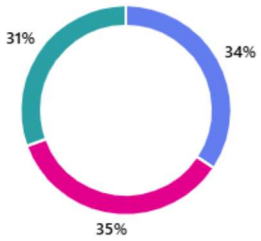


9. Does the current mission statement meet your expectations for the Village of McFarland?



10. Do you think the current mission statement includes what everyone in the community needs?

Yes	73
No	75
Neutral	65



11. What values do you believe are most important for guiding our village's decision-making?

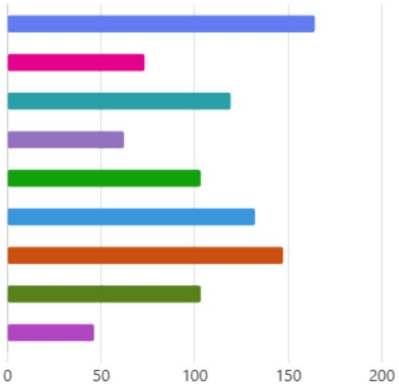
213
Responses

Latest Responses
"community engagement, sustainability"
"Valuing & supporting committee recommendations"
"Accountability, leadership, communication"
...

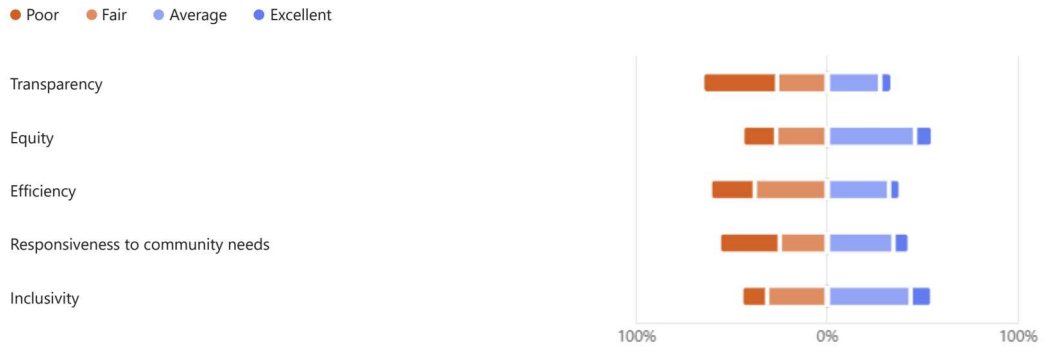
43 respondents (20%) answered community for this question.

12. Which of these values do you feel connected to the most?

Accountability	164
Inclusivity	73
Sustainability	119
Innovation	62
Compassion	103
Community Engagement	132
Respect	147
Fairness	103
Generosity	46



13. How well do you think the village is doing in following these values?



14. How can the village do a better job of showing its dedication to these values?

213
Responses

Latest Responses

"By listening to not only the communities that live within the village, but also the c..."
"Revisit municipal center renovations efforts as recommended by committee that ..."
"Take ownership of bad decisions and mistakes. I've heard far too many times fro..."
...

52 respondents (24%) answered village for this question.

15. What realistic goals should the village focus on first? (As many as you'd like to provide)

212
Responses

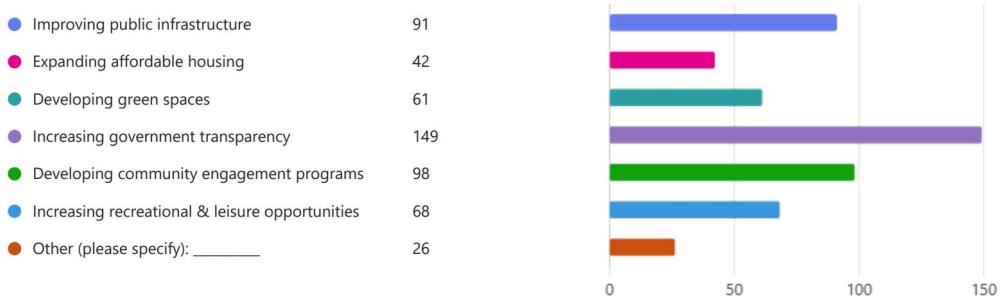
Latest Responses

"Developing a downtown area that supports the village and outlying communities..."
"Reduce vision statement & define committees purposes"
"Increasing the commercial tax base. Get spending under control. Stop building "w..."
...

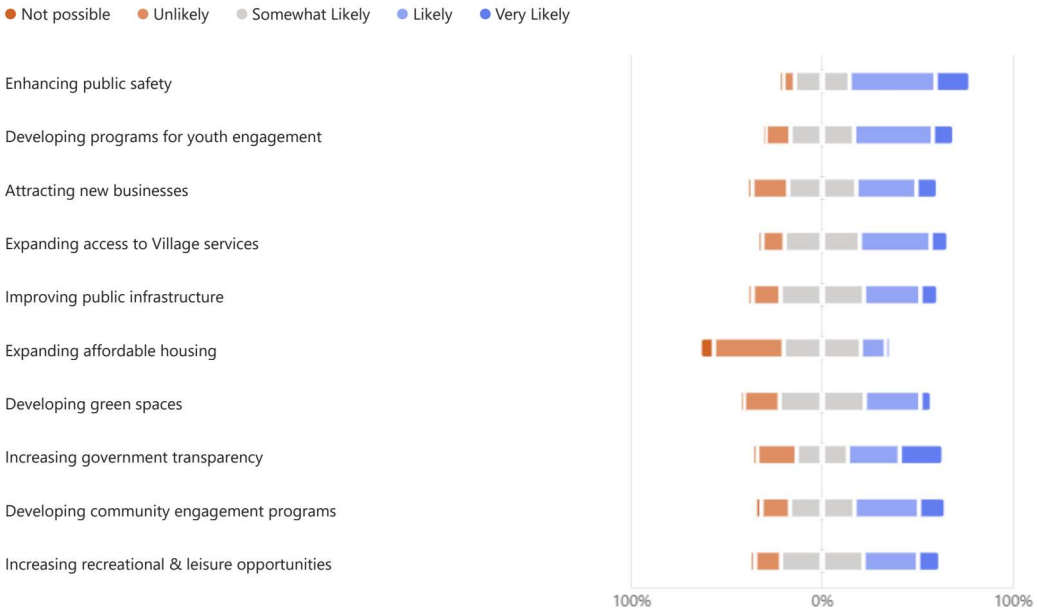
44 respondents (21%) answered community for this question.

Update

16. Which of these goals do you think is most obtainable in the short term? (Select Three)



17. Rate how achievable you believe the following goals are within the next 5 years



18. What tangible improvements would you like to see in our village?

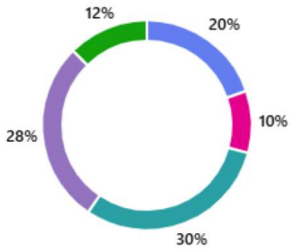
213
Responses

Latest Responses
"A downtown area that includes restaurants, small businesses, recreation activities"
"Dedicated space for Seniors"
"Community engagement. Get spending under control."
...

35 respondents (16%) answered community for this question.

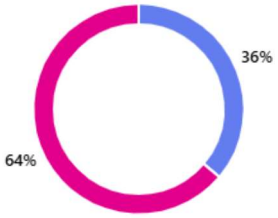
19. Which of these actions do you think would make the biggest positive difference? (Pick two)

New parks or recreational areas	70
Renovated public facilities	34
Improved road and sidewalk infrastructure	107
Increased local events and cultural programs	100
Other	44



20. Do you think the village is doing enough to provide real results for its residents?

Yes	77
No	136



21. How can village leadership better support residents and address their needs?

213
Responses

Latest Responses

"Listen to not only the communities within the village, but communities that are o... "

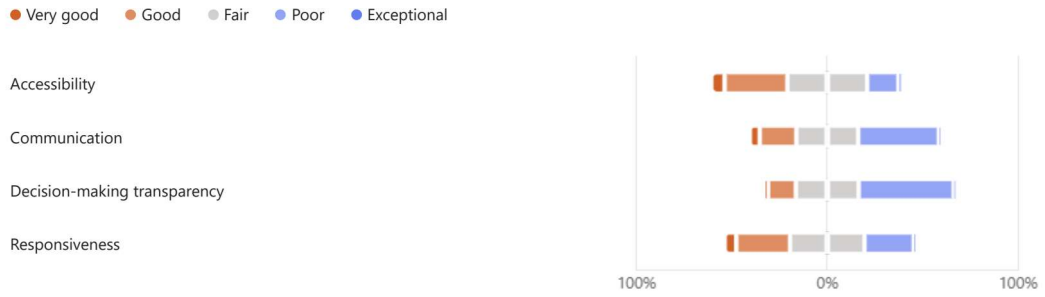
"Address the need for meeting space for senior activities"

"Actively listen to our needs rather than going on a hunch."

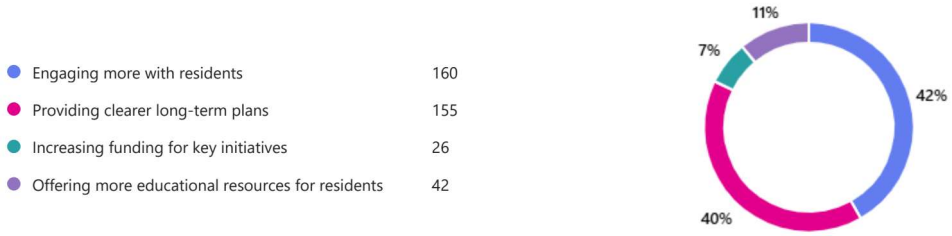
...

42 respondents (20%) answered Listen for this question.

22. Rate the village's leadership on the following:



23. What actions would you like the leaders to take to guide the community? (Pick up to 2)



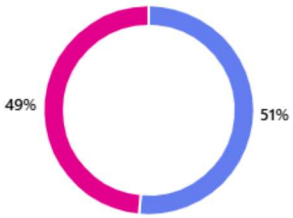
24. Is there anything else you would like to share about the village's mission, vision, or values?

133
Responses

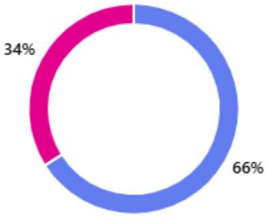
Latest Responses
"Nope"
"Stop trying to be what we aren't. We will never be Sun Prarie or Waunakee. We ar... "
...

30 respondents (23%) answered Village for this question.

25. Would you like to be involved in future discussions or workshops about shaping the village's direction?



26. Can the communications team contact you to help spread the word and encourage community involvement in the Vision and Mission st atement process?



27. Name

67
Responses

Latest Responses
"Kevin mikelbank"

2 respondents (3%) answered Kate Moran for this question.

28. Email

66
Responses

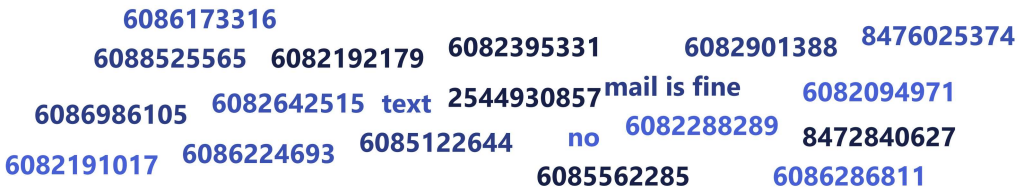
Latest Responses
"Kdllmik@gmail.com"

29. Phone

54
Responses

Latest Responses
"6082126342"
...

1 respondents (2%) answered 2544930857 for this question.



What do you think about the current "VISION" statement for the Village of McFarland? How does it make you feel?
I think the commercial growth aspect should be at the end of the paragraph. Everything else is more important than commercial growth.
Proud to live in McFarland, WI
I feel like they are not planning for balanced growth. That makes me feel scared that I will be taxed out of my home.
It sounds goofy and very left wing pap as far as I'm concerned. The Village should provide police safety, a strong fire department and emergency management services. The village should provide clean streets, safe sidewalks, snow removal and parks with mowed lawns. Public works, planning commission, CDA should work to provide good services to protect taxpayers from large tax increases like what we experienced in 2024. Mine went up 20%. Of course my value went up but do did everyone else's property values. Problem as I see it is the Mill Rate only decreased 1.3%. That's not right.
The statement is well thought out and reflects how the Village of McFarland is today. As a person who has lived here less than six months, it makes me feel welcomed and proud to be part of a Village that cares about its residents, businesses, natural resources, past and future.

Covers most aspects of village life. Would make me want to live here if I didn't already.

Ok, not very specific.

I am thrilled to see educational excellence and protect natural resources! I don’t see McFarland as being very diverse. Sadly I feel skeptical about some of it due to the enormous political divide at this time.

I like it; I feel a tension between planning for responsible and balanced residential and commercial growth and promoting a viable economic base, as I have watched (over nearly 40 years) some massive increases in things like water bills and property taxes. Yes, a tension. The more we build, the more services are needed and the more the costs increase.

Need a much more conservative approach to growth
The problem with the older neighborhoods is that the population is also growing older and is saddled with the cost of the under performing school system with the uncontrolled costs

I feel it is too broad

The Village has no statement regarding listening and acting on their residents wishes instead of the leadership trying to leave a “legacy” from their service.

Responsible and balanced residential and commercial growth, promote a viable economic base... At the expense of many long time homeowners who are being forced out of their homes

It's terrible. Show the faces of the people on this board that think it's a great "vision". Where do they live and how would they feel if it was their community. McFarland is Village for a reason. Don't destroy it by your "new development". You've already destroyed enough in this Village. STOP!!!!!!! How dare you devalue the people of this community by even suggesting such a stupid idea. The village has no business buying people's home and what are the public employees doing painting the inside of these homes? Isn't there something more important they should be working on?

It's fine -- sort of covers the (metaphoric) waterfront. It makes me feel like it's more of a mission statement, i.e., there isn't anything in it that shouldn't be more or less true in perpetuity. It doesn't create a vision with a time horizon -- that is, where we want to see ourselves going (changing and growing) in a future most of us can expect to see.

In theory, it is of course good.

It's wordy. What does "practice individual value choices" even mean? I would think our vision is to have a safe, thriving, close-knit village that is cute and progressive in protecting and using our beautiful natural resources that make McFarland so special. (THE LAKE AND WATERWAYS)

The Village is nothing like this and apparently according to the new redevelopment plans is trying to create do everything to not be diverse by making everything apartments, business and not affordable for most. There are not many diverse leisure options and they keep building so not sustaining the natural resources.

It doesn’t invoke any feeling on particular. While it does mention responsible responsible growth, I feel like the preservation of natural resources and growth are somewhat in conflict, especially given the number of apartment dwellings which allows for more people than the green spaces can support. We need more green spaces, do we need more people? What’s the end goal? How big do we want McFarland to get? Do we want to be more than a bedroom community, etc. it doesn’t answer any of that.

It is too long and wordy

It is pretty generic and omits any acknowledgment of its stolen native lands.

Positive. I find it very comprehensive & inviting.

Anxious, actually. I moved here for a small community life; I don't want a growth focus.

Okay! Many move to McFarland because of how small the community is. There is a reason I moved to McFarland 10 years ago and that is because I want a small town, simple and safe community. I don't want growth of apartments, businesses as you lose the history, culture and why many of us chose to live here vs Madison, sun prairie etc.

We are one of the smallest surrounding communities to Madison . If you want to grow, growth to provide to families and make it a place worth living. New neighborhoods, better parks, splash pads, outdoor pool and community centers. This is what all other communities offer but us and that is family and kid activities and resources

Agree

Too wordy

I think it's fine.

Not really sure what a healthy social fabric means

I think we need to leave our downtown the way it is. We do not I repeat do NOT need to have more high rise buildings by the lake that no one in this town can afford.

Not bad, but growing up here I would've figured more of a lean towards "small-town", "family oriented", "good schools", etc. or similar themes. Also - I'd like to add another shameless request for better cell coverage in our secondary downtown/51 area. There is a lot of traffic in that area, I'd venture a lot of out of towners, and new visitors that may get a poor first impression.

Okay

Good

Betrayed

Uneasy

It covers alot but I dont know what social fabric is.

This current vision is fine - it isn’t “bad” but it does feel very generic.

I like the vision statement. It makes me feel excited.

I agree with the current vision and makes me feel like the board is looking at every aspect of our village

Hard no! This is Not MADISON! We are a small village and keep it this way.

OK

It sucks. We moved to mcfarland because of the small town feeling and it should stay that way.

Supportive environment for ALL citizens.. keep that in mind.. not just the rich and privileged

I appreciate the statement, but have not seen this in action at the Village meetings that I've attended

Too wordy. Redundant. The spirit of the message is fine. I feel that McFarland as I see it , is making effort to live up to this

I think this is a reasonable vision statement as long as the village can actually honor these words.

I feel that is could be simplified.

The words sound good, but the Village is not currently practicing or even trying to achieve that vision. The village staff and board are not transparent in their dealings and have lost the trust of residents.

I like it and feel it represents me and my own vision

It's too fluffy.

It feels like you had a bunch of people get together to list things they want and included as many as possible.

It’s too long, not concise enough. Trying to cover too many things.

I don’t like it. It will change the small town feel of McFarland to every other town around that keeps building more apartment and using up precious land.

It’s fine and encouraging.

It sounds like a vison statement written by someone with "flowing words". It doesn't say anything about what the village is going to do, only what the board hopes the reaction is to what they do. This is a vison of hopes, not a vision of what is to be done.

It's a nice thought but not followed so I don't believe it really pertains to McFarland.

A village where ALL families and individuals are supported to achieve their full potential, where the village remains sustainable and viable, and the core values and character of the community are preserved.

This is what it should be everywhere.

I think the village has failed at achieving a lot of those things. The only one I would have said in the past is supporting academic excellence but even now that is in question. This place is quite exclusionary and only a specific type of person would reside here.

I think it falls short of what actually happens as evidence with the latest redevelopment plan that almost passes. People in the downtown and Green lantern areas do not feel supported. We feel dispensable. Not worthy.

Typical follow our mission, you do not have 'individual value choices' unless they agree with ours.

I don't feel the village is very inviting, dynamic or diverse. I think in order to change this, there needs to be a resignation of some staff members such as Matt S and Andrew B, in order to bring new vision and life into town. I think they are holding us back with their views. Some new board members will help this spring.

ok

It is not particularly focused or well defined, although I support much of the content.

It's a lot to digest. So many things listed, with some seemingly/historically at cross-purposes with others (e.g. preserving proud heritage while creating a diverse community, preserving natural resources while planning for commercial growth).

ok, wordy, a bit of a run-on sentence.

Quality of life is fine as is..Keep the downtown as is to preserve heritage. We are not at a loss for necessary commercial property. Leisure options are plentiful. Too much growth also brigs more problems (traffic, crime)

It's fine. Welcome.

It is comprehensive which makes it necessarily long. I hope most individuals would feel like they were being reached out to with this statement.

Too long. First part not necessary

I like it as long as " individual value choices " includes being able to keep my home in an older neighborhood where everyone knows and spend time with each other.

It seems okay to me.

Ambitious

I like it. It all the important points. Does not make me feel any certain way.

I believe the words used in the vision statement are very much open to interpretation. Just like the most used catch fraise "common sense"- fill in the blank. Common sense sounds good to everyone, but the issue is we all have a different idea of what common sense looks like in action. The implementation of such a vision statement is in the details. When I read it and interpret its meaning to me it is a failure as I find it more difficult to afford living in the community I grew up in and retired in. I think McFarland is more concerned about attracting new highly paid house holds than it is in keeping the people who lived here for years and help this community thrive.

This is not visionary. It should not be about commercial growth, economic base, or even diverse leisure options. Shame on anyone who thinks these qualify as a VISION. A Vision statement should be broad and leave our community (people and planet) in a better place moving into the future.

It's a lot of meaningless fluff that doesn't get to the heart of the intent of Village government: That is to provide the basic services the village needs. How about focusing on efficiency and lowering our taxes so residents can continue to afford to live in their homes. All this community does is spend money on wants not needs.

It has several "fluffy" words and could be more direct such as highlighting a safe community that stands behind their police force.

It makes me feel like our Village Board President, Village Administrator and Community Development director are not in touch with what community members want to see for development and that they clearly have their own agenda without community input. They have failed to notify neighbors of potential development in their backyards and they don't seem to have the best interest in the community input mind.

That it is BS. Diverse community? This racist cracker town? All that has gone into keeping public transit out of McFarland, so that it stays less accessible to low-income people. This village is run for the benefit of the wealthy lakefront people. Lake access creeps away from those of us that don't live on the lakefront. This stamens totally erases my experience. Look at the richly-rich board members who tried to blight our homes…disgusting

Being transparent is important for our village to remain calm slow the spending keep us a village.

I think it is fine

This is an appropriate representation of what I would like my community to be.
I hope that the choices made truly guide our leadership.

Some of it makes me feel proud and excited for McFarland's future. The phrase "all citizens may practice their individual value choices" feels like a dogwhistle to appease conservative residents, and that makes me disappointed.

I think this is a good vision statement in general but I do feel it is long and wordy. I wonder if there is a way to express these same sentiments in a more concise way. I feel that in the past the community has 'preserved its proud heritage' by emphasizing the contributions of white settlers with no representation of indigenous people. I think the new vision statement should exclude 'heritage' becasue this can be a white supremacist dog whistle and replace it with 'history' in order to be more accurate. I also think the municipality should be doing more to recognize the indigenous people to this land.

Okay

I think it says a lot. Maybe could be whittled down

in general it makes me feel good though the term "proud heritage" makes me think of...oh let's say "the south, white power and the civil war"

Suspect

We seem to be losing more and more of our natural resources every day. Natural resources are finite, not infinite, and we are using them up at an alarming rate due to unchecked development.

Statement should also mention” retaining small town feel”

I question “individual value choices.” I do not support all choices. Especially an individual who thinks it’s ok to assault or murder someone. The rest of it sounds good.

I think it sounds like a very high-level, aspirational collection of many goals. It seems rather heavily laden with buzzwords and too long for a clearly understood Vision. In order to the Vision to be made meaningful, it obviously requires much more, separate detail on how each of those many aspirations will be accomplished.

It makes me feel like someone made this up without a sense of reality.

It’s ok

It sounds good

McFarland does not need to be the next Fitchburg, it's nice living near the big city, coming home to a sleepy bedroom community is perfectly fine. We do not need a bunch of apartments with retail space underneath, we don't need a "railroad" district. Simple is nice. Big city problems can stay in the big city.

Long

It's fine

It makes me feel like they are taxing the residents out.

Like I'm at work with a mission statement with the usual corporate jargon. But it's standard verbiage for a vision statement.

First sentence appears a concession to the pressure of acknowledging dei. Welcoming and quality of life are the key

Like it

good coverage

It is comprehensive and balanced but also leaves room for flexibiltiy

I think it does not define anything! It is fluff talk. There is nothing to identify what real goals or a specific vision would look like for someone of any age group or diverse group wanting to move here! What heritage are we talking about?

I think it is great

Thoughtful

I think it describes McFarland's future well.

It's ok.

These values SOUND good, but my biggest concern is to limit/restrict additional multi family dense housing from being built. Please, no more apartment complexes!

It’s okay .

I want McFarland to be an inviting and dynamic community open to all people who want to come. Why is a goal to be a "diverse" community? Sadly, that word has come to infer that change is needed to attract people who thus far have preferred to live elsewhere. Also, the idea that people can practice their individual value choices is positively scary. Some people value things that are not helpful to society as a whole and hurt others with no conscience problem. I will not support nor do I think the village should aspire to support people whose value choices are to live off other people's money even though they are physically and mentally capable of working, for instance. I like the last sentence of the current vision statement. I hope the first sentence can be altered to remove current loaded buzzwords and the idea that all values are equally to be practiced. I support the values of life, liberty and pursuit of happiness in a culture that promotes personal responsibility for supporting oneself and valuing people in the community.

Sounds great

I think most of it is what we have

I think vision statements are a ridiculous waste of time. I am filling out this survey because the village board has expressed interest in feedback on how the village is doing currently.

I am happy with the vision for the village of mcfarland. I appreciate that support of the diversity and diverse values in our community is mentioned because I feel that is crucial to a community growing and thriving. Any community that is not accepting and does not embrace and celebrate diversity, is stuck in the past. I also am happy to see a commitment to environmental sustainability and protecting natural resources.

Waste of time

It's a bit long but gets the point across

I support the current vision.

It's good as long as the board abides by being responsible in their plans.

It feels as if the village is trying to catch everything in one really long statement. I lose interest.

Mixed feelings.

Proud to live in McFarland.

It is good but feels a little long.

I like it. It seems all encompassing. It makes me feel proud to be a part of this community.

I like it. It encompasses things that I value like the heritage, natural resources and balancing the needs of the community.

Vision statements are nonsense to put on a website. We all want to be part of a community that is safe for families and kids. Entertainment options to keep people and money in town.

OK

I like it.

Very woke.

Sounds good.

Unimpressed

I like it although the wording in “proud heritage” could be adjusted

Satisfactory

I appreciate the breadth and inclusivity of the present vision statement. Generally, the statement makes me feel confident that village has an open-mind, broad perspective from which its making decisions, and, hopefully, seeks to engage the community in its plans for change and the future.

All the buzz words are there…we need as many manufacturing and production companies as possible to reduce the tax burden for the residents!!!!

This seems like a resonable mission.

It sounds good but no growth is happening downtown where there should be more commercial by Arnold Larson Park and library.

It’s okay. Seems a little “perfect” and not actually accomplishable. Something more basic and straightforward would be better.

It’s a lot

I think it’s a good vision that not only highlights inclusiveness but also balancing growth.

The goal of the village is the create an inclusive and collaborative community.

I’d say it’s quite long - I’m not a writer but I got lost somewhere halfway through.

Sounds good, makes me feel hopeful about community connection

I don’t know what the heritage of our village is

Not in favor

Great vision. That's perfect for mcfarland and so true!

Sounds like a wonderful place to live! I appreciate the thought that has gone into the statement believe the village should continue to maintain those values.

What draws people here is because it is a village. We want to keep it that way. We do not need anymore apartments.

I see taxes going up

I think it’s good and responsible

Not good.I do not like it that people will be forced out of their homes

It’s not bad

I like it. although there are inevitable conflicts around certain value choices.

Its ok. It's a bit long

It makes me feel like I live in a positive and progressive village

First sentence is good - the second, not so much as has been learned recently.

I think the vision statement is a waste of taxpayers money

I appreciate that we value diversity and sustainability

We live so close to larger towns and that allows us to have many things available without trying to support them in our little town

Neutral

Proud & inspired

It’s too long.
It should be 1-3 sentences or 35 words or less.
Stop trying to be the city of Madison.

Let’s work in community, sustainability, connectivity with nature (native plants and animals - plan to connect natural pathways for animal movement through our community), holistic environment with family friendly activities to embrace healthy lifestyle.

I like it as it is. I can't think of much I would charge.

It's fine, will work if the board would follow it. Keep their personnel self serving ideas out of the mix. Keep the realtors, developers out of the decisions.

I like it.

"May practice their individual value choices" - should be followed by something like "without hurting others." Not that wording, but I don't want residents or visitors thinking they can treat others badly based on their value choices.

I agree with everything except for the need for growth and more commercial/residential expansion.

I think it feels inclusive and touches on a variety of aspects of community.

The vision describes a community that cares about its residents, its environment, and its economic development and stability. A healthy social fabric must address the needs of citizens of all ages. I think I would like to live in this village

Too wordy, no real focus just a lot of catch phrases. Not the Village government's responsibility to handle all they have listed - the school district, the Chamber, the Historic Society, volunteer organizations bear responsibility for many. The government can "support" in a positive manner but not feel they have to be in charge (or is it in control) of all.

I support it!

It is extremely long and varied. Recommend a concise statement, applicable to all of the supporting strategies that are in the current vision statement.

Don’t change it

seems like a "jack of all trades" type of vision. A little of everything so as not to offend anyone.

Probably too Broad! Like we’re trying to solve everything!

Overwhelmed with detail. A vision is a BIG dream for the future.

It's fine and I don't feel we need to be spending time on this project.

I think it is totally acceptable, and I don't think people consider it when looking at places to move.

It's content is exceptional but it seems too lengthy.

I think it is too long. The length causes is to lose meaning

Sounds like DEI run rampant.

It's saying a lot without saying much

When we value and validate individuals in our community it can only develop a positive outcome as we allow connection and collaboration to exhibit impactful demonstration that produces an effective demonstration.

Lot of focus on DEI, I'd prefer growth and development.

Should mention strong financial position based on good budgeting and managing resources.

I mean it feels good, but it also doesn’t feel like McFarland.

It is filled with woke BS. Are we really a diverse and dynamic community?? Do we really support all value choices or do we just supportive of the majority opinion? The Facebook mobs in this community that attack the minority opinion is atrocious. The government's job should be to enforce laws equally and fairly and to protect the rights of everyone whether their opinion is of the common or is uncommon. Government should be the referee and stay out of the social issues and let social organizations have this realm. How can a government that has weighed in a social issues protect the rights of the minority when they have already taken a position on the social issues?? We need to change our vision to focusing on providing a safe community to grow and raise a family that has taken a stance to protect ALL of it's citizens rights.

Fine

a bit skeptical

Developers, who don’t live in the Village, seem to have greater sway than residents. We shouldn’t have a policy of bending over backward to allow developments that require modification to the village planning.

What do you mean by diverse?

Included

All of my answers are colored by my knowledge that the Village's water and sewer rates are regressive, charging residents for road reconstruction work through their water and sewer rates instead of through the more progressive property tax (property ownership is correlated with income/wealth, water/sewer usage is not).

It is quite long and somewhat dense. It could benefit from being more concise and easier to read. While it covers many areas, it lacks specific details. For example, what does "diverse leisure options" or "healthy social fabric" mean in concrete terms? It is very broad, and could be used by almost any town.

it's fine, could leave out supportive community for value choices part. I want supportive of providing for basic needs food, clothes, household and socializing and not worry about DEI.

I agree broadly with the vision statement, however, a focus on building the village to feel inclusive/cohesive throughout

I like it a lot. It seems long but covers all the major points.

Is your diverse community about flying Pedo flags?

It's a lot! I like it, but it is a lot.

It is the vision that I have for our community too.

I think it's good. I don't know what it means by 'preserve its proud heritage'

It makes me hopeful for the future progress of the village, these are values that I feel most citizens can get behind.

Like this is all a lie. The village is racist, very few BIPOC live here and everyone else seems to like it that way. My Black friends have been hassled and watched when in the village.

It covers a lot of important pounts

It's a bit flowery, but reasonable as far as 'vision statements ' go.

Needs updating

Too long

I think the first sentence doesn't pair well with the second sentence, also their has to be a better way to say we accept all or are welcoming to all and not say "practice their individual value choices" The first sentence feels like it comes from a church the second comes from a public entity. Overall it makes me feel like this is a place that has a lot to offer, and clearly lays out it's priorities.

A lot of talk, very little action.

The statement is large but ok, but the board is demonstrating they are not interested in community space dedicated for senior citizens

It sounds like a nice plan. I like that McFarland is preserving the village history, while also planning for the future with residential and commercial growth. I also love that they are preserving natural resources!

What do you want our village to be like in 10 years?

I want spending under control. I want retail to stay on or near the highway 51 corridor and have monies spent there, to make it more inviting, rather than wasting funds for retail near the library which most people will not utilize.

The village should strive to welcome new businesses and new residents. There should be affordable housing and an interest in maintaining property among owners. Schools should strive to attract top students and top faculty. There should be more places and houses for seniors to enjoy the village.

Safe.
Community for the people.

Lose the DEI crap. Lose Equity and change it to Equality.

I would like to sustain what the Village is currently like. The foundation has been carefully planned and executed, let's build on that with an emphasis on public safety and practical sustainability and environmental practices.

We need to see some commercial development to help offset the residential burden on taxes and to offer some work opportunities.

A diverse community that is involved in our government, schools and long range planning. A transparent, responsive governmental body that is respectful of collected tax money.

More diversity. More support for the school district. I think the village has a good start on all of the above and should continue in that direction.

To remain a village and not turn into a Fitchburg or Verona. They already exist; we don't need to duplicate them. And, major for me, is protecting the Town of Dunn as an agricultural and natural resource area. I see this as one of McFarland's greatest resources.

More manufacturers and less focus on service industries

I would like to see commercial growth reflect the needs of residents. We are sorely lacking in diverse retail and restaurants. I would also like to see and improved pedestrian and bike infrastructure so that folks don't need to use their carts get around town. Additionally, the village needs to encourage commercial developers to keep rents affordable so that small businesses can thrive in the downtown area.

Historically maintained buildings and neighborhoods with well kept homes and successful businesses.

Like it was 20 years ago. But that feeling is gone.

Same as it is Today !!!! Saving the history of this village by NOT tearing down people's home. Why do you allow building without parking as you have in the past, and now you want parking? We also want the Green Lantern to stay as is NOT a high rise. What are you doing to the boaters on Lake Waubesa? You took out the Beach House for a high rise w/o public access to the lake and now you're taking more public access to the lake from the Green Lantern? There's only one other business on the lake and that's in Madison. It's terrible you would even think to take the Green Lantern from this community. It's the only restaurant business on the lake in McFarland.

Ahh, a time horizon. That's better (in my opinion). I'll mention one aspect that's in the current vision statement but curiously got left out of the aspects rated for improtance immediately prior to this question: educational excellence. A significant piece of why we moved here 38 years ago was a reputation for strong public education -- especially at the elementary level back then. Another element of what I want the village to be like in 10 years would be for McFarland to have the "feel" of possessing an organic and thriving (if necessarily planned and engineered) village downtown.

I would like our Village to still feel like our Village. Sensible growth and development, not compromising on the things that make our Village appealing and good place to live. With our living so close to Madison, we can coexist, taking advantage of what Madison has to offer while keep our community one that feels like home.

I keep saying this in my surveys, but can we please hire and urban designer and landscape architects to create a cohesive design plan that is aesthetically pleasing? Cute sidewalks and street lights and plantings and hardscapes? Buildings and developments that have some sort of master plan so they coordinate? Can the lake and the land around it be a focal point in our village? It's so beautiful there. Please get rid of the tank farms and create something spectacular.

I would like it to not be looked at as a monopoly board by the administrator and us resides as his pieces to move around as he wishes. We are humans who actually live here and done for a long time and the small, quaint area is what we love about being here. It's relatively safe compared to Madison and we are close enough if we need to get something not offered here. Maybe help current business owners to thrive. Work with the school so there isn't so much of a tax burden on residents and be fiscally responsible yourself and with your other departments.

Actually, progressive and modern working nature into our new development and working within the existing natural landscape. I don't think I want it any bigger or expansive save for perhaps some more upscale eateries and/or brew pub. (Not dove bars).

More shops and restaurants. Updated parks

Safe, diverse, walkable, highest quality schools, larger library, community center for all ages

Retaining its unique character. Not overdeveloped. Responsive to individuals' needs.

Similar to how it is now! I live here because I like it.

The same it was 20 years ago. We don’t need businesses etc in our community. Within a short distance given are prime location- we have access to abundant resources etc

A safe environment, with resources like fire and police . Nature preservation increase commercial development to off set taxes

Welcoming. Community connection.

I would love to see more options for residents, shops, restaurants, etc. also it would be amazing to see McDaniel and Babcock park offer more water options for residents and clear out the geese. We are a village on a lake.

A community that values all ages and doesn't tax residents out of their homes.
Accountability for spending decisions; showing results of increasing funds to schools in improved student outcomes.
Cautious oversight in growth and needs. Example: Approving a realtor property on the corner by the elementary school where parking is limited & traffic jams occur daily when school
Releases. Allowing the realtor employees to use the public lot daily for their personal parking lot when downtown visitors have ltd parking available Use better planning judgement in growth.
Businesses along the US Hwy 51 corridor make McFarland feel like a drive thru village without a personality. Develop a vital downtown residents can enjoy.
Apartment residents need walking access via sidewalk from Taylor Point Rd to Farwell St. businesses. Better sidewalk or walking paths for residents
Planning and growth need oversight. Developers must be good stewards that not only build good housing, but owners must have active management of properties to avoid tenants who disrespect properties and fellow residents. Ex. Ask Pick n Save about the missing grocery carts that people take.

Just the way it is. Think about getting the land back that you sold behind our backs to build a warehouse and develop it with duplexes that people can afford to live in.

Single family homes, condos, townhouses expanding west. New grocery store, a few new opportunities for small business/chains, and apartments where logical and not where current residents would be coerced to move.
More trails - especially bike path, outdoor workout equipment, art installations, and it would be nice to feel comfortable swimming in the lake again. I'm aware that is a larger issue that factors in many municipalities, but it would be nice to push for.

I want people to be able to choose when to leave their homes instead of being forced out

I don’t want it to change in size that much. I like McFarland being a small safe suburban town.

The same but with minor improvements done within a realistic budget that will benefit the ENTIRE community at large

A place that people are respected and not thrown aside for a vision of a few.

The place in Dane County that attracts stable and income earning families who seek high standard of living and education.

I hope McFarland is a place where people truly feel welcome to participate in all aspects of the community and feel safe and supported no matter what their background is. I want the village to have successful business growth without making the cost of living too high for people, whether long-time residents or new to the area. I hope current and new businesses will continue to invest in the community in meaningful ways that have a genuine impact on residents. I also hope the school district is well funded and equitable education is a top priority.

A community that you don't have to leave to find what you need -- resources, recreation, community.

More affordable housing, more public access to lakes, more (respectively) economic growth to assist in lowering taxes

Continue to keep the history of the village, improve parks, roads. Not buildings of high rise apartments for the wealthy.

Similar to how it is now.

The same as now

Strong schools, family first, limited rental development.

I want the board and the community to be working together cohesively. I want Mcfarland to be known as a safe Madison suburb with great schools. I want our community to be more active- more walk/bike friendly and foster that by improving paths and trails/ scale largely away from industrial. Utilize the lake for tourism

A place that has continued to make investments in making this a safe place that has community wide engagement events. I'd like to see infrastructure maintained, lots of walking path access and growth of single family, multi family housing and business development.

I would like for our village make use of our already available resources instead of trying to grow into newer, more expensive structures and unaffordable housing.

A friendly place to live.

We don't need to look like every other community. Work with the village residents, find some common ground.

I'd like to have a village that supports small businesses and with more commercial development. I'd rather spend my money here than leave the community. I'd like the schools to be well funded and to live up to the standards of prior classes

Family restaurants (not fast-food), all playgrounds with safe and inclusive base and equipment, increase in senior housing (duplex, zero clearance), increase senior services (expand senior center space, in-village taxi), increase in food store options (Whole Foods, Trade Joes), expanded McDaniel Park that includes a few boardwalk eatery options for bicyclists and community. Improve the bike routes to safely commute from McDaniel Park through the village to Fish Camp Park. Provide a splashpad.

I want a village where the streets are filled with people, not machines, and where there is a public transit connection to Madison, but where there are great walkable areas with desirable businesses here so that you don't need to go there for leisure or work. I would want out village to offer smaller affordable housing options, instead of just new single-family detached homes built by Veridian.

Thriving, growth oriented, inclusive, diverse, welcoming.

Affordable for elderly as well as families.

Not sure

Seeking all-inclusiveness. Taking advantage of the wisdom of the seniors in our community. Paying little attention to the reactions from the "Media".

For our community to stay a community. Not a place of apartments and retail underneath. A place for families to own homes for kids to play outside. For neighbors to be neighbors

I would like the history and quaintness of our village to be retained. Physically, there are some areas needing a facelift, but we do NOT need massive redevelopments or a downtown "district."

The same caring supportive neighborhood that I've let my children grow up in. Knowing who my neighbors are and Knowing we have their support.

I would like to see a vibrant community with high density housing and a downtown with actual draw. Dane county is facing a housing crisis and young people's opportunity to find housing should be prioritized over protection of current property assets.

I wanted to be the same as it is now with exception of offering more housing for our elders without having to obliterate current homes to do so.

Fun and friendly to all. Not just to the few but for all - no matter how diverse.

Unsure of how to answer this now.

more restaurants
more protection i.e., police/fire/EMS
continue caring for all roads

In 10 years, I would like to see McFarland has a highly rated and well funded educational system for the Madison area, a walkable and historic downtown with shops and food options, and an excellent park infrastructure that makes the village a hub on the connected bicycle trails and Yahara river/lake system.

A village that capitalizes on its strengths: lakes/river, close access to Madison (e.g. making it even easier to get back & forth to Madison, where most people in the village work.) The bike path and Ebikes is a start. Need other public transportation options: Bus, train?
Lakes and river need more public access -- not just for boaters. What about walking trails along the river, beaches?
Also, do what we can to negate the ugliness of the main corridor into the village: Hwy 51. Any way to add trees or cover up terminals?

a bit more to do downtown, honestly I have no idea what is considered downtown right now.

No major change

An historic district established in the Larson House/McFarland House/Library/Spartan Pizza/Historical Society blocks, with an artisnal cooperative space available for all of the creatives living in the village. A renovated Ace Hardware store/parking lot on Farwell Street, while retaining a space for the Ace Hardware Store, Rock n Rollz, and other retailers already there who want to stay.

McFarland should be a destination for persons who want a smaller community setting very close to the Capitol, with vast recreation possibilities, with vibrant business community, and schools supported by families and businesses.

A community that respects the past, recognizes natural resources, while it looks forward to new opportunities.

Where it is with only a small amount of growth if absolutely necessary .

The same small town community.

A place to visit instead of drive through

I do not want it to be a smaller version of Madison. I would like to keep the downtown feeling small-town-ish with Larson Park at the center and lots of opportunity for walking and outdoor activities (including the outdoor spaces at McFarland House cafe and McFarland Tavern). Part of this means seeing the sky without having to look up because of all the large buildings. I would like to keep our undeveloped lakeshore undeveloped. McDaniel's Park and the lower Yahara trail are gems.

First of all the questions again in #3 are very broad and open to interpretation, making it impossible to answer them, as I am not sure what it is you are referencing in each of the aspects question..
I believe McFarland needs to concentrate on maintaining what we already have and only fund NEEDS (necessary projects) and stop funding WANTS. Many projects are justified by "it would be nice...", but are not necessary. It is becoming very hard to understand how every entity on my property tax bill keeps increasing their budgets when many citizens are having to cut back year after year. I have to make such decisions to manage my finances and it is not at all apparent to me that government is able to make these decisions.

Earth-conscious, carbon neutral, walker-friendly, communal, forward-thinking, enriching, supporting nature, and embracing individual expression.

A place that is affordable, low taxes and small, efficient government.

A vibrant, safe community that is ok with focusing growth of business on/around the hwy 51 area rather than downtown McFarland. More business is needed on highly visible hwy 51 to help with the tax base.

Slow thought out growth to include businesses and housing while preserving a sense of small town feel.

More lake access for the non-rich residences. Development of the natural areas. A government that values all people that live here

Not all apartments ,we need business to take the tax burden less on our residents. And stop the “tif” it seems like most of Mcf is tif and that’s not good !

I like the small town feel of McFarland and would "not" like to see more growth and farmland developed, It would be nice to see a more welcoming downtown area, maybe in the hardware store area

I want our village to still feel like a friendly, small town while providing needed services to its residents.

More diverse by race and ethnicity, more inviting to new residents, more friendly to small business development and creating a "downtown" with additional shopping and dining options. We should be proud to be a place like middleton, stoughton, etc where people from the area want to visit. I would love if someone not living in McFarland said "Let's go to McFarland for date night! It's so cute!"

I hope the community remains mostly the same. I hope that the historical markers in our community proliferate and include recognition of the indigenous people who came before McFarland. I also think there needs to be an emphasis on affordable housing in our community.

More commercial businesses

I want it to be obvious that plans were made for the future, not stuck in the past.

well, I've lived here 10 years now and it's not really changed so 10 years isn't much time. We have had some economic growth which is good. I think there's an opportunity to bring folks together more, to help create real bonds between people. We should invest in our schools and our parks and continue to support our natural resources

Not all large appartment buildings

Similar to how it is now, but staying like a small town, instead of constantly expanding. We have a big city right next to us. We don't need to be like it.

Retain small town feel

I don’t want it to loose its identity trying to be like other places. I see a more popular commercial presence on Farwell Street.

Resilient to the climate crisis.

A clean safe village that is affordable.

The same great small town that it has always been

I would like seniors to still be able to afford living here.

The way it was in McFarland 30 years ago.

?

A community full of activities for families and more diversity through restaurants and businesses

I want the village to continue to have the small town feel it had back n the 1990's and early 2000's.

Diverse, support small business, walkable, amenities like parks, shops and restaurants within walking distance.

Avoid sprawl, develop a downtown that's consistent with community. Encourage quality retail spaces, restaurants. Small town atmosphere with local identity. Offer events such as music in the park, community dinners etc

Not too much growth

sleepy cottage feel

More cultural resources for residents and amenities for families. Less focus on industrial growth

Moving towards measurable goals defined by the community to support the natural resources, people of all groups, ideas of what are identified as the reason McFarland is a desirable community and support it's sustainability.

A growing community with a small town feel

Balanced budget, appropriate growth, preserve history

I would like to have more to do around the community. More activities and businesses that provide enrichment, entertainment, and options. Just more opportunities to gather in public places with others.

The way it is currently.

A growth rate of only 5%, same great Schools, parks, shops, and historic buildings

I would like all these EMPTY buildings to be Something . The Village worries about what they want to add when there is so much already here to be filled !!
Empty bank , empty art studio , empty fire station, empty dentist office , etc !!!!

I would like McFarland to continue to be a community where families can raise their children knowing that we all want them to succeed in life. I would like it to be a community of order with citizens obeying the laws, and churches and community groups meeting the needs of those falling on hard times. I would like the decaying areas, like the railroad area near the grade school to receive a facelift. In 10 years I hope the community still feels cozy and family-friendly, and has not become just another extension of the city of Madison.

A place where families of all backgrounds are welcome.

Just like it is now. We are a bedroom community. We cannot support a lot of shops.

I want properly rights protected and properly owners left alone to make decisions without a need to ask some kind of permission from the Village.

I want the village of mcfarland to have a more vibrant and enjoyable downtown area with small, ideally locally owned businesses that allow someone to go downtown and spend a day there if they wanted to, with stores, coffee shops, restaurants, and other places that you can spend time in. I also want the village to have an abundance of parks and outdoor recreation areas. Ideally I would like to see more businesses interspersed within residential areas, again things like coffee shops, restaurants, and stores, to make the village more walkable. Right now we are still a very car dependent area and I would love to see that change where I could access more businesses and things on foot, within an easy walking distance from my home.

Not like it is now

A thriving community that welcomes all people and businesses without oppressive restrictions on those businesses.

I would like there to be more restaurants for residents and more businesses downtown (though I understand these can be difficult to attract). For housing expansion, I would like fewer high density apartment complexes and instead focus on condos or row houses if it isn't appropriate for single family homes or duplexes. If housing is expanded in the down town area, retail/business space on the bottom should be required. I would also like to see improved access to beaches, trails around lakes and in other nature areas.

Would like more family friendly areas, affordable single family homes. and consumer business.

I want to see us as a proud community. We are on very desirable land and owe it the land to not let this town grow into something it’s not meant to be. Just because you can grow doesn’t mean you shouldn’t honor what makes this place special. I want to see our taxes reduced, more focus on the nature and people of the town.

Maintain village feel rather than extensive growth.

I hope it is like it is currently, but it would be nice to see more community involvement.

I want a diverse community that is in a good position financially that provides a welcoming environment to raise my family.

Have a friendly, small town feel, promote equity, diversity and inclusivity, promote and take care of our natural resources, and creatively promote growth while preserving our history.

A quaint village that is not trying to look like a big city. I like the quiet friendliness of the smaller village.

Have an actual downtown district. Take advantage of the lakes.

Expand the business park to help offset expenses to homeowners.

I'd still like the quaint feeling, community support, and pride of properties, roads, lakes and land.
I'd like us to continue yo have good schools and convenient services. Maybe offer a non motorized boat rental area, shuttles to/from events downtown. These aren't big ideas… i really love what we have here. I would like a gas station near AB and 12/18 near roundabouts.

Provide efficient cost effective services such as water, road maintenance and garbage collection.

More like downtown stoughton w lots of new restaurants and shops and more developed gatherings areas and business

Growth and lower taxes including infill development

I would like more food and shopping options - in a walkable fun part of town. I'd like to see continued growth and development of our parks and bike paths.

Economically healthy, safe and crime free

(1) Community-minded, meaning there are regular opportunities for people to engage based on shared and like-minded interests, including recreational/social activities as well as community-support resources, like volunteer opportunities or sharing of resources with each other. (2) I hope the village remains a destination for outdoor recreation and has not lost any of its natural resources, including parks, trails, nature preserves, and clean waterways. To do this, it should prioritize sustainable initiatives like centers for recycling and reusing goods among community members; teaching/learning how to fix and mend goods; and educating individuals about their environmental impact.

Economically strong!

Would like to see more commercial development to reduce residential tax load, and provide local options for commerce/dining/etc.

Like Waunakee or Oregon with their facilities and parks. Have a pool and more options for fun things at a downtown.

I actually love it the way it is. I don't think we should promote more growth with condos and housing the average person can afford. I'll never be able to own in this village and I make close to $100K/year I think that's very sad.

More or less the same

No big box stores. More privately owned businesses that meet the needs of the community. No high rises with exorbitant rents that price out people of all economic backgrounds. More restaurants. Researched and well thought out plans for expansion before presenting the information to the community and then having good marketing to the residents using many medias to ensure the public can be informed and attend meetings BEFORE big dollar decisions are made

I would love to see a growth in commercial infrastructure that is accessible to and supportive of small, family owned businesses. I would love to see more family friendly spaces and community spaces (public or private business) that encourage the people that live here to be engaged in and look out for their community. I'd love to see the village itself be more financially supportive of the schools as well.

I'd like to be able to recognize McFarland with growth that benefits current residents as well as welcomes new residents.

Inclusive and diverse with many opportunities for socializing in free spaces. Engagement in activities is high across residents. Taking care and of preserving natural resources and land. Thriving small businesses.

More affordable housing, keep our level of police, fire & EMS, & continue the wonderful education available to students, esp. the one of a kind special education services available.

Exactly the same as today.

Less apartments, more homes.
Same as currently.

Much like the current vision. I believe there is always room for improvement but maintaining quality of life and natural resources are very important to me.

Slow growth, more honesty in what future plans.

Like it is now

I want it to retain its character. I want balanced growth. The main reason people choose to live here is because it's close to all the amenities of Madison yet it retains small town feel.

Just the way it is.

Assuming they don't bulldoze my house, which I'm sure they'd love to, would like to see a balance of controlled growth and preservation of homes.

As much like the current village as possible.

Id love to see more shops near the Cafe with things for folks to do. Regular festivals or events to get for folks to gather together. Maybe have some vendor fairs that are up and down main street.

I would like our village to maintain its small town feel while also experiencing growth. I'd like to see more diversity.

Still the quaint, quiet bedroom community we are and always have been.

Leave it alone it’s just fine the way it is

I think having an actual downtown with more small businesses and restaurants would be nice. But also having more affordable housing and commercial spaces would be important.

Not to be a Sun Praire, Verona or Waunakee
It’s a small town that is having a hard time keeping its small businesses in operation

Idk

Updated with more small business owned shopping options.

No large apartment buildings.
Only home near AB / MN area.

More local restaurants and stores, program for each neighborhood to have regenerative energy source. Parks to grow food and help pollinators, more round-abouts, no more Veridian or type of developers/contractors.

I'd like it to have a few more business but to keep some of the small town appeal. I really like what Oconomowoc has done to invest in creating a unique and historic but active downtown.

Successful, out of debt

I want to keep the small town feel. I like that aspect of McFarland since we are so close to Madison, I don't need it to get busier or more commercial.

Updates to the current commercial structures to attract businesses. If current homes are considered unsightly or unsafe, organize village assistance and volunteer events to help bring them to the standard that current McFarland residents deserve. Residences should only be owned by people who live here at least six months out of the year, not people trying to make money on a VRBO rental and not caring about the village, its people, or its land.

I'd like to see the current spaces available for small businesses to be filled and supported by the residents. I'd like to see that we can maintain our history and integrity while working together and being transparent .

I would want any growth to be well thought out and carefully planned. I'd like to see planning aimed at playing to the existing strengths. We don't need every amenity that Madison has, it's right up the road. We do need economic growth that will take some of the tax burden off of property owners. Admittedly, in the chaotic political and economic environment, long-term planning is a challenge! I'd like it to feel welcoming and respectful of all.

McFarland is destined to grow as a part of a vibrant Dane County and due to its proximity to Madison. I would like the growth to be balanced in terms of housing with single family homes and multi-family homes to meet the needs of low, middle and upper income families. I would like the village to be a place where everyone feels welcome. We need to support our schools to the level that promotes excellence in education to attract families. We also need to take of the needs of our senior citizens so that they continue to find a home in the community. We need to continue to expand our commercial base to provide area employment and to have a balanced property tax support for our infrastructure.

A content bedroom community where people can affordably and safely live and understand that we don't have all the expensive amenities of surrounding communities but be willing to drive 10-15 minutes to them to keep McFarland affordable for all and not just those with $100,000+ incomes. And that those that wish for amenities will be willing to do the fundraising to build and maintain them as other communities do. Many communities throughout America thrive as a small town, McFarland should or just merge McFarland, Town of Dunn, etc. with Madison and be done with it.

More businesses on Farwell and in the downtown. I'd hate to see much of the downtown removed. Keep the historic character and add to it, renovating spaces to turn them into businesses, like the McF House. I'm okay adding some density (multi-unit). I would mostly add it along Farwell, but adding somewhat to the downtown is good. I would love to see the lake area flourish as a community and business hub, the same or more developed. I don't have strong opinions about where to add multi-unit housing or not but recognize it as a need. I would love to see more visible ART and color, like community murals. Our Village is very beige. More benches and alcoves for a pedestrian friendly experience. I am strongly opposed to bringing in most chain stores/restaurants/businesses, especially to the downtown or Farwell, or any chains that would especially threaten our local businesses (no Starbucks in the downtown, no Target etc. on the outskirts). The few we have on the west side of 51 are okay, understanding they bring vital revenue.

Vibrant and desirable to residents, would be residents and visitors, for all of the reasons it is today.

Affordable

A safe community for all residents. Good schools and just enough shopping to take care of the day-to-day necessities.

Have a core downtown presence. Gathering place for everyone. New Glarus would be the best example.

Advanced and Modern still reflecting the roots of the village. Tradition + Innovation.

A growing community that takes care of the residents and staff with minimal impact on taxes.

Similar to what it is now; a tight community that is close to Madison and offers terrific public safety and schools.

We'll never be Waunakee or Verona or even Oregon in terms of facilities and opportunities because we continue to lag behind in the development of a significant commercial tax base. Far too many residents want it both ways, lower taxes as well as a "yes we need commercial development, but NOT in my backyard" attitude that always proves counter productive.

We need more commercial properties

More business. Less woke.

I'd love the village to be less of a forgotten suburb and have more thriving buisnesses etc to provide more activities within the village limits for families, young adults, etc.

A place where people can raise their family and feel they are an important part of the McFarland community.

Continued economic growth and planning for the downtown sector. Continued transformation of the HWY 51 corridor into something with an identity.

Well managed, growth planned and accommodated, finances in good shape.

Vibrant

A safe community where families can grow and raise kids. A place where differing opinions are welcomed and embraced to have an open dialogue of ideas. A place where the mob mentality is called out for what it is. A bullying tactic. A place that is responsible with our taxes.

no answer

pretty much like it is

Similar. More diverse. We don’t need to encourage unsuitable growth. We can be measured and thoughtful in what we allow. Increasing the tax base is not the be all and end all of planning.

Safe and abundant and a healthy community!

A safe place for everyone to feel seen and accepted. An ally for all.

Water and sewer rates should be made equitable. Currently 35-40% of road reconstruction concrete and sub-base costs are assigned to water and sewer rates. This is regressive. It harms larger families, gardeners, and owners of lower-cost homes and renters. These costs should all be recovered through property taxes. Change this now, as these costs can affect rates until they are fully depreciated after 10 years. Also, stop transferring about $220,000 per year from water rates to the Village general fund. Administrative and General costs are already allocated to the utilities, irrespective of the $220,000.

To include a more vibrant downtown, one that fosters community while maintaining the small town charm.

more shops and businesses downtown that are not service based. Not on main street - insur, financial, consulting, banking. More day to day use products or services - gift shops, restaurants, cafes, and activities to socialize and build community.

Expanded pathways (Bike paths, sidewalks, and walking paths) that connects all parts of McFarland easily together so traveling from one place to another is easy with a village city center with amenities we can all use- parks, small businesses/shopping districts, places of community gathering. Would love to see the area around McFarland House Cafe and Library- expand into a small walkable shopping district. If the Municipal building will be expanded, would love a rec center for the community to use (ex: gym, climbing wall, weights, place for fitness classes).

A vibrant, safe community where a family can raise their children and live well into retirement with abundant recreational, social and economic opportunities.

Non Woke

A safe and affordable place to live.

A vibrant, inclusive community that has a balance of old and new, single and multiple housing, keeps its village and community feel.

Safe, good schools, community activities through library and parks

Thriving community that is welcoming to all

Decreased number of hypocrites, fewer old racists. How can you talk about environmental sustainability, public safety and quality of life with a huge tank farm on what would have been beautiful lake front????

Diverse, accessible, preserve parks, walking/biking, multi-generational

I hope I'm still here in 10 years to see what it does become.
I have enjoyed what it is now over the past 35 years.

Economic growth with high quality of life

About the same size ... more nature areas.

I want it to have it's own identity from Madison and to continue to expand on areas the village thrives and not try to be too much all at once. I think each of the surrounding communities to Madison have it's place. It's hard to stay unique in an urban sprawl, but would like to see McFarland try.

A destination for people to go shopping or eating.

Thriving community for children with strong schools as well as adults and seniors

I would love to see our community supporting a real downtown. A place where my family could bike to lunch, or shop for a quick birthday gift, or listen to live music outside on a nice day. We can still have a quiet community with a great downtown full of activities.

What do you think the main job of our village government should be?

Fiscal responsibility

Govern in a transparent way
Reign in costs
More open forums for citizens to participate

Being fiscally responsible.
Listen to what the citizens want.
Clear and concise communications.

Economic growth, maintain infrastructure, public safety.

Delivering quality services (police, fire protection, maintained streets/sidewalks and parks, and trash pick-up/recycling) in a fiscally responsible and professional manner.

Fiscal responsibility while maintaining transparency.

Responsiveness to taxpayers, fiscal responsibility first.

Professional integrity which leads to the other functions listed.

Sustain and value the incredible natural resources this village has with its proximity to water, hills/mounds, and the Town of Dunn neighbors (with their clear vision for protecting the land for the future and providing local food sources.

Reduce spending
Balances the Budget
Over haul the failed schools
End the focus on DEI

To provide an exceptional quality of life to residents through thoughtful economic growth.

Listening to its citizens and acting with transparency and honesty with the Village residents and economic future in the forefront.

To have the highest level of public confidence and transparency

Full cooperation in achieving the priority goals determined by the community NOT the Village Elected Officials

Administering measures that enable and promote village residents' and visitors' safe and responsible pursuit -- in community -- of their lives, livelihoods and other legitimate interests.

(BTW, the current mission statement is really for village government and not for McFarland as a community. There is a difference. With that said, a mission statement for village government has value, but it should be labeled for what it is.)

To serve those that live and work in our community. Of course we want economic stability and growth, but in a way that doesn't negatively affect those who are already here. And, we don't need to bend to the whims of a developer. We have seen situations where developers work with the community and others that aren't from here and whose sole goal is revenue generation. You can generate revenue and contribute to the community. Not in spite of the community.

To be fiscally responsible. To hear and understand the needs of our community, but also realize that many people don't get involved, even though they don't care. Small committees might represent the voices of everyone if chosen correctly. Please have strong leadership and vision and hire professionals when needed!!!!

Making sure the basic needs of all members of the community are met. Do we have affordable housing options, programs for those on lower incomes to help with services or community activities that the Village can support.

Ensure we aren't growing beyond our means, not growing for the sake of growth. Support our educational system, and ensure people's safety.

Economic stability

Efficient functionality and fiscal responsibility

Serving the community's needs with integrity and transparency.

Responsible use of funds, preserving the current wonderful small town community and our natural resources

Preserve what we have and what McFarland stands for.

Small town, family oriented, safe place to raise your children, exceptional school and learning environment

listen g to the residence of the village , we live here and would like to keep the village a small , safe community with nature preserved . We are not interested in becoming a Sun Praire

Being a voice of the community. Diverse representation. Engaged.

To serve the community based on what the citizens want. Make policies that attract businesses and residents. Me fiscally responsible with tax dollars

Fiscal responsibility is key to all the other items

To stop doing things behind our backs. Wake up and pay attention to what we say to you

To listen to its constituents, provide opportunities for adequate housing and public services, engage and/or facilitate public events and general involvement, support public health, attract new citizens and business empower the ethics committee, separate duties, investigate conflicts of interest (Board of Review, Board of Zoning Appeals, Community Development Authority, Plan Commission), etc.

To increase quality of life for all residents of McFarland

To listen to the wants of the people. Keep McFarland affordable. It can't just be a bunch of rich white families. We need the diversity. I'm scared as a single mom (who has lived here my entire life, 30+ years), I'm not gonna be able to afford to live in my home town anymore. The property taxes are insane.

To be the caretakers/stewards of the entire Village and its residents by being fiscally responsible and very transparent with your plans to allow residents the opportunity to get involved.

Full cooperation in achieving the priority goals determined by the community.

Fiscal responsibility. Providing for controlled economic growth come with this. Keep politics out.

To understand and serve the needs of the community and continually reassess what those needs are in a transparent way.

Allocation of resources matching the community priorities. Seeking information about successful community building activities and selectively incorporating into our community. Keeping people safe.

Listening to all and communication

Listening and hearing the people in the village. Keeping mcfarland a small village not freaking nasty Madison with high rise apartments. Which will be way over priced to rent. I've lived here for 29 years.

Open communications

Listen to the people

Fiscal responsibility, insure basic services are delivered, public safety, and fiscal responsibility! Stop increasing our taxes

To uphold integrity and listen to the voices of the community. Again, a great statement but I have not seen this is action throughout the meetings I've attended

Representing the best interests of the community, be open, listen and actually represent what is presented to the government as the desire of the community. Do not do “what YOU think is best”, actually listen.

Preserving what we have and being conscientious about what we change.

Make the village a pleasant place to live that is safe and economically strong.

To be transparent and provide necessary services and remember staff and board members serve the public.

To facilitate growth and provide stewardship for the village

Efficiently maintain day-to-day operations, infrastructure, heritage, and environment. Plan fiscally responsible development and growth, engage the community in initial 'idea/concept' for any development initiative (small or large) and do not contract for any design prior to the community's input. Honor inclusivity, invest in the well-being and safety of the community. Communicate timely and effectively with the community.

Improve the lives of ALL residents as much as possible while eliminating or mitigating negative knock-on effects for others around the world.

Align with community on village growth, including economic, and facilitate efforts to meet needs of the community.

Protect and create a place to live that doesn’t push out current residents with high taxes. Protect land that is left. Stop spending money recklessly to keep up with status of other communities.

Quality of life

Keeping the law and including interested citizens.

Not to waste the village money on "consultants " focus on our current situation (schools, roads). And their integrity with the village board is lacking

Enact the will of the people.

Take care of what we have already.

Pushing for progress.

Acting on behalf of our village and the people and being fiscally responsible rather than pushing an agenda that will further their career while putting our village further and further in debt.

Safety, snow plowing, staying out of our business, recreation choices, limited governance

Open communications, which are lacking lately . Close second is fiscal responsibility which is completely lacking.

Assure population of their safety hiring enough police/EMS/fire personnel, and snow removal personnel

Keeping our schools safe at all times - So important

Encourage more community meals so we can meet others going through the same things as we are.: elderly, have serious DX, need help in our homes with cleaning etc., someone we can trust. Yes.

Ask people to volunteer to fund raise for areas of interest - but toward goal that community wants/desires. I've done much of this in my earlier years and was quite successful. Also helped our child win the Decca Award of a $100 bill, for selling the most sweets

Honor all people who serve in some capacity

Have a place in local paper, where all people would see what classes are short of - so anyone could go out and buy that, and drop off outside the school. That would be so nice. We can all contribute toward all kinds of things or give cash & checks OR even go purchase it for K-12. Seriously.

Achieving the priority goals determined by the community

Fiscal responsibility, Professional integrity & open communications.

focus on projects getting down vs talk. helping people in need.

Provide a safe friendly community

Open communications

Facilitating optimism (my kids will do better than I did) and economic security of our citizens.

To allow citizens to live their lives in a meaningful manner. Respect the environment and the values that have made this community.

Environmental support , professional integrity , accountability and with more aggressive transparency and communication with residents on occurring issues. Fiscal responsibility that is not at the expense of individuals to achieve. Enhancing infrastructure only in terms of keeping and maintaining what we have. Not all of us want high density , multilevel apartments .

Fiscal responsibility, open communications and professional integrity

Advocating in all actions for the residents.

"61.34 Powers of village board.
61.34(1)(1) General grant. Except as otherwise provided by law, the village board shall have the management and control of the village property, finances, highways, streets, navigable waters, and the public service, and shall have power to act for the government and good order of the village, for its commercial benefit and for the health, safety, welfare and convenience of the public."

According to Wisconsin law, these are the things you are required to do, so maintaining streets and providing fire and police services are clearly a top priority. In terms of commercial benefit and public health safety and welfare, it is a little less clear. What I would like to see, is a well-informed and well-developed vison for how our community can grow while still maintaining its unique identity as a small historic Wisconsin town.

To cut taxes for the individual home owner. To restructure the water bill: I currently use 2000-4000 gal. of water bimonthly. I have done some projects to conserve water and could do more. You promote conservation of our resources, but the current billing structure doesn't encourage conservation improvements. My bi monthly bill is +/- 80% fixed charges! You keep moving new charges to the tax bill, like garbage pick up and fire service to the water bill. These services were all included in our property taxes at one time. Spin it how ever you want; it is a property tax increase.

Taking care of necessities - streets, garbage/recycling, sewer, leaf pickup and street cleaning, park and recreation maintenance, fire, police, and election administration

Lowering taxes.

Fiscal responsibility

To listen to members of the community and represent their needs and ideas and not put their own agenda before the people in the community that they represent.

Caring for vulnerable community members. Taxing the rich for the benefit of all. Building codes that are enforced on all residences. (Supposed to be no more boathouse on the lake, but that hasn't applied to the rich

Fiscal responsibility, if people want a Verona or Wanakee they should move we want to stay a village , keeping people updated and transparency. Help the elderly that won't be able to handle the rise in taxes, these elderly are what made Mcf what it is today and your pushing them out so unfair , maybe less taxes for the residents that have been here 30 plus years a break on high taxes.

open communication and no more letters regarding blindsiding property owners

the current mission statement says it nicely.... efficient and accountable management for the community

Full cooperation in achieving the priority goals determined by the community

To uphold the rights of McFarland residents. To preserve the environment in and around McFarland.

Good stewards of our tax dollars (I.e. stop spending like a drunken sailor and buying buildings such as the Associated Bank building that sit there vacant and are no longer on the tax rolls).

Have the best interest of the village community in mind at all times

To help the people live enriching lives

Fiscal responsibility. Curtail building new village hall

To be there for its residents, not for special interests or economical purposes.

Fiscal responsibility with our tax dollars to achieve goals.

Public safety and fiscal responsibility

To meet the needs of its residents.

Not overspending and don't try to over regulate.

Not want to tear it on people’s homes to just put up businesses that’s so stupid. This is a small town not a business park. This is peoples homes wanted to destroy and where people grew up.

Get input from residents before buying up property.

Finding a way to reduce the ridiculously high property taxes.

Open communication on all aspects

Providing clear and open communication and being open to receiving feedback and make sure the community members feel heard before things escalte

Fiscal responsibility.

Listen to the people. We have ideas and it seems lately the questions and concerns are dismissed, and in more serious issues sometimes gaslit.

Fiscal responsibility

Maintain proper balance in growth

understand constituents and execute the majority vision

Representing and advocating for the interests of the town and its residents

Get information to and from the community and work with the people, businesses, schools, other communities and regulatory system to provide McFarland with a well rounded and balanced government

Carry out the wishes and needs of the community

Share proposed actions, plans before implementing them. Listen to residents response. Transparency. Communication between all branches / committees.

I think the village government should look be to grow the McFarland economy while being open to community input on what that looks like.

Ensure safety.

To spend tax dollars carefully, limit tax increases, public safety, and municipal works. Do not waste tax dollars on social programs and events that promote “inclusivity”. That is wasteful spending and difficult to quantify results.

To stop trying to fix things that ARE NOT BROKEN !!!!!! Use common sense

I think the main job of our village government should be to maintain order and encourage growth by funding public safety, creating reasonable zoning rules to foster economic growth, and to give any law-abiding citizen and family a chance to thrive.

Do what the majority of the village residents want them to do.

To start being honest to villagers, Stop all projects. Let us vote on everything to be done

Management of roads and snow removal. Basic public services (police, fire, trash collection, waste wate, etc)

Maintain the infrastructure and programming in our community and implement new programs and initiatives to make our community a happy and healthy place to live.

Public safety. Police. Fire.

Protect its citizens and provide necessary services for all citizens.

Current mission statement is fine with me.

Listen to the community. Especially those who have lived here for years. Secondly be more fiscally responsible. This is a village. We don't need big city aspirations.

Fiscal responsibility, community outreach connect with what the village wants. Making sure that the plans our government make are good for our town not just now but in the fututе.

Community involvement

Making sure our village is safe: our people, our environment, our schools and businesses.

Full cooperation in achieving the priority goals determined by the community.

Promote equity, inclusivity and diversity, sustainability, public safety, infrastructure, and health and wellness.

To maintain the village and the lush environment around it while being fiscally responsible and not overspending and pricing people out of the village and their homes.

Stop trying to make everyone happy. Keep the city safe and make it place where people want to visit.

Listening to resident concerns, watchful spending, transparency

Financial stability long term, public safety, and community culture. It is important to support citizens.

Provide traditional city services in a cost effective manner.

Fiscal transparency and balance of resources to what's most important to citizens.

Minimal village government except for safety, growth and basic functions.

All of the above

Properly represent the view of their constituents while planning in a fiscally responsible fashion

To guide the process of growing our community, ensuring growth aligns with the agreed upon mission and values statements; collecting knowing and information to inform decision-making; and communicating identified challenges, possible solutions, and the decision-making process with village members. This involves engaging the village community in the conversation, through feedback, as well as educating them about factors that influence challenges and solutions. Too, village government should engage the community in determining priorities and focus, such as through this survey and in the solutions-development process when a challenge is identified.

Sustain our economic growth!!!

The current mission statement seems accurate.

Community development

Public safety

Sustainability, transparency, responsible spending

Doing the research what it would entail to expand the village. Ensuring the public is aware of what the costs and building needs are to even create a new development and seeking public input before voting on these big decisions. I think we need more commercial growth to help offset higher taxes for residents, but also thoughtful commercial growth. Businesses that benefit the community, will be used by the community and don't produce excessive noise pollution or large truck congestion on residential streets. We don't have nearly enough restaurants (non fast food) for the population of our village. Any decent place to eat is overcrowded and frankly not patronized by our family for that reason. We also need single family homes that are priced reasonably to attract people of all incomes, and while apartments may also be needed we need to be mindful of how many are built in an area as they can be an eyesore if that's all you have in a zoned space.

Village government should seek to ensure the fiscal wellbeing of the village and also to educate the citizens on what's happening in government. I think many of the issues we've had recently come directly from people not knowing the legal jargon used in communications (and also not engaging themselves in government)

Absolutely to provide for the safety and well-being of residents in an affordable manner. That includes providing important services that provide for a happy quality of life for all residents.

To work for the people and get them what the collective asks for (reasonably)

Fiscal responsibility, integrity, open communication & transparency

Listen to the community. Do what's right for the community.

Serve the people in village and manage money in a fiscally responsible way.

All of the above

Fiscal responsibility. We need to be informed and have some referendums so we can voice our opinions before it is just forced down our throats. The last five years the village debt has skyrocketed.

Fiscal responsibility

To make fair decisions representing all citizens not just the most vocal. To be able to say no. To make the tough choices. To plan responsiy for the future. We are facing personal economic insecurities and raising taxes to say yes to everything will only force out the seniors and less affluent. If the village really is committed to diversity then it should include socioeconomic diversity. It shouldn't only be section 8 apts and half a million dollar homes.

To have a safe place to live.

To not steal my house would be great, and be transparent about goals and direction.

Wisely managing growth

To serve the people of mcfarland and to present ideas with full scopes. Stop blighting homes with zero explanation.

To manage and oversee development of our community, provide essential services, and support the well being of community members

Too broad of a question - our village government needs to listen to the residents and stop spending money irresponsibly.

Keep their grubby fucking fingers out of my life And out of my wallet

Quality of life, inclusivity and diversity, while maintaining financial responsibility.

To try to NOT overspend. Take care of what we have. Also, by trying to keep growing, over time you will see more crime heading this way leading to more staffing needed at our law enforcement.

Helping people love full, connected, comfortable lives

Ensure the smooth operation and well-being of the community, including:

1. **Administration**: Managing day-to-day operations, budgeting, and financial planning to keep the village running smoothly.
2. **Public Safety**: Providing police, fire, and emergency medical services to ensure the safety and security of residents.
3. **Infrastructure**: Maintaining and improving essential services such as roads, water supply, sewage systems, and public facilities.
4. **Zoning and Land Use**: Regulating land use and zoning to guide development and ensure it aligns with the village's plans and goals.
5. **Community Services**: Offering services and programs for residents, such as parks, recreation, libraries, and community events.
6. **Public Health**: Enforcing health codes, providing public health education, and ensuring access to medical services.
7. **Local Legislation**: Creating and enforcing local ordinances to address community-specific issues and concerns.

Stop Madison from buying land near the village.

Work within budget without increasing taxes yearly. The increases across the board need to stop, the Jones are broke, take a different direction.

To maintain and if possible enhance the quality of life of the community.

Encourage development, housing vs apartments, careful selection of businesses, traffic, environmental
impact

Keep services running that are required for a inclusive and safe community.

Question 8 choice other: support current homeowners to make improvements to residences the village feels are a blight.

To take
The feedback of the people of the community, consult and put together collective choices, and help facilitate change with input. Provide guidance.

Well, each part of village government has a different role. It's important that all levels of government are transparent, communicative, and responsive to our needs. It's important for the board to be leaders, but also to listen to the community. A well functioning village government should make citizens' lives easier.

To address the needs of the citizenry, exercise fiscal responsibility, and establish open lines of communication to keep citizens informed.

Running the community in a fiscally responsible way. Not to cater to special interest groups. The community as a whole should be top priority, with that not everyone can have what they want, compromise will have to be made.

At this time, it should be fiscal responsibility, open communication, and sensitivity to values (pay down debt and build trust). I appreciate our Village leadership. They've had some challenges and made some missteps recently, and they're responding very well to feedback and communications have been more and more proactive. Keep this up and tread lightly. Keep providing opportunities to bring people into the vision. I often participate but not as often as I wish and not as much in this vision work. I'm eager to be involved, but the number of meetings and commitments requires prioritization. Be patient with community ebb and flow of participation. Allow more time than you think for our input.

Fiscal responsibility

Lower crime

Maintaining a safe environment, including low crime rate and good fire/ambulance services. Being fiscally responsible with the taxpayers' money to enable all services to be funded appropriately without increasing property taxes so high people can no longer afford to live here.

Too advocate for the community, partner with the School district to create a community that attracts growth and community pride!

Leadership, keep our village ahead of other municipalities, culture builders

To provide public safety and public works services to the Village. The rest of it just costs money that the village residents can't afford to pay for any more.

Keeping residents and visitors safe and offering them a community to thrive.

Economic stewardship and quality of life.

Protect citizens constituational rights

Protection of citizens.

Open communication with constituients. McFarland could do a better job of educating/informing rather than reacting.

Service and transparency to the residents in our community.

Push forward village planning and growth and not be so sensitive to the people in the room that show up against progress, represent all 8,000 residents not just the 50 in the room that live in a certain district.

Manage the functions of the village well and be cautious about taking on projects where the need is not strong and the cost is more than the expected worth.

Transparency

Preserve the rights of all of its citizens. Provide for a safe community.

Fiscal responsibility and keep taxes in line and affordable

to provide a high quality, affordable way of life

Serving the constituents that have elected them, not outside developers that have no long term stake in the community.

Fiscally responsible with full accountability.

To operate in a manner that supports the villagers and uphold the mission with tangible efforts

Appropriately assign road reconstruction costs to the costs to be recovered through property tax and NOT through water and sewer rates.

Delivering high-quality, efficient, and accountable services

if you are going to promote events for different genders values you also need to promote people's values for their Christian faith

Agree with above mission statement

To protect the integrity of the land on which the village is built, to honor its history and provide support to its residents through sustainable and logical planning.

More like DOGE.

effective and efficient management of finances

To plan and execute the goals of our vision

Provide services to the community

To manage the village's shared resources in order to benefit the community now and in the future.

Seeking out the opinions of ALL residents, notl just the rich

Represent the people who live here, provide direction for evolution/ change, prioritize funding

Creating and maintaining a safe and healthy environment for all citizens.

O

Facilitate

To guide the community not control it.

True leaders of our village. That means being accountable and looking for ways YOU can improve. Stop pointing fingers at the people paying your salary and benefits. It is YOUR job to seek community engagement.

Follow recommendations of committees doing research & making recommendations

To have open communication

What values do you believe are most important for guiding our village's decision-making?

I think the values that brought people to this community are being ignored. We don't want to be a waunakee or Verona or cottage grove. We want family based, safe, community. Not a destination. A community

Honesty and transparency in government operations

Honesty, dedication, maintaining the public trust.

Stick to the basic services. Stop trying to social engineer everything.

Sustainability, accountibility, and innovation

Keeping a sense of small town personality.

Fiscal responsiveness, accountability, transparency.

Environmental protection/sustainability. Inclusiveness/diversity. Honesty/openness.

Environmental sustainability, respect for diversity (human and environmental)

Responsible financial management and reducing spending

Listen to your constituents

Engagement with its residents and transparency in day to day operations.

What made McFarland unique was the sense of neighbors helping neighbors, watching out for each other, doing for others. Putting others first. The sense is that they are putting economics first, a select few developers and Realtors are dictating their visions to the village board.

Listening to the tax payers of the village and those that elected you to your positions and preserving the history of the Village of McFarland.

Commitment to public safety, responsible development, and fairness and transparency in governance.

Fiscal responsibility, sustainability, life enrichment.

Vision for the future.

We need competent, responsible and willing leaders to run the village and board with the village residents in mind, not there personal agenda's. We are not pawns to be used. We are humans.

Modernization without unnecessary population growth while leading the charge in environmental support.

NA

Responsibility, inclusion, enrichment

Integrity, sustainability, accountability

Preservation

The families and what we need to raise our children in a safe and peaceful community

Goes back to why families have moved here to begin with. If you try to make us a small “Madison” there is no motive to live here as many move here because it’s small, safe and school oriented

listen to the residence
taxes - try to keep them from always going up

Community engagement. Accountability. Transparency. Inclusion. Accessibility.

McFarland is a unique community that is close to Madison but should also offer its own individual experiences to attract outsiders. A better downtown like Stoughton or Verona's would accomplish that. Also attracting businesses to the village so we can benefit from future tax dollars. Long term thinking is the main job of the current village board in my opinion. Also ensuring that the schools provide a good education for our children

Integrity, equal representation of all, economic responsibility, transparency, active listening to public input, willingness to adapt & change ie, assess current personnel & programs for ineffectiveness or inefficiency

To hear us. Stop doing what you want

Of those listed below, Community Engagement, Sustainability, and Accountability I think would be the most important organizationally. I would hope all staff would personally resonate with Inclusivity, Respect, and Compassion. Health, Safety, and Growth could be valuable, supplemental values when followed within reason.

Integrity

Honesty, community, integrity

Value what makes us unique and quit trying to make us what we are not nor can never be. We are unique and still want to be small town living. Need to think out of the box for future growth. Need more opportunities to let the residents speak and have input from the beginning of projects.

Community Involvemment in planning
Honesty
Respect of all
Looking at every aspect, not focusing on only what they want

Supporting the residents and businesses and stay in tune with a wide range of needs. There are plenty of residents who would appreciate the opportunity to chip in and volunteer when needed. I wish the staff and officials would focus more on communicating and less on raising taxes

Transparency, empathy, equity, sustainability

Economic and environmental prsoperity

Honesty, the board will not make everyone happy, Realistic.

Na

Those listed below, plus avoiding overdevelopment. Maintaining a personal, small town vibe and structure.

Small town feeling

Honesty, family, integrity

Integrity and honesty

Listening and knowing what the desires of the community are. Being knowledgeable of local, county and state regulation and changes that impact our local community.

Local government transparency

Bright, capable, open minded employees of the village.

Transparency, accountability, realistic expectations, and fiscal responsibility.

I already stated that. Stewardship and facilitating the growth of the community

Invest in the well-being and safety of the community, prioritize community needs to enhance quality of life, maintain distinctive community charm, treat everyone fairly, honor inclusivity, preserve heritage, protect environment, maintain infrastructure, support sustainability, provide exceptional services, communicate timely and effectively, transparency and accountability, open & honest communication, listen more, build trust, plan fiscally responsible development and growth, ask tough questions and make tough decisions.

Keep making things better

Accountability

Communication with residents.

Quality of life

The most important values for people and villages are the values taught by Jesus. The village should be guided by what Jesus taught.

Being honest (not shady as the village is now). Have integrity (which our village is lacking!). Equality for all residents (McFarland is well known for only doingwhat is RIGHT for the rich.

The current leadership has missed the mark with open communication and transparency.

Keeping the same values that have had to make people want to live here.

Progress, inclusivity, sustainability, abolition, anarchy, solidarity

Village leaders need to put The village first. They need to be transparent. They need to be fiscally responsible. They need to be inclusive. This is not been happening.

Responsible financial management. Lower the cost of government and taxes. Stop moving expenses from the taxes to utilities - that just equals more taxes for other expenses on stuff we do not need.

Accountability, respect

maintain proper salary for all who serve, i.e., police, fire, EMS w/increasing frequent wage increases

how do McFarland Schools keep kids safe as they enter (bells going off if child is carrying inappropriate items on school grounds). Hope this is already in place, so important.

There was so much bullying going on when our child was in school - no one did anything about it. Our child brought home so much info. regarding this. Made 'we' parents so sad that our child had that to contend with thus plus do some school work which was required. This kind of behavior was evident to our child several times a week. Our hearts are relieved that our child is no longer at McFarland Schools. This leaves a psychological effect on the entire family.

Conservation and improvement

I think embracing diversity is important, but underlying values re: celebrating history (I read this as European settler history) is a deterrent to supporting diversity. If we're talking pre-European history (indian mounds, etc), I think they are important to maintain -- but I haven't seen much discussion about this since the initial spark in interest after the MEP was created.
Also, in supporting diversity in the village, we need a better social infrastructure. We need additional public transport.

How it can affect even just one person.

Input from citizens. Not some utopian dream

Accessibility to village staff and board; open communications; respect and honesty; staff and board accountability to the community (not only to village residents but also neighboring municipal residents in our community); the village should be making it easier for community residents to participate in decision-making.

transparency, assessment of the voice of community member - once these are known efficiency in making choices and communicating the decisions to the public

Respect what McFarland is.

Ethics , transparency/ honesty , not hurting some individuals to please village administrative wishes or profiteering .

Honest communications

Accountability and Respect

Gaining an understanding of the history of McFarland, listening to its current residents, valuing its natural resources, being thoughtful about development plans and being transparent and overly communicative about those plans.

To resolve to govern with the goal of meeting the needs of the village and not the wants. The village simply doesn't have the unlimited funds to continue all these feel good projects. I have lived hear long enough to know the justification for the former building housing the emergency services. At the time the residents were assured of the need of the building and it was built with expansion in mind to justify its cost and need. We were told the structure was built with the ability to add a second story. Instead we have a new public safety building which is very much a feel good building, filled with "many" wants vs needs, again with unnecessary cost to the taxpayer.

Sustainability and Community-focused

Fiscal responsibility

Being fiscally responsible and encouraging business growth opportunities along hwy 51

Transparency by the Village Board, Village Administrator and Community Development Director as to projects going on and not lying to or hiding things from village residents like buying up land, homes and businesses.

Kissing developers behind. After the blighting experience who can trust this town?

Stop buying all the properties up before residents, transparency on what the village to do with our money , bring taxes down so we don't lose our elderly and life long residents

respect for property owners

Awareness.... awareness to what each individual has as their values

Diversity, Equity, Inclusion, and Belonging and to build a future of McFarland that holds new dreams, rather than one held back by the expectations of the past.

Sustainability. Inclusion. Diversity. Equity. Transparency.

Be good stewards of our money.

Keeping Village residents at the top of mind. Not giving money to outside entities that don't have worthwhile financial gains for the village.

Sustainability, Community Engagement, Compassion

Honesty and openness

Truth and transparency

Transparency, honesty, leadership

Public safety

Equal opportunities for all residents, environmental sustainability, management of operating expenses.

Fiscal responsibility.

This has been my home for over 30 years I know my neighbors and can always ask for help when I need it. That's what I love about a small town. We are always here for each other. I think we need better people representing us as a community. We need people that are willing to listen, talk to us a people not like we are idiots. Make better decisions for the community not for a bottom dollar.

Community engagement

What's in everyone's best interest. Not a select few loudmouths.

Community feedback before decisions are made and open communication

Activities for those who.live here so they don't have to travel to find those activities

I believe that the village board does not practice the part about being fiscally responsible.

Evaluate the risk with each option and make a decision from a risk based approach, while listening to the voice of the people. Quit making decisions based on developers ideas.

Openness, cooperative, curiosity of needs of residents and balanced decision making. Understanding of village identity. insight into impact of growth. Fiscal responsibility

Compassion in balancing on community

transparency

Community engagement, inclusivity, transparency/honesty

Defining what McFarland is directed to be identified as. A quiet suburban area with capable natural resources, bike paths, small businesses and families focused on supporting generational family care. Providing physical, intellectual and emotional care for all citizens and support small businesses to bring a community spirit together!

Friendly caring welcoming

Integrity, open relations with residents

Community, stability, equality, and leadership are the most important values.

Law and order

Transparency in budget, honesty, integrity, and a conservative approach to spending. $ on physical results like public safety and plowing snow, landscaping parks, and tidy streets are much better than social/inclusive programs that are meant to influence how people “feel”.

Just LISTEN

Community engagement is the most important. Somehow that got missed at some level when the decision was made to "blight" homes in an area to make way for some of the village board member's visions. Thankfully the village got back to engaging the community and scrapped the plan. Respect, accountability, and innovation are very important too. I think that compassion and generosity are the spheres of the church and civic groups and not the government. Sustainability is probably in the sphere of state law, but it is important to me.

Open mindedness, intelligence, transparency, forward thinking.

Keep things as they are

A dedication to protecting property rights. Transparency in decision making.

Inclusivity, Creativity, focus on accessibility, open-mindedness, innovation

Take a deep breath. Focus on what government should do. Not what you want to do with OPM (other people's money)

Protecting citizens and allowing all (citizens and businesses) to thrive.

Inclusivity, authenticity, Community, Leadership, Collaboration, Sustainability, Stewardship

Financial responsibility, and common sense about the needs of the VILLAGE. Bigger isn't always better. Community is more important.

Transparency, outreach and vision and defining the town for a healthy futurr

Variety, but doesn't always just mean diversity

Empathy, authenticity, honesty

Sustainability, transperancy, innovation

Inclusivity, respect, kindness, sustainability, and accountability

community involvement, responsible spending

Trust

Transparency, inclusion of ALL generations and economic status.

Law abiding - no sanctuary city. Safety focused community minded.

Fiscal management.

Transparency and forward vision with communication on how and when that looks like.

Integrity, honesty and make ethical fact based decisions. Enough with the fluff

Accountability and community engagement

Honesty, transparency, loyal to constituency

Protecting existing resources, like natural preserves and recreational lands; inclusion and equity; building community relationships.

Honesty in presentation. Write all communication in concise clear language. It’s obviously written to confuse the 65% of people who don’t have a masters in HR studies.

Transparency, understanding both sides of an issue, finding balance.
Not just listening to the "loud/angry", but encouraging interaction w/ process from citizen level.

Honesty and transparency

Transparency

Preservation and safety

Transparency
Communication
Inclusiveness
Community minded
Responsible

Equity, inclusivity, sustainability, and future growth

Communication (Listening, not just saying!), economic stability in a thoughtful way (not just because a developer says they can), service oriented

Inclusion, diversity, respect, connection, sustainability

Keeping in mind diverse needs of community: affordable housing, multi-ethnic & LGBTQ+ safety and inclusion, and remembering that not everyone has economic stability

Fairness

Fiscal responsibility

Integrity and honesty

Time to consider the senior citizen population as we have lived here over fifty years and supported the schools even though our children have been out of school for 28 years. I also ask that there be more coordination between school board and village

Fiscal Responsibility , if you build a new facility, you don’t have to create a use for the old one , sell it instead of spending a fortune to remodel it for something we don’t need

Respect and accountability. Govt is not just a yes machine to keep people happy. Tough choices must be made and reasons given

Everyone is treated fairly

Honesty

Fairness, prudence, attention to needs.

Transparency AND input from folks who actually live in the areas impacted. No more surveys WITHOUT input from folks in the areas being surveyed.

Community well-being

responsibility, transparency, trust,

Communications

Inclusivity, equity, and diversity

Being honest

Equity, balance of perspectives

Accountable & inclusivity.

Stop trying to be the city of Madison.

Sustainably, smart growth and is it what would be best for the future of our children.

Sustainable, equitable, community engagement

Keep your personnel wish list out of the decision making process

Supporting a safe and inclusive community

Civil rights, resident rights, compassion

Honesty, integrity, communication, family.

Fiscal responsibility, honesty, respect for all people, connectedness/community, valuing input.

First consider infrastructure integrity, maintenance and public safety to meet the essential needs of the community. Future development should be in line with meeting the needs of the community with input from the community. Evaluating cost and sharing with the community the options for meeting these costs.

Being an independent community not basing decisions on trends, what other communities do. Supporting and valuing the middle class and retirement class residents. (The current focus is we want to be everything to everyone and if you have money move here)

Respect people's wallets and when you have to spend, be proactive and transparent. This Village will need development/redevelopment to be economically sustainable, which is going to be hard for those who don't want any change. Be proactive about communicating plans up for consideration, and be clear about the balancing act of a sustaining tax base (for everyone!) for infrastructure needs and for satisfying quality of life expectations--that this is not just about fancifying the Village and building luxury for the top earners.

Professionalism, ethics and transparency

Don’t be a dick

public safety, strong education, supportive services such as fire, EMS, and senior care

Not to forget those that are part of the history, and balance that with what we need to build over the next 20 years.

Economics, growth, community, communication

Transparency, innovation, and sustainability.

Putting the citizens first while not overinflating egos by including a bunch of buzz words

Transparency and continued collaboration with the school district on initiatives of mutual interest

Accountability

Protection of the citizens.

Economic sustainability partnered with community building

Support and development of Sr. Citizen community.

Vote with a pragmatic view and represent what you believe the greater opinion of the 8,000 residents would be.

Good management, financial responsibility, robust communications

Transparency and inclusive thought

Protection of individual rights. Values are up to social organizations to sway public opinion not government. It should be the role of government to be a referee. To allow for the freedom of all values to be expressed. Even unpopular opinions.

Make living in McFarland affordable for its current longtime residence

Preserving McFarland "village" image and sense. Including a diversity of ethnicity, incomes, ages, etc. Being fiscally responsible. Not trying to imitate Fitchburg or Verona.

Reasoned,consistent and transparent decision-making.

Accountability and fiscal responsibility.

Inclusion and equality

The inappropriate collection of road reconstruction paving costs through water and sewer rates and the inappropriate annual transfer of approximately $220,000 water revenues to the general fund should be eliminated in order to achieve economic equity.

Respect, Accountability, Community Engagement, Sustainability.

community, connection, creativity, movement, health, family, making a difference, nature, recreation, uniqueness,

Adaptation to a changing world

Integrity, fairness, accountability, transparency, openness.

Transparency

efficient and effect financial management, transparency

Integrity, inclusivity, pursuit of excellence in government and planning

Fiscal responsibility, environmental sustainability, accountable to future generations

Improving and preserving our community spaces for the benefit of all

How to be a more welcoming towards all.

Ability to see/ hear multiple perspectives including those who are not “the loudest.”
Being able to consider the past and future when making decisions in the presen

Honesty and openness.

O

Respect each other especially the elderly

Inclusive, Safety, Positive Stewardship, and Fun.

Accountability, leadership, communication

Valuing & supporting committee recommendations

community engagement, sustainability

How can the village do a better job of showing its dedication to these values?
accountability, transparency, and a willingness to seek out ideas and responses.

Listen to the citizens

Realizing the citizens make up the village.

Stay in your lane. A Village this size doesn’t need to try to be Madison. If I wanted that I would live in Madison.

I think the Village cuurently does an excellent job communicating what it is doing through newsletters and personal outreach by Village employees and elected leaders. It is the resonsibility of the Village citizens to read, ask questions and attend public meetings -- for those who choose not to do so, they shouldn't complain.

Maybe it is me who needs to know more.

Increase communication, more public meetings, notices, etc. Pass ordinance that requires a referendum when spending more than $5 on one community project.

I don’t actually know how the village is doing with any of the above values.

Both asking for community input and then responding to what people say. For example, look at the order of the questions asked in this form. The village's preferences show up toward the top, which I would say are: more building, more expansion, more services, higher tax base. Good that environmental issues do show up, as well as inclusivity and equity. Much more transparency is needed in local government.

Have the local representatives meet with the local constituents regularly with out the agenda of the whole village board

More community outreach to help residents understand complex issues. Notification to ALL residents when a large project or proposed development will impact the entire community not just those within a certain distance.

Transparency in governance and actively monitor/act on residents inputs.

Public shaming by way of a map marked with houses that are deemed blighted certainly doesn't help anything or anyone and is of no value

Listening to the taxpayers. How did this get this far without taxpayer awareness of what's going on.

Frankly, I could be off (and unfair or too generous) in my estimations regarding village efforts toward the values cited. That's my fault, really.

How can we get more community members involved? Transparency, feedback, communication.

No idea. Everything seems so complicated. Every time there is something going on with the village, the only time I hear about it is when it blows up on the socials. Please be more proactive in getting things out to the public.

By actually listening to residents and working towards their goals, not those in administration. Again, they don't even live within the Village so this is all for $$ and not in the residents interest. And actually being transparent. Show us the charges that are being made so us residents know where our tax dollars are going. No more purchasing party supplies each year for the same events. Let's be sustainable and reuse what we have.

If I knew, I'd run for government.

Na

Fiscal transparency, involving citizens in decisions.

More written communication (updates)

More transparency and responsiveness to the current community’s priorities

Listen to the community. Example- we been asking for splash pash, community centers, maybe a pool for as long as I lived here and while other communities are providing, we are one of the last not to offer similar amenities

listen to resident

Newsletters with upcoming meetings. Transparent/ simplified agenda topics so residents can easy understand what is being discussed.

Surveys like this.

The wild shift to encompass diversity has also been exclusive taking resources from other programs.

Being true to it . Not write it and then forget it

Need to find or develop more effective modes of communication with constituents and measure support before taking actions especially as dramatic as the last few moves have been. We're more connected than ever - there must be a solution to this problem. I'll admit I'm ignorant of the financials of the village, but I'm not certain opting to utilize an increase in utilities vs property taxes was an equitable move. Also blown away that a classification of "blight", its effects on property values, and the potential legal ramifications weren't researched ahead of time. I can't even tell if it was malice or neglect, ignorance, or incompetence. Collectively, were in a state of constant turbulence. I understand the village needs to respond in turn as well, but a home is where most people find stability. Don't take that away.

Not sure

Listen to what the community wants. Listen to the common person and family. Not to do only what the people on the board think is right.

Not sure. Broken trust on many levels throughout the years. Been subject to saying one thing and doing the complete opposite.

Before throwing their new ideas out expecting people to "just" accept them invole people from the get go.

I believe it is hard to please everyone. Follow your mission and seek guidance before implementing radical changes

I think communications need to be shared in plainer language. For example, the village redevelopment survey shared potential ideas but those concepts were difficult to understand or visualize and felt full of jargon.

Increased communication frequency

Know you won't make everyone happy, but create (like you do now) clear ways to communicate, including meetings, letters, etc.

Na

This Village Visionaries effort should help.

Listen

Stop with the woke agenda. Do your job which is to provide basic services , slow limited growth, fiscal responsibility, transparency..

By genuinely caring about your community and neighbors

Make the intentions and actions of the village more easily accessible. The general public is not going to sit through hours long meetings or read meeting minutes at length, need transparent summary of actions and intended actions, plans, what is being planned prior to starting to work the plan.

By being more upfront and transparent. Let the people vote on some of your decisions.

I don't know.

Start by listening to the Village residents and not just do what you want. Why has every Village meeting turned into a s*** show. The Village needs to understand the difference between needs and wants.

The village itself needs to actually decide what we want. There are complaints about property tax, but any time there is a proposal for new commercial development, there is chest beating about how "we don't want to be big!" We cannot expect to shun progress and development while also not paying high taxes for necessary improvements for the village and schools. The attitude I have seen from people in the village is contrary and frustratingly obtuse. The board should look towards more balanced growth and keeping a better finger on the pulse of the community.

Engage the community more, listen more, communicate more, stop waiting time and money on ideas/contracts prior to discussing with the community, upgrade every playground to be inclusive, provide level surface areas, new equipment, etc.

Communicate what it's doing.

Communication earlier and by more diverse channels to EVERYONE in the Village

These questions are getting to be too much.

Looking forward to workshops

Its leaders should make and keep promises.

Stop Lying to the residents. Stop being shady. Stop hiding items they want in hundreds of pages. We need a honest village

Transparency and communication will allow village members to KNOW if leadership is carrying out the will of the people, and if village members need to participate to a greater degree in certain areas.

Live here and get to know who we really are and what's needed by the people in the neighborhoods.

More availability of housing. And a walk able community. The lack of sidewalks is disappointing. Complete reworking of the suburb into something closer to an actual city.

Our village deserves to have people on its board and in its employee who have a connection to the village and who wants what's best for the village and it's people rather than what's best for themselves and their careers

Stop all the building and construction of 'nice to have' and focus on basic services

Communicate better, hire new administrator and community director.

Pick one, and begin working on it

Increase efforts to include the community in decision-making, especially residents that are most likely to remain in the village for 10 or more years.

Stop or reduce cost of redevelopment/expansion of Municipal center. There is no need for a second floor. We've already wasted enough money on the Safety center. The library needs more space -- it serves 400 people a day. This is where the diverse people of the village end up. Using the wi-fi, computer resources, heat, cooling, study space, etc.

not sure how they show it now

Aren't you aware that DEI is being eliminated ? Why is this even considered to be important?

Put a spending cap back on expenditures so the community knows what's happening before decisions have been made that are difficult to reverse or change; fix the courtesy letter process that results in neighbors on one block being notified of a proposal but neighbors on the next street are not; publishing a list of citizen suggestions incorporated into a plan from one meeting to the next--if suggestions are not corporated, provide an explanation of why they were not

Keep asking for community input, this survey is one such demonstration of intent.

Do not make McFarland into something the residents do not want.

Lots of transparent inclusion of residents. Encourage residents to increase their own participation in and knowledge of village government.

x

Communicate early and often

Better and more clear communication

Stop starting and/or funding projects that are not essential to assisting with the ability of residents to afford continuing to call McFarland home. Stop justifying spending on projects because such and such a community is doing.... We all need to stop trying to keep up with the Joneses and learn to except the things we have and live within our means.

prioritize things that affect everyone and would ease burdens to residents while encouraging practices that will support natural environments in the community.

Work on lowering taxes. All you do is spend, spend, spend. Focus on efficiency and needs like basic services not wants like fancy new buildings, etc.

Let’s get back to core of having a safe community, supporting our police, being fiscally responsible and promoting business opportunities on hwy 51.

Represent the village members you serve and quit putting your own personal agenda above the needs and wants of village members. You are getting so many people at these village board meetings that are so upset because you are pushing your own personal agenda above the agenda of Village residence. We should not be buying up homes land and businesses without the support of people in the community and we should not become a developer spending hard earned tax dollars on buying a properties in the community and telling people that their homes are blinded to try and acquire peoples properties against their will. The current Village board president, Village, administrator, and Village community development director do not represent the direction community members would like to see our community go, and that is why they are getting so much pushback at the Village board meetings. You are taxing people out of their homes along with the school district..

Stop prioritizing the desires of the rich

Find ways to save money, time , wasteful spending, help the elderly, and small businesses, get a better board and the village board would all live within the village .

more respect for nature

Communication through various platforms of it's intentions so people can see them happen if they are not obvious.

Do not bow to the loudest voices in the room, and ensure in village meetings and outreach that those who might have less voice to begin with (young people, people of color, people who are newer to McFarland) also have opinions that should be heard. Thank you for doing this survey, which is an example of just that!

I think that historical markers should recognize more non-white McFarlanders. I also wish to be notified about village activities through email more frequently. It is also important to be transparent about private development in McFarland. Recently the construction of major industrial project was being considered within less than a mile of our house and we did not get any notifications about public comment opportunities or plans from the village. The development did not go forward for now but I do feel that it is important that if significant construction projects are being considered the community should be notified in the early stages.

New staff who will work for the good of the taxpayers.

More transparency from the get-go

I'm not sure

Concentrate on fulfilling and basic needs

If any type of housing project is needed, it really needs to be affordable. Stop building homes that are above 400,000 dollars or more. The new developments in McFarland are gross.

Listening to its citizenry

I think you should focus on equality not equity. I don't want to support the "equity" rating above but am forced to.

More actively engage the residents.

Start by getting rid of the DEI program.

I think the water bill increase should be have gone to a vote. It's so expensive now it's ridiculous.

Communicate

We really do not need to laser focus on DEI. It is dividing us all.

Open communication

Training and transparency

Stop pushing diversity and inclusion so hard and be more fiscally responsible. You spend money like it is water.speaking of water, the cost for our water in sewer is way to expensive.

See above, listen to the people and stop being swayed by developers.

publicize meetings and summary of events. Community input requests. Share vision short term & long term increments

Being more involved with community

have more transparency for projects and their costs (money and community). it seems that we ask for more than what is needed (or wanted) often.

More openness and inclusion around planning and communication of these plans to the larger community. Making sure it is easy for community members to have a voice in decisions and not just reactively

Define McFarland! Many retail places are vacant because of high rent. Support local businesses. The only commercial places that seem to be able to afford to move in are insurance and real estate.

Community involvement

Listen, be flexible when necessary, represent interests of residents

N/a

Stay the course

I want to see LESS emphasis on Equity, LESS emphasis on Inclusion. Keep focused on tangible work such as public safety and utility type work.

LISTEN

I am hoping the village can change value number 2 to equality - of opportunity. As a long time educator I have seen that equality of opportunity does not produce "equitable" outcomes because of differing amounts of effort and ability. And as for inclusivity - I support inclusivity as far as it still allows people to live out their values in organizations and churches without the village stepping in to say who they need to include or hire.

Take action

stop doing things behind our backs

Drop any Diversity Equity and Inclusion language and focus on basic public services.

I'm not sure, I personally do not engage directly with the village government so I have limited insight into their activities or initiatives.

Really?

By being transparent on each of them

Increase communication, people seems surprised by various proposals even though the village does try to engage the community, what are other ways to reach community members.

Listen to the people who actually live here and pay the taxes, and consider that many of us are on fixed incomes.

Continue to listen to the community. Maybe instead of focusing on a wordy vision statement, start figuring out to bring the community together so that while we socialize and better our community together we can all come to some idea of who we are. Maybe then, this elusive vision statement may become more clear.

Communication

More social media engagement showing these things.

Better transparency

Communicate more fully about problems and processes. Be more accountable and transparent.

Not planning things without really including the village and making sure people understand what is being done.

The housing blight thing was bad. The first pass on the school referendum in Spring was horrible. No one really knew what would happen if it didn't go through.

Communication is improving which is appreciated.

Appreciate all you do.

Focus on the fundamentals of village services.

I think the village in last year or teo has really increased communication and transparency and response to input.

Stop back tracking on plans that were laid out.

Better communication and understanding of what our village wants our community to look like in the future.

Act in a fiscally responsible fashion with an emphasis of no further property tax increases. The Village has become so concerned about promoting low cost housing that it has lost sight of long term residents and their ability to afford never ending tax increases. Protect and respect current property owners with no hidden agendas about development.

Ensuring that communications from the village clearly define how the values where used to inform decision-making. Communication should continue to be timely, including adequate notice of upcoming topics and opportunities for community feedback. There could be more in the way of education about how and what informs the village's work and decision-making, eg. changes to funding from state or local government, whether the village received a new proposal or notice of sale, changes to property tax code.

Listen to ALL ideas, look at all village departments to reduce your spending!!

I think the communication department could be leveraged more for visibility into not only short term things, but longer term planning. I've seen alot of progress here over last few months, and it's good to see!

Be more specific in development goals. If funds have already been borrowed for purchasing land, say that and see what houses or land that homeowners would like to sell for development.

Be more transparent

More input before spending, better transparency. We live here because we love it. Sometimes I feel like the village is moving away from what we love about the small town feel

Communication with residents using multiple mediums. Not everyone is on social media. Maybe a monthly village government newsletter that is digital and paper. Better explanations of what projects are being discussed in a language everyone can understand - inclusion means not more complicated than a 8th grading level. I have a masters degree and struggle to understand what the village board is discussing on agendas because of the wording , the density and the lack of contextual information. Not everyone can attend board meetings, so reaching people in multiple mediums allows them to connect other ways of they cannot attend. Holding a meeting with an agenda that is either so limited in information without context, or having supplemental documents that are too complicated to understand is not helpful. I appreciate the extra posts on Facebook using several pages to inform of upcoming meetings and the topics, this is a huge improvement to years past where I had to go to the village website and try to dig for meeting agendas. But it's still not reaching everyone. Not everyone uses social media, or has good access to digital content.

Open and frequent communication

Respect previous planning - re-zoning and putting the high rise apartments in the midst of single family housing feels very disrespectful. People move to a home based on research of what they see as village intent. Seems very duplicitous to me.Just because you can doesn't mean you should.

More outreach and events for connection

I don't know

Having genuine people that live or no our community to be on the Ford.

Encourage great amout of community involvement

I don’t think I have a good answer. I don’t have complaints with how things are currently being handled and I don’t think I could personally do better. It’s a difficult task to please everyone, especially when they all have differing opinions.

Communication

By not asking for more money every year

More communication with residents about what is going on at the local level. The quarterly newsletter only presents snapshots of great news. Agendas and packets seem hard to find and purposely vague. Perhaps there would not be such knee jerk reactions to things if they were more transparent up front.

Have more public meetings

Hmmmm not sure

If I knew that I'd run for a seat on the board!

A new board that will genuinely LOOK at what they are doing and think about how it'll impact folks BEFORE they jump into it and waste our money. More inclusion of the Native people of our community. I want to see the empty store fronts downtown no longer empty. I jwjant there to be less development of the same tired old buildings. Creating more help for new families and families with children under 5 who don't qualify for child care assistance but need it.... Expanding things with what we have NOW to make it more appealing for families.

By incorporating these values into their decision making

Hire people who live in the village - they may have a more vested interest in the village. Better communication, stop trying to make the village into something it can never be, attention to quality of life.....

By not wasting money on this stupid long survey

More community involvement

Listening to the community

Idk

IDK

Have people go to the village website for any updates. Maybe explain what the police chief did to get fired.

Don’t compare to other Dane county communities. Do deep research from other communities all over the US and beyond, bringing in new practices that will truly transform and make a difference in the community.

I'm not sure. Perhaps more communication publicly.

Walking the talk. Honesty opens the doors to progress. Last meeting , closing comments by chair clow, McFarland isn't a good partner when it comes to development. My reply; do it right the first time. Keep the realtor's, developers out,

Not sure

Equity - don't make McFarland somewhere that longtime residents and homeowners can't afford to stay

Listen to the constituents and families that live and pay taxes in the community. Openly and clearly communicate options and plans.

I think improving communications and involving the community in the decision-making process is key. I know there have been some issues that have caused distrust in the community. THat will need to be rebuilt. Continuing to look for ways to reach out to the broad community, to invite input, and have conversations with community members would address a number of these values.

I think that effective communication is key to informing the community of action that is being guided by these values. However, communication is a two-way street and the citizens must do their part to listen, read and respond to the village's communications. The village newletters, Outlook and Lookout and subscribing to the email of the village 'Week in Meetings' are good ways to impart information but residents needs to know that these are available.

Elected officials accepting responsibility for their own decisions and actions. (Seems to be a lot of finger pointing these days) If you value and stand by the decision you made, own it.

Inclusivity is tough. We're a very white Christian town with strong traditions--like the Christmas decor. And it's an especially challenging time to promote inclusivity of a very small minority to and audience that's largely white. It's starts with an awareness of the calendar and making awareness of the calendar visible to the community, both to show support and to educate. (e.g., The library does this by placing resources relevant to Ramadan out around Ramadan and noting any changes to policy, activities, or hours due to Ramadan.)
Efficiency. This may be an uninformed guess. The appearance of high spending and high debt, new commercial development with no tenants looks like we're getting ahead of ourselves. We need to find more financially sustainable ways to attract businesses, like lower rent spaces that give them a head start on start-up costs, then develop under them.

Work on achieving a balance of these broad values.

Property taxes need to be slowed down

When the village is using property taxes to purchase properties in the village, the reasoning behind each purchase should be included in the village newsletter, including the projected benefits to the village for the purchase.

Listen to all - but take a balanced approach to decisions for the future. You can’t always bend to the loud voices, but make the right moves for executing on a strategy!

Be leaders ~ don’t let the small group of naysayers derail everything.

Can't think of anything

Maintain the status quo. If it isn't broken, there's no need to fix it.

Must address trust issues between the village administration and the general populace. Once trust and moral issues are addressed a transparency pledge must be made and adhered to moving forward.

Focus less on DEI and more on fiscal responsiblity and expanding economic growth in the community

Stop DEI and racism. Increase public safety spending and drop unneeded programs.

More proactive in village changes. For example, the latest village plan included key areas for new parks on current private property. The city of Madison will proactively send letters to these property owners to explain what this means, getting ahead of questions/concerns.

Bring more people into the conversation to develop and implement ideas of growth and sustainable that will improve and impact community success.

Vote for what you think is best for the village

The village should establish better communication with stakeholders and do a much better job communicating their plans.

Transparency

It is not the role of government to having dedication to values. It is the role of government to be a referee and allow the citizens to express there values.

By controlling wasteful spending on administrative expenses

Don't make policy changes without community input. Do a better job of communication and listening before announcing TIF plans. Don't declare blight to utilize eminent domain.

Unsure

Transparency to the majority not minority.

Transparent action

Immediately stop assigning road reconstruction costs to water and sewer rates. Stop the annual transfer of approximately $220,000 of water service revenues to the Village's general fund.

Continue to improve communication, transparency and be willing to have some tough conversations with the community.

let go of worrying about equity and inclusivity. add in community engagement and support small businesses offering services or gathering or unique event activities to the community. Seems like kids and seniors are supported with activities, but not couples or singles in the middle age group. Maybe it's for the community center, but hiking, biking, games, art, learning, and other activities that don't involve drinking.

I feel like the village is doing a great job now, may be nice to see more visual representation of the plans to come so we all understand what the plans to come will actually look and feel like?

Town hall meetings, open call times, reminders to residents via mail and social media on how to reach their Village leadership with any ideas or issues.

Cut out the WOKE crap

improved communication with citizens

Meetings, outreach, following through on making changes and keeping residents informed and included.

Not sure

Continue to seek community input and reflect on ways to improve

Come on, you just blighted people's homes, destroyed our property values to aid greedy developers. McFarland's leaders are corrupt and fueled by greed.

I dont have enough info to have informed suggestions

Keep expanding communication with the citizens of the village.

O

More surveys like this

More awareness around inclusivity and equity and how these values are being achived.

Take ownership of bad decisions and mistakes. I've heard far too many times from Carolyn blaming the community because "this room was empty". Be a leader and find ways to fill the room. If it means going door to door then do it. Find a solution instead of blaming everyone else for your shortcomings.

Revisit municipal center renovations efforts as recommended by committee that worked serving the board

By listening to not only the communities that live within the village, but also the communities that live outside the village directly supporting McFarland schools, small businesses, and recreation.

What realistic goals should the village focus on first? (As many as you'd like to provide)
Infrastructure, control on frivolous spending, letting go of goals a village board member had 20 years ago that are no longer pertinent or relevant or cost-effective.
Increase opportunities for new businesses Build affordable housing
Public safety. Fiscal responsibility.
Keep to basic services. Police, fire, roads. We have enough parks. We really don't need anymore.
Because I'm so new to the community, I don't feel qualified to answer this question.

Keeping the cost of living in our homes at a sustainable level.

Maintaining what we have for parks, conservancy etc. Do more long range planning for capital projects, work on absolute NEEDS rather than WANTS when making decisions.

Environmental protection/sustainability. Inclusiveness and diversity.
Honesty and transparency.

For example, the village now is central to one of the most innovative and beautiful bike and walking trails in the Midwest. (Thanks to Dane County!) Let's build on that. Let's build on our Indian Mounds and Native American history. Let's create events that celebrate the diversity we have (Palenque, Main Moon, & Mekong Restaurants, Luke's Cafe (run by the Albanian family of Luke Ismaili), Hmong Traditional Burial Services @ Crest, Natural Circles of Support initiative in McFarland Schools). Let's continue work on community engagement events (the Library does a fantastic job). The Natural Resources/Forestry groups are working hard -- more emphasis/resources into those areas. In a nutshell, expand less, celebrate and enrich all that we do have!

Balance budget with reduced spending

Get control of spending; reach out for donations from large corporations situated in the community to help support the projects; better access to Lake Waubesa and cleaner beaches; increase pedestrian and bike access to decrease traffic; better monitoring of speed limits throughout ALL residential streets.

Restore resident trust and confidence.

You need to deal with things that are happening now instead of what might happen in 20 years. And just because a group of people decided something for themselves 20 years ago doesn't mean you have to continue with it if it no longer is pertinent to the well-being of our community

Infrastructure - sidewalks, roads

Planning for achieving the longer-term goals -- e.g., expanding affordable housing and improving public infrastructure.

Future planning and getting input from residents. There is communication, but if people are not responding for feedback, how to reach them better?

Having a cohesive, aesthetic plan for everything in our village. A landscape plan. Good hardscape. Good lighting. Buildings that are aesthetically pleasing and not just SIDING. You can have an onus of control over this. Also, send notices to the dumpy houses around town to clean up their crap.

Economically, people scream about wanting more business here. Yes, maybe restaurants etc. but with us being so close to Madison, it's likely not sustainable.

Also, people scream about affordable housing. This is also just not going to happen in the area we live in. There isn't really anything you can do about this and that's the reality.

Affordable housing; community activities; controlled spending (government transparency)

Preservation of green space - STOP BUILDING NEGHBORHOODS BY DESTROYING THE GREEN SPACE!!!! And allowing houses to be mere feet apart. Over 500k for a cookie cutter home on a tiny lot within feet of another one just like it.

Na

Reduce tax burden for homeowners.
Expand library and build community center to enhance inclusion and enrichment for citizens.

Increasing transparency, developing green spaces

Preservation of current community vibes, fiscal responsibility

Take care of the people who live here vs pushing them out

keeping our village safe , monitoring growth , keep taxes reasonable

Transparency regarding village spend.

Making a plan for downtown.
Making plan for more recreation opportunities around the lake
Sharing a long term vision for the cities of the schools

community members with disabilities lack services to promote inclusive environment and engagement. Representation tied to senior services need to be developed

Fix the roads stop hiring consultants and wasting our money

Leverage partnerships with adjacent municipalities similar to the Lower Yahara board walk and McDaniel's revitalization. I'm not up to speed with the relationships we have, but if we can enhance quality of life while better integrating with our surrounding municipalities it will create more opportunities for traffic to the village, public health, and sustainability. Im grateful for the ebike station. What about a better bike path to Monona, McDaniel to Stoughton - to make us the a competitor for longest bike route in the nation, bus routes from Madison to McFarland proper, etc. Additional housing in areas that aren't developed. Am I misinformed that the new public safety building's location was chosen as it was suspected to be the new center of the village at some point? Why aren't we developing there? You could increase housing and tax revenue and if you truly wanted to develop a downtown district, you could slowly, naturally transform the district as time passes. But we do need housing of all classifications. Then I think there are some valid concerns regarding public infrastructure and support for youth, seniors, and low income individuals as well. Perhaps there are synergies to the solutions for these groups or ways for those solutions to also help the village.

Not sure

Affordability

How to create a surplus for our village; how to stop thinking that neighborhoods need to be sacrificed to bring economic growth/stability; think of neglected areas of the village that can be improved to match other areas (roads, lighting, etc) - it's been lopsided for years.

Improving Small business
Improving life without destroying people's current lives.
Would like to answer after attending workshop

Safety and balanced budget

Prioritize residents' needs. A lot of people are struggling financially, which is causing a lot of tension when it comes to people's support of the village's other initiatives. How can both needs be addressed?

Development/businsses in the heart of McFarland vs near 51

Road safety/ fix roads/ roundabouts, etc
Bring in businesses to bring more jobs/ help with taxes
More affordable housing options
More public lake access

Na

Developing green spaces, increasing government transparency

Fixing infarction parks for kids

Stabilize spending, improve current parks, encourage small business

Include person from Secret Places neighborhood on board. This neighborhood feels overlooked and bamboozled

Putting everything on the table that is currently in the works. Show the prioritization of the plans. And demonstrated listening. I thought the school board did a great job with the second effort of passing the referendum.

The village needs to focus on cutting spending first, then they need to implement some new rules when it comes to planning.

Logical, well thought out town development plans.

What does the Village consider affordable housing? The Village needs to set realistic goals and be open and communicate them to the residents. Otherwise these are vague questions and answers that the Village can twist to their liking.

Improving the "third spaces" in town: parks and other places for community to gather without expectation of money; attracting more businesses and restaurants/bars; increase housing, specifically apts as that will help relieve tax burden while not overwhelming schools, since it's more likely that people in apts do not have children, as opposed to single family homes.

Invest in well-being and safety of community, prioritize needs to enhance quality of life, maintain distinctive community charm, maintain infrastructure (especially bike route and signage), honor inclusivity, provide exceptional services, open/honest communication, transparency and accountability, listen more, engage community on ideas/concepts prior to contracting any services for development and growth, fiscally responsible.

Make it safer, easier, and more appealing to live car free in McFarland

Improving communication, identifying short term infrastructure improvements

Too many questions

Not sure

Learn about and provide for the unfulfilled needs of community citizens.

Schools one principal for 2 schools come on village you have money for consultation but not schools???? You can buy houses well iver market price and not have money for current schools. Fix current roads. .

Be more transparent, increase communications.

Road and water run offs.

Planting more trees along the sides of the roads. Removing traffic and parking lanes that are unnecessary. Continue to further the availability of biking paths and walking paths. These should be separate though as I do not feel safe walking next to bikes.

Becoming fiscally responsible. We are seriously in debt and the spending has to get under control. We have to limit spending to just the most important necessities until this happens.

Reduce the cost of village goverment by 10% per year for the next 5 years.

Reduce the cost of taxation of our properties by 9% per year for the next 4 years.

Hire new staff
Communicate better
Fiscal responsibility/stop frivolous spending

Excellent competitive salaries for all Police, Fire, EMS personnel

Restoring and adding small businesses to McFarland downtown to make it a destination space for members of the community. Increasing recreational and leisure spaces and accessibility to them.

Capitalize on waterways. We have two beautiful lakes and a river that border/run through this village and very few of the citizens have access to these waterways. Capitalize on our ancient heritage. We have indian mounds that need preservation, we have ancient sites in the town of Dunn that are prized for their archeological significance. We are we not touting these things?
I don't agree with the "revitalization" of downtown. Very few people are going to drive down Hwy 51 (ugly terminals) to downtown McFarland from other communities to visit our downtown. We are not Cambridge and never will be. We are too close to Madison for that nonsense. Most families who live here work in Madison. Concentrate on making it easier for families/kids/folks without transportation to get to Madison.
Stop spending so much on public safety. This is already a small/safe community. We don't need so many police officers -- it just feels like overkill and they just end up harrassing mentally ill, homeless and other under-represented people.

smaller hometown look vs multistory buildings

Keep property tax low

Establish a spending cap and get the budget under control; define an historic district for the prior mentioned blocks

Help businesses feel connected to schools as a source for next generation workforce. Businesses as a place to gain skills, earn a wage, and to add value to WI products and services.

Transparency.
Efficiency, no need for own dei position or comm staff

Prioritizing education , continue to maintain and sustain local parks and trails , better road maintenance and handicap accessibility , increase support and maintenance , including financial, of the local library and food pantry.

Be realistic.

Growing responsibly

Increasing government transparency and seeking public voice.

Some of the ideas below might be good, but I am not sure what "improving public infrastructure: and "Developing Green spaces" mean exactly. This is a great example lack of government transparency.

Freeze all funding for future projects not deemed as fulfilling the basic need of the community, and stop doing projects based on wants.

Create a vision statement that actually has vision (sustainability, community supporting, etc.) and actually work towards it. Try not to be a please-all gobblygook statement. Take care of the parks, work towards developing walker-friendly communities. Instead of spending money on new and improved buildings offer programs that would enrich and educate the community

Lower taxes. That doesn't mean adding a fee elsewhere to compensate. Actually lower the out of pocket cost for residents to live in this community.

Encouraging more business opportunities on hwy 51. Reduce expenses to taxpayers by eliminating DEI positions.

Financial responsibility and accountability, controlling taxes and spending, developing businesses that can be a stronger tax base in our community. Putting spending caps on our current Village administration so that any projects over a $20 million price should go to a village referendum.

Remove the current leadership

Lower taxes, slow the growth of apartments, help small businesses , bring in more business , fill the empty store fronts before building more

downtown area

Having sufficient staff positions for public safety and public health.

Condominium opportunities for ownership, targeting senior community members downsizing as well as lower price opportunities to help middle class build equity.

See below!

Preserving natural resources.
Increasing DEI (even if it has to be cloaked in other terms)
New historical markers acknowledging the contributions on non-white and indigenous McFarlanders

Live within our means

Find business opportunities that don’t ruin villagers way of life

Honestly, it's helping people understand how the village government works, I think they're doing great work but people seem to not understand how or why or where to learn more and then just get mad when they hear something they don't like

Slow steady growth

Develop more green spaces.

Work with existing goals identified in current economic development plans to bring projects to fruition before expanding plans.

Lowering property taxes.

I don't know.

Get rid of DEI

Figure out a way to get our taxes down. This should be top priority. We have enough affordable housing we don't need anymore. I live next to one that already built and the police are there all the time and they are either doing fireworks some late night or it sounds like gun shots.

Affordable housing for seniors like the Skaalen. Village.

Repave shabby streets, DO NOT chip seal them. Make the schools more accessible to parking and events. Every school should have a 4 easy stop to get in and out of, the middle school is a nightmare, elementary school and WIS are terrible when picking up and dropping off.

?

Increasing leisure and community recreational options

Fiscal Responsibility!

Enhance existing parks and leisure areas.

Sense of community
Maintain historical identity
Maintain and improve access to natural resources

Getting involved with community to balance growth and environmentally

filling vacant storefronts. fixing streets that are in bad shape (stop using chip-seal). continue to find ways to keep property taxes at bay. continue to do your best to understand the village pulse (this survey is a good start).

More amenities for families, encouraging/attracting small businesses verses industrial/larger commercial businesses.

I would like this defined in a mission and vision statement! Green space, natural resource taken care of and provide ability to enjoy more, support local businesses, more support for senior services, safer road ways in the village, more opportunities for community venues,

Reasonable community improvement

Growth that respects village history. Improved communication between committees, branches...

Reconstruction of the Waubesa Lake area. That has lots of potential and economic growth potential. More business in the area would be nice.

Law and order. Public safety

Limit growth of multifamily or dense housing. Maintain safety, cleanliness, and transparency of government.

Keep the VILLAGE a Village !! Stop trying to make it bigger !
Use what you HAVE !! SAVE MONEY !!
No need to fix what's NOT BROKEN !!

The village should always support education while making it accountable that it is indeed educating the children. Another important goal is keeping infrastructure in good repair and up to date - no one can do that except the village! We do not need affordable housing. Anyone who can afford to live here can live here. There should be no discrimination among those who can afford to live here.

School safety.
I don't want an Abundent Life situation in McFarland.

To just stop spending money that is not there.
Sell all the homes they bought with our money

Transparency in decision making.
Hold village employees responsible for the District 1&2 redevelopment plan accountable for wasting taxpayer money.

Improve the vibrancy and walkability of the downtown area as well as all of Mcfarland as a whole. Reduce the car centric nature of this village as a means to improve infrastructure and support small businesses with more foot traffic, alongside improving the health of residents by encouraging more time outdoors. Add more green spaces, outdoor recreation facilities, and more community resources for getting outside and being active.

Cut

Continuing to provide services at a high level, supporting existing local businesses by removing redunent and ridiculous restrictions currently in place.

I would like the village to focus on reasonable economic development, that focuses on businesses that will improve services for families in the village. Investing in parks, recreational and leisure opportunities especially those that focus on access to beaches and water (paddle boarding, kayaking, fishing, nature or biking trails, etc). I do support a community center.

Remember that we are a village and do not want to be a city. Consider solar energy land development to help with energy costs for the community. Just because there may be money, doesn't mean it has to be spent. More isn't always better, and if it ain't broke, don't fix it.

Community outreach

None

In this climate: inclusivity and diversity.

Increased transparency

Improving infrastructure, sustainability and protection of our natural resources, Community engagement,

Balancing the village budget, perserving history and the natural spaces

Water park / splash pad
More houses / less apartments

Continue recent efforts of improving communication between residents and board, engage the community in decision processes, develop better spending habits, curtail excessive residential growth.

See below

Reducing costs.

Improving tax base. Fiscal priorities that community sees as needed.

Infill development
Business Park

See below

Fiscal responsibility

Engaging community through recreational and service-oriented programs. Sustaining the health of existing nature and recreational green spaces.

Reduce the tax burden for the village residents!!

Development and expansion of commercial options.

Make a downtown

Continuing public safety including the safety of high school students from being subject to being bullied by others.

Sustainability

Transparency
Building trust
Community engagement outside of large dollar projects
Citizen advisors at all committee meetings
Growth - but smart growth with community input before the decision is made

Provide more senior and recreational services, follow plans set forth - ok to change, but make sure it's based on needs/desires of current residents, support small businesses

Community engagement

Affordable housing

Maintaining the history of the village

Reduce cost
Maintain

Maintaining a high level of public safety

Honesty

Infrastructure

Attracting business-develop the east side business park. We need to get larger commercial tax base now. It's lacking for so many years but the recent referendums are going to price people out of their homes without relief that s bigger commercial base can bring.
Sell the associated bank bldg and get out of the existing businesses way. The village should not be developing businesses they should encourage them to locate here.
Halt development at municipal center. E we don't need a youth center a rec center etc. There are more gyms per capita here. There's a school rec program for students and adults - work with them! No need to recreate a wheel that no one needs.
Keep green spaces green. We don't need to develop every park with equipment.
No more apartments. Developers are getting so many perks. New apartments are not for working people, just inviting low income. New building should focus on single family homes, townhouses, duplexes.

We do not.
Need the town to look like other towns

Parks and outdoors being top notch

Find a reasonable use for the Village Hall building. Help the Library assume the role of the Youth Center.

More community involvement

Foster increased community engagement

Regaining the public's trust, selling properties purchased (stop being property owners/managers), more fiscal responsibility.

Stop wasting money and cancel the diversity, equity and inclusion program

DEI needs to continue as a priority in all that we do.

Getting our debt paid down

Expanding affordable housing

1. **Affordable Housing**: Implement policies to provide affordable housing options for all residents, including low-income families, seniors, and people with disabilities.

2. **Community Engagement**: Create platforms for open dialogue between village leaders and residents, ensuring everyone has a voice in decision-making processes. This can include town hall meetings, surveys, and community forums.

3. **Inclusive Public Spaces**: Develop and maintain public spaces, such as parks and community centers, that are accessible to everyone, regardless of age, ability, or background.

4. **Economic Opportunities**: Support local businesses and create job opportunities that cater to a diverse workforce. This can include vocational training programs, small business grants, and partnerships with local organizations.

5. **Equitable Education**: Ensure all children have access to quality education by investing in local schools, providing scholarships, and offering after-school programs that cater to different needs and interests.

6. **Healthcare Access**: Improve access to healthcare services, including mental health support, by partnering with local clinics and healthcare providers to offer affordable and comprehensive care.

Stop large apartment buildings from being built.
It's ok if everyone doesn't live in McFarland.

- more roundabouts, less four way stops.
- more push button activated cross walks
- Main Street re-development, more store and restaurant fronts. Current businesses will get space in new buildings.
- finish connection of bike paths from Madison to Stoughton.

Drawing in more business to the down town area and developing green space.

Debt reduction, get your house in order to be able make the desired improvements

Developing green spaces and taking care of the natural environment

Enhancing current commercial spaces and upgrades to homes that were deemed blighted.

Improving current infrastructure and filling current vacancies of buildings to improve the village economy.

As a partially new board comes in, working together to assess the financial situation of the village and prioritize goals based on village needs and community feedback is key. Also, reaching out to the community to rebuild trust. Then, what are low-cost ways to enhance what we already have.

Educate the residents on the cost to run the village: village services, public works, public safety, infrastructure maintenance, etc. Then what is the cost to meet residents desires for development such as the community center, library expansion, parks, public transportation. Everyone has their wish list but then objects when property taxes increase. I believe that we get what we pay for. I also believe that we must take of essential needs first before taking care of wants.

Work to bring in long term businesses. (Small businesses are great but they don't last, or bring a lot to the tax base). Not be afraid to develop commercial areas or a nice small business park, maintain the parks, green space and water access we have. Put a halt on the purchase of small home to be raised for McMansions and put a stop to selling of homes to be flipped to BNB's (they are taking away from buyers who could live there). Put a halt on big expensive dreams, encourage groups to fundraise for what they want (lots of wealthy here, get donations for splash pads, skate parks, pickle ball etc.)

1. Reign in spending as much as possible while attracting and GRADUALLY building long-term revenue sources. Do this by maintaining and investing more in CURRENT infrastructure, buildings, and the environment.
2. If big expenses that seem luxurious on the face of it are actually important pieces of financial sustainability, consider alternative funding sources. As it is anywhere, especially anywhere affluent, economic inequality is getting worse in Mcf. This may mean turning to fundraising for what would currently be viewed as a luxury or a large and unnecessary expense (like the community center).
3. Keep gathering information with PATIENCE, communicating proactively, and being transparent. When people feel like they have to keep an eye on Village govt, they come to more meetings than usual. This engagement is positive on many levels but often not sustainable for the individuals. Then the Village creates all sorts opportunities to see plans and provide input, but since people have gotten behind on their own lives, they have to step back and miss this next stage to catch up in their own lives. Then the Village says, where did everyone go? Be patient with the ebb and flow of engagement. If we've just attended a lot of meetings, we'll need some catch-up time elsewhere before we can continue dedicating so much time again. (This is true for me.) As a parent, I attend 2-4 evening mtgs per week that are related to the schools and somewhat in the community. Yet I'm barely keeping up, and it's not always tolerable at home as is, so I have to step back anyway. Knowing enough to provide input in this community feels like a part-time job. Give us time to learn. (I really appreciate

Fiscal responsibility, transparency, sustainability and inclusion.

Don’t try to do too much

Enhancing programs for seniors, especially those that focus on exercise and fitness.

1) A Downtown Presence, 2) supporting Seniors, 3) Partnering with the School district, 3) Attracting small business, restaurants, breweries, crafts too the village.

Need to put more thought around this. Development to get a better tax base should be #1.

Continue to provide quality services to all who live in the village. Stop spending so much money on the feel-good things and focus on the things that make economic sense.

Providing value-based services to the members of the community, such as repaired roads, a thriving community/municipal center, and investing in services that keep residents safe.

Transparency, inclusiveness, and an attempt to stagger significant initiatives with significant price tags between the village and school district.

Expanding economic growth through commercial business

Increase public safety.

Community programs for young adults - there's nothing in McFarland for late 20s/early 30s adults without children.

Sr citizen expansion
Community education on addiction and recovery in the Sr. Community.

Economic development and land use plans

Address demonstrated needs

Utilizing what we currently have a building upon that.

Provide a safe community. Provide for a community that has the freedom to express opinions even if they are unpopular.

Hold the line on real estate taxes

Affordable housing. Maintaining first rate schools. Recreational opportunities that address the needs of all constituencies. Maintaining infrastructure. Encouraging small business. Keeping the village debt in line so it doesn't overburden tax payers.

Responsiveness to actual constituents.

Transparency, accountability.

Special education activities and connection

Immediately stop assigning road reconstruction paving costs to the water and sewer utilities. Immediately stop the annual transfer of approximately $220,000 from water revenues to the Village's general fund. These steps would enhance economic equity.

Continue to improve financial policies
Address the immediate needs of our Senior Services, Youth Center and our Library.

Increase opportunities for adult learning, shopping, fun and gathering without alcohol.

Expanding affordable housing and improving safe connecting paths (walking/biking) between them

Increasing transparency doesn't require a lot of extra money, but time perhaps and more communication efforts. This is where the Communication committee can support. Maintaining existing green spaces (pesticide free). Expanding affordable housing.

Make it affordable for businesses to locate here

improved communication

Transparency and inclusivity

Have a plan for growth that is clearly communicated to the public.

Replacing the police chief and working to prioritize public safety.

Kicking the current leaders to the curb and weeding through village employees. Your building inspector, who doesn’t even live here is a bully.

Housing

Working with the City of Madison to coordinate development on the north ans east sides of the village.

O

Conservative growth

Housing in Dane county is trending towards an epidemic level issues, we need to make this a priority because if we don't the problem will only grow to have catastrophic impacts moving forward.

Increasing the commercial tax base. Get spending under control. Stop building "wants" to pad your resume on my dime and start focusing on "needs".

Reduce vision statement & define committees purposes

Developing a downtown area that supports the village and outlying communities that includes convenient restaurants, shops, and recreation.

What tangible improvements would you like to see in our village?
I would like the village building inspector to do his job and clean up houses that he has failed to require they meet code. Get a new inspector if he can't do his job. I would like businesses to be limited to the highway 51 corridor. They do not belong in a predominantly residential neighborhood and that includes the library area. Nothing new needs to be brought in there. Waste of funds that could be used for infrastructure. Priorities
Improve all parks and dog parks Increase community activities for all age groups
The entrance to McFarland more inviting from the 51 corridor.
Stick to the basics. Lose DEI. Stop social engineering programs.
Alleviate traffic congestion at the intersection of Farwell St. and U.S. Hwy. 51 (where Culver's, Kwik Trip, Spartan Lanes and Angelo's are located). It's a dangerous corner.

Fixing more roads.

Expansion of senior programs.....leave library as is, no need for expansion.

Financial support of the school system. Expanded opportunities for connections with other residents. Build a splash pad.

Build on what the village has: parks, trails, history, beauty, community engagement.

Balance budget

More amenities to village residents: the economic development authority must work with the Chamber of Commerce to court businesses...why does it seem like we just wait around for large commercial/industrial/warehouse developments to take our limited vacant land?

Robust resident involvement.

The village board should ask themselves why no one attends board meetings. It's because we have no confidence in most of the board members. We feel they are benefiting from the decisions they are making. We have lack of respect for many of them and feel they are doing what's best for themselves instead of what is best for the people..

Roads, sidewalks improved. Parking.

Evolution of a more cohesive and thriving "downtown"/village center.

Green space and community gatherings.

Seriously, spend the money and hire designers to make things look amazing around here. We are a cute village but stop letting people build ugly stuff and please have a cohesive plan for beautification. The gazebo area was great. We probably could have make McDaniel park in to a winter wonderland. Or Lewis park. With a walk through holiday lighting. All of these things make villages CUTE. In the summer hire a landscape designer and go nuts with art and plantings along our roads and sidewalks.

Affordable housing; community activities; stopping the unnecessary spending

Decrease in the number of new high density residential neighborhoods. Roundabout at Valley & Siggelkow.

Na

Expanded library and community center

Increased local events & cultural programs. New parks & recreational areas.

Babcock Park & boat launch entrance, parking, access

Better parks, more public amenities (pool,splash pads) and better ways for kids to get around

We don’t need more parks and our buildings are fine , Continue with road work

Better opportunities for youth, families, seniors, all community members to interact and get involved with each other.

A more attractive downtown

community members with disabilities lack services to promote inclusive environment and engagement. Representation tied to senior services need to be developed

Put some nice flower pots on the wasted space by the benches no on sits at

I think I've covered some ideas in previous responses.

More community engagement

Increasing green spaces and conserving the environment.

Tangible improvements are directly tied to the decision makers and it’s hard to know what is actually being planned-many proposed aren’t a good idea - except for a possible splash pad

Want to answer after more meeti gs

More small business engagement. We dont have enough to keep us local

A more accessible “downtown” area with shopping and leisure options.

More walkable destinations and people actually choosing to walk to those destinations

Housing and more businesses

Park improvement, roads, and residents community involvement. Stop waiting money and putting mcfarland bankrupt

Already covered in previous sections of the survey.

Fix roads, improving parks

Clean up and care for parks, develop more recreational programs for youth

Traffic easing- areas of speeding are a concern as a mother with small children
Rec spaces to enjoy—- like the gazebo park but an area off of Siggelkow. Walkable dining, gym, etc

More walking paths connecting green spaces, infrastructure maintenance and improvement.

Road improvements where needed. Also, fixing our beaches so people can actually use them.

Develop downtown without destroying the current liabrary.

Start with the basic infrastructure, then expand to the wants.

I would like to see more civility and open mindedness, but tangible things would be an improvement on third spaces

Upgrade playgrounds to all be inclusive, designate safe bike route and signage, repair roads/sidewalks/paths in poor and unsafe condition, identify intersections needing a ramp/ramp in need of repair for a safe crossing. Expanded area for voting at the Municipal Center.

Eliminate detached single-family only zoning, lower residential street speeds to 20 mph, safe way for kids to cross Siggelkow, add bike parking to businesses on Farwell, create a raised crossing where Devil's Lake Way intersects with the bike path, lower the speed on AB from MN to Elvehjem Rd from 55 to 45 mph

More direct and transparent communication, prioritize spending on critical needs - not nice to haves

Lower taxes. Stop building apartments.

Not sure

Utilizing the wisdom of community seniors.

Fixing current roads. Help the public schools

Increase communications, be more transparent. Create weekly newsletters which are brief yet capture topics and updates. Allow village members to sign up to receive such communications AND put forth a notice that this is happening. Post the same material on social media.

Something for teenagers.

A similar question was already asked. I would like to see more education about how to appropriately engage with social media online for developing children. I would also like to see phones banned from school across the board. Taking covid more seriously would also be good. Requiring vaccinations to participate in public events for example.

Balancing the budget. Becoming fiscally responsible. Improving and infrastructure fixing the worst things first. Having surveys that aren't slanted toward a wish list of things without also spelling out the detriments of such.

Reduce property taxes by reducing waste on builldings and other unnecessary stuff and staff.

Splash pad outdoor pool recreation area wood be much appreciated

would like to see on home computer some of the ideas of others,
would like feed-back re: special needs kids being bullying repeatedly by 1-2 of the kids in class (wish I would have been there when it happened).

Increased walking and cycling paths, especially safe crossings, for pedestrian traffic to downtown and public green spaces.

More trees and better management of the parks & trees we have. Better/more access to our waterways. Public transportation options. Increase in library space.

update downtown

Traffic issues at the corner of Farwell and Hwy 51 (Kwik trip, Culvers, Angelo's, Spartan Bowl) Too many driveways in too small a space. Ace Hardware rental equipment eyesore.

Establish an historic district; keep light industrial on Terminal and Triangle streets

How many of our local students are employed by local businesses. Are students employment ready, are workplaces safe and welcoming for students? Excellent value production in our village will allow for other priorities to be better addressed whether it is sustainability, recreation, service to community.

Dump dei position and bring efficiency in use of tax dollars to village. Review structure to see what positions are and are not fully needed

A lot of your terms are broad and generalizing . What do you consider affordable housing ? What do you consider expansion of housing ? How do you define infrastructure ?

Controlled growth and development

Actually commit to a water park with real deadlines. Development plans that actually balance resident "wants" and village municipal "needs".

I am fine with improvements, but I really like the Village as it is. I do not feel like there is a need for many improvements

Decrease spending and revamp the water bill fixed cost structure. Increase commercial tax base and stop adding to the school district student population. We do not need to grow our schools any more than they are and need to do thing so lower those cost to the home owners in this community.

substainability focused, focused on natural resources, and walkability

Lower taxes and fees in the community.

Crosswalk at Eighmy and Main St

Senior Housing in our community to help our older members of the community stay in the community if they choose to sell their homes. We currently have very little as far as senior housing for our senior members of the community to stay here if they choose to sell their home. We should be trying to attract development projects that would help since the largest number of people in history are entering retirement age.

Very hard to trust the leadership. There is no information on the upcoming election, that keeps the corrupt friends of develop in power

Focus on small businesses

downtown area

Condominium opportunities appropriately matching community needs for senior adults and affordable-enough for middle class incomes that might be affordable for our teachers.

While I am not a soccer player/family, finish the new park on Hwy AB to get the soccer fields moved, thus opening up the spaces, plans near William McFarland Park.

Additional trash/dog poop stations in key locations especially the path on Taylor Road/Terminal.

More walking paths and infrastructure for people to live, walk and bike around, and shop.

I'll say it again, recognizing the contributions of non-white and indigenous McFarlanders.

Recruit commercial businesses

Na

More bird friendly infrastructure as measured by number of birds counted yearly

?

Create more green space. Upgrade the audio and video on the McFarland cable channel. It's so horrible that it can hardly be watched. Don't we want people to know what is going on?

Renovation of Municipal center with an expanded senior center.

A clean beach on the lake. Concessions by the clean beach.

Stop spreading salt onto the streets (and into the lakes). Ban small internal combustion engines.

Fiscal responsibility with lower property taxes and fees.

Roads and stop putting stop signs is stupid places. The one that was just added on Ridge road was so stupid. Never had an accident at that intersection, But you still feel like the intersection at Valley Dr and Siggelkow is so unsafe still don’t have anything there.

Slow down housing development before we need to build more schools agaon

Repace bad pavement, Creamery road is atrocious, Marsh road isn't much better. Improve the railroad crossing near the lumberyard, make that a road 2 way.

?

Splash pad or public water play space

Fiscal Responsibility and be McFarland. Stop trying to be like all the other towns and cities that are suburbs of Madison.

Not sure

Elderly and disability services expanded
Develop community center for residents
Improved traffic by school zones during drop off and pick up for drivers navigating around those cars
Parking downtown- area businesses use available public parking for their employees daily so public have fewer places to park

Road improvements and community involvement

find ways to keep taxes from increasing and publicize them. Fill vacant storefronts and commercial buildings.

More government transparency and community inclusion in decision making, more green spaces, more amenities for families

More programming and space for seniors.

Recreational opportunities

see below

Redevelopment of areas around Mcfarland. More business spaces.

Keep speeders and criminals out of mcfarland

Looking forward to the improvements of highway 51

Fill the EMPTY building ! Stop just buying them for them to sit there empty . So odd to me !!!

I would like to see the area along the bike path just east of the Larsen House beautified. The park near there is beautiful, but the trainyard perhaps needs a public mural or more landscaping?

A police presence around schools.

Put some planters on the corner where the benchers are dress it up right now it looks sad

Transparency in decision making

More small businesses downtown and throughout McFarland! Less large parking lots, less car-centric spaces. More environments that make people comfortable exploring our village on foot.

Cut

None that I can think of

Improved access to surrounding bodies of water for residents. Beach improvement at McDaniel park.
Kayak/paddle board rentals.
Improving business park across from the high school, this could be restructured instead of focusing on areas with homes.
More restaurants and services for families in the village.
community Center.

Perhaps consumer development along hwy 51. Not offices, buy places where people can shop and eat.

N/a

Development of unused areas

Low income housing, more community spaces (splash pad?)

More recreational opportunities, including connecting lower Yahara trail from McFarland to Stoughton, creation of splash pad, better utilization of green spaces/conservancy spaces.

Infrastructure improvements like fixing roads and sidewalks, protection of natural resources, increases village activities and involvement.

New public spaces and park areas. Useful small businesses. Community health/gym facility that is not expensive for everyone to use.

More local businesses

A board who listens and accurately represents their constituents as opposed to their personal "vision". In light of what's happening in Washington, tighten our belts on spending, especially in administration costs.

Gas station on eastside AB/beltline
I'd like to see a noise barrier for the gun club…. Very frightening for kids to hear heavy gunshots- shots occur after construction ordinance timelines.

The village government should not take on responsibilities outside of its core mission. Improvements would be providing essential services at a reduced cost.

Note : the survey asks for "other" and "please specify" but does not allow input.

Better layout of business spaces and parking to encourage more small businesses. More stringent design concepts for apartments… cookie cutter is not adding any value.

Again, development to increase tax base

Listen to the community members - they want more local businesses and more recreation for kids and adults (aquatic center)

Stronger police enforcement

Expanded youth services, including childcare for children age 0-4, and after-school programs for in-school children. Engagement opportunities for adults, including service opportunities (park cleanup days, community meal preparation, donation drives) and recreational/social activities (nature walks, book clubs, live music, block parties).

Infrastructure improvements

More commercial development (dining/businesses)

See if homeowners downtown will sell and make a nice storefront/apartment area with greenspace

More lighting on highly traveled streets more 4 way stops on sigglekow.

Safety statistics, balanced budget

See previous responses

Exchange street from Marsh Rd to Brodhead needs more street lights.

Improvements to the downtown area without affecting current residents homes, businesses. (There are indeed a couple blighted spots), planned growth keeping in mind current residents - again, just because a developer wants to do something doesn't mean it's the right thing to do despite a supposed financial gain, finally build that pool/splash pad. We've been here for nearly 40 years and it was talked about when our kids were young!

More community events each season

School-Community connections

Unsure

The Village is doing a great job.
No need for downtown. People don't want it. Only one coffee house owner wants it for .their own gain.

I’m not sure

No more apartments

The sale of the old fire station and administration building

Stop moving charges that used to be in property taxes and tacking at the end as fee to get around statutes. If my house goes up in flames my home insurance will pay the fire dept. note I also have to pay in advance so you are double dipping. Less apartment building, less purchasing private businesses, keep parks as they are now- nothing new is needed. Learn to live within your means not going back to taxpayers with hands out for more tax dollars.

Keep the area how it is and just fix up what we have

Hard to say.

Can't think of any

Better options for growing families. There's ZERO affordable childcare places, no reach dane, no fully stocked grocery store, downtown there's empty buildings that I wish we'd do something with. More festivals for the community. Vendor events downtown for small businesses and the community

Improved road and sidewalk infrastructure

Our village has an abundance of parks and green spaces - we need to take care of the basics in the infrastructure. Stop putting band aids on roads and fix them correctly - resurfacing does not work. Find the time for parks to be mowed and weeded, stop spending money to add bathrooms or porta potties in our parks. Make is a priority to preserve historical properties instead of blighting them.

How about you spend money wisely and stop taking mine for shit you don't need

A beach at our lakes where people could swim or relax would be amazing!

Keeping our lake fronts more appealing

Minor quibble re infrastructure, the yellow lines on curds to indicate not to park in certain areas really need to be redone on main st

One tangible improvement that can significantly enhance equity and fairness in a village is the establishment of a **Community Resource Center**. Here are a few ways it can make a difference:

1. **Access to Services**: Provide residents with access to essential services such as job training, financial counseling, legal assistance, and health screenings. This helps ensure that everyone, regardless of their background, has the resources they need to thrive.

2. **Educational Programs**: Offer educational programs and workshops on topics such as digital literacy, language skills, and personal finance. This can help bridge gaps in knowledge and provide equal opportunities for all residents to succeed.

3. **Support Networks**: Create support networks for vulnerable populations, including seniors, low-income families, and individuals with disabilities. This can include services such as meal programs, transportation assistance, and social activities.

4. **Diversity and Inclusion Initiatives**: Organize events and programs that celebrate cultural diversity and promote inclusion. This can help foster a sense of belonging and mutual respect among

Stop large apartments from being built.

Intersection improvements especially routes to schools.
Downtown improvements.

New business and developed green space.

Debt reduction. Quit preying on your citizens to achieve your influenced wants. Start with blighting

- a well-defined and executed Climate Action Plan
- collect household kitchen waste for local composting
- no police sirens screaming down Exchange St.
- increased variety of public transit options between McFarland and downtown Madison
- cease spreading salt on streets and sidewalks and thereby polluting the lake and river
- electrify the village vehicle fleet and don't leave the ICE vehicles idling

Improvements to assistance for current lower income homeowners who live in their home.

Fix roadways and fill vacant commercial and business spaces

I am less concerned about amenities, and more about services. We already have some really nice amenties for a community our size. I don't think we necessarily need more restaurants, shops, etc. We need a larger business or two that will bear some tax burden. We have some nice parks already, although I believe the one by the ice arena is in-progress of further amenities. How do we get more consistent community involvement/engagement might be something to think about.

If possible, complete the renovation of the municipal center. Alot of work has already gone into evaluating the options and engaging architectural planners. Continue with scheduled road repairs and aging water mains so that public safety and utilities do not become substandard.

Development of commercial space.

Sustainable businesses and *eventually* businesses that are sustaining us as a revenue source

Improve focus on maintaining current natural resources

Affordable taxes

I'd like to better understand how the increase in property taxes over the past 20 years has aligned with benefits provided by the village

Property Tax equality. Newer homes and there values are paying way more than there fair share.

Seniors should not be burdened with an equal amount of School district tax without the meaningful Capital improvements for the overall community.

Redevelopment so the village has a flow.

Improvement to infrastructure like roads, sewers, and public buildings.

Annexation of township land east of the Village for more single-family homes that are not William Ryan or any other prefab builders that overcharge and under deliver.

Splash Pad, community input/surveys, enhanced marketing plan for the "selling" of the many opportunities our village offers.

More new business

More police presence

More community programs/services

Sr center expansion

Development and public access to Brandt park area and the downtown core.

We have a great Library that is running efficiently at capacity. What happened to their expansion plans?

Increased citizen involvement. Reasonably spending funds.

Get ideological politics out of government and focus on being a referee.

Control governmental waste

Nothing specific

Nothing specific

Getting the schools right, balance budget and less affordable housing.

Community support and engagement for individuals with disabilities

Immediately stop the assignment of road reconstruction concrete and sub-base costs to water and sewer rates and instead recover them through the general fund (property taxes). Cease the annual transfer of approximately $220,000 per year from the water rate recoveries to the Village's general fund.

Improvements to our Community Development project processes.

more small local shops and gathering spaces for leisure and fun.

More sidewalks and pathways as well as development of a city center

Safer roadways starting with a reduced speed down highway 51. Reduced rail speed through village. Reduction in use of chemical sprays on lawns and more support of corn gluten or other safe pesticides. Improved sidewalk conditions for areas with apartments and affordable housing.

Fly only the American and State flags

improved roads

Repave road from Exchange St to AB

Businesses in the downtown area so buildings aren't empty

Continuing to expand the trail system, and improve the park equipment

Increase public transit
Stop prioritizing the wants of developers
Develop a plan to increase taxes on tank farms

Walking/ biking paths to connect residential/ commercial parts of mcfarland
Increase international activities

Improved traffic control in my neighborhood (Valley Drive/ Siggelkow Rd.)

O

Controlled growth

Outreach events around the goals the city is trying to achieve, awareness is going to be key in community buy in and involvement.

Community engagement. Get spending under control.

Dedicated space for Seniors

A downtown area that includes restaurants, small businesses, recreation activities

How can village leadership better support residents and address their needs?

Roll with the times. What was decided on 20 years ago no longer pertains. You don't have to stick with a plan that is no longer relevant. You need to reign in on spending.

Listen to villagers
Provide opportunities for citizens to offer ideas for community activities

By listening to the citizens.

The village does a great job of keeping the rods clean in winter. I feel safe in McFarland the library provides good programs for kids. We have great parks. We don’t need any more.

I have no real suggestions.

I think they do a good job just by acknowledging us when they see us at any of their facilities. Even if they don't know our names, a nod of recognition is nice.

Decrease unnecessary spending, again NEEDS vs WANTS>

Not sure

Surveys like this (and community meetings -- well publicized and offering concrete results -- are a good start.

Meet them in reagonal groups

It would be helpful to have regularly scheduled "open office hours" for staff and village board members so community members can drop in for informal meetings.

LISTEN TO THEM !

The village board waits for people to contact them instead of reaching out and making contact. They are perceived to be a group of people who cater to a small minority whose agenda is to increase their own personal assets no matter the cost to every day people.

By listening to the tax payers of the village. This isn't Madison.

Efforts such as this one, I expect. Thanks,

It feels like some big decisions are made before real community discussion and input. While leadership certainly can't get input on every decision before making it, things that can have great affect on residents should remain fluid until input.

I don't know.

By actually making changes that residents are looking for. Hiring competent employees. Controlling spending.

Increase communication channels, more push less pull. Maybe an app?

Na

More communication about decisions

Since I only moved here 3 months ago, I don't have a good feel for this yet.

Listen before putting forth initiatives that are not what the village is asking for

Listen to their needs. We pay alot in taxes however see little of it among the community

keep our village a village and not grow too fast

More communication

Surveys like this

Listen. Listen listen.
Actively announce and publish meetings for citizen review

Hear what we say. Not what Matt wants

Solicit constant feedback, consider concerns, seek solutions that meet the the most public good as determined by the people. I'm confused by the ratings below. They don't appear to be in a logical spectrum.

Not sure

Survey us more. Ask for feedback. Market town meetings. Get word out about projects BEFORE they are decided upon

Transparency. Truthfulness, integrity. Mistakes in communication keep on happening and it seems like the left doesn't know what the right is doing. How can you get support when you don't trust the "leaders" or you are not being heard?

Transparency and more input from residents. Don't do everything in a vacuum and the spring it on residents.

More open minds for both sides of politics.

Communicate in plain language so people can better access the information and services they need and understand what's happening in the community.

Targeted outreach. Folks often feel "too busy" to fill out a survey or attend a meeting, but might take time to talk to someone provide input if it's convenient for them, such as public info booths outside the grocery store (think boy scout booth but with important public announcements and someone to answer questions).

Simply by listening to concerns, but again, won't please everyone.

A hole new board members

This Village Visionaries effort should help. Maybe it can be continued indefinitely/

Listen better

Stop doing things behind closed doors. We no longer trust you after the ridiculous spend on the new public works/ fire station

By including all neighborhoods as decision makers—- Secret Places has not felt included in Mcfarland planning for years. And at the meetings felt dismissed

Listen, be transparent. Be transparent about what you've heard directly from the community.

By listening to the people, instead of going off on your own agenda.

You're doing fine.

Communication and transparency.

Explore more ways to notify residents of proposals, rather than depending on social media

Engage more, listen more, communicate more, prioritize maintaining a safe infrastructure.

Take the time to understand the needs of all residents by surveys, opportunities for feedback, and going out and meeting people

Unsure…recent events may require different leadership

Done

Not sure

Seek them out.

Get new Members who are actually for tbe residents

Listen to the residents rather than furthering personal agendas or the ideals of a few employees.

Get out in the neighborhoods don't let strangers decide what's needed.

I think we need to think about others in the area outside of just our direct community. I think providing the affordable housing was a great move, and I don't think you get enough credit for that.

First they have to ask village residents what type of support they need. They don't seem to want to listen until 300 people show up at a village board meeting. Our village leadership is self-centered. They also need to deal with what's happening today instead of planning for 20 years from now.

Reduce staffing to what is necessary and not what is nice to have. Stop trying to force someone else's values on others. Reduce the staffing of the police force by 6 ASAP. Eventually reduce the police to zero while contracting with the sheriff for safety coverage.

Communicate better, have empathy for residents like not blighting their homes for no reason, lower taxes.

don't know actually

Make it easy for community members to voice their desires and opinions on plans and priorities.

Transparency. Better stewardship of our tax dollars. Stop spending money and vanity projects like a second floor in the Municipal center. Use money to capitalize on current resources.

not sure

Listen to long time residents and NOT people moving in who want everything they had in the places they just left. Respect the wishes and needs of the long time residents over the wishes of those who want change.

Help create events in the village, such as kayak rental in McDaniels and Lewis Parks, more concerts in the Gazebo (including high school jazz and other school groups and provide opportunity to purchase picnic lunches from local restaurants), art fair around the Gazebo, move the farmer's market to the historic district, keep the historic district walkable, areas for rest stops along bike path, especially now the two trails are connected,

Encourage venues where community members can be connected to one another

Stop forcing things on the village and residents

Honesty and transparency .

Communications

Communicate early and often to the entire village when changes impact us all - we are a smaller community.

It all starts with clear communication. Seeking input.

Make the hard the choices and say no to non-necessary spending and feel good projects.

Keep the parks clean, offer services residents need - large trash pick up, leaf pick up, etc. pause before bonding for new projects - work to maintain and sustain what we have.

All these questions are about how can the Village spend more of your money. Stop it. Your job and s to provide efficient and affordable basic services. Not trying to engage youth, not trying to provide more recreational opportunities, etc. Families can do that on their own. We don't need you to "encourage" us. You're not a therapist.

Lower taxes by creating more business opportunities on hwy 51

Listen to the wants and needs of the community. Control taxes and spending so that you aren't taxing people out of their homes. Stop spending our tax dollars on trying to buy up properties and be a developer. You wouldn't be getting so many upset people at your meetings and push back by the community if you were listening to people in the community and representing their needs.

You just blighted our homes, you don’t sincerely want to support people who are not rich.

Work on rebuilding the relationship with the citizens and control spending

listen better and be more transparent

While there are incidents of struggle and conflict, clearly the Village officials are trying to do the best they can to address varying needs and wants throughout the Village.

Reaching people is hard because they are busy and life happens without paying attention until something is too big to ignore. Concerns escalate quickly and divisiveness and discontent extend far beyond what it may be if managed differently in advance.

Anything you can do to continue to look at choices and how they impact all the players short term, and long term would be welcome. Sharing the whys of what you are doing and the data that you are using for decisionmaking could help.

Reach out beyond holding village meetings that only people who are already paying attention to see. Have "office hours" at McFarland House Cafe. Go door knocking and ail out the schedule of public meetings.

Notify them about important developments in the community.

Be transparent and stop wasting our money!

More transparency from elected officials.

I feel like there's not a lot of communication between village leadership and residents, we only hear from leadership when they need to fix something they already id

Scale back grandiose plans for large multi story appartment complex projects. We do not want to be Madison

For starters, fix the cable channel.

Better fiscal management to achieve projects that have been promised for years

Lower property taxes

I don't know.

Get new leadership

Listen better to us.

Communicate their intentions

Polls. Not everyone thinks alike, you all need to be respectful of both sides of the political aisle.

?

Listen

The leadership needs to listen to all of the residents of the village. It seems like the leadership has forgotten about the residents that are middle aged and elderly. Meaning that the leadership is spending money on things that do not matter to all of the residents.

Listen to them! And work together, it appears that the village board and village administration are soloed and either cannot or will not work together

Share openly possible choices when planning. Seek input and share results. Follow through

Communication is some firm of media

be transparent and show us how you are spending tax dollars efficiently

Help give them a voice so elected officials better understand what they should be working towards.

Open forums

Continue with q&a meetings

Implement mission statement in a supportive style

Sending out reminders of local meetings so that we can have our voices heard.

Police presence

By limiting property taxes

Again … just listen

I think the village does a great job in supporting seniors!

Appear at public events and be available to answer questions.

Be honest

Leave them alone. Reduce Taxes and focus solely on basic public services. (Roads police and fire)

I have no suggestions, I don't interact with village leadership so I do not have an opinion.

Stop doing all this crap

Activing listening and responding to residents

Unsure.

Listen to their needs and wants.

Continuing listening and find solutions

Transparency

Make us aware of them via social media, and open those lines of communication.

Better transperancy

Solicit input from the community in diverse ways to reach as many as possible.

Find out what the villagers really want without planning new developments etc. that will impact the quality of life in the village

Provide clear communication

Listening and responding appropriately.

Love the village and all you do!

Focus on roads, snow removal, public safety and hosting elections. Don't let individual agendas drive costs for all.

I can’t even get the curb painted outside my house yet we r spending so much money clearing already awesome fields in hidden farms. This is one example of disconnect. So much money is being wasted on what appears to be projects people r trying to think up vs what we need.

Stick with decisions made previously and do t bow to pressure of the uneducated

Open communication and be successful in moving forward with projects residents want.

Respect their constituents. Control spending without further property tax increases.

Newsletter (monthly or quarterly) announcing upcoming topics of importance for the village, any updates influencing village decision-making, and opportunities for community feedback or information sessions.

Listen and don’t do whatever you want even after information is provided thru surveys!

I think alot of people don't realize there are long term plans. Mostly due to their own ignorance until it's a NIMBY situation. Definitely continue to listen to not just the loud voices, but the village as a whole. Surveys like this are good. Pollling for specific issues/matters would be recommended.

Say what the intentions are and be more specific with development, contacting the homeowners to see if they would like to sell instead.of a generic blight.

Be more transparent!

Listen. Surveys.

See previous responses

Communicate things that are happening in an easily digestible format. The minutes from meetings are long and cluttered. Make it easy for busy and tired people to see what's happening.

Listen listen listen!

Accessibility and decision making transparency

Make info accessible and repeat locations. Most people are so overwhelmed with Trump's changes that it's hard to keep up with everything

Listen to our needs to be realistic.

Clear concise communication

Be directive and open/honest.

More communication about purchases such as empty bank buildings and some other questionable purchases that were made

More referendums

Listening sessions well advertised in advance before something comes up for vote at board meeting

Help them when they can't pay for improvements

Not sure

They need to somehow learn what those needs are, not assume that they know what they are.

See previous answers

Be transparent and accountable
Establish open communication channels

Be qualified, have a vested interest in the community (live here), listen to the residents, don't push redevelopment when it is clearly not what is wanted, respect the residents.

Keep their grubby little hands out of our pockets

Listen and share your thinking behind village proposals

Being more honest

Idk

Seek out those with the most significant needs, partner to address.

Don’t build apartments near AB / MN area.

More widespread options, always seems options given are too closely related. More surveys/voting opportunities throughout the decision process.

Reaching out with polls like this is a good start. There should be more and more publicity announced.

Honesty, debt reduction, kicking the realtor’s and developers out, no new apartments
Complex

Work with the waste collection company to add composting (kitchen and yard waste). Also allow residents to use smaller bins AND reduce the amount they pay when they choose the smaller bin. We could use smaller bins but have to pay the same...this doesn't make any sense. Reward residents for making environmentally-friendly choices. The climate crisis isn't going to go away if we all don't do our part.

Talk to them. Ask them what they need. Find ways to help them.

Communicate, be transparent, and listen to the people. Focus on need and wants of larger commmunity, not personal gain.

One challenge out of leadership's control is the way in which state and national policy and fiscal decisions trickle down. It's clear that cost/property taxes are a challenge, as is the cost of housing. I think prioritizing services and things that most directly impact the most residents is key. Might have to get creative and look at alternative funding for some things (grants, etc).

Listen and communicate in multiple ways, (print, electronic, maybe an electric sign board at the 4-way intersection of Main/ Exchange/ Farwell of upcoming events and meetings inviting resident feedback.

To listen to all residents, not just 80 who complain- they bully others into not speaking out. (Have you seen how mean people are in this community, check out Facebook)

No answer comes to mind for now. (...I really wanted to do this survey. I'm running out of time; it's longer than I expected. Apologies for my long responses!... This survey might be better coming out in pieces. It's the second survey I have ever done and they have both been very long for one sitting. I'm not sure how others feel, but more surveys that are shorter would be better for me.)

Engagement is key to clearly understand priorities

Newsletters

No idea

By doing what they say are going to do. Too many times you see people with their own agendas. Not representing the community as a whole.

Only when challenged do they show transparency.

Directive.

Gather input on large projects before decisions are made. Stop doing things that only a few people benefit from and that all residents have to pay for.

Focus on what's most important to the ACTUAL residents of the village.

Have village representation available at community functions, making themselves "more present" in the eyes of the community.

Become more publically accessible.... open office hours for department heads?

Resign and allow true conservatives to get us back on track.

More proactive education/awarness. Community members don't care until it directly impacts them...and usually by then, it's too late to get ahead of the narrative.

When the leaders become more interested in the residents ideas and begin to serve the people.
When you know better you'll do better.

Follow thru on initiatives and not get cold feet from a little pressure in the room.

Leadership needs to be more respectful of others

Transparency

Spend village resources cost effectively and don't waste it on pet projects.

Control spending

Listen and respond. Nobody wants a business park on the east side for example.

Following village code and not deviating to chase developer tax dollars.

LISTEN LISTEN LISTEN

Listen

Immediately stop assigning road reconstruction concrete and sub-base costs to water and sewer rates. Immediately stop the annual transfer of approximately $220,000 of water revenue recoveries to the Villages general fund.

Village leadership can better support residents and address their needs through a combination of proactive engagement, transparent communication, and responsive action.

unsure

I think the village leadership is doing a good job to assess what the community needs. I appreciate that we are taking to the time to understand the needs/wants of our community, but moving through these issues swiftly will be important so community members can see tangible results. Being stuck in red tape does not address the changing needs of society now.

I think they are doing a great job and I have seen many members out and about in the community. I think a few additional streams of content communication and "affordable" or free community events would make a huge difference.

Stop following Progressive Dane garbage.

listen to them

Be more Directive

Not sure. I like the newsletters that I get emailed to me!

Continue to seek input from different groups within the community to understand the needs that exist, and then determine what things are possible for the village to improve.

You blighted our homes, you call that support??? How about hiring some village employees who aren't White?

I am able to access information if I go to the village website and seek out minutes for the different committees. Or if when I read the summary that is sent to me via email about some projects.
I don't know how the village is addressing the different categories have been listed in the survey, or how to find information about what's been considered short of seeking out the minutes. As much is, that would be a great thing to do, it's burdensome, and doesn't happen.
Having ways to provide information, and seek input that is done through different mediums, would enhance communication and help identify needs, help people feel their voices are heard, and provide different perspectives for action.

Emphasize communication opportunities.

O

Engage us like this survey

Have neighborhood meetings, inviting residents directly to meetings that effect their quality of living or work happening on their street. etc.
Having village leadership be present at community events or meetings that go to where people are.

Actively listen to our needs rather than going on a hunch.

Address the need for meeting space for senior activities

Listen to not only the communities within the village, but communities that are outside the village limits but fully support McFarland schools, small businesses/restaurants, and recreation activities.

Is there anything else you would like to share about the village's mission, vision, or values?
No
Stick to basic services. We have spent so much on new buildings, parks, and education. The taxpayers need a break from future tax increases like we had in 2024. Be more responsive to commercial development.
Thank you for the opportunity to provide feedback on this important initiative.

Nice survey, wish it had been shorter. If I sound like an old person, I am.

Not at this time.

NA

We need to audit the school system for improving performance

Remember that you are here to serve the residents and maintain the Village in the manner that they desire, to the best of your ability.

I am thoroughly disappointed with the majority of people on the village board and their willingness to bully and shame less fortunate residents in exchange to kowtow to developers and Realtors. I am thoroughly disgusted.

Are taxes taken into consideration for any of this mission statement. How do you plan to pay for it? You're chasing people out of the village who moved here because it WAS a quaint community. Especially for the elderly and fixed income people, you're chasing them out.

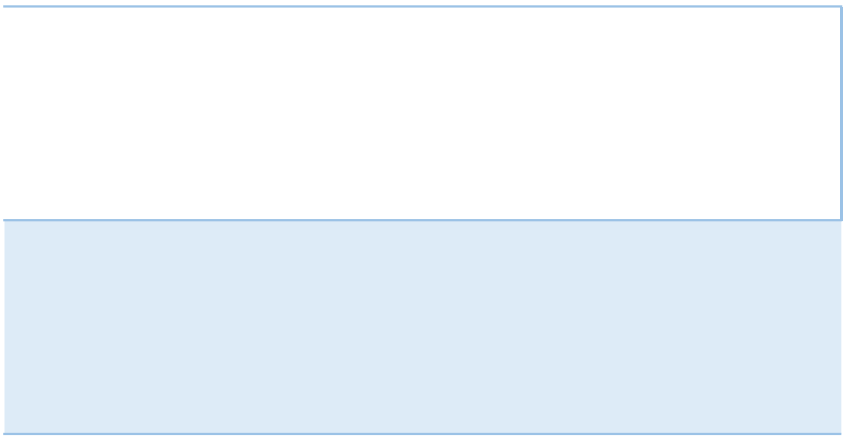
Thanks. At this time, due to the press of other business, I will remain non-committal on the two questions below, but I may reach out as the process unfolds.

Let's live them.

I will watch for opportunities to be involved. I don't want to give out my info below :)

Let’s actually follow what is decided and not just make this a feel good exercise.

Na



Do better

no

No

McFarland has been a good place to live for over 30 years. Our kids school experience prepared them for success.
Growth is good for the community but our small Village is at risk of assuming a new complexion as businesses seek to modify it for their own gain.
Keep steadfast on the vision of being a small town with citizens actively engaged, where all are welcome BUT all who come to McFarland must respect property, public employees and their neighbors.
Avoid swinging so far to accommodate one group that you forget others.
And please remember we want to stay here IF we can afford to. We want good schools for kids and recreational opportunities but not at the expense of services to elderly or disabled. If a transparent and responsive government exists, diversity and inclusivity should follow. Not necessarily the reverse…

It is time for Matt and Andrew along withCarol to go they don't care about the people in the village

I don't think at this time. Other than I'd like to get involved.

No

I have come to realize that I took great trust that the elected officials would be looking out for my home and how future costs would affect me. How very naive of me. I am fully aware there are extremely difficult choices that have to be done and big bills to pay but " you snooze ya lose" attitude and trying to bulldoze development plans that were not fully disclosed is wrong…mission, values and vision seem like a joke…be better and do better.

At a later date, after workshops and mtgs

I am newer to the community but excited to get more integrated and see how the community evolves!

Na

If we're not careful, McFarland will grow too much and too fast. It will have no identity beyond an extension of Madison.

Stop trying to be Madison -like we are a village and we like it that way.stop trying to leave some sort of legacy.. that’s not your job

I hope to see the relationship improve with the community and the board, but there is quite a distaste from several initiatives that felt rushed/“snuck-through”

All of the messaging needs to flow when read as a whole piece of communication. It all needs to be simplified so that all readers can get the spirit of the mission, vision and values. Has the Village ever considered changing from a mission, vision and values to a core purpose and values, to simplify?

Keep up the good work.

I've attend past meetings where the Village hires consultants to update the village's vision. I have found only the residents that share the village's new vision are the ones that seem to matter.

No

N/A

No

Not at this time

Be more specific and less wordy.

It doesn't apply to McFarland anymore

Not yet

I work 2 jobs just to keep things going and updated. Doing my best but fall behind some times. Always get the things done and improved.

The village administrator, the village board president, and the director of economic development have proven they do what's best for themselves rather than for the village and they need to go. As public employees, the public always comes first and they don't seem to get that.

Stop trying to comply with the mission of Madison or Dane Co. and focus on local needs - reduction in the size of government.

no

I would like to see a clearer vision for the future, particularly as the Madison metro area grows.

Leave DEI out of it. WE do not need a DEI person. Get the Pride flag out of village newsletters

This survey is too subjective--the terms can be defined by individuals very differently. How can someone feel very strongly but be neutral on almost the same value?

I am very grateful for all of the work our community government undertakes to keep us safe and overall make our lives better. We need to remember to regularly thank our public workers and volunteers

The administration wants to do things its way and force on residents. Currently they show little interest in transparency.

Not at this time

Please do not think too big. Many of us like McFarland just as it is. I do realize that change will happen. Please keep changes in line with our current village character and do not turn us into a mini-Madison. Give extra time and thought to development plans and seek public input at all phases!

Communication is hard. It takes a lot of work and even when you think you have done an amazing job, there will be people who did not understand. Keep trying anyway.

By being forward-thinking and making our vision one of aspiration, we can make McFarland a place we are proud to call home. People and planet need to come first.

You have taken your primary mission of providing basic, efficient and affordable services and added on a bunch of meaningless stuff that provides value for very few and adds to the cost burden to residents.

Focus more on lowering taxes rather than increasing spending.

We need change in the leadership in our community from the Village Board President to the Village Administrator and Community Development Director. All of you have been pushing for the development near Secret Places, Village Hall remodeling project and identifying peoples homes as blighted and developing a downtown area and buying up properties in the community. None of these are priorities of the members of our community that represent. As a result, you have seen extreme pushback from the community and people showing up at community meetings to fight you on these projects. You are not representing the wishes and needs of our community, but putting your own personal agenda above that of the community in which you serve. We need change!

You have a long long way to go to restore trust.

no

Overall I like living in McFarland and I think the village is on a good path. I hope that there are efforts to improve the representation and inclusion of marginalized groups in the village.

Not at this point

No

All pie in the sky, in attempt to be a mini Madison

McFarland is growing too fast. I know that there is some jurisprudence on the village board, but it seems like the infrastructure people are only interested in new development.

Work to complete projects that have long been a goal of the Village such as expanded senior center and splash park for youth.

Less is better and lower property taxes. Focus on the essentials

No

Please figure a way to lower our taxes not just raise them. You will pushing people out of this community because the taxes are so high.

You've been trusted with our money to do well for us all. It would be nice to see more transparency in regards to salaries of village employees, costs of projects and a way for residents to become more easily engage in village government goings on.

?

Keep it simple.

None

this is probably the wrong place for this, but lots of questions were about improving public safety. We are already beyond top-notch in this subject. I don't think this area needs any more improving.

McFarland is growing so much residentially it would be nice to see this supported by the town more. Most people leave town for restaurants, cultural events, better parks, entertainment. Too much focus seems to have been on bringing in more industry and commercial business to increase town funds but they are missing out on what is actually happening here and what families will want. And it isn't industry, semis driving down their street, and having a dump down the road.

Need to define what they are not just fluff. Need to cover everyone not just a specific group of people who can afford to live here

Keep the criminals out of mcfarland. Speeders too

The police/fire/ems is very good

No

I was encouraged when the village scrapped the plans which had caused the "blighting" of homes to advance ideas that were not held by the majority of the village. That responsiveness gives me hope that those in charge listen. I hope that as a village we will continue to work to support those who live here, and do not get distracted trying to fix Madison's problems. McFarland is a unique and beautiful place. It does not need to be significantly changed.

McFarland is a family village. That should be the focus. High quality schools, teachers, and athletic facilities. Safety in schools and other public places. Welcoming to all.

No I think I covered how I feel

Mission statements are a ridiculous waste of time. This survey forced answers in topics such as Diversity Equity and Inclusion. These should never be primary concerns of the government. People should be hired based solely on merit.

Waste of time. Village has been run so poorly for so long… nothing can help. Rest of Dane County has seen tremendous growth… and this village has been stagnant.

Not at this time

None

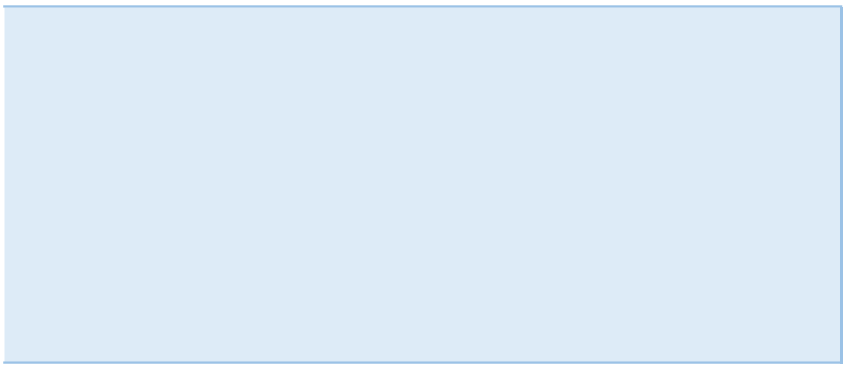
No

Transparency is critical.

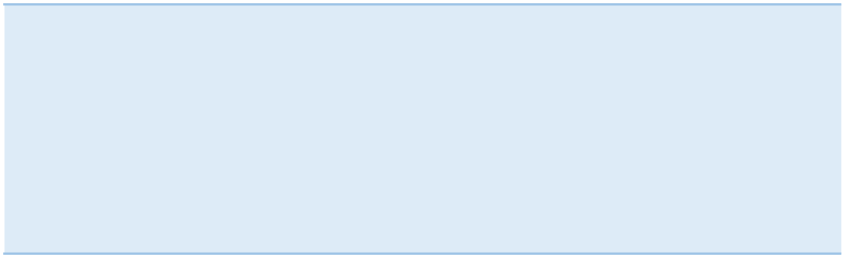
No

Focus on village services.

Do what’s right for the village long term. You have driven away several opportunities lately because of a small number of people and NIMBY. Staying on this path you’ll be going to referendum in a couple years just to provide services

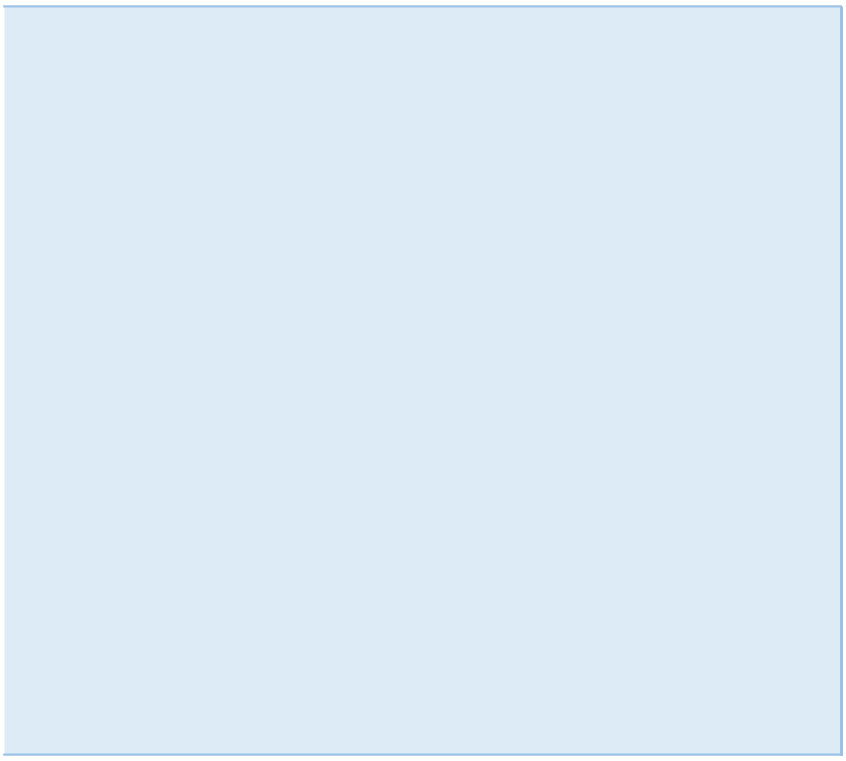


So this will be a plaque on the wall for all to see and little will be done to accomplish that directive!



No

McFarland is a wonderful place to live, as is. Very few changes are needed or welcomed.



No

I love the idea of a survey, but if it’s just a survey it doesn’t mean much.

No

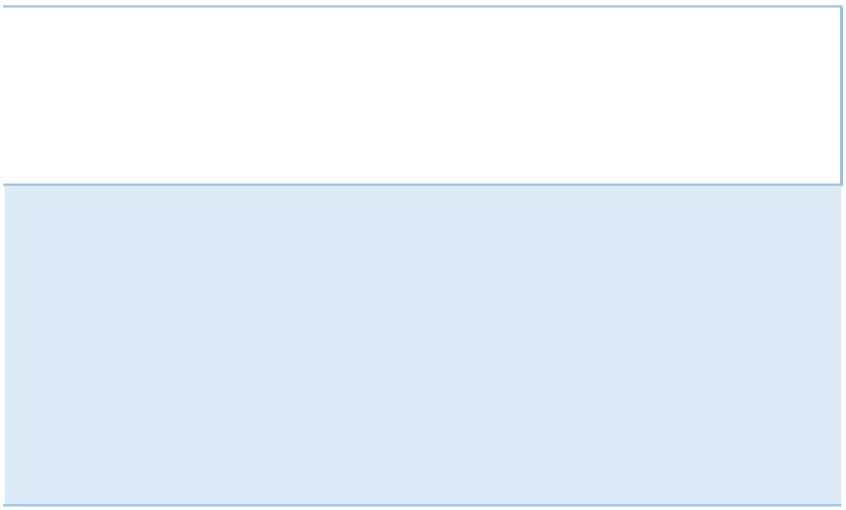
Ensure

It’s too scattered And needs a more common focus of providing safe place for all residents, not catering to one group or another for an amenity

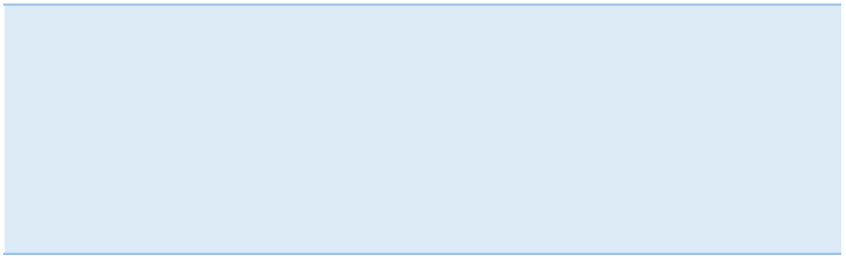
Thanks for your hard work on this! I’m Still somewhat salty about the blight stuff obviously.

I like all three - I hope the village can be guided by them in real time.

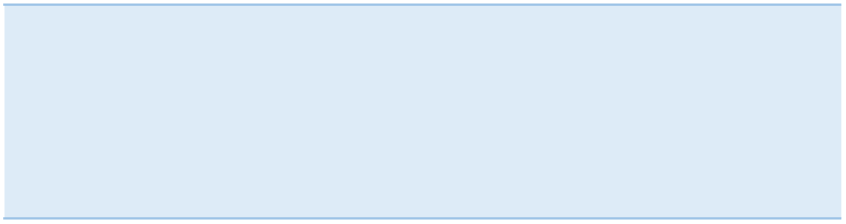
Yall need to add new laws to protect villagers from blighted status



I feel that there’s no reason for a mission statement or a vision statement. People just want to live and be left alone.



Plans made in 2010 maybe should be reconsidered



No

Shorten them up.
Improve roads, no large apartments near AB / MN area. Allow Kwik Trip to build a car wash. Keep the riff raff out of McFarland. That's all you have to do and 98% of the residents will be happy.

Read it and stop and think how your can effectively implement it for the betterment of mcfarland

I appreciate the chance to share my opinion, but barely found out about it in time. The survey needs to reach more people. Engage community in other ways that do not involve stumbling over a survey in a community Facebook post that people may not even see.

I appreciate the efforts and time you all put in. I know it is challenging, especially in the times we are in, to make sometimes difficult decisions. A fresh start might be needed across the board. Appreciate the survey and the in-person opportunities that were provided also.

Stop focusing on buzz words, catch phrases and work the business of running a community. The values seem to be heading towards higher taxes and higher spending in order to earn a participation trophy. Mission is way off course, neighborhoods, churches and people create the community and values, government should be running the structure.

Thank you for this, and thank you for your time and service.

no

Balanced growth and alignment with the school district.

If the Village isn’t growing, it is actually dying.

I think this project was a complete waste of time, money, and energy. I'm not sure that many people care about what the mission and values are of the Village. I have never heard anyone say "I'm thinking of moving to McFarland, I wonder their mission statement says". They want to know what the crime rate is like, is it safe, and are the schools good.

I think the current ones are more than acceptable and I question, given the turnout of responses for this project, if it was a necessary endeavor to begin with.

As a 60+ year resident of this fine community there are many reasons that I've chosen not to relocate. Not the least of which are it's residents and the amazing educational opportunities it affords our future, our youth.

When we all work together it makes everyone's jobs easier and brings a positive outcome to our collaborative ideas.

No

Just that I think McFarland should be doing as much as possible to preserve the sense of a small town with abundant resources for its residents.

No

School system is failing students and parents. Parents are taking their kids out of school because of woke politics! STOP!

The Village should immediately cease assigning approximately 35% of road reconstruction costs to the water and sewer utilities and instead include the costs in the Village's general fund, which is recovered through property tax and is therefore more progressive. The Village should immediately stop the annual transfer of approximately $220,000 of water revenue recoveries to the Village's general fund. These step provide more equitable economic outcomes for residents.

keep costs down and be efficient and frugal with spending. Getting people connecting in person again or more.

No

In addition to Trustees, Committee Members and Volunteers you could have Village Ambassadors. These could be regular folks who are tapped into what is happening from all areas of Village life (students, businesses, families, etc).

Keep WOKE/DEI out and you'll do better.

I think the village does a great job in maintaining recreational areas

No

As a longtime resident, I appreciate everything that you have done to improve the quality of life in the village. It is making our community more accessible and attractive to those moving to Dane County.

Hypocrites run this village. You also make it impossible for people who work second shift to participate.

Generalities sound nice, but specifics yield results.

O

Seems like a responsible community

Nothing else, I didn't get to attend a visionary workshop and wish I would of. Thank you for taking the time to offer this input.

Stop trying to be what we aren't. We will never be Sun Prarie or Waunakee. We are good at strong schools and a residential village.

Nope

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Business**

DEPARTMENT: **Administration**

CONTACT: **Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and action to accept the McFarland 2026-2030 Capital Improvement Plan.**

PREVIOUS ACTION:
The 2026-2030 draft Capital Improvement Plan was introduced to the Village Board at their meeting on June 10, 2025.

The Village Board conducted a second review of this plan at its meeting on June 24, 2025.

The Village Board conducted a third review of this plan at its meeting on July 8, 2025.

The Village Board conducted a fourth review of this plan at its meeting on July 22, 2025.

The Village Board conducted a fifth and final review of this plan at its meeting on August 12, 2025.

The Public Works and Utilities Committee reviewed Appendix C of this plan at their meeting on June 23, 2025 and recommended approval on July 28, 2025.

The Parks and Recreation Committee reviewed Appendix D of this plan at their meeting on July 1, 2025 and recommended approval on August 5, 2025.

ISSUE SUMMARY:
The final draft of the 2026-2030 Capital Improvement Plan helps to plan out a multitude of projects, plans, designs, equipment, and various capital needs over several years guiding our budget process from year to year. Commitment to capital within this plan remains strong and in line with Village Board goals and objectives established for these purposes. This plan has previously been reviewed by the Village Board as well as within Committees with the objective for this upcoming meeting to consider acceptance of this final draft. The 2026 plan year once accepted will then be used to build the 2026 Budget for the Capital Projects Fund for consideration to adopt later this Fall.

The plan continues to forecast what is needed for our note issuance from year to year while also accounting for longer term borrowing to support facility projects. This plan continues to forecast funding for facility needs but within a phased approach. The phased approach anticipates planning for those facility needs for the coming year and beginning with the first

phase that is to be determined in 2027 continuing with a phase in each of the next years through 2030. This will change from year to year depending on what is recommended and accepted to proceed by the Village Board with emphasis to maintain our current level of debt utilization. Phasing improvements over time allows the Village flexibility to lower its debt capacity helping to better balance the financial impact.

Please remember these are projections taking into account a lot of assumptions on what may or may not happen in the next 5 years and longer regarding the presented variables. The true testament as to whether or not any implementation happens within this plan is through the annual budget process. As a plan, the use of assumptions is appropriate to be able to forecast certain impacts and attempt to avoid funding pitfalls. As we progress through the years, how elements are incorporated into the budget is the final say as to whether or not they may move forward.

FINANCIAL/BUDGET IMPACT:
The financial impacts of the plan are noted within Appendix A of the report. The tax rate is estimated to increase $0.06 per thousand dollars of value each of the next five years on average. This is about half of what we started when we began the review process where that amount was originally projected at $0.12. The annual average cost based on the median property is estimated around $23 per year for a cumulative total of around $372 over 5 years. Overall the plan is about $10 million less in cost than the previous year while allowing the Village to continue to fund its typical capital improvement needs from year to year while also addressing larger facility needs within a phased approach.

VILLAGE PLAN REFERENCE:
Chapter 3 - Debt Management Policy
Last updated in 2020, this policy provides guidance on the utilization of debt to support capital project needs. Our planned borrowing past and present have conformed to the standards outlined within this document. By State law, our debt limit is 5% of our equalized value which as part of the 2024 Audit was $85,085,895 with $46,965,000 outstanding. By policy the limit locally is set at not to exceed 67% of our legal debt limit which would be approximately $57,007,550. Again, as of the end of 2024 we were below this threshold at $46,97 million ultimately demonstrating a slightly above average utilization of debt (approximately 55%).

The State just set the January 1, 2025 Equalized Value for a total amount of $1,836,335,200 which increases the 5% threshold to $91,816,760.

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Action:

Motion, second to accept the McFarland 2026-2030 Capital Improvement Plan.

ATTACHMENTS:

VILLAGE OF
McFarland

1. 2026-2030 McFarland CIP - DRAFT - 08222025

5 Year
Capital Improvement Program

2026-2030

August 26, 2025
Village Board Review and Approval

www.mcfarland.wi.us | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3153

Memorandum

To: Village Board of Trustees
From: Matthew G. Schuenke, Village Administrator
Date: August 22, 2025
Re: 2026-2030 Capital Improvement Plan (CIP) Transmittal Memorandum

Executive Summary

Please find enclosed the 2026-2023 Capital Improvement Plan as prepared by the Village Board with the Village Administrator and Department Heads. Annually we go through this process to plan out our capital needs so that we are able to better understand the fiscal impacts they will have into the future. As a plan, this effort is meant to help guide our decision making and provide direction over the years based on the priorities set for each of the projects included. Once the plan is accepted, the next program year is entered into the budget process for final consideration to be able to move forward. This memorandum is submitted as part of the transmittal of the plan to help outline the process, summarize the projects by Department, and forecast the fiscal impact.

Process and Schedule

Please note the following process and corresponding schedule that was previously set for the board's annual calendar:

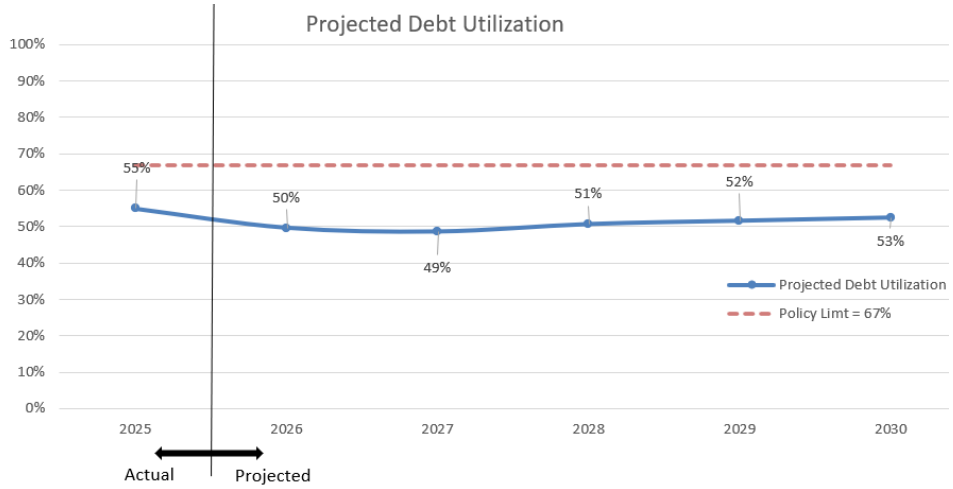
TASK	OWNER	DEADLINE
Begin Staff Submittal	Dept Heads	April 22
End Staff Submittal	Dept Heads	May 16
Draft Plan Introduction	Administrator	June 10
Financial Analysis Complete	Administrator	June 18
Public Works and Utilities Committee – Review	Committee	June 23
Village Board – Review	Board	June 24
Parks and Recreation Committee – Review	Committee	July 1
Village Board – Review	Board	July 8
Public Works and Utilities Committee – Review/Rec	Committee	July 21
Village Board – Review	Board	July 22
Parks and Recreation Committee – Review/Rec	Committee	August 5
Village Board – Final Review	Board	August 12
Village Board – Plan Acceptance	Board	August 26

The Village Board ultimately decides final plan acceptance at its second meeting in August. They do this work by conducting their review in June and July along with assistance from applicable Committees. Each Committee noted conducts an initial review of the plan affecting their work, and at a second meeting finalizes their recommendation to the Village Board. All of this is reconciled in August and presented for a final review and consideration of acceptance to finish the process. Plan acceptance is not project approval. Plan acceptance completes the process and project approval is not earned until the plan year as has been approved by the Village Board within the annual budget process.

Financial Impact Summary

Included as Appendix A within the report is the financial analysis completed by the Village's Financial Advisor. This analysis lays out the projected debt issuances from year to year within a structure that attempts to balance the amount of tax levy support needed to pay for the debt. On average over the 5 year life of this plan, the tax levy rate increase is planned to increase by $0.06 per thousand dollars of value each of the next 5 years. A median home valued at $418,100 as of January 1, 2024 would see an additional cost of around $23.40 per year during that same five years for a cumulative total of $372.79. All of these metrics are reduced by more than half from the previous year's plan. The average annual increase on the tax rate was projected at $0.12 per thousand with an estimated average annual cost of $52.21 for a total cumulative total of $895.56. This reduction was achieved reducing the overall tax levy supported GO Debt and phasing the larger facility projects over multiple years.

Debt utilization according to this plan is anticipated to drop in 2026 and 2027 before seeing slight increases in 2028-2030 as the phasing for facility projects kicks in. Overall we are presently at around 55% debt utilization according to our 2024 Audit where on average the next 5 years this will decrease to around 51%.



Department Review

Administration

The Department absorbed the Communications Division in 2024 and this plan reflects that transition to add a line in each of the years to support the cable channel and other mediums. The only other major inclusion within the plan is to keep up with replacement of voting equipment at the end of its useful life.

Facilities

The main project forecasted within this category is to fund facility projects that are to be determined. The Village Board wishes to further plan for and study the need for these projects into 2026 in order to make decisions on how to bring recommendations forward within a phased approach. This allows for debt utilization to remain flatter over the course of this plan while offering the Village flexibility to adjusting workload to align with financial resources. The remaining funding needs are consistent from year to year with a sinking fund to maintain facilities, sinking fund for property acquisition, use of funds to address maintenance needs, and other technology support.

Police

The Department has included replacement of two fleet vehicles every other year planned for 2026, 2028, and 2030. Typically new cars are entered into patrol and other cars with useful life are cycled to other less demanding uses. Additional funding is provided to support equipment needs from year to year within the Department and also to support traffic safety. A new Records Management System could be considered also in 2029 after further evaluating the existing partnership with Madison.

Fire and Rescue

A new fire pumper/engine was approved in 2024 which included a down payment to secure the order and schedule for delivery in 2027. Other vehicle needs identified include a staff vehicle in 2027, brush truck in 2028, and tender/tanker truck in 2030. Some of the smaller less specialized vehicles that are existing are able to be repurposed once replaced. Other equipment needs are consistent from year to year with exception for the replacement of the radio system in 2030.

Public Works (Utilities)

Most of the Village's capital outlay from year to year flows through this Department and specifically within the Paving and Utility Plan line. This information is further detailed in Appendix C in order to outline our road construction needs including the related underground utilities. There are a number of equipment needs that span all of the different services provided as well as different vehicles. Continued emphasis on stormwater maintenance is included in this plan with funds allocated in each year to continue following through on plan recommendations. Construction of a new well is planned to begin in 2026 as well as rehabilitating Well #4 in 2028. Segment 6 of USH 51 reconstruction from Exchange Street to Larson Beach Road will begin at the end of 2026 for completion in 2027.

Senior Outreach

Most of the capital needs for this Department are tied into the larger facility question that is what to do with the Community spaces in the Municipal Center. They have a small capital line item which allows for day to day needs to be met. Nothing else major is planned at this time.

Library

A few smaller improvements are planned in the coming years to address technology, lighting, and signage. The Department also has a larger facility question it is looking to address to further study their last space needs plan and provide updated recommendations on improvements.

Parks

Every other year the Village attempts to use park impact fees collected through new development to reconstruct a playground or add a public restroom. A playground would be considered in 2026, 2028, and 2030 while a public restroom would be in 2027 and 2029. Assuming completion of the second phase of Community Park, attention is turned back to McFarland Park to advance future phases of that work planned in 2028/2029. Well #4 is located within Egner Park and is planned for rehabilitation in 2028. With that project we'll also be looking to add a public restroom given its proximity to the park amenities. This plan considers additional investments at Community Park in 2030 that were removed from the last phase of improvements seen in 2025. Each year the Village also invests funds into maintaining the trails, conservancy, and other equipment needs.

Community Development

Most of the capital funding needed within this Department is for long term planning. We see this for the Comprehensive Plan update beginning in 2026 lasting into 2027 followed by Zoning Code rewrite in 2028. TID Planning as needed is also considered within 2026-2028. We will also need to consider an update to our Comprehensive Outdoor Recreation Plan (CORP) in 2030 as well as updating our energy audit. The other biggest investment is in new Gateway Signs on USH 51 entering from the north and south. These will be funded through TID #5 and #6 in 2028 following completion of Phase 6 of the highway.

Closing

Thank you for the opportunity to submit this plan to the Village Board for consideration of our capital needs. Staff appreciates this opportunity to talk about the impacts of these large projects on the Community to understand how they support the good services provided within our operating budgets and to figure out the balance in quality of life we are looking to achieve. We recognize that this is a plan, and a projects ability remains at the discretion of the Village Board as adopted within the annual budget.

As always, if I can be of any assistance within this review please do not hesitate to reach out to me with questions.

Matt Schuenke, Village Administrator
(608) 838-3153
matt.schuenke@mcfarland.wi.us

2026-2030 McFarland Capital Improvement Plan

Funding Summary

By Department…	*2026*	*2027*	*2028*	*2029*	*2030*	*Total*
Administration	14,000	6,000	32,500	7,000	30,000	89,500
Facilities	526,000	4,738,000	4,738,000	4,738,000	4,738,000	19,478,000
Police	157,500	54,500	157,500	212,500	157,500	739,500
Fire and Rescue	150,000	1,526,250	687,750	102,500	1,516,500	3,983,000
Public Works	8,631,000	6,755,300	9,236,500	5,771,500	4,850,500	35,244,800
Senior Outreach	1,500	1,500	1,500	1,500	1,500	7,500
Library	139,250	56,500	10,500	10,500	10,500	227,250
Parks	707,000	912,000	2,747,500	1,132,500	1,409,500	6,908,500
Community Development	106,000	91,250	431,250	6,250	61,250	696,000
Total	10,432,250	14,141,300	18,043,000	11,982,250	12,775,250	67,374,050

By Fund…	*2026*	*2027*	*2028*	*2029*	*2030*	*Total*
General - Fund 100	15,500	15,500	16,000	16,000	16,000	79,000
Comm/Tech - Fund 200	-	-	-	-	-	-
TID #3 - Fund 305	-	-	-	-	-	-
TID #4 - Fund 310	-	-	-	-	-	-
TID #5 - Fund 315	-	750,000	125,000	-	-	875,000
TID #6 - Fund 320	-	3,169,250	125,000	1,778,750	-	5,073,000
TID ?? - Fund ??	-	150,000	4,776,750	150,000	3,184,500	8,261,250
Capital Projects - Fund 400	3,487,500	8,616,750	8,795,000	7,767,500	8,404,000	37,070,750
Parks - Fund 405	240,000	240,000	225,000	250,000	335,000	1,290,000
Utility - Fund 600	5,655,500	588,550	3,013,750	1,127,750	330,500	10,716,050
Stormwater - Fund 605	1,033,750	611,250	966,500	892,250	505,250	4,009,000
Total	10,432,250	14,141,300	18,043,000	11,982,250	12,775,250	67,374,050

Within Fund 400…	*2026*	*2027*	*2028*	*2029*	*2030*	*Total*
General Revenue	300,000	325,000	350,000	375,000	400,000	1,750,000
Grants	405,000	750,750	-	-	-	1,155,750
Intergovernmental	40,000	-	-	-	-	40,000
Borrowing	2,401,250	7,426,000	8,391,750	7,335,500	7,951,250	33,505,750
Reserves	341,250	115,000	53,250	57,000	52,750	619,250
Total	3,487,500	8,616,750	8,795,000	7,767,500	8,404,000	37,070,750

Within Borrowing…	*2026*	*2027*	*2028*	*2029*	*2030*	*Total*
Bonds	-	4,500,000	4,500,000	4,500,000	4,500,000	18,000,000
Notes	2,401,250	2,926,000	3,891,750	2,835,500	3,451,250	15,505,750
Total	2,401,250	7,426,000	8,391,750	7,335,500	7,951,250	33,505,750

Within Fund 600 and 605…	*2026*	*2027*	*2028*	*2029*	*2030*	*Total*
Water	5,471,500	321,550	2,863,000	489,500	197,750	9,343,300
Sanitary Sewer	184,000	267,000	150,750	638,250	132,750	1,372,750
Storm Sewer	1,033,750	611,250	966,500	892,250	505,250	4,009,000
Total	6,689,250	1,199,800	3,980,250	2,020,000	835,750	14,725,050

Capital Improvement Program

Village of McFarland | *Prior Plan Approval/Inclusion Year:* | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Program Year: 2026

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin											11,500		11,500					11,500
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500												-					2,500
Facility Project TBD (Plan)	Facilities												250,000	250,000					250,000
EV Chargers	Facilities										40,000			40,000					40,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								25,000			-	5,000	30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,000					4,000		4,000	4,000	4,000	16,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											120,000		120,000					120,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								-			20,000		20,000					20,000
Ballistic Equipment	Fire/EMS								8,000					8,000					8,000
Command Car Sinking Fund	Fire/EMS								9,250					9,250					9,250
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								6,750					6,750					6,750
Fire Equipment	Fire/EMS									5,000		51,500	-	56,500					56,500
Ice/Water Rescue	Fire/EMS								1,250			-	3,250	4,500					4,500
Outdoor Warning Siren	Fire/EMS											45,000		45,000					45,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								15,500				-	15,500					15,500
Facility Equipment	DPW											6,250		6,250		6,250	6,250	6,250	25,000
Leased Equipment	DPW								9,000					9,000		8,000	8,000	8,000	33,000
Lift	DPW											17,500		17,500					17,500
Maintenance (Generator)	DPW											2,500		2,500		2,500	2,500		7,500
Mini-Excavator	DPW											22,250		22,250		22,250	22,250	22,250	89,000
Paving and Utility Plan	DPW									400,000		782,750		1,182,750		682,500		388,250	2,253,500
Pickup Truck	DPW											15,000		15,000		15,000	15,000	15,000	60,000
Plate Compactor	DPW															4,000	4,000	4,000	12,000
Property Acquisition	DPW											425,000		425,000					425,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Sinking Fund	DPW								3,000					3,000		3,000	3,000	3,000	12,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				453,000	453,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Technology	DPW															11,000	6,000		17,000
Tool Cat	DPW											-		-		-	-	-	-
Trailer	DPW											-	3,000	3,000		3,000	3,000		9,000
Truck Crane	DPW													-		10,000	10,000	10,000	30,000
TV & Clean (Sanitary)	DPW													-			100,000		100,000
TV & Clean (Storm)	DPW													-				75,000	75,000
Water Tower (Holscher)	DPW													-		500,000			500,000
Well #5 (Build)	DPW													-		4,200,000			4,200,000
	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
	Outreach													-					-
Computer (Gaming)	Library								6,000					6,000					6,000
Compuer (Workstations)	Library								8,000					8,000					8,000
Lighting Improvements	Library											45,000		45,000					45,000
Signage (Digital)	Library											30,000		30,000					30,000
Signage (Exterior)	Library											25,000		25,000					25,000
Small Capital	Library	2,500												-					2,500
Space Needs Update	Library											22,750		22,750					22,750
Arnold Larson Park (Plan)	Parks								15,000					15,000					15,000
McF Park Phase 3 (Plan/Design)	Parks											100,000		100,000					100,000
McF Park (Facility)	Parks											175,000		175,000					175,000
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
Mower	Parks											-		-					-
Park Equipment	Parks											50,000		50,000	40,000				90,000
Pedestrian Ways (Trails)	Parks								28,250			56,750	15,000	100,000					100,000
Playground (Cedar Ridge)	Parks													-	200,000				200,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,000												-					2,000
Business Retention Survey	CD												12,500	12,500					12,500
Comprehensive Plan	CD											60,000		60,000					60,000
Parks PF Needs Assessment	CD												15,000	15,000					15,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,000					4,000					4,000
TID Planning (TBD)	CD											25,000		25,000					25,000
Total Projects		15,500	-	-	-	-	-	-	300,000	405,000	40,000	2,401,250	353,750	3,500,000	240,000	5,471,500	184,000	1,033,750	10,444,750

Capital Improvement Program

Village of McFarland | *Prior Plan Approval/Inclusion Year:* | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Program Year: 2027

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin											3,500		3,500					3,500
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500												-					2,500
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								25,000			-	5,000	30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
RMS System	Police											-		-					-
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								-			20,000	17,000	37,000					37,000
Ballistic Equipment	Fire/EMS								8,250					8,250					8,250
Command Car Sinking Fund	Fire/EMS								10,000					10,000					10,000
CPR Compressors	Fire/EMS											55,500		55,500					55,500
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								7,000					7,000					7,000
Fire Equipment	Fire/EMS								29,250	750		9,500	2,000	41,500					41,500
Pumper/Engine	Fire/EMS											1,281,750		1,281,750					1,281,750
Small Capital	Fire/EMS	2,500												-					2,500
Staff Vehicle	Fire/EMS											100,000		100,000					100,000
Technology	Fire/EMS								17,750					17,750					17,750
Facility (Plan)	DPW											100,000		100,000					100,000
Leased Equipment	DPW								12,250					12,250		12,500	12,500	12,250	49,500
Patrol Truck	DPW											82,500		82,500		82,500	82,500	82,500	330,000
Paving and Utility Plan	DPW						3,169,250					101,250		101,250		60,050		-	3,330,550
Pickup Truck	DPW								7,500			9,500		17,000		16,000	16,000	16,000	65,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 1 (Design)	DPW							150,000						-					150,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				358,000	358,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Tractor	DPW											-		-					-
Trailer	DPW											-	3,000	3,000		3,000	3,000		9,000
Trench Box	DPW													-		3,250	3,250	3,250	9,750
TV & Clean (Sanitary)	DPW																100,000		100,000
TV & Clean (Storm)	DPW																	75,000	75,000
USH 51 Seg 6 (Build)	DPW					750,000				750,000		250,000	38,000	1,038,000		11,500	42,000	11,500	1,853,000
	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
	Outreach													-					-
Computer (Gaming)	Library								6,000					6,000					6,000
Compuer (Workstations)	Library								8,000					8,000					8,000
Self Check Replacement	Library											40,000		40,000					40,000
Small Capital	Library	2,500												-					2,500
Bathroom (Design/Build)	Parks													-	225,000				225,000
Comm Park Storage	Parks											100,000		100,000					100,000
Court Replacement x 6	Parks											130,000		130,000					130,000
Egner/Well #4 (Design)	Parks											50,000		50,000		125,000			175,000
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
McF Park Phase 3 (Build)	Parks											-		-					-
Mower	Parks											140,000		140,000					140,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,000												-					2,000
Comprehensive Plan	CD								-			60,000		60,000					60,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
TID Planning (TBD)	CD								25,000					25,000					25,000
Total Projects		15,500	-	-	-	750,000	3,169,250	150,000	325,000	750,750	-	7,426,000	115,000	8,616,750	240,000	321,550	267,000	611,250	14,141,300

Capital Improvement Program

Village of McFarland | *Prior Plan Approval/Inclusion Year:* **2023** **2024** **2025** **2026** **2027** **2028** **2029** **2030** | Program Year: 2028

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin											-		-					-
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500												-					2,500
Voting Equipment	Admin								28,750			-	1,250	30,000					30,000
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											120,000		120,000					120,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								-			20,000		20,000					20,000
AED Machines	Fire/EMS											43,000		43,000					43,000
Ballistic Equipment	Fire/EMS								8,750					8,750					8,750
Brush Truck	Fire/EMS											91,000		91,000					91,000
Command Car Sinking Fund	Fire/EMS								10,250					10,250					10,250
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								7,500					7,500					7,500
Fire Equipment	Fire/EMS								38,250			3,500	2,000	43,750					43,750
SCBA Replacements	Fire/EMS										-	460,000		460,000					460,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								19,000					19,000					19,000
Facility (Design)	DPW													-					-
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW											2,500		2,500		2,500	2,500		7,500
Paving and Utility Plan	DPW			-			-					1,734,250		1,734,250		1,277,250		346,250	3,357,750
Pickup Truck	DPW								15,000					15,000		15,000	15,000	15,000	60,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 1 (Build)	DPW							4,776,750						-					4,776,750
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				465,000	465,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW											30,000		30,000					30,000
Trailer	DPW								3,000			-	-	3,000		3,000	3,000		9,000
TV & Clean (Sanitary)	DPW																110,000		110,000
TV & Clean (Storm)	DPW													-				75,000	75,000
	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
	Outreach													-					-
	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
	Library													-					-
Egner/Well #4 (Build)	Parks											350,000		350,000		1,545,000			1,895,000
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
McF Park Phase 3 (Build)	Parks											500,000		500,000					500,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Playground (???)	Parks													-	210,000				210,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
Gateway/Wayfinding Signage	CD					125,000	125,000							-					250,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
TID Planning (Downtown)	CD											25,000		25,000					25,000
Zoning Code	CD											150,000		150,000					150,000
Total Projects		16,000	-	-	-	125,000	125,000	4,776,750	350,000	-	-	8,391,750	53,250	8,795,000	225,000	2,863,000	150,750	966,500	18,043,000

Capital Improvement Program

Village of McFarland | *Prior Plan Approval/Inclusion Year:* | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Program Year: 2029

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin											4,500		4,500					4,500
Digital Records Mgmt	Admin								-					-					-
Small Capital	Admin	2,500												-					2,500
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
RMS System	Police											175,000		175,000					175,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								10,000			10,000		20,000					20,000
Ballistic Equipment	Fire/EMS								9,250					9,250					9,250
Command Car Sinking Fund	Fire/EMS								11,250					11,250					11,250
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								7,750					7,750					7,750
Fire Equipment	Fire/EMS								44,750			3,500	2,000	50,250					50,250
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								19,500					19,500					19,500
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Lift Station #2 Force Main	DPW													-			450,000	-	450,000
Mower	DPW								25,000			-	5,000	30,000		30,000	30,000	30,000	120,000
Paving and Utility Plan	DPW			-			1,778,750					1,495,000		1,495,000		411,250		347,000	4,032,000
Pickup Truck x 2	DPW								25,000			-		25,000		25,000	25,000	25,000	100,000
Sidewalk Replace	DPW											100,000		100,000					100,000
Siggelkow Phase 2 (Design)	DPW							150,000						-					150,000
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				350,000	350,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW								-			30,000		30,000					30,000
Trailer	DPW								3,000			-	-	3,000		3,000	3,000		9,000
TV & Clean (Sanitary)	DPW													-			110,000		110,000
TV & Clean (Storm)	DPW													-				75,000	75,000
	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
	Outreach													-					-
	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
	Library													-					-
Bathroom (???)	Parks													-	235,000				235,000
CP Phase 3 (Design)	Parks											100,000		100,000					100,000
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
McF Park Phase 3 (Build)	Parks											500,000		500,000					500,000
Mower	Parks											155,000		155,000					155,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Total Projects		16,000	-	-	-	-	1,778,750	150,000	375,000	-	-	7,335,500	57,000	7,767,500	250,000	489,500	638,250	892,250	11,982,250

Capital Improvement Program

Village of McFarland | *Prior Plan Approval/Inclusion Year:* 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | Program Year: 2030

Funding by Project

Projects	Dept	General Fund 100	Comm/Tech Fund 200	TID #3 Fund 305	TID #4 Fund 310	TID #5 Fund 315	TID #6 Fund 320	TID ?? Fund ??	Capital Projects - Fund 400						Parks Fund 405	Utility - 600		Stormwater Fund 605	Total
									General	Grants	Intergov	Borrow	Reserve	Total		Water	Sewer		
Communications	Admin								6,750			-	750	7,500					7,500
Digital Records Mgmt	Admin													-					-
Small Capital	Admin	2,500												-					2,500
Voting Equipment	Admin											20,000		20,000					20,000
Facility Project TBD (Build)	Facilities											4,500,000		4,500,000					4,500,000
Facility Improvement	Facilities												50,000	50,000					50,000
General Tech Equipment	Facilities								30,000					30,000					30,000
Land Acquisition	Facilities								40,000					40,000					40,000
Network Equip	Facilities								4,500					4,500		4,500	4,500	4,500	18,000
Sinking Fund	Facilities								100,000					100,000					100,000
Equipment	Police								15,000					15,000					15,000
Patrol Vehicles	Police											120,000		120,000					120,000
Small Capital	Police	2,500												-					2,500
Traffic Safety	Police								20,000					20,000					20,000
Ballastic Gear	Fire/EMS								9,500					9,500					9,500
Command Car Sinking Fund	Fire/EMS								11,500					11,500					11,500
Dorm Furniture	Fire/EMS								2,000					2,000					2,000
EMS Equipment	Fire/EMS								8,000					8,000					8,000
Fire Equipment	Fire/EMS								47,250			3,500	2,000	52,750					52,750
Patient Cots	Fire/EMS											80,250		80,250					80,250
Radios	Fire/EMS											512,000		512,000					512,000
Small Capital	Fire/EMS	2,500												-					2,500
Technology	Fire/EMS								20,500					20,500					20,500
Tender (Tanker) Truck	Fire/EMS											817,500		817,500					817,500
Leased Equipment	DPW								12,500					12,500		12,500	12,500	12,500	50,000
Maintenance (Generator)	DPW											2,500		2,500		2,500	2,500		7,500
Paving and Utility Plan	DPW											528,000		528,000					528,000
Sidewalk Replace	DPW								27,000			73,000		100,000					100,000
Siggelkow Phase 2 (Build)	DPW							3,184,500						-					3,184,500
Sinking Fund	DPW								3,250					3,250		3,250	3,250	3,250	13,000
Small Capital	DPW													-				2,500	2,500
Stormwater Maintenance	DPW													-				350,000	350,000
Street Maintenance	DPW											150,000		150,000					150,000
Street Sweeper	DPW													-				30,000	30,000
Street Tree Planting	DPW								30,000			-		30,000					30,000
Tractor	DPW											30,000		30,000				15,000	45,000
TV & Clean (Sanitary)	DPW																110,000		110,000
TV & Clean (Storm)	DPW																	75,000	75,000
Well #3 (Design)	DPW													-		175,000			175,000
	Outreach													-					-
Small Capital	Outreach	1,500												-					1,500
	Outreach													-					-
	Library													-					-
Comp - Workstation	Library								8,000					8,000					8,000
Small Capital	Library	2,500												-					2,500
	Library													-					-
Brandt Park (Build)	Parks											285,000		285,000					285,000
CP Phase 3 (Build)	Parks											650,000		650,000	100,000				750,000
Maintenance (Conservancy)	Parks											12,500		12,500				12,500	25,000
McFarland Park (Shelter)	Parks											12,000		12,000					12,000
Park Equipment	Parks													-	15,000				15,000
Pedestrian Ways (Trails)	Parks											100,000		100,000					100,000
Playground (???)	Parks													-	220,000				220,000
Property Acquisition	Parks													-					-
Small Capital	Parks	2,500												-					2,500
CORP Update	CD											15,000		15,000					15,000
Property Acquisition	CD													-					-
Small Capital	CD	2,000												-					2,000
Sinking Fund	CD								4,250					4,250					4,250
Sustainability Plan/Energy Audit	CD											40,000		40,000					40,000
Total Projects		16,000	-	-	-	-	-	3,184,500	400,000	-	-	7,951,250	52,750	8,404,000	335,000	197,750	132,750	505,250	12,775,250

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Appendix B

Project Summaries

Appendix C

Paving and Utility Plan

Appendix D

Park System Capital Improvements

VILLAGE OF McFarland
Naturally Connected

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix A

Financial Analysis

Village of McFarland
2026 - 2030 Capital Improvement Program
Village Purposes Estimated Debt Service G.O. Notes and Bonds - With Growth

TBD Facility Project Funding

8/22/2025

Year Due	Village Purp Existing Debt Service	2025 $3,585,000 Vill Portion Notes		2026 $2,400,000 Notes		2027 $4,500,000 Notes		2027 $2,930,000 Notes		2028 $4,500,000 Notes		2028 $3,890,000 Notes		2029 $4,500,000 Notes		2029 $2,840,000 Notes		2030 $3,450,000 Notes		2030 $4,500,000 Notes	
		Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	4,635,409																				
2026	4,812,844	125,000	165,062																		
2027	4,685,628	425,000	138,375	100,000	116,875																
2028	4,196,247	285,000	120,625	225,000	92,969	150,000	241,875	300,000	138,904												
2029	4,079,022	175,000	109,125	225,000	83,406	100,000	193,500	200,000	107,525	150,000	241,875	150,000	189,692								
2030	3,747,819	175,000	100,375	225,000	73,844	125,000	188,438	200,000	99,025	100,000	193,500	250,000	153,638	150,000	241,875	100,000	138,692				
2031	3,291,269	450,000	87,000	225,000	64,281	125,000	182,813	300,000	88,400	125,000	188,438	250,000	143,013	100,000	193,500	100,000	114,325		171,063	150,000	241,875
2032	3,422,928	390,000	70,200	250,000	54,188	125,000	177,188	300,000	75,650	125,000	182,813	250,000	132,388	125,000	188,438	125,000	109,544	100,000	144,500	100,000	193,500
2033	3,102,425	480,000	52,800	275,000	43,031	125,000	171,563	300,000	62,900	125,000	177,188	325,000	120,169	125,000	182,813	275,000	101,044	125,000	139,719	125,000	188,438
2034	2,387,709	530,000	32,600	275,000	31,344	150,000	165,375	325,000	49,619	125,000	171,563	350,000	105,825	125,000	177,188	300,000	88,825	250,000	131,750	125,000	182,813
2035	1,731,469	550,000	11,000	300,000	19,125	175,000	158,063	325,000	35,806	150,000	165,375	450,000	88,825	125,000	171,563	315,000	75,756	350,000	119,000	125,000	177,188
2036	1,695,894			300,000	6,375	200,000	149,625	325,000	21,994	175,000	158,063	600,000	66,513	150,000	165,375	325,000	62,156	400,000	103,063	125,000	171,563
2037	1,660,319					225,000	140,063	355,000	7,544	200,000	149,625	625,000	40,481	175,000	158,063	400,000	46,750	450,000	85,000	150,000	165,375
2038	1,624,209					250,000	129,375			225,000	140,063	640,000	13,600	200,000	149,625	400,000	29,750	550,000	63,750	175,000	158,063
2039	1,587,031					250,000	118,125			250,000	129,375			225,000	140,063	500,000	10,625	600,000	39,313	200,000	149,625
2040	1,549,318					275,000	106,313			250,000	118,125			250,000	129,375			625,000	13,281	225,000	140,063
2041	1,511,606					275,000	93,938			275,000	106,313			250,000	118,125					250,000	129,375
2042	431,375					300,000	81,000			275,000	93,938			275,000	106,313					250,000	118,125
2043						300,000	67,500			300,000	81,000			275,000	93,938					275,000	106,313
2044						325,000	53,438			300,000	67,500			300,000	81,000					275,000	93,938
2045						325,000	38,813			325,000	53,438			300,000	67,500					300,000	81,000
2046						350,000	23,625			325,000	38,813			325,000	53,438					300,000	67,500
2047						350,000	7,875			350,000	23,625			325,000	38,813					325,000	53,438
2048										350,000	7,875			350,000	23,625					325,000	38,813
2049														350,000	7,875					350,000	23,625
2050																				350,000	7,875
	$50,152,521	$3,585,000	$887,162	$2,400,000	$585,438	$4,500,000	$2,488,500	$2,930,000	$687,367	$4,500,000	$2,488,500	$3,890,000	$1,054,142	$4,500,000	$2,488,500	$2,840,000	$777,467	$3,450,000	$1,010,438	$4,500,000	$2,488,500
Est. Int. Rate		3.59%		4.25%		4.50%		4.25%		4.50%		4.25%		4.50%		4.25%		4.25%		4.50%	

* Based on Villages 2024 Actual Assessed Value.

** 2025 is estimated based on BOR approval.
Assuming growth beginning in 2026 at 5%, 4%, 3%

*** Calculation based on All General Obligations, 5% of Equalized Value using same growth assumptions as above.

**** Median Home Value as of 1/1/2024 $ 418,100

$1,698,749,300	Actual *	2024
$1,814,297,000	Estimated**	2025
$1,905,011,850	Estimated**	2026
$1,981,212,324	Estimated**	2027
$2,040,648,694	Estimated**	2028
$2,081,461,668	Estimated**	2029

CW
MGS
08/22/2025

Village of McFarland
2026 - 2030 Capital Improvement Program
Financial Projection

8/22/2025

Combined Debt Service	Tax Rate	Est. Tax Rate Increase *	Est. Tax Increase ****	*** Percentage of Legal Debt Limit Used	Year Due
4,635,409	$2.73			55%	2025
5,102,906	$2.81	$0.08	$35.07	50%	2026
5,465,878	$2.87	$0.06	$23.67	49%	2027
5,750,620	$2.90	$0.03	$13.95	51%	2028
6,004,145	$2.94	$0.04	$16.60	52%	2029
6,262,204	$3.01	$0.07	$27.72	53%	2030
6,590,975	$3.10	$0.10	$40.08	47%	2031
6,641,334	$3.07	($0.04)	($15.73)	41%	2032
6,622,088	$3.00	($0.07)	($28.78)	35%	2033
6,079,609	$2.70	($0.30)	($125.25)	29%	2034
5,618,169	$2.44	($0.25)	($106.07)	25%	2035
5,200,619	$2.22	($0.23)	($94.52)	21%	2036
5,033,219	$2.11	($0.11)	($47.46)	17%	2037
4,748,434	$1.95	($0.16)	($66.08)	13%	2038
4,199,156	$1.69	($0.26)	($108.28)	10%	2039
3,681,474	$1.45	($0.24)	($99.14)	8%	2040
3,009,356	$1.16	($0.29)	($120.48)	6%	2041
1,930,750	$0.73	($0.43)	($180.37)	5%	2042
1,498,750	$0.56	($0.17)	($73.08)	4%	2043
1,495,875	$0.54	($0.01)	($5.00)	3%	2044
1,490,750	$0.53	($0.01)	($5.23)	3%	2045
1,483,375	$0.52	($0.01)	($5.44)	2%	2046
1,473,750	$0.51	($0.01)	($5.64)	1%	2047
1,095,313	$0.37	($0.14)	($57.37)	1%	2048
731,500	$0.24	($0.13)	($53.18)	0%	2049
357,875	$0.12	($0.13)	($52.48)	0%	2050

$102,203,533	$0.06	$23.40
	Average for 2026-2030 CIP	
		$372.79
	Cumulative for 2026-2030 CIP	

CW
MGS
08/22/2025

VILLAGE OF McFarland
Naturally Connected

2025-2029 CAPITAL IMPROVEMENT PLAN (CIP)

Appendix B

Project Summaries

McFarland Capital Improvement Program (CIP)
2026 – 2030

Administration

Planned Projects:

Communications

- *Description* – Annually the Communications Division looks to replace equipment used to record audio and video of meetings, events, and other activities happening within the Village. This is used for the cable channel, social media, and other mediums used to communicate with the public. This includes computers, cameras, digital storage, sound equipment, servers, and other A/V technologies that support their operations.
- *Years* – All.
- *Funding* – Combination of general revenue, borrowed money, and reserves within the Capital Projects Fund (400). Some years have identified funding and others remain placeholders for the time being.

Digital Records Management

- *Description* – In an effort to continue paperless initiatives and be more efficient the intent of this project would be to convert the current paper method of storing documents to digital record keeping. Funds are available for this project within fund balance as needed as we convert records to digital copies.
- *Years* – All
- *Funding* – Reserves as needed within Capital Projects Fund (400). Infrastructure for the project is established and included as a placeholder should additional funding be needed.

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Voting Equipment

- *Description* – The DS200 voting machines were certified in the early 2010's and will likely be reaching the end of their useful life as a voting device. They are included in the CIP for replacement; however, their replacement will need to be tied to a County wide initiative to switch machines uniformly amongst all municipalities. Additionally we will be looking to replace Badger Books for Public Safety Center that were purchased in 2024.
- *Years* – 2028 and 2030.
- *Funding* – Combination of general revenue, borrowed money, and reserves within the Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Facilities

Planned Projects:

Facility Project TBD

- *Description* – The Village completed a Master Plan in 2023 to help guide improvements for the Municipal Center Campus including the implementation of Community spaces, consideration for improvements to the Library, and surrounding public areas. The Village anticipates revisiting these plans in order to develop recommendations that can be phased in over time versus done within a single project. The Village Board will undertake a new planning process to help guide decisions and likewise the Library Board will do the same. Updates to those plans then will be considered to determine future phases as might be applicable for facility projects throughout the life of this plan.
- *Year(s)* – 2026 (Plan/Design), and 2027-2030 (Phased Implementation).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Electric Vehicle (EV) Chargers

- *Description* – Funding is provided through Dane County to install electric vehicle chargers at the Public Safety Center and also awarded for the public parking lot on Bashford Street. The facility is setup for this purpose and the objective would be to finish the purchase and installation to allow for public access within the parking lot. The Village also identified the downtown parking lot as another attractive option for access.
- *Year(s)* – 2026.
- *Funding* – Intergovernmental Revenue within the Capital Projects Fund (400).

Facility Improvement

- *Description* – The Village has an assigned fund balance to address facility maintenance needs. This line item is used to address unforeseen items drawing from that fund balance to respond to needs when present.
- *Year(s)* – All.
- *Funding* – Assigned fund balance within the Capital Projects Fund (400).

General Tech Equipment

- *Description* – The Village sets aside funds in order to replace computer workstations as they fail and on a rotating schedule to cycle out obsolete and aging machines on an annual basis.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Facilities (continued)

Land Acquisition

- *Description* – This reserve account sets aside funds to be used to fund land acquisitions as might be necessary and would be determined by the Village Board.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Network Equipment

- *Description* – Funds are set aside annually for the replacement and upgrading of network equipment to help maintain the Village's technology network.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400) with equal shares from the Utility Fund (600) and Stormwater Utility Fund (605).

Sinking Fund

- *Description* – Savings set aside for the development, expansion, and/or maintenance of Village owned facilities.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Police Department

Planned Projects:

Equipment

- *Description* – Several small equipment items are included annually to replace handheld tools, small items, safety equipment, and various other needs to outfit officers.
- *Years* – All.
- *Funding* – Borrowed money and general revenue within Capital Projects Fund (400).

Records Management Software (RMS) System

- *Description* – Currently the Village contracts with Madison for this service which is not uncommon for smaller Departments. This has worked and will be further evaluated in the future if this is something we wish to pursue on our own.
- *Years* – 2029.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Patrol Vehicles

- *Description* – The enclosed plan anticipates ordering 2 cars every other year. This allows for more flexibility on creating a rotation within regular patrol vehicles and other support vehicles not used on a regular basis.
- *Years* – 2026, 2028, and 2030.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Traffic Safety

- *Description* – Annual allocation for the Department to implement various traffic safety measures including speed boards, RRFB's, flashing signs, and other related improvements. Funds in 2027 will be used to support pedestrian crossing improvements related to the USH 51 Reconstruction.
- *Years* – All.
- *Funding* – Borrowed money and general revenue within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)
2026 - 2030

Fire and Rescue

Planned Projects:

AED Replacement

- *Description* – Each of the emergency response vehicles have an Automatic External Defibrillator (AED) and the larger facilities Municipal Center, Library, Public Safety Center, and Public Works Center. The machines will be 10 years old by this point necessitating replacement and the need for proper support.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Ballistic Equipment

- *Description* – In 2018 the Department purchased ballistic gear for the large fire apparatus and the two ambulances. Based on recent incident lessons, we have learned that incident Commanders are also at risk of potential threats that may be known or unknow (i.e. a "warm zone"). The project would provide protection for command vehicles. Additionally, the original gear will be due for replacement. It is planned to have newer lighter weight gear purchased and move to 20% replacement annually.
- *Year(s)* – All
- *Funding* – General revenues within Capital Projects Fund (400).

Brush Truck

- *Description* – Includes the replacement of truck and moving the pump skid unit into the new truck. The truck is used to respond to brush fires in the coverage area and perform prescribed burns to maintain the Village's conservancy spaces. The Current truck was acquired in 2008 and spent its first 10 years of service as a pickup with the Fire & Rescue fleet. A similar rotation is planned where a 2018 F350 pickup will be utilized as the Brush Truck and the new pickup will be utilized as the pickup with the Fire & Rescue fleet. The pickup is used for tasks that the other vehicles are unable to perform such as hauling equipment and towing the variety of trailers we utilize.
- *Year(s)* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Command Car Sinking Fund

- *Description* – Annual savings set aside for the replacement of Command Car which is the full-size SUV style used as the main incident command response vehicle. The sinking fund amount has been increased to compensate for current vehicle inflation rate.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400).

Fire and Rescue (continued)

CPR Compressors

- *Description* – The Department's automatic CPR Compressors will be ten years old and at the end of their serviceable life with more advanced devices are expected to be on the market. The CPR compressors are utilized during cardiac arrest and have provided life-saving CPR that is difficult to reproduce manually over long periods of time.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Dorm Furniture

- *Description* – Provides annual funding for replacement and adding furniture within the dorm space of the Fire & Rescue Department. The Department has set up 8 out of 12 dorm bedrooms with furniture. The project is planned to add one bedroom per year and replace one bed per year.
- *Years* – All
- *Funding* – Fund balance within Capital Projects Fund (400).

EMS Equipment

- *Description* – Provides annual funding for small equipment needs, turnout gear as is needed from year to year, and other general items needed to support this service. The shift to more career cross-trained staff has reduced the need for EMS-only turnout gear which is worn at car accidents and during inclement weather.
- *Years* – All.
- *Funding* – Combination of borrowed money and general revenue within Capital Projects Fund (400).

Fire Equipment Replacement

- *Description* – Provides annual funding for small equipment needs, turnout gear, and other general items needed. The equipment costs are expected to increase due to inflation, especially for fire equipment and PPE. 2026 will include the last order of replacement supply hose for the engines due to age and increased pressure requirements.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Ice/Water Rescue Equipment

- *Description* – The Department provides rescue to a large portion of Upper Mud Lake, over half of Lake Waubesa, all of Lower Mud Lake, and the northern portion of Lake Kegonsa. The current cache of the ice/water rescue equipment has aged and is beyond usable service life. The project would replace and enhance the current equipment to provide more safety for responders.
- *Years* – 2026.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Patient Cots

- *Description* – Replacement of the stretchers for the ambulances due to the existing cots coming to the end of their service life. The cots are purchased separate from the ambulances because they are additional equipment that follows a different schedule.
- *Years* – 2030.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Pumper/Engine

- *Description* – The Department maintains two Engines (pumpers) with a service life of 20 years with 10 years primary and 10 years secondary. The Department utilizes a unique foam system referred to as Compressed Air Foam (CAFS) which increases the capabilities of water to extinguish fires. The CAFS allowed the Department to reduce the fleet by reducing to one Tender (water tanker) from two. Additionally, included in the project is providing idle reduction technology for the truck. The Village Board approved purchase of the truck in 2024 with a down payment to save on overall costs that are expected in the year it will be delivered.
- *Years* – 2027.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Radios (Mobile/Portable)

- *Description* – Majority of the department mobile (vehicle mounted) and portable radios will be 10 years old in 2030. Additionally, the State of Wisconsin is in the process of replacing the statewide radio system which is used during large incidents and the current radios will not operate on the new system. The new radios will be dual band capable and will be able to communicate with Madison Fire on their channels. Previously this wasn't permitted by Madison Fire; however, we have been supporting their operations with mutual aide more often and they are now permitting others onto their radio system for improved coordination.
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

SCBA Replacements

- *Description* – These are the Self-Contained Breathing Apparatus used by the Fire and Rescue Staff to enter a burning/smoking building where possible. These are a necessary component of providing this emergency service and scheduled for replacement within the Department due to their age and present use. The units will be 15 years old at that time and the tanks will no longer be serviceable or usable.
- *Years* – 2028.
- *Funding* – Borrowed money within Capital Projects Fund (400).

Fire and Rescue (continued)

Small Capital

- *Description* – Small capital contribution from the General Fund to purchase various small office, furniture, and other related needs.
- *Years* – All.
- *Funding* – General revenue within General Fund (100).

Staff Car

- *Description* – The Department's 2016 Ford SUV Inceptor (and former Chief's Vehicle) will be 11 years old and due for replacement. The project includes funding for a Plug-in Hybrid pickup (expected to be available in the coming years) to allow for more equipment while still providing space for four passengers. The full EV will continue to be monitored but current models have struggle with fire emergency response and electronic utilization needs. We are planning to keep the existing 2016 Ford SUV Inceptor in service to permit the Chief to have a take home vehicle and maintain staff vehicle beyond the command car. The future planning will be replacing a staff car or command car every 5 years with three in rotation placing the planned life expectancy to 15 years per vehicle.
- *Years* – 2027
- *Funding* – Borrowed money within Capital Projects Fund (400).

Technology

- *Description* – Annual replacement for mobile computers located within fleet vehicles. The computers provide information from dispatch and department pre-plan data for facilities. The funding provides for one replacement per year. This line also assists with other Department specific technology needs as they arise. 2025 includes the replacement of the Department's thermal imaging cameras.
- *Years* – All.
- *Funding* – General revenue and borrowed money within Capital Projects Fund (400).

Tender Truck (Water Tanker)

- *Description* – The Department maintains a water tender (tanker) truck with a life expectancy of 15 years. The truck is utilized in locations where water is not available via hydrants or when operationally it is better to use the tender instead of a hydrant. With recent annexations there is now considerably more area of the Village that requires the tender to provide water for fire protection. The current tender will be 15 years old in 2030. When the current tender was purchased the water tank was reduced from 3,000 gallons to 2,000 gallons and the pump was reduced from 1,000 gallons per minute to 500 gallons per minute. The Department does request two tenders from other communities for structure fires in areas with hydrants currently as one is not sufficient to provide sustained water supply for structure fires. The lead time of a tender is expected to be 12-18 months (considerably shorter than custom chassis trucks).
- *Years* – 2030
- *Funding* – Borrowed money within Capital Projects Fund (400).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Department of Public Works

Planned Projects:

Facility (Plan/Design)

- *Description* – The Public Works Facility was last remodeled in 2020/2021 addressing offices, mechanicals, paving, roof, solar, storage, and other general maintenance. Next phase of improvements would study expansion of the garage area and other ancillary buildings to continue facility support needs. This is not a commitment for facility expansion but a study to plan for what is needed for one when it is decided in the future that it could move forward.
- *Years* – 2027 and 2028.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Facility Equipment

- *Description* – A few different facility replacements are included for the next year at the main facility. This includes repairing a support post in the storage shed and pallet racking for inside and outside of the main building.
- *Years* – 2026.
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Leased Equipment

- *Description* – Includes annual charges for the use of the skid steer and front-end loader. In 2027 we will be making changes to the leased equipment. Adding a compact loader in 2027 and removing the skid steer in 2028.
- *Years* – All.
- *Funding* – General revenue within Capital Projects Fund (400) plus equal shares from Utility Fund (600) and Stormwater Utility (605).

Lift

- *Description* – A lift to be used at the Public Safety Center (PSC). The lift is needed to complete mechanical service and change lighting and ceiling tiles. The lift that the Village owns that is used at Public Works, the Municipal Center and the Library, does not fit into all the areas needed at the PSC. We will evaluate the needs for the PSC and see if they could meet the needs at the other locations, to potentially trade our current unit.
- *Years* – 2026
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Lift Station #2 Force Main

- *Description* – Lift Station #2 was reconstructed in 2025 and has a sanitary sewer pipe running from this location to USH 51 where it intercepts with the MMSD system. Funds are provided within this year to help maintain, improve, and fix aspects of this pipe to ensure its ongoing functionality.
- *Years* – 2029.
- *Funding* – Funds are provided through sanitary sewer charges for service within the Utility Fund (600).

Maintenance (Generator)

- *Description* – The generators at the Public Safety Building, Municipal Center, Public Works and all the well houses are recommended to have load testing completed every other year. This is to ensure that the generators start when needed and are able to perform with all the needs each building requires to operate in an emergency.
- *Years* – 2026, 2028, and 2030.
- *Funding* – Combination of funds between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Mini-Excavator

- *Description* – Public Works is evaluating making a change to the off-road vehicle fleet within the department. The change will allow us to complete more tasks within the department, more efficiently, conserve space within the building and will save us money over time. In 2026, we would add a mini excavator, which would replace the tractor backhoe. This would be funded by redirecting funds that were for a planned replacement of the toolcat which we would eliminate in 2027. Other changes to the off road fleet would occur within our leased equipment line.
- *Years* – 2026.
- *Funding* – Combination of funds between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Mowers

- *Description* – This includes two smaller format mowers in 2030 to take care of basic lawn care needs around facilities and within stormwater areas that are not filled with water. The 2029 replacement is the main larger mower in a wide format that is used in various areas for larger scale mowing operations.
- *Years* – 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400) and Stormwater Utility Fund (605).

Department of Public Works (continued)

Patrol Truck Replacement

- *Description* – Includes the full replacement with trade in of a Patrol Truck (Snowplow) with associated equipment.
- *Year(s)* – 2027.
- *Funding* – Trade-in value deducted from gross cost of the vehicle. Remaining expense split equally between Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Paving and Utility Plan

- *Description* – In 2021, the Village Board upon recommendation of the Public Works and Utilities Committee(s) accepted a 10 year Paving and Utility Plan. This plan outlined paving needs in accordance with State pavement condition ratings and condition of underground utilities. Each of the next 5 years is included within this CIP and can be updated based upon shifting priorities where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400) with corresponding contribution from the Utility Fund (600).

Pickup Truck Replacement

- *Description* – Replacement of various levels of pickup trucks for general service responsibilities. The vehicle purchase for 2025 will be dedicated and outfitted to support what is needed for facility maintenance more aligned for tool transport and other materials.
- *Year(s)* – 2026, 2027, 2028, and 2029.
- *Funding* – Cost split equally between the Capital Projects Fund (400), Utilities Fund (600), and Stormwater Utility Fund (605).

Plate Compactor

- *Description* – Compacts material as holes are filled, during water main breaks and construction projects, to ensure proper compaction. Without proper compaction, sink holes can occur and cause an unnecessary reopening of surfaces. Currently, a bucket is used and does not allow vibration of materials to create proper compaction.
- *Years* – 2026
- *Funding* – Combination of funds within Utility Fund (600), and Stormwater Utility Fund (605).

Property Acquisition

- *Description* – At some point in the future neighboring properties to the existing Public Works Center are likely to come up for sale. This placeholder is included to pursue those options if that does happen or we desire to pursue such an opportunity.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Sidewalk Replacement

- *Description* – Annually, funds are set aside for the replacement of sidewalk slabs that are not able to be ground or ramped. These present a trip hazard and replacing the squares is a safety consideration.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Siggelkow Road Phased Reconstruction

- *Description* – Siggelkow Road from Catalina Parkway to County Highway AB is currently a rural cross section and at sometime in its life will need to be reconstructed as a urban street. A traffic study and 30% design plans are anticipated for completion 2025 and then a decision is needed whether to advance the improvement as one project or in phases. This project also incorporates the construction of an off-street bike trail picking up from Juniper Ridge and connecting to County Highway AB and the new Community Park.
- *Years* – 2027, 2028, 2029, and 2030.
- *Funding* – To be determined.

Sinking Fund

- *Description* – Annual savings set aside for the replacement of the Director's vehicle.
- *Year(s)* – All.
- *Funding* – General revenues within the Capital Projects Fund (400) plus Utility Fund (600).

Small Capital

- *Description* – The Stormwater Utility is provided funds for small capital items for its administration including equipment, materials, and other supplies as needed.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Stormwater Maintenance

- *Description* – Funding is expanded within the CIP to all years following the recommendations of the Stormwater Management Plan that was adopted by the Village in 2023. Each year the Village sets aside funds from the Stormwater Utility to pursue capital maintenance recommendations from the plan.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Maintenance

- *Description* – Includes street repairs needed on an annual basis that have a longer than one year useful life including chip sealing, crack filling, and various areas for patch work.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Department of Public Works (continued)

Street Sweeper – Sinking Fund

- *Description* – Annual savings set aside for the future replacement of the street sweeper.
- *Year(s)* – All.
- *Funding* – Charges for Public Services collected within the Stormwater Utility Fund (605).

Street Tree Planting

- *Description* – Annual program for street/public tree installation and replacement.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Technology

- *Description* – Upgrades to our Scada system and our valve turner software are needed. Scada monitors our entire water and sewer system and calls out staff when there are issues. The valve turner is used to exercise and record history on our water valves.
- *Years* – 2026
- *Funding* – Charges for water and sanitary sewer services collected within the Utility Fund (600).

TV & Clean (Sanitary)

- *Description* – Annually the Village cleans a portion of its sanitary sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Utility Fund (600).

TV & Clean (Storm)

- *Description* – Annually the Village cleans a portion of its storm sewers and then runs a camera through them to check for deficiencies. This process helps to identify weak spots or failures in the system that allow for inflow and infiltration.
- *Years* – All
- *Funding* – Charges for sanitary sewer services collected within the Stormwater Utility Fund (605).

Tractor

- *Description* – Light duty vehicle utilized in different capacities for grounds maintenance and other support.
- *Year(s)* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Department of Public Works (continued)

Trailer

- *Description* – Trailers used to haul mowers and other Public Work's equipment, have never been included in a replacement plan. They have been added to the Fleet replacement plan, starting in 2025. Of the seven trailers, five are scheduled for replacement or upgrade over the next five years. Trailers will have a 15-year useful life.
- *Years* – 2026, 2027, 2028, and 2029.
- *Funding* – Combination of funds within Capital Projects Fund (400), Utility Fund (600), and Stormwater Utility Fund (605).

Trench Box

- *Description* – A trench box is used during excavation to fix underground utilities. As you dig deep into the group, it is placed in the hole that is created to hold the sides up from caving in. We presently only have one available for use and a second one would make response to underground issues more flexible.
- *Years* – 2027
- *Funding* – Combination of funds within Utility Fund (600) and Stormwater Utility Fund (605).

Truck Crane

- *Description* – A crane for the back of the Utility vehicle to lift manhole covers, storm grates and water and sewer pipes. This is to prevent injuries to staff and to assist in loading supplies. The crane has a 25-year life and can be moved to new vehicles.
- *Years* – 2026
- *Funding* – Combination of funds within Utility Fund (600) and Stormwater Utility Fund (605).

USH 51 Seg 6 (Build)

- *Description* – WisDOT has will have completed Segment 7 of the USH 51 reconstruction project in 2025. Segment 6 is planned to being in the Winter of 2026/2027 to be completed by the end of 2027. The Village's costs are tied to cost sharing agreements for lighting, pedestrian accommodations, and streetscaping.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400) and tax increment districts.

Water Tower (Holscher)

- *Description* – Consideration for cleaning and repainting the water towers to keep up with their exterior maintenance requirements. Burma Road tower was completed in 2023 and Holscher Road tower will be completed in 2026.
- *Year(s)* – 2026.
- *Funding* – Cost is paid for by water funding within the Utilities Fund (600).

Department of Public Works (continued)

Well #3

- *Description* – Well #3 is in need of some structural repairs. This funding would study and design those repairs to the facility in order to improve its functionality. Implementation will happen in future years.
- *Year(s)* – 2030 (Design).
- *Funding* – Funds are provided through water charges for service within the Utility Fund (600).

Well #5

- *Description* – Planning for the construction of a new well on Prairie Wood Drive where the utility owns land for this service. It would expand our current capacity and allow for additional growth to the East.
- *Year(s)* – 2026 (Construction).
- *Funding* – Cost is paid for by water funding within the Utilities Fund (600).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Senior Outreach

Planned Projects:

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Library

Planned Projects:

Computer – Gaming

- *Description* – This is a special computer referred to as the AWE Afterschool Edge Computer for Kids. This computer is geared towards use by kids by providing a digital learning solution for out of classroom use. While it provides for gaming opportunities, it is also a resource that provides content that is educationally based helping to support literacy and other academics.
- *Year(s)* – 2026 and 2027.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Computer – Workstation(s)

- *Description* – Includes funds to replace both computers used by the public for either adults, teens, or children and those used by Staff on an annual basis.
- *Year(s)* – All.
- *Funding* – General Revenue within the Capital Projects Fund (400).

Lighting Improvements

- *Description* – The Library studied power needs and other electrical issues in 2025. It found that the wiring for the lighting was not installed properly requiring its need to be replaced. Additionally, the acoustical tiles to limit echoes and other noise are in need of replacement.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Self Check Replacement

- *Description* – The Library offers several areas for patrons to check out their materials on their own without Staffing assistance. The funding for this purpose would be used to replace existing devices that are currently being utilized.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Library (continued)

Signage (Digital)

- *Description* – Changing or upgrading the existing digital signs within the facility. Possibly adding other options within the meeting room spaces.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Signage (Exterior)

- *Description* – Look to update the existing exterior signage and consider adding a digital element.
- *Year(s)* – 2026.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

Space Needs Study

- *Description* – The Library conducted a Space Needs Study in 2020 that was completed in 2021. Additionally, they participated within the Village's Campus Master Plan Study with the Municipal Center that was completed in 2023 and were part of the design process for the Municipal Center that was paused in 2024. Similar to that of the Municipal Center, they wish to revisit their assumptions from the prior study and continue to align with the various facility plans of the Village.
- *Years* – 2026.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Parks

Planned Projects:

Arnold Larson Park (Plan)

- *Description* – Improvements to Arnold Larson Park were last considered in 2020 to create plug and play event space through hardscape, restrooms, small band shelter, and other amenities. These additions were related to main uses of the parks for a variety of special events that happen throughout the year helping to improve its functionality. These funds would revisit that plan and help to chart how improvements could be phased in over time.
- *Year(s)* – 2026.
- *Funding* – General revenues within the Capital Projects Fund (400).

Bathroom (Design/Build)

- *Description* – The Committee has desired to induce more public restroom opportunities within the system. These are standalone bathroom facilities meant to fill in gaps where portable restrooms are presently utilized.
- *Year(s)* – 2027 and 2029.
- *Funding* – Impact Fees collected within Parks Fund (405).

Brandt Park

- *Description* – The ball diamonds at Brandt Park would be re-contoured for drainage and safety reasons with the backstops replaced. A new off-street parking lot could also be considered for construction on adjoining property.
- *Year(s)* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Community Park

- *Description* – Phase 1 for development of the park was completed in 2023 including mass grading of the site to develop soccer fields. Phase 2 is planned for completion in 2026 to add a park shelter and parking lot for utilization to begin. Future phases will include a maintenance shed, playground, and surrounding restoration.
- *Year(s)* – 2027, 2029, and 2030..
- *Funding* – Borrowed money and impact fees collected within Parks Fund (405).

Court Replacement x 6

- *Description* – Paving to support basketball courts and other hard surfaces within the system would be replaced due to age and condition.
- *Year(s)* – 2027.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Parks (continued)

Egner Park Facility (Well #4)

- *Description* – Egner Park is currently supported by a playground structure, basketball court, and green space with some covered shelter associated with well maintained by the water utility. This facility is envisioned for replaced in partnership between parks and the water utility to continue to provide for the shelter but also add restrooms. A new facility would be designed for this purpose as a shared expense between both funds helping to modernize the well and also improve park amenities.
- *Year(s)* – 2027 (Design) and 2028 (Build).
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Maintenance (Conservancy)

- *Description* – The Village completed a new conservancy plan in early 2024 that provided recommendations to improve the maintenance within these natural areas as well as their functionality. The funding provided is to work through the plan each year. In 2026, we would focus on removing dead trees around property boundaries.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400) and contribution from Stormwater Utility Fund (605).

McFarland Park

- *Description* – A new master plan for McFarland Park was accepted in 2021. These plans recommended transitioning soccer to the new Community Park and repurposing fields they vacated for new uses. Prior to this point, pickleball and a new skate park have been implemented. Future phases of this work envision additional amenities for basketball, baseball, playground, aquatics, trails, and more. The current 5 year Capital Improvement Plan presents a scenario where improvements at the Community Park will be completed in 2029 allowing a transition for soccer as soon as 2027 as one example, could be sooner or later depending on amenity need and implementation progression. Funding in the current 5 year plan accounts for remaining financial obligations within the existing park shelter with remaining improvements after 2029 until soccer has fully transitioned.
- *Year(s)* – 2026 (Plan/Design), 2028-2029 (Build).
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Mower

- *Description* – This would be a wide format mower that would be dedicated for use at the Community Park. The Village will be in need of it on a regular basis within this park as a majority of it is grass and green space for soccer fields. The 2026 purchase is for an additional mower and the 2029 purchase is a replacement of an existing parks specific mower.
- *Year(s)* – 2027 and 2029.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Parks (continued)

Park Equipment

- *Description* – Money set aside annually to be used for general park improvements through the use of fees collected within new developments. Additional soccer goals for Community Park, safety netting at Brandt Park and batting cage nets at the curling club, laptop for staff in the field and a roof for the shelter at Woodland Estates, are planned in 2026.
- *Year(s)* – All.
- *Funding* – Impact Fees collected within Parks Fund (405).

Pedestrian Ways (Trails)

- *Description* – Annual funds to repair and replace sidewalks, bike paths, and other pedestrian ways. Future year projects will include various opportunities for maintenance within and expansion of the trail network where applicable.
- *Year(s)* – All.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Playground (Construction)

- *Description* – Every other year, the Village looks to replace and/or repair certain park amenities and play structures as well as park signage as needed. Cedar Ridge would be considered for 2026, and Lewis Park in 2028. The Parks and Recreation Committee will continue to review these locations and make recommendations to the Village Board regarding their implementation.
- *Year(s)* – 2026, 2028, and 2030.
- *Funding* – Impact Fees collected within Parks Fund (405).

Property Acquisition

- *Description* – Annually this is held as a placeholder depending on needs and opportunities that may arise. No acquisitions are presently targeted within this 5 year plan.
- *Year(s)* – All.
- *Funding* – Borrowed Money within the Capital Projects Fund (400).

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

McFarland Capital Improvement Program (CIP)
2026 – 2030

Community Development

Planned Projects:

Comprehensive Outdoor Recreation Plan (CORP)

- *Description* – An update to the Village's 2025-2029 Outdoor Recreation and Open Space Plan. This plan analyzes the Village's current system of parks, trails, and open space and sets forth the Village's vision, goals, and action steps for future improvement projects. The plan is updated every five years to remain eligible for WDNR recreational grant funding.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Comprehensive Plan

- Description – The Village is required under Statutes to update its Comprehensive Plan every 10 years. The existing plan was adopted August 28, 2017. The existing plan includes those elements as described under Stat. 66.1001. The plan is used to guide future land use related decisions with the Village and its extraterritorial plan review jurisdiction.
- *Years* – 2026 & 2027
- *Funding* – Borrowed money within the Capital Projects Fund (400).

Gateway/Wayfinding Signage

- *Description* – The site plan, design, and general layout has been completed while we wait for completion of the two segments of the US Highway 51 project. Working on a plan to update the layout, mapping, design, and finalize installation of new wayfinding signs throughout the Village. Finalize the bid documents and install two US 51 gateway sign replacements. Conceptual designs were completed and accepted by the Village Board in 2022 for replacing the two existing US 51 gateway signs. Final bid documents and installation were postponed to align with WisDOT reconstruction of US 51.
- *Years* – 2028.
- *Funding* – Costs allocated to TID #5 Fund (315) and TID #6 Fund (320).

Property Acquisition

- *Description* – From year to year there are likely opportunities that we will consider for property acquisition, outside of approved TIF Districts, in order to advance economic development objectives of the Village. These items will be on a case by case basis likely for properties on and off the market.
- *Years* – All.
- *Funding* – Likely borrowed money within the Capital Projects Fund (400).

Community Development (continued)

Small Capital

- *Description* – The Department is provided funds for small capital items within the office including furniture, equipment, and other supplies as needed.
- *Years* – All.
- *Funding* – General revenues within the General Fund (100).

Sinking Fund

- *Description* – Annual contribution towards savings for the future replacement of the Building Inspector's vehicle.
- *Years* – All.
- *Funding* – General revenue within the Capital Projects Fund (400).

Sustainability Plan & Comprehensive Energy Plan

- *Description* – An update to the Village's 2021 Sustainability Plan and 2023 Comprehensive Energy Plan for municipal buildings, equipment and fleet vehicles. The Sustainability Plan provides indicators, goals and actions items grouped into topics including Energy, Transportation, Solid Waste, Water, Land Use & Development, and Community Health. The Comprehensive Energy Plan tracks the Village's existing and projected carbon emissions and provides recommendations to reduce the Village's carbon footprint.
- *Years* – 2030.
- *Funding* – Borrowed money within the Capital Projects Fund (400).

TID Planning

- *Description* – Work consists of evaluating opportunities for creation of new Tax Increment Finance Districts or expansion of existing districts as opportunities present themselves. The objective is to increase economic development and grow/retain existing businesses within the spirit of the Community.
- *Years* – 2026, 2027, and 2028.
- *Funding* – Combination of general revenues and borrowed money within the Capital Projects Fund (400).

Zoning Code

- *Description* – A comprehensive update to the Village's Zoning Code resulting in the repeal of the existing Code and enactment of a replacement Code, including updates to the Official Zoning Map as necessary.
- *Years* – 2028
- *Funding* – Borrowed money within the Capital Projects Fund (400).

VILLAGE OF McFarland
Naturally Connected

CAPITAL IMPROVEMENT PLAN (CIP)

Appendix C

Paving and Utility Plan

Village of McFarland
Pavement and Utility Infrastructure Improvement Plan
Revised: 7/2/25

Notes:
1. Costs shown assume scope action described, and will need adjustment if scope is changed.
2. Project costs assume that 35% of street replacement costs for projects that include water main replacement will be funded by the Water Utility.
3. Project costs assume 25% curb replacement.
4. Previous iterations of this document have been accepted by the Village Board. This is a living document and as such is continually updated as additional project details become known.
5. All costs shown are in current date dollars. No inflation has been applied.

					PROJECT COSTS										
Year	**Street**	**From**	**To**	**Action**	**Street**	**TIF/TID Street**	**Sewer Utility**	**Water Utility Infrastructure**	**Storm Utility**	**TIF/TID Non-Street**	**Pedestrian**	**Off-Street Sewer**	**Off-Street Water**	**Off-Street Storm**	**Total**	**General Comments**
2026	Creamery/Elvehjem Road/Bashford Street	Exchange Street	Country Walk Lane	Rural Conversion, Paving and Utility Rehabilitation	$763,400			$59,400	$388,200						$1,211,000	This project is partially funded by a LRIP Supplemental Grant of $400,000. The amount shown in the table reflects Village obligations.
2026	USH 51 WM Crossing (Dale-Dale)	Dale Rd Xing & along USH 51		Water Main Replacement				$226,500							$226,500	Pair with Dale Curtian and Dale Rd
2026	Dale Curtian Rd	USH 51	Termini	Pavement Replacement	$87,500										$87,500	Pair with WM Crossing
2026	Dale Rd	Lake Edge Rd	USH 51	Pavement and Utility Rehabilitation	$60,900			$161,600							$222,500	Pair with WM Crossing
2026	Babcock Channel WM Crossing	W ROW USH51	South Ct	Water Main Extension				$192,400							$192,400	
2026	Lee South Court	Siggelkow	Termini	Pavement Replacement	$49,000										$49,000	
2026	Sig Ct	Siggelkow	Termini	Pavement Replacement	$24,000										$24,000	
2026	Mansion Circle	Siggelkow	Termini	Pavement Replacement	$87,000										$87,000	
2026	Kowel Ct	Mansion Circle	Termini	Pavement Replacement	$21,000										$21,000	
2026	Freeway Ct	CTH AB	Termini	Pavement Replacement	$77,000										$77,000	
2026	Fjelstad Ln	CTH AB	Freeway Ct	Pavement Replacement	$13,000										$13,000	
2026	Farwell @USH51	Farwell	Farwell St				$25,000								$25,000	This project is sanitary sewer relocation work
2026		Osborn Drive	Milwaukee St	Path Resurfacing							$52,900				$52,900	
2026	Taylor Road Path	Terminal Drive	Larson Beach Road	Path Resurfacing							$117,300				$117,300	
2026	Various			Sidewalk Replacements							$100,000				$100,000	
2026	Various			Hydrant Repairs and Replacements				$60,000								
2026	Off-Street			Highland Oaks Retention Pond Maintenance									$247,000	$247,000		
2026	Off-Street			Farwell Lagoon Maintenance									$181,000	$181,000		
2026	Off-Street			Well 5- New Construction								$4,200,000		$4,200,000		The Village completed a Water System Needs Assessment in 2023. This study projected that water usage rates would require the construction of a new well and house in 2024-2026.

Year	Street	From	To	Action	PROJECT COSTS: Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2026	Off-Street			Holscher Water Tower									$500,000		$500,000	An inspection of the tower was performed in June of 2020 by Lane Tank Company. The results of the inspection included maintenance and painting reccommendations with cost estimates. The total cost in this item includes addressing all maintenance and code items identified in the inspection as well as a full repainting of the interior and exterior of the tank. The exterior painting work would include provisions for full containment of overspray as well as the addition of a "McFarland" logo.
				Year Total	**$1,182,800**	**$0**	**$25,000**	**$699,900**	**$388,200**	**$0**	**$270,200**	**$0**	**$4,700,000**	**$428,000**	**$7,634,100**	
2027	N Terminal Drive	Lift Station 4	USH 51	Rural Conversion		$2,511,226				$657,987					$3,169,300	This work will need to be coordinated with HWY 51 Construction Planning
2027	Severson Rd	Lake Edge Rd	Farwell St	Pavement and Utility Rehabilitation	$101,250										$101,300	
2027	Various			Path Resurfacing							$100,000				$100,000	
2027	Various			Sidewalk Replacements							$100,000				$100,000	
2027	Various			Hydrant Repairs and Replacements				$60,000							$60,000	
2027	Off-Street			Parkview Estates Pond 1 Maintenance										$304,000	$304,000	
2027	Off-Street			Meredith Heights Pond Maintenance										$54,000	$54,000	
2027	Off-Street			Well 4 Rehabilitation- Preliminary Design									$175,000		$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
				Year Total	**$101,250**	**$2,511,226**	**$0**	**$60,000**	**$0**	**$657,987**	**$200,000**	**$0**	**$175,000**	**$358,000**	**$4,063,600**	
2028	Siggelkow Road	Catalina Parkway	I-39	Rural Conversion	$2,458,900			$2,178,900	$489,500		$700,400				$5,827,700	Reconstruction with Boulevard Section. Includes the addtion of a new shared-use trail. Coordinate with USH 51 timing.
2028	Creamery/Elvehjem Road	Elvehjem	CTH AB	Rural Conversion	$894,300			$411,300	$346,900						$1,652,500	
2028	Wisconsin Ave	Bremer Rd / Norma Rd	Termini	Pavement and Utility Rehabilitation	$60,318			$104,598							$165,000	
2028	Field Ave	Erling Ave	Card Ave	Pavement and Utility Rehabilitation	$122,200			$185,503							$307,800	
2028	South Ct	Burma Rd	Overlook Dr plus 600 ft	Pavement and Utility Rehabilitation	$194,400			$398,100							$592,500	This budget inlcudes the addition of curb and gutter from Overlook Drive to the end
2028	Wild Flower Ct	Country Walk / Forest Ridge Ct	Termini	pavement replacement	$38,500										$38,500	
2028	Lake Edge Dr	South Ct	loop	Pavement and Utility Rehabilitation	$49,862			$117,796							$167,700	
2028	Beckler	Card Ave	Erling Ave	Pavement Replacement	$32,400										$32,400	
2028	Bird Song Ct	Morning Dove Dr	Termini	Pavement Replacement	$23,100										$23,100	
2028	Morning Dove Dr	Hidden Farm Rd plus 422 ft	Country Walk / Spring Pond Ct	Pavement Replacement	$61,700										$61,700	
2028	Morning Dove Dr	Hidden Farm Rd	Bird Song Ct	Pavement Replacement	$46,700										$46,700	
2028	Burma Rd	Overlook Dr / South Ct	USH51	Pavement Replacement	$93,300										$93,300	
2028		Soccer Parking Lot		Parking Lot	$117,500										$117,500	

					PROJECT COSTS										
Year	Street	From	To	Action	Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	General Comments
2028	Various			Path Resurfacing							$100,000				$100,000	
2028	Various			Sidewalk Replacements							$100,000				$100,000	
2028	Various			Hydrant Repairs and Replacements				$60,000							$60,000	
2028	Off-Street			Commerce Park Pond 4										$115,000	$115,000	
2028	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2028	Off-Street			Well 4 Rehabilitation									$1,445,000		$1,445,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is perferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address all of these issues, replace most of the well house itself to provide room for a generator and working space, replace all corrodede electrical/controls, and remove the right-angle backup engine.
				Year Total	**$4,193,181**	**$0**	**$0**	**$3,456,197**	**$836,400**	**$0**	**$900,400**	**$0**	**$1,445,000**	**$465,000**	**$11,296,400**	
2029	Siggelkow Road	I-39	CTH AB	Rural Conversion	$1,531,800			$1,925,400	$407,000		$427,700				$4,291,900	Reconstruction with Boulevard Section. Includes the addtion of a new shared-use trail. Coordinate with USH 51 timing.
2029	Elvehjem	CTHAB	RR Tracks	Rural Conversion	$467,500			$597,700	$277,700						$1,342,900	
2029	Triangle Street	Siggelkow Rd plus 2700 feet	Voges	Rural Conversion		$1,312,600				$466,100					$1,778,700	This estimate amount includes the installation of a new path from Siggelkow to Voges.
2029	Marsh Rd	Red Oak Trl / Wellington Cir	Siggelkow Rd	Pavement Replacement	$249,900										$249,900	This estimate includes concrete pavement replacement at the intersection with Siggelkow. It also includes new sidewalk where it does not currently exist on the west side of the road.
2029	Marsh Rd	Eighmy Rd	Red Oak Trl / Wellington Cir	Pavement Replacement	$369,200										$369,200	
2029	Various			Path Resurfacing							$100,000				$100,000	
2029	Various			Sidewalk Replacements							$100,000				$100,000	
2029	Off-Street			Well 3 Rehabilitiation Pavement Rehabilitation Preliminary Design									$175,000		$175,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2029	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
2029	Off-Street			Lift Station 2 Force Main and Highland Drive Interceptor								$550,000			$550,000	The Lift Station #2 Force Main is approaching 40 years of age and is a cast iron force main. Capacity improvments to this force main will need to be constructed in coordination with any reconstruction and capacity increases of lift station 2. This includes the replacement of the Highland Drive Interceptor between Exchange Street and Lewis Park.
				Year Total	**$2,618,400**	**$1,312,600**	**$0**	**$2,523,100**	**$684,700**	**$466,100**	**$627,700**	**$550,000**	**$175,000**	**$350,000**	**$9,307,600**	

					PROJECT COSTS											
Year	**Street**	**From**	**To**	**Action**	**Street**	**TIF/TID Street**	**Sewer Utility**	**Water Utility Infrastructure**	**Storm Utility**	**TIF/TID Non-Street**	**Pedestrian**	**Off-Street Sewer**	**Off-Street Water**	**Off-Street Storm**	**Total**	**General Comments**
2030	Black Walnut Dr	Wild Cherry Ln	Smith Ridge Rd	Pavement Replacement	$204,400										$204,400	
2030	Black Walnut Dr	Smith Ridge Rd	Siggelkow Rd / Carncross Dr	Pavement Replacement	$306,500										$306,500	
2030	Black Walnut Dr	Black Walnut Ct / Leanne Ln plus 316 ft	Wild Cherry Ln	Pavement Replacement	$17,100										$17,100	
2030	Off-Street			Well 3 Rehabilitiation									$1,545,000		$1,545,000	The wells were reviewed in 2019 with WNDR staff. Several items were identified during the inspection, including: the pumps need to be pulled and inspected, piping needs painting as a means of protection from sweating, entry point sample taps are needed, A/C as a means of climate and humidity control is preferred, separate checmical room needs to be constructed, the vent is undersized and needs to be replaced, and significant electrical upgrades are required. The scope of this project is to address these issues, replace all corroded electrical/controls, update the backup generator, and remove the right-angle backup engine.
2030	Various			Path Resurfacing							$100,000				$100,000	
2030	Various			Sidewalk Replacements							$100,000				$100,000	
2030	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	**$528,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,000**	**$0**	**$1,545,000**	**$350,000**	**$2,623,000**	
2031	Broadhead Street/CTH MN Phase 4B	North Peninsula Way	CTH AB	Rural Conversion	$330,000			$883,700	$400,800						$1,614,500	Partially paid for by Dane County. Amounts represent Village expenditures.
2031	N Bremer Road	Erling Ave	Bellevue Ct	Pavement and Utility Rehabilitation	$184,584			$385,082							$569,700	
2031	Ahren Ln	Meredith Way	Exchange St	Pavement Replacement	$77,000										$77,000	
2031	S Bremer Road	Larson Beach Rd plus 200 ft	Bellevue Ct	Pavement and Utility Rehabilitation	$234,231			$642,200							$876,500	
2031	Brendan Ct	Termini	Meredith Way	Pavement Replacement	$30,800										$30,800	
2031	Cardinal Dr	Curtis St	Sauk Ln	Pavement Replacement	$119,200										$119,200	
2031	Calico Ct	Marsh Rd / Calico Dr	Termini	Pavement Replacement	$84,600										$84,600	
2031	Various			Path Resurfacing							$100,000				$100,000	
2031	Various			Sidewalk Replacements							$100,000				$100,000	
2031	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	**$1,060,415**	**$0**	**$0**	**$1,910,982**	**$400,800**	**$0**	**$200,000**	**$0**	**$0**	**$350,000**	**$3,922,300**	
2032	Valley Drive	Siggelkow Road	Ridge Road	Pavement Replacement	$843,406										$843,500	Includes new sidewalk, one side. Sidewalk is not in capital improvement plan.
2032	Various			Path Resurfacing							$100,000				$100,000	
2032	Various			Sidewalk Replacements							$100,000				$100,000	
2032	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	**$843,406**	**$0**	**$0**	**$0**	**$0**	**$0**	**$200,000**	**$0**	**$0**	**$350,000**	**$1,393,500**	

					PROJECT COSTS											
Year	**Street**	**From**	**To**	**Action**	**Street**	**TIF/TID Street**	**Sewer Utility**	**Water Utility Infrastructure**	**Storm Utility**	**TIF/TID Non-Street**	**Pedestrian**	**Off-Street Sewer**	**Off-Street Water**	**Off-Street Storm**	**Total**	**General Comments**
2033	Overlook Dr	Burma Rd / South Ct	South Ct	Pavement and Utility Rehabilitation	$181,072			$444,533							$625,700	
2033	Erling Ave	Bremer Rd	Terminal Dr	Pavement and Utility Rehabilitation	$89,100			$200,000							$289,100	
2033	Norma Rd	Termini	Bremer Rd / Wisconsin Ave	Pavement and Utility Rehabilitation	$130,100			$363,600							$493,700	
2033	Renee Ct	Lewis Lane	Exchange St	Pavement and Utility Rehabilitation	$238,359			$492,896							$731,300	
2033	Various			Path Resurfacing							$100,000				$100,000	
2033	Various			Sidewalk Replacements							$100,000				$100,000	
2033	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	**$638,631**	**$0**	**$0**	**$1,501,029**	**$0**	**$0**	**$200,000**	**$0**	**$0**	**$350,000**	**$2,689,800**	
2034	Main St	Eighmy Rd	Broadhead St	Pavement and Utility Rehabilitation	$229,377			$489,479							$718,900	
2034	Sighting Road	Johnson St	Marsh Woods Drive	Pavement and Utility Rehabilitation	$106,501			$235,714							$342,300	
2034	Everglade Ct	Termini	Marsh Woods Drive	Pavement Replacement	$24,100										$24,100	
2034	Forest Lawn Cir	Summer Trail Rd	Termini	Pavement and Utility Rehabilitation	$106,501			$235,714							$342,300	
2034	Hough St	Main St	Milwaukee St	Pavement Replacement	$57,900										$57,900	
2034	Hillside Ct	Termini	Pheasant Run	Pavement and Utility Rehabilitation	$40,339			$99,417							$139,800	
2034	Jager Rd	Termini	Exchange Street	Pavement and Utility Rehabilitation	$54,403			$103,761							$158,200	
2034	Various			Path Resurfacing							$100,000				$100,000	
2034	Various			Sidewalk Replacements							$100,000				$100,000	
2034	Off-Street			Stormwater Treatment Device Maintenance										$350,000	$350,000	As part of the Village's ongoing MS4 permit responsibilities, storm water management areas require regular investiagion and cleaning. This effort will involve dredging of accumulated sediment and removal of unwanted vegetation/woody growth.
				Year Total	**$619,121**	**$0**	**$0**	**$1,164,086**	**$0**	**$0**	**$200,000**	**$0**	**$0**	**$350,000**	**$2,333,500**	

Year	Street	From	To	Action	PROJECT COSTS										General Comments
					Street	TIF/TID Street	Sewer Utility	Water Utility Infrastructure	Storm Utility	TIF/TID Non-Street	Pedestrian	Off-Street Sewer	Off-Street Water	Off-Street Storm	Total	
2035	Broadhead Street/CTH M	Wisconsin St	Main St	Pavement and Utility Rehabilitation	$69,364			$137,262							$206,700	
2035	Leanne Ln	Scott St	Broadhead St	Pavement and Utility Rehabilitation	$117,651			$260,199							$377,900	
2035	Rivercrest Dr	Burma Rd	Yahara Drive	Pavement Replacement	$156,400										$156,400	
2035	Various			Path Resurfacing							$100,000				$100,000	
2035	Various			Sidewalk Replacements							$100,000				$100,000	
				Year Total	**$343,415**	**$0**	**$0**	**$397,461**	**$0**	**$0**	**$200,000**	**$0**	**$0**	**$0**	**$941,000**	
				TOTAL FOR ALL YEARS	**$12,128,618**	**$3,823,826**	**$25,000**	**$11,712,756**	**$2,310,100**	**$1,124,087**	**$3,198,300**	**$550,000**	**$8,040,000**	**$3,351,000**	**$46,204,800**	

VILLAGE OF McFarland
Naturally Connected

2025-2029 CAPITAL IMPROVEMENT PLAN (CIP)

Appendix D

Park System Capital Improvements 2025-2034

McFarland Parks Capital Improvement Plan

Project/Amenity	Location	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Notes
Bathrooms	General		225,000		235,000		245,000		255,000		265,000	New bathroom facilities within system. Locations to be determined in CIP.
Playground, Park Amenities	General	200,000		210,000		220,000		230,000		240,000		Update old playground equipment. Locations to be determined in CIP.
Conservancy Maintenance	General	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Perform conservancy improvements and other maintenance according to rec.
Equipment	General	75,000	270,000		155,000	12,000						Annually Parks considers various equipment needs to support operations.
Pedestrian Path (Trails)	General	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	Continued maintenance from year to year of existing trail system.
Property Acquisition	General	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	Review available opportunities, could happen sooner or later.
Small Projects, Furniture, Equipment	General	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	General application on the replacement of items and new small amenities.
Band Shelter, Event Space	Arnold Larson Park	15,000					150,000	850,000				Plan 2026, Design 2031, and Construct 2032.
Improvements	Brandt Park					285,000						Field Drainage and Backstop Improvements (2030).
Maintenance Shed (Phase 2.2)	Community Park		100,000									Adding a Maintenance Shed in 2027 to support Village operations.
Parking Lot, Playground, Deferrals (Phase 2.3)	Community Park				100,000	750,000						Finishing deferred improvements from Phase 2.1 that established park.
Trails, Pump Track, Prairie Restoration (Phase 3)	Community Park						50,000	500,000				Design 2031 and Construct 2032. All remaining items but for new facility.
Indoor Athletic Complex (Phase 4)	Community Park								50,000	250,000	7,500,000	Plan (Operations) 2032, Design 2033, & Construct 2034. Year round complex.
Shelter/Bathroom Facility	Egner Park		175,000	1,895,000								Design 2027 and Construct 2028. Shared with water utility and pump house.
McFarland Park Facility Purchase	McFarland Park	175,000										Village paid for a portion when constructed, would need to payoff remaining debt.
Baseball and Playground (Phase 3)	McFarland Park	100,000		500,000	500,000							Design 2026 and Construct 2027. Fill in support elements, new amenities.
Fitness Court, Trails, Final Amenities (Phase 4)	McFarland Park							50,000	500,000			Design 2031 and Construct 2032. Fill in support elements, new amenities.
Aquatics (Phase 5)	McFarland Park						750,000	8,500,000				Pending funding availability...Plan/Design 2033-2034 and Construct 2035.
Lower Yahara River Trail (Phase 1)	Urso/Schuetz Park									50,000	250,000	Design/Grant Application 2034 and Construct 2035. Southern entrance thru park.
Disc Golf Facility/Trailhead (Phase 2)	Urso/Schuetz Park									100,000	750,000	Design 2034 and Construct 2035. Second facility to support east park, trail.
		705,000	910,000	2,745,000	1,130,000	1,407,000	1,335,000	10,270,000	945,000	780,000	8,905,000	
Parks Fund		240,000	240,000	225,000	250,000	335,000	205,000	205,000	215,000	215,000	225,000	
General Capital Revenue		58,250										
Fundraising												
Grants											500,000	
Intergovernmental												
Other Funds		12,500	137,500	1,557,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	
Private Funding							750,000	8,500,000	50,000	250,000	7,500,000	
Borrowing		394,250	532,500	962,500	867,500	1,059,500	367,500	1,552,500	667,500	302,500	667,500	

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, August 26, 2025**

SECTION: **Closed Session**

DEPARTMENT:

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

AGENDA ITEM: **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 acquisition of property located at 4705 Ivywood Trail within Tax Increment District #6.**

PREVIOUS ACTION:

ISSUE SUMMARY:
The closed session packet includes the offer to purchase 4705 Ivywood Trail. If any members of the Village Board desire to discuss the terms of the offer to purchase then staff recommends the Village Board motion and vote to go into closed session for competitive and bargaining reasons. If no members desire to discuss the terms of the offer to purchase then the Village Board can proceed to agenda Item 9.b. and take a motion and vote on the acquisition.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended motion:

Motion, second, 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 acquisition of property located at 4705 Ivywood Trail within Tax Increment District #6.

ATTACHMENTS:
None