

The logo for Kueny Architects, LLC features a stylized purple vertical rectangle with a white grid pattern. To its left is a horizontal orange rectangle containing the text "KUENY ARCHITECTS, LLC" in white, uppercase letters.

KUENY ARCHITECTS, LLC

VALLEY TRANSIT FACILITY STUDY

presented by

Jon Wallenkamp, AIA

Kueny Architects, LLC





EXISTING 39,500 SQ/FT

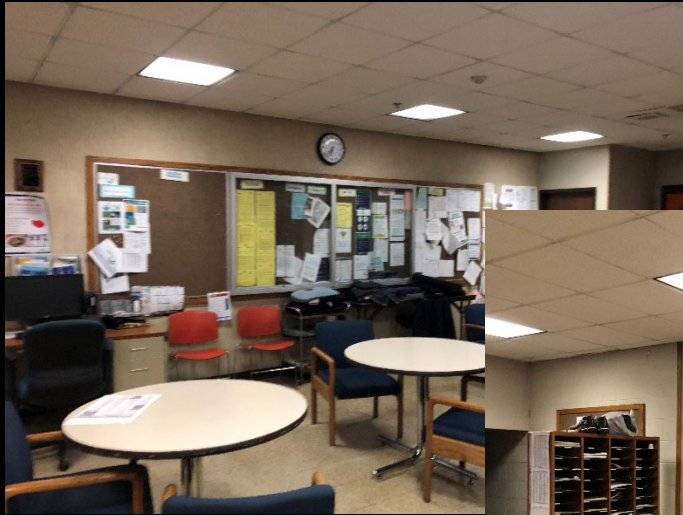
EXISTING 4.30 ACRE SITE

Existing Site



EXISTING 39,500 SQ/FT
EXISTING 4.30 ACRE SITE

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

Programming

Valley Transit 2-12-2021		Valley Transit CONNECTING THE FOX CITIES		K UENY ARCHITECTS		
801 S. Whitman Avenue	HW	WS	Lockers	Existing	Option #1	Notes/Adjacencies
Vestibule/Entry				41	65	
Waiting Area				75	100	
Open Office-Laura-Paratransit Supv.	X		1	161	165	Size adequate
Operations Supervisor-Justin (Bubba)	X		1	53	64	Would use "presentation" rm for (screening) customers & ADA's. WS now
Open Office-Communication Tech #1 All	X		1	53	64	These (3) Techs (Chris, All & Vacant) need to visibly see drivers. Work station is good/eyes on both drivers area and counter/ task lighting 5-1 shift (e/e sat) cash from window to vault.
Open Office-Communication Tech #2 Chris	X		1	53	64	(4) WS's are considered the "Hub" could be (2) more future
Open Office-Communication Tech #3 Vacant	X		1	53	64	Work station is good/ needs primary view to drivers/ need more file cabinets/ move radio antenna to copier area/yes on locker/no on fitness ar
Open Office-Travel Trainer Stephanie Future Tech						

- Set Standards
- Interview
- Save on Area
- Listen
- Total Understanding
- Observe

APPLETON FACILITY CONDITION ASSESSMENT CHECKLIST Planning & Project Management		Evaluation Considerations										
5	NEW	New or like-new condition; no issues to report; no expected failures; Plan 8 to 10 Yrs.	Age of Component									
			Expected Service Life									
4	GOOD	Good condition; no reported issues or concerns; consider replacement 6 to 8 Yrs.	Maintenance Records									
			Visual Inspection Condition									
3	FAIR	Average wear for building age; not new but no issues to report; replace within 4 to 6 Yrs.	SOURCE									
			CONDITION									
2	POOR	Worn from use -end of expected lifecycle. Replace within 2-4 years when funds are available	N/A									
			COMMENTS / RECOMMENDED ACTION									
SITE / CIVIL / LANDSCAPING												
DPW												
1		EXTERIOR PRECAST WALLS	X								X	
2		ROOF	X								X	
3		WINDOWS	X								X	
4		HVAC	X								X	
5		PLUMBING	X								X	
6		ELECTRICAL	X								X	
7		FIRE ALARM	X								X	
8		FIRE PROTECTION	X								X	
9		STRUCTURAL FOUNDATIONS	X								X	
10		STRUCTURAL FRAMING	X								X	
11		STRUCTURAL WALLS	X								X	

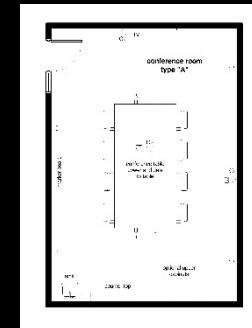
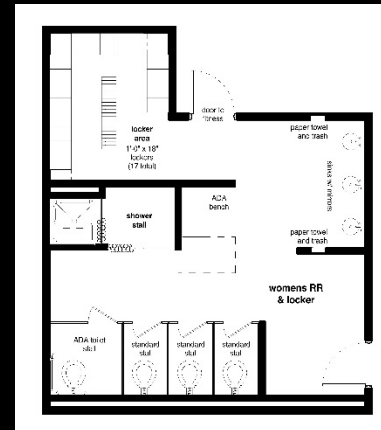
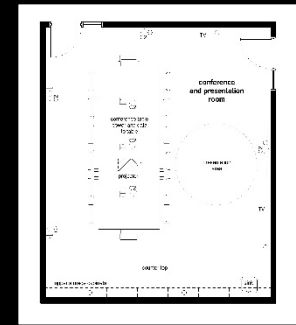
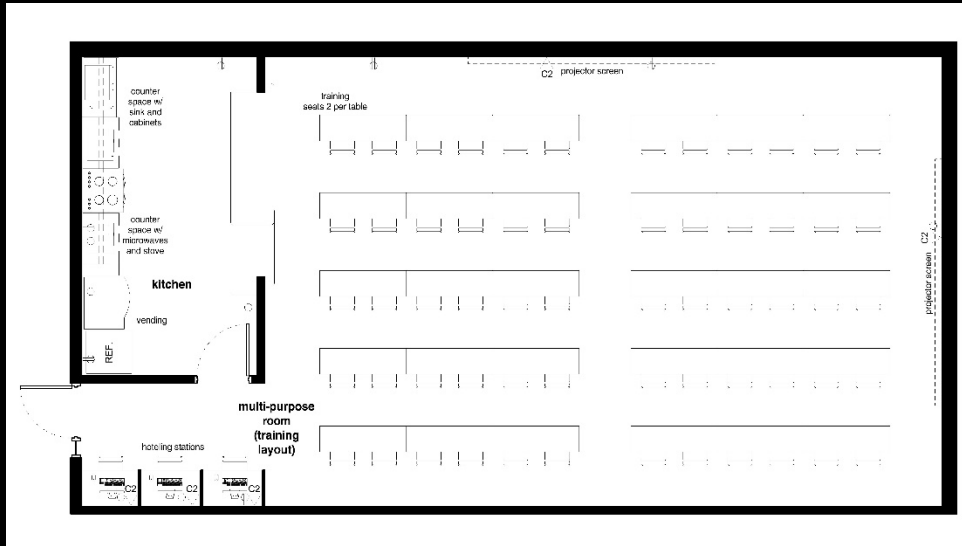
Acquisition Date	Vehicle Type & Size	Vehicle Identification Number (VIN)	Street Address (during non-service hours)	ID
2004	B 13'x30'	1VHFD6K2146701167	801 S Whitman Ave	401
2004	B 13'x30'	1VHFD6K2246701226	801 S Whitman Ave	402
2004	B 13'x30'	1VHFD6K2646701228	801 S Whitman Ave	403
2004	B 13'x30'	1VHFD6K2846701229	801 S Whitman Ave	404
2004	B 13'x30'	1VHFD6K2446701230	801 S Whitman Ave	405
2004	B 13'x30'	1VHFD6K2646701231	801 S Whitman Ave	406
2004	B 13'x30'	1VHFD6K2346701235	801 S Whitman Ave	409
2004	B 13'x30'	1VHFD6K2746701240	801 S Whitman Ave	410
2004	B 13'x30'	1VHFD6K2946701244	801 S Whitman Ave	411



Facility Master Plan

63,930 sq/ft – 36 Large / 7 Small +

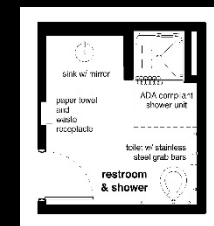
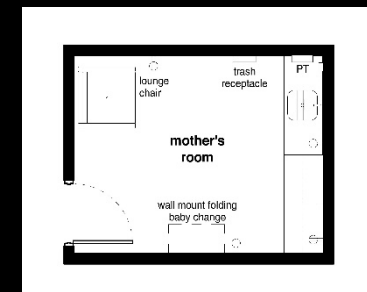
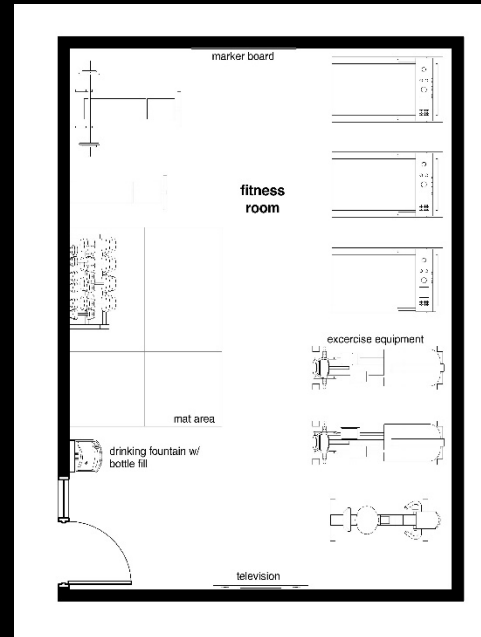
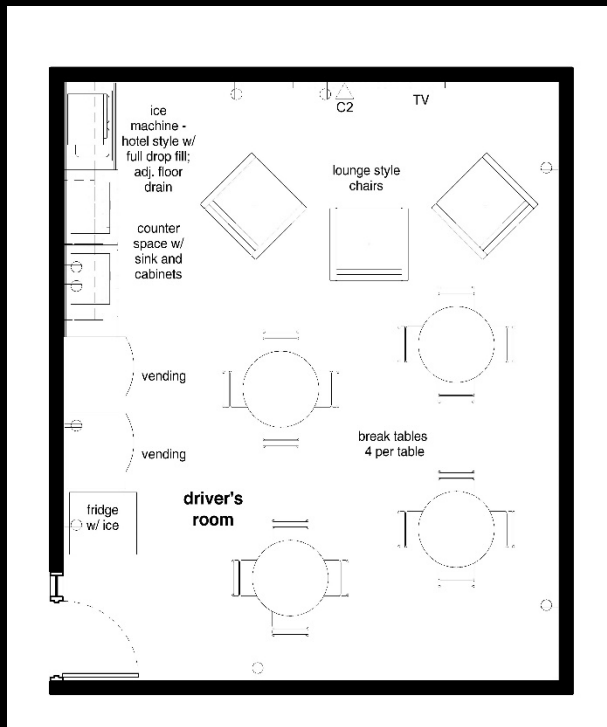
TOTAL NEW AREA 24,398 SQ/FT
REUSED EXISTING 39,500 SQ/FT



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63,930 sq/ft – 36 Large / 7 Small +

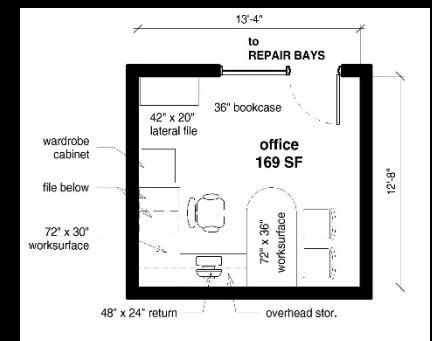
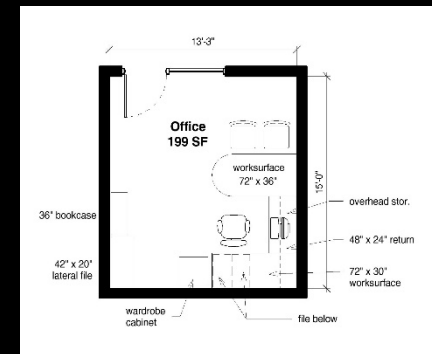
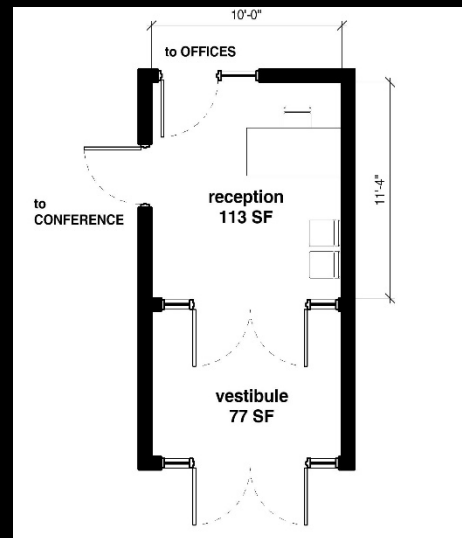
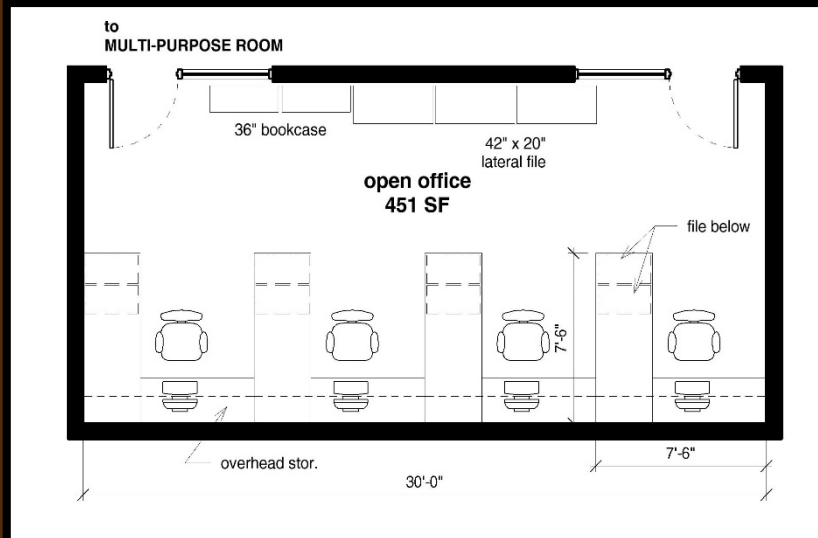
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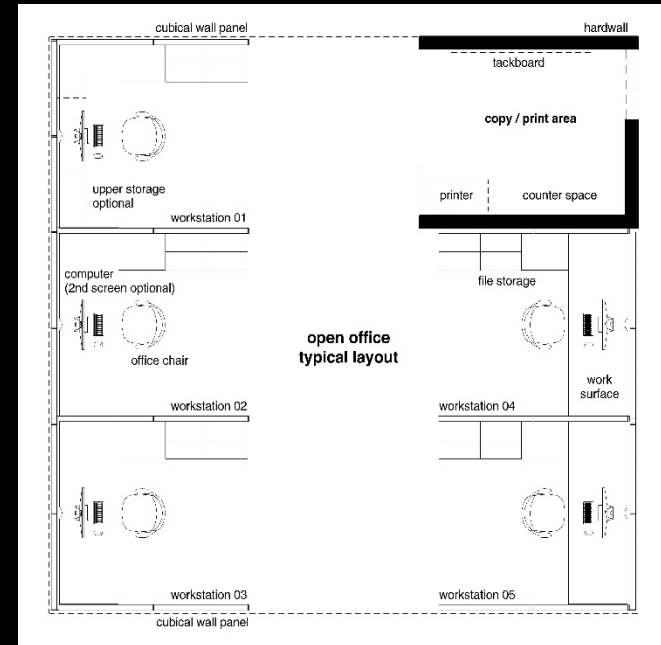
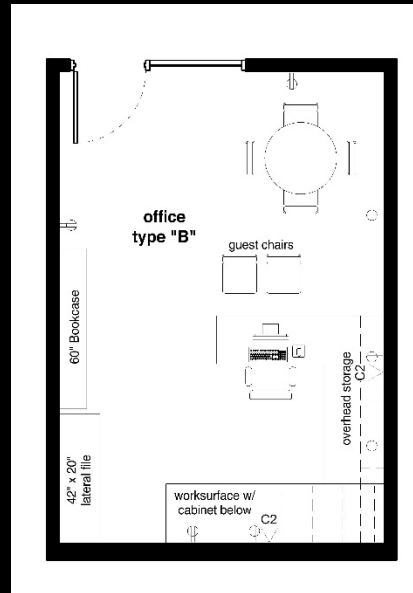
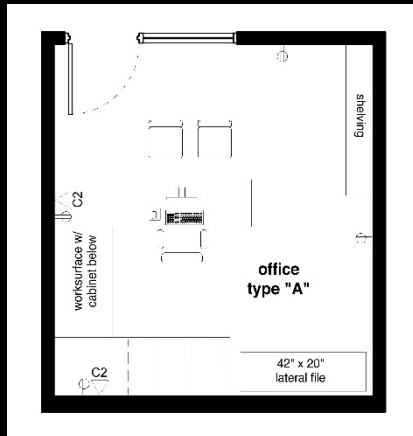
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63,930 sq/ft – 36 Large / 7 Small +

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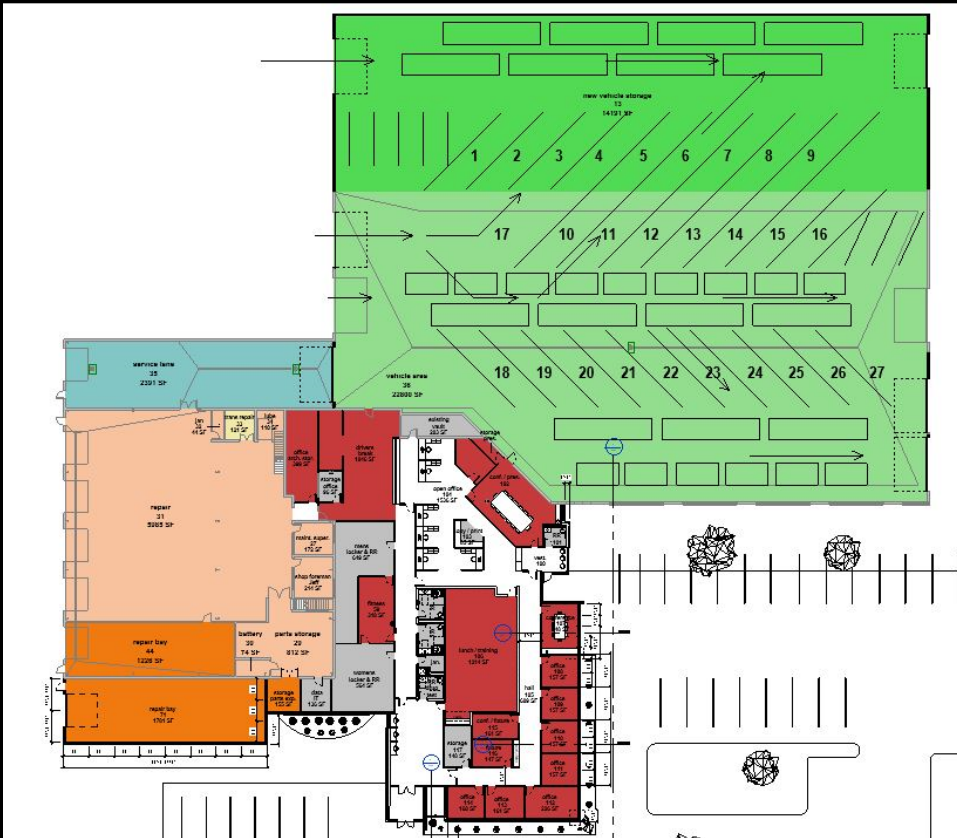
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63,930 sq/ft – 36 Large / 7 Small +

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REUSED EXISTING 39,500 SQ/FT



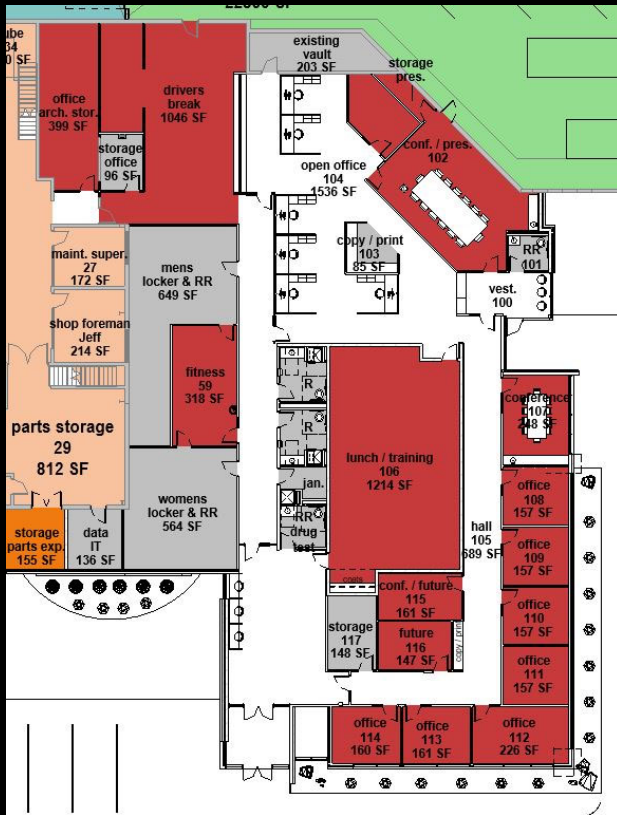
Facility Master Plan 63,930 sq/ft – 36 Large / 7 Small +

TOTAL NEW AREA 24,398 SQ/FT
REUSED EXISTING 39,500 SQ/FT



Facility Master Plan Admin Functions – 8,059 sq/ft

TOTAL NEW AREA 5,354 SQ/FT
REUSED EXISTING 2,805 SQ/FT



Building Cost

Valley Transit							Option 1	
Description	QTY	Unit Price		Estimated Cost 2/12/2021				
				Low	High			
Office Interior Remodeling	2,805	\$45	\$65	\$126,225	\$182,325			
Office Interior Addition	5,370	\$160	\$185	\$859,200	\$993,450			
Vehicle Storage Remodeling	22,800	\$26	\$36	\$592,800	\$820,800			
Vehicle Storage Addition	14,300	\$105	\$110	\$1,501,500	\$1,573,000			
Vehicle Repair and Service Lane Remodeling	11,800	\$34	\$44	\$401,200	\$519,200			
Vehicle Repair Addition	2,000	\$140	\$150	\$280,000	\$300,000			
Amenities Remodeling	1,620	\$47	\$67	\$76,140	\$108,540			
Amenities Addition	2,981	\$110	\$120	\$327,910	\$357,720			
Mezzanine Remodeling	1,360	\$20	\$30	\$27,200	\$40,800			
	65,036		Sub Total	\$4,192,175	\$4,895,835			

Total Project Cost

Valley Transit									
Option 1									
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	65,036		Sub Total	\$4,192,175	\$4,895,835				
Special Items - See below				\$1,008,000	\$1,112,000				
A/E Fee				\$250,000	\$300,000				
State plan fee and printing				\$4,200	\$4,800				
Site improvements				\$175,000	\$225,000				
Gas and electric services fee Upgrades				\$15,000	\$25,000				
				\$1,452,200	\$1,666,800				
			Sub Estimate	\$5,644,375	\$6,562,635				
Contingency	15%			\$846,656	\$984,395				
Geotechnical				\$25,000	\$30,000				
Builders Risk				\$12,000	\$18,000				
Project Estimate				\$6,528,031	\$7,595,030				
Special Items									
Lifts	4	\$185,000		\$740,000	\$800,000				
Crane	1	\$38,000		\$38,000	\$42,000				
Fuel Upgrades	1	\$35,000		\$35,000	\$40,000				
Overhead fluid delivery system	20	\$3,500		\$70,000	\$75,000				
Misc Items - Furnishings	1	\$125,000		\$100,000	\$125,000				
Pressure washer/steamer	1	\$25,000		\$25,000	\$30,000				
				\$1,008,000	\$1,112,000				
Paratransit - Future (Not part of the above numbers)	1,400	\$160	\$185	\$224,000	\$259,000				

* Number above include walls and structure - Report numbers are interior areas only

Images





Questions

KUENY ARCHITECTS, LLC

