

Monday, March 23, 2026**6:00 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/84249931275>

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

Webinar ID: 842 4993 1275

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

1. CALL TO ORDER, ROLL CALL.
2. PUBLIC APPEARANCES.
 - a. This is an opportunity for attendees to provide public comment on matters that are not on the agenda. Attendees desiring to provide public comment on specific items on the agenda may do so at the time that agenda item is brought up. Zoom attendees wishing to speak should type their name, address, and the relevant agenda item in the Q&A feature within the online meeting platform. Zoom attendees may also register in support or opposition of an item through the Q&A feature. In person attendees should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your public comment. Please adhere to the 3-minute time limit. Written comments will not be read into the record during the meeting but may be sent to public.works@mcfarland.wi.us to be included with the agenda materials.
3. APPROVAL OF MINUTES.
 - a. Motion to approve the minutes of the February 23, 2026, Public Works & Utilities Committee meeting.
4. BUSINESS.
 - a. Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Well 5 Wellhouse project.
5. SCHEDULE NEXT MEETING DATE.
 - a. Monday, April 27, 2026, at 6:00 p.m.
6. ADJOURNMENT.

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

VILLAGE OF MCFARLAND

Public Works & Utilities Committee Minutes

Monday, February 23, 2026 - 6:00 PM

1. CALL TO ORDER, ROLL CALL.

Village President Brassington called the regular meeting of the Public Works & Utilities Committee to order at 6:00 PM in the Community Room of the Municipal Center. This meeting was also held via Zoom webinar.

Members present: Stephanie Brassington, Lowell J. Prill, Pauline Boness, Zach Freeman

Members not present: Eric Kindschi, CJ Behm

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

2. PUBLIC APPEARANCES.

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None.

3. APPROVAL OF MINUTES.

a. Motion to approve the minutes of the January 26, 2026, Public Works & Utilities Committee meeting.

Motion by President Brassington, seconded by Trustee Prill, to approve the minutes of the January 26, 2026, Public Works & Utilities Committee meeting. Motion carries 4 - 0 - 0 by acclamation.

4. BUSINESS.

a. Discussion and action to make a recommendation to the Village Board regarding the award of contract for the 2026 Street & Utility Improvements project.

Igl provided an overview of the project areas included in the 2026 Street & Utility Improvements project along with bid results and contract award recommendation.

- Boness asked if the estimate provided by Maddrell Excavating for the supplemental bid was verified. Stieve explained that discussion did occur with Maddrell Excavating, and they were comfortable with what was provided.
- Freeman asked how the supplemental bid was broken down and how the cost would be incurred. Stieve stated that the supplemental bid is unit based and only

the units used would be charged.

- Freeman asked for clarification regarding the pre-qualifications provided by contractors for this project. Stieve explained that pre-qualifications are required five days before bidding. However, two contractors supplied their pre-qualifications within the five-day window.

Motion by President Brassington, seconded by Boness, to recommend to the Village Board the award of contract to Maddrell Excavating, LLC of Broadhead, WI for the base bid of \$2,295,085.94, including the alternate bid of \$190,970.58, and supplemental bid of \$142,067.75 for a contract total of \$2,628,124.27 and a total project cost with engineering and contingency of \$3,027,906. Motion carries 4 - 0 - 0 by acclamation.

b. Discussion and action to make a recommendation to the Village Board regarding the MS4 Annual Report for 2025

Tim Stieve of Town & Country Engineering provided an overview of the MS4 permit, which is regulated by the Department of Natural Resources (DNR). Stieve explained that the MS4 annual report is required as part of the five-year permit and provides information regarding the annual completed work and data for the storm sewer system.

- President Brassington asked if no response from the DNR was good. Stieve responded that no response was good.
- Trustee Prill asked how often an audit is done by the DNR for systems with a permit. Stieve estimated that every five to ten years an audit would be completed.

Stieve explained that permit renewals will be occurring soon, which may lead to new regulations that will need to be followed.

- Boness asked if the new regulations would have a window for compliance. Stieve responded that, yes, typically a system has a period of time in which they are required to comply with new regulations.
- Boness asked if inspecting the stormwater basins is part of the permit. Stieve stated that annual inspections are part of the permit and that private basins require an inspection once during every permit term.
- Freeman asked how the work completed at stormwater basins in 2025 benefits MS4. Stieve explained that there is not a direct benefit but helps keep the basins maintained as to stay compliant with the MS4 permit.

Motion by President Brassington, seconded by Freeman, to recommend approval to the Village Board regarding the MS4 Annual Report for 2025 as presented. Motion carries 4 - 0 - 0 by acclamation.

c. Discussion and action to make a recommendation to the Village Board regarding the issuance of a Request for Proposal (RFP) for storm sewer cleaning and televising services.

Igl provided an overview of the services the village plans to obtain through issuance of a

Request for Proposal (RFP) for the storm sewer system. Igl explained that it has been practice to clean and televise one-third of the storm sewer system annually.

Motion by President Brassington, seconded by Trustee Prill, to recommend approval to the Village Board for the issuance of a Request for Proposal (RFP) for storm sewer cleaning and televising services. Motion carries 4 - 0 - 0 by acclamation.

5. SCHEDULE NEXT MEETING DATE.

a. Monday, March 23, 2026 at 6:00 p.m.

6. ADJOURNMENT.

Motion by President Brassington, seconded by Trustee Prill, to adjourn at 6:26 PM.

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

Respectfully submitted,
Aimee Irwin
Assistant to the Public Works Director



**VILLAGE OF
McFarland
SUMMARY SHEET**

MEETING DATE: Monday, March 23, 2026

SECTION: Business

DEPARTMENT: Public Works

CONTACT: Lee Igl, Public Works Director

AGENDA ITEM: Discussion and action to make a recommendation to the Village Board regarding the award of contract for the Well 5 Wellhouse project.

PREVIOUS ACTION:

The Public Works & Utilities Committee recommended approval of a proposal from Town & Country Engineering for design and bidding services for Well No. 5 during their April 28, 2025, meeting. The Village Board approved the proposal from Town & Country Engineering during their May 13, 2025, meeting.

The Public Works & Utilities Committee recommended approval to the Village Board regarding Well 5 drilling and authorized the project for bid during the September 17, 2025, meeting. The Village Board approved the Well 5 drilling project and authorized the project for bid during the October 16, 2025, meeting.

The Public Works & Utilities Committee recommended approval and authorization to bid to the Village Board regarding the Well 5 Wellhouse construction during their meeting on January 26, 2026.

The Village Board approved the project and authorized the project for bid during their meeting on February 10, 2026.

ISSUE SUMMARY:

The Village has been in the process of siting a new well at 6016 Prairie Wood Drive. In November 2025, the Village received bids and awarded a contract for drilling the well for a base bid cost of \$443,518.30. The Village will now consider awarding the project for construction of the wellhouse. The wellhouse is proposed to be a split-faced masonry building with a metal-shingle style roof. Renderings are included within the packet. The building style is proposed to mimic the Village's two most recently constructed utility buildings; Lift Station No. 5 and Lift Station No. 2. The wellhouse will provide facilities for the well pump and piping, electrical equipment, chemical facilities, bathroom, and water meter testing facilities. Standby power will be provided by an outdoor, natural gas standby generator. The Village is pursuing Safe Drinking Water funding through the Wisconsin DNR to take advantage of the low interest rates. An additive bid item is included in the project for the abandonment and demolition of Well No. 1 after Well No. 5 is completed, as it has traces of PFAS. Wellhouse construction will begin following completion of the well drilling, likely late summer, 2026.



The committee approved the project and authorized it for bid during their meeting on January 26, 2026. The Village Board approved and authorized the project for bid during their meeting on February 10th. The bid opening occurred on Tuesday, March 17th and bid tabulation results are included in the packet. Three bids were received and all were relatively close in dollar amounts. The low bid was from Gilbank Construction, LLC. Their base bid was \$2,245,000, an allowance bid of \$145,000, and supplemental bid of \$23,800. The alternate bid, which is for the demolition of Well No. 1, is estimated at \$72,000. The total bid cost is \$2,485,800. It is recommended for this type of project to include a 10% contingency.

Staff recommends the award of contract to Gilbank Construction for base bid, allowance, supplement bid and alternative C-1 for a total of \$2,485,800. Town and Country Engineering's recommendation letter is included with the bid tabulation results.

FINANCIAL/BUDGET IMPACT:

The total estimated cost of Well No. 5 is \$4.2 million. The primary proposed funding is a low interest loan through the state's Safe Drinking Water program, which will be paid back through utility revenues. Of the total project cost, the estimate for the well drilling portion was \$515,000.

Revenues
\$3,685,000

Expenses
\$2,245,000 Base Bid
145,000 Bid Allowance
23,800 supplemental bid
72,000 Alternate bid C-1
446,500 Architecture / Engineer
293,200 Contingency (10%)

\$3,225,500 Total

VILLAGE PLAN REFERENCE:
[2023 Public Facilities Needs Assessment](#)
[2026-2030 Capital Improvement Plan](#)

ORDINANCE REFERENCE:
None.

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommended Motion:

Motion and second to recommend to the Village Board the award of contract to Gilbank Construction, LLC for the Well 5 Wellhouse project including the base bid of \$2,245,000, an allowance bid of \$145,000, supplemental bid of \$23,800, and alternate bid C-1 for the demolition of well # 1 for \$72,000 for a total cost of \$2,485,800 and a total project cost of \$3,225,500 with engineering and contingency.



ATTACHMENTS:

1. Well 5 Contract B Recommendation Ltr
2. Handout with HVAC 1-20-2026

March 17, 2026

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

Attention: Mr. Matthew Schuenke, Administrator

Subject: Analysis of Bids and Recommendation for Award of Contracts; Contract B
- 2026 Water System Improvements

Bid Deadline: March 17, 2026 at 2:00 p.m. local time

Ladies and Gentlemen:

The purpose of this letter is to analyze the bids received for the 2026 Water System Improvements project and to recommend award of a contract. This project involves work to be completed at proposed Well No. 5 in McFarland, Wisconsin, located at 6040 Prairie Wood Drive. Work includes construction of a new well house, site improvements including grading and restoration, driveway and roadway construction, utility services, water main and sanitary piping, and site standby power systems, construction of a masonry wellhouse to include a well room, two chemical rooms, electrical room, bathroom, and workshop space with all associated architectural, structural, process, HVAC, plumbing, electrical and I&C improvements, and SCADA improvements to the water system SCADA master to incorporate it into the WWTP master.

The pre-bid estimate for the base bid was \$2,660,000. Eighteen general contractors, subcontractors, and material suppliers requested sets of the plans, specifications and bidding documents. Three contractors submitted bids.

A tabulation of the bids is attached.

All of the bids were properly submitted.

The low bidder is Gilbank Construction, Inc. of Clinton, Wisconsin, an experienced general contractor that completed a similar project for the City of Milton. The bid prices are slightly lower than the original budget due to a favorable bidding climate.

In addition to the base bid, two alternate bids were received. Alternate C-1 provides costs for the demolition of Well No. 1 and Wellhouse No. 1. Alternative C-2 provides pricing to eliminate Build America, Buy America (BABA) requirements. These alternates were included to address PFAS contamination detected in Well No. 1.

Well No. 1 is the only Village well with PFAS compounds detected above laboratory detection limits; however, the detected levels do not exceed any established drinking water standards. Because PFAS has been detected, the Village is eligible for emerging contaminant funding through the DNR's Safe Drinking Water Loan Program, which may provide up to 50% of project costs in grant funding.

To qualify for this grant funding, the Village must incorporate BABA requirements into the contract and proceed with abandonment of Well No. 1. These requirements are included in the base bid and remain in the project if the Village chooses to award the project without alternative C-2.

We recommend that Gilbank Construction, Inc. be awarded a contract to include the Base Bid, Allowances, Supplemental Bid, and Alternative C-1 for a total of \$2,485,800.

This will be a lump sum contract. Unexpected conditions are sometimes encountered which result in increased project costs. Therefore, it would be wise to continue to carry the recommended 10% contingency.

If you have any questions with respect to our thoughts on this matter, I am available at your convenience to discuss them with you.

Respectfully,
TOWN & COUNTRY ENGINEERING, INC.

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

BJH:sai

J:\JOB#S\McFarland\MC-220-D3 Well #5 Preliminary Design\10. Construction\la. Bidding\Contract B\Recommendation Ltr.docx

BID TABULATION

Project: Contract B - 2026 Water System Improvements; Village of McFarland
 Engineer's Project No. MC 240 Bid Deadline: March 17, 2026 at 2:00 p.m. local time

Contractor's Name:	Gilbank Construction, Inc.	CCJ Construction LLC	Portzen Construction Inc.
Base Bid Price (lump sum)	\$2,245,000.00	\$2,388,616.00	\$2,395,900.00
Allowance Total	\$145,000.00	\$145,000.00	\$145,000.00
Supplemental Bid Items (Schedule B total)	\$23,800.00	\$32,000.00	\$31,250.00
TOTAL	\$2,413,800.00	\$2,565,616.00	\$2,572,150.00

Schedule A - Equipment Bid Items														
Spec No.	EQUIPMENT ITEM	Base Bid Manuf/Sup	Engineer Designated		Optional Alternate		Engineer Designated		Optional Alternate		Engineer Designated		Optional Alternate	
			Manuf/Sup	Add/Deduct	Manuf/Sup	Add/Deduct	Manuf/Sup	Add/Deduct	Manuf/Sup	AMOUNT	Manuf/Sup	Add/Deduct		
26 90 00	Process Instrumentation and Control	Altronex	IPS	n/a			IPS				IPS	n/a		
26 32 13 26 36 00	Standby Power Systems	Kohler	Cummin-Onan CAT	-\$2,483.00			Cummin-Onan CAT	-\$2,483.00			Cummin	-\$2,000.00		
43 26 00	Vertical Turbine Pump & Installation	CTW Corporation	Municipal Well and Pump	\$5,525.00			Municipal Well and Pump				Municipal Well and Pump	\$15,000.00		

Schedule B - Supplemental Bid Items									
Item	Description	Unit	Quantity	Unit Price	Cost	Unit Price	Cost	Unit Price	Cost
B-1	Structural/Trench Excavation	CY	50	\$88.00	\$4,400.00	\$14.00	\$700.00	\$40.00	\$2,000.00
B-2	Structural Fill	CY	50	\$35.00	\$1,750.00	\$28.00	\$1,400.00	\$70.00	\$3,500.00
B-3	Breaker Run	CY	50	\$40.00	\$2,000.00	\$30.00	\$1,500.00	\$65.00	\$3,250.00
B-4	Reinforced Concrete	CY	25	\$500.00	\$12,500.00	\$480.00	\$12,000.00	\$600.00	\$15,000.00
B-5	Asphalt Pavement	SY	100	\$25.00	\$2,500.00	\$161.00	\$16,100.00	\$70.00	\$7,000.00
B-6	Geotextile Fabric	SY	100	\$6.50	\$650.00	\$3.00	\$300.00	\$5.00	\$500.00
	Schedule B Bid Totals				\$23,800.00		\$32,000.00		\$31,250.00

Schedule C - Additive/Deductive Bid Items									
Item	Description	Unit	Quantity	Cost	Cost	Cost	Cost	Cost	Cost
C-1	Well No. 1 Demolition	LS	1		\$72,000.00		\$40,000.00		\$62,000.00
C-2	Eliminate BABA Requirements	LS	1		-\$44,000.00		\$49,195.00		-\$50,000.00

BID TABULATION

Subcontractor Listing					
Subcontracted Work	Company Name		Company Name		Company Name
Site Work	Interstate	\$149,900.00	Hillard Concrete & Excavating	\$425,000.00	Portzen included above
Concrete	Gilbank	\$107,050.00	Hillard Concrete & Excavating	included above	Portzen included above
Exterior Site Piping	Interstate	included above	Hillard Concrete & Excavating	included above	Portzen included above
Interior Process Piping	Degarmo	\$149,000.00	Monona Plumbing & Fire Prot.	\$250,000.00	Portzen included above
Plumbing	Degarmo	included above	Monona Plumbing & Fire Prot.	included above	Portzen included above
Electrical	Hady Electric, Inc.	\$615,536.00	Hady Electric, Inc.	\$625,000.00	Hady Electric, Inc. \$615,536.00
HVAC	Total Mechanical	\$141,000.00	Geisler Brothers	\$158,600.00	Geisler Brothers \$158,000.00



IMAGE LOOKING SOUTHWEST

A

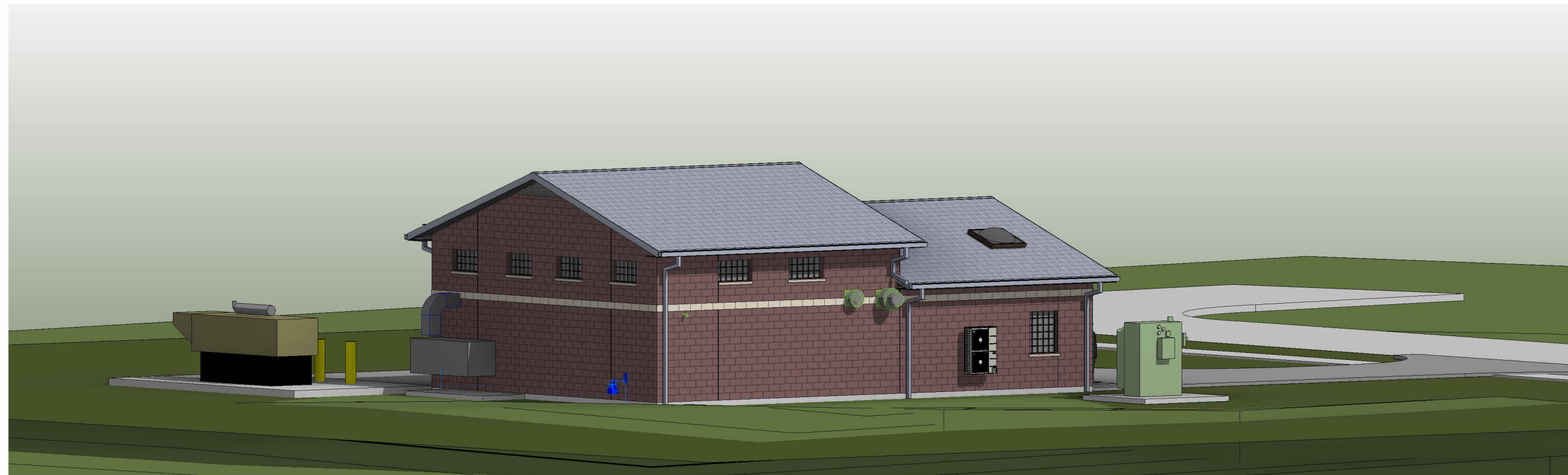
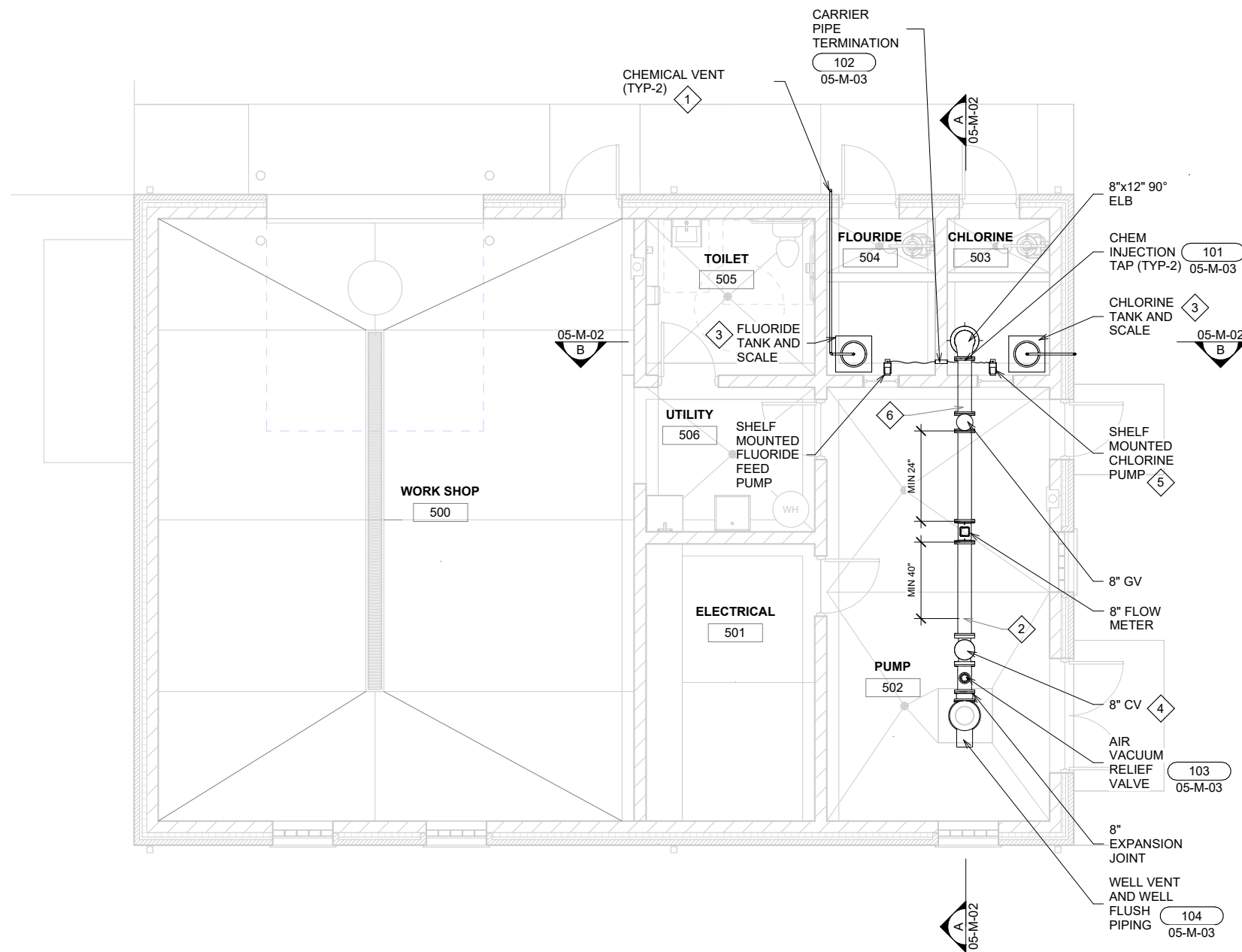


IMAGE LOOKING NORTHEAST

B

J:\LOBHS\McFarland\MC-220-D3 Well #5 Preliminary Design\7. Drawings\B. Revit\Well #5-BASE 01-19-2026- Color Change.rvt

1/20/2026 5:06:23 PM



GENERAL NOTES

1. CONSTRUCT PUMP BASE PER DETAIL XXX ON 100-AS-XX. PROVIDE WELL PUMP AND ANCILLARY EQUIPMENT. PROVIDE ALL PIPING AND VALVES TO WATER MAIN CONNECTION AS SHOWN ON SHEET 05-C-XX.
2. VERIFY ALL PIPING CENTERS TO MATCH NEW EQUIPMENT FURNISHED.
3. PROVIDE TWO MEANS OF JOINT RESTRAINT AT EACH ELBOW. FOR UPPER ELBOW USE TIE RODS AND RETAINER GLANDS. FOR LOWER ELBOW USE THRUST BLOCKING AND RETAINER GLANDS. THRUST BLOCKING IS TO BE POURED AGAINST UNDISTURBED SOUL AND SIZED TO ACCOMMODATE EXPECTED FORCES.

KEY NOTES

1. PROVIDE CHEMICAL STORAGE CPVC VENT TO THE EXTERIOR OF THE WELL HOUSE WITH A DOWNWARD FACING, 24-MESH CORROSION RESISTANT SCREEN TERMINATING AT LEAST 24" ABOVE GRADE. PROVIDE 1" DIA 18" LONG FLEXIBLE TUBING CONNECTION TO CHEMICAL TANK.
2. FLOW SWITCH TAP TO BE MINIMUM OF 40" UPSTREAM OF FLOW METER. CONTRACTOR TO COORDINATE TAP SIZE WITH INSTRUMENTATION.
3. CONTRACTOR TO PROVIDE ALL CARRIER PIPES, PIPING, TUBING, FRP PUMP SHELVES, AND INJECTION TAPS FOR CHEMICAL FEED LINES.
4. 8" CHECK VALVE TO BE SWING ARM STYLE WITH HYDRAULIC ASSIST.
5. PUMP APPURTENANCES TO BE INSTALLED BY THE CONTRACTOR BY ALLOWANCE.
6. 3/4" THREADED TAP, PRESSURE GAUGE, AND BALL VALVE.



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(608) 273-3350
www.tceengineers.net



PROCESS PLAN
Well #5

2026 WATER SYSTEM IMPROVEMENTS
WELL HOUSE #5
Village of McFarland, Wisconsin

PROJECT NO:
MC 220

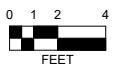
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RTG

CHECKED BY:
BJH

DATE:
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REVISIONS:

SCALE:



Sheet:

05-M-01