

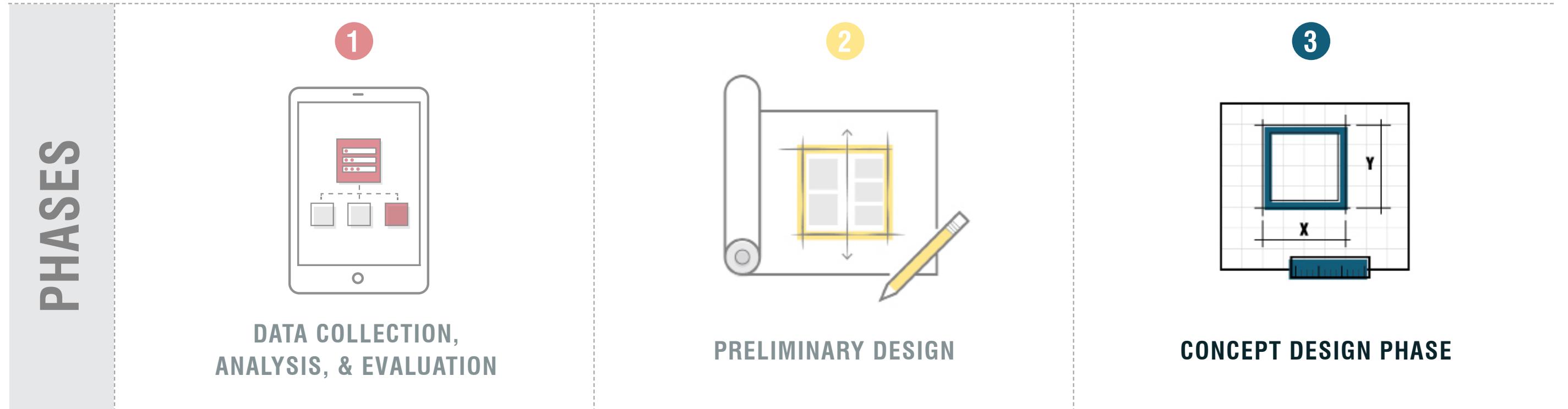


SCHUYLKILL TOWNSHIP

BOARD PRESENTATION • DECEMBER 13, 2023

ALLOY5

FEASIBILITY STUDY OVERVIEW



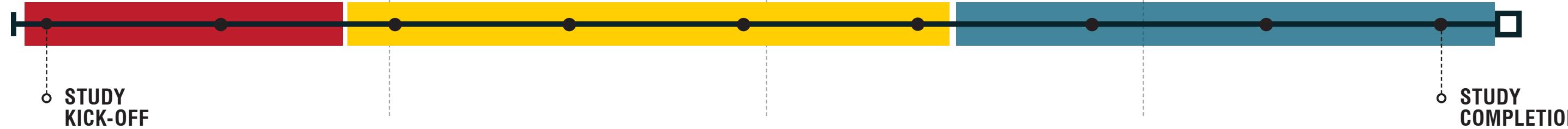
2023

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER





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)	●	●

COLOR KEY

● EXCELLENT (8+ YEARS) ● GOOD (5-8 YEARS) ● AVERAGE (3-5 YEARS) ● POOR (1-3 YEARS) ● CRITICAL (IMMEDIATELY) ● N/A

RECOMMENDED APPROACH PLANNING SOLUTIONS

 SITE 1

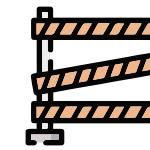


**ADMINISTRATION
DEPARTMENT**



**POLICE
DEPARTMENT**

 SITE 2



**PUBLIC WORKS
DEPARTMENT**

**Building Renovations &
Addition**

**Infrastructure Improvements &
Addition**

Overall Site Improvements

SITE IMPROVEMENTS



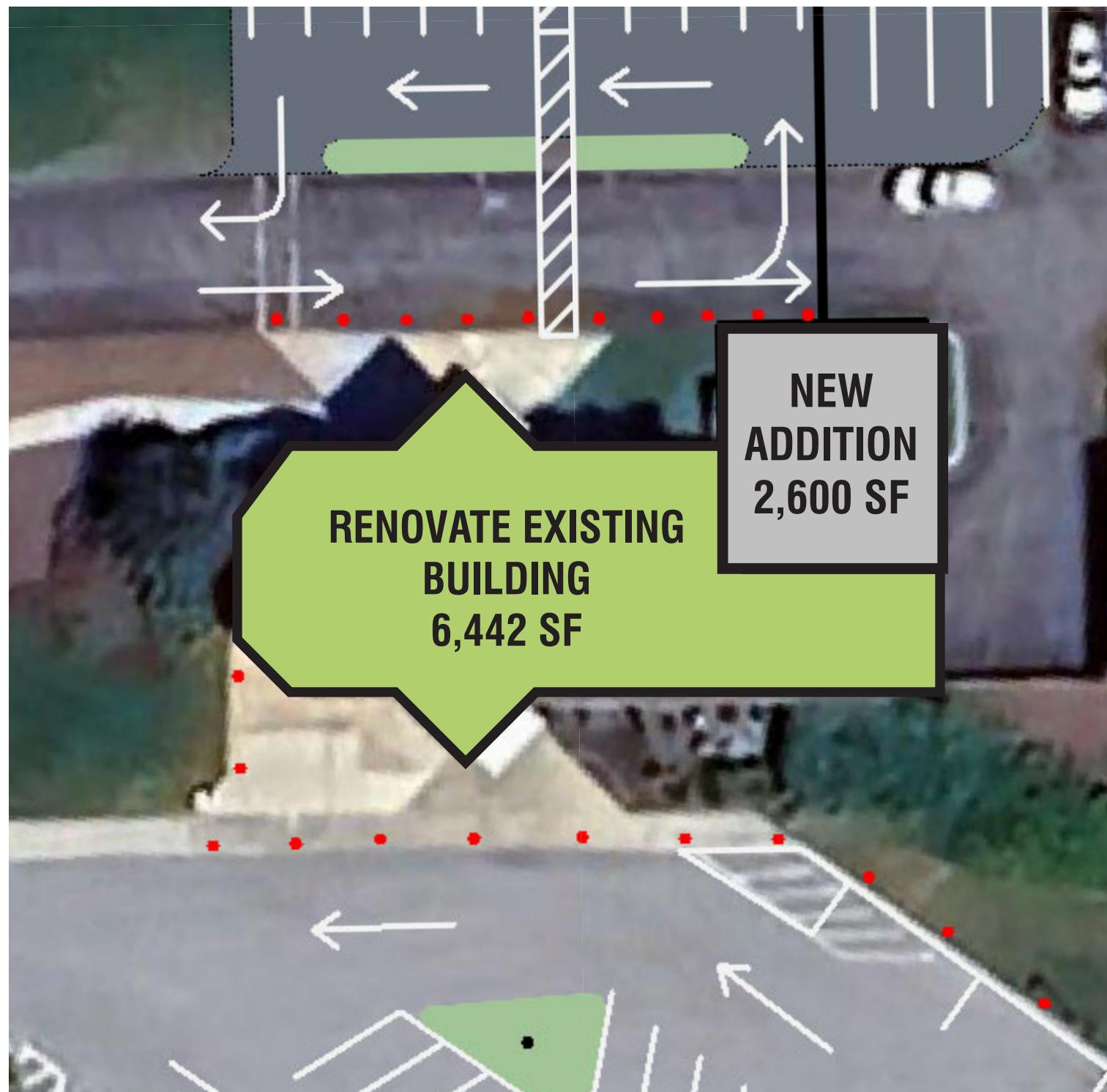


SCHUYLKILL TOWNSHIP

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

- 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
----------	----------

- Improve space utilization

2,446 SF	3,424 SF
----------	----------



POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

- 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
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+2,600 sq. ft.

*multiplied by a 1.3 grossing factor

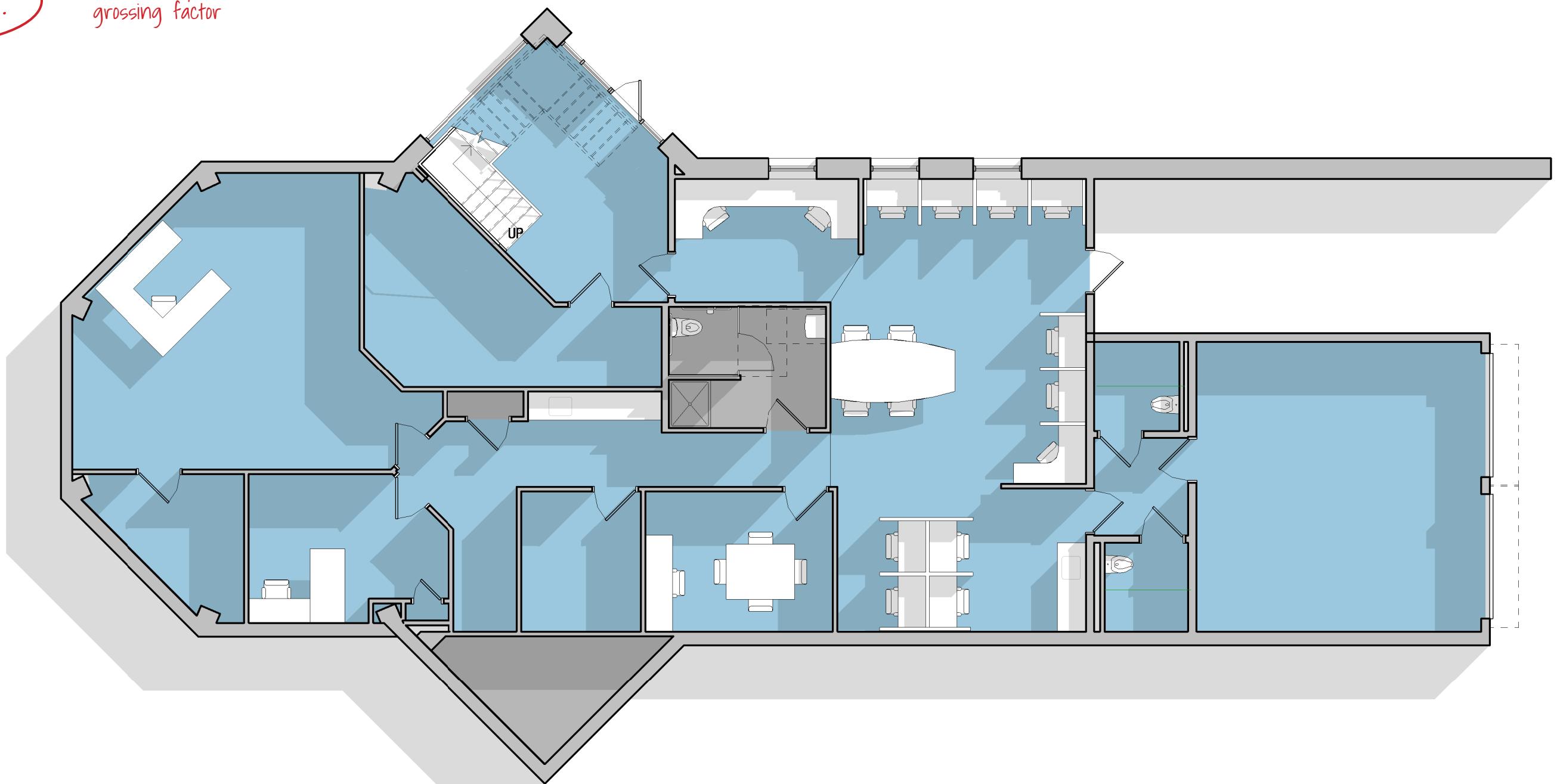


POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

+1,300 sq. ft.

*multiplied by a 1.3
grossing factor



LOWER LEVEL - EXISTING

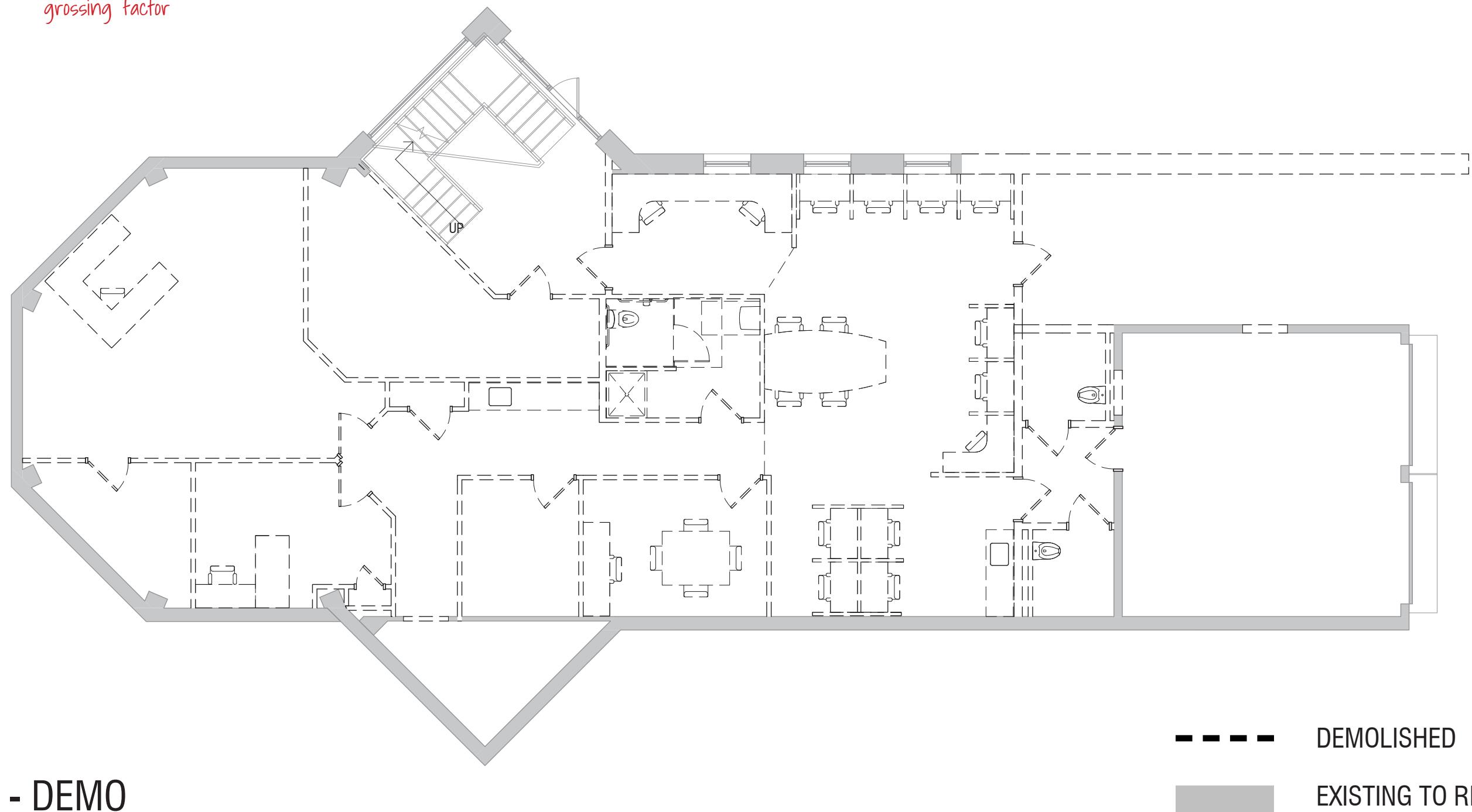


POLICE DEPARTMENT

EXISTING	RECOMMENDED
2,760 SF	3,657 SF

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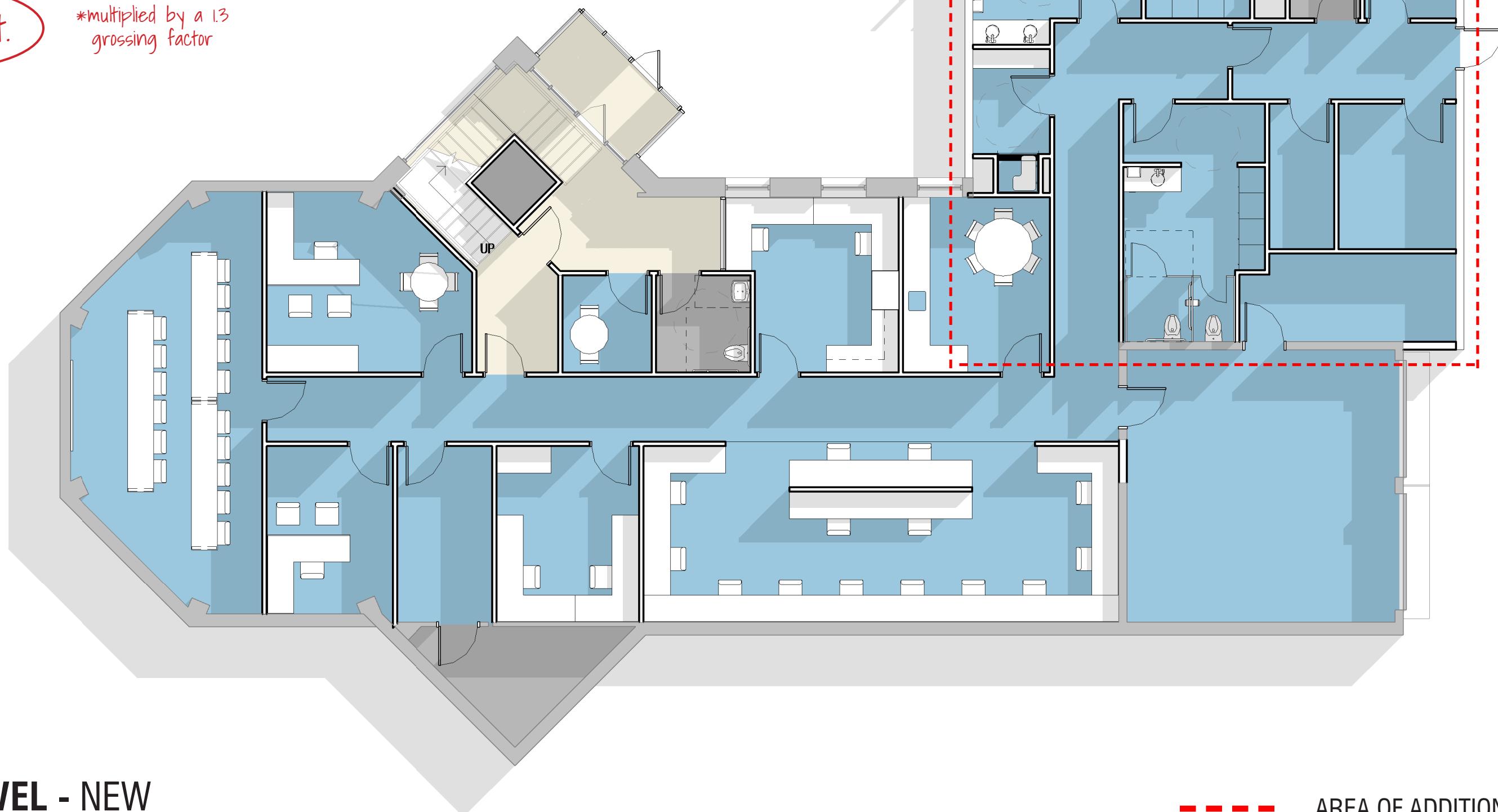


POLICE DEPARTMENT

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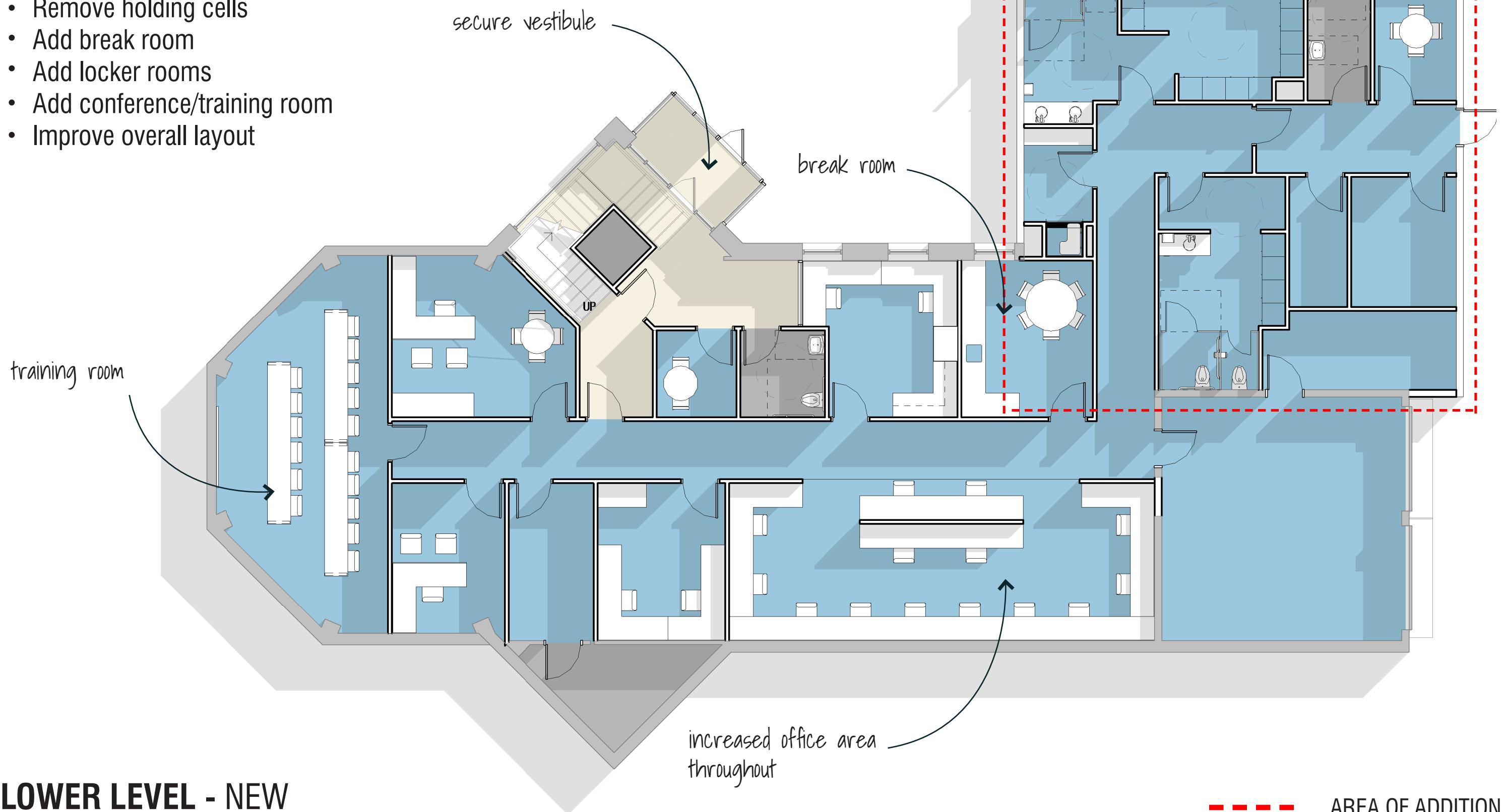
LOWER LEVEL - NEW

----- 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

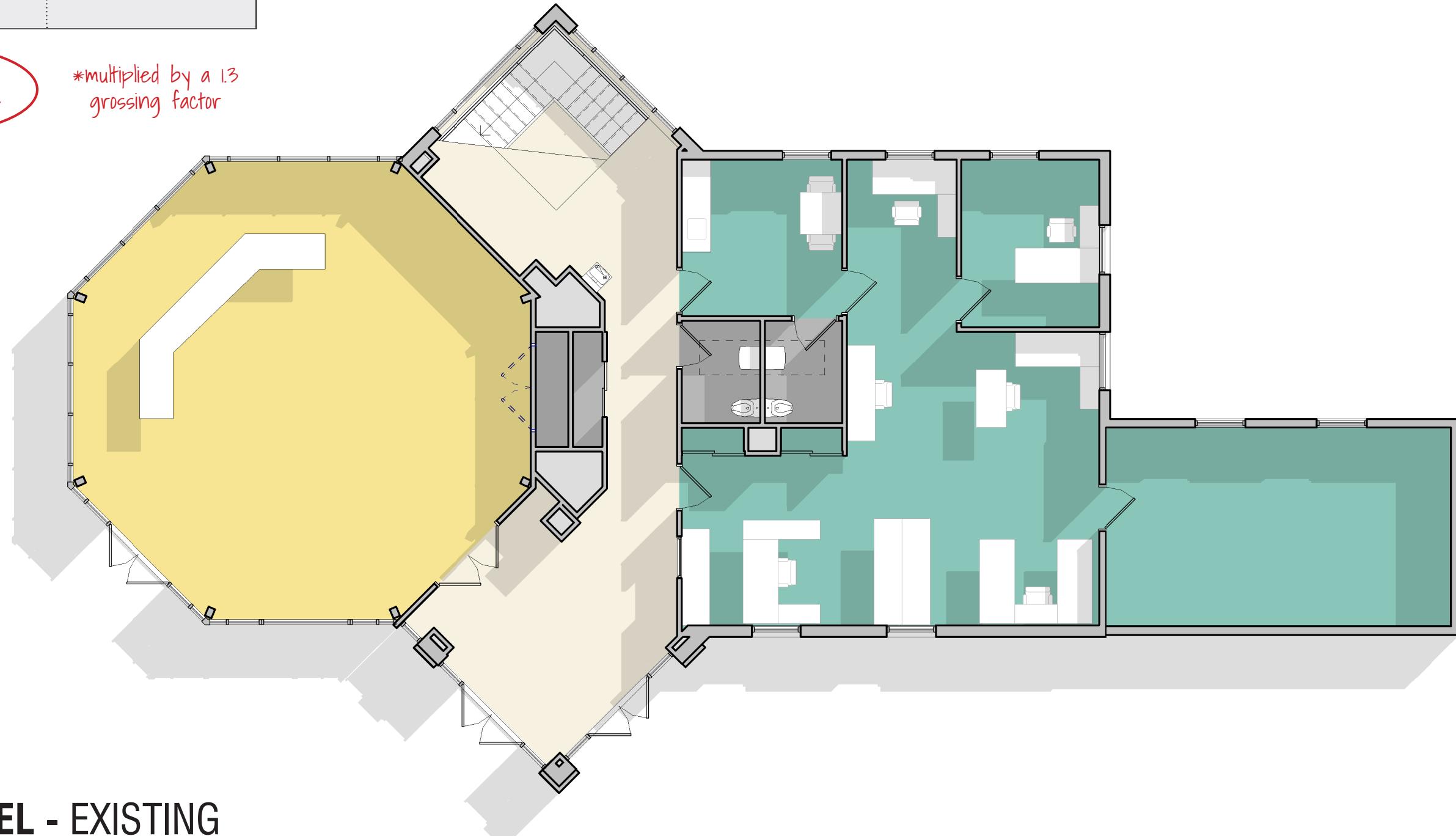


ADMINISTRATION DEPARTMENT

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

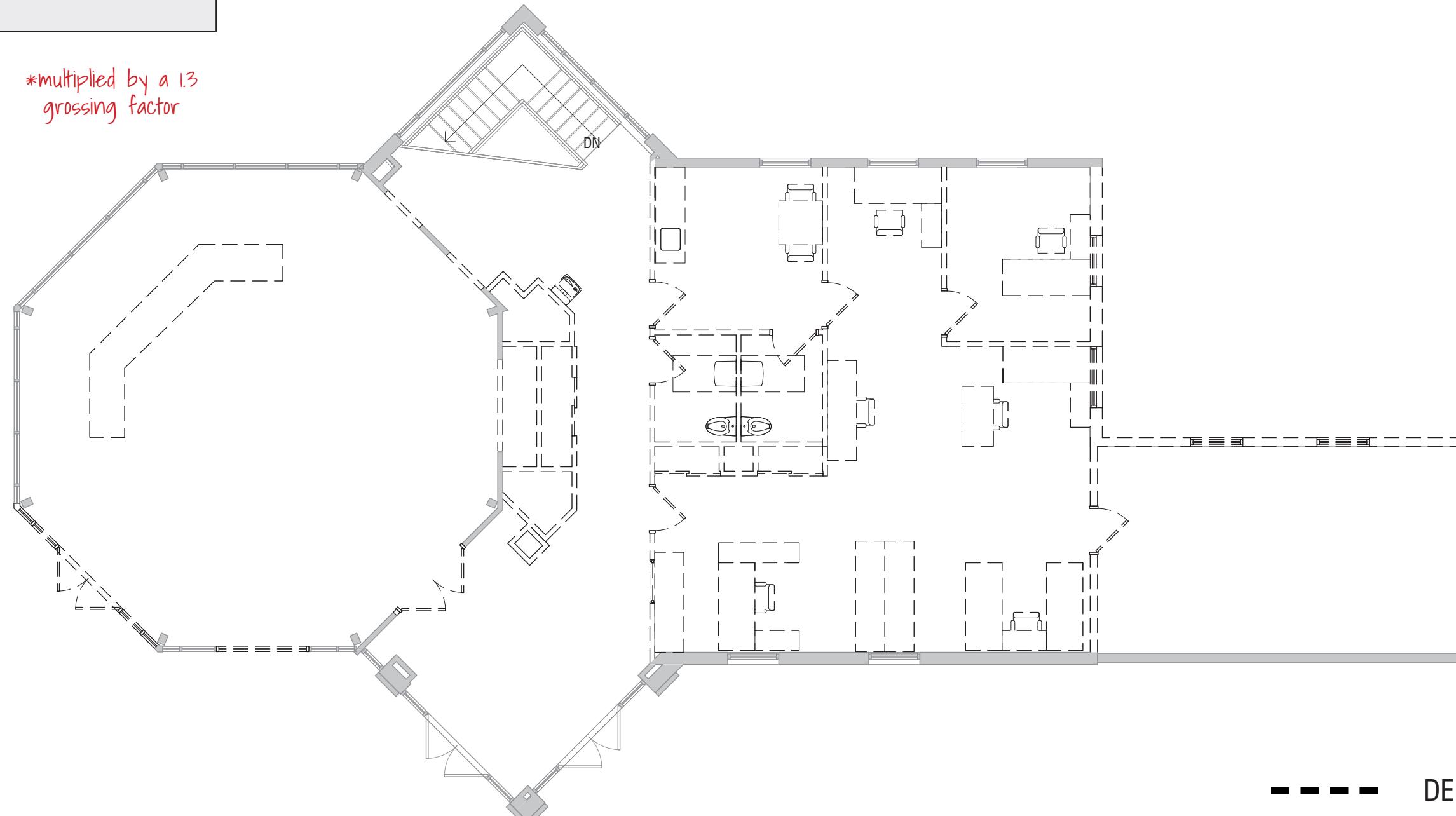


ADMINISTRATION DEPARTMENT

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
[Grey Box] EXISTING TO REMAIN

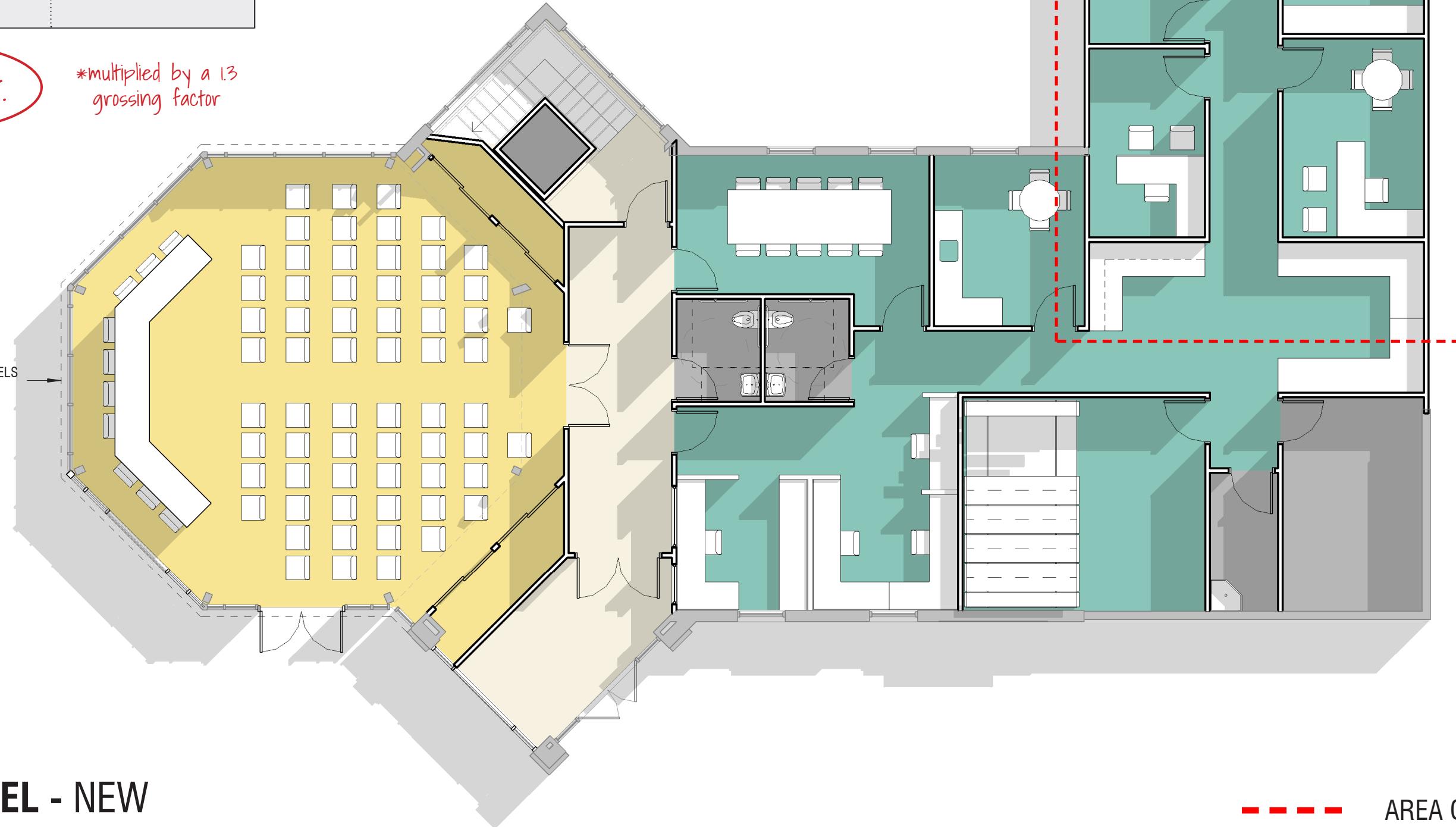


ADMINISTRATION DEPARTMENT

EXISTING	RECOMMENDED
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1,178 SF	1,264 SF

+1,300 sq. ft.

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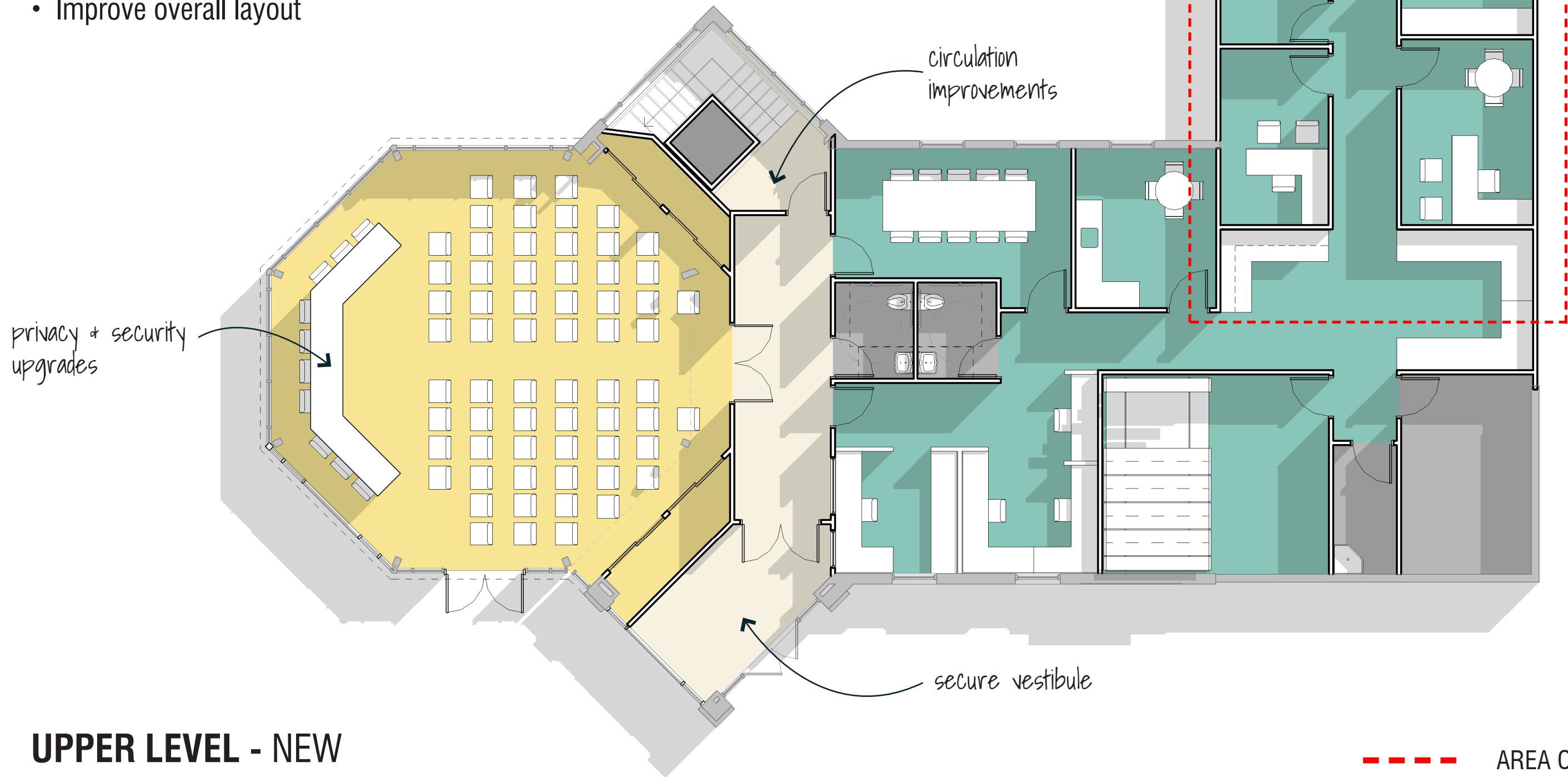


UPPER LEVEL - NEW



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





ADMINISTRATION DEPARTMENT



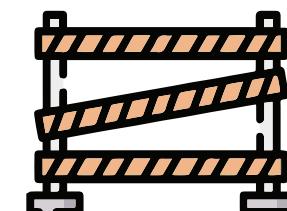
safety film

metal panel infill

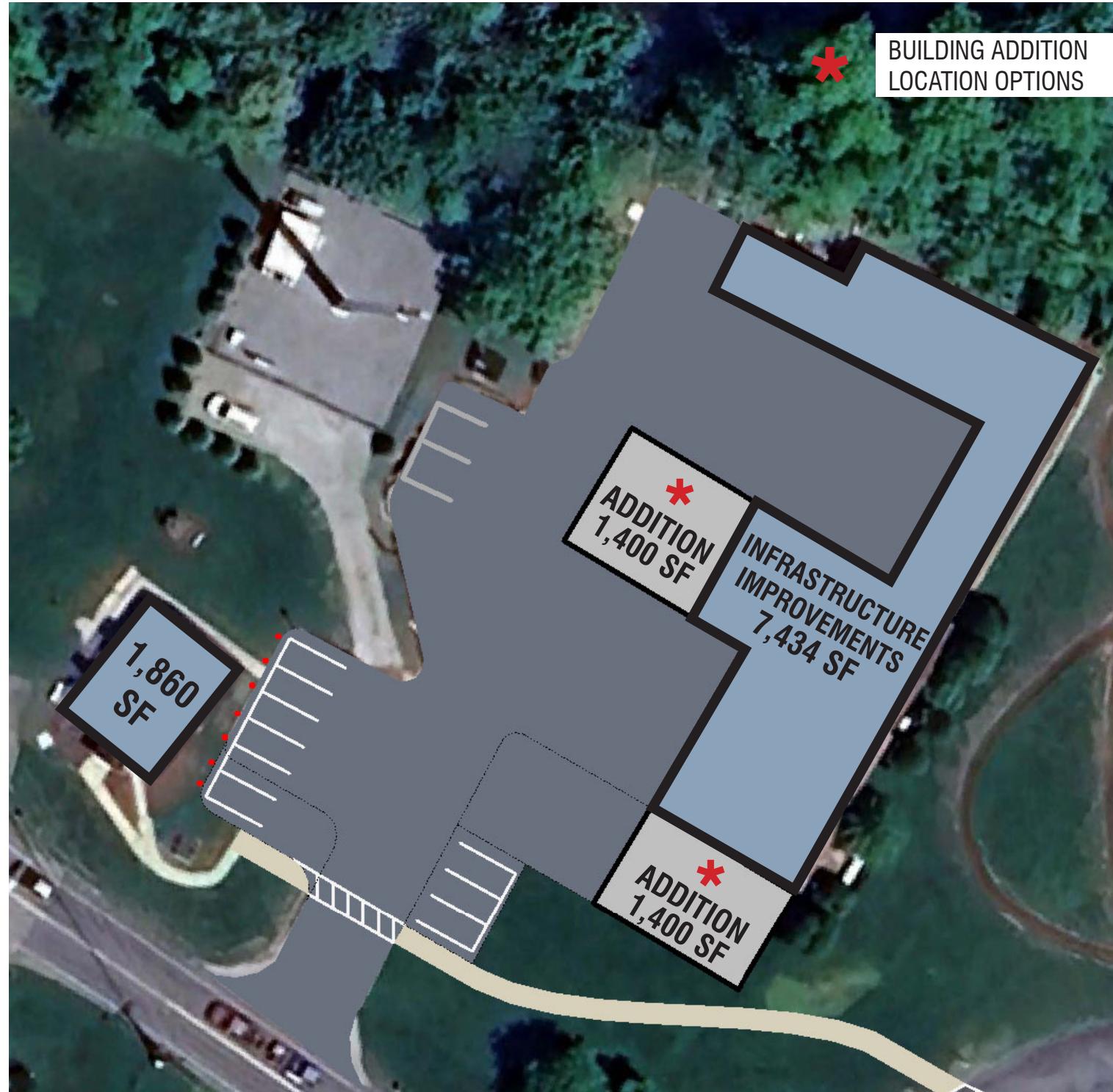
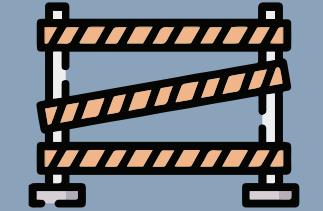


SCHUYLKILL TOWNSHIP

PUBLIC WORKS



INFRASTRUCTURE IMPROVEMENTS & ADDITION



PROJECT INFORMATION

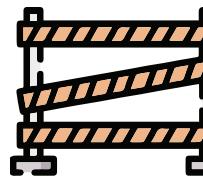
Increase building square footage by approximately 1,400 square feet.

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

PROJECT CHECKLIST

<input checked="" type="checkbox"/>	Improves building/site conditions
<input checked="" type="checkbox"/>	Improves building/site utilization
<input checked="" type="checkbox"/>	Accommodates future growth
<input checked="" type="checkbox"/>	All department requirements met
<input checked="" type="checkbox"/>	Maximizes spatial utilization

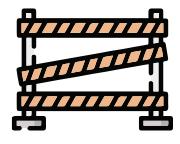
Programmatic Recommendations



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.

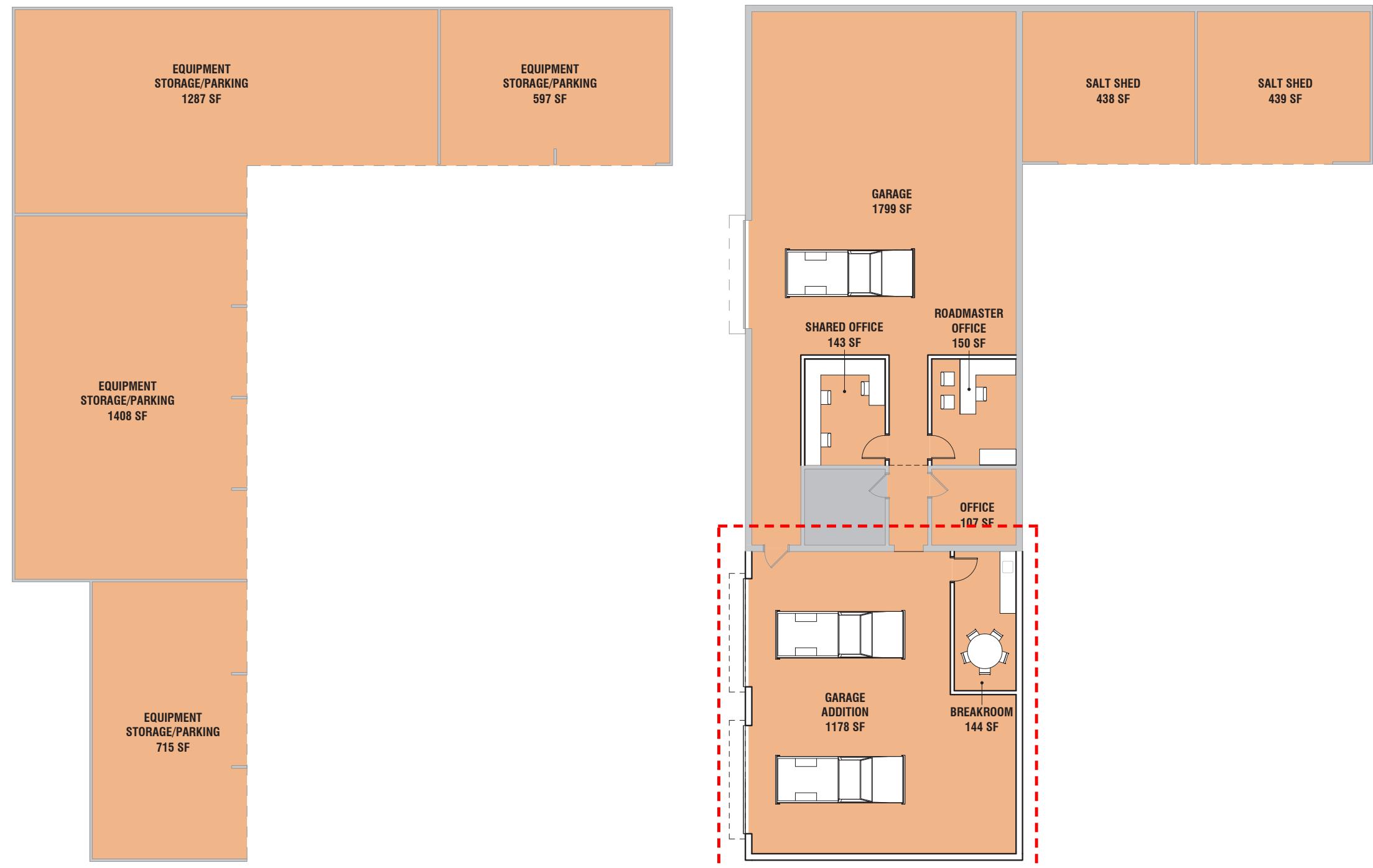


PUBLIC WORKS DEPARTMENT

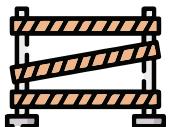
EXISTING	RECOMMENDED
ORIGINAL	
1,860 SF	1,860 SF
ROADS	
7,434 SF	8,834 SF

+1,400 sq. ft.

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grossing factor

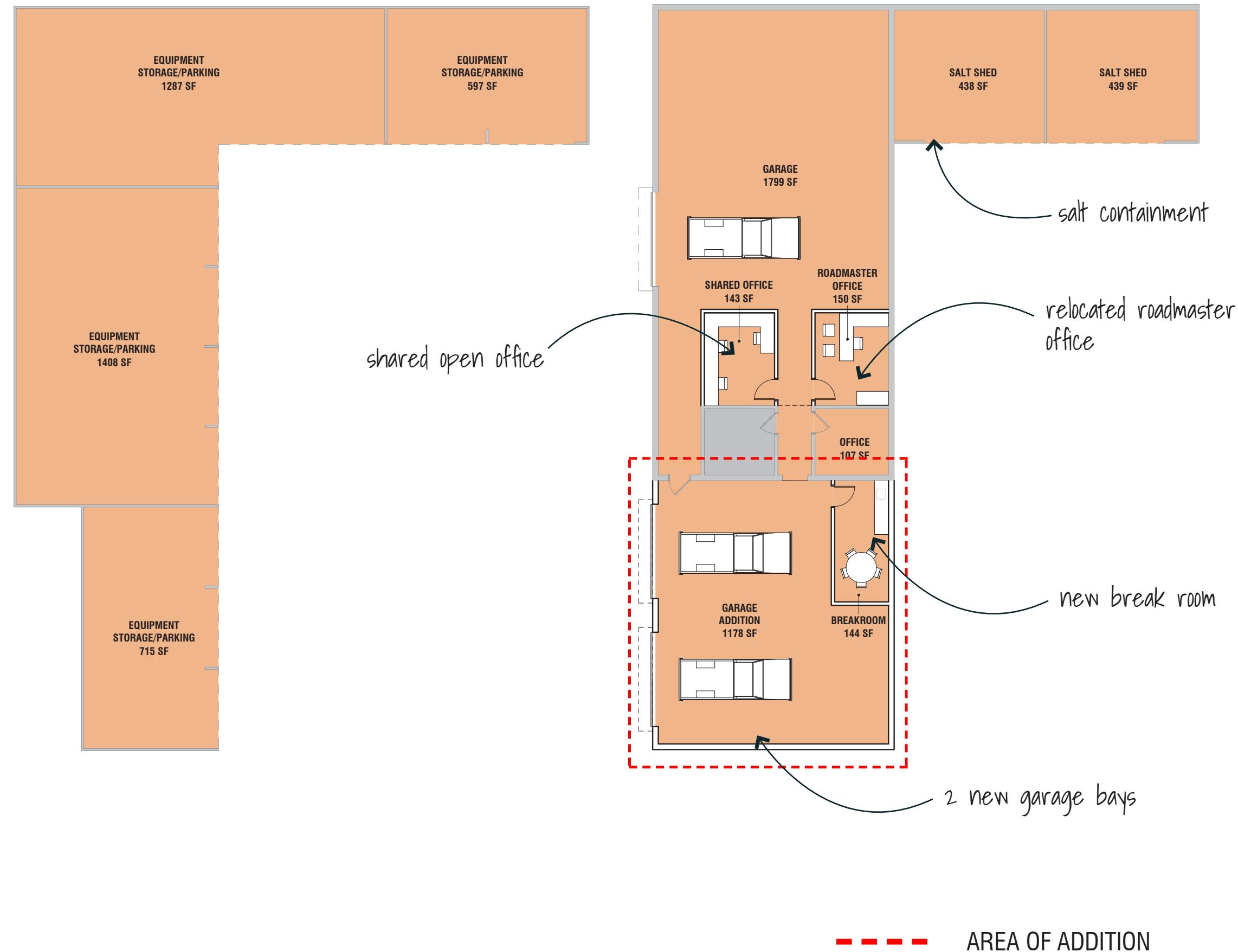


----- AREA OF ADDITION



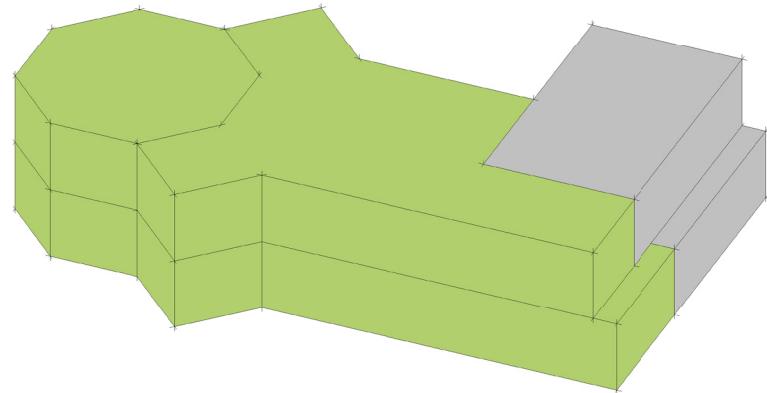
PUBLIC WORKS DEPARTMENT

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



Solution Summary

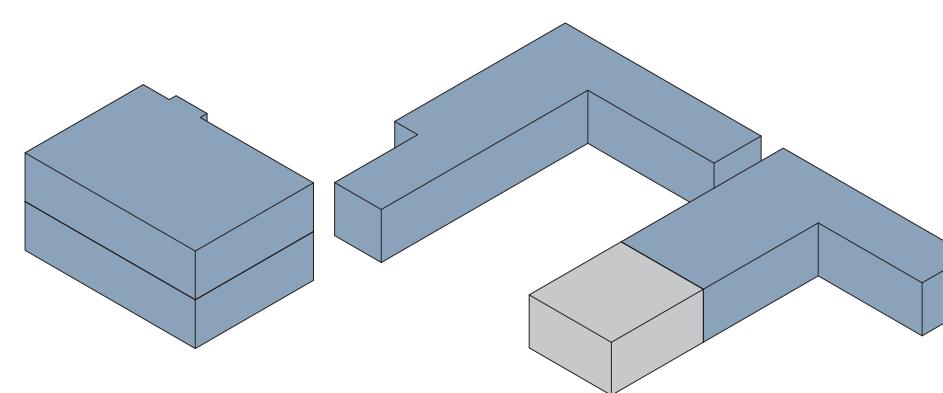
BUILDING RENOVATION & ADDITION



PROJECT CHECKLIST

<input checked="" type="checkbox"/>	Improves building/site conditions
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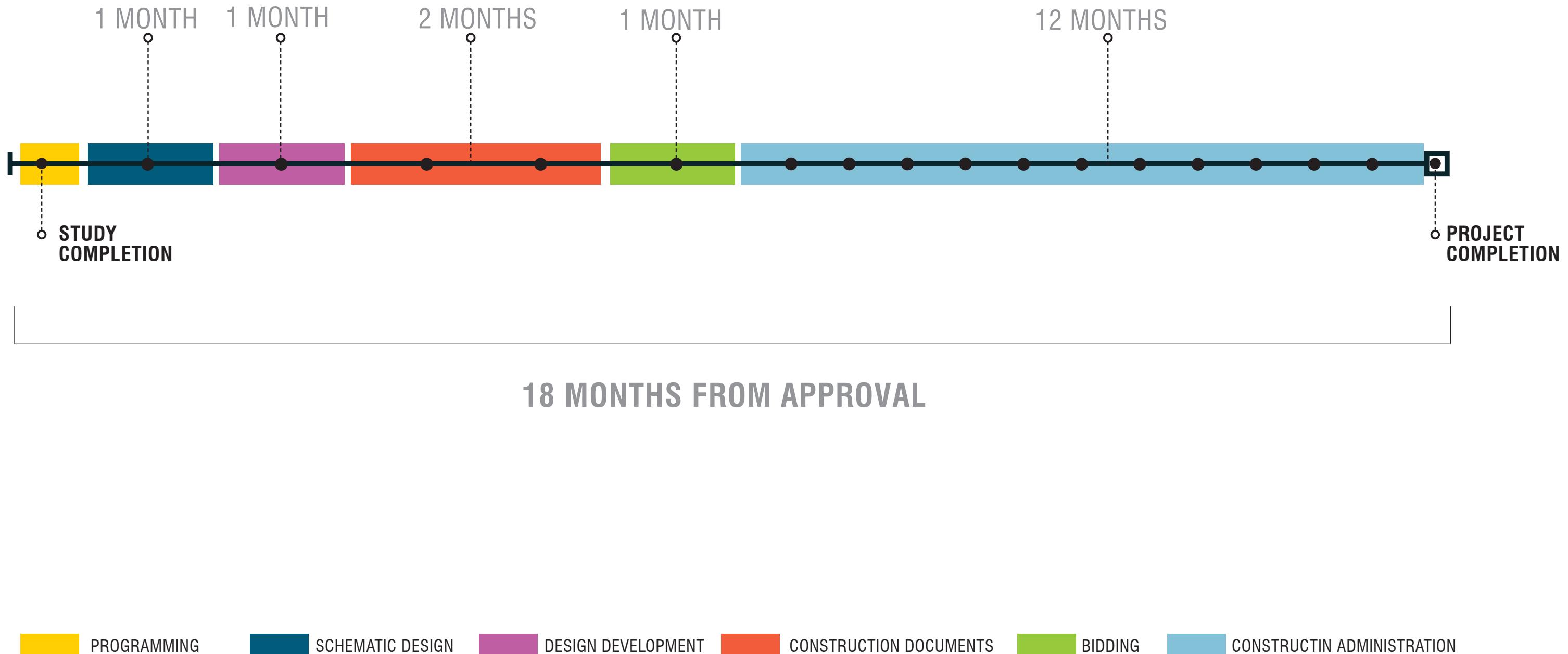
BUILDING RENOVATION & ADDITION



PROJECT CHECKLIST

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Tentative Timeline



Probable Cost

SCHUYLKILL TOWNSHIP		Budget
ADMINISTRATION & POLICE BUILDING		
NEW CONSTRUCTION (INCLUDES SITWORK)		\$1,394,000
RENOVATION		\$2,160,700
HISTORIC BUILDING		
RENOVATION		\$372,000
ROADS DEPARTMENT BUILDING		
NEW CONSTRUCTION (INCLUDES SITWORK)		\$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