



KIMMEL BOGRETTE  
Architecture + Site

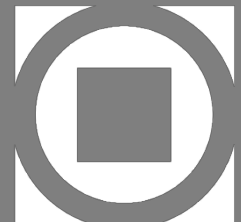
# New Municipal Campus January 16, 2024





# THE PLANNING PROCESS

- Ongoing Discussions regarding the need for an updated municipal campus to solve the challenges that Administration, Public Works, & Police face each day.
- Conducted In-house surveys with staff regarding the challenges with existing facilities ranging from workplace environment to safety/security
- Fall of 2022, led open house tours of existing facilities (November 5<sup>th</sup>, 10<sup>th</sup>, and 14<sup>th</sup>)



# THE PLANNING PROCESS



## RESIDENT SURVEY

Given role of Township workers and the public funding of facilities, do you believe that the facilities should match what similar workers would have in the private sector?

They deserve the same quality facilities

83.33%

16.67%

Because the taxpayers fund the facilities, they should have lower quality facilities



## RESIDENT SURVEY

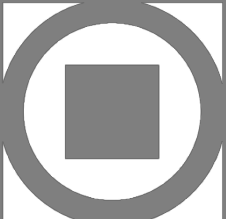
As a resident of Manheim Township do you take pride in the community and the amenities that the Township provides such as Overlook Park and the Library?

YES

91.67%

8.33%

NO



# THE PLANNING PROCESS

## RESIDENT SURVEY

Would you support improvement and or replacement of substandard facilities to improve safety and conditions for our Police and Municipal workers?

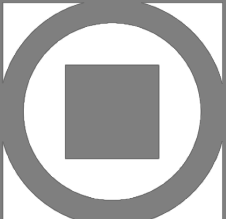
**YES**

**91.67%**

**0%**

**NO**

**8.33%** - Would need more information to decide.



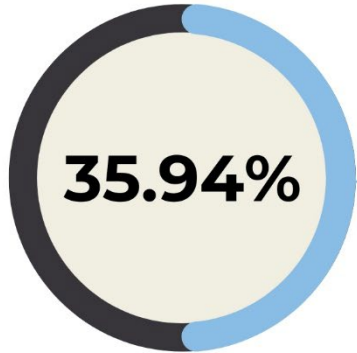


# THE PLANNING PROCESS



## STAFF SURVEY

How would you rate the overall quality of your work environment?



64 total participants

35.94% (23 votes) of staff feel the facility/space makes their work a challenge.

6.25% (4 votes) of staff feel the facility/space supports their job

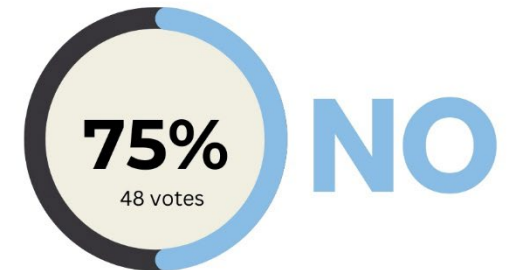


## STAFF SURVEY



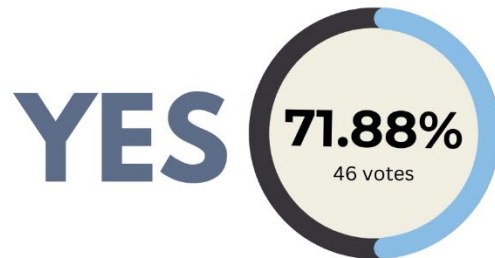
## STAFF SURVEY

Do you feel that the facilities are in keeping with the professionalism of you and your co-workers and your important jobs in support of the residents of Manheim Township?



64 total participants

Do you have safety concerns at your work environment?



64 total participants





KIMMEL BOGRETTE

A r c h i t e c t u r e + S i t e



- **DESIGN PROFESSIONAL OF MANHEIM TOWNSHIP LIBRARY**
- **EXTENSIVE DESIGN WORK FOR LOCAL GOVERNMENTS THROUGHOUT PA**
- **SEVERAL PROJECTS FOR LOCAL GOVERNMENT IN LANCASTER COUNTY**
- **RFP RECEIVED ON JUNE 7, 2022, FOR MASTER PLANNING OF NEW MUNICIPAL CAMPUS AT A COST OF \$39,500**



# MASTERCONCEPT PLAN APPROACH

- PHASE 1 – THE MISSION
- PHASE 2 – INTELLIGENCE
- PHASE 3 – PROGRAMMING
- PHASE 4 – SOLUTIONS
- PHASE 5 – COST UPDATES

## Phase 4: Site Plans, Floor Plans & 3-D Renderings

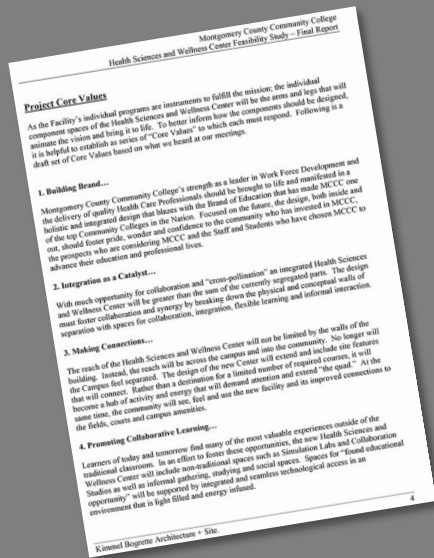
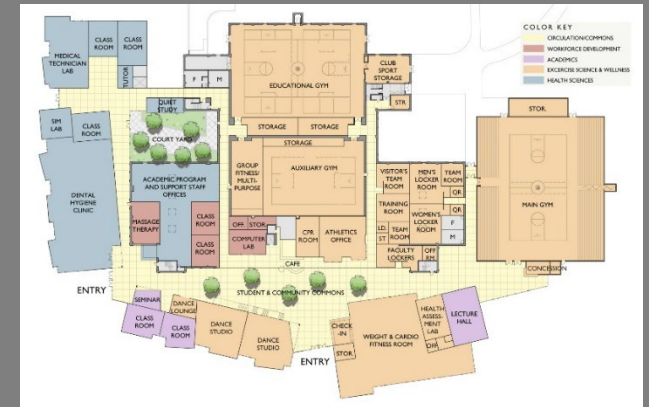


Photo 5 - Existing Hot Water Finned Tube Radiation



Photo 6 - Existing Heating Hot Water Circulating Pumps

[illegible]

## Phase 2: Detailed Analysis of Constraints & Variables

## Phase 3: Programming

[illegible]

## Phase 5: A Detailed Cost Estimate

## Phase 1: Project Mission Statement

# BUILDING PROGRAMS

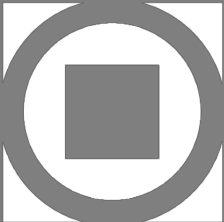
Public Area	14,262 SF
Administration Area	19,033 SF
Police Area	49,418 SF
Fire/EMT Area	12,388 SF

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Municipal Building Total	95,101 SF
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Optional Future Growth	
Police	6,477 SF
Administration	3,400 SF

Public Works Facility	66,299 SF
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# EXISTING MUNICIPAL & PARK SITE





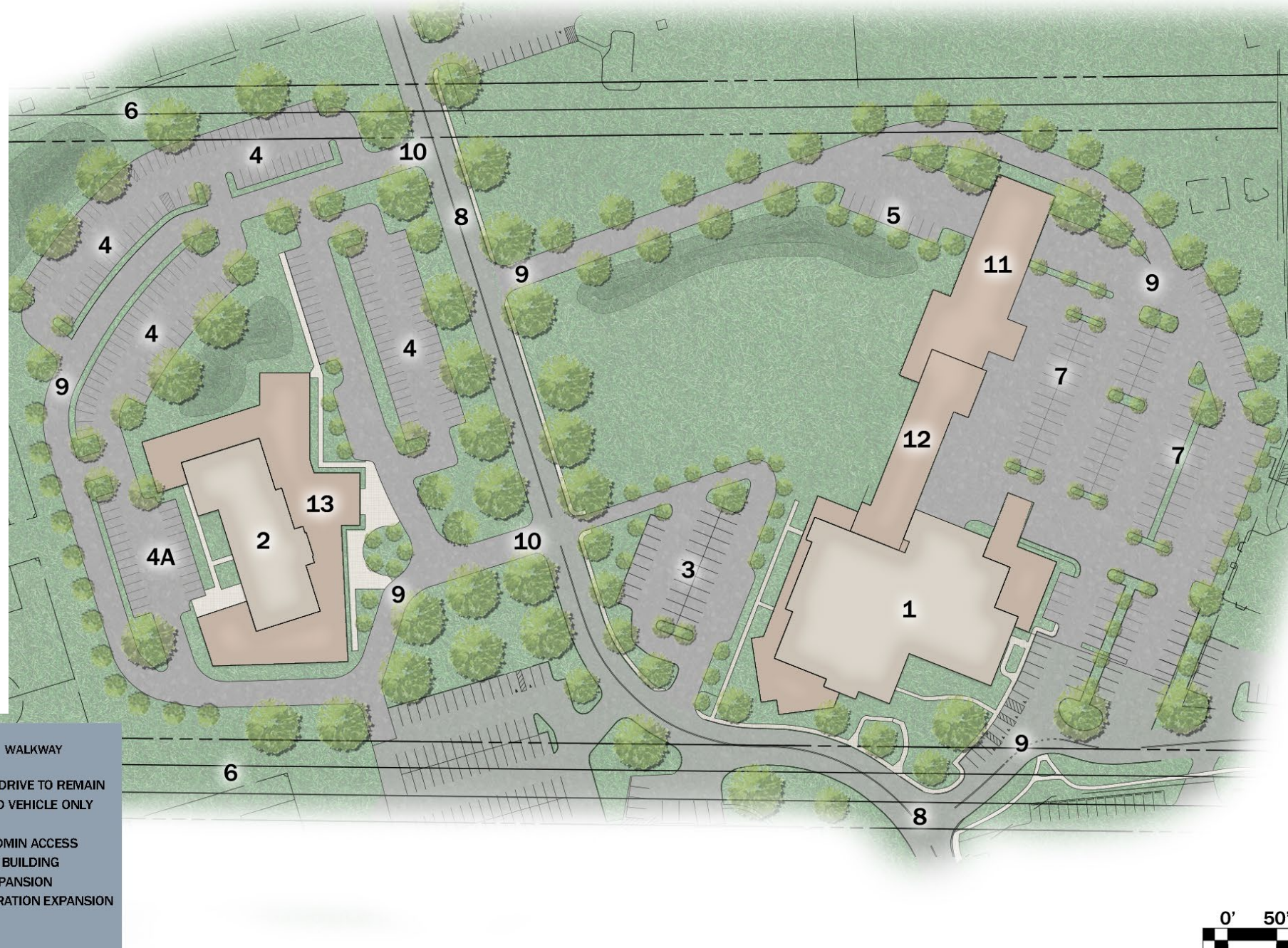
# Existing Site Renovation & Expansion





# Site Challenges

1. No room for Future Expansion of PW
2. No Room for Future Growth
3. Logistical challenges to operate during construction
4. Existing Buildings have exceeded their life expectancy
5. Existing Buildings are not well suited for renovations needed to accommodate the required programs





# Proposed New Site Reconfiguration



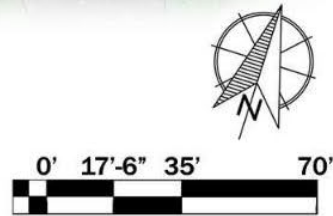


# PLAN KEY

PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	



FIRST FLOOR PLAN



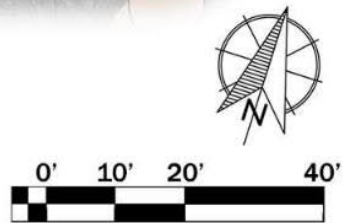




FIRST FLOOR PLAN - ADMIN



**PLAN KEY**

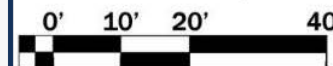
PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	







PUBLIC		POLICE
TOWNSHIP		FIRE/ EMS
ADMINISTRATION		MECHANICAL





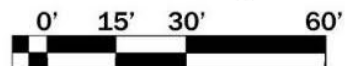
FIRE/EMS



FIRST FLOOR PLAN - POLICE DEPT

**PLAN KEY**

PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	





**FIRE/EMS**

### PLAN KEY

PUBLIC

TOWNSHIP

## ADMINISTRATION

 POLICE

**FIRE/ EMS**

**MECHANICAL**



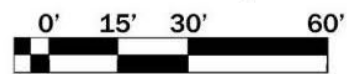
FIRE/EMS



# FIRST FLOOR PLAN - POLICE DEPT

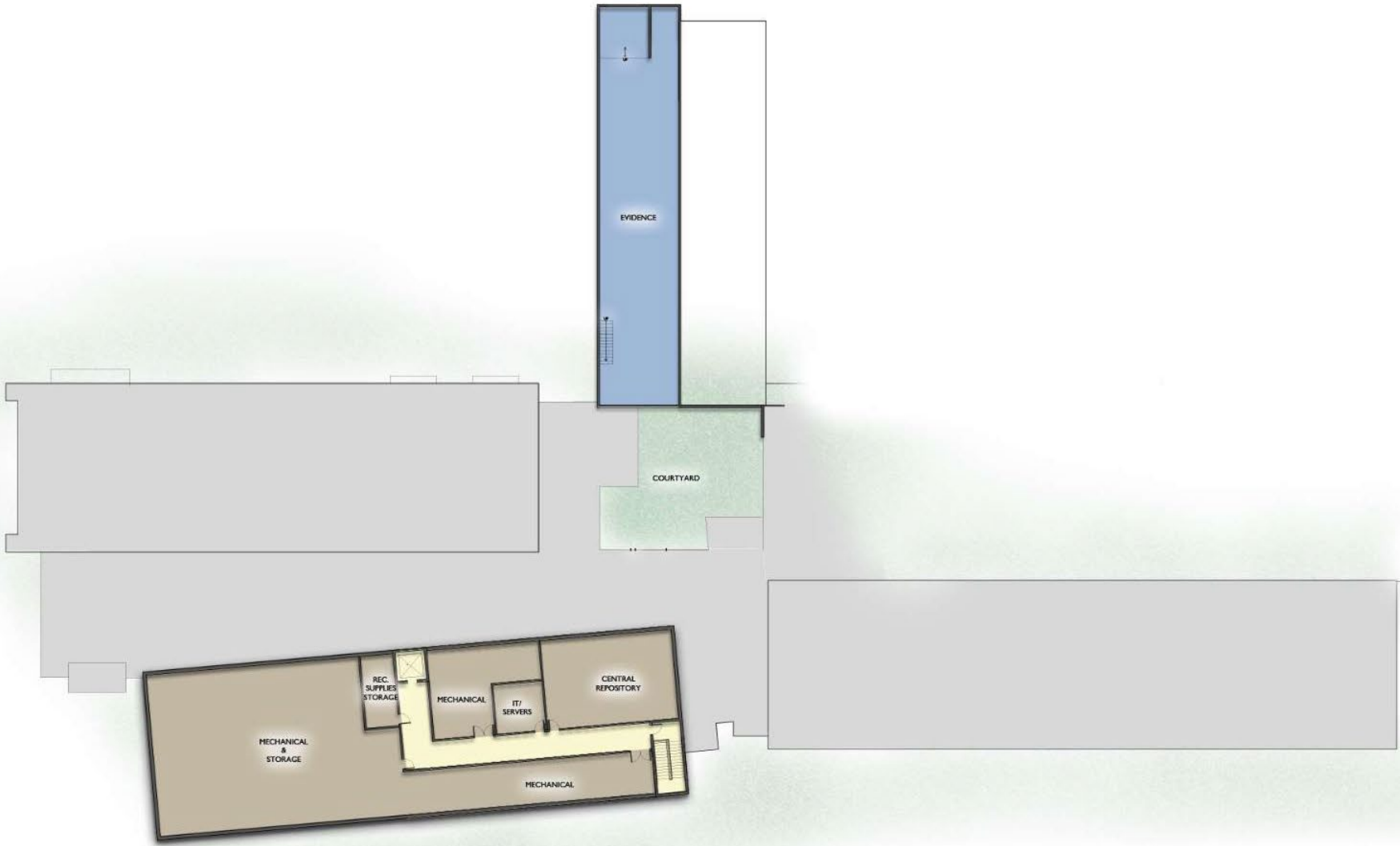
## PLAN KEY

PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	



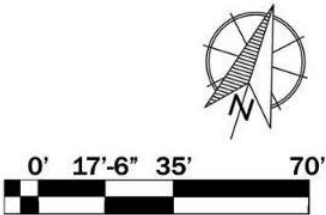


TOWNSHIP ADMINISTRATION



**PLAN KEY**

PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	





PLAN KEY

PUBLIC

TOWNSHIP

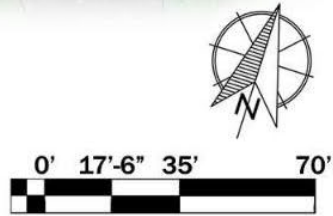
ADMINISTRATION

POLICE

FIRE/ EMS

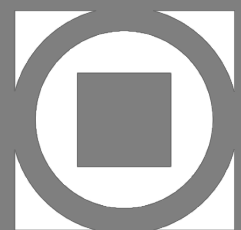
MECHANICAL

FIRST FLOOR PLAN





# MANHEIM TOWNSHIP LIBRARY AESTHETICS





# MANHEIM TOWNSHIP LIBRARY AESTHETICS











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# Existing Site Renovation & Expansion





# COST SUMMARY

Total Building & Site Construction		\$39,900,215
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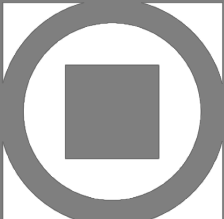
Phasing, Extended Construction Duration & Temporary Workspace, etc.		\$3,000,000
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Total FF&E Costs	\$1,400,000	\$1,965,000
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Total Soft Costs	\$2,900,000	\$2,900.000
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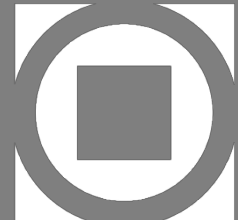
Total Cost	\$47,200,215	\$47,765,215
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# COST SUMMARY DETAILS

	Area S.F. RENO	Area S.F. NEW	Cost/S.F. RENO	Cost / S.F. NEW	Total
<b>Administration</b>					
Township Administration	13,000	18,800	\$315	\$440	\$12,367,000
New Skin/Façade					\$350,000
<b>Police</b>					
Police Operations	28,020	10,933	\$315	\$400	\$12,270,195
New Skin/Façade					\$2,000,000
<b>Fire</b>					
Fire Apparatus Bays	N/A	4,987	N/A	\$400	\$1,994,800
Fire Administration Operations	N/A	8,638	N/A	\$440	\$3,800,720
Basement Storage & Mechanical Areas		11,070		\$250	\$2,767,500
<b>Total Building Construction Costs</b>					<b>\$35,550,215</b>
<b>Site Work &amp; Landscaping</b>					
Site Work		Lump Sum			\$4,000,000
Landscape/Hardscape Allowance					\$350,000
<b>Total Site Work Costs</b>					<b>\$4,350,000</b>
<b>SUBTOTAL BUILDING AND SITE CONSTRUCTION</b>					<b>\$39,900,215</b>
Phasing and Extended Construction Schedule		Lump Sum			\$2,500,000
Temporary Workspace, Phone/IT		Lump Sum			\$500,000
<b>TOTAL BUILDING AND SITE CONSTRUCTION</b>					<b>\$42,900,215</b>
<b>Furniture, Fixtures &amp; Equipment Costs</b>					
Furniture, General (*excludes police specialty equipment)					\$900,000
Fitness Equipment					\$90,000
Technology (computer, phone, internet) Allowance					\$275,000
A/V (all departments and public meeting) Allowance					\$500,000
Building Security Cameras and Access Control (Allowance)					\$200,000
<b>TOTAL FF &amp; E COSTS</b>					<b>\$1,965,000</b>
<b>Soft Costs</b>					
Architectural, Civil, Structural & MEPFP Engineering Fees		Lump Sum			\$2,400,000
Testing & Inspections, Commissioning & Permit Costs		Lump Sum			\$500,000
<b>Total Soft Costs</b>					<b>\$2,900,000</b>
<b>TOTAL COST</b>					<b>\$47,765,215</b>
<b>Additional Allowances</b>					
Escalation 4% (Assume Early 2025 Start, Bldg + Site Only)		4%			\$1,596,009
Construction Contingency					\$1,995,011
					\$3,591,019





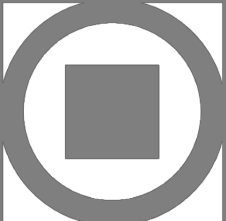
# Proposed New Site Reconfiguration





# COST SUMMARY

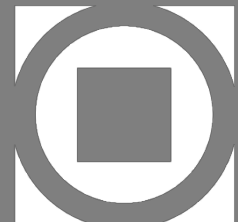
	<u>Low</u>	<u>High</u>
Total Building & Site Construction	\$36,726,820 \$402/S.F.	\$41,098,300 \$450/S.F.
Total FF&E Costs	\$1,400,000	\$1,965,000
Total Soft Costs	\$2,900,000	\$2,900.000
<hr/>		
Total Cost	\$41,026,820	\$45,963,300





# COST SUMMARY DETAILS

		Low		High		
	Area S.F.	Cost / S.F.	Total	Cost / S.F.	Total	
Administration						
Township Public Areas	15,332	\$400	\$6,132,800	\$460	\$7,052,720	
Township Administration Offices	16,548	\$390	\$6,453,720	\$425	\$7,032,900	
Police						
Police Operations	13,464	\$390	\$5,250,960	\$440	\$5,924,160	
Police Lockers & Secure Operations	14,347	\$390	\$5,595,330	\$400	\$5,738,800	
Police Vehicle Bays/Sally Port	6,962	\$300	\$2,088,600	\$350	\$2,436,700	
Fire						
Fire Apparatus Bays	4,987	\$320	\$1,595,840	\$400	\$1,994,800	
Fire Administration Operations	8,638	\$390	\$3,368,820	\$440	\$3,800,720	
Basement Storage & Mechanical Areas	11,070	\$225	\$2,490,750	\$250	\$2,767,500	
Total Building Square Footage	91,348	\$350.63		\$396		
Total Building Construction Costs			\$32,976,820		\$36,748,300	
Site Work & Landscaping						
Site Work	Lump Sum		\$3,500,000		\$4,000,000	
Landscape/Hardscape Allowance			\$250,000		\$350,000	
Total Site Work Costs			\$3,750,000		\$4,350,000	
TOTAL BUILDING AND SITE CONSTRUCTION			\$402	\$36,726,820	\$450	\$41,098,300
Furniture, Fixtures & Equipment Costs						
Furniture, General (*excludes police specialty equipment)			\$600,000		\$900,000	
Fitness Equipment			\$50,000		\$90,000	
Technology (computer, phone, internet) Allowance			\$200,000		\$275,000	
A/V (all departments and public meeting) Allowance			\$400,000		\$500,000	
Building Security Cameras and Access Control (Allowance)			\$150,000		\$200,000	
TOTAL FF & E COSTS			\$1,400,000		\$1,965,000	
Soft Costs						
Architectural, Civil, Structural & MEPFP Engineering Fees	Lump Sum		\$2,400,000		\$2,400,000	
Testing & Inspections, Commissioning & Permit Costs	Lump Sum		\$500,000		\$500,000	
Total Soft Costs			\$2,900,000		\$2,900,000	
TOTAL COST			\$41,026,820		\$45,963,300	
Additional Allowances						
Escalation 4% (Assume Early 2025 Start, Bldg + Site Only)	4%		\$1,469,073		\$1,643,932	
Construction Contingency		5%	\$1,836,341		\$2,054,915	
			\$3,305,414		\$3,698,847	
Additional Future Growth Space (Not in Original Base Building)						
Township Future Growth Space (Attic Unfinished)	6,000	\$200	\$1,200,000	\$250	\$1,500,000	
Police Future Growth Space (Attic Unfinished)	6,500	\$200	\$1,300,000	\$250	\$1,625,000	
			\$2,500,000		\$3,125,000	





# TIMELINE & FUNDING

THIS PROJECT IS A 75 YEAR INVESTMENT, REPRESENTS 1 YEAR GROSS TOWNSHIP BUDGET

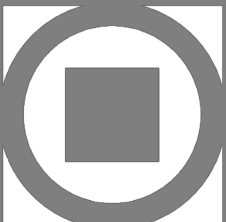
RACP FUNDING, KEYSTONE GRANTS & OTHER GRANTS

*TIMING (PROJECT SHOULD BE SHOVEL READY)*

- GET STARTED RIGHT AWAY, FALL BID 2024
- START FEBRUARY 15<sup>TH</sup>, MEASURED PACE COULD BE SPRING OF 2025 BID
- THAT TIMING ALIGNS WITH GRANT APPLICATION PROCESS

If the project is to proceed, monies will need to be made available for the Soft Costs associated with the project. Those costs include:

- a. Architectural, Civil, Structural, MEPFP Engineering Fees \$2,400,000
- b. Permit Costs (some portion of the line items for Testing, Inspections, Commissioning & Permit Costs) \$500,000



Monies for this portion of the project would require the BOC to re-open the 2024 Budget and allocate the noted funds be pulled from our Municipal Reserve.



# THANK YOU!



KIMMEL BOGRETTE

Architecture + Site

