

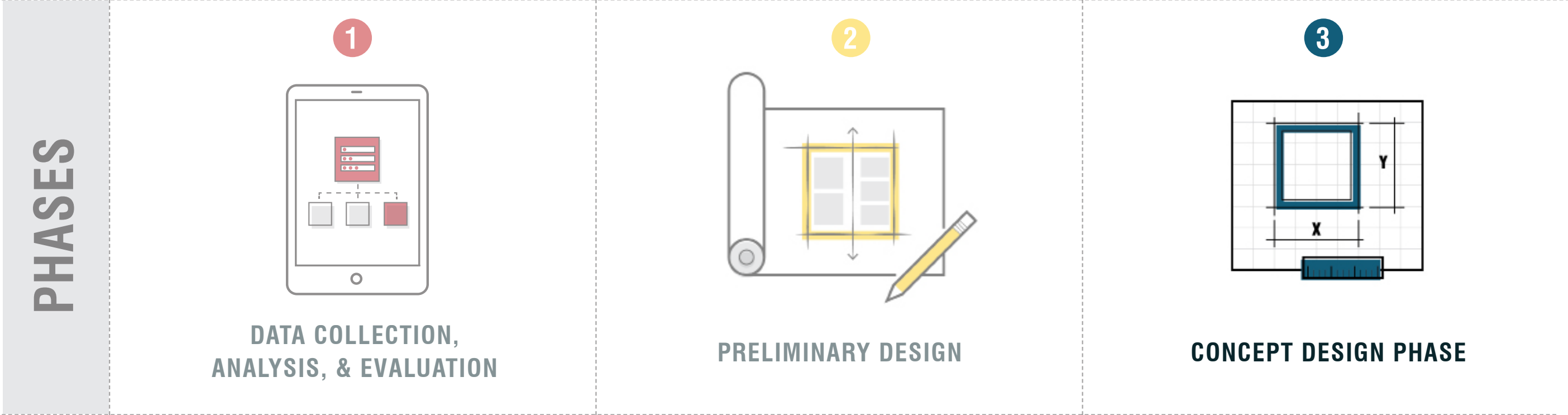


SCHUYLKILL TOWNSHIP

BOARD PRESENTATION • DECEMBER 13, 2023

ALLOY5

FEASIBILITY STUDY OVERVIEW



2023

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER



STUDY
KICK-OFF

STUDY
COMPLETION

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 the orange pins to a label 'GARAGE BUILDINGS' and the green pin to a label 'ORIGINAL BUILDING'. The surrounding area includes a road, a river, and dense green trees. 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

BUILDING CONDITIONS

SUMMARY



SITE 1

	CONDITION	USAGE
ADMINISTRATION & POLICE DEPARTMENT BUILDING		



SITE 2

	CONDITION	USAGE
ORIGINAL BUILDING		
GARAGE BUILDINGS (PUBLIC WORKS)		

RECOMMENDED APPROACH

PLANNING SOLUTIONS

 **SITE 1**

 **SITE 2**

 **ADMINISTRATION
DEPARTMENT**

 **POLICE
DEPARTMENT**

 **PUBLIC WORKS
DEPARTMENT**

**Building Renovations &
Addition**

**Infrastructure Improvements &
Addition**

Overall Site Improvements

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITWORK/REPAVE
- SALT CONTAINMENT
- SITWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITEWORK/REPAVE
- SALT CONTAINMENT
- SITEWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITEWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITework/REPAVE
- SALT CONTAINMENT
- SITework/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITework/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITework/REPAVE
- SALT CONTAINMENT
- SITework/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITework/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

[illegible]

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITWORK/REPAVE
- SALT CONTAINMENT
- SITWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITework/REPAVE
- SALT CONTAINMENT
- SITework/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITework/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITework/REPAVE
- SALT CONTAINMENT
- SITework/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITework/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITEWORK/REPAVE
- SALT CONTAINMENT
- SITEWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITEWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITWORK/REPAVE
- SALT CONTAINMENT
- SITWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITWORK/REPAVE
- SALT CONTAINMENT
- SITWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

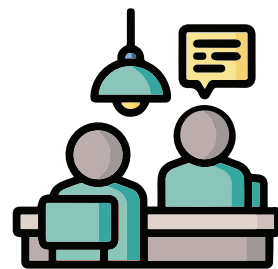
SITE IMPROVEMENTS

- BUILDING ADDITION LOCATION OPTIONS
- SITWORK/REPAVE
- SALT CONTAINMENT
- SITWORK/ NEW PARKING
- SITE ENCLOSURE
- SAFETY BOLLARDS
- EV PARKING SPOTS
- SITWORK/PARKING IMPROVEMENTS
- NEW SIDEWALK
- INCREASED PARKING

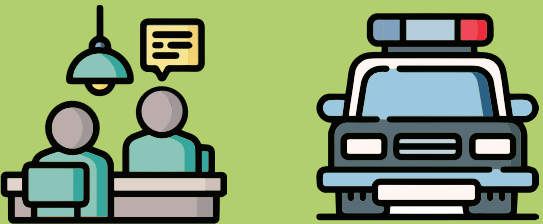


SCHUYLKILL TOWNSHIP

ADMIN & POLICE



BUILDING RENOVATIONS & ADDITION



PROJECT INFORMATION

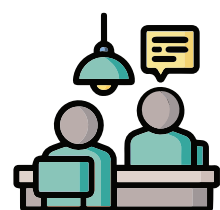
Increase building footprint by approximately 2,600 square feet.

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

Programmatic Recommendations



ADMINISTRATION DEPARTMENT

EXISTING	RECOMMENDED
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	
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

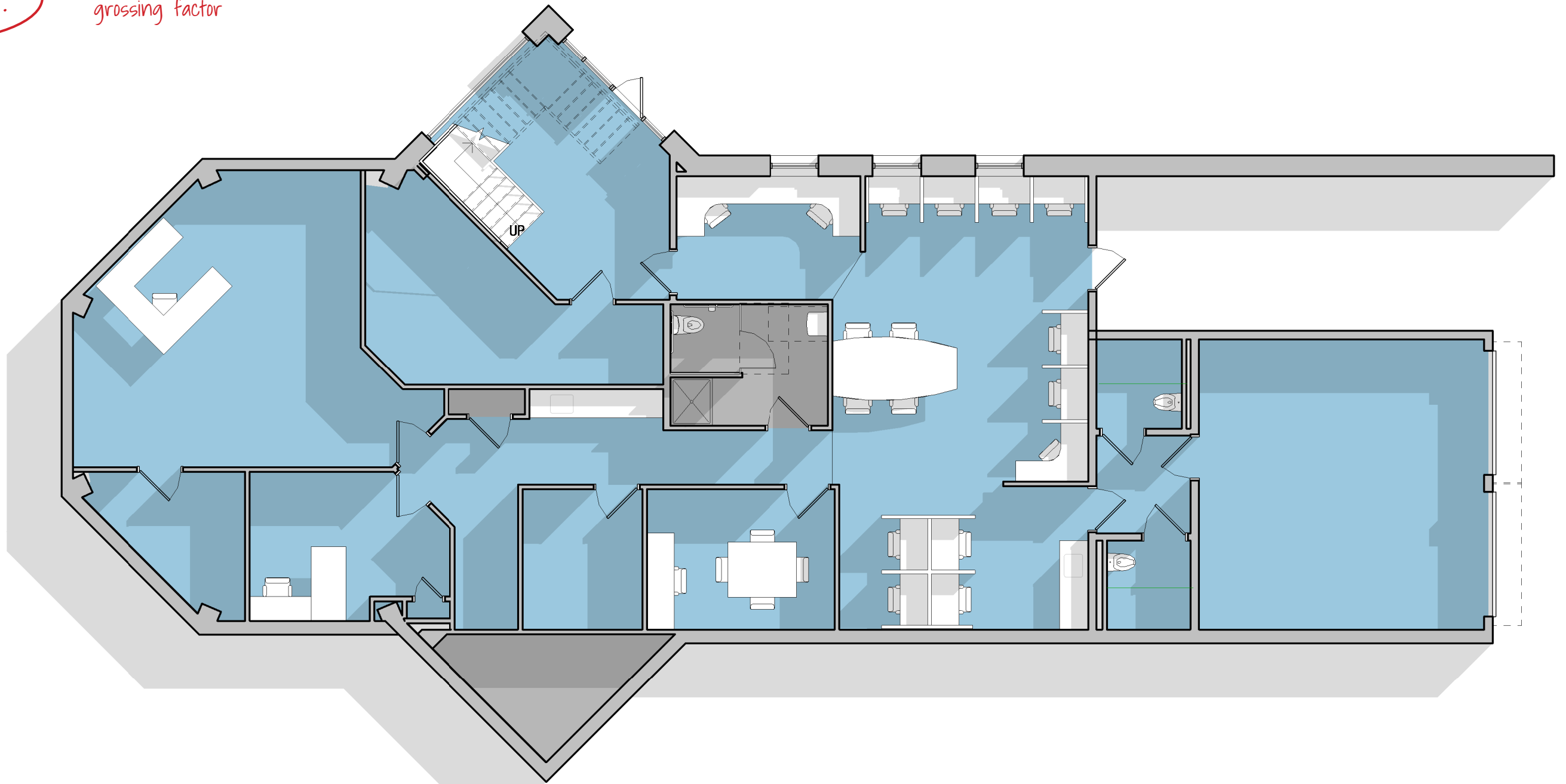


POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



LOWER LEVEL - EXISTING

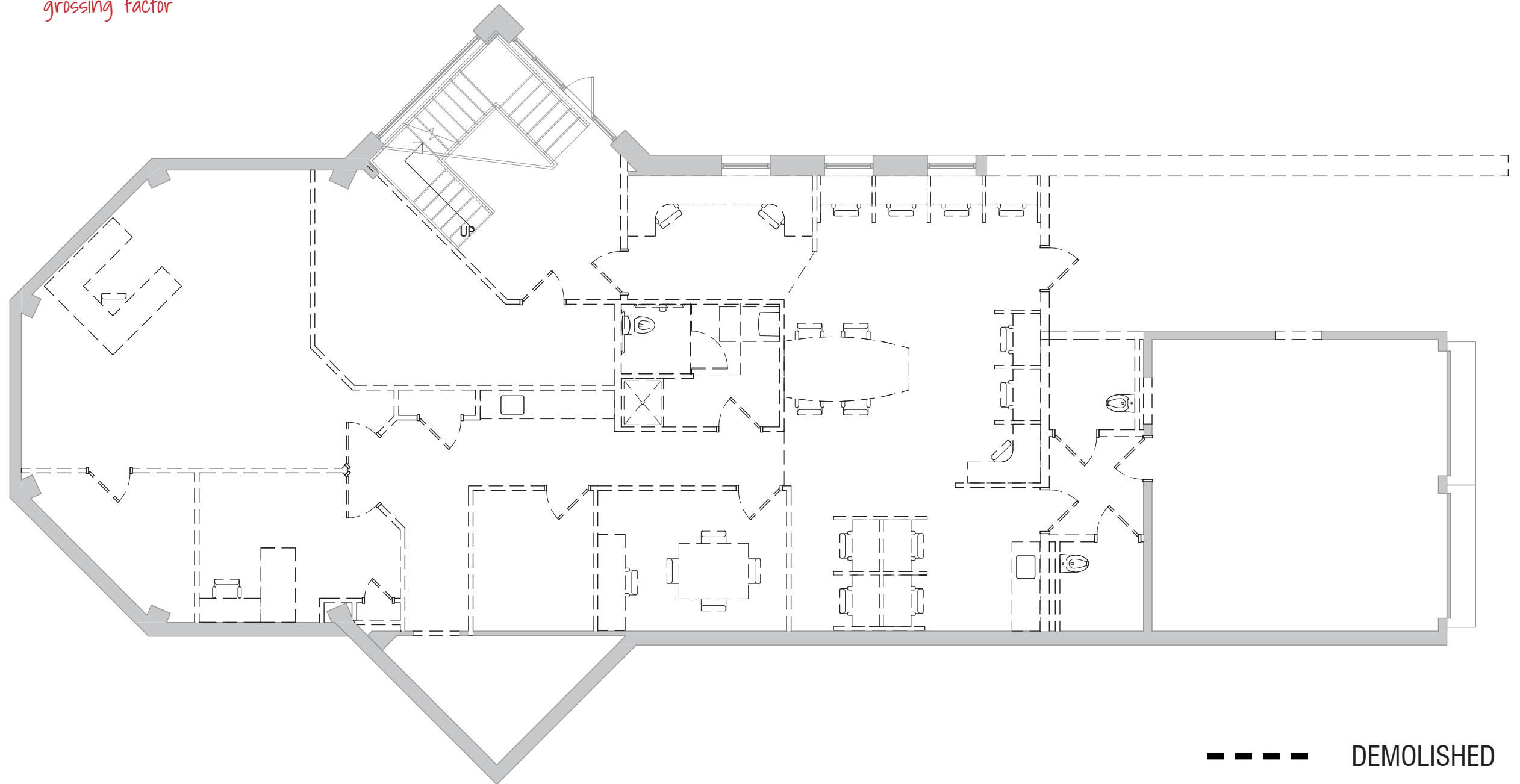


POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



LOWER LEVEL - DEMO

--- DEMOLISHED
EXISTING TO REMAIN

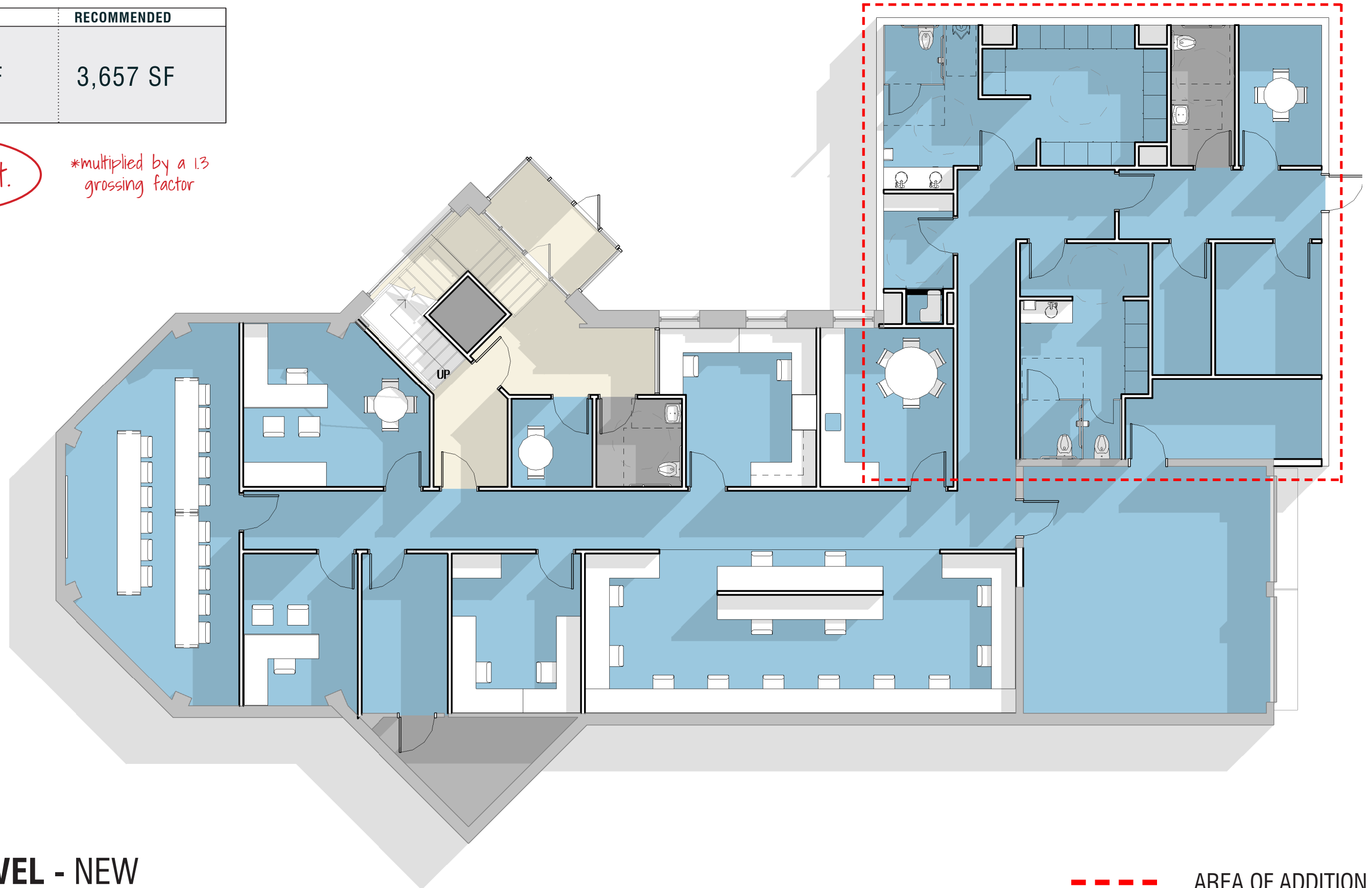


POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



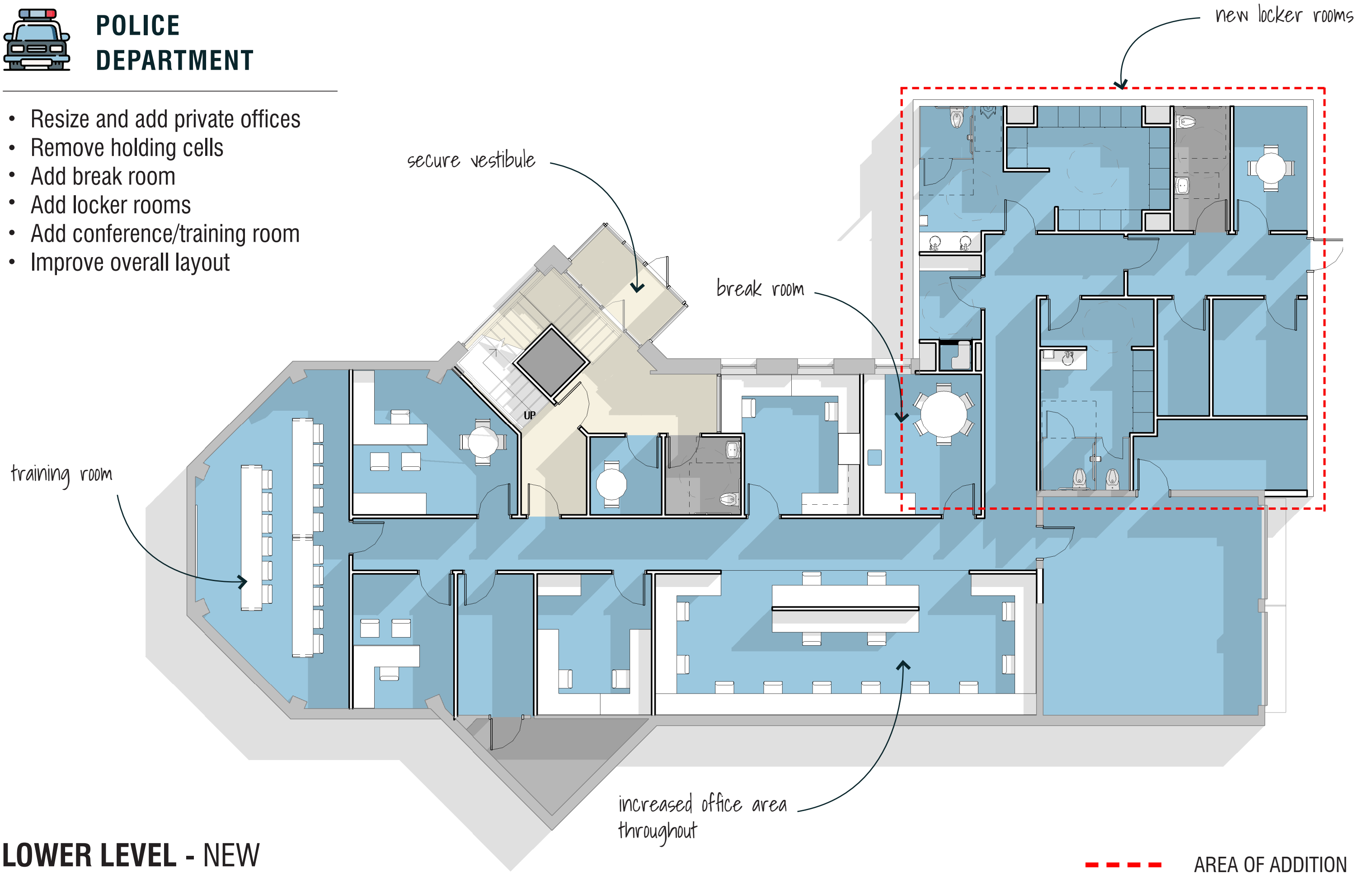
LOWER LEVEL - NEW

--- AREA OF ADDITION



POLICE DEPARTMENT

- Resize and add private offices
- Remove holding cells
- Add break room
- Add locker rooms
- Add conference/training room
- Improve overall layout



LOWER LEVEL - NEW

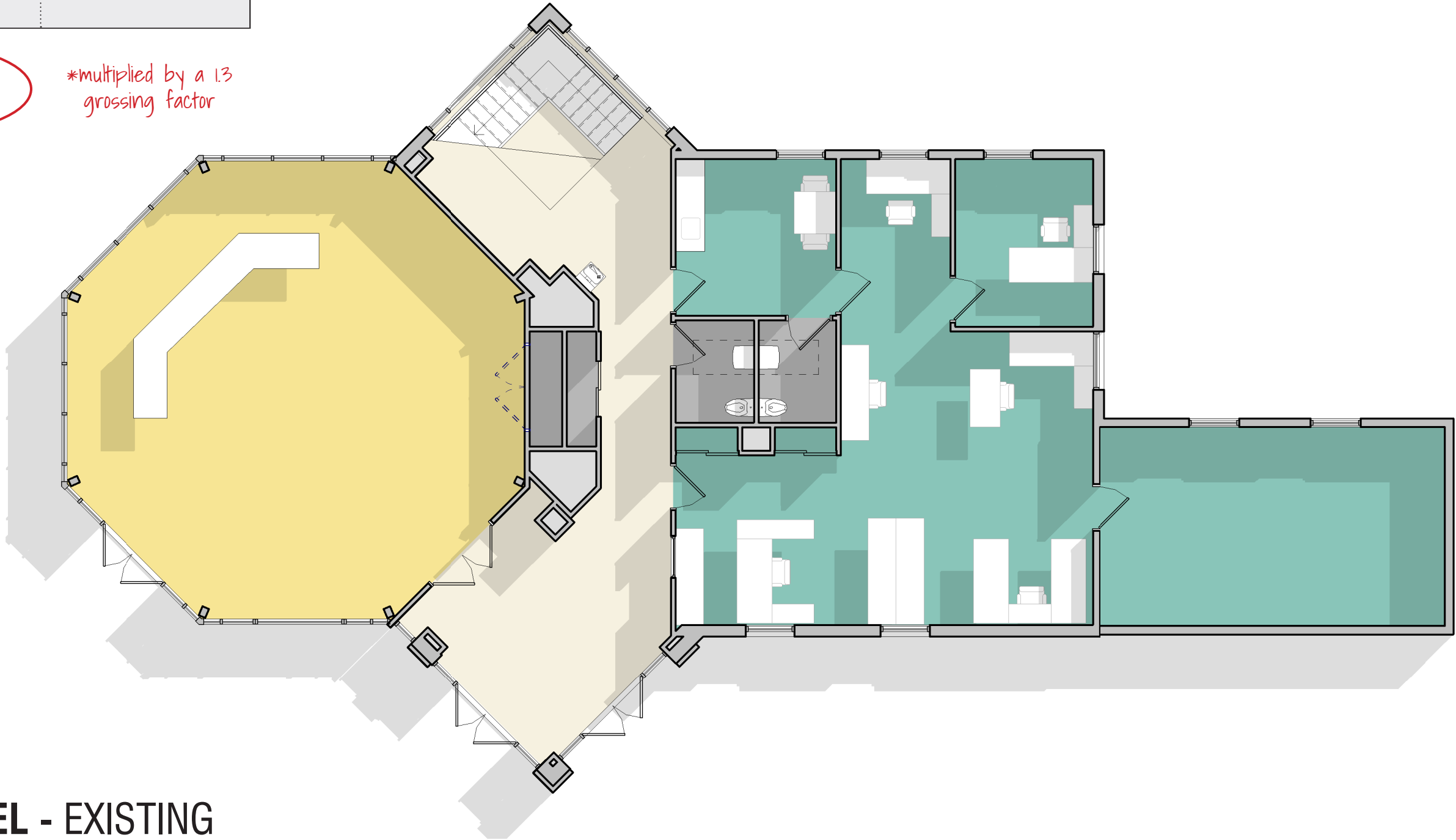


ADMINISTRATION DEPARTMENT

EXISTING	RECOMMENDED
1,268 SF	2,160 SF
1,178 SF	1,264 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



UPPER LEVEL - EXISTING

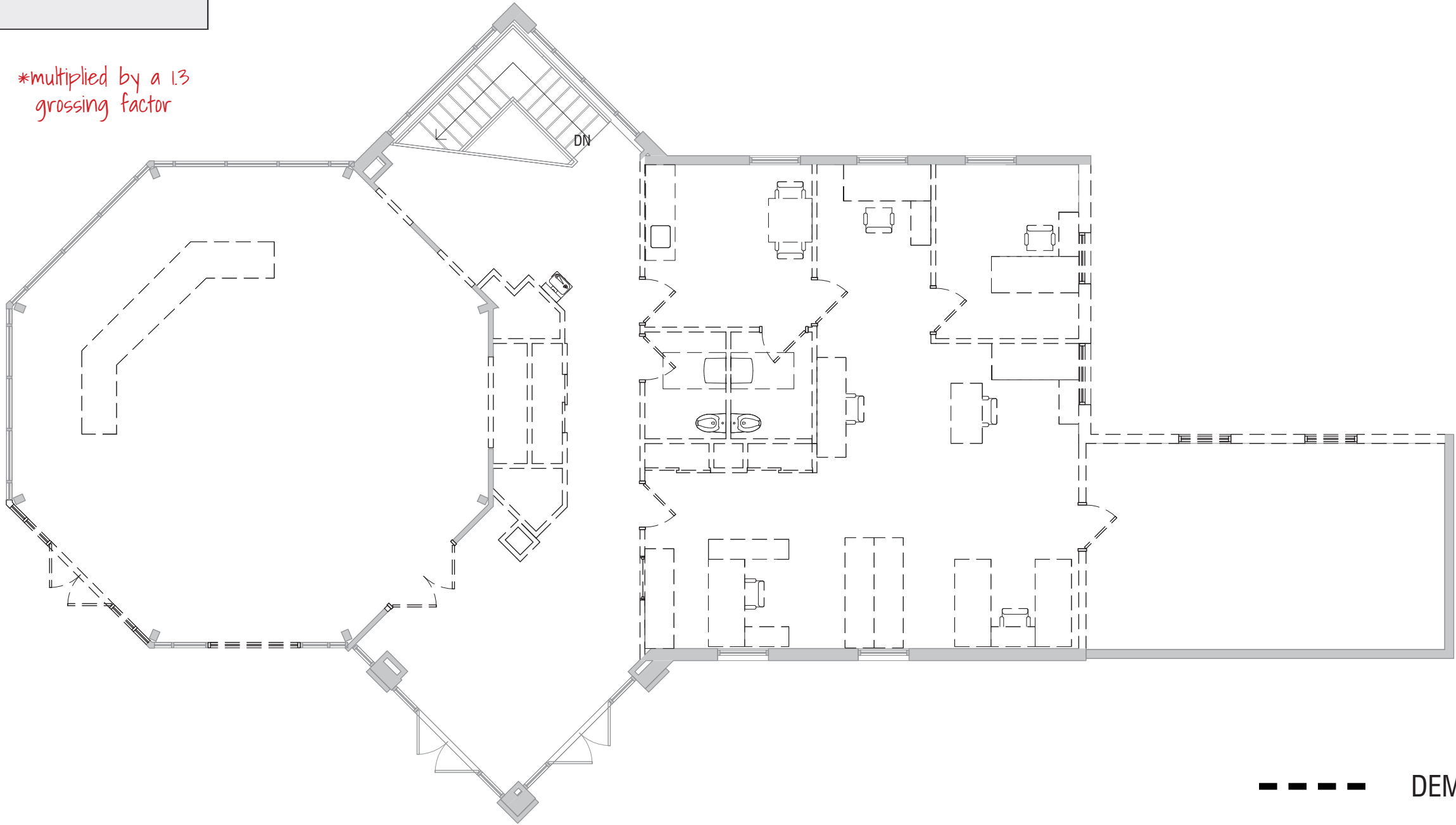


ADMINISTRATION DEPARTMENT

EXISTING	RECOMMENDED
1,268 SF	2,160 SF
1,178 SF	1,264 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



UPPER LEVEL - DEMO

DEMOLISHED

EXISTING TO REMAIN



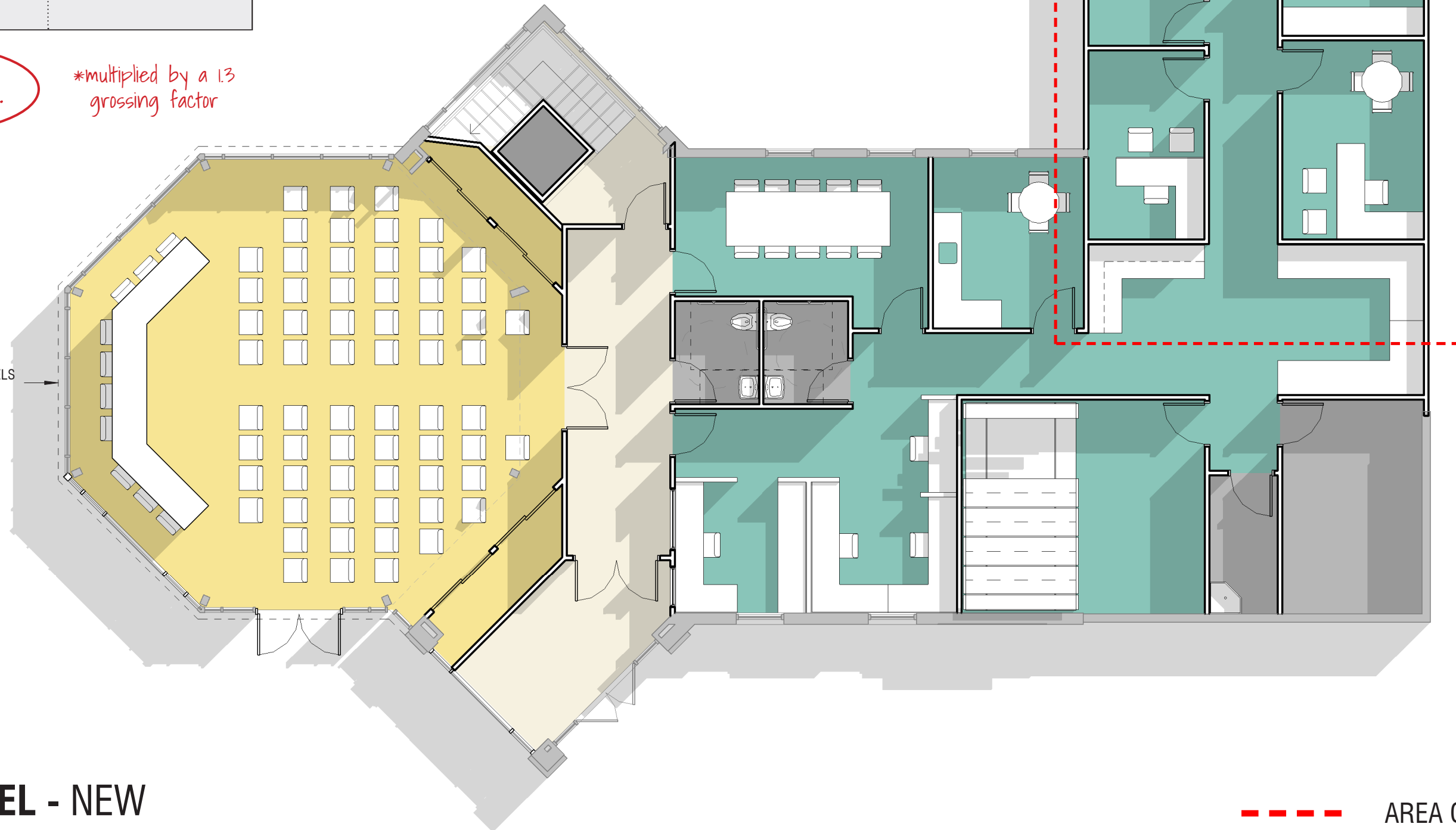
ADMINISTRATION DEPARTMENT

EXISTING	RECOMMENDED
1,268 SF	2,160 SF
1,178 SF	1,264 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor

BOTTOM 3 PANELS:
INFILL W/METAL PANELS
TOP PANEL:
SAFETY FILM



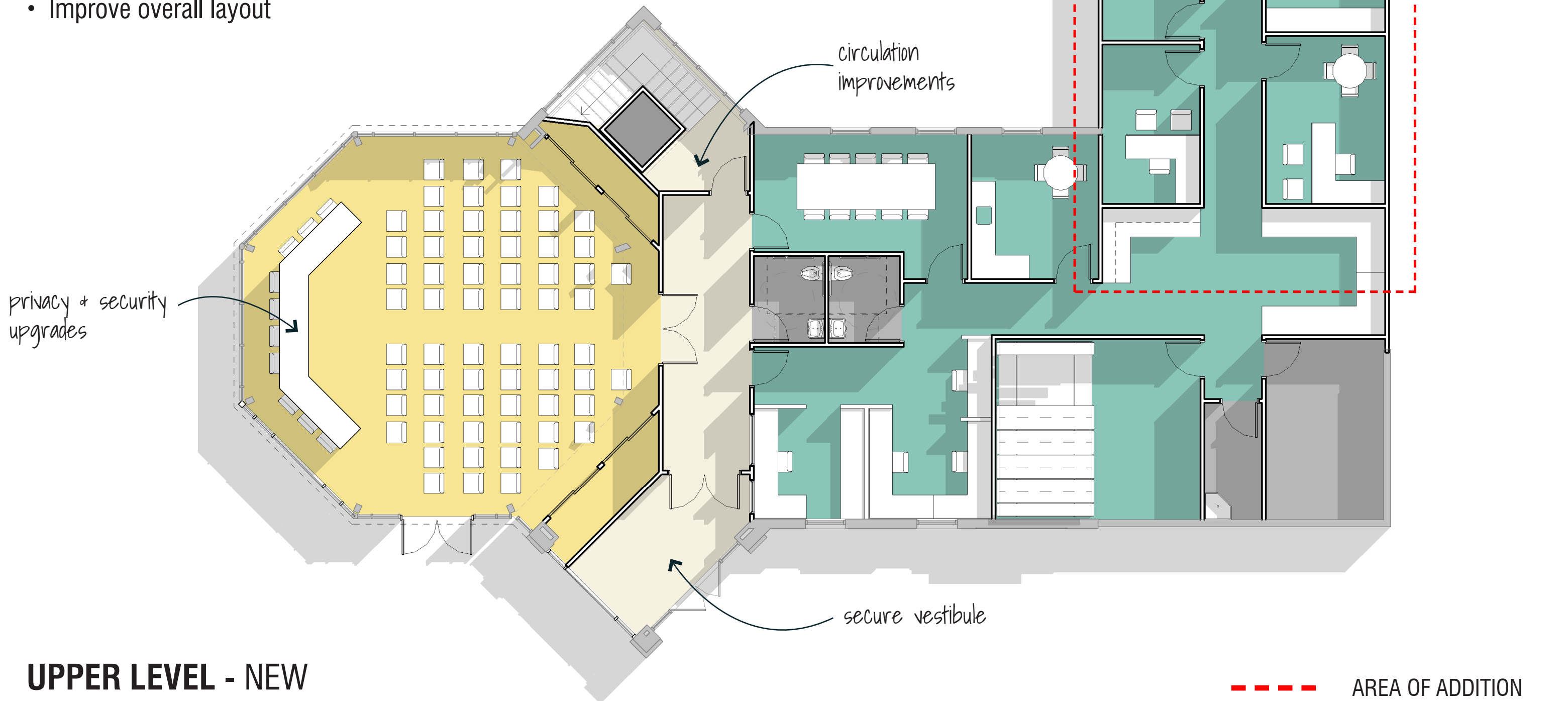
UPPER LEVEL - NEW

--- AREA OF ADDITION



ADMINISTRATION DEPARTMENT

- Increase office privacy and size
- Increase storage
- Increase security measures
- Separate mechanical, electrical, IT, and storage
- Add conference room/caucus
- Improve overall layout



UPPER LEVEL - NEW



ADMINISTRATION DEPARTMENT



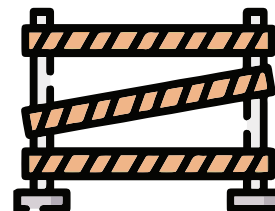
----- safety film

----- metal panel infill

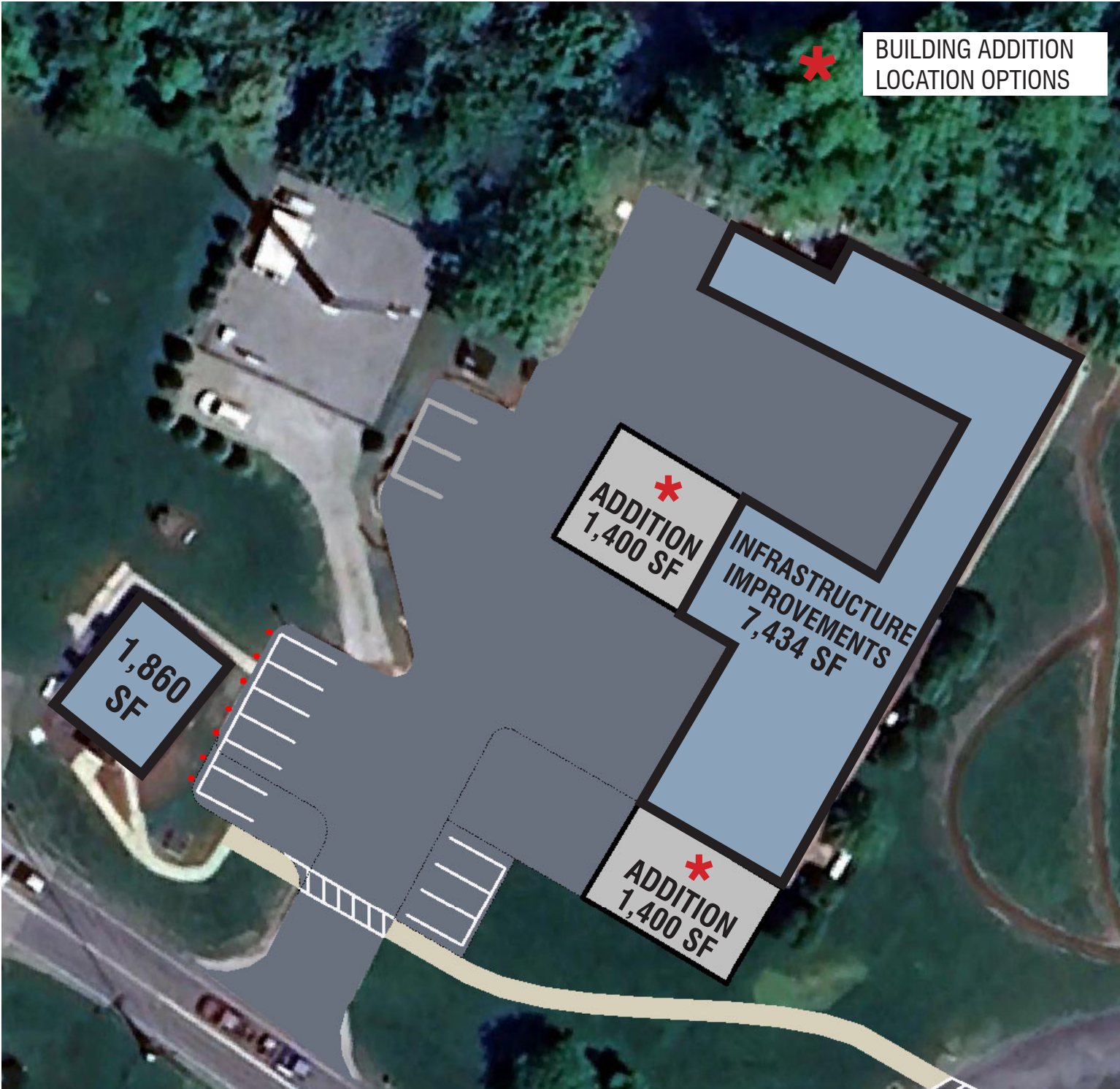
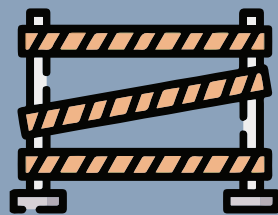


SCHUYLKILL TOWNSHIP

PUBLIC WORKS



INFRASTRUCTURE IMPROVEMENTS & ADDITION



PROJECT INFORMATION

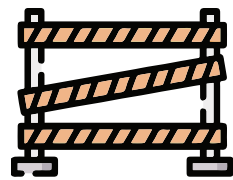
Increase building square footage by approximately 1,400 square feet.

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

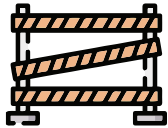
Programmatic Recommendations



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 & break room			
	9,294 SF		10,694 SF

+1,400 sq. ft.

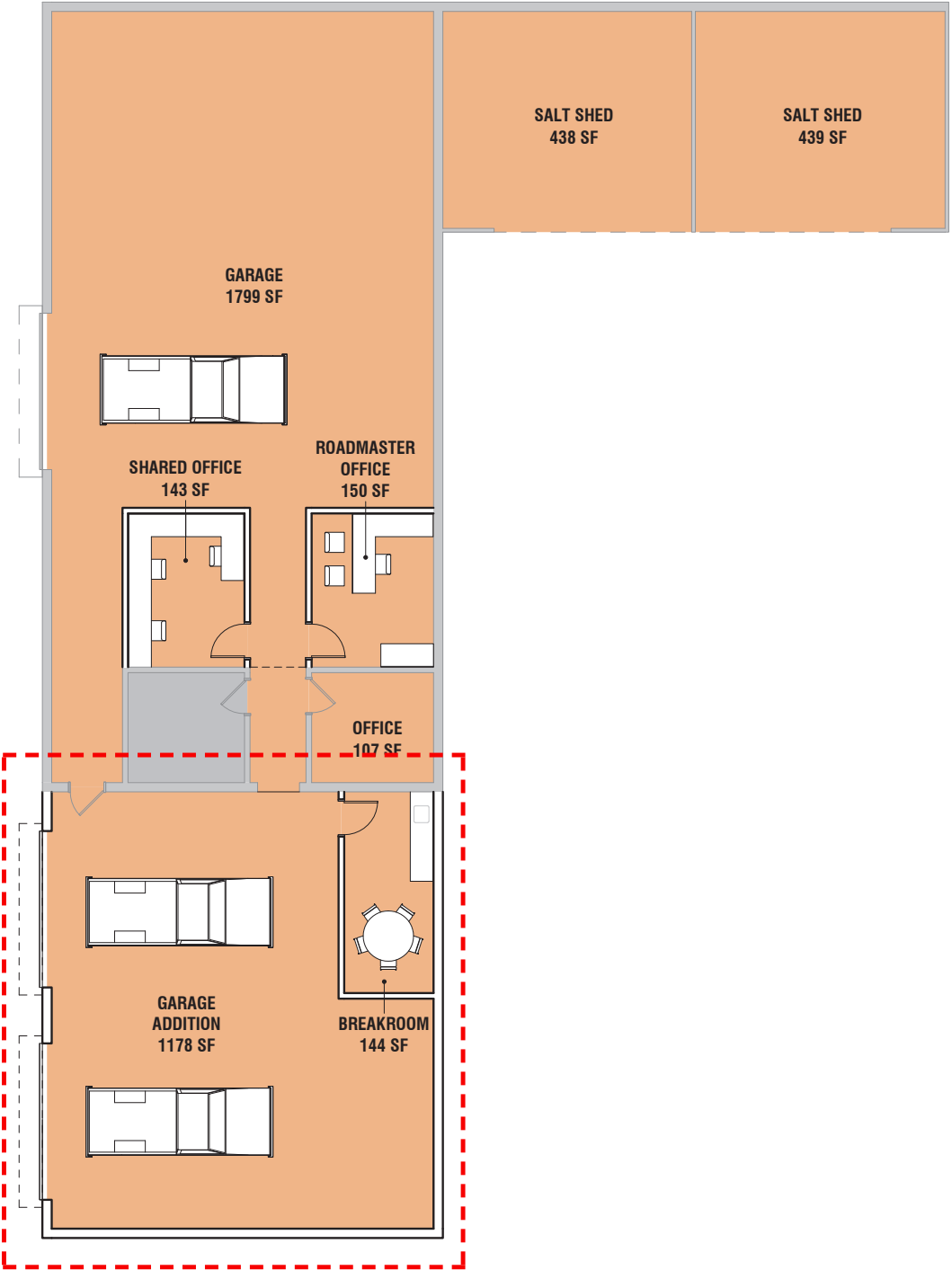
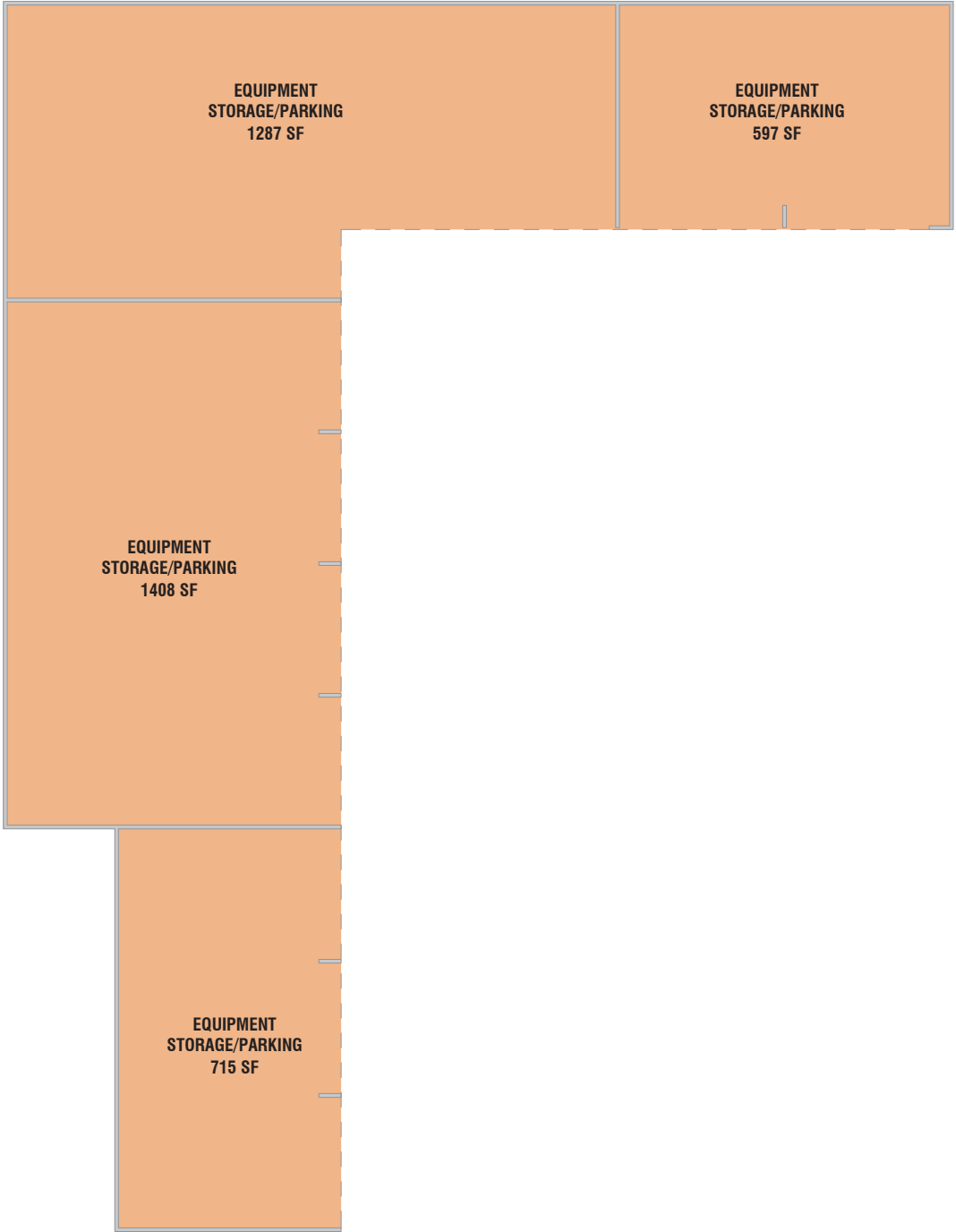


PUBLIC WORKS DEPARTMENT

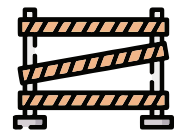
EXISTING		RECOMMENDED	
ORIGINAL			
	1,860 SF		1,860 SF
ROADS			
	7,434 SF		8,834 SF

+1,400 sq. ft.

*multiplied by a 1.3
grossing factor

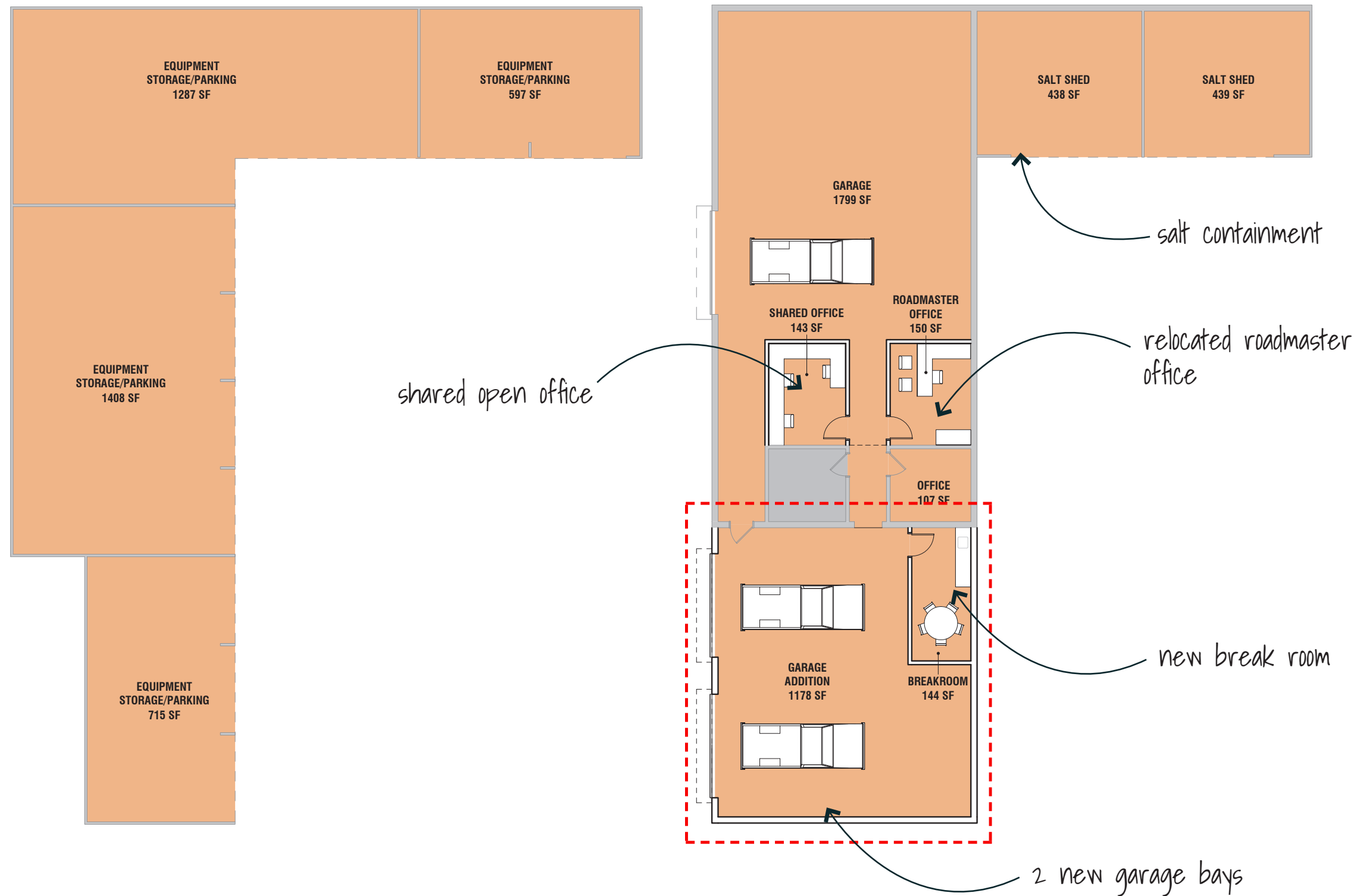


--- AREA OF ADDITION



PUBLIC WORKS DEPARTMENT

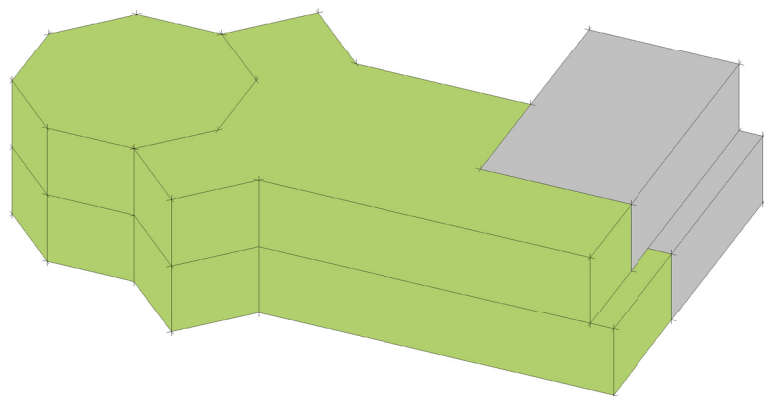
- Add garage bay
- Site improvements
- Increase office area & break room



--- AREA OF ADDITION

Solution Summary

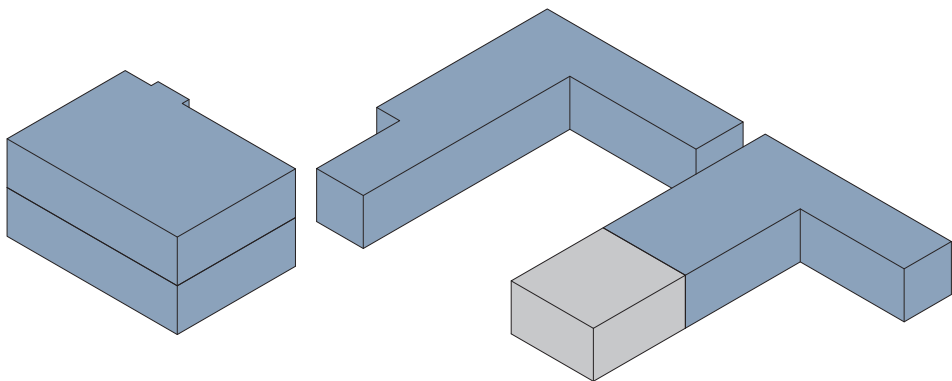
BUILDING RENOVATION & ADDITION



PROJECT CHECKLIST

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

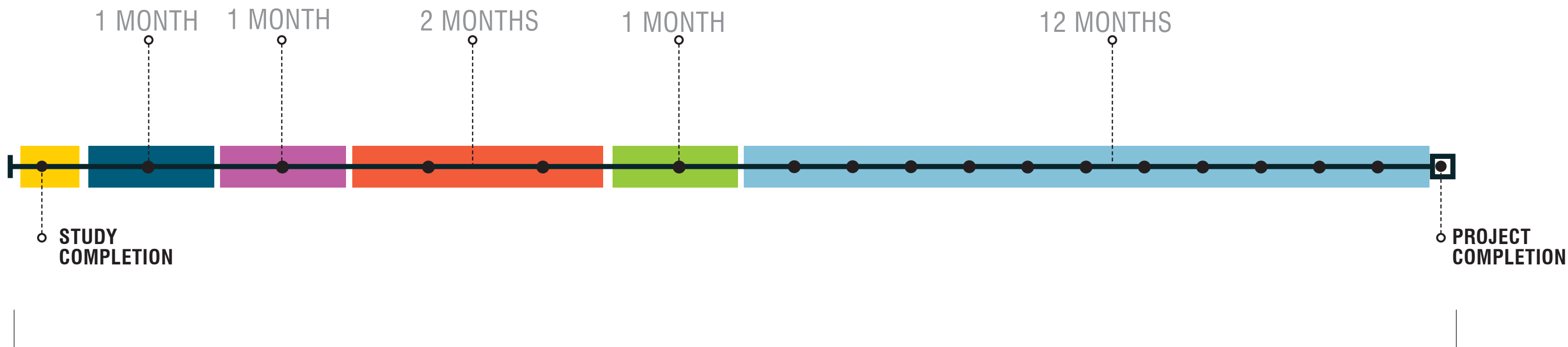
BUILDING RENOVATION & ADDITION



PROJECT CHECKLIST

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

Tentative Timeline



PROGRAMMING SCHEMATIC DESIGN DESIGN DEVELOPMENT CONSTRUCTION DOCUMENTS BIDDING CONSTRUCTION ADMINISTRATION

Probable Cost

SCHUYLKILL TOWNSHIP	Budget	
ADMINISTRATION & POLICE BUILDING		
NEW CONSTRUCTION (INCLUDES SITEWORK)	\$1,394,000	
RENOVATION	\$2,160,700	
HISTORIC BUILDING		
RENOVATION	\$372,000	
ROADS DEPARTMENT BUILDING		
NEW CONSTRUCTION (INCLUDES SITEWORK)	\$705,600	
TOTAL CONSTRUCTION COSTS*	\$4,632,300	
TOTAL SOFT COSTS	\$434,670	
PROJECT CONTINGENCY - 10%*	\$217,335	
PROBABLE PROJECT COSTS	\$5,327,145	

ESCALATION (5% per year**)

BID YEAR 2025	\$5,593,502
BID YEAR 2026	\$5,873,177
BID YEAR 2027	\$6,166,836

* 10% Contingency added to Total Project Costs to anticipate unforeseen items.

** Bid year represents last quarter. 5% escalation factors in projected inflation rates

FEASIBILITY STUDY

NEXT STEPS



Approval of solution and to begin design:

1. Pursue additional funding
2. Detailed site survey
3. Additional end-user meetings
4. Continued design meetings
5. Community outreach
6. Board meeting attendance

QUESTIONS