

NOTICE

A meeting of the City of Municipal Services Committee will be held on the date and time stated below. Notice is further given that members of the City Council, Park & Recreation Board, or Plan Commission may be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall at (608)-882-2266 with as much notice as possible.

City of Evansville **Municipal Services Committee**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, November 28, 2023, 5:00 pm

AGENDA

1. Call to Order
2. Roll Call
3. Motion to Approve Agenda
4. Motion to Waive the reading of the Minutes from the October 31, 2023 meeting and Approve them as printed.
5. Civility Reminder
6. Citizen appearances
7. New Business
 - A. Quarterly review and discussion of staff approved sewer adjustments (Jan, Apr, Jul, Oct) (Placeholder):
 - B. Disconnection/Tax Roll Update (Placeholder):
 - C. Discussion on Municipal Services Campus.
 - D. Discussion on Ice Rink for winter
8. Administrative Staff Report
 - A. Parks & Recreation Report? (or placeholder)
 - B. NorthStar Update (Placeholder)
9. City Engineer Report
 - A. Subdivision and Development Updates
 - B. Roadway Construction Updates
 - C. Lake Leota Dam Project Updates (Placeholder)
10. WPPI Energy Service Manager Report
 - A. CTC Funds
 - Food Drive- (Bill Credit)

- Crisis Care Kits

11. Old Business

- A. Aquatic Center, Splash pad, and Park Improvement Updates (Placeholder)

12. Upcoming Meetings

- A. Tuesday, December 19, 2023, at 5:00pm

13. Motion to Adjourn

-James Brooks, Committee Chair

City of Evansville **Municipal Services Committee**
Regular Meeting
City Hall, 31 S Madison St., Evansville, WI 53536
Tuesday, October 31, 2023, 5:00 pm

MINTUES

1. **Call to Order:** 5:00 pm
2. **Roll Call:** Committee Chair Jim Brooks, Alder. Joy Morrison, Alder. Ben Ladick absent.
Also In Attendance: Brian Berquist, Dianne Duggen, Dale Roberts.
3. **Motion to Approve Agenda:** Brooks/Morrison 2-0
4. **Motion to waive the reading of the minutes from the July 25, 2023, September 26, 2023, meeting and approve them as printed.** Morrison/Brook 2-0 with correction to 8B, 9A, and 13A.
5. **Civility Reminder**
6. **Citizen appearances other than agenda items listed:** None.
7. **New Business**
 - A. **Quarterly review and discussion of staff approved sewer adjustments (Jan, Apr, Jul, Oct) (Placeholder):** Reviewed Hammett's notes, questioned credit for \$332.93.
 - B. **Disconnection/Tax Roll Update (Placeholder):** Reviewed Hammett's report on disconnection and Tax Roll numbers. Concerns with the amount of Tax Roll accounts
 - C. **Approval of United Liquid Waste Recycling, Inc Contract:** Motion to recommend to Common Council: Brooks/Morrison: 2-0.
 - D. **Discussion and motion to recommend to Common Council Ordinance 2023-12 Amending Ch. 106 Streets Sidewalks and Other Public Places:** There are 3 different areas of concern: Street Closure, Terrace Trees, and Numbering System. It is of the understanding that per State Statute it is the City Clerk's responsibility to assign the alternating numbers. Terrace Tree discussion was to reference who should be responsible to take care of the tree. While it is the homeowner to water and care for the tree, the committee doesn't think someone should be on a ladder trimming near power lines, etc. Sec. 106-199. There was discussion to change the Ordinance to match what is practice. Motion to recommend to Common Council not to include 106-344. Brooks/Morrison 2-0
 - E. **Discussion and motion to recommend to Common Council Resolution 2023-23 Fee:** Discussion about who's responsible for putting up and taking down barricades, charges were recommended in the ordinance to have city employees take down and put up the barricades. The current discussion is the cost to have Public Works staff put the barricades in place, as well as the removal of them. Both the short term and long-term street closures resolution 2023-23 recommends that the cost go up to \$125.00 and \$250.00. There needs to be more discussion on the fees. No Action taken.
 - F. **Schedule Chapter 106 - Streets, Sidewalks and Other Public Places:** Discussion, Not Action.

- G. Discussion and motion to recommend Common Council Ordinance #2023-13 Chapter 122 Traffic and Vehicles:** There is no language in the Ordinance (122-91) about the speed limit in town being Twenty-Five miles per hour. Motion Brooks/Morrison 2-0
- H. Discussion on Municipal Services Campus.** Brooks reviewed the 2018 plans. Brooks would like this discussion to be put back on the agenda for the next meeting, so that new Municipal Service Director can get up to speed.
- I. Review and Discussion of Energy Plan-Slipstream.** This is a review draft for everyone to look at. Energy Independence team meets tomorrow morning, and there will be more discussion.
- J. Motion to recommend Condition Assessment for Youth Center.** The call for this assessment was brought forward, due to some safety concerns, by one of the Alderpersons on the Youth Center Board. Motion to recommend Common Council. Brook/Morrison 2-0.
- K. Motion to recommend Stairway assessment for City Hall.** Motion to recommend to Common Council. Morrison/Brooks 2-0.
- L. Discussion on speeding concerns on Garfield Ave:** The case was made that the situation must go through a process to see if there are recordable results. There was discussion on speed cameras to access the speeding issue. It was also recommended to put a stop sign at Eager Court.

8. Administrative Staff Report

- A. Parks & Recreation Report:** Bathrooms are closed for the season.
- B. NorthStar Update (Placeholder):** Conversion meetings have started, and Evansville is set to go live after new year.

9. City Engineer Report: Moved to 7A.

- A. Subdivision and Development Updates:** Closer to wrapping for winter, there are some punch list items that will not be done until after the first of the year. Settlers Grove is still on hold. Working with CHS, Jason and Colette on site plans. Dollar General sidewalk has been fixed, the Sidewalk to the post office has been done. Part of the project will be assessed.
- B. Roadway Construction Updates:** Survey for Walker, Cherry and Almeron starting for 2024.
- C. Lake Leota Dam Project Updates (Placeholder):** Submitted to the state and working with Historic Preservation.

10. WPPI Energy Service Manager Report: Darren submitted report, along with CTC fund.

Evansville School District

- Renew our schools contest going on with HS Green Team now. Met with Mr. Anderson's students and discussed what they are doing and gave some more ideas on what they could do to impact energy reduction.
- Solar project is a go. Waiting for Interconnection paperwork from solar company. Midwest Solar out of Madison was selected.

-James Brooks, Committee Chair

- Working with the new Buildings and Grounds Director, Jack Herndon, on a plan to reduce energy consumption at the schools. Met with him in person on Wednesday. Power Quality and Lighting Controls are areas we are working on first. A phased approach to updating lighting in the schools is next but need to wait for the school referendum vote.

CHS – working with WPPI to understand the rate schedule we will have CHS on when they come online. Working with Jason, Forster, and WPPI to keep open lines of communication on the project.

Residential Line Voltage Smart Thermostat study complete. Will report out more at the Energy Independence meeting Nov 1st.

NorthStar Transition – WPPI met on site Thursday to go through a discovery process. Working towards a Go Live of Feb 2024.

Roberts stated the High School Green Team were coming out tomorrow to look at the Wind Turbine.

11. Old Business

- A. **Aquatic Center, Splash pad, and Park Improvement Updates (Placeholder):** None

12. Upcoming Meetings

- A. **Tuesday, November 28, 2023, at 5:00pm,** discussion on possible date for December meeting.

13.Motion to Adjourn: Morrison/Brooks 6:29 pm.

City of Evansville, WI

Municipal Services Facility Study



Architectural & Engineering Services for The Municipal Service Campus

February 09, 2018



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P: 262-857-8101 | www.kuenyarchitects.com

I. EXECUTIVE SUMMARY

Kueny Architects, L.L.C have been selected by the City of Evansville, Wisconsin to conduct an assessment of its Municipal Services Campus facilities located at 15 Old Highway 92. Our objective has been to assess the current buildings and spatial constraints and to provide the City with alternative options in order to meet the City's spatial needs for the next 25-50 years.

The tasks completed to date have focused on data gathering, preliminary design and estimated costs for a possible new Vehicle Storage Addition and Renovations to its existing Buildings #1 and #2. Over the last 20 years, the Village has grown along with its staff. The growing staff requires more operating space for offices, storage and vehicle parking. The Municipal Services Campus primarily consists of its Water & Light Division along with the Public Works Division. The facilities for these two divisions suffer from numerous deficiencies including:

- There is an insufficient amount of office workstations for both Divisions and lack of amenity spaces such as restrooms with showers and lockers.
- There is insufficient space to properly house costly vehicles, equipment and materials.
- There is an insufficient amount of vehicle repair and support space to properly service a growing fleet of vehicles.
- All buildings do not comply with the American with Disabilities Act of 1990 (ADA). The primary deficiencies include a non-existent "path of travel" for anyone in a wheelchair. This would include designated handicap accessible parking spaces and compliant entry/egress with automatic door openers, sufficient space, signage, restrooms and accessible service counter.
- The Public Works building suffers from numerous deficiencies such as leaking roof, deteriorating metal wall panels and columns, insufficient insulation, poor lighting and outdated electrical and plumbing services.

Recommendations

The City of Evansville faces the same spatial constraints as many growing communities. Both operations are suffering from similar space conditions, primarily the need for more administrative, amenity and vehicle storage space. Instead of improving two separate facilities with separate offices, amenities, tools and storage, it was decided early on to renovate Building #1 and its 7,100 square feet into a combined administrative, amenity and shop space uniting both divisions into one by constructing a new 38,735 square foot vehicle storage, repair and wash addition unto the existing 13,500 SF Building #2. This scenario would create 59,335 square feet of new and renovated space compared with the existing 42,550 square feet. It would not be cost-effective to remodel the

existing Public Works facility due to its age. Therefore we recommend the demolition of the Public Works Building #3 as part of this scenario. Additionally a new 1,000 ton salt dome should be provided along with material storage bins, exterior wash hardstand, paving and a retention pond. The total project cost is approximately 6.6 million dollars. Approximately \$500,000 is for renovations and soft costs.

Phasing

The project is expected to be divided into two phases. Phase I includes design and construction of the remodeled office spaces in Building 1, remodeling of shop spaces in Building 2 and construction of the repair bays, wash bay and salt dome. Phase II includes demolition of the Public Works building and construction of the new vehicle storage building. If a new facility is approved it would be designed for the given tasks and would unite two divisions into one resulting in operational efficiencies and future growth for years to come. Projects such as these typically can pay for themselves in as little as 15-20 years through new building system efficiencies and by forgoing wasteful remodeling projects. The next step would be to approve further design assistance and conduct the necessary site design. At the same time, the City should encourage feedback from the community.

I. BACKGROUND

Kueny Architects, L.L.C was selected by the City of Evansville, Wisconsin to conduct an assessment of its Municipal Services Campus facilities located at 15 Old Highway 92. The site houses the Water and Light (W&L) and Public Works (PW) Divisions. The City will eventually use our findings, recommendations, conceptual plans and costs in order to determine the most cost –effective solution to meet its current spatial constraints.

The tasks completed to date have focused on gathering data, preliminary design and estimated costs for renovating the Water and Light building and providing new construction for Public Works, Specifically our review included:

WATER AND LIGHT DIVISION – 15 Old Highway 92

PUBLIC WORKS DIVISION – 535 S. Madison Street includes:

- Streets
- Yard Waste Collection
- Sanitary Sewer
- Road Maintenance
- Cemetery
- Storm water
- Wastewater Treatment

- Parks & Grounds
- Urban Forestry

Goals and Objectives

- Assess existing operations and identify spatial constraints and potential building deficiencies at both Water and Light and Public Works.
- Interview key staff members in order to determine short and long term facility space needs of the City for the next 25 years.
- Assess the current site in terms of adequacy of space, traffic flow and adjacency to one another.
- Provide a summary of our findings and recommendations.
- Prepare conceptual existing and proposed plans and budget estimates for each building.

II. METHODS AND ASSUMPTIONS

The following tasks were completed by Kueny Architects in order to evaluate and recommend various space need requirements.

- Initial project orientation.
- Interviews with selected employees.
- Review of existing operations so as to determine future needs, assessments included;
 - Staffing Levels.
 - Storage requirements.
 - Administrative functions and archival requirements.
 - Amenity requirements.
- Reviewed findings with effected Divisions and provided recommendations.

III. FINDINGS

The Site

The City Municipal Services campus consists of two parcels of land, (See drawing PO1). Site #1 houses the Water and Light Division. The adjoining Site #2 houses the Public Works Division, specifically:

- Site #1, Water & Light Division, 3.10 acres.
- Site #2, Public Works Division, 2.60 acres

Water and Light Division

The Water and Light Division operates out of two buildings, Operations Building #1 consists of 7,100 square feet and Warehouse Building #2 consists of 13,500 square feet and is used to store vehicles, materials and equipment. Over the years, the pre-engineered metal Operations building have undergone several small renovations and

reconfigurations. Both buildings are generally in good condition and should serve the City well for another 25 years, assuming scheduled updates are made. A priority needs to be made to get Building #1 compliant with the American Disabilities Act of 1990 (ADA). The deficiencies include a non-existent “path of travel” for anyone in a wheelchair. This would include a designated handicap accessible parking space and compliant entry/egress with automatic door openers, sufficient space, signage, restroom and accessible service counter.

Operationally, the building currently suffers from a lack of reception, offices and amenity spaces, (See P04 Existing and PO5 for Proposed plans).

Public Works Division

The Public Works Division operates out of Building #3. It consists of 21,950 square feet and houses administration, amenities, vehicle maintenance and vehicle storage. A small “coverall” salt/sand structure is located south of the main building.

The Public Works building suffers from the following deficiencies, specifically:

- Deteriorating metal wall panels and columns.
- Low ceiling height making it difficult to store larger vehicles.
- Poor traffic flow within the building due to column and wall locations.
- Roof leaks in nearly all areas of the building.
- Insufficient insulation contributing to excessive utility bills.
- Poor lighting.
- Outdated electrical and plumbing services.
- Insufficient amount of vehicle repair and support space to maintain a growing fleet.
- Insufficient and unassigned enclosed areas for materials such as signs, barricades, pylons, pallets. Items are stored wherever there is room creating a safety hazard.
- The amenities including men’s and women’s restrooms, showers and locker rooms are severely undersized and not handicapped accessible.
- Non compliance to current ADA code regulations, including path of travel, parking and signage.

Operationally, the building suffers from the following deficiencies, specifically:

- Insufficient number of offices and workstations.
- There are no small conference areas to conduct one-on-one business with employees, public or vendors.
- The lobby is non-existent and unsecured.

IV. SPECIFIC SPATIAL CONDITIONS AND RECOMMENDATIONS

Administration - Offices, Conference Room/s, Reception Area

Additional workspaces are needed due to growth along with a small reception area and conference room.

Recommendations:

In (W&L) Building #1 provide a 512 SF open office area and reduce the size of the hallway. This will allow several additional workspaces. Create a 230 SF reception area and add 1 small conference room 95 SF.

Offices, Conference Room/s, Reception Area

Per plan P04 - Existing (W&L) Offices			Per plan P01 – Existing (PW)			Per plan P05 – Proposed (W&L and PW)		
Key #	Description	Size (SF)	Key #	Description	Size (SF)	Key #	Description	Size (SF)
#4	Office #1	224	#11	Office	120	#12	Office	224
#5	Office #2	230	#11	Office	120	#8	Office	230
#10	Office	106	#11	Office	120	#9	Office	125
#8	Conference	472	#	Conference	300	#5	Conference #2	472
#	Reception Area	0	#	Reception Area	0	#6	Open Office	512
	Sub-Total	1,032		Sub-Total	660	#1	Reception Area	130
						#2	Reception Offices	190
						#10	Office	125
						#12	Office	224
						#11	IT Service Room	90
							Sub-Total	2,322

Administration – Restrooms, Break, Storage Shops

Only one small restroom is available for each office staff in both Buildings #1 and #3. The current restrooms are undersized at approximately 110 SF and are non-compliant with the ADA. Accommodations should be made to provide separate Men’s and Women’s Restroom/Shower/Locker Rooms along with a mud room.

Recommendations:

Provide separate Men’s and Women’s Restrooms in the Administrative portion of Building #1 along with a mud room Two (2) showers for each, maximum with full height lockers per P05 drawing.

Restrooms, Break, Storage Shops

Per plan P04 - Existing (W&L) Offices			Per plan P01 – Existing (PW)			Per plan P05 – Proposed (W&L and PW)		
Key #	Description	Size (SF)	Key #	Description	Size (SF)	Key #	Description	Size (SF)
#6	Meter Storage	106	#12	Storage Space	1,200	#3	Meter Storage	106
#7	Restroom	113	#10	Restroom	100	#4	Restroom	113
#		0	#		0	#7	Restroom	106
#		0	#8	Locker Room	120	#15	Men’s RR/Locker	431
#		0	#		0	#16	Women’s RR/Lock	340
#3	Break Room	333	#7	Break Room	120	#14	Break Room	310
#2	Mechanical Room	112	#		0	#13	Mechanical Room	112
#9	Hall/Circ	1,516	#		0	#	Hall/Circ	744
#1	Parking Shop	3,888	#		0	#17	Parking/Carpentry	2,502
	Sub-Total	6,068		Sub-Total	1,540		Sub-Total	4,764

Vehicle Repair

Vehicle Repair services all W&L and DPW vehicles out of an 1,800 SF area including, heavy and light duty vehicles such as sedans, utility trucks, snow removal trucks, and miscellaneous equipment. The Repair Shop lacks sufficient number of service bays to properly maintain the City's equipment including: (17) heavy duty vehicles and equipment and (22) light duty. The staff spends a lot of time moving vehicles around due to the shortage of bays. Besides needing additional service bays, the shop needs more space for tools, parts, tires, bulk fluids and a small area for welding. The lack of repair and support space is limiting the City's ability to maintain its growing fleet or to provide maintenance services to other departments or divisions such as Police or EMS. More space and additional equipment will help process vehicles in less time and could reap substantial savings for the City compared to outside service providers.

Recommendations:

Provide 2 service bays and welding area, approximately 4,100 SF. Provide an overhead bridge crane and (1) 50,000 ton mobile vehicle lift. Available area for parts area should be nearly doubled. Provide a 5 product overhead fluid delivery system and 200 SF oil distribution room.

Vehicle Storage

The current fleet of **Water and Light** vehicles includes (8) heavy duty vehicles, 14'x35', and (16) light duty vehicles 10'x20'. Currently less than half its vehicles are stored in Building #2 and the remaining in Public Works Building #3. The current fleet of **Public Works** vehicles includes (1) heavy duty vehicle, 14'x45' (8) heavy duty vehicles, 14'x35', and (6) light duty vehicles 10'x20'. All vehicles are stored in Public Works Building #3. Trucks are mainly parked straight-in, straight-out, with a significant amount of floor space being used for barricades, signs, pylons and palliated materials.

Recommendations:

Provide minimally heated, 50 degree warm vehicle storage for 40 vehicles and equipment. We have planned 32,210 SF of angled parking for the heavy duty vehicles and straight-in straight-out parking for the light duty vehicles. An additional 5,835 SF of lean-to storage is also recommended for the storage of (W&L) trailers. For Building #2, the goal is to rid all vehicles and store mainly materials and pallet stock and to clearly define areas for shop storage, i.e. signs and barricade storage.

Wash Bay

Vehicles are currently washed by hand with a pressure washer occasionally by 1 -2 employees in drive aisles when time permits. Each vehicle takes approximately 20-30 minutes to wash by hand.

Recommendations:

We recommend providing a dedicated wash bay equipped with an underbody spray to clean small as well as large vehicles with multiple spray wands and a catwalk so as to flush water into the spreader boxes and equipment. An indoor wash facility will prolong the life of a vehicle. It's also a lot easier to service and maintain a vehicle that has had regular washing of the body and especially the undercarriage. We have planned 2,425 SF for a manual bay and an exterior hardstand bay to be used as a prewash.

Outbuildings & Improvements

The small "coverall" salt structure shed is insufficient in size and is past its prime as a "temporary" structure. Material storage bins are also needed to store sand and stone tonnage.

Recommendations:

A 1,000 ton salt dome is recommended to properly house salt and or sand products. For the material storage bins, 160 LF of concrete containment bins or "jersey barriers" are recommended.

V. SUMMARY & RECOMMENDATIONS

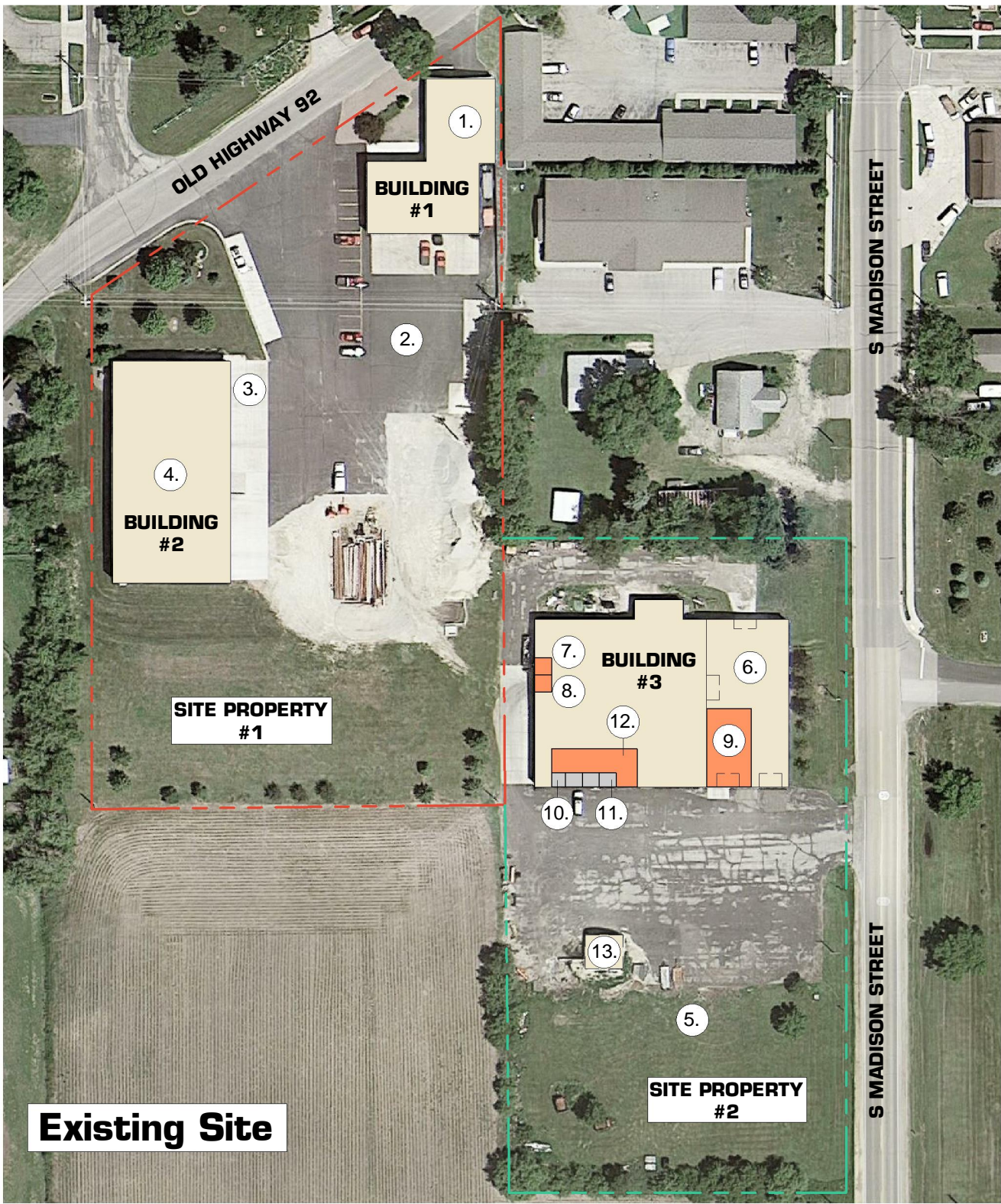
Recommendations

The City of Evansville faces the same spatial constraints as many growing communities. Both operations are suffering from similar space conditions, primarily the need for more administrative, amenity and vehicle storage space. Instead of improving two separate facilities with separate offices, amenities, tools and storage, it was decided early on to renovate Building #1 and its 7,100 square feet into a combined administrative, amenity and shop space uniting both divisions into one by constructing a new 38,735 square foot vehicle storage, repair and wash addition unto the existing 13,500 SF Building #2. This scenario would create 59,335 square feet of new and renovated space compared with the existing 42,550 square feet. It would not be cost-effective to remodel the existing Public Works facility due to its age. Therefore we recommend the demolition of the Public Works Building #3 as part of this scenario. Additionally a new 1,000 ton salt dome should be provided along with material storage bins, exterior wash hardstand, paving and a retention pond. The total project cost is approximately 6.6 million dollars. Approximately \$500,000 is for renovations and soft costs.

Phasing

The project is expected to be divided into two phases. Phase I includes design and construction of the remodeled office spaces in Building 1, remodeling of shop spaces in Building 2 and construction of the repair bays, wash bay and salt dome. Phase II includes demolition of the Public Works building and construction of the new vehicle storage building. If a new facility is approved it would be designed for the given tasks and would unite two divisions into one resulting in operational efficiencies and future

growth for years to come. Projects such as these typically can pay for themselves in as little as 15-20 years through new building system efficiencies and by forgoing wasteful remodeling projects. The next step would be to approve further design assistance and conduct the necessary site design. At the same time, the City should encourage feedback from the community.



Existing Site

SITE PROPERTY #1

SITE PROPERTY #2

BUILDING #1

BUILDING #2

BUILDING #3

SITE INFO:

- 1. Existing Building #1 - 7,100 SF
- 2. Site Property #1 - 3.1 Acres
- 3. Existing Concrete Apron
- 4. Existing Building - 13,500 SF
- 5. Site Property #2 - 2.60 Acres
- 6. Existing Building #3 - 21,950 SF
- 7. Break - 120 SF
- 8. Locker - 120 SF
- 9. Repair - 1800 SF
- 10. Restroom - 100 SF
- 11. Office x3 - 120 SF each
- 12. Existing Space - 1200 SF
- 13. Existing Salt

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P01



Proposed Site - Phase I

SITE INFO:

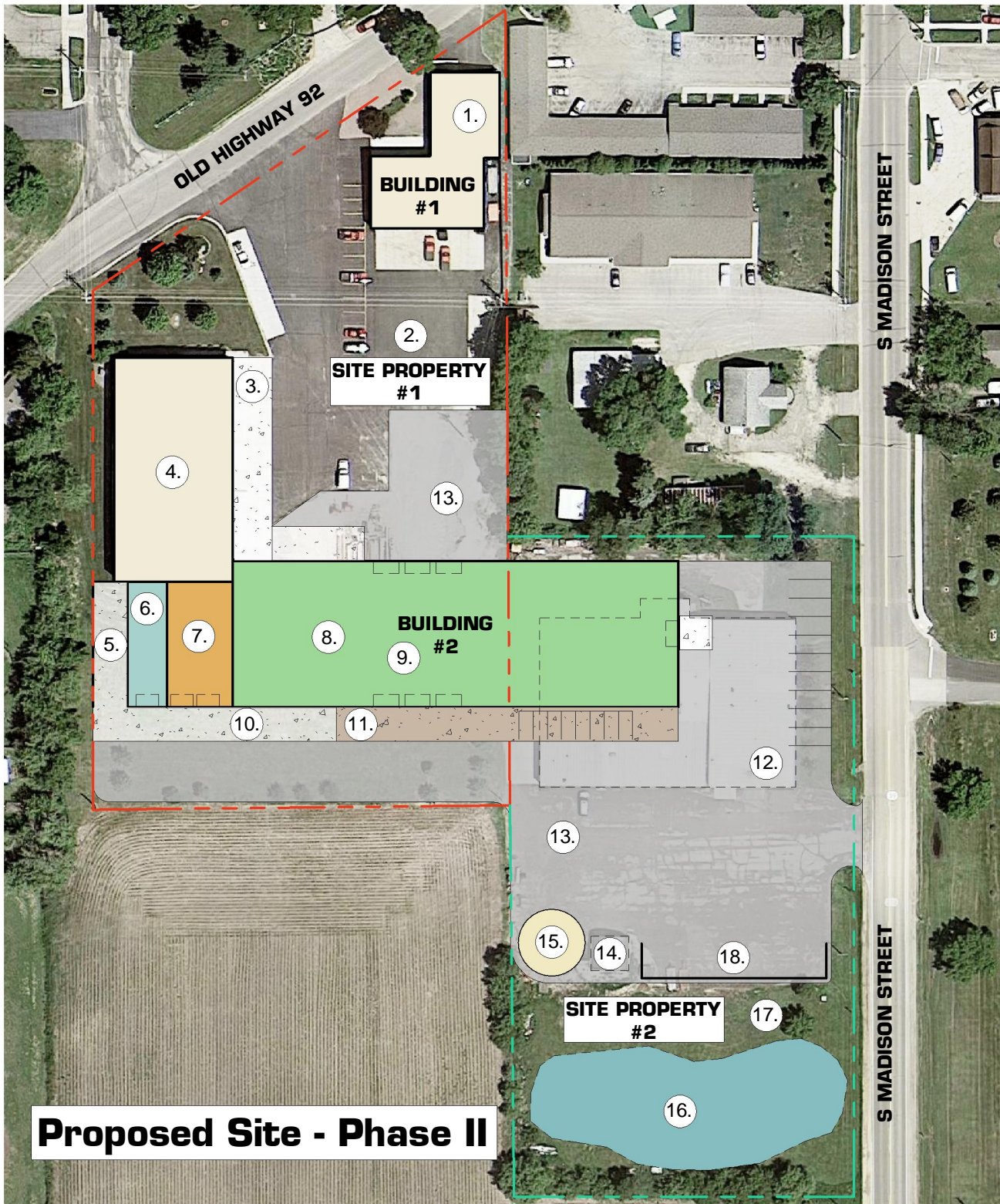
1. Existing Building #1 - 7,100 SF
2. Site Property #1 - 3.1 Acres
3. Existing Concrete Apron
4. Existing Building - 13,500 SF
5. Exterior Wash - Phase I
6. Wash Bay - 2,425 SF - Phase I
7. Repair - 4,100 SF - Phase I
8. Vehicle Parking - 32,210 SF - Phase II
9. Overall Building #2 - 51,900 SF
10. New Concrete Apron
11. Lean-To Roof Cover - 5,835 SF
12. Building #3 to remain in Phase I
13. New Asphalt
14. Demo Existing Salt
15. New Salt Dome
16. Proposed Detention Pond
17. Site Property #2 - 2.60 Acres
18. Proposed Yard Storage



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P02



Proposed Site - Phase II

SITE INFO:

1. Existing Building #1 - 7,100 SF
2. Site Property #1 - 3.1 Acres
3. Existing Concrete Apron
4. Existing Building - 13,500 SF
5. Exterior Wash
6. Wash Bay - 2,425 SF
7. Repair - 4,100 SF
8. Vehicle Parking - 32,210 SF
9. Overall Building #2 - 51,900 SF
10. New Concrete Apron
11. Lean-To Roof Cover - 5,835 SF
12. Demo Existing Building #2
13. New Asphalt
14. Demo Existing Salt
15. New Salt Dome
16. Proposed Detention Pond
17. Site Property #2 - 2.60 Acres
18. Proposed Yard Storage

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P03

PLAN INFO:

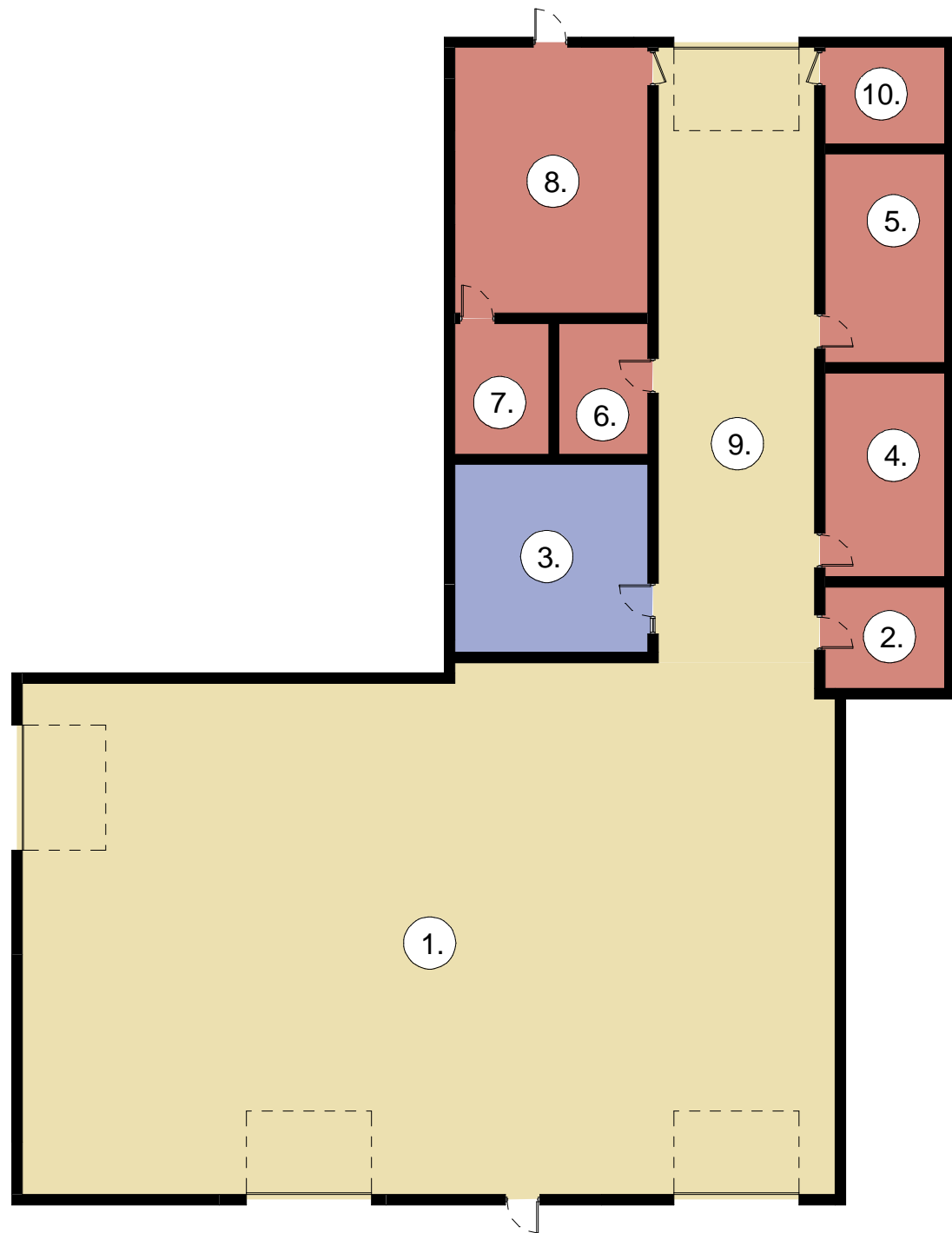
- 1. Existing Building - 13,500 SF
- 2. Exterior Wash
- 3. Wash Bay - 2,425 SF
- 4. Repair - 4,100 SF
- 5. Vehicle Parking - 32,210 SF
- 6. Overall Building #2 - 51,900 SF
- 7. Lean-To Roof Cover - 5,835 SF
- 8. Material Storage - 2,640 SF



Overall Floor Plan - Building #2
 1" = 50'-0"

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P04



PLAN INFO:

- 1. Parking Shop - 3888 SF
- 2. Mechanical - 112 SF
- 3. Break Room - 333 SF
- 4. Office #1 - 224 SF
- 5. Office #2 - 230 SF
- 6. Meter - 106 SF
- 7. Toilet - 113 SF
- 8. Conference - 472 SF
- 9. Hall - 885 SF
- 10. Office - 106 SF

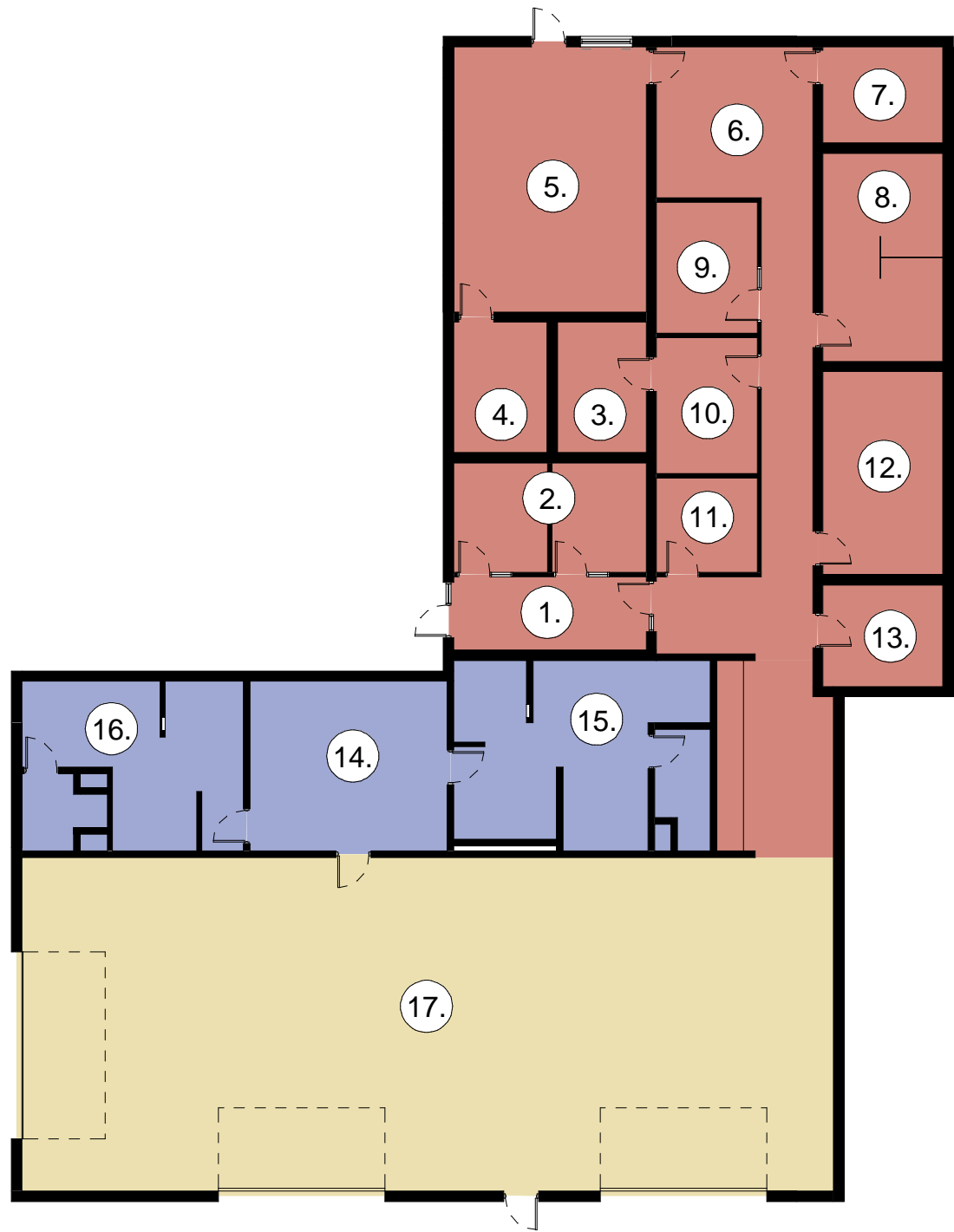
Department Legend

-  Employee Support - 333 SF
-  Office - 1,428 SF
-  Shops - 4,768 SF

Existing Floor Plan - Building #1
1/16" = 1'-0"


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P05



PLAN INFO:

- 1. Reception - 130 SF
- 2. Reception Offices - 190 SF
- 3. Meter - 106 SF
- 4. Toilet - 113 SF
- 5. Conference - 472 SF
- 6. Open Office - 512 SF
- 7. Toilet - 106 SF
- 8. Office - 230 SF
- 9. Office - 125 SF
- 10. Office 125 SF
- 11. IT Service Room - 90 SF
- 12. Office - 224 SF
- 13. Mechanical - 112 SF
- 14. Break Room - 310 SF
- 15. Mens Locker Room - 431 SF
- 16. Womens Locker Room - 340 SF
- 17. Parking Shop - 2502 SF

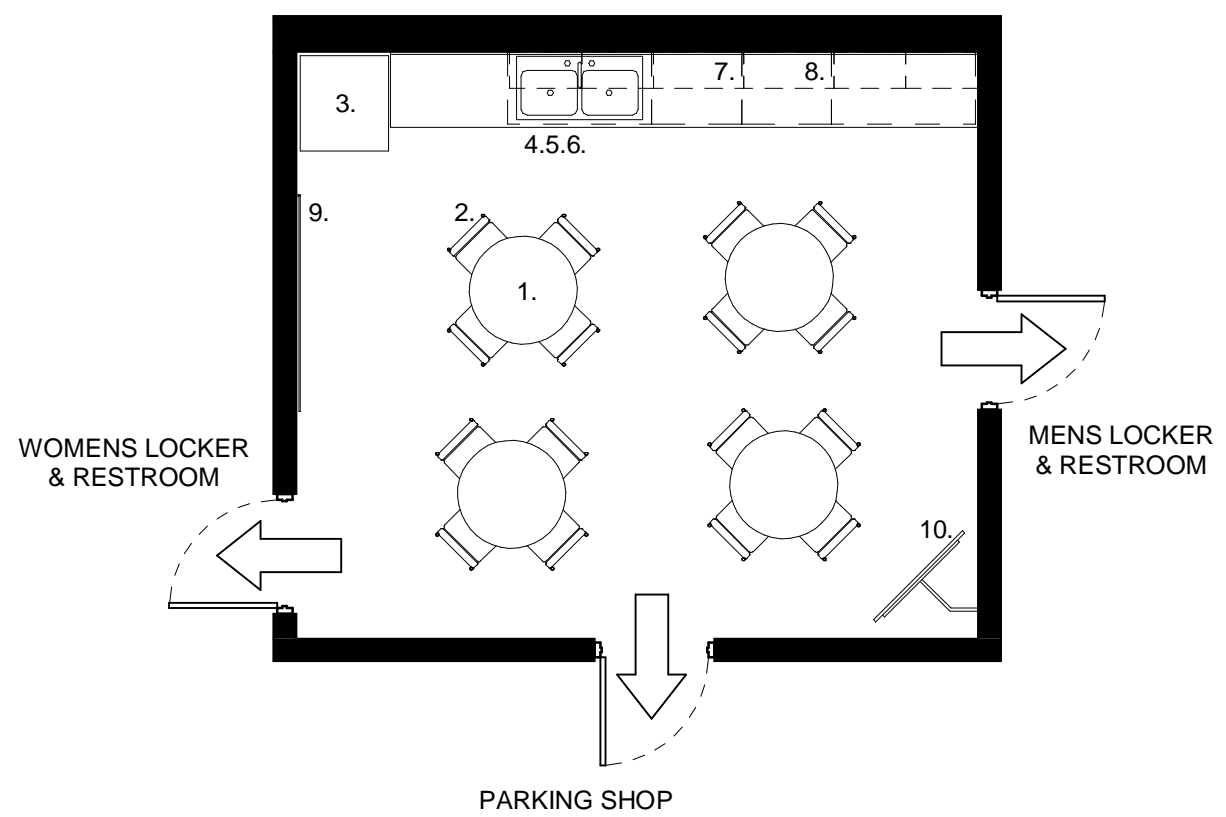
Department Legend

-  Employee Support - 1,127 SF
-  Office - 2,988 SF
-  Shops - 2,502 SF

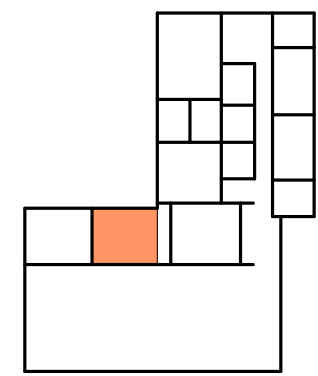
Proposed Floor Plan - Building #1
1/16" = 1'-0"

EQUIPMENT:

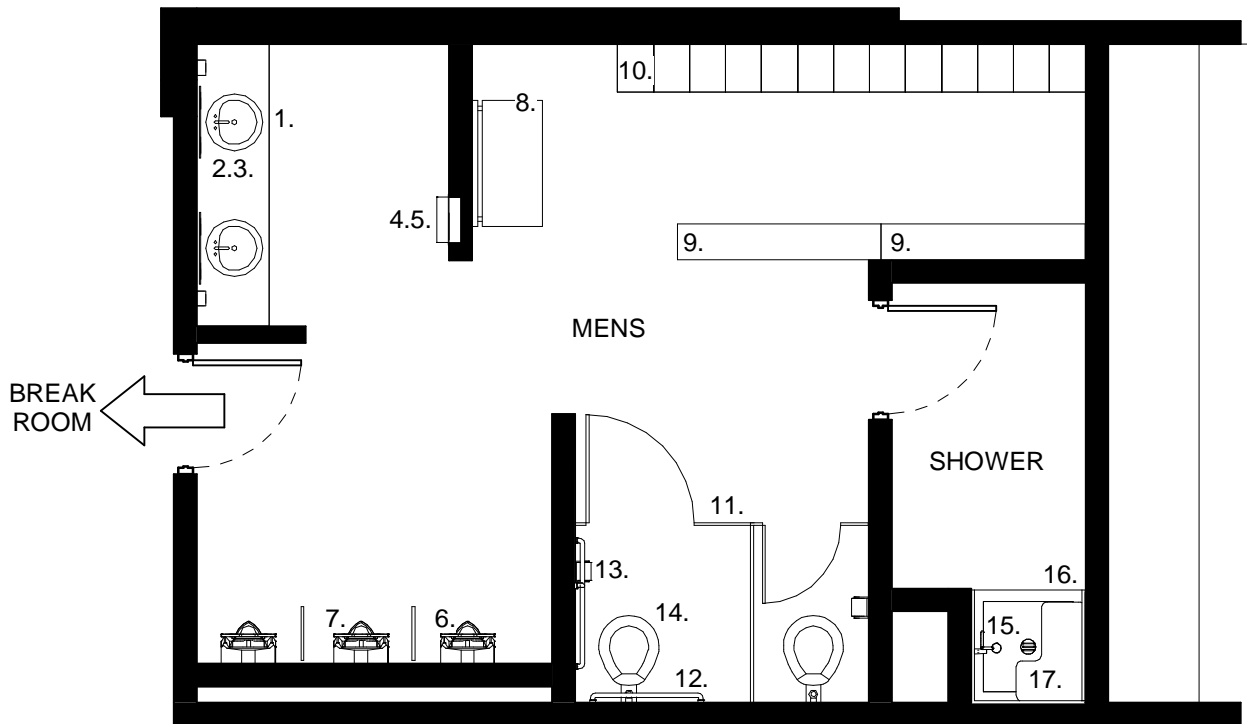
- 1. Table
- 2. Seating
- 3. Refrigerator
- 4. Sink Unit
- 5. Counter Top
- 6. Base Cabinets
- 7. Upper Cabinets
- 8. Microwave
- 9. Bulletin Board
- 10. Wall Mount TV



KEY PLAN:



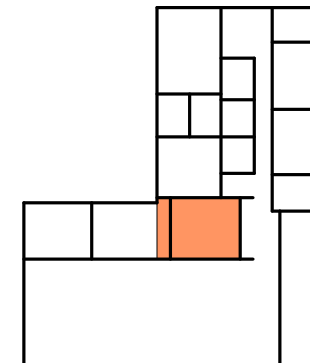
Programming - Break Room
 3/16" = 1'-0"



EQUIPMENT:

1. Sink w/ Vanity
2. Mirror
3. Wall Mount Soap Dispenser
4. Paper Towel Dispenser
5. Waste Receptacle
6. Urinal
7. Urinal Screen
8. ADA Bench
9. Locker Room Bench
10. Locker
11. Toilet Stall Partition
12. ADA Grab Bars
13. Toilet Paper Dispenser
14. Wall Mount Toilet
15. Shower Head & Hose
16. Shower Unit
17. ADA Shower Bench

KEY PLAN:



Programming - Mens Locker & Restroom

3/16" = 1'-0"



KUENY ARCHITECTS, LLC

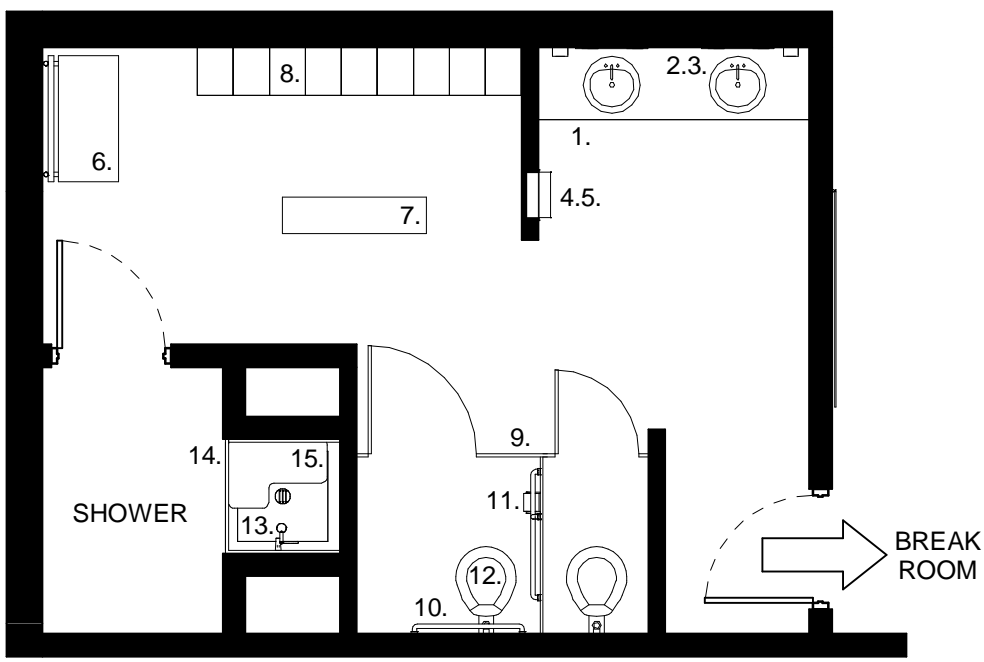
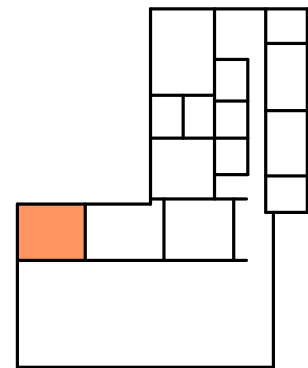
10505 Corporate Drive, Pleasant Prairie, WI 53158
 phone : 262.857.8101 www.kuenyarch.com

P08

EQUIPMENT:

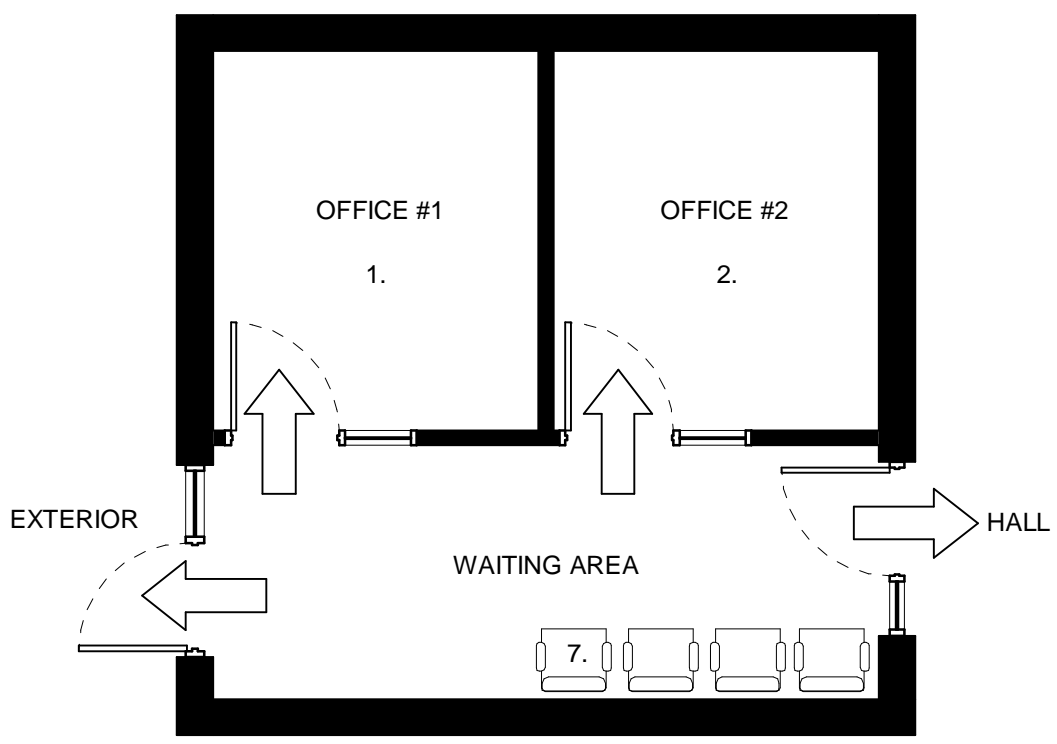
1. Sink w/ Vanity
2. Mirror
3. Wall Mount Soap Dispenser
4. Paper Towel Dispenser
5. Waste Receptacle
6. ADA Bench
7. Locker Room Bench
8. Locker
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11. Toilet Paper Dispenser
12. Wall Mount Toilet
13. Shower Head & Hose
14. Shower Unit
15. ADA Shower Bench

KEY PLAN:

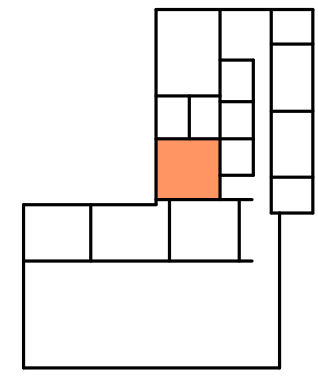


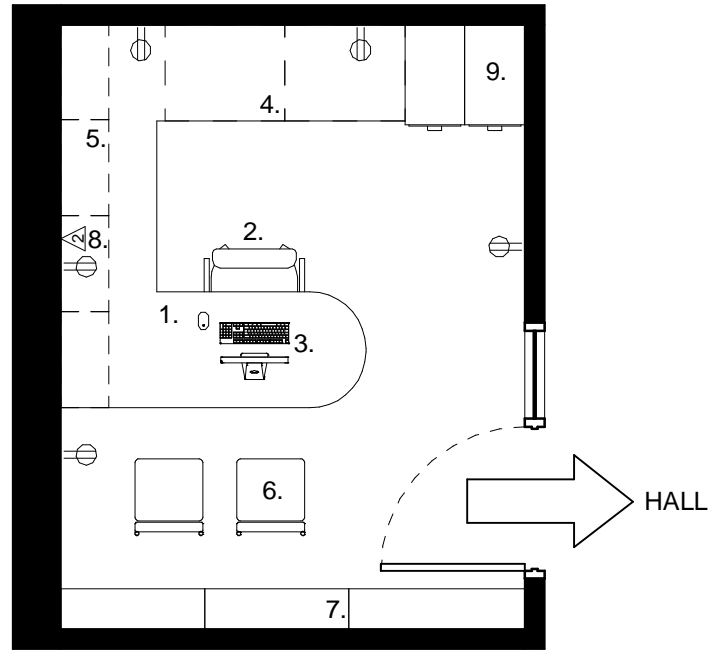
EQUIPMENT:

- 1. Typical Office
- 2. Typical Office
- 3. Waiting Area Seating



KEY PLAN:

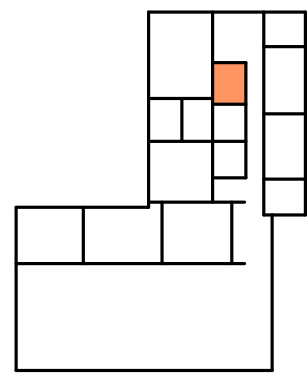




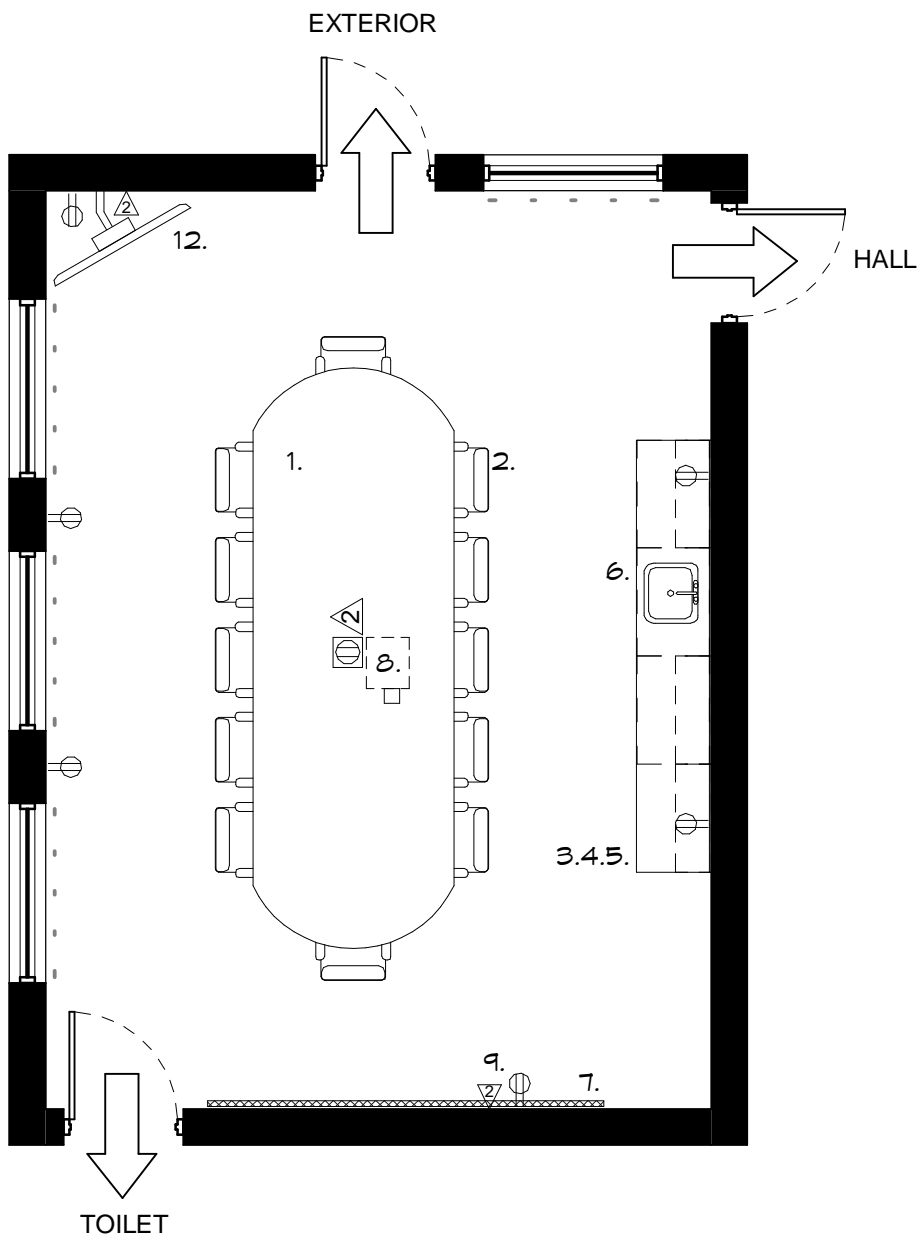
EQUIPMENT:

- 1. Desk
- 2. Chair
- 3. Computer
- 4. Base Cabinets
- 5. Upper Cabinets
- 6. Visitors Chairs
- 7. Bookshelves
- 8. Power and Data Outlets
- 9. File Cabinets

KEY PLAN:



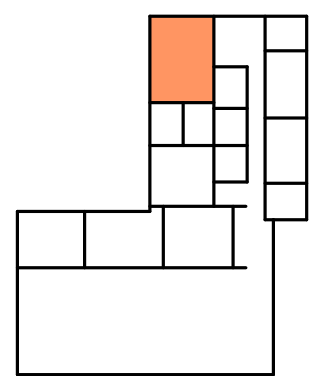
Programming - Typical Office 1
1/4" = 1'-0"



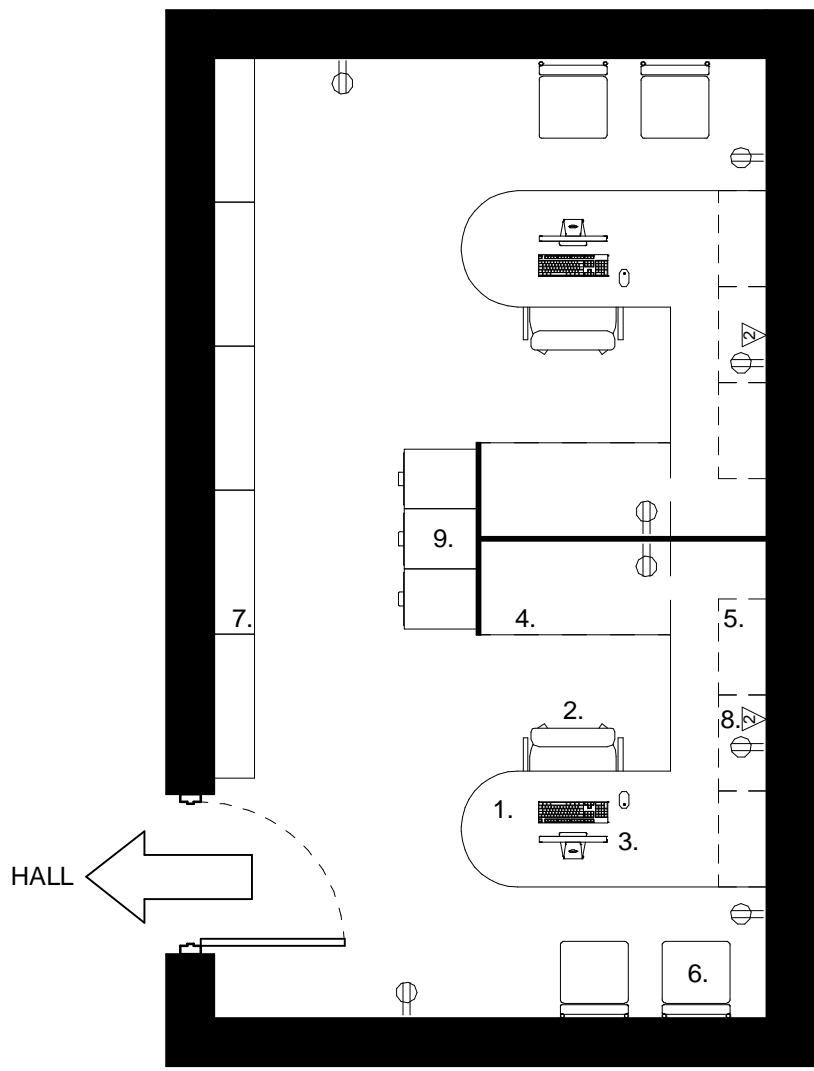
EQUIPMENT:

1. Conference Table
2. Conference Chairs
3. Counter Top
4. Base Cabinets
5. Upper Cabinets
6. Sink Unit
7. Projector Screen
8. Ceiling Mount Projector
9. Power and Data Outlets
10. Wall Mount TV

KEY PLAN:



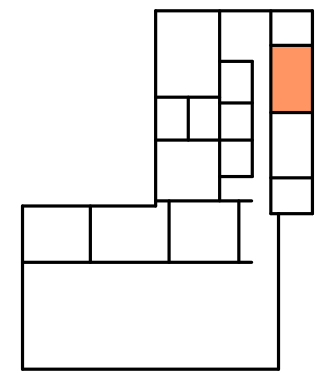
Programming - Conference Room 1
 3/16" = 1'-0"



EQUIPMENT:

1. Desk
2. Chair
3. Computer
4. Base Cabinets
5. Upper Cabinets
6. Visitors Chairs
7. Bookshelves
8. Power and Data Outlets
9. File Cabinets

KEY PLAN:



Programming - Typical Double Office
 1/4" = 1'-0"

City of Evansville Vehicle List

Dept	Vehicle Assigned Number	Model Yr	Name/Body	Size	(1) Small (2) Medium (3) Large	Vehicle ID	New Cost
DPW	1	1986	Ford F150 Truck - paint	12 x 20	1	1FTEF15Y3GLB03155	2,000
DPW	5	1994	Ford Dump Truck	12 x 20	1	1FDYK82EORVA52504	60,000
W&L	6	1995	Brush Bandit (wood chipper & trailer)	12 x 20	1	8718	38,000
W&L	10	1997	Chevrolet Pickup Truck	12 x 20	1	1GCHK34R6VZ239644	21,000
W&L	11	1999	Butler Flatbed (trailer)	12 x 20	1	1BUD14203X1001602	3,500
W&L	15	2004	Vactron EVC102 (trailer)	12 x 20	1	5HZBF121X4LM44138	16,600
WWTP	17	2004	Ford Truck F150	12 x 20	1	2FTRF18264CA77004	20,650
W&L	18	2005	Sauber Trailer (pole trailer)	12 x 20	1	1F9UZ21175V048067	14,700
W&L	20	2005	Felling (skid loader trailer)	12 x 20	1	5FTEE182XF1024414	7,000
W&L	22	2005	Ford F150 Truck	12 x 20	1	1FTRF14575NB00687	24,276
W&L	23	2005	Ford Econoline E350 Van	12 x 20	1	1FTSS34LX5HB15125	17,715
W&L	24	2006	Ford F250 Truck #14	12 x 20	1	1FTSF21Y36EC85750	24,715
DPW	25	2006	Chevrolet Flatbed 3500	12 x 20	1	1GBJC34U76E208774	17,061
W&L	27	2007	Chevrolet K2500HD Pickup	12 x 20	1	1GCHK24U47E151619	31,478
W&L	28	2007	Ford F150 Truck RCab Red	12 x 20	1	1FTRF14V07KC46496	31,865
W&L	30	2008	Columbia SUV-LN Electric Vehicle	12 x 20	1	5FCLS36A181000237	12,372
W&L	31	2008	Ford F250	12 x 20	1	1FTSF21Y68EE35949	28,032
W&L	32	2008	Conrail Excavator Trailer	12 x 20	1	4KNFC20228L163202	8,935
W&L	36	2009	Ford F150	12 x 20	1	1FTRF14V29KC14863	28,490
DPW	42	2012	Chevrolet Truck	12 x 20	1	1GB3KZCG8CF129369	34,600
DPW	46	2015	Ford Super Duty	12 x 20	1	1FDRF3G62FED25645	44,135
W&L	47	2015	Ford Super Duty F-250	12 x 20	1	1FTBF2B6XFEC15398	36,690
W&L	2	1989	IHC 14900 Truck 5/1900	14 x 35	2	1HTLDTVR1KH652739	102,000
Cemetery	3	1992	Ford Dump Truck	14 x 35	2	1FDYK82A2NVA26946	60,000
W&L	4	1994	Sauber Trailer (wire reel trailer)	14 x 35	2	1F9RZ1214RV048029	15,000
W&L	8	1995	Ford Dump Truck	14 x 35	2	1FDYK82EOSVA81961	59,000
W&L	9	1996	IHC 4900 Truck- Bucket	14 x 35	2	1HTSDAAN1TH306159	90,000
DPW	12	2001	Freightliner Truck - Bucket	14 x 35	2	1FVABTBS61DJ35884	100,000
DPW	13	2002	Ford Truck F350 Flatbed	14 x 35	2	1FDVVF36L82ED71257	22,640
W&L	14	2002	Ford F550	14 x 35	2	1FDAF57S42EB97845	47,200
DPW	16	2004	Ford Truck F150 (parks dept)	14 x 35	2	2FTRF172X4CA72910	18,400
W&L	26	2006	Ford F-550 Truck - Bucket	14 x 35	2	1FDAF57P36ED89386	82,550
DPW	33	2009	Peterbilt Dump Truck	14 x 35	2	2NPRHN8X89M781826	74,735
DPW	34	2009	Peterbilt Dump Truck (wing truck)	14 x 35	2	2NPRHN8X09M781903	78,218
W&L	35	2009	Digger Derrick- International 7500	14 x 35	2	1HTVVMAR89J172496	245,276
Cemetery	37	2009	Ford Truck	14 x 35	2	1FDVVF37589EA77593	43,054
W&L	39	2012	International 4400	14 x 35	2	3HAMKAZR9CL546365	81, 875
DPW	43	2013	Peterbilt Dump Truck (wing truck)	14 x 35	2	2NP3HN8X1EM213806	89,664
WWTP	7	1995	Freightliner M-11(Swr/Rodder Trk-Vactor)	14 x 45	3	2FVX6MCB9SA630905	120,000

Projected Budget					
		Budget		Notes	
Construction Costs - Phase 1					
Site Development Costs					
	Earthwork		\$	35,000	
	Water Main		\$	18,000	
	Sanitary Sewer		\$	8,000	
	Storm Sewer		\$	26,000	
	Pavement	25,750 sq/ft	\$	180,000	
	Landscaping/Site Amentities		\$	15,000	
	Site Lighting		\$	14,000	
Building Construction Costs					
	Remodeled Office Space	Building #1	\$	297,500.00	
	Remodeled Shops	Building #2	\$	112,500.00	
	Repair Bays		\$	471,500.00	
	Wash Bay		\$	254,625.00	
	Salt Storage - 1,000 ton		\$	165,000.00	
Subtotal			\$	1,597,125	
	Design Contengency @ 10%		\$	159,713	
Subtotal			\$	1,756,838	
	Construction Contingency@5%		\$	87,842	
Construction Total			\$	1,844,679	
Soft Costs					
Site					
	Utilities Service Fees		\$	10,000	
	Geotechnical Soils Investigation		\$	1,500	
	Survey		\$	3,000	
Fees					
	Architectural/Engineering		\$	87,842	
	Testing and Special Inspections		\$	3,000	
	Insurance During Construction		\$	6,000	
FF&E					
	Furnishings (including Specifier fees)		\$	8,000	
	Moveable Equipment		\$	25,000	
Subtotal			\$	144,342	
Total Project Costs - Phase 1			\$	1,989,021	

Projected Budget				Budget	Notes
Construction Costs Phase 2					
Site Development Costs					
	Earthwork			\$ 50,000	
	Water Main			\$ 18,000	
	Sanitary Sewer			\$ 8,000	
	Storm Sewer			\$ 26,000	
	Pavement	39,250	sq/ft	\$ 200,000	
	Landscaping/Site Amentities			\$ 15,000	
	Site Lighting			\$ 14,000	
Building Construction Costs					
	Vehicle Storage			\$ 3,059,950.00	
	Covered Exrterior Wash			\$ 252,000.00	
	Vehicle Mobile Lift			\$ 50,000.00	
	Crane			\$ 35,000.00	
	Overhead Fluid Delivery			\$ 60,800	
	Pressure Washer			\$ 28,000	
	Bulk Materials Lean-to			\$ 25,000	
	Security Gates/Access Control			\$ 20,000	
Subtotal				\$ 3,861,750	
	Design Contengency @ 10%			\$ 386,175	
Subtotal				\$ 4,247,925	
	Construction Contingency@5%			\$ 212,396	
Construction Total				\$ 4,460,321	
Soft Costs					
Site					
	Utilities Service Fees			\$ 10,000	
	Geotechnical Soils Investigation			\$ 2,000	
	Survey			\$ 1,000	
Fees					
	Architectural/Engineering			\$ -	
	Testing and Special Inspections			\$ 2,000	
	Insurance During Construction			\$ 7,000	
FF&E					
	Furnishings (including Specifier fees)			\$ 5,000	
	Moveable Equipment			\$ 25,000	
Subtotal				\$ 52,000	
Total Project Costs - Phase 2				\$ 4,512,321	



