



LIBRARY BOARD OF TRUSTEES MEETING

Mukwonago Community Library
511 Division Street, Mukwonago, WI 53149
OR via Zoom
February 26, 2026 at 6:00 PM

AGENDA

Zoom Login

<https://us02web.zoom.us/j/82593183763?pwd=wYXuvVXorL9ibUDbEgYnivyDepalxc.1>

1. **Call to Order**
2. **Roll Call and Introduction of Guests**
3. **Approval of Minutes**
 - 3.1 Approval of November 17, 2025 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 Capital Campaign Donor Recognition - Discussion and possible action on donor recognition signage.
 - 4.5 Hose Bib Leaks - Discussion and possible action on the leaking hose bibs.
 - 4.6 JACE End-of-Life - Discussion and possible action on the JACE 8100 end-of-life notification.
 - 4.7 South Rain Garden - Discussion and possible action on design of rain garden in south stormwater retention pond for implementation in 2027.
5. **Referral Items**
6. **Confirm Next Meeting Date**

The next Building & Grounds Committee meeting is scheduled for Thursday, May 21, 2026 at 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.



**DRAFT MINUTES OF THE
BUILDING & GROUNDS COMMITTEE
LIBRARY BOARD OF TRUSTEES
MEETING**

**Mukwonago Community Library
511 Division Street, Mukwonago, WI 53149
and via Zoom
November 17, 2025 at 6:00 PM**

1. Call to Order

Meeting was called to order at 6:00pm by Chairperson Brill.

2. Roll Call and Introduction of Guests

Committee Members Present

E. Brill
E. Pautz
H. Pringle
L. Spielman

Also Present

A. Armour, Library Director

3. Approval of Minutes

3.1 Approval of the August 25, 2025, Library Building & Ground Committee Minutes as prepared and distributed

E. Pautz/E. Brill motioned to approve the August 25, 2025 Building & Grounds Committee meeting minutes. Unanimously carried.

4. Discussion/Action Items

4.1 Facility Updates - Discussion and possible action on updates regarding the facilities.

The Village is working on and paying for the Certified Survey Map (CSM) of the Library property which will combine all the separate lots into one and remove the roadway from the west side of the building, instead splitting the easement for underground utilities between the Washington Avenue Park lot and the Library lot.

4.2 Capital Plan - Discussion and possible action on the Capital Plan.

The Committee reviewed the Capital Plan. No action was taken.

4.3 Renovation Plans - Discussion and possible action on the renovation project.

The Committee did not discuss the renovation plans. No action was taken.

- 4.4 Capital Campaign Naming Rights Considerations - Discussion and possible action on developing guidelines for naming rights and considerations such as signage in preparation for the capital campaign.
Director Armour explained that Library Strategies, the consultants assisting with the Capital Campaign Committee, recommended the Library Board consider naming opportunities now to prepare for soliciting gifts. Discussion included recognitions and rights from previous campaigns, gift levels for naming rights at the schools, and ranking the importance of areas to be named. The Committee identified potential areas for naming—excluding the entire building but including specific spaces rather than individual bookshelves or furniture—and assigned approximate gift levels. The Committee also considered signage commemoration, preferring a cohesive theme that flows with the renovation design and sizing appropriate to gift levels. The Committee directed Director Armour and Trustee Pautz to consult with Library Strategies to refine the list before the next Library Board meeting.
- 4.5 HVAC Contracts - Discussion and possible action on the Illingworth-Kilgust/Emcor mechanical and controls maintenance contracts for 2026.
H. Pringle/E. Pautz motioned to recommend to the Library Board acceptance of the Illingworth-Kilgust/Emcor mechanical and controls maintenance contracts for 2026. Unanimously carried.
- 4.6 Fire Safety System Contract - Discussion and possible action on the USA Fire Protection inspection and monitoring contract for 2026-2027.
E. Pautz/E. Brill motioned to recommend to the Library Board acceptance of the USA Fire Protection inspection and monitoring contract for 2026-2027. Unanimously carried.
- 4.7 JACE End-of-Life - Discussion and possible action on the JACE 8100 end-of-life notification.
Discussion included the history of the controller, ensuring all products purchased support an open communication protocol such as Niagara, and determining whether other HVAC system elements are worth upgrading instead. The Committee decided more information is needed before making a decision. Chairperson Brill will conduct further research and Director Armour will contact Illingworth-Kilgust/Emcor to learn more about the HVAC setup.

5. Referral Items – JACE End-of-Life

6. Confirm Next Meeting Date - Thursday, February 19, 2026 @ 6:00pm

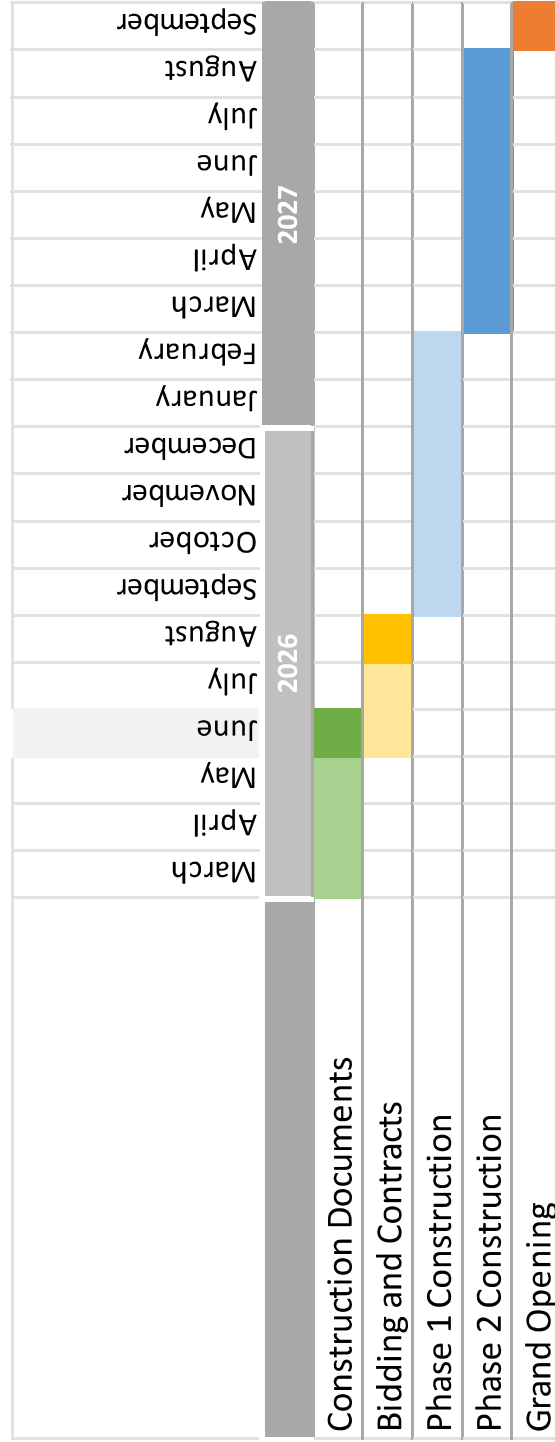
7. Adjournment

H. Pringle/L. Spielman motioned to adjourn. Unanimously carried. Adjourned at 7:08 pm.

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	
* 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)	Carrier (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														
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												\$232,510		
* Roof Replacement - Full Facility														
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	\$4,866,803	\$25,000	\$0	\$15,000	\$232,510	\$5,000	

PROJECT SCHEDULE



Mukwonago Community Library Past Donor Recognition

2011 Renovation Donor Levels

Level	amount
Mighty Oaks	75,000 +
Stately Elms	25,000-74,999
Majestic Maples	10,000-24,999
Graceful Willows	5,000-9,999
Towering Hickories	2,500-4,999
Gracious Walnuts	1,000-2,499
Fruitful Apples	500-999
Saplings	250-499

1996 New Building Donor levels

Shakespeare Society	250,000 +
Faulkners Friends	100,000-249,000
Charles Dicken's Den	50,000-99,999
Hemingways Heroes	10,000-49,999
Longfellow's League	5,000-9,999
Steinbeck's Circle	1,000-4,999
Bronte's Bunch	500-999
Wordsworth's Winners	100-499

NOTE: It is unclear how these donation levels correspond to current donor recognition in the library. The donor picture frame in the entryway does not appear to group donors by level.

Bricks

bricks used in patio of the 1996 building. The bricks were sold by the Library Loyalists, the predecessor to the Friends group. According to Sue Graczyk, the two sizes were priced at approximately \$100 and \$300 respectively.

NAMING OPPORTUNITIES



SPACE	GIFT
MetaSpace 511	\$225,000
Community Room	\$125,000
Children's Area	\$75,000
Adult Lounge	\$75,000
Grutzmacher Collection Display	\$50,000
Teen Zone	\$50,000
Medium meeting room	\$50,000
Digital Lab	\$35,000
Automated Materials Handler (AMH) window	\$35,000
Study Room 1	\$25,000
Study Room 2	\$25,000
Study Room 3	\$25,000
Study Room 4	\$25,000
Quiet/Nursing Room	\$25,000

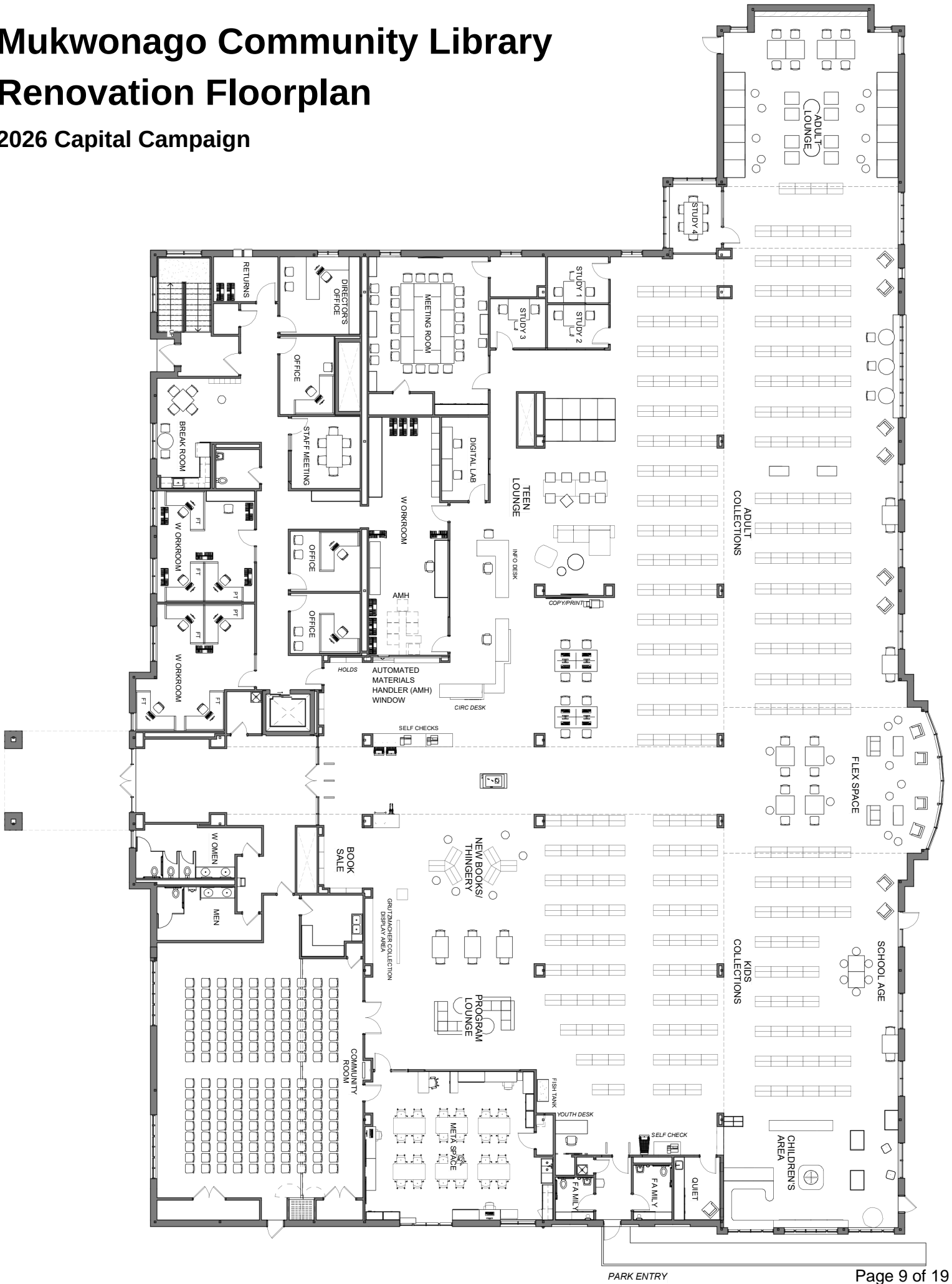
All capital campaign naming rights are granted for 20 years, beginning on the reopening day of the fully-renovated Library building.

Thank you for your support.

Mukwonago Community Library

Renovation Floorplan

2026 Capital Campaign



THANK YOU FOR YOUR GENEROUS SUPPORT

Mid & Barbara Andy
 Anton Anich and Myrshyl Litracan
 Kris, Jenny, and David Baker
 In Memory of Diane - Baker
 Amanda Marie Pflum
 Ray & Mary Blom
 Betty and Harry Nisano
 Bob and Jackie Puzi and Children
 Ann Marie Fitzsimon Henick
 Marie E. Lee
 Kelly and Jacob McKenzie
 Bill Bonney
 Boruch Family
 Katie and Joey Bozengrad
 Cowie Pat, Barbara, Ryan, Allison
 Robert Beach and Roberts Beach-Ochler
 Larry and Bernie DeVos
 Charlie Jeanine & Melissa Bush
 Baumdicker & Williams "The Legacy"
 Robert Flaherty Family
 The Picores Allen, Katie, Dan and Bob
 The Coffets Bob, Deb, Brett, Blake
 Dr. W.E. Rosenkrantz
 In Memory of Kostas & Ena Balouras
 Karen, Russ & Amy Lenz. Keep Reading
 Jake Haag
 Sam Haag
 Lyke and Gloria McCullough
 Michael J. McReynolds
 The Maczowski Family
 Chris, Andy, Carly and Jenny Miller
 Katherine Moler is Here
 Junior G.S. Troop 330, Clarendon 96
 Girl Scout Troop 503, Clarendon
 Mike & Sue Graczyk
 In Memory of The Michalek Family
 Fred & Mary Winchowsky
 Walter & Cheri Winchowsky
 The Cornbar Family
 Florence (Barney) Jacobs
 Philip Anthony D'Amico
 In Memory of Michael Kent Sockler
 Wendelin and Darlene Adler
 Christopher Scott Jones
 In Memory of Gladys Swan
 Gerald and Dorothy Bethke
 Eagleville Elementary School
 Evelyn and Harold Pichon
 Ellen and Kevin Schwartz
 Scott and Julie Jensen
 Brad & Linda Johnson
 Ryan & Adam Johnson
 In Loving Memory of Irvin Altman
 Lucille and Don Justin
 Rick, Pat & Jennifer Justin
 Jennifer Justin
 In Loving Memory of David Justin
 Clarendon 2nd Grade, 95-96, Kennedy
 Clarendon 2nd Grade, 95-96, Treiser
 Clarendon 2nd Grade, 95-96, Weinbaer
 Clarendon 2nd Grade, 95-96, Boppo
 Clarendon 2nd Grade, 95-96, Chinnester
 The Trevisan Family
 The Douze-Thermon Family
 Ruth A. Townsend

Sarah Winchowsky
 Andrea Winchowsky
 Grant Winchowsky
 Luczia Winchowsky
 In Loving Memory of Milton Cline
 Patrick and Sandra Genick
 Arvid and Donna Helgeson
 Sara, Lindsay, and Mathew Helgeson
 Dennis, Doug, Curt, Courtney and Dana Howell
 The Dytan Jay Family
 Alex C. Jensen
 Cub Pack 229, Chartered by Vernon Lutheran
 Willis Roller, 1929 Graduate of Mukwonago H.S.
 In Memory of John F. Staffeldt
 The Tomplich Family
 Estelle Jost Family
 Christi, Carrie & Michael Jost
 Peter Mardel and David Hansen
 In Memory of Bill & Mary Voellings
 Granddads of Darrel & Chris Mihlbauser
 Ben and Virginia Groter
 The Humcke Family
 The Rummels Family
 Daniel, John and Emily K. Pauly
 Patricia E. Sawyer
 Robert and Martha Schmall
 In Memory of Joseph Makrsh
 Shirley & Ralph Schwartz
 Courtney, Brandon and Austin Lloyd
 Helen Olsen, Carol Gedde, PPNs A.M. 97-98
 Anfine Sedl
 The Seigworth Family
 Gary, Cookie Sheldon
 Florence Selgson
 Joe and Nancy Sprostad
 Jeff, Kay, Ryan Stemper
 Mukwonago Library Staff, 1995
 Ben and Sam Oetler
 With Love & Memories of Wes Podany
 Doreen Randall
 The Remers, Ed, Thelma and Cheri
 Sarah Blahnik Rosenmann
 Class of 1949
 Daniel Dums Family
 Mandie Salviusa Linnane
 Morgan Mack, Mike Mack, Betty Mack
 Erick M. Hacker
 Dave Justin, Who Loved to Read
 Kristie, Chiu, Katie, Nancy Fung (Justin)
 KG/EC-1996, Prairie View Elementary
 1st Grade-1996, Prairie View Elementary
 2nd Grade-1996, Prairie View Elementary
 3rd Grade-1996, Prairie View Elementary
 4th Grade-1996, Prairie View Elementary
 5th Grade-1996, Prairie View Elementary
 6th Grade-1996, Prairie View Elementary
 Randy and Claudia Hagan, Kara & Zachary
 Gary and Pat Madison, 1996
 Girl Scout Troop 209, Section
 Sue Shen, Cheri Fickau and Families
 Louis & Jane Anick, Sandra Family
 John Sebastian, Robert Schmal
 Von Aygenen Schaefer Co
 Wisniewski Family
 3rd Grade 95-96 Clarendon Mrs. Weber

Hacker Family
 Jamie, Megan, Erin, Kaitlin, Michael
 Glory to God
 MFG, Mhi Cura Futura
 Eaton Family
 Carole and Ann Fickau
 Gary, Dalene, Julie Foot
 Chris, Carol and Molly Gedde
 John Morich, CFU Lodge 993
 Cliff Gence Family
 St. James- GSA, Cadette Troop 312
 Aaron Pranger Family
 The Kleinfield Family
 Jerry and Jeannine Swan
 Jim and Joe Delatias
 Ed and Pat Moraczewski
 Phantom Clovers 4H Club
 Fern Schultz
 In Memory of Dore J. Moyle
 Warren Moyle
 William, Jane, Billy and Andrew Baader
 Flusk Family
 The Schultz's, John, Debi, Kalli, Alex
 Mitchell, Morgan & Max Semow
 Paul, Jacques Delatias
 George and Terry Delatias
 David Paul Delatias
 Kelvin, Dejan and Sarah Larson
 Andrea Lauen Gradyk
 Pat, Renee, Erin, Sean and Mira Hint
 Billy, Maggie and Matthew McReynolds
 Alankowski
 In Memory of Latern Ruthe
 Paul, Linda, Lindsey & Jill Szczek
 The Schmidt-Kallos Family
 Helen Kingston
 William P. Kingston
 Korowski, Den, Sue, Mike, Christi, Steve
 The Kulinski Family
 Glenn M. & Janice W. Lee, 1996
 The Lukows, Guy, Alma and Children
 Section Elementary, Kindergarten-1996
 Section Elementary, 1st Grade-1996
 Section Elementary, 2nd Grade-1996
 Section Elementary, 3rd Grade-1996
 Section Elementary, 4th Grade-1996
 Section Elementary, 5th Grade-1996
 Section Elementary, 6th Grade-1996
 Peter and Teddy Nendka
 Mary Patricia Nenicka
 Nulla Dies Sine Luca A.E.D. 1996
 Anne Delhey
 John Delhey
 Daniel and Lois Dewey
 Bob & Bonnie Douglas and Family
 Jenny, Becky & Katie Eisebaht
 John, Nicole & Benjamin Dunk
 John & Heidi Dunk Family
 Don and Marlene Fitzgerald
 BSAT Major Steve P. Goff MD
 Nicole and Brittany Carpenter
 Jerry, Kathy, Angela/Peter, Andy Carolyn
 Dale and Elizabeth West
 Anne, Paul, Neil, Karl, Ellen Bethke

The Jenks Family
 Richard Jensen Family
 Norman & Lois Roebel, David, Mark, Steven, Scott
 In Memory of Thomas Edison Harker
 Patricia, Joel, Adam & Kelly Staffeldt
 "Happy Reading! The Bennkers"
 Dennis, Wendy, Jenny, Joe & Tom Swan
 Clifford Sullivan Family
 The McBrides: Ray, Kathy, Shanna and Andrea
 In Loving Memory of Hugh & Marj Porter
 Kerry, Dave, Casey, Cal, Mary, Dave(46) Suggler
 The Swans: Jerry, Nancy and Family
 Fran & Carol Wagner
 In Loving Memory of Emmy and Gil Rottman
 Erin, Monica, Joel, Eilat, Kari, Jeremy, Isabel, Adam, Eric, Jacob
 Blotts
 Blaxters
 Jones Family, Tom, Kathy, Scott, John
 Our Beloved Son, Dave Justin
 My Friend and Brother, David Justin
 Robert & Dolores Harvey, Edgewood Greenhouses
 Voss Family- James, Bambi, Leerin, Chantal
 Teresinski: Mark, Deborah, Brian and Jamie
 In Memory of Glen "Rip" Rintelman
 Optimist Club of Mukwonago
 Certified & Classified Staff of Park View, 1996
 Certified & Classified Staff of Park View, 1996
 Kloeffler, Jenny, Terry & Cody
 The Children of St. James Parish School
 Friends of the Mukwonago Library, Inc.
 Contributors to Library Landscaping
 John, Carol, Diana & Drew Schmidt
 In Honor of Elinor Fjetland
 They Were Loved by Many: Rich, Scott & Gary Miller
 In Memory of Richard Shiman
 Troop 229, In Memory of Mike Hackett
 Larry, Edie, Katie, Gina and Matt Simons
 Donald R. & Ruth M. Skrepnek
 Hazel & Grover Stock
 Suburban Model Inc., Roger Jacob S. Jarock
 Palm's Truck and Auto Body
 AKA Design Interiors
 All About Travel, Bay View Rd., Mukwonago, WI
 Susan, Paul, Kathryn and Geoffrey Bergmann
 Dick & Beth, Jess & Mandy Betts
 Dr. C.R. Bobl, Dr. K.T. Race, Orthodontics
 William F. and Maxine K. McGuire
 Tom & Betsy Butler
 Connor and McKeever, DDS
 David, Susan, Kathleen and Dianna Cook
 Jean and Dwight Cruikshank
 Rex J. Dahms
 Gloria Weyer
 Daniel, Donna, Jimmy and Katie Davenport
 George H. and Ann L. Delatias
 In Memory of Our Beloved Daughter Debi "Punky" SanFilippo
 The Hackbarths: William, Roganita and Brian
 Ken & Minilyn Aidler
 The Marshall Stock Family: Love, Man and Melissa, 1997
 Tim, Cindy Angela, Sarah and Becky Senn
 John, Linda, April & John Lowther
 Rick, Martha, Ryan, Jamie & Jeff Swan

The Jack Metzger Family
 Mimier Family
 Dean & Adele, Daniel, Michael Montanye
 Bonnie Greenwald
 Cheryl Greenwald
 Darwin Greenwald
 Darwin N. Greenwald
 Donna Greenwald
 Julie Greenwald
 Neil Greenwald
 Rachel Greenwald
 Sarah Greenwald
 Sherry Greenwald
 Tamara Greenwald
 Greenwald
 Greenwald
 Library Loyalists, Est. 1994
 Mukwonago Area Women's Club
 Library Loyalists, Est. 1999
 Mukwonago Jayces
 Paul Hyde, Jr., Karen Hyde, Paul Hyde III, Brian Hyde
 The Pfeiffer Family: Jerry, Mary Lou, Nick & Kayla
 Roland, Emily and Vanessa Peterson
 Katie & Ken Peterson
 In Memory of Marie Peterson
 Mike, Susan and Amanda See
 Phyllis Roebber
 Dakota J. Fritz
 Victoria Greenwald
 In Memory of Hugh and Marjorie Porter
 United Church of Christ
 C.J. Holz, Steves All, Marla Holz, PMA Arnold, A.B.C.H. Holz
 Jackie & Jim Nybert
 "The eggs do not teach the hens" - Vaitkus
 Dorothy Mohr: Marilyn, Barbara, Kathryn, Vivian
 Robert and Barbara Ladd
 Daniel and Pamela Yerke
 Steven, Jill, Jordan & Jesse Zujewski
 Boy Scout Troop 29
 In Loving Memory of Michael Pain, Jan. 9, 1946
 Girl Scout Troop 207, Kay Bergmann, A. David S.K. Winchowsky
 Dave, Edith, Megan and Brian Firk
 Al-Gladys-Jim-Jerry-Joe-Jay Fimbine
 The Gamble Family
 Bonnie and Carl Gesser
 In Memory of Harold and Clara Swan
 In Memory of Dick's Texas Station, 401 Main St., 1944-1985
 For Our Nana and Mother, Clara Harker - Merry Christmas
 Karl-Herzta Schoenrock And The Bartels Family
 Paschlow: Tom & Tillie, Sandy, Cheri, Tina, Tom, Josi, Frank, Tom
 The Swans: Jerry and Jeannine, Scott, Mark, Jeff
 Charles & Mary Weithaus, Sara & Man
 In Memory of Richard A. Hogan, Firefighter, June 11, 1995
 In Memory of our Beloved Mother, Debi "Memory" SanFilippo
 Mensa of Wisconsin Foundation, Inc.
 Terry & Rose Anne Kelly
 Dell, Sheryl, Tess and Jill Kueschbers
 Kunick Family: Russell, Christine, Michelle, Jared, Travis
 Lorraine and Don Tacke
 In Memory of Paula Dix, We Love You
 Voss Jorgensen Schaefer Co.

Fruitful Apples

Culver's of Mukwonago
Dan Bailey
Windhover Foundation
Uihlein-Wilson Architects
Gilbane Building Company
WE Energies
Norman & Lois Boebel
Wei Chen-- Chen's Kitchen
Traver & Traver, S.C.
Jim Frelka Assurant Health
In Memory of Veronica Shomos
Bob & Jeri Posekany
First Congregational Church
Warren & Mary Metzger
Ann De Jarlais
Nancy Swan
Michael & Amy Hall
David & Mary Traver
James Adkins
Antigua Real Restaurant
Constance Barry
Anonymous
Duncan Delhey & Mary St. Ville
Fleury's Body Repair, Inc.
Alexander & Marcia Gerasimow
Michael & Susan Graczyk
Gary & Kate Graczyk
M&I Bank
Mary Huever
Daniel & Jane Welch
Viola Nelson
Riverview Dental
Dr. Einar Svang
The Dobberke Family
In Memory of Sandy J. Steeples
Dennis Sampson
In Memory of Beverly M. Utiger
Mark & Angela Penskov
Steve & Renee Olshesky
James & Karen McNelly Family
Ed Olson & Linda Caldwell-Olson
In Memory of Lindann Bruss
American Legion Auxiliary,
Community Post 375
Richard & Donna Whalen

Graceful Willows

John Bronk
Gustav & Veronica Shomos
Edith Niederer
Anonymous
Paul & Susan Bergmann
Patricia Schmitt
Fork in the Road
Aptar Group Mukwonago
In Memory of Dale Baker
Mrs. Elaine B. Elsner
Robert & Delores Harvey
Town of Mukwonago
Village of North Prairie
Mary Blott
Mukwonago Rotary Club
Jeremy & Ann Shea
Library Loyalists

Towering Hickories

Knights of Columbus, Council 7048
Tom Berg Memorial
Westbury Bank
Jack-O-Lantern Jaunt
In Honor of Ray Blott
Mukwonago Optimists Club
Wal-Mart Foundation
Fred & Mary Winchowky
Anne Schmidt
In Honor of the Richard & Kathleen
Jensen Family
In Honor of Albin J. & Mary B.
Moderacki

MUKWONAGO COMMUNITY LIBRARY

Rooted in the past, growing for the future
With gratitude to the Village of Mukwonago and all of our generous donors

Mighty Oaks

John & Lorraine McAdams
Joe & Karen McAdams
Pat & Kathie McAdams
Tom & Amy McAdams
Terry McAdams
Sharon Burt
Warren & Dorothy Moyle Trust

Stately Elms

Friends of the Mukwonago Community Library
Citizens Bank of Mukwonago
Robert & Jeanne Romanowski

Majestic Maples

American Legion Post 375
Roundy's Supermarkets, Inc.
CenturyLink
Mr. & Mrs. H.P. Koefler
William O. Bonney
In Honor of four educators: Mr. & Mrs. Clifford Sullivan and Mr. & Mrs. Evan Hill
Donald Skrepenski
Bruce & Evelyn Otto

Gracious Walnuts

Ray & Kathy McBride
Curtis Gilbertson
Clarendon Avenue PTG
Miller Pharmacy
Michael & Jane Connor
Ruekert-Mielke Engineers
Larry & Edie Simons
In Memory of Stephanie C. Tillmann,
U.S.N. and Ryan J. Tillmann, U.S.N.
Bowling for Books
In Honor of Erin & Jonah Verdoni
Mukwonago Lions Club
Thomas & Pamela McKeever
Shawn McNulty Family
Donald & Ruth Skrepenski
Jim & Sue Clechanowski
Poorman Estate
Horner Chevrolet Pontiac, Inc.
In Memory of Gerald Crawley
Phantom Lakes Yacht Club
Nick Weber Family
Pyramax Bank
Anchor Moving Systems
Lois Zenner
Fran & Carol Wagner
Pat & Tim Vandehey
The Elegant Farmer
Gerald & Nancy Swan
Paul Stretcher
Doug & Kay Simpkin
Mr. & Mrs. Dan Scheel
Rosemary Rudolph
Scott & Jamie Pratt
James & Diane Olive
Mukwonago Kiwanis Foundation
Maxine McGuire
Marzion Homes & Realty
Anonymous
The Greenwald Family
In Memory of Ruth Kern
Lois Ducky in memory of her sister
Darrin Drollinger Family
In Memory of George De Jarlais
In Honor of God's book
Boy Scout Troop 29
In Memory of Kathryn & Bill Horn
In Memory of Jerry Miller
Steve & Mary Holtorf
In Memory of Patricia Madison
Leon Yu Quad Graphics
Ira & Penny Peters
Gerald Rudolph Fund
In Memory of John Goetsch, Sr.
In Memory of Lois Genevieve Stobber
Great Blue Heron Council Girl Scout Troop 831
Great Blue Heron Council Girl Scout Troop 392
In Honor of Rachel, Lauren & Caitlin Hunter
In Memory of Nelda Pierce

Saplings

Cathy Trenkler
Lene & Kishor Patel
In Honor of Ryan, Lindsey & Kim Hooten
Russ & Barb Larson
Daniel Smart
In Memory of Carol & Andrew Cox
In Memory of Dorothy Smart
Dennis & Joan Mullens
Jill Marie Hense
Julius Bindrim
Ron Simonis
Donald & Lorraine Tacke
Greg & Terry Urban
Section School Girl Scout Troop #1194
Randal & Karelyn Beck
Norman & Lois Boebel
Herbert H. Kohl Charities
Johnson Financial Group
Linda Justczak
Richard & Bridget Lincoln
Dr. Gerald Crawley
Jeffrey & Sharon Mahloch
Shawn Reilly
Fred & Carrie Stanek
George & Judith Rios
In Memory of Dennis Wilson
Robert & Jane Sockrider
Diane Magolan
David, Tracy, Spencer & Reece Jahnke
In Memory of Joe Anich
In Honor of Maribel Kaebisch
Mukwonago Area Chamber of Commerce
Hippenmeyer, Reilly, Moodie & Blum, S.C.



2720 Buell Drive, East Troy, WI 53120
 (262) 642-7747
 www.olearyservices.com
 info@olearyservices.com

BILL TO

Village Of Mukwonago
 440 River Crest Court
 Mukwonago, WI 53149 USA

ESTIMATE 94356215	ESTIMATE DATE Feb 23, 2026
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JOB ADDRESS

Village Of Mukwonago:Village Of Mukwonago - Community Library
 511 Division Street
 Mukwonago, WI 53149 USA

Job: 118140

Technician: Dan F

ESTIMATE DETAILS

Repair hose bibs: Rebuild 2 hose bibs on front of building. Water supply to entire building may need to be off if shutoff valves cannot be located.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Custom Plumbing Repair (CPR-2.00.0000)	Specialized Plumbing repair includes special order parts, equipment, or additional labor to complete.	1.00	\$876.25	\$876.25

#	DESCRIPTION	TOTAL
SCF-069	Service Call Fee	\$69.00

SUB-TOTAL	\$945.25
TAX	\$0.00
TOTAL	\$945.25

Thank you for choosing O'Leary Plumbing, Heating and Electrical

CUSTOMER AUTHORIZATION

Estimate valid for 30 days from the date issued.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by O'Leary Plumbing, Heating and Electrical as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps

materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date



2720 Buell Drive, East Troy, WI 53120
 (262) 642-7747
 www.olearyservices.com
 info@olearyservices.com

BILL TO

Village Of Mukwonago
 440 River Crest Court
 Mukwonago, WI 53149 USA

ESTIMATE 94355210	ESTIMATE DATE Feb 23, 2026
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JOB ADDRESS

Village Of Mukwonago:Village Of Mukwonago - Community Library
 511 Division Street
 Mukwonago, WI 53149 USA

Job: 118140
Technician: Dan F

ESTIMATE DETAILS

Replace hose bib: Replace hose bib on front of building. Rebuild the other. This will involve opening up drywall in the break room. Drywall repair is not included.

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Custom Plumbing Repair (CPR-0.00.0000)	Specialized Plumbing repair includes special order parts, equipment, or additional labor to complete.	1.00	\$2,297.35	\$2,297.35

#	DESCRIPTION	TOTAL
SCF-069	Service Call Fee	\$69.00

SUB-TOTAL	\$2,366.35
TAX	\$0.00
TOTAL	\$2,366.35

Thank you for choosing O'Leary Plumbing, Heating and Electrical

CUSTOMER AUTHORIZATION

Estimate valid for 30 days from the date issued.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by O'Leary Plumbing, Heating and Electrical as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps

materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Electric water cooler, single, w/bottle filler	1	EACH	3,519.24	3,519
Mop basin, floor fixture	1	EACH	3,010.62	3,011
Subtotal: Plumbing Fixtures				\$25,900
22300 Plumbing Equipment & Specialties				
Domestic water heater, electric	1	EACH	8,473.84	8,474
DHW recirculating pump	1	EACH	2,189.54	2,190
Expansion tank	1	EACH	1,414.55	1,415
Floor drains - finished flr	3	EACH	712.27	2,137
Subtotal: Plumbing Equipment & Specialties				\$14,215
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
Domestic water pipe, fittings, and supports, 2" type L copper	145	LNFT	84.99	12,324
Domestic water pipe, fittings, and supports, 3/4" type L copper	55	LNFT	37.73	2,075
Pipe insulation, 2" domestic water piping	145	LNFT	24.45	3,545
Pipe insulation, 3/4" domestic water piping	55	LNFT	20.34	1,119
Vent pipe, fittings, and supports, sched. 40 PVC, AG, 2"	150	LNFT	50.34	7,551
Sanitary/waste pipe and fittings, PVC, UG, 4"	195	LNFT	78.88	15,382
Slab cutting, excavation, bedding, backfill, and patching - UG piping	195	LNFT	129.54	25,261
Pipe and valve tagging - domestic water	200	LNFT	2.03	407
System pressure testing, water pipe chlorination, and pipe flushing - domestic plumbing	1	LSUM	2,008.96	2,009
Subtotal: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$69,673
TOTAL: PLUMBING				\$110,518
23000 HEATING VENTILATION & AIR CONDITIONING				
23100 Selective Demolition				
Remove existing ductwork	90	LNFT	19.18	1,726
Subtotal: Selective Demolition				\$1,726
23200 Ventilation & Exhaust				
Exhaust fan, rooftop, w/curb, backdraft damper, 600 cfm	1	EACH	2,172.72	2,173
Fan-powered terminals w/HW reheat coil	1	EACH	1,561.36	1,561
Variable air volume terminals w/HW reheat coil	1	EACH	1,411.36	1,411
Reheat coil connections, FPB/VAV - valves, fittings, and insulation	2	EACH	1,100.30	2,201
Galvanized steel duct, rectangular	1,000	LBS	13.67	13,667
Galvanized steel spiral duct, 10" dia.	25	LNFT	32.00	800
Galvanized steel spiral duct, 8" dia.	50	LNFT	22.25	1,113
Galvanized steel spiral duct, 6" dia.	25	LNFT	16.30	407
Duct insulation	420	SQFT	7.75	3,254
Salvage and reuse registers, grilles, and diffusers	1	LSUM	3,068.16	3,068
Subtotal: Ventilation & Exhaust				\$29,655
23400 Heating & Ventilating Terminals				
Cabinet unit heaters, HW hydronic	1	EACH	4,504.48	4,504
Radiant ceiling panels, HW	2	EACH	671.12	1,342
HW connections - valves, fittings, and specialties	1	EACH	601.12	601
Subtotal: Heating & Ventilating Terminals				\$6,448

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
23500 HVAC Piping				
HHWS/R pipe, type L copper pipe, fittings, and supports, 3/4"	150	LNFT	37.73	5,659
Pipe insulation, HHWS/R, 3/4"	150	LNFT	20.90	3,135
Perform flush and fill for hydronic system	1	LSUM	5,017.92	5,018
Pipe and valve tagging - interior bldg HVAC piping	150	LNFT	2.03	305
Subtotal: HVAC Piping				\$14,117
23600 Temperature Controls				
DDC controls - air handling units, packaged	1	EACH	30,000.00	30,000
DDC controls - exhaust fan, general, toilet	1	EACH	3,000.00	3,000
DDC controls - fan-powered terminals w/reheat coil	1	EACH	2,000.00	2,000
DDC controls - VAV terminals w/reheat coil	1	EACH	2,000.00	2,000
DDC controls - HW boilers	1	EACH	3,000.00	3,000
DDC controls - hydronic pumps, variable speed	2	EACH	7,500.00	15,000
Thermostats/temperature sensors	2	EACH	550.00	1,100
Miscellaneous points & devices	1	LSUM	10,000.00	10,000
Interface with existing building BAS-DDC system	1	LSUM	7,500.00	7,500
Programming, testing, and training	1	LSUM	7,500.00	7,500
Subtotal: Temperature Controls				\$81,100
23700 Testing, Balancing, & Commissioning				
Airflow system testing and balancing	1	LSUM	10,000.00	10,000
Pipe system testing and balancing	1	LSUM	3,143.18	3,143
HVAC system commissioning assistance	1	LSUM	15,000.00	15,000
Subtotal: Testing, Balancing, & Commissioning				\$28,143
TOTAL: HEATING VENTILATION & AIR CONDITIONING				\$161,189
26000 ELECTRICAL				
26100 Selective Demolition				
Disconnect and remove interior light fixtures, devices and associated branch wiring	9,777	EACH	1.95	19,032
Subtotal: Selective Demolition				\$19,032
26200 Main Power Distribution				
Rework/Upgrade/Relabel existing panelboards C, D	2	EACH	378.67	757
Subtotal: Main Power Distribution				\$757
26500 Lighting				
Light fixture, interior, L.E.D. mounting hardware and connections - Type - CA	78	EACH	270.33	21,085
Light fixture, interior, L.E.D. mounting hardware and connections - Type - CAEM	14	EACH	315.33	4,415
Light fixture, interior, L.E.D. mounting hardware and connections - Type - DA	5	EACH	370.33	1,852
Light fixture, interior, L.E.D. mounting hardware and connections - Type - DAR	9	EACH	368.33	3,315
Light fixture, interior, L.E.D. mounting hardware and connections - Type - DBEM	1	EACH	438.33	438
Light fixture, interior, L.E.D. mounting hardware and connections - Type - DAEM	2	EACH	415.33	831
Light fixture, interior, L.E.D. mounting hardware and connections - Type - DB	14	EACH	393.33	5,507
Light fixture, interior, L.E.D. mounting hardware and connections - Type - EA	3	EACH	326.33	979
Light fixture, interior, L.E.D. mounting hardware and connections - Type - XEA (reused and reinstalled)	6	EACH	163.33	980



Milwaukee:
 11217 West Becher Street
 West Allis, WI 53227-1032
 Phone: 414.476.5790
 Fax: 414.476.0916

Madison:
 4701 Tradewinds Parkway
 Madison, WI 53718-6917
 Phone: 608.222.9196
 Fax: 608.222.3339

Green Bay:
 2247 Fox Heights Lane, Suite A
 Green Bay, WI 54304
 Phone: 920.278.4550

www.ikmbuildingsolutions.com

September 26, 2025

Mrs. Cathryn Kim
 Mukwonago Community Library
 511 Division St
 Mukwonago, WI 53149
 e: ckim@mukcom.lib.wi.us

Re: Mukwonago Community Library JACE Upgrade Controls Proposal

Dear Mrs. Kim:

We are pleased to provide our proposal for the above-referenced project. We include the following:

Option 1: before June 2026

- Upgrade (1) existing Jace 8000 controller to (1) new Jace 9000 controller
- Jace 8000 to Jace 9000 Promotional upgrade. Valid up to June 2026
- Design, Programming and Installation.

Our price for this work is **\$4,387.00**

Option 2: After June 2026

- Upgrade (1) existing Jace 8000 controller to (1) new Jace 9000 controller.
- Design, Programming and Installation.

Our price for this work is **\$7,751.00**

Not included in the above proposal

- Any applicable sales and use tax
- Factory start-up of equipment, will be present at startup to ensure proper communication
- VFD's, starters, and disconnects will be provided by others
- Line voltage work
- Control dampers provided by others
- Fire/smoke dampers, duct detectors, associated components, and wiring by others
- Liability and warranty for existing equipment to remain
- Cutting, Patching, painting, roofing work, ceiling rework or access doors
- Fiscal responsibility for consequential and liquidated Damages
- Waiver of Subrogation is not implied or included unless listed in the scope of work
- Permits, fees, performance bonds or payment bonds unless listed in the scope of work
- Premium Time

This proposal is based on work being performed during normal working hours unless otherwise noted above. Normal working hours are between 7:00 a.m. and 4:00 p.m., Monday through Friday.

This proposal is conditioned on IKM Building Solutions confirming the price, delivery time, and availability of goods with IKM Building Solutions subcontractors, vendors, and suppliers at the time when IKM Building Solutions and customer are ready to enter a final contract for the proposed work. IKM Building Solutions reserves the right to (i) adjust the proposal price and schedule in the final contract if needed due to such confirmation, and (ii) condition the final contract on, and include in it, any reservations, and/or limitations that IKM Building Solutions must accept from its subcontractors, vendors, and suppliers to obtain any goods.

To the extent this quotation/proposal includes materials, products, and/or equipment that are manufactured, produced, assembled in, or otherwise originate from, a country other than the United States, the price set forth herein for such items is guaranteed for a period of 15 days from the date of this quotation/proposal. After such time, IKM Building Solutions, Inc. reserves the right to increase the price set forth herein for such items when the parties enter a contract for the work or when IKM Building Solutions, Inc. actually orders such items, whichever the later, to reflect the then-current price of such items, as such pricing may be affected by market conditions including, but not limited to, tariffs, quotas, and/or duties. The parties agree that the pricing for such items in this quotation/proposal is guaranteed only for such time, and customer assumes the risk of any such price increases for such items after such time. If customer fails to sign this quotation/proposal within 15 days from the date of this quotation/proposal, this quotation/proposal shall be deemed void, withdrawn, and canceled.

We thank you for the opportunity to provide you with this proposal and look forward to working with you on this project. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Daniel Von Berg

Daniel Von Berg
Controls Estimator
IKM Building Solutions, Inc.
Direct: 414.431.7189
DVonBerg@IKMBuildingSolutions.com

DVB/sl

<p><u><i>This Proposal Accepted By:</i></u></p> <hr/> <p><i>(Signature)</i></p> <hr/> <p><i>(Date)</i></p> <hr/> <p><i>(P.O. Number)</i></p>
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