



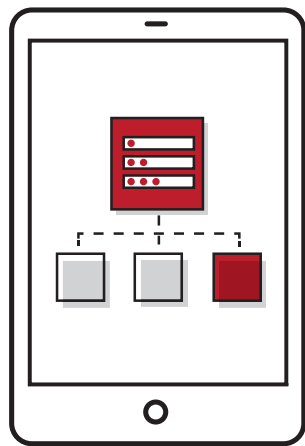
SCHUYLKILL TOWNSHIP

BOARD PRESENTATION • NOVEMBER 8, 2023

ALLOY5

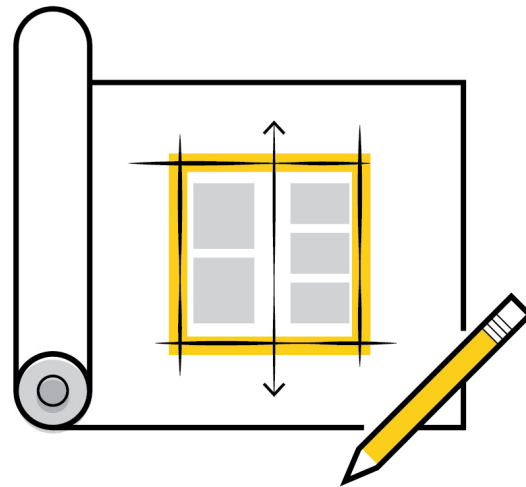
FEASIBILITY STUDY **OVERVIEW**

1



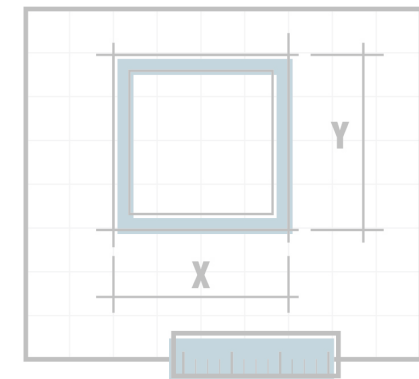
**DATA COLLECTION,
ANALYSIS, & EVALUATION**

2



PRELIMINARY DESIGN

3



CONCEPT DESIGN PHASE

An aerial photograph of a township building complex. A white outline highlights a specific area containing several buildings and a parking lot. Two orange location pins are placed on the left side of the outlined area, and one green location pin is placed on the right side. Dashed white lines connect these pins to text labels: 'GARAGE BUILDINGS' and 'ORIGINAL BUILDING' for the orange pins, and 'PUBLIC WORKS BUILDINGS' for the green pin. A north arrow is located in the bottom right corner of the map.

TOWNSHIP BUILDINGS



SITE 1

ADMINISTRATION & POLICE DEPARTMENT BUILDING



SITE 2

PUBLIC WORKS BUILDINGS

- ORIGINAL BUILDING
- GARAGE BUILDINGS

GRADING RUBRIC

Rating	Safety (SA)	Functionality (F)	Structural (ST)	Operational Impact (OI)	Domino Effect (DE)	Energy/ Sustainability Impact (EI)	Physical Conditions (PC)	Public Impact (PI)	Lifecycle Impact (LI)	Current Age: (CA)
5	Does not meet standards	Does not function properly	Critical Needs & Immediate Attention	Will Close Operations	Severely Impacts Other Elements	Low Energy Savings High Cost	Critical & Needs Immediate Attention	Severely Negative Impact to Public	Immediate Action Saves Much Later	Over 20 Years
4		Serious functional issues	Very Poor - Need Immediate Attention	Serious Disruption	Moderate Impact to Other Elements	Low Energy Savings Moderate Cost	Very Poor- Address Promptly	Moderate Negative Impact to Public	Prompt Action Saves Much Later	10-20 Years
3		Moderate functional issues	Poor- Should be Budgeted	Moderate Disruption	Slight Impact to Other Elements	Low Energy Savings Low Cost	Poor - Should Be Budgeted	Slight Negative Impact to Public	Prompt Action Saves Moderately	5-10 Years
2		Slight functional issues	Acceptable - Could Be Improved	Slight Disruption	Low Impact to Other Elements	High Energy Savings High Cost	Acceptable - Could Be Improved	High Energy Savings High Cost	Action in 3 Years Saves Much	3-5 Years
1		Acceptable issues - could be improved	Safe But Will Need Work in the Future	Minor Disruption to Small Group	No Impact to Other Elements	High Energy Savings Moderate Cost	Good & Will Need Work in the Future	Slight Positive Impact to Public	Little Savings	1-3 Years
0	Meets our standards	No functional issues	No Safety Hazard	No Disruption	No Impact	Low Energy Savings High Cost	Excellent	Positive Impact to Public	No Significant Impact	Brand New
	5	5	5	4	4	3	3	3	2	2

priority numbers assigned by township

BUILDING EVALUATIONS RUBRIC

(**Category Rating** x **Importance Factor**)

$$\text{Item Priority} = ((\text{SA} \times 5) + (\text{F} \times 5) + (\text{ST} \times 5) + (\text{OI} \times 4) + (\text{DE} \times 4) + (\text{PI} \times 3) + (\text{PC} \times 3) + (\text{EI} \times 3) + (\text{LI} \times 2) + (\text{LE} \times 2))/18.5$$

BUILDING EVALUATIONS RUBRIC

(Category Rating x Importance Factor)

Item Priority = ((SA x 5) + (F x 5) + (ST x 5) + (OI x 4) + (DE x 4) + (PI x 3) + (PC x 3) + (EI x 3) + (LI x 2) + (LE x 2))/18.5

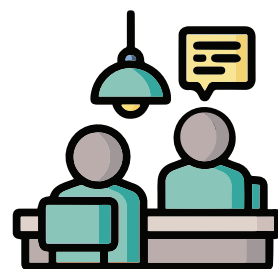
Priority color scale

Priority	EXCELLENT	GOOD	AVERAGE	POOR	CRITICAL
Description	Will need attention in the future	Suggested to improve operations	Should be budgeted for	Address promptly	Address immediately
Time Frame	8+ years	5-8 years	3-5 years	1-3 years	Immediately



SCHUYLKILL TOWNSHIP

ADMIN & POLICE



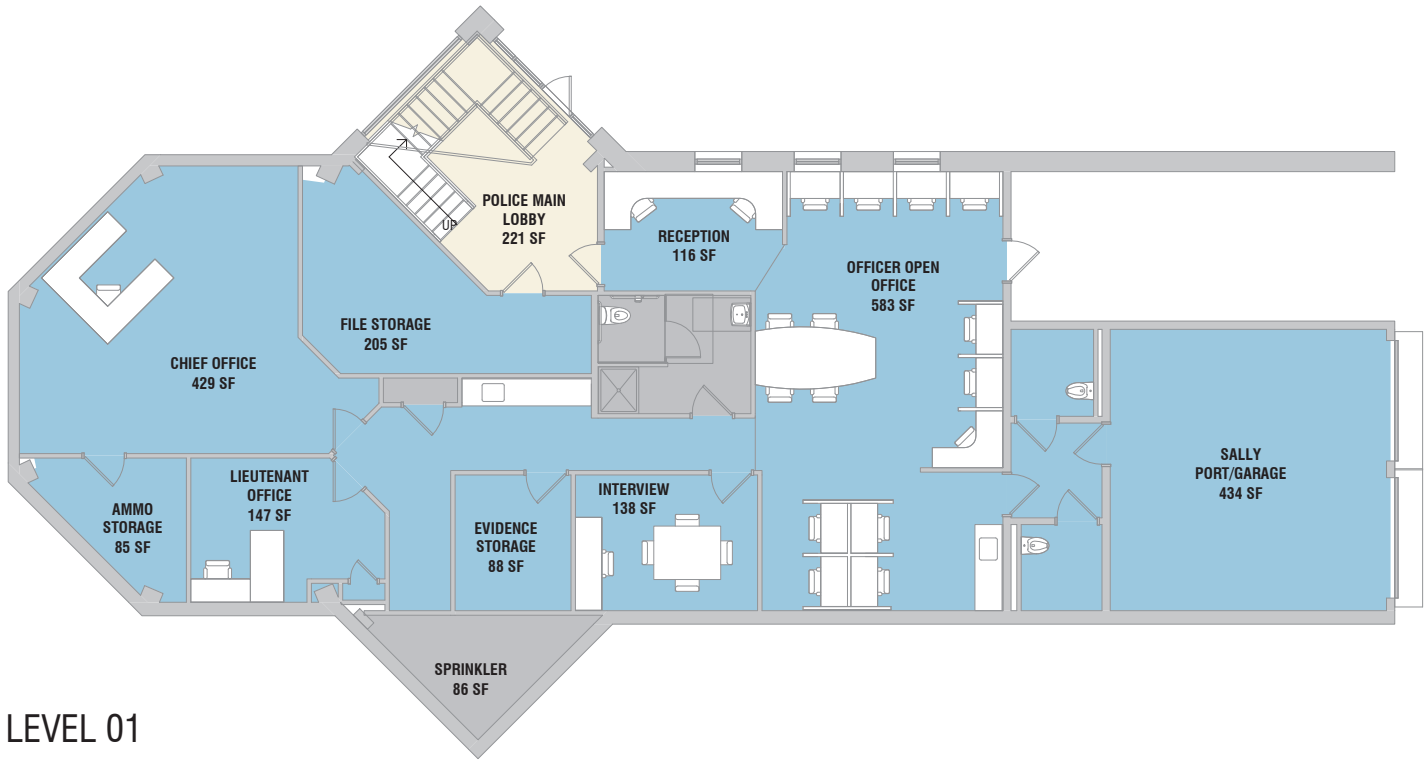
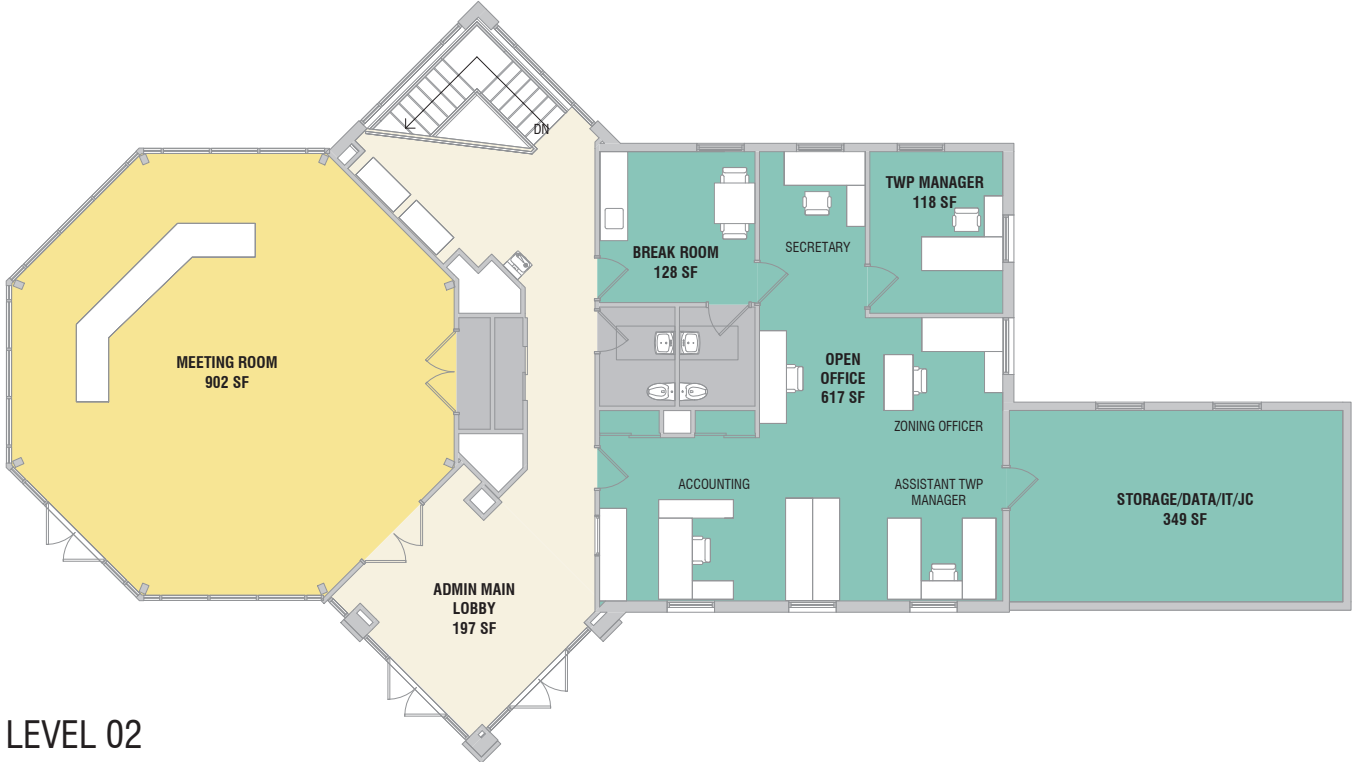
Administration & Police Department

6,442 SF

OVERALL BUILDING
SQUARE FOOTAGE

FLOOR PLAN KEY

- ADMINISTRATION
- SHARED SPACES
- POLICE DEPARTMENT
- CIRCULATION
- BUILDING SUPPORT
- NOT IN SCOPE



Administration & Police Department

Schuylkill Township Municipal Building Programming			
Space	Individual Space Sq. Ft.	Actual No. of Spaces	Total Space Sq. Ft.
ADMINISTRATION DEPARTMENT			
Open Office	617	1	617
Township Manager	118	1	118
Break Room & Kitchenette	128	1	128
File Work Room & Storage	349	1	349
Administration Subtotal			1,212
Administration Building Support			
Storage	7	2	14
Restroom	42	1	42
Administration Building Support Subtotal			56
Administration Department Subtotal			1,268
SHARED SPACES			
Admin & Public Lobby	196	1	196
Meeting Room	904	1	904
Shared Spaces Subtotal			1,100
Shared Spaces Building Support			
Storage	18	2	36
HC Toilet Room	42	1	42
Shared Spaces Building Support Subtotal			78
Shared Spaces Subtotal			1,178

Schuylkill Township Municipal Building Programming			
Space	Individual Space Sq. Ft.	Actual No. of Spaces	Total Space Sq. Ft.
POLICE DEPARTMENT			
Police Main Lobby	221	1	221
Reception Open Office	116	1	116
Officer Open Office	583	1	583
Police Chief Office	429	1	429
Lieutenant Office	147	1	147
Interview Room	138	1	138
Evidence Storage	88	1	88
Ammo Storage	85	1	85
Holding Vestibule	48	1	48
Holding Cell	40	2	80
Sally Port/Garage	432	1	432
Police Department Subtotal			2,367
Police Department Building Support			
Restroom	100	1	100
Police Department Building Support Subtotal			100
Police Department Subtotal			2,467
SUB TOTAL Scheduled Area			4,913
Grossing factor			1.3
Total Square Footage		Scheduled + Gross. Factor	6,442

5

ADMINISTRATIVE
EMPLOYEES

15

POLICE
EMPLOYEES

1,268 SF

ADMIN DEPARTMENT

2,760 SF

POLICE DEPARTMENT

1,178 SF

SHARED SPACES

6,442 SF






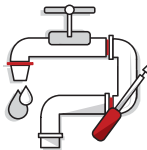
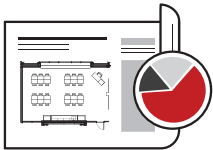
TOTAL BUILDING

Administration & Police Department

 AVERAGE

CONDITION REPORT

UTILIZATION REPORT

 SITE	 STRUCTURE	 ARCHITECTURE	 MECHANICAL/FIRE	 ELECTRICAL	 PLUMBING	 USAGE
<ul style="list-style-type: none">● Sidewalks● Parking● Roadways	<ul style="list-style-type: none">● Exterior Walls● Interior Walls● Roof	<ul style="list-style-type: none">● Windows● Security & Entrance● Storage & Casework● Finishes● Ceilings● Doors● Technology● ADA / Code Compliance	<ul style="list-style-type: none">● Air Distribution Systems, Air Handling, & Ventilation● Heating● Fire Protection/ Sprinklers	<ul style="list-style-type: none">● Electrical Distribution● Emergency / Standby Power● Exterior Lighting● Interior Lighting● Fire Alarm System● Security Technology● Communications● Data Systems	<ul style="list-style-type: none">● Water distribution system● Well / Water Treatment System● Plumbing Drainage System● Hot Water Heaters● Plumbing Fixtures	<ul style="list-style-type: none">● Circulation● Adjacencies● Storage● Lockers● Space utilization● Department requirements● Acoustic Privacy● Visual Privacy
● Site Functionality	● Structural Functionality	● Architectural Functionality	● Mechanical Functionality	● Electrical Functionality	● Plumbing Functionality	

COLOR KEY

● EXCELLENT ● GOOD ● AVERAGE ● POOR ● CRITICAL ● N/A



SITE | DETAILS

OVERALL RATING: AVERAGE (3-5 YEARS)



SIDEWALKS

Condition: **Good**

Notes: The sidewalks are in overall good condition with no major issues to be addressed. Other than some minor cosmetic issues such as some discoloration and minor cracking, the sidewalks do not need immediate attention.

PARKING LOT

Condition: **Average**

Notes: The parking lot is in overall okay condition but lacks functionality. In the upper lot (admin), the concrete island has substantial cracking and is the source of wasted space and lack of parking spots. In the lower lot (police), parking is limited and is shared with users of the community park. It should also be noted that the ADA designated parking spot is located within the roadway and should be relocated.

ROADWAYS

Condition: **Good**

Notes: There is one main roadway that takes you to the upper lot and lower lot. While it is in overall good condition, there are quite a few patched areas and lacks circulation markings.

SITE FUNCTIONALITY

Condition: **Poor**

Notes: The overall functionality of the site is poor and is not working for the township properly . The island in the upper lot causes vehicular and pedestrian circulation issues. The lower lot is shared with the public park causing an overall lack of parking spaces and privacy. With the lack of accessibility inside the building, visitors are forced to utilize the exterior sidewalks which do not meet code requirements. It should also be noted that additional township storage is located in the original stone building located on site 2. There is no accessible route to this building and users must walk through grass.



Discolored sidewalk



Damaged concrete



Lower level parking



Patched asphalt roadway/parking



STRUCTURE | DETAILS

OVERALL RATING: GOOD (5-8 YEARS)



EXTERIOR WALLS

Condition: **Good**

Notes: Wood framed upper-level exterior walls sit on concrete masonry lower-level foundation walls. Exposed storage room on first floor shows faced insulation in stud cavity (R-19) with no signs of moisture damage to insulation or wood structure.

INTERIOR WALLS

Condition: **Good**

Notes: The interior wall construction is a combination of wood studs with gypsum wall board and concrete masonry units. Interior walls are in okay condition with some minor wear and tear on the drywall, particularly in the office area. The storage room in the admin area is unfinished with insulation and wood studs exposed.

ROOF

Condition: **Good**

Notes: All asphalt shingles viewed were in place – no detachment. Shingles appear to be overlapped correctly. The roof deck sheathing visible from the underside of the roof was in good condition. Vented eave soffits and ridge vents seen on all roof areas. Insulation within the roof cavity showed no visible sign of moisture damage.

STRUCTURAL FUNCTIONALITY

Condition: **Good**

Notes: The structure of the building is functioning properly and there are no major issues to be addressed.



Typical exterior wall



Wood siding & aluminum soffits



Damaged drywall



Asphalt shingle roof



ARCHITECTURE | DETAILS

OVERALL RATING: AVERAGE (3-5 YEARS)



WINDOWS

Condition: **Good**

Notes: The windows throughout the building consist of aluminum casement windows with interior wood sills. Although the windows appear to be in good condition, it should be noted that the township has expressed dissatisfaction as they leak and are drafty. The windows should be weather sealed to resolve this issue.

SECURITY & ENTRANCE

Condition: **Average**

Notes: The security of the building is in average condition. The main entrance on both levels have an intercom and buzzer system that brings visitors directly into the building. Although there is keyed access into the administrative and police suites, visitors can access both levels upon entry.

STORAGE & CASEWORK

Condition: **Average**

Notes: Storage and casework throughout the building consist mostly of plastic laminate cabinets and countertops. It is recommended that countertops with sinks are solid surface. Storage rooms in the administration and police department lack space and functionality. Admin file storage is located in an unfinished room that contains IT, MEP, and janitorial equipment. File storage is also located off site in the original township building. Police department storage has similar space and adjacency issues and also lacks lockers for police office use.

FINISHES

Condition: **Average**

Notes: While outdated, the finishes throughout the building are in okay condition. The flooring consists of VCT in hallways, break rooms, and most of the police department. Broadloom carpet is used in office spaces and the meeting room, which is not a recommended material for these spaces. Bathrooms have 2" x 2" tiles on the floor with partial height ceramic tile going up the walls. The hallways and main lobbies have wall paper finish which is peeling at the seams.



Typical windows



Main entrance doors



Upper level break room casework



Lobby/corridor VCT



ARCHITECTURE | DETAILS

OVERALL RATING: AVERAGE (3-5 YEARS)



CEILINGS

Condition: **Good**

Notes: The ceilings are a combination of acoustic ceiling tiles and hard gypsum board at soffits, lobbies, and the meeting room. There is discoloration present on a few ceiling tiles due to water damage. Other than these minor issues, the ceilings are in good condition.

DOORS

Condition: **Good**

Notes: Besides general wear and tear, the doors throughout the building are in good condition with ADA-accessible hardware. They consist of a combination of wood and hollow metal doors with hollow metal frames. Main entrance doors are aluminum and glass and are in good condition.

TECHNOLOGY

Condition: **Good**

Notes: Technology throughout the building is in good condition but could use some modern upgrades. In the administrative suite, each office workstation is equipped with a desktop computer and phone. In the meeting room, there is a TV for sharing presentations, microphones at the dais, and a sound system throughout. In the police department, there are shared desktop computers in the open office area and in private offices. There is also a TV in the shared office area for training. Each workstation is equipped with a phone.

ADA / CODE COMPLIANCE

Condition: **Average**

Notes: Many building components are ADA compliant/code compliant such as doors, stairwells, and casework heights. Despite these elements, there are a few substantial accessibility issues within the building. The first issue being, the open stairwell is the only way to access each level from the inside of the building - there is no chair lift or elevator. In order to access either level by wheelchair, you must exit the building and use the sidewalk to the other entrance. Other issues include restroom accessibility as they do not have proper clear floor space or appropriate grab bars.

ARCHITECTURAL FUNCTIONALITY

Condition: **Poor**

Notes: While they are in good/okay condition, the architectural components of the building are not functioning properly or up to the townships standards.



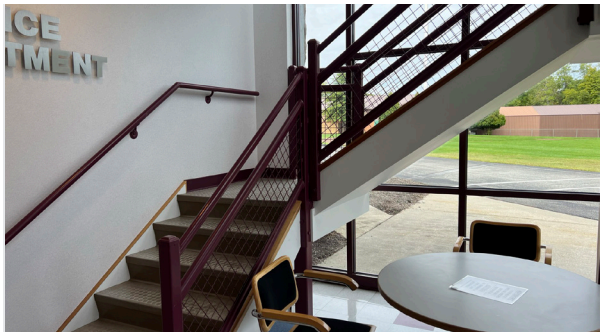
Damaged ceiling tiles



Hollow metal door



Meeting room technology



Main stair



MECHANICAL / FIRE | DETAILS

OVERALL RATING: GOOD (5-8 YEARS)



AIR DISTRIBUTION SYSTEMS, AIR HANDLING, AND VENTILATION

Condition: **Good**

Notes: Overall system is in good condition with current age 5-8 years. There are several air handling units in the attic space above the administrative suite. All ducts are insulated. The high number of units creates many thermal zones in the spaces served. There was no observed structural framing vibration when units are in use. There are numerous air conditioning condensers located outside the building, some of which are aged more than others.



Air handling units



HEATING

Condition: **Good**

Notes: Heating is distributed via forced air ducts into spaces from HVAC system. There are adequate diffusers and returns in current space layouts for all departments. Registers are included in the large meeting room with one larger return duct.



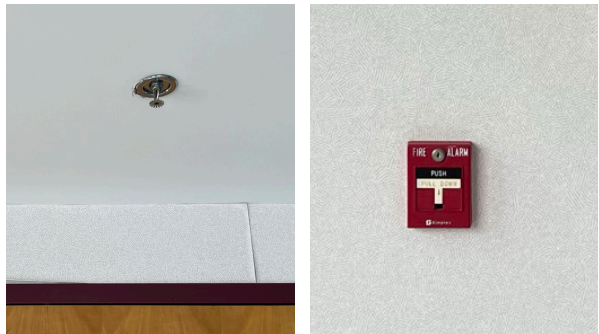
Propane tanks



FIRE PROTECTION / SPRINKLERS

Condition: **Good**

Notes: System in good condition – although likely original to the building. Sprinkler head coverage seen in all rooms.



Sprinkler head & fire alarm pull station



MECHANICAL FUNCTIONALITY

Condition: **Average**

Notes: The numerous air-handling units lead to many climate zones which can sometimes lead to inefficiency between zones and issues like condensation.



Sprinkler control valve



ELECTRICAL | DETAILS

OVERALL RATING: GOOD (5-8 YEARS)



ELECTRICAL DISTRIBUTION

Condition: **Good**

Notes: The main electrical service is in good condition. There is a main panel in the utility room downstairs and addition sub-panel in storage room upstairs off the administrative suite. The building is primarily electrical in consumption as expected from original construction in the 1990s. Breaker panels, distribution lines, and other system parts are in good condition. The main panel in the utility room ties into the generator.



Electrical switchboards



EMERGENCY / STANDBY POWER

Condition: **Excellent**

Notes: The generator system appears to be oversized for the loads served, which is good for future growth of IT Systems, Security, and Heating Systems. Generator is served by (2) propane tanks adjacent to parking areas for police.



Emergency generator



EXTERIOR LIGHTING

Condition: **Average**

Notes: Fixtures appear to be original to construction.



Site lighting



INTERIOR LIGHTING

Condition: **Average**

Notes: Lighting is outdated. It is recommended to upgrade to LED technology interior lighting in all locations.



Meeting room light fixture



ELECTRICAL | DETAILS

OVERALL RATING: GOOD (5-8 YEARS)



FIRE ALARM SYSTEM

Condition: **Good**

Notes: System is relatively new (Simplex), although seems to have some carry-over from an existing system. This confusion is not ideal for servicing or maintenance.

SECURITY TECHNOLOGY

Condition: **Average**

Notes: Some security devices and applications seem original to building construction and are need of sooner replacement than others.

COMMUNICATIONS

Condition: **Good**

Notes: VOIP system in place is in place and aligned with modern office practice. Existing phone system infrastructure not needed, although still exists in utility room on lower level.

DATA SYSTEMS

Condition: **Good**

Notes: Data rack in utility room appears adequately sized and has room for expansion. Easier accessibility to rack is recommended.

ELECTRICAL FUNCTIONALITY

Condition: **Average**

Notes: While everything is operational, there is room for improvement in updates that have become commonplace. (Occupancy sensors, updated security items like keypads or proxy access.) Old infrastructure that is no longer used should be removed to alleviate confusion.



Fire control panel



Security system



Data rack



Meeting room A/V equipment



PLUMBING | DETAILS

OVERALL RATING: GOOD (5-8 YEARS)



WATER DISTRIBUTION SYSTEM

Condition: **Good**

Notes: Domestic utility water service is satisfactory. No action recommended.

PLUMBING DRAINAGE SYSTEM

Condition: **Good**

Notes: No domestic sewer. Drainage field on site. Appears to be original to construction but maintained regularly.

HOT WATER HEATERS

Condition: **Good**

Notes: Like-new Rheem Tankless Water Heater installed in storage room off the administrative suite. The existing abandoned tank system is still located in the attic. Tankless system may need additional recirculation pumps or further investigate time for water to heat up on demand. The field test was greater than one minute in staff break room.

PLUMBING FIXTURES

Condition: **Good**

Notes: Fixtures all functioning as expected. Some are starting to show age, but no visible leaking or issues apparent.

PLUMBING FUNCTIONALITY

Condition: **Average**

Notes: Fixtures can be replaced with high efficiency, low flow fixtures. Tankless water heater may need a recirculation pump added to move hot water around the building quicker.



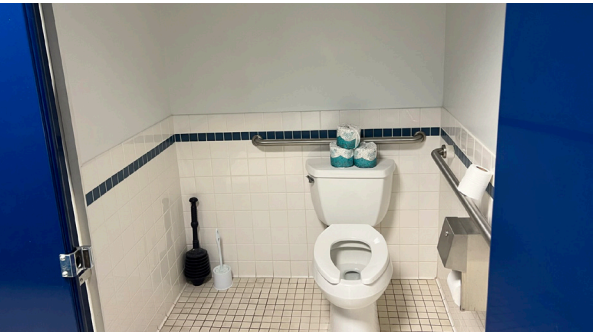
Water distribution



Water heater



Water cooler



Non ADA compliant toilet fixture

CIRCULATION

Utilization: **Poor**

Notes: The circulation throughout the building is poor and causes a variety of issues within both the Administration Department and Police Department. The entrances on the upper and lower levels lack vestibules which allows visitors to access the main building corridors. The circulation process of bringing someone in for questioning is troublesome and should be addressed.

See site functionality above for more information regarding site circulation issues.

ADJACENCIES

Utilization: **Poor**

Notes: Adjacencies both within the township building and across the site are currently suboptimal and require significant enhancement. A key concern is the separation of the administration suite from its storage area, which is situated in a different building on the premises. Additionally, inadequate storage room adjacencies pose considerable challenges within the police department, impacting daily operations. It is evident that the police department's operations have evolved over the years, deviating from the intended design of the space. Therefore, there is a pressing need to comprehensively address the layout to enhance adjacencies and overall operational efficiency.

STORAGE

Utilization: **Poor**

Notes: Insufficient general storage poses a significant challenge within both the administration suite and the police department. The primary issue revolves around the inadequacy of storage space, leading to a range of operational difficulties. Notably, the storage room in the administrative department serves multiple functions as a janitor closet, IT closet, and mechanical closet, which compromises operational efficiency. It is highly advisable to separate these functions to optimize their roles.

Similarly, the police department lacks essential general storage solutions, resulting in the inappropriate use of holding cells for storage purposes. To address this issue effectively, dedicated and appropriate storage rooms should be provided within the department to ensure efficient and secure storage of essential items and equipment.

LOCKERS/LOCKER ROOMS

Utilization: **Critical**

Notes: The police department currently lacks a locker room that aligns with the townships' requirements and standards. Lockers are currently located in the restroom which is shared by both women and men. This arrangement not only falls short of meeting the department's needs but also fails to meet established standards. Moreover, the lockers' placement within a single-stall restroom has resulted in a serious space constraint that should be addressed.



Stairwell



Storage, IT, and mechanical room



Officer workstations



Officer lockers

SPACE UTILIZATION

Utilization: **Critical**

Notes: The building's irregularly shaped design has resulted in dead spots, which significantly impede the efficient utilization of the square footage within the structure. Furthermore, as previously mentioned, the space was originally designed for purposes that differ from the current requirements of the township. Consequently, both the layout and utilization of the administration department and the police department do not fully align with their potential functionality. A comprehensive redesign is therefore warranted to optimize the space's use and accommodate the townships' evolving needs more effectively.

DEPARTMENT REQUIREMENTS

Utilization: **Critical**

Notes: The current layout and design of the township building fail to meet the fundamental needs of both the administrative and police departments. In the administrative department, there is a notable absence of dedicated spaces for storage, janitorial services, conference meetings, IT functions, mechanical operations, and individual office workspaces. Additionally, the township has expressed a growing need for additional workstations to accommodate future expansion, including workstations for the code officer and the parks department.

Likewise, the police department faces significant deficiencies in essential areas, including storage, conference facilities, desk and office spaces, locker rooms, and a dedicated break room. The absence of these critical departmental requirements severely hampers the operational effectiveness of the township, calling for urgent attention and remedial action.

ACOUSTIC PRIVACY

Utilization: **Critical**

Notes: Acoustic privacy is highly lacking within the township's building. There are many issues involving acoustic privacy within the administration department. First being that there is only one private office with the rest being located in an open office area. This causes issues with not only general privacy, but causes issues when on calls or virtual meetings. Another main issue noted is the only large group meeting space is the large meeting room which has security cameras with audio capability which could cause potential security and privacy issues. Similar issues are present within the police department. There are only two closed offices and the rest of the office space is open office area with little to no separation between office area, reception areas, and shared meeting spaces.

VISUAL PRIVACY

Utilization: **Poor**

Notes: With a large amount of open office area within the administration and police departments, visual privacy is lacking. Most workstations are equipped with division panels and or space dividers which provides some visual privacy, but does not meet the needs of either department. Private offices should be provided to accommodate visual privacy needs.



Administrative open office area



PD shared work area



Open workstation

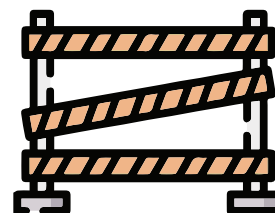


Visual space divider

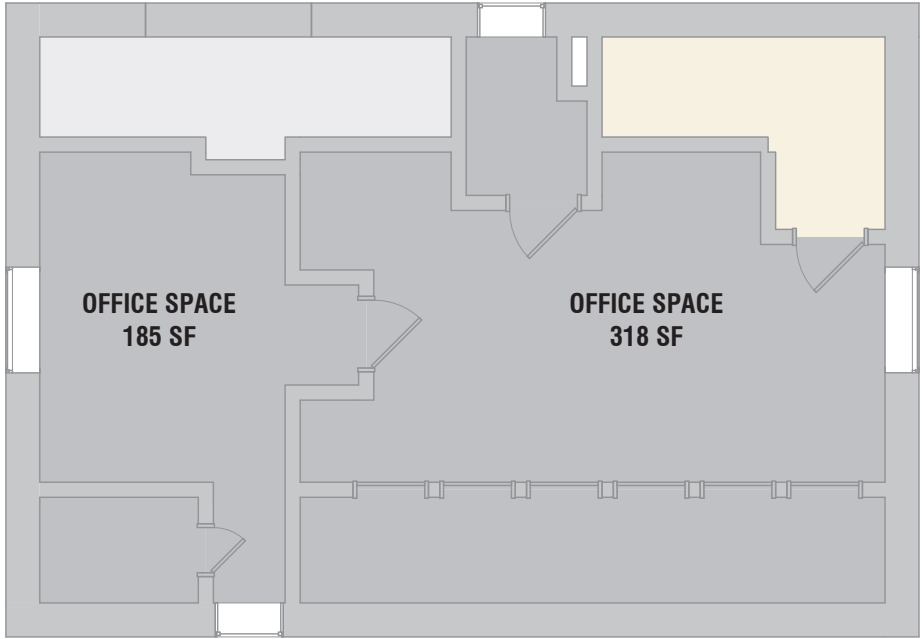


SCHUYLKILL TOWNSHIP

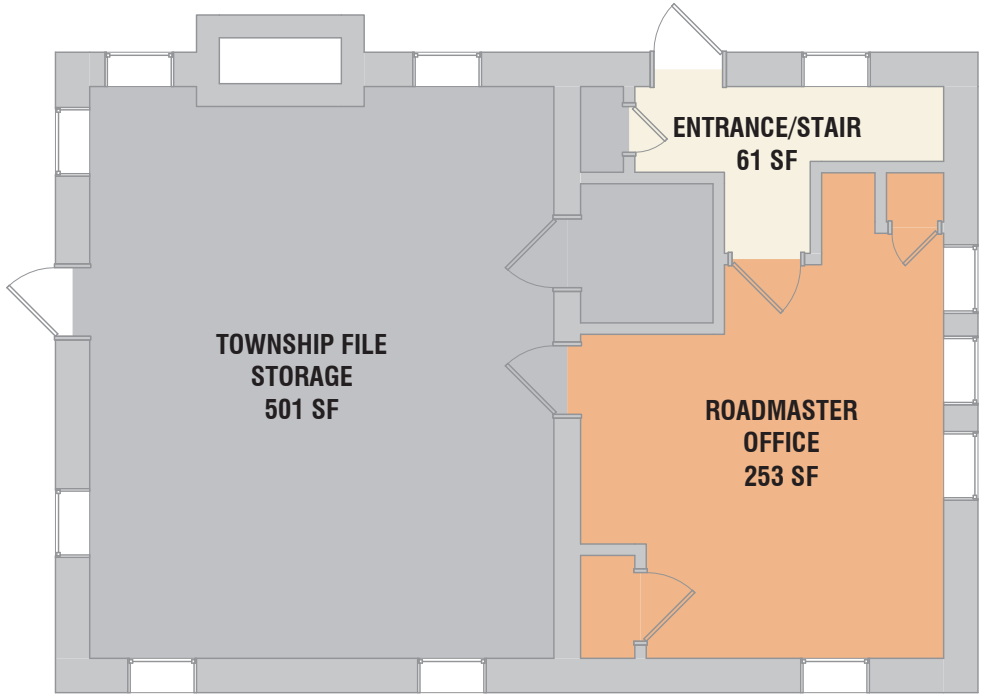
PUBLIC WORKS



Public Works Department



LEVEL 02



LEVEL 01

1,860 SF

OVERALL BUILDING
SQUARE FOOTAGE

FLOOR PLAN KEY

- PUBLIC WORKS
- CIRCULATION
- BUILDING SUPPORT
- NOT IN SCOPE

Public Works Department



7,434 SF

OVERALL BUILDING
SQUARE FOOTAGE

FLOOR PLAN KEY

- PUBLIC WORKS
- CIRCULATION
- BUILDING SUPPORT
- NOT IN SCOPE

Public Works Department

Schuylkill Township Municipal Building Programming			
Space	Individual Space Sq. Ft.	Actual No. of Spaces	Total Space Sq. Ft.
PUBLIC WORKS DEPARTMENT			
Original Building			
Roadmaster Office	253	1	253
Township File Storage	501	1	501
Restroom	35	2	70
Additonal Storage	160	1	160
Additional Office Space (not used)	504	1	504
Original Building Scheduled Area			1,488
Total Square Footage			1,860
Garage Buildings			
Garage	2,119	1	2,119
Garage Office	107	2	214
Restroom	102	1	102
Salt Shed	438	2	876
Equipment Storage/Parking	1,002	4	4,008
Garage Buildings Scheduled Area			7,319
Garage Buildings Subtotal			7,434
SUB TOTAL Scheduled Area			8,807
Grossing factor			1.1
Total Square Footage	Scheduled + Gross. Factor		9,294

1

ROADMASTER

4

ROAD CREW

1,860 SF

ORIGINAL BUILDING

7,434 SF

GARAGE BUILDINGS






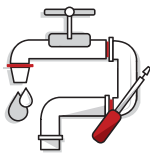






9,294 SF

TOTAL DEPARTMENT

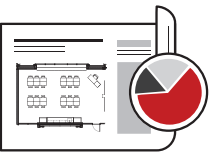
Original Building

 AVERAGE

CONDITION REPORT

 SITE	 STRUCTURE	 ARCHITECTURE	 MECHANICAL/FIRE	 ELECTRICAL	 PLUMBING
 Site Functionality	 Structural Functionality	 Architectural Functionality	 Mechanical Functionality	 Electrical Functionality	 Plumbing Functionality

UTILIZATION REPORT



USAGE

 Overall Usage



Overall building



Overall office interior



Roof canopy



Non code compliant stair



Parking lot



Exposed wood structure



Ceilings and interior lighting



Non code compliant restroom

COLOR KEY

 EXCELLENT

 GOOD

 AVERAGE

 POOR






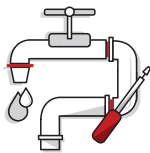
 CRITICAL

 N/A

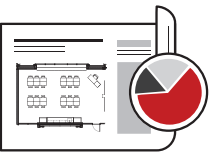
Garage Buildings

AVERAGE

CONDITION REPORT

 <div>SITE</div>	 <div>STRUCTURE</div>	 <div>ARCHITECTURE</div>	 <div>MECHANICAL/FIRE</div>	 <div>ELECTRICAL</div>	 <div>PLUMBING</div>
<div><div></div>Site Functionality</div>	<div><div></div>Structural Functionality</div>	<div><div></div>Architectural Functionality</div>	<div><div></div>Mechanical Functionality</div>	<div><div></div>Electrical Functionality</div>	<div><div></div>Plumbing Functionality</div>

UTILIZATION REPORT



USAGE

Overall Usage



Site materials



Parking structure



Main garage building



Heater



Cracking asphalt pavement



Equipment structure



Overall site



Water service

COLOR KEY

EXCELLENT

GOOD

AVERAGE

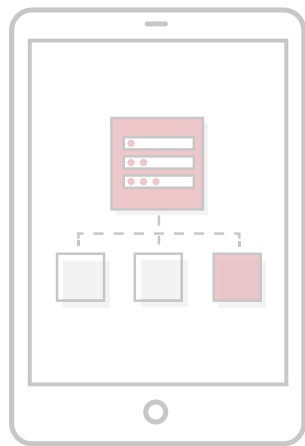
POOR

CRITICAL

N/A

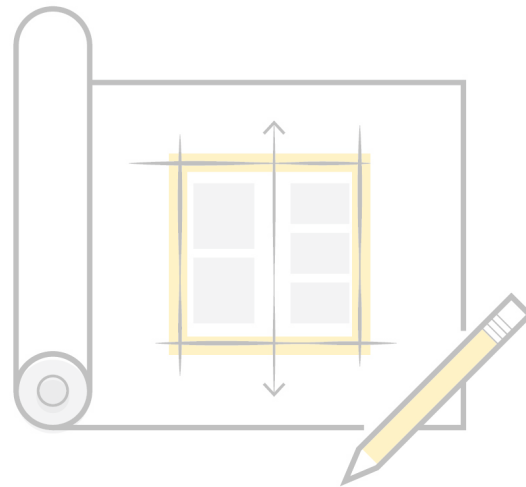
FEASIBILITY STUDY **OVERVIEW**

1



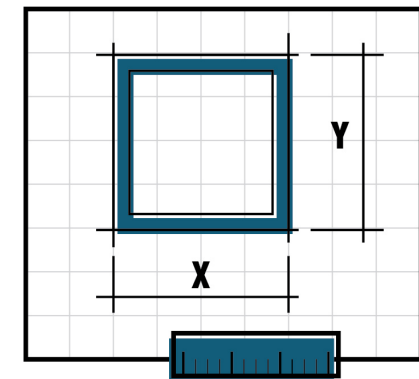
DATA COLLECTION,
ANALYSIS, & EVALUATION

2



PRELIMINARY DESIGN

3

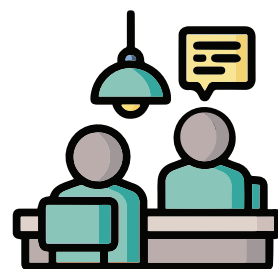


CONCEPT DESIGN PHASE

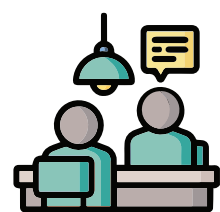


SCHUYLKILL TOWNSHIP

ADMIN & POLICE



Programmatic Recommendations



ADMINISTRATION DEPARTMENT

EXISTING		RECOMMENDED	
<div><div></div><div></div></div>	1,268 SF		2,160 SF
<ul style="list-style-type: none">• Increase office privacy and size• Increase storage• Increase security measures• Separate mechanical, electrical, IT, and storage• Add conference room/caucus• Improve overall layout			
<div><div></div><div></div></div>	1,178 SF		1,264 SF
<ul style="list-style-type: none">• Improve space utilization			
2,446 SF		3,424 SF	



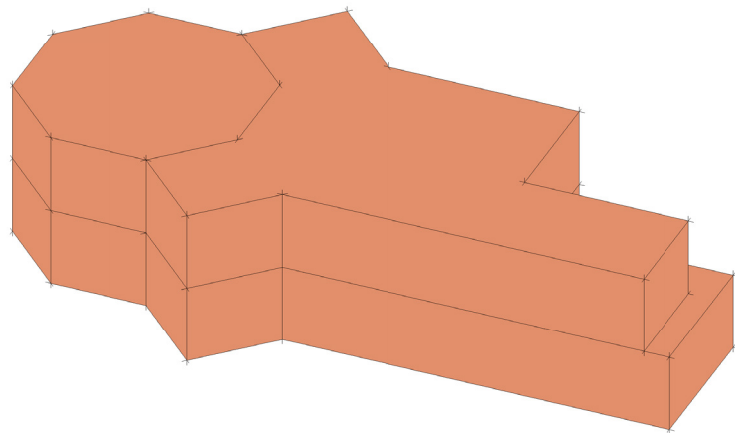
POLICE DEPARTMENT

EXISTING		RECOMMENDED	
	2,760 SF	3,657 SF	
	<ul style="list-style-type: none">• Resize and add private offices• Remove holding cells• Add break room• Add locker rooms• Add conference/training room• Improve overall layout		
	2,760 SF	3,657 SF	

+2,600 sq. ft.

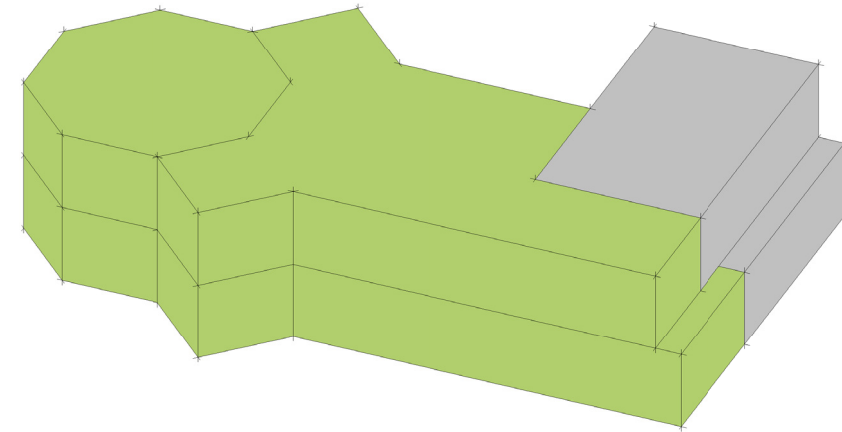
*multiplied by a 1.3 grossing factor

Planning Solutions



1

**Building
Renovations**



2

**Building
Renovation &
Addition**



RENOVATE EXISTING
BUILDING
6,442 SF

PROJECT INFORMATION

Maintain existing building footprint.

Includes necessary infrastructure improvements and a full interior renovation to improve space utilization.

PROJECT CHECKLIST

✓	Improves building/site conditions
✓	Improves building/site utilization
	Accommodates future growth
	All department requirements met
	Maximizes spatial utilization



PROJECT INFORMATION

Increase building footprint by approximately 2,000 square feet.

Includes necessary infrastructure improvements and a full interior renovation and building additions to solve space utilization issues.

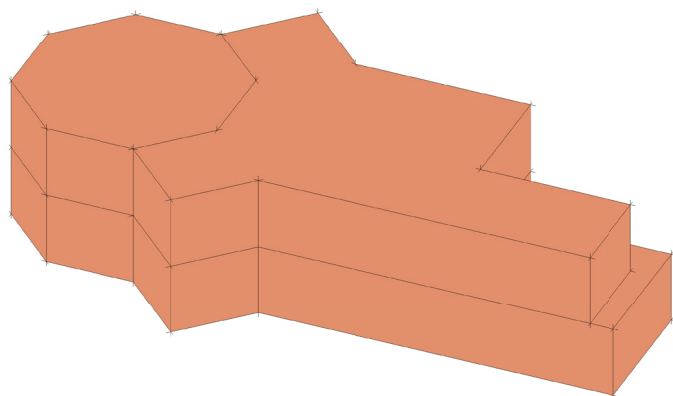
PROJECT CHECKLIST

✓	Improves building/site conditions
✓	Improves building/site utilization
✓	Accommodates future growth
✓	All department requirements met
✓	Maximizes spatial utilization

Solution Summary

1

BUILDING RENOVATIONS

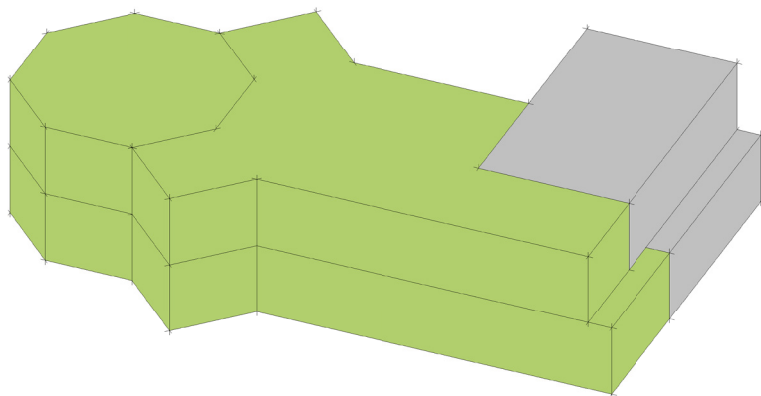


PROJECT CHECKLIST

✓	Improves building/site conditions
✓	Improves building/site utilization
	Accommodates future growth
	All department requirements met
	Maximizes spacial utilization

2

BUILDING RENOVATION & ADDITION



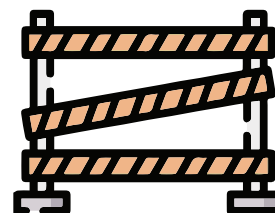
PROJECT CHECKLIST

✓	Improves building/site conditions
✓	Improves building/site utilization
✓	Accommodates future growth
✓	All department requirements met
✓	Maximizes spacial utilization

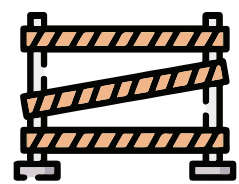


SCHUYLKILL TOWNSHIP

PUBLIC WORKS

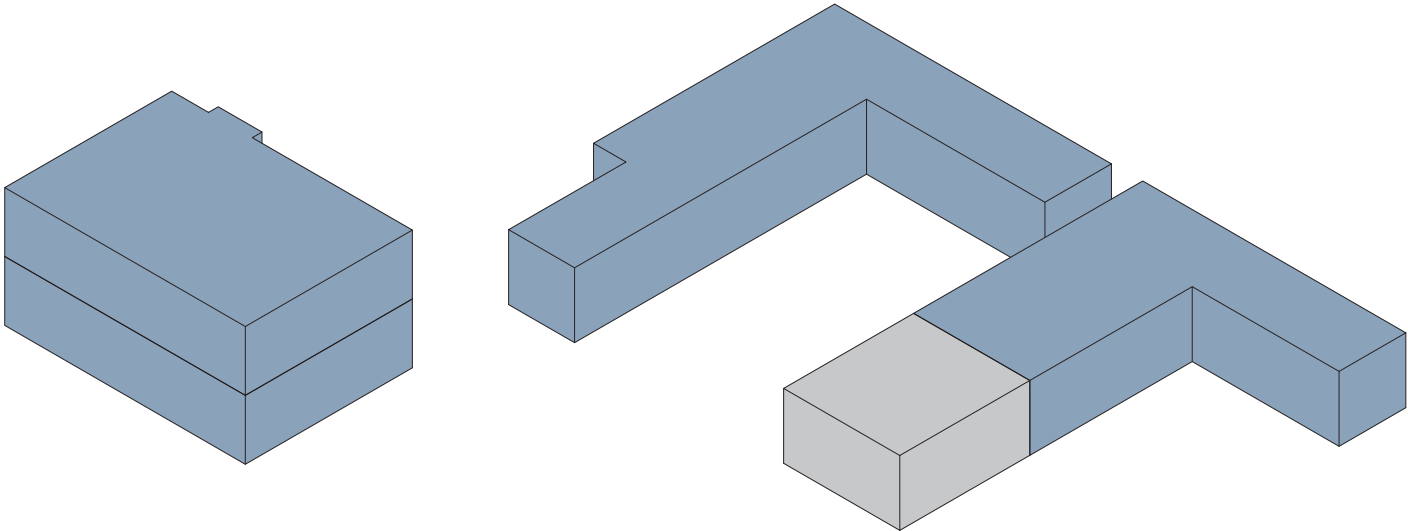


Programmatic Recommendations & Solutions



PUBLIC WORKS DEPARTMENT

EXISTING		RECOMMENDED
ORIGINAL		
	1,860 SF	1,860 SF
<ul style="list-style-type: none">• Replace finishes• Address ADA requirements• MEP Upgrades		
ROADS		
	7,434 SF	8,834 SF
<ul style="list-style-type: none">• Add garage bay• Site improvements• Increase office area		
	9,294 SF	10,694 SF

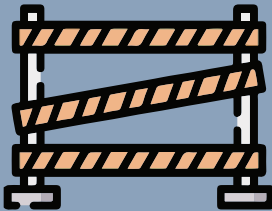


1

Infrastructure
Improvements
& Addition

1

INFRASTRUCTURE IMPROVEMENTS & ADDITION



PROJECT INFORMATION

Increase building square footage by approximately 1,400 square feet.

Necessary upgrades to building infrastructure and improves exterior conditions such as site and paving. ADA compliance to be improved where required.

PROJECT CHECKLIST

✓	Improves building/site conditions
✓	Improves building/site utilization
✓	Accommodates future growth
✓	All department requirements met
✓	Maximizes spatial utilization

QUESTIONS