



BUILDING & GROUNDS COMMITTEE LIBRARY BOARD OF TRUSTEES MEETING

**Mukwonago Community Library
511 Division Street, Mukwonago, WI 53149
August 3, 2026 at 4:00 PM**

AGENDA

- 1. Call to Order**
- 2. Roll Call and Introduction of Guests**
- 3. Approval of Minutes**
 - 3.1 Approval of May 21, 2026, Library Building & Ground Committee Minutes as prepared and distributed
- 4. Discussion/Action Items**
 - 4.1 Facility Updates - Discussion and possible action on updates regarding the facilities.
 - 4.2 Capital Plan - Discussion and possible action on the Capital Plan.
 - 4.3 Renovation Plans - Discussion and possible action on the renovation project.
 - 4.4 Owner's Representative - Discussion and possible action on referral from Library Board to investigate engaging an Owner's Representative/Project Manager for the renovation project.
 - 4.5 Capital Campaign Donor Recognition - Discussion and possible action on donor recognition signage.
 - 4.6 Firewall End of Life - Discussion and possible action on end-of-life notification for firewall.
 - 4.7 ADA Doors - Discussion and possible action on entryway doors with motors designed to meet Americans with Disabilities Act (ADA) standards.
- 5. Referral Items**
- 6. Confirm Next Meeting Date**

The next meeting of the Building & Grounds Committee is scheduled for Thursday, November 19, 2026 @ 6:00pm.

7. Adjournment

It is possible that a quorum of, members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note, upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through appropriate aids and services. For additional information or to request this service, contact the Municipal Clerk's Office, (262) 363-6420.

Village of Mukwonago
**DRAFT MINUTES OF THE MUKWONAGO COMMUNITY LIBRARY
BOARD'S BUILDING AND GROUNDS COMMITTEE**
Thursday, May 21, 2026

Time: **6:00 pm**

Place: **Mukwonago Community Library, 511 Division Street, Mukwonago, WI,
53149**

1. Call to Order

Chairperson E. Brill called the meeting to order at 6:06 p.m.

2. Roll Call and Introduction of Guests

Board Members Present

E. Brill

H. Pringle

L. Spielman

E. Pautz (arrived at 6:11 p.m.)

Also Present

A. Armour, Library Director

A. Cooper, Trustee

3. Approval of Minutes

E. Brill/L. Spielman motioned to approve the Building & Grounds Committee Meeting Minutes from February 26, 2026. Unanimously carried.

4. Discussion/Action Items

Facility Updates

Director Armour provided facility updates on several topics: the new cleaning company has been great; the Village is coordinating the EFIS painting; the new Business Manager is being cross-trained with retiring Business Manager Cathryn Kim and already has facility management experience at another public library; and the firewall is at end of life and will need replacement.

Capital Plan

No action was taken.

Renovation Plans

The Committee discussed the timing for starting construction documents and the bidding process, the progress of fundraising, and the timing of Village funding. The Committee directed Director Armour to contact Engberg Anderson Architects to obtain a quote for the construction documents and bidding phase, including the architects' recommendation for the optimal time to go to bid, to be presented at the next Library Board meeting. The Committee's preference is to begin construction

documents in early fall 2026 and go out to bid in early 2027, unless the architects recommend otherwise.

Capital Campaign Donor Recognition

The Committee considered the revised mock-ups of the donor wall as prepared by Director Armour and Marketing and Outreach Specialist Emma Plitzner. Discussion included preferring more abstract shapes for a timeless quality, the desire to locate the donor wall over the windows surrounding the interior entryway doors, and the integration of the adjoining walls into the overall design with two flanking digital displays. The Committee directed Director Armour to consult with staff on updating the designs per their discussion and then reach out to vendors for quotes to bring to the next Library Board meeting.

5. Referral Items – none

6. **Confirm Next Meeting Date** – The next Building and Grounds Committee meeting is scheduled for Thursday, November 19, 2026 @ 6:00pm.

7. Adjourn

H. Pringle/E. Pautz motioned to adjourn. Unanimously carried. Chairperson Brill adjourned the meeting at 7:23 p.m.

Minutes submitted by Abby Armour

Mukwonago Community Library Capital Improvement Plan (CIP)																	
								Current 5 Year CIP									
* indicates this item has been submitted to the Village's CIP																	
Item	Notes	originally installed	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
* Renovation Plan - as of Sept. 2025 in two phases under one project bid									\$3,600,000								
Renovation Project Add Alternate: Furniture Allowance									\$570,000								
Renovation Project Add Alternate: Replace Lights Outside of Work Area									\$96,794								
Renovation Project Add Alternate: Replace Dry Sprinkler System									\$424,906								
Renovation Project Add Alternate: Replace HVAC Controls									\$25,103								
Automated Material Handler (AMH) for circulation workroom									\$150,000								
Airhandler 1 (Carrier)		1996															
_ TACO pump		1996															
In line Pump P-5 Bell & Gosset		1996			\$3,578												
Airhandler 2 (Trane?)		2011															
_ TACO pump		2011		\$1,285													
Boiler 1 (750,000 BTU EVCA-750)		2011															
In line Pump P-2 Bell & Gosset		2011															
Pump P-3 (Bell & Gosset 75 GPM)		2011															
Boiler 2 (750,000 BTU EVCA-750)		2011															
In line Pump P-1Bell & Gosset		2011															
Pump P-4 (Bell & Gosset 75 GPM)		2011															
Pump #8		2011		\$3,191													
Air Conditioning																	
Condensing Unit 30 ton (38AKS034-600)	Carrier-(Roof)-Daiken	2011	\$46,000														
Condensing Unit 30 ton (38AKS034)	Garrier-(Roof) Daiken	2011															
Condensing Unit 40 ton (RAUJC4)	Trane (Roof)	2011															
Condensing Unit 1 ton (PFC014)	Liebert (Roof)	2011															
Condensing Unit 1 ton (PUL12EK)	Mitsubishi (roof)	2011															
Computer Room Air Handling Unit (MMD12E)	Liebert (Server Room)	2011															
Ductless Split Type A/C Condensing Unit 1 ton (PUY-A12NHA4)	Mitsubishi (Elevator Room)	2011															
Ductless Air Handling Unit 1 ton (PKA-A12HA4)	Mitsubishi (Elevator Room)	2011															
Exhaust Fan	MetaSpace ceiling																
Safety:																	
Annunciator panel	Front hall	2011		\$1,510													
Dry sprinkler system																	
Wet sprinkler system																	
Technology:																	
self-checkout machines (Envisionware X11)	6 year EOL	2021	\$12,000						\$20,000								
Smart Lockers (Smiota)		2022 & 2024				\$7,347											
Computer Replacement Cycle	4 year EOL						\$5,000		\$5,000		\$5,000		\$5,000				
Server Replace/Upgrade	6 year EOL	2022		\$7,058							\$10,000						
Audio/Video System in Community Room		2022		\$24,955													
Hearing Loop in Community Room		2016			\$1,221												
Elevator																	
Firewall (hardware)								\$3,000									
Water:																	
Sump Pump replacements							\$4,865										
Water Softener																	
Tankless water heaters under sinks		2025					\$7,680										
Water filtration system in staff kitchen (reverse osmosis)																	
Exterior:																	
* Parking Lot Replacement												\$247,296					
* Roof Replacement - Full Facility													\$1,100,000				
Interior:																	
carpeting		2011															
Security System Repair/ replace/Update		2018															
front door accessibility upgrade																	
TOTAL FOR YEAR			\$58,000	\$37,999	\$4,799	\$7,347	\$17,545	\$3,000	\$4,891,803	\$0	\$15,000	\$247,296	\$5,000	\$1,100,000	\$0	\$0	\$0



511 Division St., Mukwonago, WI 53149 (262) 363-6411 www.mukwonagolibrary.org

MUKWONAGO COMMUNITY LIBRARY

REQUEST FOR PROPOSALS

Project Manager / Owner's Representative Services

Mukwonago Community Library Renovation Project

Date Issued: [suggest early Fall 2026]

Submission Deadline: [Day, Date, Time, Time Zone]

Submit To: [email address] (single PDF via email)

I. INTRODUCTION

The Mukwonago Community Library (“the Library” or “the Owner”), 511 Division Street, Mukwonago, WI 53149, is seeking a qualified firm or individual to serve as its Project Manager/Owner’s Representative (OR) for the renovation of its facility. The OR will represent the Owner’s interests from the bidding phase through construction and project close-out, protecting the Owner’s budget, schedule, and program goals.

The Library’s design is complete. Construction Documents are being finalized by the project architect, and the project will be competitively bid to a prime general contractor. The Library is engaging an Owner’s Representative to help evaluate the bids, advise on award, and then guide the Library through construction and close-out—including the significant challenge of remaining open and operating throughout construction. The intent is to place an experienced professional between the Owner and the construction team so that Library staff and Board are not required to manage the construction process, or learn its terminology and pitfalls, under pressure.

II. PROJECT BACKGROUND

The project is an interior renovation of the Library’s main level—approximately 25,644 square feet of the 27,200 SF main level—including a new park-side entrance, modifications to the east façade and site, and modifications to the mechanical, plumbing, and electrical systems. The design follows six guiding principles: improving public spaces for current community needs; reorganizing staff space for efficient workflow; addressing noise transfer; providing access from the park; making good use of existing construction; and selecting durable, economical

materials. New and reconfigured spaces include a main entry and checkout area, a new park entry, a “Metaspace” makerspace, a children’s play zone, a teen lounge, an adult lounge, and community/meeting space.

- **Total project budget:** approximately \$3,600,000, including all soft costs. The independent Design Development estimate places construction at roughly \$3.05M, with the total landing near budget after recommended alternates.
- **Delivery method:** Competitive bid to a prime general contractor, with a base bid and a series of add/deduct alternates. Prevailing-wage requirements are anticipated to apply.
- **Architect:** Engberg Anderson, Inc. (Milwaukee, WI), providing Construction Documents, bidding assistance, and construction contract administration.
- **Independent estimator:** The Concord Group prepared the project’s construction cost estimate.
- **Phasing / continued operation:** The Library will remain open throughout construction. The work is divided into two phases—Phase 1 (east side, ~9,800 SF) and Phase 2 (west side, ~15,900 SF). The Library will operate out of one half while the other is renovated, then shift operations and reverse. The new park entry and restrooms are built early so access is maintained.

Project reference documents (Design Development package, cost estimate, Construction Documents/bid set when issued) are available at [\[link\]](#) or upon request.

III. RELATIONSHIP TO THE ARCHITECT’S SCOPE

The architect provides construction contract administration under a standard AIA B101 agreement. The OR’s role is to complement, not duplicate, the architect’s services and to advocate specifically for the Owner. For reference, the architect’s contract includes twenty-four (24) site visits during construction, two (2) reviews of each submittal, two (2) substantial-completion inspections, one (1) final-completion inspection, and a warranty review meeting approximately one year after Substantial Completion. The OR is expected to attend these visits and inspections, be present at all Owner-Architect-Contractor (OAC) meetings, and represent the Owner throughout. Section VII sets out the division of responsibilities in detail.

IV. ANTICIPATED PROJECT SCHEDULE

(Subject to change; construction milestones per the architect’s agreement.)

- **OR RFP issued** — [\[Sept 2026\]](#)
- **Questions due / answers posted** — [\[Sept–Oct 2026\]](#)
- **Proposals due** — [\[Oct 2026\]](#)

- **OR contract awarded** — [Nov 2026]
- **OR begins — bid & award support** — [Dec 2026]
- **Construction Documents complete** — December 31, 2026
- **Bidding period** — [January–February 2027]
- **Bid analysis & award recommendation** — [February 2027]
- **Construction commencement** — March 1, 2027
- **Construction (phased: Phase 1 east, then Phase 2 west)** — March 2027 – February 2028
- **Substantial Completion** — February 28, 2028
- **Punch list / final completion** — [March–April 2028]
- **FF&E, AV/IT, move-in, grand opening** — [Spring 2028]
- **Project close-out** — [2028]
- **One-year warranty review** — [~February 2029]

V. DEFINITIONS

- **“Owner”** means the Mukwonago Community Library.
- **“Architect”** means Engberg Anderson, Inc.
- **“OR” or “Owner’s Representative”** means the successful Respondent contracting with the Owner for the services described herein.
- **“Contractor”** means the general contractor awarded the construction contract.
- **“Respondent”** means an individual or firm submitting a proposal.
- **“Proposal”** means the statement of qualifications and cost submitted in reply to this RFP.
- **“Must” / “mandatory”** means a requirement that must be met for a proposal to be considered.

VI. SCOPE OF SERVICES

A. Bid & Award Support

- Review the Construction Documents / bid set from the Owner’s perspective for completeness, constructability, and biddability before bids are received.
- Assist the Owner, alongside the Architect, throughout the competitive bidding process.
- Analyze and level all bids, including the base bid and all add/deduct alternates. Because the project is designed with a base bid and a series of alternates, the OR will help the Owner and Board decide which alternates to accept to deliver the project within budget.

- Reconcile bids against the independent construction estimate prepared for the project.
- Evaluate the apparent low bidder's qualifications, references, financial capacity, key personnel, and proposed phased schedule.
- Prepare a bid tabulation and a written award recommendation for the Library Board.
- Assist the Owner with negotiation and execution of the construction contract.

B. Operations During Construction (Phasing)

- Coordinate the two-phase, half-at-a-time approach so the Library remains open and operating throughout construction, including the mid-project shift of operations from one half to the other.
- Work with the Contractor and staff on temporary layouts, relocation of collections and service points between halves, wayfinding, and maintaining public access (including via the new park entry).
- Actively manage the day-to-day realities of an occupied renovation: dust and noise control, temporary partitions, air quality, egress, ADA access, and the safety of patrons and staff adjacent to active work areas.
- Hold the Contractor to the phasing and site-access provisions of the contract and surface conflicts early.

C. Construction Administration (Owner's Side)

- Serve as the single, central point of communication between the Owner and all project team members. Carry the Owner's questions, concerns, and decisions to the Contractor and Architect, and relay issues back to the Owner promptly and in plain language, so staff and Board are not required to deal directly with the construction team.
- On-site presence and contact time: attend every OAC meeting and maintain a frequent presence on site during active construction. Consistent with the owner's-representative expectations on comparable public library projects, the OR will also act as the center point of communication among all parties, hold regular check-in meetings with the Library Director at a frequency appropriate to each phase (weekly recommended during active construction), and attend all required Library Board, committee, and Village meetings. Respondents must describe their proposed on-site presence and staffing.
- Review Contractor applications for payment from the Owner's perspective before Owner payment (the Architect certifies; the OR verifies alignment with progress, budget, and the Owner's interests).
- Review and advise the Owner on change orders, construction change directives, and RFIs that affect cost, schedule, scope, or the Owner's interests (the Architect performs

technical review; the OR protects the Owner). *Change-order approval authority and thresholds to be set by the Library Board — see Section VII note.*

- Monitor the construction schedule against milestones and flag slippage and its causes early.
- Manage the Owner's contingency and maintain the overall project budget with a running cost report.
- Coordinate Owner-furnished items and installations, including furniture (FF&E), audio/visual, and IT/data/telephone systems (these are excluded from the general contractor's scope), and their sequencing and integration with construction.
- Coordinate third-party testing and special inspections, and commissioning of the new HVAC/controls and related MEP systems (see Section VII note on independent commissioning).

D. Communication & Documentation

- Maintain a complete, current record of all decisions, action items, and open issues (decision log; RFI, submittal, and change-order logs).
- Prepare and distribute meeting agendas and minutes.
- Maintain document control so the Owner always has current drawings, estimates, pay applications, and correspondence.
- Establish the OR (with the Library Director) as the sole point of contact the Contractor and Architect work through, and support a process by which staff route all project concerns through the Director/OR rather than contacting the Contractor directly.

E. Reporting & Meeting Attendance

- Attend Library Board meetings and, as required, Village of Mukwonago meetings, and present regular written progress reports.
- Hold regular check-in meetings with the Library Director.

F. Close-Out & Warranty

- Oversee punch-list development and resolution from the Owner's side, coordinating with the Architect's substantial- and final-completion inspections.
- Coordinate final FF&E, AV/IT installation, move-in, and grand-opening readiness.
- Collect and organize all close-out documents: warranties, O&M manuals, as-built drawings, lien waivers, and final releases.
- Perform final budget reconciliation and confirm all contingency and change-order accounting.

- Participate in the one-year warranty review and track resolution of warranty items.

G. Grant & Fundraising Support (limited)

- Assist the Owner with project documentation, cost records, and progress reporting that may be needed to support grant or fundraising reporting requirements. The Library will administer any grants directly; the OR's role is documentation and reporting support only.

VII. DIVISION OF RESPONSIBILITIES

To prevent duplication and gaps, the following shows who leads each activity and the OR's role. "A" = Architect, "OR" = Owner's Representative, "O" = Owner/Board. This will be confirmed in the OR's contract.

- **Technical answers to contractor RFIs** — Architect leads. OR logs, tracks, and monitors cost/schedule impact
- **Shop drawing/submittal review** — Architect leads. OR tracks status and flags owner impacts
- **Certifying contractor pay applications** — Architect leads. OR reviews for the Owner before payment
- **Authorizing payment** — Owner leads. OR recommends
- **Change order pricing/technical review** — Architect leads. OR evaluates, advises, and recommends to Owner
- **Change order approval** — Owner leads. OR recommends and enforces thresholds (see note)
- **Construction schedule (maintaining)** — Contractor leads. OR monitors, reports, and flags slippage
- **Design-intent site observation** — Architect leads (24 visits). OR provides continuous owner-side presence
- **Substantial/final completion inspection** — Architect leads. OR tracks owner punch items to closure
- **Special inspections & materials testing** — Owner leads (owner-furnished). OR coordinates
- **HVAC/MEP commissioning** — Contractor assists. OR coordinates; advises on independent Cx (see note)
- **FF&E, AV, IT/data (owner-furnished)** — Owner leads. OR coordinates procurement & installation

- **Phasing/staying open** — OR leads. OR leads owner-side coordination with Contractor
- **Budget & contingency tracking** — OR leads. OR maintains; Owner authorizes contingency use
- **Single point of communication** — OR leads. —
- **Board & public reporting** — OR leads. OR prepares and presents

Board decision — change orders: *The Board should set change-order authority and dollar thresholds — e.g., what the OR may recommend, what the Library Director may approve, and what must come to the Board. Bracketed here for Board discussion.*

Board decision — independent commissioning: *The current construction estimate includes contractor-provided HVAC commissioning assistance but excludes an independent, Owner-hired commissioning agent. The Board should decide whether to engage independent commissioning for the new HVAC and controls.*

VIII. MINIMUM QUALIFICATIONS

To be considered, a Respondent must demonstrate all of the following:

1. Demonstrated construction-phase owner's representative or project management experience on projects of similar scale and complexity—ideally libraries, public buildings, or comparable occupied/phased renovations where the facility stayed operational during construction—with examples and references.
2. Demonstrated experience with competitive-bid procurement, including bid analysis of a base bid plus alternates and award recommendation.
3. Demonstrated experience working with municipal or public-sector agencies and their procurement and approval processes.
4. Demonstrated ability to manage budget, contingency, and change orders and to identify cost savings.

Proposals not meeting all mandatory minimum qualifications will not be evaluated further.

IX. PROPOSAL REQUIREMENTS

Submit an electronic PDF containing:

5. **Cover / Letter of Interest** (preferably one page): identify the project, state that this is a proposal for Owner's Representative services, identify the firm, and provide contact information for the principal, including email.
6. **Project Team:** identify the project principal, project manager, and key staff; their qualifications and relevant experience; experience working together; who handles day-

to-day management and on-site presence; and the time commitment and expected on-site frequency of each key person during construction.

7. **Prior Experience:** relevant projects of similar scope and complexity—especially occupied/phased renovations—with demonstrated success and references (name, current phone, email for each).
8. **Project Approach**, addressing specifically:
 - How you will analyze and level bids, including base bid and alternates, and advise on award within budget.
 - How you will manage the project so the Library stays open and operating through a two-phase renovation.
 - How you will manage budget, contingency, and change orders.
 - How you will communicate with the Owner, staff, Board, Architect, and Contractor in each phase.
 - How you will track decisions, issues, and documentation.
 - How you will function as the single point of contact between the Owner and the project team.
 - Your expected on-site presence during construction.
9. **Cost Proposal:** a flat fee with a “not-to-exceed” price for the scope described. You may propose a payment schedule tied to milestones or monthly progress.

All proposal costs are borne by the Respondent. Subcontractors are not permitted without prior written approval from the Library Director.

X. QUESTIONS, PRE-PROPOSAL MEETING & ADDENDA

- **Pre-proposal meeting/site visit:** [Specify location, date, time. This meeting provides opportunities for Respondents to ask questions, view the site, etc.]
- **Questions** in writing to [contact, email] by [date/time]; responses distributed to all recipients of record by [date].
- **No-contact provision:** from issuance until award, Respondents shall not contact Board members or other staff regarding this RFP except through the designated contact. Improper contact may result in disqualification.
- **Addenda** will be issued in writing at [location]; Respondents are responsible for checking before submitting.

XI. EVALUATION & SELECTION

A review committee will evaluate responsive proposals against the criteria below. The Owner intends to select the most advantageous proposal overall and is not bound to select the lowest-cost proposal. (*Weights to be determined by the Library Board.*)

- Construction-phase OR experience on similar-scale/occupied-renovation projects — []%
- Bid analysis (base bid plus alternates) and award-recommendation experience — []%
- Approach to keeping the Library open through a two-phase renovation — []%
- Project team, key staff, time commitment, and on-site presence — []%
- Approach — communication plan (all directions) — []%
- Approach — tracking, documentation, and issue management — []%
- Budget, contingency, and change-order management — []%
- Municipal / public-sector experience and references — []%
- Cost proposal — []%

The Owner may interview finalists before making a recommendation.

XII. INSURANCE & INDEMNIFICATION

The selected OR must carry insurance coverage as specified by the Owner/Village, appropriate to a construction-phase engagement, in place prior to commencing work and maintained through completion. The OR shall indemnify and hold harmless the Owner and the Village of Mukwonago as provided in the Contract.

XIII. GENERAL TERMS

- The Owner reserves the right to reject any or all proposals, waive technicalities or informalities, and accept the proposal deemed most advantageous.
- No proposal may be withdrawn for [ninety (90)] days after the submission deadline.
- A Respondent may take exception to terms of this RFP; the Owner reserves the right to disqualify any proposal with exceptions deemed not in its best interest.
- By submitting, the Respondent certifies its proposal was made without collusion or fraud and that no elected official or employee has an undisclosed interest.
- All proposal costs are the Respondent's responsibility.

XIV. CONTACT INFORMATION

All questions and communications regarding this RFP must be directed, in writing, to the designated contact below. Respondents shall not contact other Library or Village staff, Board members, or Village officials regarding this RFP.

Contact: Abby Armour

Title: Library Director

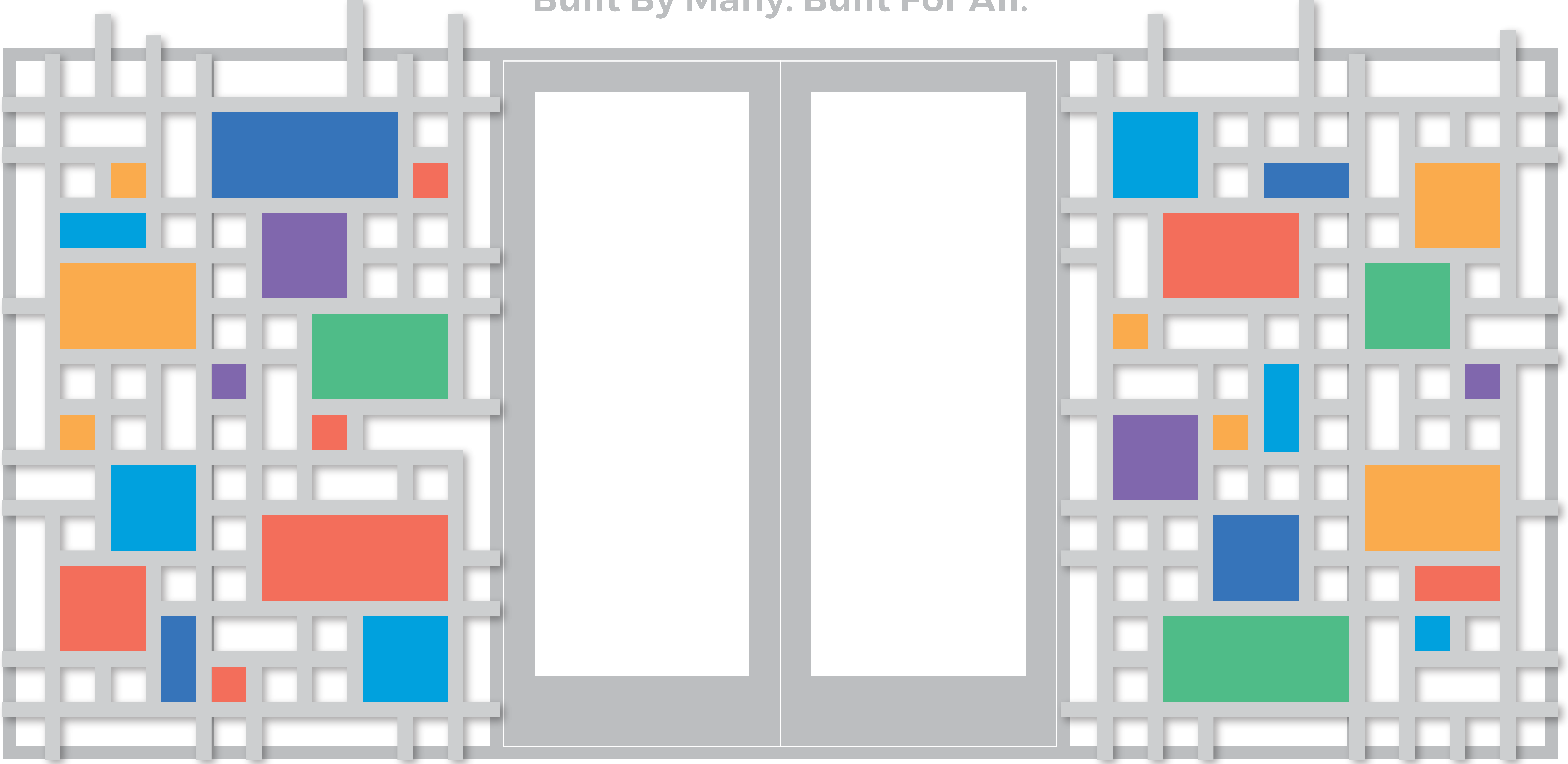
Address: Mukwonago Community Library, 511 Division Street, Mukwonago, WI 53149

Phone: (262) 363-6411 ext. 4100

Email: aarmour@mukwonagolibrary.org

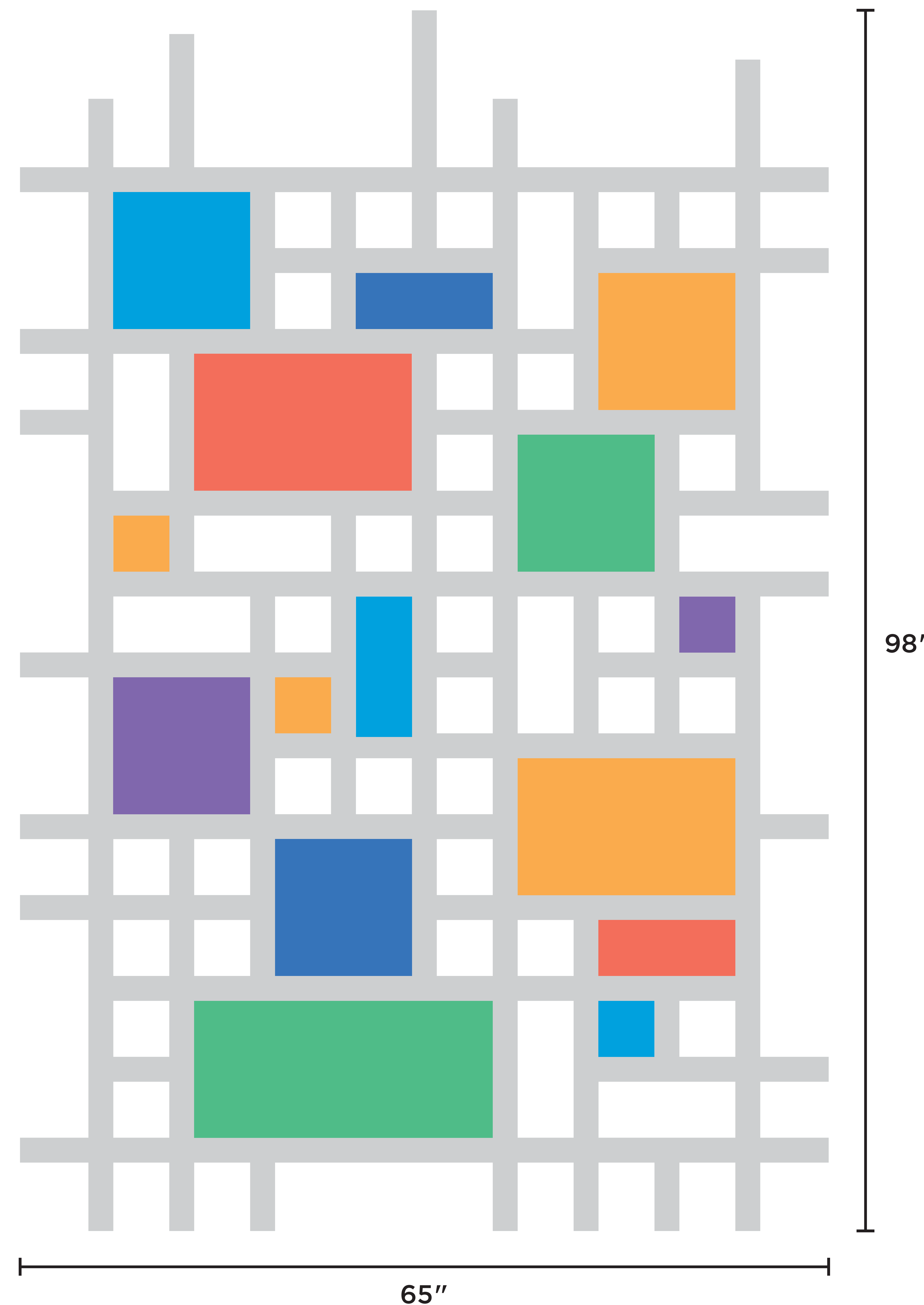
DRAFT

Built By Many. Built For All.





left side



right side



wall

2" square tubing
colored acrylic inserts



Built By Many. Built For All.

Donor Recognition Levels – 2027 Renovation

Level amount	Level amount	Display Type
Level 1	\$ 75,000 +	permanent
Level 2	\$ 25,000-74,999	permanent
Level 3	\$ 10,000-24,999	digital
Level 4	\$ 5,000-9,999	digital
Level 4	\$ 2,500-4,999	digital
Level 5	\$ 1,000-2,499	digital
Level 6	\$ 500-999	digital

Display Format

- Digital display: donors giving \$500 and above.
- Non-digital (permanent) elements: donors giving \$25,000 and above.

Display Notes

- Integrate the 1996 and 2011 donors into this wall at the amount they gave at that time
- Make naming rights signage the same design as the larger donor wall

Taylor Computer Services Inc.

Box 21 • 1265 E. Wisconsin Ave • Pewaukee, WI 53072 • 262/367-7999 (V) • 262/563-6001 (F)

Proposal for Mukwonago Library

June 1, 2026

Proposal expires: 06/28/2026

This proposal is for a new SonicWall TZ480 perimeter firewall to replace your current firewall

SonicWall TZ370

<u>QTY</u>	<u>DESCRIPTION</u>	<u>EACH</u>	<u>EXTENDED</u>
1	SonicWall TZ480 SECURE UPGRADE PLUS ADVANCED EDITION 3YR	\$2,980.50	\$2,980.50
1	Installation & Configuration Labor	\$540.00	\$540.00
		TOTAL:	\$3,520.50

OPTIONS

	<u>EACH</u>
Subscribe to the TCS Network Perimeter Protection and Maintenance Quarterly Program	\$500/year
Create backups of the firewall and wireless access point(s) configurations	
Install the latest "General Release" version of the hardware firmware	
Audit the traffic flow rules and security policies to remove any outdated rules and improve performance	

* Physical installation will be performed on a customer provided shelf, a wall mounted plywood backboard or a drop ceiling no more than 10 feet in height. If other mounting requirements apply, please contact Taylor Computer Services, Inc. to discuss. Installation does not include network data jack or cable installation.

All Prices Subject to Confirmation at Time of Order. Applicable Taxes, if any, Are NOT Included

571 W23275 Adam Dr. Big Bend, WI 53103
 Phone: 262.662.5200 Fax: 262.662.5295
 www.rinderledoor.com

OUR WORK IS SOMETHING TO A DOOR!!

Sales Team	Estimate Date	Estimate #
Griffin, Daniel	7/7/2026	64769

Bill To:	Service Location:
MUKWONAGO COMMUNITY LIBRARY 511 DIVISION ST MUKWONAGO, WI 53149	MUKWONAGO COMMUNITY LIBRARY - ZONE 0 511 DIVISION ST MUKWONAGO, WI 53149 Contact: ABBY ARMOUR 262-363-6411

Estimate Details

OPTIONS TO REPAIR THE MAIN ENTRANCE INNER & OUTER ADA DOORS

NOTE: THIS ESTIMATE IS BUDGETARY PENDING FINAL MEASUREMENTS AND DETAILS. IF APPROVED, WE WILL CONDUCT A SITE VISIT TO GATHER ALL THE FINAL DETAILS. AT THAT TIME, IF NECESSARY, A REVISED ESTIMATE WITH UPDATED PRICING/INFORMATION WILL BE PROVIDED FOR YOUR REVIEW.

Description

FRONT ENTRANCE INNER (ID 73116) & OUTER (ID 4076) ADA PEDESTRIAN DOORS - OPTION A (\$5232.75 PER DOOR)

- REMOVE & REPLACE EXISTING ADA OPERATOR
- TEST & ADJUST OPERATION AS NEEDED

NOTE: PRICING FOR THIS OPTION IS PER DOOR & ASSUMES REUSE OF EXISTING ACTUATOR(S) IN THEIR CURRENT POSITIONS.

(1) GT8710 GYRO TECH OPERATOR RH-INSWING, ALUMINUM, SQUARE CASE

- Adjustable closing speeds to enhance energy savings
- Approved on fire door assemblies rated up to 3 hours
- Hydraulic back-check during windy conditions protects the door and operator from damage
- Engineered for interior and exterior use
- Operates in both automatic and manual modes

(1) TRANSFORMER, FOOT MOUNT, 120/208/240 VAC TO 24 VDC

NOTE: REUSE EXISTING ACTIVATION

MISCELLANEOUS

ZONE 0

LABOR T REGULAR HOUR RATE - RCO

ACCEPT OPTION: A _____ X _____ DOORS

FRONT ENTRANCE INNER (ID 73116) & OUTER (ID 4076) ADA PEDESTRIAN DOORS - OPTION B (\$1723.19 PER BOLLARD / ACTUATOR)

- REMOVE EXISTING ADA ACTUATOR
- INSTALL BOLLARD NEAR ADA DOOR FOR MORE INTUITIVE OPERATION
- INSTALL WIRELESS ADA ACTUATORS
- TEST & ADJUST OPERATION AS NEEDED

NOTE: PRICING PROVIDED IS PER ACTUATOR POSITION.

IF ACTUATOR(S) CAN BE REUSED, PRICING WILL BE REDUCED ACCORDINGLY.

(1) BEA BOLLARD FOR 4-3/4" SQUARE PUSH PLATE

(1) BEA MAGIC SWITCH, TOUCHLESS, 4.5" x 4.5", WITH "WAVE TO OPEN" TEXT AND LOGO, WAVE HAND IN FRONT TO ACTIVATE

- 12 to 24V AC/DC
- Short range detection zone reduces unwanted activations.
- Touchless design reduces the spread of bacteria, disease and contamination.
- Stainless steel faceplate reduces deterioration and damage caused by liquids and cleaning agents.
- Built-in 900 MHz wireless transmitter provides greater line-of sight transmission distance for reliable activation

S71 W23275 Adam Dr. Big Bend, WI 53103
 Phone: 262.662.5200 Fax: 262.662.5295
 www.rinderledoor.com

OUR WORK IS SOMETHING TO A DOOR!!

Sales Team	Estimate Date	Estimate #
	7/7/2026	64769
Griffin, Daniel		

Bill To: MUKWONAGO COMMUNITY LIBRARY 511 DIVISION ST MUKWONAGO, WI 53149
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Service Location: MUKWONAGO COMMUNITY LIBRARY - ZONE 0 511 DIVISION ST MUKWONAGO, WI 53149 Contact: ABBY ARMOUR 262-363-6411

Description

MISCELLANEOUS
 ZONE 0
 LABOR T REGULAR HOUR RATE - RCO
 ACCEPT OPTION: B _____X_____ DOORS

No electrical wiring or conduit included-standard mechanical installation only.
 Customer must anticipate limited or no access to the opening during installation/repair.
 Work is to be performed during normal working hours M-F 7:00AM - 3:30PM; unless otherwise stated in estimate.
 Does not include removal/relocation of any object or material that is not stated in estimate. Any needed asbestos/lead abatement is not included.
 If customer requires Fire Watch or Ladder Watch and cannot provide watch, we will provide it at time & material in addition to this estimate.
 Standard Terms are 1/3 or 1/2 Down, Net 30 Remainder, Unless otherwise stated. Permit/Costs not included in estimate, unless discussed prior.

Due to current market volatility industry-wide, all estimates will need to be verified for accurate pricing at time of acceptance to accommodate circumstances beyond our control. In some circumstances, we have experienced pricing increases from the manufacturer during their acknowledgement of the order or during the shipping and handling process. This may also affect the final invoicing of the project. We appreciate your understanding and as always, will do our best to promote transparency and communication as we navigate through these new trends in the market. SUBMIT ACCEPTED Signed Estimates or Purchase Orders to: estimates@rinderledoor.com TERMS: Custom Order Projects Require a Down Payment Prior to Order (1/3 to 1/2 Down) Standard Terms are NET 30. Please note Credit Card Payments will incur a 4% fee.		<table border="1"> <tr> <td>Subtotal:</td> <td>\$0.00</td> </tr> <tr> <td>Sales Tax:</td> <td>\$0.00</td> </tr> <tr> <td>Estimate Total:</td> <td>\$0.00</td> </tr> </table>	Subtotal:	\$0.00	Sales Tax:	\$0.00	Estimate Total:	\$0.00
Subtotal:	\$0.00							
Sales Tax:	\$0.00							
Estimate Total:	\$0.00							
The above prices, specifications and conditions are hereby accepted. You are hereby authorized to do the work as specified.		<table border="1"> <tr> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Customer Signature</td> <td>PO#</td> <td>Date</td> </tr> </table>	_____	_____	_____	Customer Signature	PO#	Date
_____	_____	_____						
Customer Signature	PO#	Date						