



KIMMEL BOGRETTE
Architecture + Site

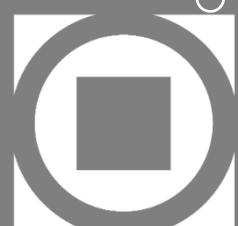
New Municipal Campus

February 18, 2025



THE PLANNING PROCESS

- **February 2023:** Initial Mtg. w/Commissioners
- **March – June 2023:** Programming Mtgs.
- **November 2023:** Twp. Led Open Houses
- **November 2023:** Initial Concept Plans
 - New Public Works, Police, Admin., & Fire
- **January 2024:** Updated Concept Plans
 - Addition & Renovation to existing buildings
- **August-December 2024:** Revised Planning Continued
 - Renovate existing Admin. Building, Stand alone Police, and Buch Avenue PW renovation



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



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

Project Core Values
As the Facility's individual programs are instruments to fulfill the mission; the individual components of the Health Sciences and Wellness Center will be the arms and legs that will animate the vision and bring it to life. To better understand how the components should be designed, it is helpful to consider an series of "Core Values" to which each must respond. Following is a draft set of Core Values based on what we heard at our meetings:

1. Building Brand...
Montgomery County Community College's strength as a leader in Work Force Development and the designation of quality Health Care Professionals should be brought to life and manifested in a facility and integrated into what blends with the Board of Education that made MCCC one of the top Community Colleges in the Nation. Based on the vision, the design, the design, the design, not, should we pride, wonder and reverence to the community who has invested in MCCC, the programs who are considered MCCC and the Staff and Students who have chosen MCCC to advance their education and professional lives.

2. Integration as a Catalyst...
With much opportunity for collaboration and "cross-pollination" an integrated Health Sciences and Wellness Center will be greater than the sum of the community segregated parts. The design must foster collaboration and synergy by breaking down the physical and conceptual walls of separation with space for collaboration, integration, flexible learning and informal interaction.

3. Making Connections...
The reach of the Health Sciences and Wellness Center will not be limited by the walls of the building. Instead, the center will be across the campus and beyond and include site features that will connect. Rather than a destination for a limited number of required courses, it will become a hub of activity where you will demand attention and extend "the visit". At the same time, the community will see, feel and use the new facility and its improved connections to the fields, courts and campus amenities.

4. Promoting Collaborative Learning...
Learning of today and tomorrow find many of the most valuable experiences outside of the traditional classroom. In an effort to foster these experiences, the new Health Sciences and Wellness Center will include non-traditional spaces such as Simulation Labs and Collaboration Spaces as informal gathering, studying and social spaces. Spaces for "found educational opportunity" will be supported by integrated and versatile technological access in an environment that is light filled and energy infused.

A photograph showing four large cylindrical hot water radiators standing on a grassy lawn. Each radiator is surrounded by a red dashed circle, indicating its footprint. A black vertical pipe is positioned between the first two radiators. The radiators are light-colored with a ribbed or finned surface. The background shows a brick wall and some bushes.

Photo 5 - Existing Hot Water Finned Tube Radiation

A photograph of an industrial mechanical room containing large-scale piping and pumping equipment. On the left, a vertical pipe with a valve is connected to a horizontal pipe. A large blue electric motor is mounted on a pump unit. The room has a concrete floor and white walls. A red ladder is visible on the right side. A yellow timestamp in the bottom right corner reads "2010/08/23".

Photo 6 - Existing Heating Hot Water Circulating Pumps

Phase 2: Detailed Analysis of Constraints & Variables

Phase 3: Programming

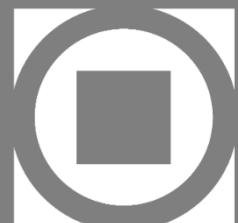
PROGRAM REPORT										
Room Name	Building #	Facility Use Quantity	Facility Use Quantity	Program Use #	Program Validation Quantity	Program Validation Status	Program Total #	Adjusted Program Total #	Remarks	Adjusted
PUBLIC SPACES										
lobby	702	1	700	700	2	1,300	2,402	2,000	2,000	2,000
Concierge	0	1	200	200	0	0	0	0	0	0
Concierge	0	2	200	400	5	600	1,200	1,200	1,200	1,200
Total Public Space	828			1,302	2	3,900	3,902	3,900		
Room Name	Building #	Facility Use Quantity	Facility Use Quantity	Program Use #	Program Validation Quantity	Program Validation Status	Program Total #	Adjusted Program Total #	Remarks	Adjusted
ATHLETICS OFFICES										
Director of Fitness	100	1	100	100	1	100	100	100	100	100
Assistant Director Of Fitness	0	1	100	100	1	100	100	100	100	100
Fit 4 Fun (Team Coached)	0	5	120	600	5	200	400	400	400	400
Fit 4 Fun (Team Uncoached)	0	1	120	120	0	0	0	0	0	0
Fit 4 Fun (Team Uncoached)	0	1	120	120	0	0	0	0	0	0
Media Room	0	1	500	500	0	0	0	0	0	0
Media Room (2nd Floor)	0	0	0	0	1	100	300	300	300	300
Media Room (2nd Floor)	0	0	0	0	1	100	300	300	300	300
Other (1st Floor - Fitness Center)	0	1	500	500	1	200	700	700	700	700
Other (1st Floor - Fitness Center)	0	1	500	500	1	200	700	700	700	700
Other (1st Floor - Fitness Center)	0	1	500	500	1	200	700	700	700	700
Other (1st Floor - Fitness Center)	0	1	500	500	1	200	700	700	700	700
Total Athletics Space	471			2,082	1	8,100	8,100	8,100		
Room Name	Building #	Facility Use Quantity	Facility Use Quantity	Program Use #	Program Validation Quantity	Program Validation Status	Program Total #	Adjusted Program Total #	Remarks	Adjusted
GYMNASIUMS										
Total Gym Building SF		71,040		1,100		1,100	1,100	1,100		
TOTAL ADDITION REQUIRED										
TOTAL ADDITION PER RFP		14,000		GAP	-2,977	GAP	-4,708	-4,451	BALANCE OF PROGRAM SPACE THAT DOES NOT FIT IN ALLOCATION	

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
Optional Future Growth	
Police	6,477 SF
Administration	3,400 SF
Public Works Facility	66,299 SF



EXISTING MUNICIPAL & PARK SITE



Construct All New Admin., Police, Fire, & PW

November 2023



0' 50' 100' 200'





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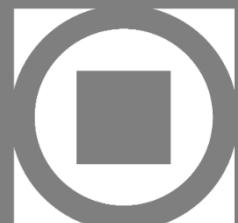
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Cost Summary – Construct All New Admin., Police, & Fire Facility

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

Police, Fire, & Admin. = 91,000 s.f.

Note: Public Works is not included in cost above



Renovate & Expand Existing Admin. & Police, Add New Fire Station

January 2024

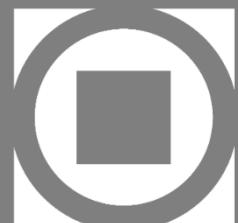


Cost Summary – Renovate & Expand Existing Administration & Police, add New Fire Station

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
Land Acquisition for Public Works	\$2,000,000	\$2,500,000
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Total Cost	\$49,200,215	\$50,265,215
Police & Fire = 63,648 s.f.		
Administration = 31,800 s.f.		

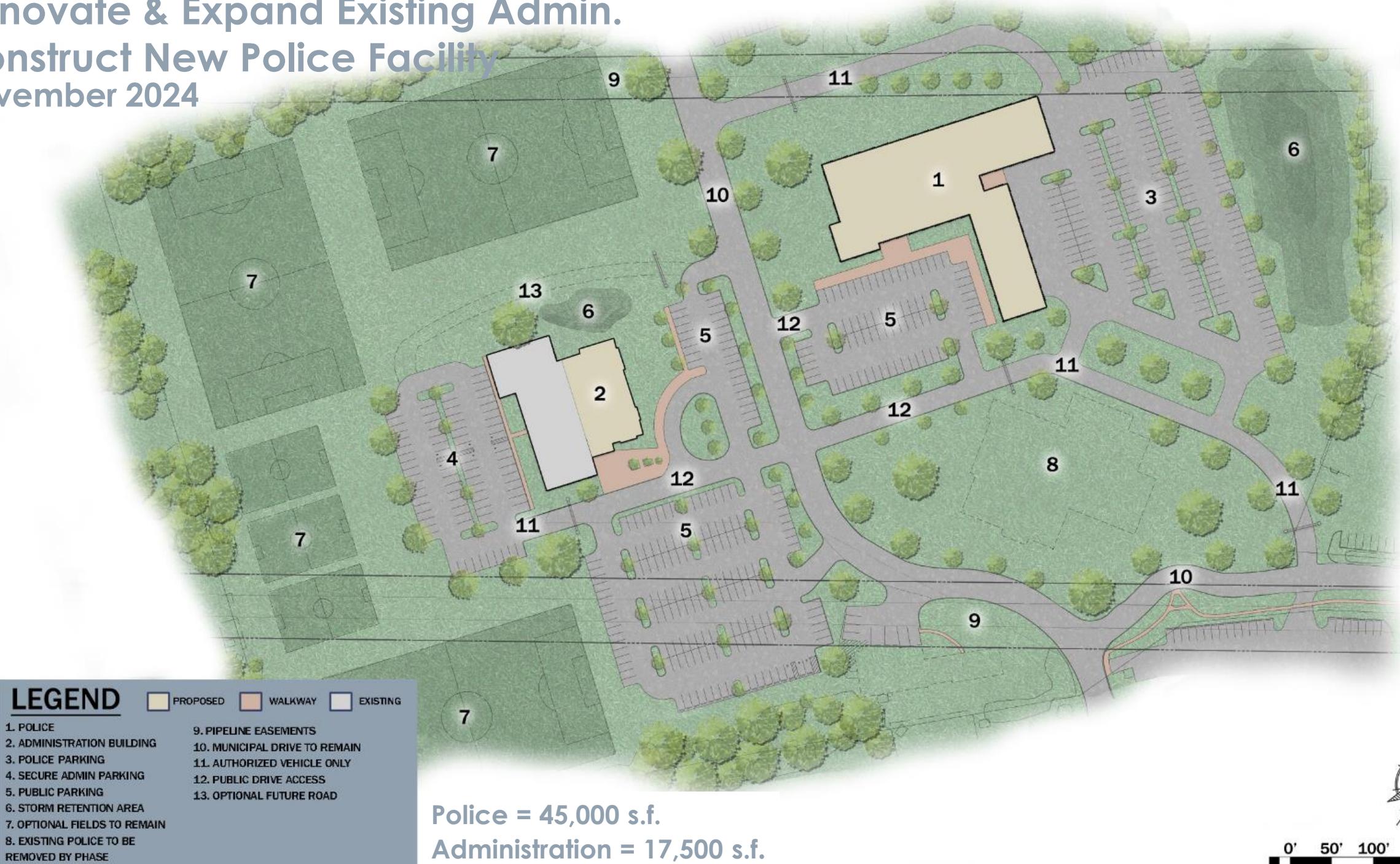
Additional Issues/Concerns with Renovation

1. Cost of Time and continued inflation
2. Logistical challenges to operate during construction
3. Existing Buildings not well suited for renovations to accommodate programs



Renovate & Expand Existing Admin. Construct New Police Facility

November 2024



Existing Administration Renovation & Expansion

17,500 s.f. Total

11,200 s.f. Existing

6,500 s.f. New





New Police Facility
45,000 s.f.

Cost Summary – Renovate & Expand Existing Administration, Construct New Police Facility

	<u>Low</u>	<u>High</u>
Building/Site New Police Facility	\$21,375,000	\$24,750,000
Building/Site Reno/Expand Exist. Admin.	\$6,000,000	\$6,500,000
Total FF&E Costs	\$1,800,000	\$2,000,000
Total Soft Costs	\$2,500,000	\$2,900,000
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Total Cost	\$31,675,000	\$36,150,000

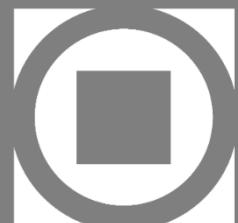
Admin. Renovation/Expansion = 17,500 s.f.

New Police Facility = 45,000 s.f.

Note: Public Works/Fire is not included in cost above

Additional Issues/Concerns with Renovation

- 1. Cost of Time and continued inflation**
- 2. Logistical challenges to operate during construction**

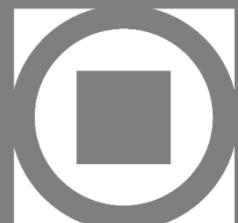


Cost Summary Comparison

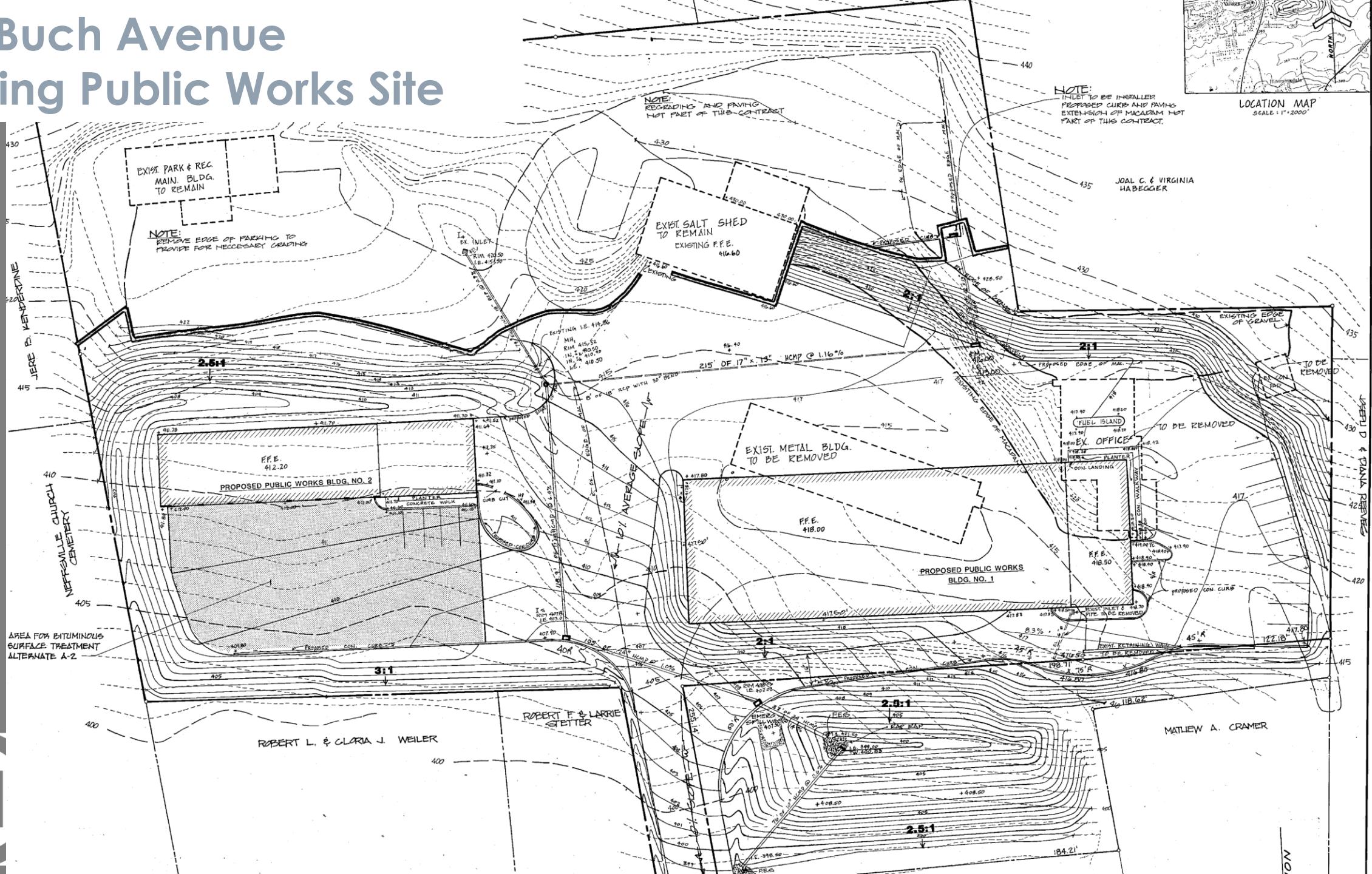
Total Cost **\$41,026,820** to **\$45,963,300**

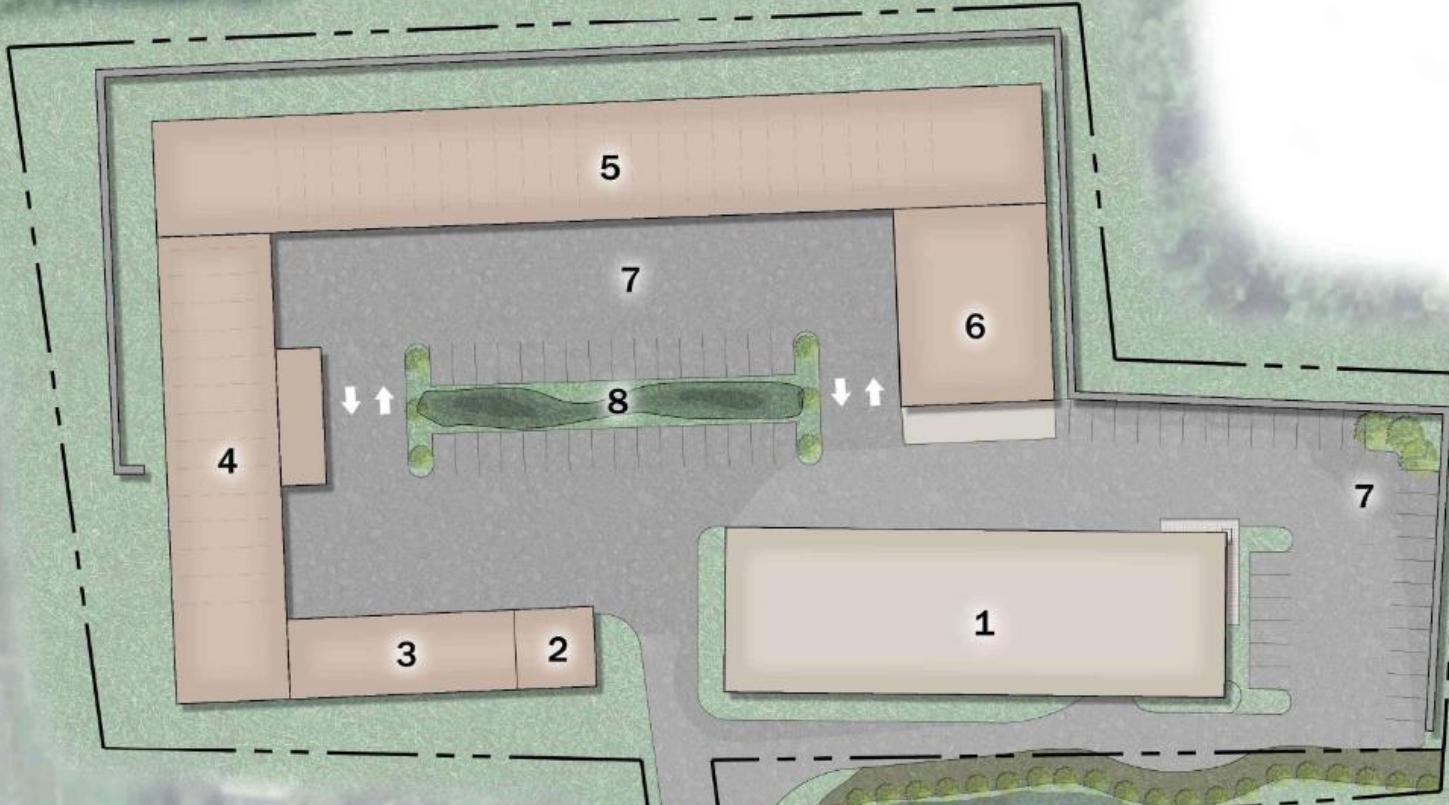
Total Cost **\$49,200,215** to **\$50,265,215**

Total Cost **\$31,675,000** to **\$36,150,000**



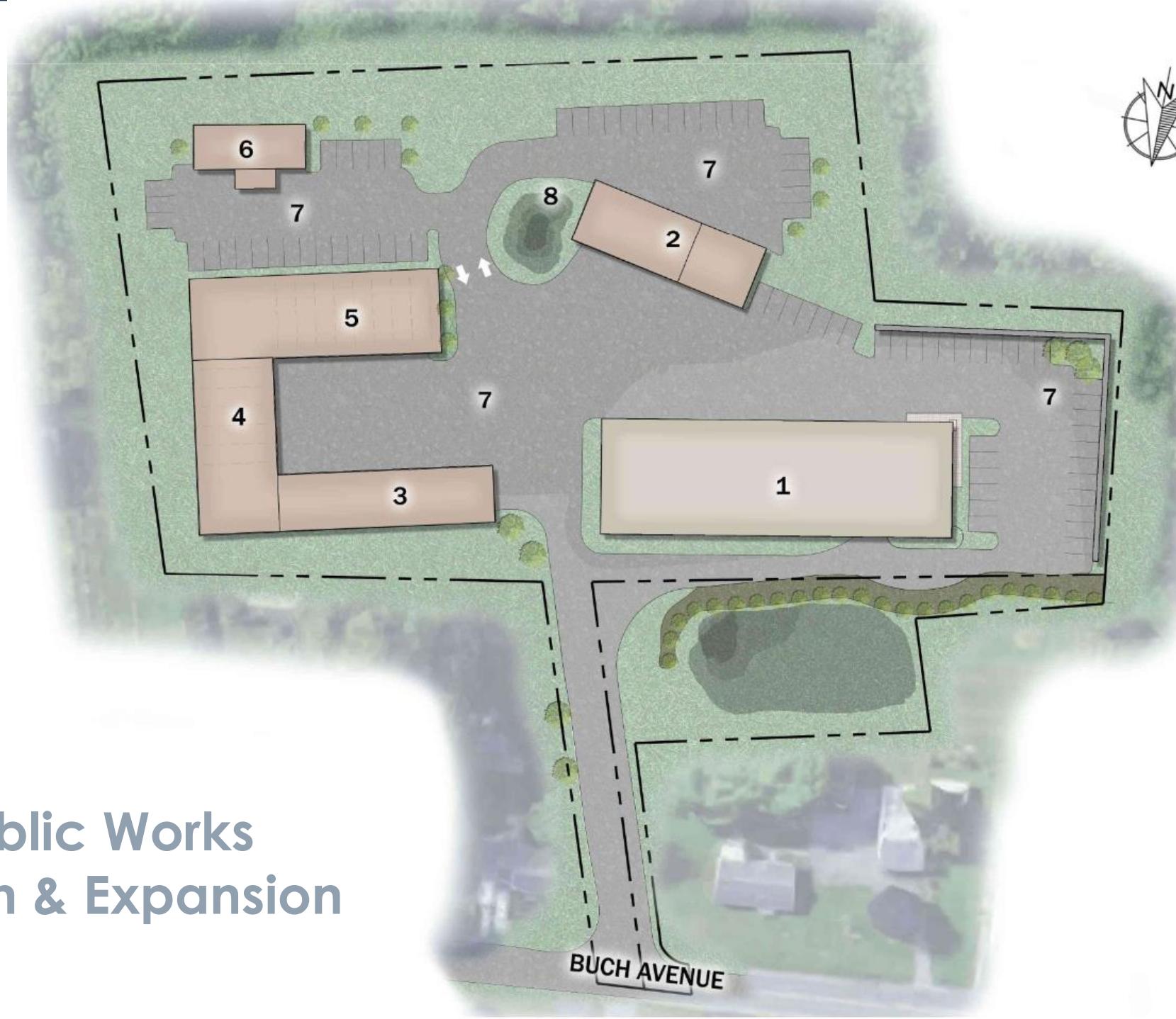
100 Buch Avenue Existing Public Works Site





LEGEND	
	BUILDINGS
	WALKWAY
1. EXISTING BUILDING	
2. SALT SHED	
3. COVERED EQUIPMENT STORAGE	
4. EQUIPMENT BAYS (13 SPACES)	
5. EQUIPMENT BAYS (25 SPACES)	
6. NEW OFFICE BUILDING	
7. EXISTING TO BE REMOVED FOR NEW	
8. STORM RETENTION AREA	

Existing Public Works Renovation & Expansion Option 1



Existing Public Works Renovation & Expansion Option 2

POTENTIAL NEXT STEPS

THIS PROJECT IS A 75 YEAR INVESTMENT



RACP FUNDING, KEYSTONE GRANTS & OTHER GRANTS

TIMING (*BEST IF PROJECT IS SHOVEL READY, ALTHOUGH NOT REQUIRED*)

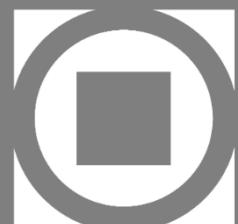
- Submit grant application including narrative, plans, renderings, and cost estimate.
- Seek political support for the project, which is a driving factor.
- Submission date has not been released, but typically July 15th
- Grants are usually awarded late December of that year
- Note RACP Grants average \$1-2 million dollars and are a matching grant that is reimbursed after construction is complete.

Given scale of project additional funding will be needed as RACP will not cover project cost

- Township could consider bond financing, or bond financing coupled with Township reserves

It could take over a year to get through the land development process with DEP. Could consider starting that process now so that the project is kick started, and shows to the State that the Township wants this to happen. Money would have to be made available for the Soft Costs associated with the project. Those costs include:

- a. Architectural, Civil, Structural, MEPFP Engineering Fees to advance the design





THANK YOU!



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