

KIMMEL BOGRETTE
Architecture + Site

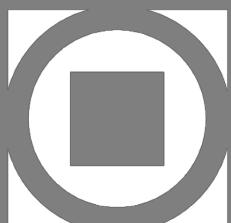
New Municipal Campus

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 5th, 10th, and 14th)



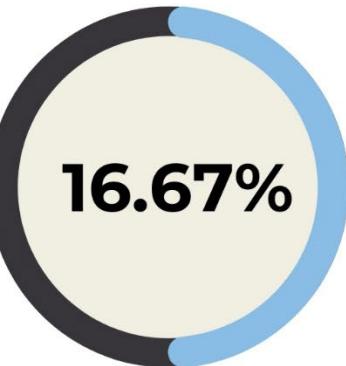
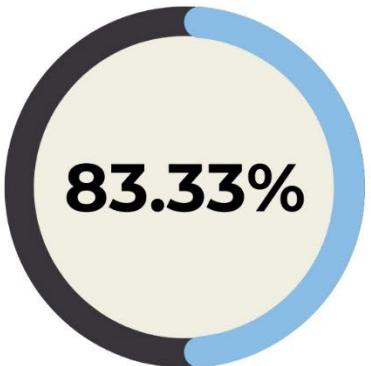
THE PLANNING PROCESS



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



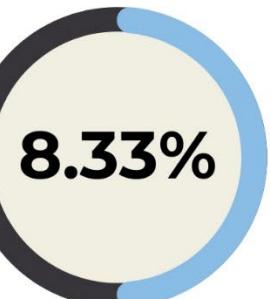
Because the taxpayers fund the facilities, they should have lower quality facilities



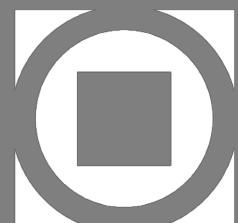
RESIDENT SURVEY

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



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?

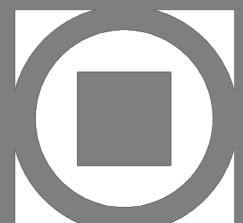
YES

91.67%

0%

NO

8.33% - Would need more information to decide.

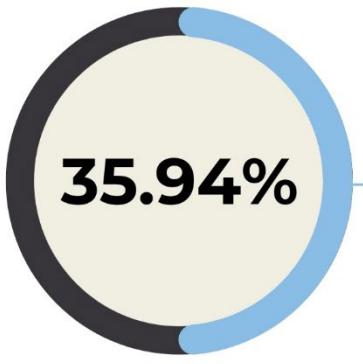


THE PLANNING PROCESS



STAFF SURVEY

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

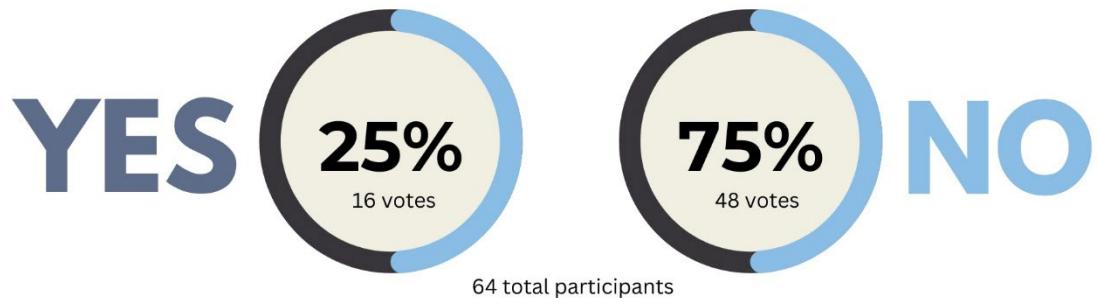


35.94% (23 votes) of staff feel the facility/space makes their work a challenge.

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

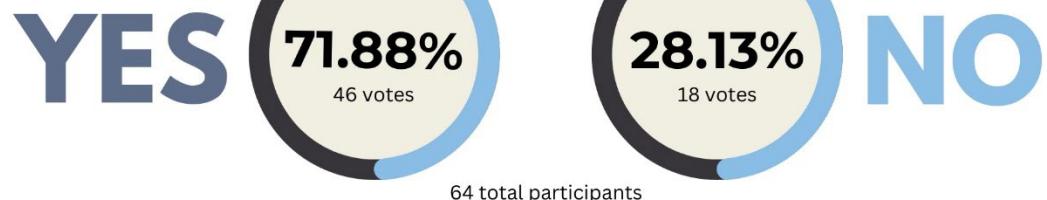
STAFF SURVEY

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?



STAFF SURVEY

Do you have safety concerns at your work environment?





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- 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

Montgomery County Community College
Health Sciences and Wellness Center Feasibility Study – Final Report

Values

individual programs as instruments to fulfill the mission; the individual and the mission of the Health Sciences and Wellness Center will be the tools and legs that will support its life. To better inform how the components should be designed, we will begin with a series of "Core Values" to which each must respond. Following is a list of values based on what we heard at our meetings:

team...
County Community College's strength as a leader in Work Force Development and of quality Health Care Professionals has brought to life and informed the integrated model that blazes with the Board of Education that made MCCC one integrated college. In the future, focused on the future, the design, both inside and outside, will reflect pride, wonder and confidence to the community that chose MCCC to their education and professional lives.

education as a Catalyst...
such opportunity for collaboration and "cross-pollination" as integrated Health Sciences Center will be greater than the sum of the currently segregated parts. The Health Sciences Center will be a catalyst for change by breaking down the physical and conceptual walls of separation with spaces for collaboration, integration, flexible learning and informal interaction.

making Connections...
reach of the Health Sciences and Wellness Center will not be limited by the size of the building. Instead, the reach will be across the campus and into the community at large. No longer will Campus feel isolated. The design of the new Center will extend and include site features such as a plaza. Rather than a separate building for a limited number of courses, if, at the time, the community will see, feel and use the new facility and its improved connections to fields, courts and campus amenities.

1. Promoting Collaborative Learning...

lators of today and tomorrow find many of the most valuable experiences outside of the traditional classroom. In an effort to foster these opportunities, the new Health Sciences and Wellness Center will include non-traditional spaces such as Small Group Labs and Collaborative Studios as well as informal gathering, studying and social spaces. Spaces "for focused educational opportunity" will be supported by integrated and seamless technological access in an environment that is light filled and energy infused.

Phase 1: Project Mission Statement



Photo 5 - Existing Hot Water Finned Tube Radiation



Photo 6. Bullock's Oriole (Icterus bullockii) female. (Courtesy of the Bureau of Land Management)

Phase 2: Detailed Analysis of Constraints & Variables

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

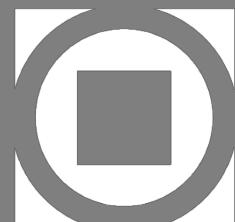


Phase 3: Programming

Phase 5: A Detailed Cost Estimate

BUILDING PROGRAMS

Public Area	14,262 SF
Administration Area	19,033 SF
Police Area	49,418 SF
Fire/EMT Area	12,388 SF
<hr/>	
Municipal Building Total	95,101 SF
Optional Future Growth	
Police	6,477 SF
Administration	3,400 SF
Public Works Facility	66,299 SF



EXISTING MUNICIPAL & PARK SITE

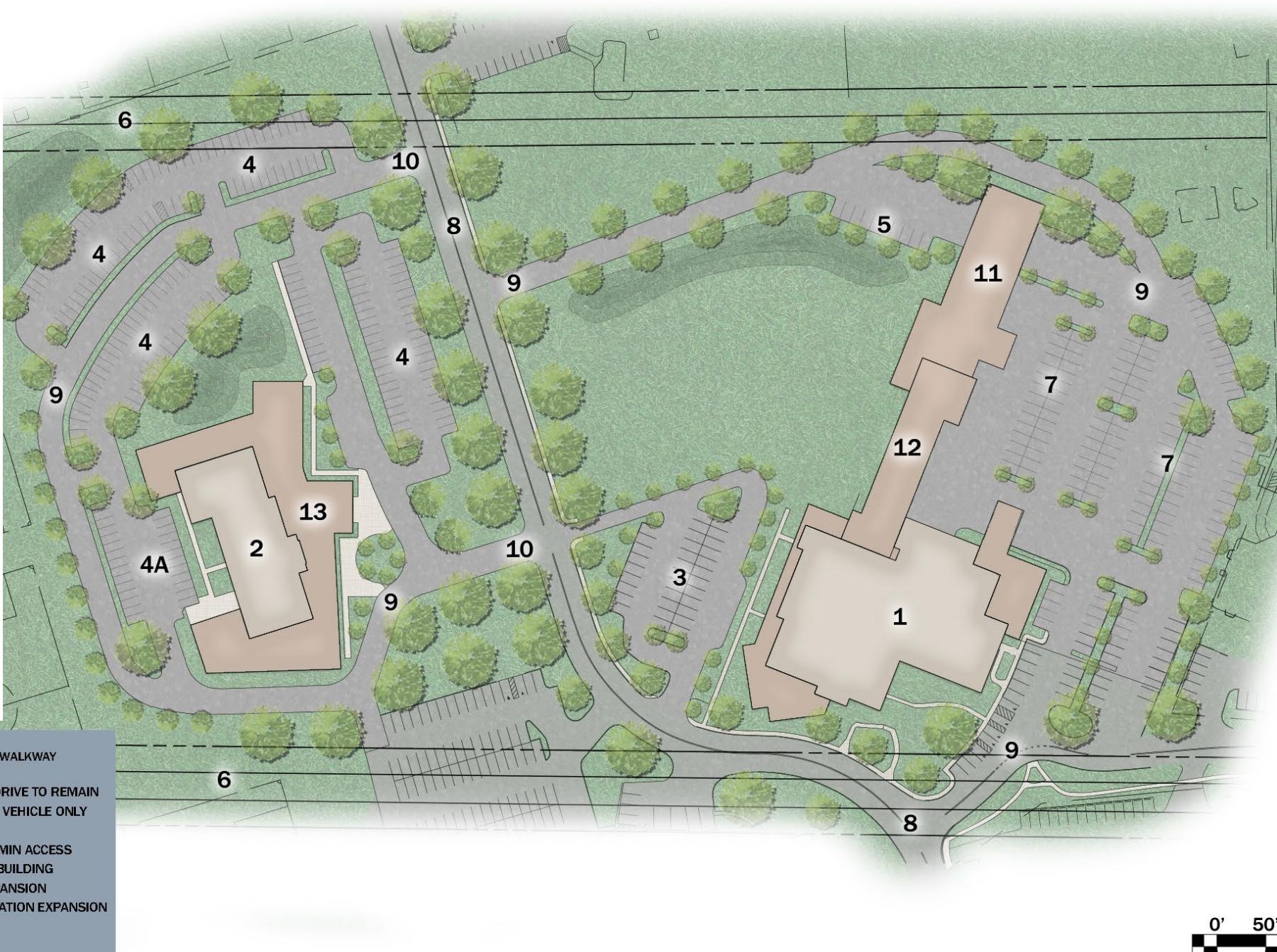
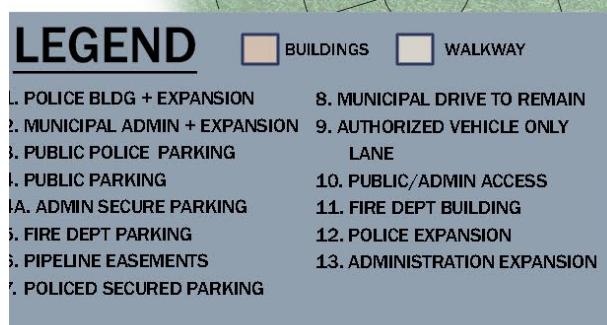


Existing Site Renovation & Expansion

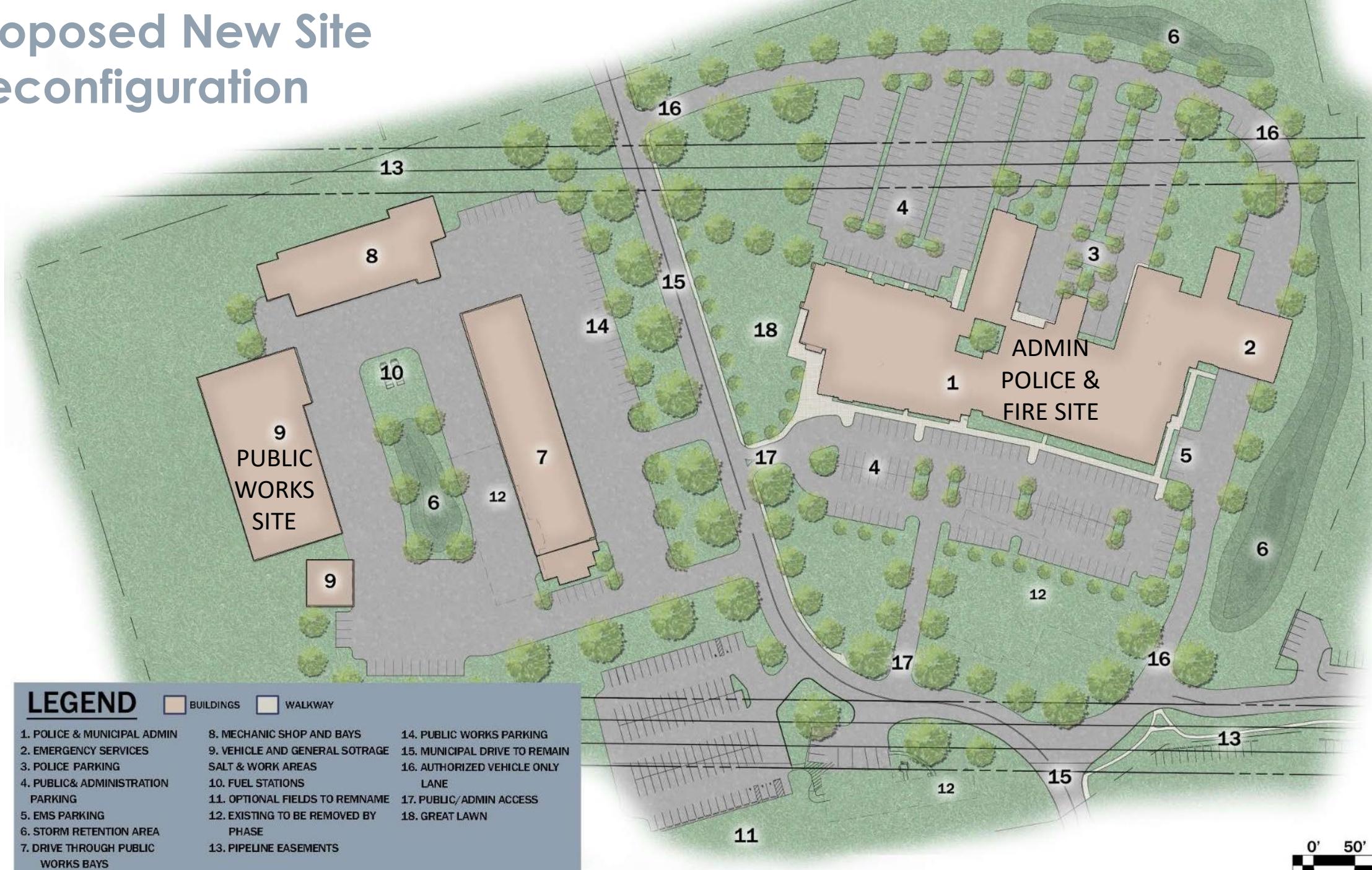


Site Challenges

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

1

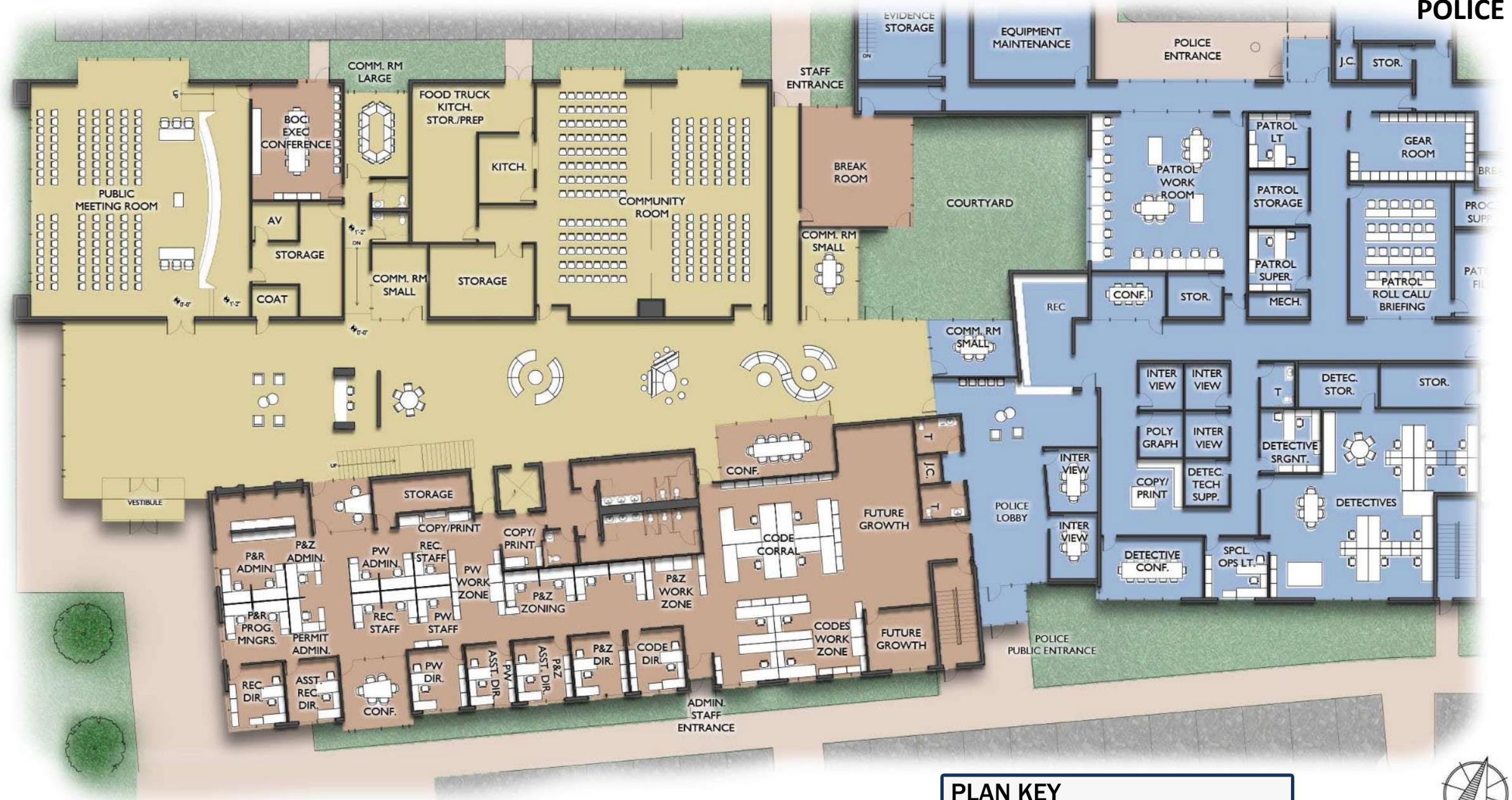
TOWNSHIP

FIRE/ EMS



FIRST FLOOR PLAN

0' 17'-6" 35' 70'



FIRST FLOOR PLAN - ADMIN



0' 10' 20' 40'



SECOND FLOOR PLAN - ADMIN

PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

POLICE
FIRE/ EMS
MECHANICAL

0' 10' 20' 40'



FIRE/EMS



FIRST FLOOR PLAN - POLICE DEPT

PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

■ POLICE
■ FIRE/ EMS
■ MECHANICAL

0' 15' 30' 60'



FIRE/EMS



PLAN KEY

PUBLIC	POLICE
TOWNSHIP	FIRE/ EMS
ADMINISTRATION	MECHANICAL

FIRE/EMS

FIRST FLOOR PLAN - POLICE DEPT



PLAN KEY

PUBLIC

TOWNSHIP

ADMINISTRATION

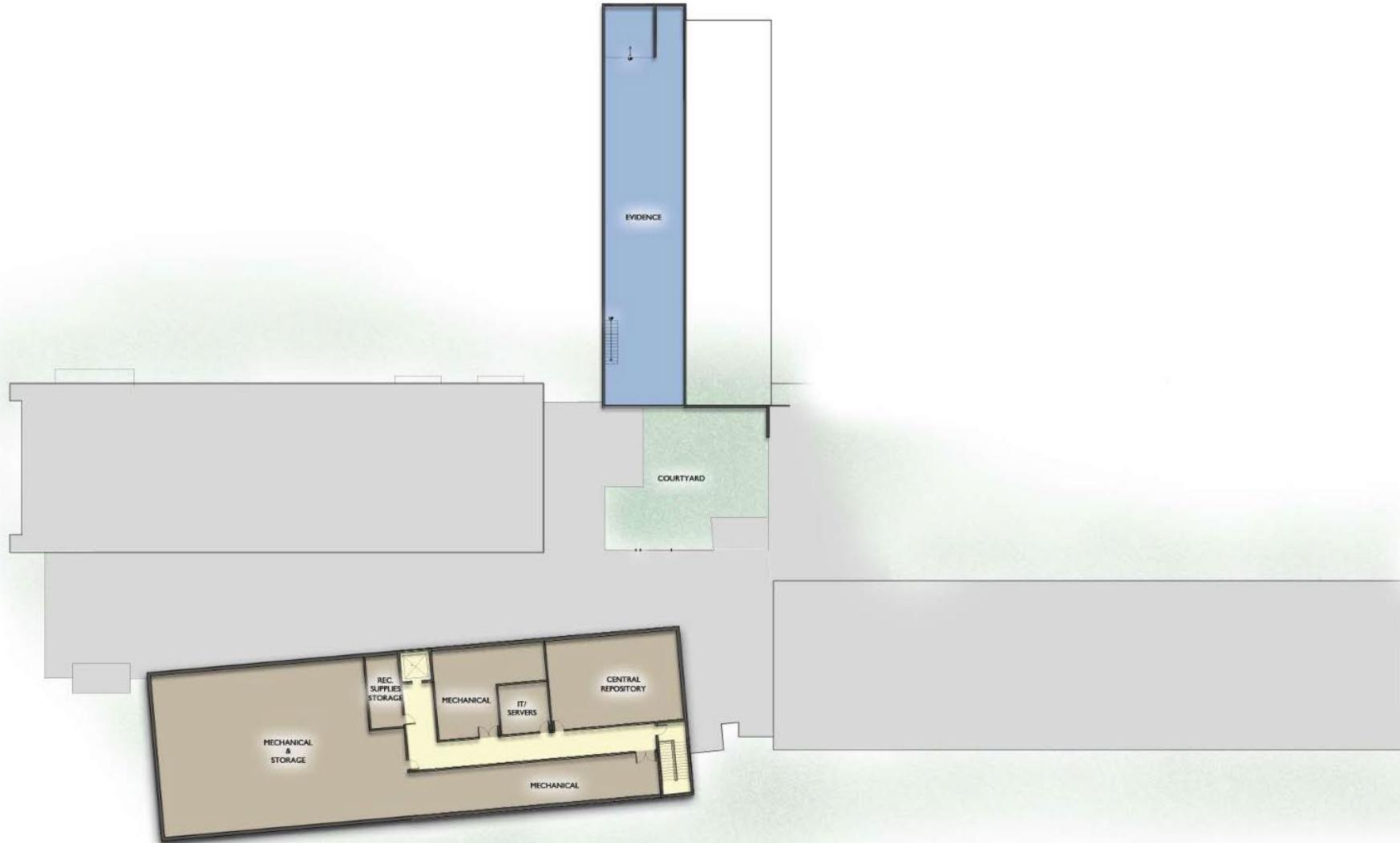
 POLICE

FIRE/ EMS

MECHANICAL



TOWNSHIP ADMINISTRATION



PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

POLICE
FIRE/ EMS
MECHANICAL

0' 17'-6" 35' 70'



PLAN KEY

PUBLIC

POLICE

MECHANICAL

TOWNSHIP

FIRE/ EMS

ADMINISTRATION

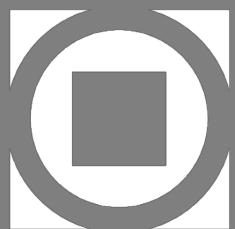
MECHANICAL



FIRST FLOOR PLAN

0' 17'-6" 35' 70'

MANHEIM TOWNSHIP LIBRARY AESTHETICS



MANHEIM TOWNSHIP LIBRARY AESTHETICS





Google



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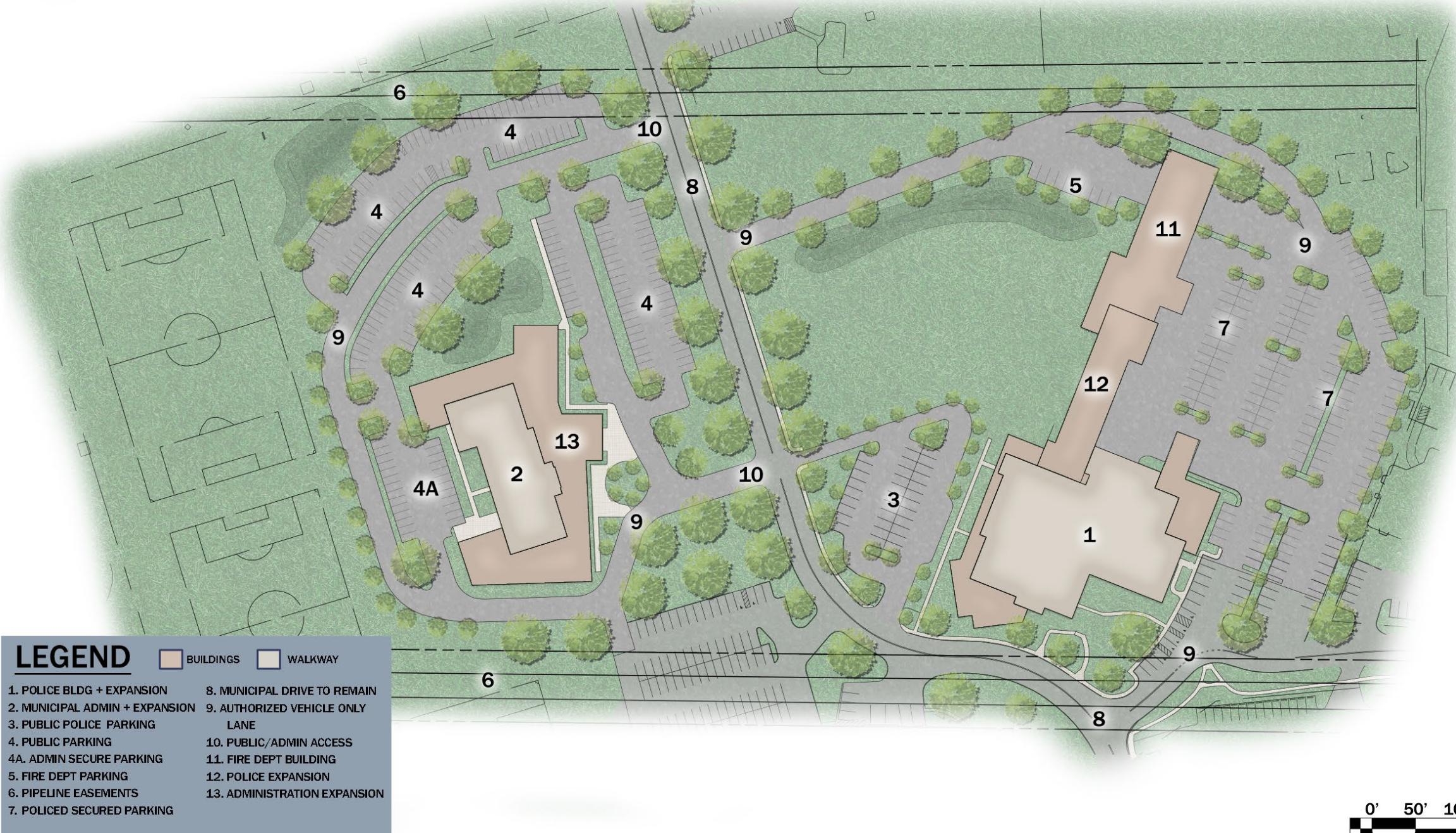




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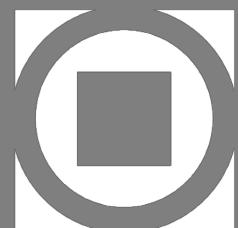
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Existing Site Renovation & Expansion



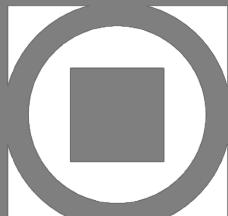
COST SUMMARY

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

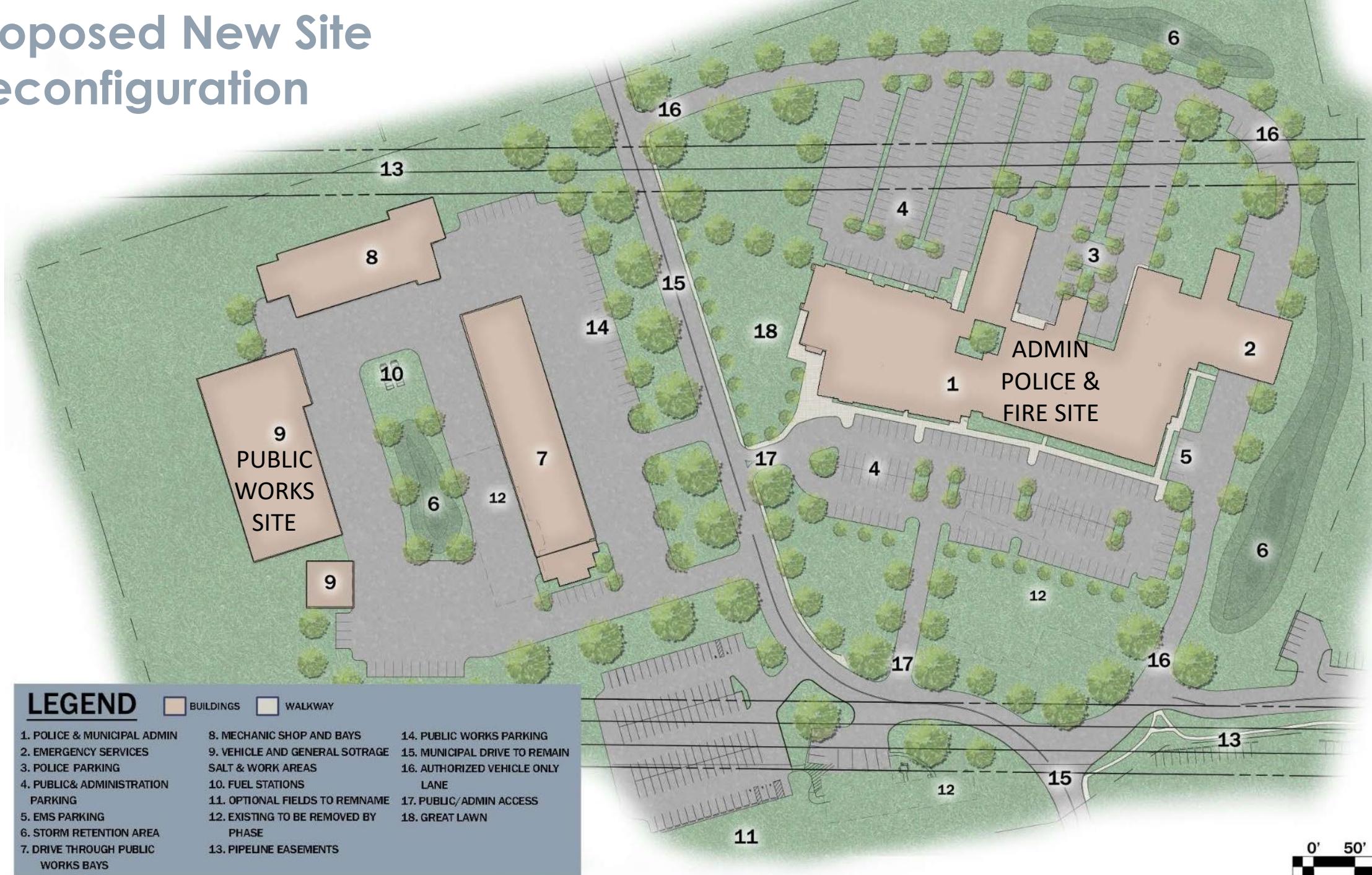


COST SUMMARY DETAILS

	Area S.F. RENO	Area S.F. NEW	Cost/S.F. RENO	Cost / S.F. NEW	Total
Administration					
Township Administration	13,000	18,800	\$315	\$440	\$12,367,000
New Skin/Façade					\$350,000
Police					
Police Operations	28,020	10,933	\$315	\$400	\$12,270,195
New Skin/Façade					\$2,000,000
Fire					
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
Total Building Construction Costs					\$35,550,215
Site Work & Landscaping					
Site Work		Lump Sum			\$4,000,000
Landscape/Hardscape Allowance					\$350,000
Total Site Work Costs					\$4,350,000
SUBTOTAL BUILDING AND SITE CONSTRUCTION					\$39,900,215
Phasing and Extended Construction Schedule		Lump Sum			\$2,500,000
Temporary Worspace, Phone/IT		Lump Sum			\$500,000
TOTAL BUILDING AND SITE CONSTRUCTION					\$42,900,215
Furniture, Fixtures & Equipment Costs					
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
TOTAL FF & E COSTS					\$1,965,000
Soft Costs					
Architectural, Civil, Structural & MEPFP Engineering Fees		Lump Sum			\$2,400,000
Testing & Inspections, Commissioning & Permit Costs		Lump Sum			\$500,000
Total Soft Costs					\$2,900,000
TOTAL COST					\$47,765,215
Additional Allowances					
Escalation 4% (Assume Early 2025 Start, Bldg + Site Only)		4%			\$1,596,009
Construction Contingency					\$1,995,011
					\$3,591,019

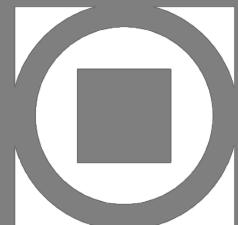


Proposed New Site Reconfiguration



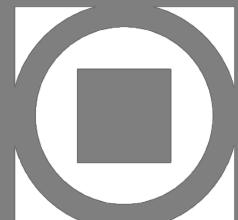
COST SUMMARY

	<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

	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 (<i>excludes police specialty equipment</i>)			\$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

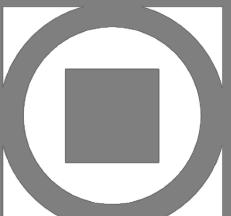
RACP FUNDING, KEYSTONE GRANTS & OTHER GRANTS

TIMING (*PROJECT SHOULD BE SHOVEL READY*)

- GET STARTED RIGHT AWAY, FALL BID 2024
- START FEBRUARY 15TH, 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!



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