

Memorandum

TO: Fox Cities Transit Commission
FROM: Ron McDonald, General Manager
DATE: August 19, 2024
RE: Award Recommendation for the 2025 Valley Transit Whitman Facility Renovation Project, Phase 2 Design Contract to Kueny Architects, LLC.

BACKGROUND

Valley Transit's Whitman Facility Renovation Project's Phase 1 (office/admin spaces) construction is currently underway with anticipated completion in 2025. The Phase 2 Project (renovation of maintenance, bus wash, fueling, bus storage areas) was awarded \$12M by the Federal Transit Administration in July 2024. The total project budget with local funds is \$15M.

Kueny Architects LLC was the firm that completed all Whitman Facility Architectural & Engineering (A&E) services to date under a contract awarded in 2021. Since the original Whitman Facility plan set was completed, additional design and redesign work is required to account for changes since 2021 and facility engineering alterations related to solar, hydrogen fuel and microgrid technologies. These concepts were outlined in Valley Transit's Phase 2 federal grant application. The additional engineering work is needed prior to releasing a construction bid for Phase 2.

ANALYSIS

Given the existing work done by the current A&E firm, staff recommends a sole source purchase to continue Whitman Facility Phase 2 A&E work with Kueny Architects, LLC. A new A&E firm would result in substantial duplication of work and expense. A new firm would need to re-create existing design plans, account for the specialty engineering related to solar/hydrogen and re-establish working relationships with existing onsite contractors. This duplication would also delay the planned Phase 2 construction bid release date.

Valley Transit is requesting a sole source purchase with Kueny Architects, LLC to update the Whitman Facility Phase 2 Construction Design Plans and include engineering plans for solar, hydrogen production, hydrogen fueling, and fuel/power distribution. Valley Transit staff completed a sole source justification and cost reasonableness analysis of the proposal received by Kueny Architects, LLC. The sole source decision was reviewed and approved by City of Appleton purchasing staff.

FISCAL IMPACT

Kueny Architects, LLC's proposal for Phase 2 design & engineering work totals \$826,000.00. Valley Transit requests an additional 5% contingency (\$41,300) for unknown design costs. This brings the potential total project cost to \$867,300. Existing federal grants would cover 80% of total project cost. The remaining cost would be expensed from Valley Transit's annual budget.

RECOMMENDATION

Staff recommends issuing a purchase order to Kueny Architects, LLC for \$826,000.00 plus a 5% contingency for future unknown costs.