

A Workshop Meeting of the Board of Commissioners of Upper Dublin Township was held on Tuesday, March 20, 2001, in the Township Building; William Gift presiding.

In attendance were Commissioners Bryers, Herold, Gift, Pesavento, Cassidy and Derr. Paul Leonard, Township Manager, Sue Lohoefer, Parks & Recreation Director, Gilbert High, Township Solicitor and Jeff Wert, Township Engineer.

Mr. Gift convened the meeting at 7:30 p.m. and asked those present to pledge allegiance to the flag.

Mr. Michael Chain of the Upper Dublin Swimming & Diving Foundation gave a brief introduction about the establishment of the Swimming & Diving Foundation approximately four years ago. He explained that through fund raising efforts the group has raised approximately \$47,000 to assist with the development of an aquatic facility in Upper Dublin Township. The membership of the Foundation are parents and others involved in both competitive swimming in the form of the Suburban Athletic League, the Upper Dublin Aquatic Club and the High School Swimming program. Mr. Chain made several points regarding the value to Upper Dublin of a first rate swimming facility, the research that the group has conducted, including visits to pools in Maryland and elsewhere. Mr. Chain concluded his introductions by asking the Board of Commissioners to consider a potential partnership to be described by representatives of EnterSport.

Representing EnterSport was Mr. Mark Robbins, who described EnterSport's current involvement in Lower Providence Township, Montgomery County, with the redevelopment of the General Washington Country Club, Ice Rink and Pool facilities. Financing for this project was reviewed.

Also representing EnterSport was Mr. Sam Katz. Mr. Katz reviewed a management and funding model (see attached charts) and described potential funding arrangements, by abilities to the Township, the establishment of a 501(c)(3) Nonprofit to relieve municipal burden and the rules of the various entities that might be involved in the partnership.

#### QUESTIONS & ANSWERS

Mr. Gift asked if alternative sites within Upper Dublin Township and the region had been considered. It was explained that although the Swimming & Diving Foundation felt that the Bub Farm was a logical and good location and that some alternative sites had been considered.

Mr. Leonard asked Mr. Katz and the Swimming & Diving Foundation about the potential use of funds from the Foundation, EnterSport or the Township for critical assessment of sites and financing arrangements. Mr. Katz advised that various firms throughout the country do feasibility studies for swimming pools, aquatic facilities, skating rinks and community centers

and that a comprehensive review of the feasibility of such a project might run in the order of \$50,000. Mr. Katz suggested that the best way to fund that \$50,000 would be a one-third share among the Township, the Swimming & Diving Foundation and

Commissioner Bryers had questions regarding the terms of the funding and management model, which were described as twenty-five years, the ownership of the property during and after the completion of the bond arrangement, the condition of the property at the conclusion of the term as well as issues about capital reserves and control of the management company.

Commissioner Pesavento described bad experiences that the Township has had with private partnership, making reference to Twining Valley Golf Course and the New Horizon Montessori School. He asked what steps can be taken to prevent such negative impact on the Township that these long-term leases have had. Mr. Katz advises that to control the project under the EnterSport concept was significantly different than a standard lease.

Mr. Pesavento also asked about whether the Township or the proposed 501(c)(3) Organization could be selective in who utilizes the facility or to make demands about availability to the Township residents. It was explained that the structure of the 501 (c)(3) would necessitate full public access.

Commissioner Cassidy had several questions regarding the duties of the 501(c)(3) and the various scenarios which might occur in the result of a default of either the pool portion of the operation or the skating rink.

Commissioner Derr asked several hypothetical questions regarding the downside of such a project and the potential impact on the taxpayers of Upper Dublin Township.

Mr. Gift then asked staff if they had any questions. Sue Lohoefer, the Parks & Recreation Director, focused on the facility, the need or assumption that two skating facilities or two pools were needed and if there was the flexibility in the design if there were additional demands for services from the Township.

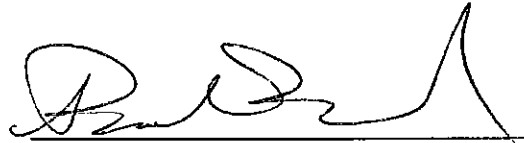
Mr. High asked about the experience of EnterSport, which was explained that the company was two years old and had approximately four projects under way or at various stages of consideration.

Jeff Wert asked about potential partnerships and ties to Temple University, Ambler YMCA as well as the potential of perceived competition with private commercial enterprises that provide similar services.

Comments were heard from the public, particularly Jim Davidson, the Diving Coach of Upper Dublin High School, who asked that the Commissioners give full consideration to this proposal, given the need for a high quality swimming and diving competitive facility in the area.

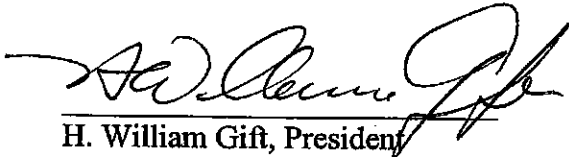
Commissioner Gift asked for a motion to adjourn the meeting, after receiving consensus from the Board of Commissioners that this topic should be listed for a discussion item at the Stated Meeting of April 10, 2001.

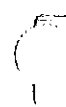
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Paul A. Leonard", written over a horizontal line.

Paul A. Leonard, Secretary

Attest:

A handwritten signature in cursive script, appearing to read "H. William Gift", written over a horizontal line.  
H. William Gift, President



A workshop meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, June 30, 2009, in the Township Building; Ira Tackel presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Chester Derr, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Greg Bryer, Fire Services Administrator; Jeff Wert, Township Engineer; Dennis A. Ross, AIA, representing Pacheco Ross Architects, P.C.; Joseph F. Maida, P.E. representing Maida Engineering, Inc. and his civil engineer Rick Stoneback, President of Charles Shoemaker Engineering Company.

PLEDGE OF ALLEGIANCE:

Mr. Tackel asked those present to pledge allegiance to the flag.

ANNOUNCEMENT:

Those who have not had the opportunity to participate in the Township's Comprehensive Plan Visioning Survey are urged to do so in an effort to create a Comprehensive Plan. The survey can be accessed on the Township's website, and paper copies of the survey can be obtained at the Township Building and in the Library.

INTRODUCTION BY IRA TACKEL, VICE CHAIRMAN OF THE BOC:

The workshop meeting was called to hear two presentations from consultants for 1245 Fort Washington Avenue. No decisions will be made this evening.

PRESENTATION BY DENNIS A. ROSS, AIA – Pacheco Ross Architects, P.C.

Mr. Ross informed that Pacheco Ross Architects, P.C. (PRA) has been in business for twenty years and focuses on emergency response facilities.

Steps in the Process:

- Size, scope and program.
- Conceptual layout options.
- Brief description of codes and how they affect prior facilities.
- LEED (Leadership, Energy, Efficiency, Design) Overview.
- Budgets.

Programming is a needs assessment based on operation, response, and looking at the various rooms.

All of the information taken room-by-room was translated into a space analysis to come up with square footage of just over 27,000 sq. ft. This is somewhat of a conceptual nature.

The actual surveys of the Bonsell property and the Twiford property were studied.

One Story Building on the Bonsell Tract:

PRA looked at conceptual layouts, programmed area, different configurations, and determined if a new one story fire station can fit on the Bonsell tract. While the answer was "yes," the idea was rejected because of tortuous layout not good for operations and response, difficulty for responders to park, large impervious surface, and entrance in the rear.

Two Story Building on the Bonsell Tract:

The concept of a two story fire station on the Bonsell tract is almost identical to the one-story concept with the same problems as a one story building. A two story section will only be built over non-apparatus bays because, by their nature, apparatus bays are already two stories tall. To build over that space is structurally difficult, cost more money, and creates a three story space with difficult stairwells and elevators. Therefore, this concept was rejected also.

Combining a Portion of the Twiford Property in Conjunction with the Bonsell Property for a One Story Building:

PRA took 50% of the property and left the existing house and trees, expanded the frontage of a one story building, looked at the same kind of bays, same kind of non-bay space, and same parking as the prior two scenarios. There would be good separation from first responders to park and access the bays.

Combining a Portion of the Twiford Property in Conjunction with the Bonsell Property for a Two Story Building:

PRA looked at exactly the same things for a two story building. Non-bay space would be smaller due to the footprint. Other than that, all of the above is the same. It was rejected only because it is a second floor which will add additional costs, and FEMA recommends that fire houses be on one story, if possible.

All of the above were presented to the Study Committee, and the one story concept combining a portion of the Twiford property with the Bonsell property is the unanimously recommended site plan.

Codes:

Fire stations are different than commercial buildings. Fire stations are essential services facilities. They must remain operational during and after an emergency. Fire stations are designed and built to a higher seismic standard. The following agencies have codes governing fire stations:

OSHA	Homeland Security	NFPA
FEMA	ANSI	IBC
HIPAA	ADA	Astm

LEED Gold Project:

Upper Dublin Township has asked for a LEED Gold Project which includes quantifying things such as energy efficiency and sustainability. The following will be assigned a point system – solar, geothermal, low flush toilets, lighting, thermal mass, etc. The lowest level certification is silver, followed by gold and platinum.

Green buildings can reduce energy usage by 24%-50%, co-emissions by 23%-35%, water usage by 40%, and solid waste by 70%.

Hard Costs:

The construction budget is divided into three parts:

- Basic space consisting of apparatus room, workroom, janitorial closet, etc.
- Standard space consisting of finished meeting rooms, etc.
- Premium space consisting of kitchens and bathrooms, etc.

A design contingency of 20% was added, but that percentage should decrease as the project goes further along. The numbers also represent current fire station projects lasting 50-75 years. The building will be of state-of-the-art design, and built of commercial grade materials. The estimated cost is \$6.9 million or slightly under \$257.00 per sq. ft. The foregoing figures do not include site work.

Soft Costs:

Soft costs include architecture, engineering, bond counsel, LEED commissioning, testing agencies, construction management, printing of bid sets, etc.

Certain things can be purchased directly by the Fire Company or the Township cheaper than could be purchased by a contractor.

The estimated cost is \$1.165 million.

Owner's Contingency:

The owner holds the contingency during the construction process for any unforeseen conditions.

Escalation:

.3% per month.

Total Project:

\$10.5 million. Does not include value engineering and delivery for concept stages.

If one looks at the fire station plus additional steps, additional steps are as yet unknown. PRA just wanted to make sure that the fire station fit properly on the site, and that they could come up with some type of budget. The next step in the process would be "Can they put in additional space and how will it lay out?"

Steps in the Process:

The steps in the process are exactly the same as above:

- Size, scope and program.
- Conceptual layout options.
- LEED Overview.
- Budgets.

PRA's starting point is still with the fire station as the primary use, and then they applied all of the above. They developed another program based upon work they have done in the past. They applied community space. That gave them a program with the number of people and usages, and then they were able to draw up a space analysis with 14,600 sq. ft. of total available space. The fire station will look a little bit different from the original program because of the additional space involved. Any additional space will be confined to the non-bay area.

PRA came up with a conceptual site, added parking, utilized the slope, and provided for separated entries. They suggested that if additional community space will be built, it would be possible to take the large meeting training room from the fire station and locate it in the lower space.

Total cost of the project is estimated to be \$14,880,000.

Conclusions and Recommendations:

- Utilize both properties – 100% of the Bonsell property and a minimum of 50% of the Twiford property.
- Proceed to a place to take advantage of market conditions.
- Pursue LEED.
- Try to take the fire station to the next level of design and budget.
- The Township is in a position to evaluate additional space on the site.
- All current work product done by PRA is 100% useable and valid for any other additional study.

PRESENTATION BY JOSEPH F. MAIDA, P.E. AND RICK STONEBACK, CIVIL ENGINEER, REPRESENTING MAIDA ENGINEERING, INC. (MEI):

Mr. Maida was responsible for the site planning and utilities as well as to cost out site and utility issues. Mr. Stoneback was engaged by MEI to do the actual work.

Mr. Stoneback's Report:

Mr. Stoneback referred to the Upper Dublin Zoning Code, Section 2511 entitled "Land for Governmental Functions Excluded" which stated: "The provisions of this chapter shall not apply to land and buildings owned and used for the performance of government functions of the Township."

MEI is pragmatic enough to know that this is a project that will be in a residential neighborhood. While Fort Washington Avenue is more institutional as it relates to the High School, they want to be cognizant of that, and come up with a way to meet the goals of the Fire Company, the Township, and the residents.

The property is zoned "R-2" Residential District. Setbacks are 25 ft. The Code suggests that when non-consistent uses abut, a screened buffer must be provided.

One Story Building Option:

Parking:

The one story fire station only plan will have a one story non-bay, the apparatus bays, parking for 25 first responders, and total parking for 67 cars. MEI has been told that there is a potential for using parking that is being constructed by the School District for large volume events. Even though this entire issue about parking is somewhat unanswered, MEI tried to provide parking that would meet general standards.

Slopes and Buffers:

Because of the slopes to the rear of the proposed building on the Twiford and Bonsell properties, 7 ft. of fill will be imported which is a factor in the cost of this building. A screened buffer will go fully around the property which is quite costly because of the provisions in the Code – approximately \$100 per lineal foot. The landscaping budget for this project is approximately \$200,000.

Because the screen buffer is not going to be effective for the headlights emanating from the parking area, MEI left enough room to put in additional buffering on their plans.

Traffic Concerns:

The selection of this site prior to MEI's involvement included many discussions about traffic. Overhead flashing signals are provided for in the budget.



### Utilities:

Sanitary sewer is shown to connect to an existing sanitary sewer between properties off of the corner of the Twiford property. The Twiford property is served by onsite sewer. The Township Engineer has considered obtaining an easement on the property to allow a sanitary sewer to be extended up to Twiford, and MEI found that if the line is lead uphill, enough cover over the pipe can be generated to serve this one story building that sits on fill.

MEI respected the buffer and side yard on the Twiford property. The existing house will be retained so that it will be available for future sale or use, etc.

Water is available by Ambler Borough to do training.

MEI investigated gas and power, and both are available on Fort Washington Avenue.

### Stormwater Management:

Stormwater in a LEED environment was introduced with more details than even the Code allows. A collection system will be provided. Space for a basin that will be naturally excavated will also be provided. MRI assumed that they would over-detain and provide a pipe and bio-infiltration basin so that it would provide infiltration to comply with the Township Code as well as the State and LEED suggestions. They would have discharge pipe going all the way to Tressler Drive through a system on one of the lower properties yet to be determined.

### Two Story Building Option:

- This option includes the same level of detail that was applied to the one story option.
- It consists of a two level building with the lower level to the rear, and the main entrance to the rear.
- Everything is the same as on the prior plan, but because they would excavate under the building, fill is not needed for the parking. That might provide some cost reduction.
- The actual number of parking to be provided is still an open issue, but at the present time, they are suggesting 156 parking spaces.
- A larger basin would have to be provided because there will be more impervious surface.
- With a lower level in the building, a gravity sanitary sewer system can no longer run onto the Twiford property. This plan shows a gravity pump. Mr. Stoneback believes that by exercising the other option for probably the same amount of money, a gravity sewer system could be run and eliminate the pump.

### Zoning:

While the fire house will be in a residential district, Mr. Stoneback felt it was appropriate to meet the zoning standards of a residential district wherever possible. However, if they compromise, the most appropriate place would be in impervious coverage and building coverage while respecting all of the side yards and buffering of the residential district.

### Impervious Coverage:

The one story plan has about 35% +/- impervious coverage. The two story plan increases the impervious coverage (including the 156 parking spaces) to the 45%-49% range. MEI felt institutional zoning generally includes impervious coverage up to 65% and could be up to 70%. Less than 50% is reasonable for institutional use. However, with impervious coverage comes additional stormwater. The plans call for a very large basin and piping that would divert all the flows that presently drain into the two backyards.

Estimate:

\$1.2 million for the fire house only. \$1.5 million for the plan presented above. However, Mr. Stoneback is of the opinion that some things in the plan can be trimmed back as the project moves forward.

Could the 14,500 sq. ft. be increased to 20,000 sq. ft.?

Mr. Stoneback did a quick analysis of this possibility. If 5,000 sq. ft. were added to the building previously shown, the total would be 19,500 sq. ft. which would require a minimum shifting of the parking area. 20,000 sq. ft. of additional space is about the limit that can be built. Mr. Stoneback noted that the site costs will not change at all, and the project could be phased.

Mr. Maida's Report:

Project Criteria:

- 27,000 sq. ft. fire house.
- Apparatus bays and fire house in one story building.
- Up to seven apparatus bays.
- Minimum of three drive-thru apparatus bays.
- Ample dedicated parking for responders.
- Maximize the distance between the school zone and the apparatus bays.

New Fire House Conceptual Site and Utilities Report:

- Costs for site improvements.
- Defined responsibilities.
- Basis for cost estimate of the site:
  - Zoning, soil, grading and fill seismic.
  - Water table, landscaping, aprons.
  - Curbs, sidewalks, parking lots.
  - Walkways, outdoor lighting, sign.
  - Snow removal.
- Basis for cost estimate – utilities:
  - Stormwater.
  - Sanitary sewer.
  - Electrical.
  - Natural gas.
  - Water/fire hydrant.
  - Emergency power.
  - Security and communications. The emergency generator will provide 96 hours of power.
- Optional systems:
  - Geothermal.
  - Lighting and power management systems.
  - Campus utility service.
- Budgetary cost estimates:
  - Traffic study.
  - Notes of conferences.

- Appendices:
  - Lighting protection risk assessment.
  - Seismic design category calculations.
  - Electric power rate summary.
  - Detailed cost estimate.
  - PECO tariff rate.
  - Schedules.
  - Drawings.

Considerations:

- Meet project criteria established for the fire house.
- Safety risks associated with being adjacent to or near a fire house.
- Functional compatibility of the different occupancies.
- Functional separation of the different occupancies.
- Optional use of the property contours.
- Impact on the neighboring residential properties.
- Impact to residents of Upper Dublin Township.
- Limitations on use of the fire house including no hazardous materials.
- Provisions for future construction.
- Feasible alternative configurations.
- No zoning requirements.
- Soil Class C
- Seismic design Category C
- LEED certification.

Other Uses:

- 40,000 sq. ft. institutional space.
- 20,000 sq. ft. office space.
- 5,000 sq. ft. office building.
- 2,000 sq. ft. garage or bigger.
- Existing historic house.

Institutional Use Options:

- SK-1.0 – Fire house\institutional space and office building conceptual plan.
- SK-1.1 – Fire house\institutional space and office building conceptual plan – 2 future bays,
- SK-1.2 – Fire house conceptual plan and office building – future institutional space.

Office Space:

- SK-2.0 – Fire house\office space and office building conceptual plan.
- SK-2.1 – Fire house\office space and office building conceptual plan – 2 future bays.

Garage Space:

- SK-3.0 – Fire house\office space and garage conceptual plan.
- SK-3.1 – Fire house\office space and garage conceptual plan – 2 future bays.
- SK-3.2 – Fire house conceptual plan – 2 future bays, office and garage.

Parking Space:

SK-1.0 – Fire house\institutional space and office building – 180 spaces.

SK-1.1 – Fire house\institutional space and office building – 2 future bays – 160 spaces.

SK-1.2 – Fire house – future institutional space and office building – 70 spaces.

Estimated Costs for Institutional Space:

SK-1.0 – Fire house\institutional space and office building - \$22,300,000.

SK-1.1 – Fire house\institution space and office building – 2 future bays - \$21,715,000.

SK-1.2 – Fire house and office building – future institutional space - \$12,390,000.

Estimated Costs for Office Space:

SK-3.0 – Fire house\office space and garage - \$16,950,000.

SK-3.1 – Fire house\office space and garage – 2 future bays - \$16,500,000.

SK-3.2 – Fire house – future institutional space and office building - \$12,390,000.

Estimated Costs for Garage Space:

SK-3.0 – Fire house\office space and garage - \$16,950,000.

SK-3.1 – Fire house\office space and garage – 2 future bays - \$16,500,000.

SK-3.2 – Fire house – future institutional space and office building - \$12,390,000.

Benefits:

- Reduce square footage construction costs.
- Reduce site improvement costs because of less fill.
- Lower per square foot utility operating costs.
- Lower per square foot maintenance operating costs.
- Potential to increase distance between apparatus bays and the school zone.
- No subdivision costs.
- More seismic design category C space in the Township.
- Eliminate possibility of seismic design category D.
- Higher rate of building square footage for impervious coverage.
- Additional LEED credit opportunities.
- SSc4.2 - Alternative transportation, bike storage, and changing rooms.
- SSc7.2 - Heat island effect roof.
- EAc2 - On-site renewable energy.
- IDc1.1 – Innovation in design.

Negatives:

- Additional cost for concrete deck and piers.
- The historic house will have to be renovated.
- Additional cost for larger seismic design category C space.

QUESTIONS/COMMENTS FROM COMMISSIONERS AND AUDIENCE:

Mr. Tackel: The cost figures presented tonight are much higher than he expected. He believes the BOC was looking at something in the range of \$7 - \$8 million. Doesn't see how 30% can be cut from the budget. There is value as to the alternative uses of the site. Stressed this is not a

design issue but a conceptual issue and should be discussed with the 30,000 sq. ft. in mind.

Ms. Damsker: Noted that Mr. Ross was adamant about not building underneath or above the apparatus bays.

Mr. Ross: PRA has done well over 150 fire stations. Much of PRA's work has been focused on renovations, additions, and new projects. Some of the worst renovation projects were those that had basement space under the bays. Extraordinary structures are required to hold a number of vehicles each weighing 8,000 pounds. The vehicles carry water and salt which can degrade the structures. PRA uses in-floor radiant heat, and with a basement the costs would be much higher. The main reason is the extraordinary expense and that coupled with the degradation does not make sense. A two story building is really a three story structure. Columns would be created and the structure in the bays themselves would not be good for the fire company. The risk of an 80,000 pound vehicle maneuvering around columns is dangerous. Bollards would have to be added, space would be lost, and there would definitely be vibration and noise problems. A two story building in a residential area is not a good idea. A two story building also creates extraordinary elevator and stair problems as well as a height differential.

Mr. Maida: They have nothing underneath the apparatus bay but dirt. A turnaround area is in the rear. At the top of the other bay, when looking at the elevation, you will see that the upper floor is across the entire building. While he agrees with Mr. Ross, the two story concept he presented is the only way to get 40,000 sq. ft. on that property. He would like to see the building as low as possible to prevent lightning strikes.

Ms. Damsker: What would going upgrade with the fire apparatus do for response time in having to start a fire truck, and possibly going uphill around the building?

Mr. Maida: Other vehicles would go in there such as boats and other smaller emergency vehicles. The grading would be similar to that at the Upper Dublin Library building. There are definite details that need to be worked out with the fire company.

Ms. Damsker: Can the water coming out of the detention pond be stored and reused for stormwater management and pipe going up Tressler Drive?

Mr. Stoneback: Some of the water can be reduced. They would probably recycle roof water but cannot recycle water coming off of the parking area. The goal would be to infiltrate it and reduce the volume. Today, the water comes off in a sheet flow coming off of the nursery. When berms were built by a neighboring development, the water was taken around the new homes. Water takes its own route. The volume of water can be captured and put into a conduit pipe and taken down through the adjacent property. Then the water can be directed to the stream. The volume should be reduced because of the LEED initiative items they will use and the bio-infiltration, etc. When they looked at the multiple uses, the one thing that was obvious was that the site is only so big and you have to stack it. The next decision in this matrix is do you want to make a 3 story building in the rear, and put something on the top? If you want to put something above, you will be making the building higher from the rear. If you stack the parking, you do not have to extend so far down the slope to the back of the site. Upper Dublin has a certain image that is very positive. Is structured parking appropriate? It

comes at a cost. By stacking the parking, the footprint of the project is reduced and the Township would get "more for the buck."

Mr. Derr: Without the community aspect, did Mr. Stoneback feel comfortable that there would be enough water and sewer and the Township would not have to go to a gravity pump?

Mr. Stoneback: We can get the sewer because the fill sets higher. If we add a lower level, the sewer has to be taken down Tressler Drive. MEI's whole study was done on the premise that they would obtain an easement to get storm sewer down Tressler Drive.

Mr. Leonard: At the beginning of Mr. Ross's presentation, he mentioned that there was no value engineering done yet because that was not his charge. Please explain what value engineering is and when we first saw these cost numbers Mr. Ross also took time to be prepared about alternatives, phasing or what the square footage will be.

Mr. Ross: In general, when thinking about costs, there are two things to think about: (1) square footage, and (2) site costs. In the first instance, let's just deal with the building which was his charge. Clearly you look at square footage. The program was done looking at what the building wants to be sometime in the future. Example: Could you add on five double deep bays or some other configuration? The answer was "absolutely." PRA does it all of the time whereby they place it correctly on the property.

Mr. Tackel: Does Mr. Ross see a savings of 30%?

Mr. Ross: We could get there. Bays are large but in that basic cost category. There is money to be found there, and you can work through the program with the Township and the Fire Company. The next place to look is bunk rooms. It is possible that a program like that will not start up instantaneously with 16 bunkers. You might start with half of that. Bunks can be placed so that they have a very clear safe path directly to the bays, but the corridor can be extended out and bunks can be added at a later date. Certainly, if you look for synergy as Mr. Leonard mentioned, there would be somewhere about 27,000 sq. ft. of potential space. Mr. Ross believes there is room to move. Thirty percent is a big number, but he believes there are many ways to approach that. One way is to have add alternates. The perfect add on is a gabled roof, but will it be metal or shingles? The roof can be designed one way, but the BOC should ask for the price of the other alternative also. Another way (and he definitely does not suggest it) is that instead of concrete floors with a French drain, the BOC could decide on catch basins and change the floor finish. Another cost savings would be shared parking with the High School. This building would most likely be made out of brick with brick detailing and high end details.

William Gordon  
1252 Fort  
Washington Ave. He is a resident, firefighter and candidate for commissioner of Ward 2. Mr. Maida stated that there is going to be additional parking across the street on the High School side. Mr. Gordon was very upset because the property being talked about is owned by the Lenahans and himself, not the School District.

Mr. Stoneback: Apologized for any misunderstanding. MEI was given a charge with the possibility of using High School parking on the other side of Fort Washington Avenue which may be available for certain events on the site.

- Mr. Tackel: He stated his understanding about what Mr. Stoneback said concerning the conceptual idea of what they would consider. Mr. Stoneback indicated that in MEI's analysis, there would be additional parking that was part of the High School and the Gordon and Lenahan properties were definitely not included in the analysis.
- Mr. Gordon: Was not willing to accept the explanation. He wishes to have some assurance in writing from the BOC that they will not use his property on the fire house project.
- Mr. Tackel: Mr. Gordon is making an issue about something that does not exist. Let the record state that what Mr. Stoneback referred to as potentially ancillary parking was referred to as parking on the grounds of the High School.
- Mr. Derr: Asked Mr. Leonard to reference that the property referred to is in fact High School property and send Mr. Gordon something in writing to that effect.
- Don Piper  
1228 Tressler  
Drive
- Mr. Piper quoted an author, Arthur Bayer as follows: "A good neighbor is a fellow who smiles at you over the back fence, but does not climb over it." He received a letter from the Township Engineer dated May 16, 2009 in which it was stated: "The Township wanted a possible easement through a portion of his property (approximately 1/5 of an acre) that the Township feels would be beneficial to the above described design." The drawings he had did not have designs on them. He does not know what the designs could have been. He asked how he is supposed to assess the design when the appropriate information was not included. Mr. Wert's letter goes on to say: "The easement is for utility connections, possible drainage and pedestrian flow." Mrs. Piper called Commissioner Damsker to inquire about the term "pedestrian flow." Ms. Damsker promised to look into the matter by talking to Messrs. Leonard and Wert, and would provide the Pipers something in writing that the Township is not interested in pedestrian flow. All of this took place three months ago, and the Pipers have yet to receive anything in writing.
- Mr. Pesavento: Assured that the Township is not interested in anything having to do with pedestrian flow.
- Ms. Damsker: She discussed the matter with Messrs. Leonard and Wert, and was under the impression that something in writing would be issued to the Pipers.
- Mr. Wert: As far as he knows, this issue is off of the table. He did not get in touch with Mr. Piper or Mrs. Kelly, the other neighbor, because he wanted to know the outcome of the workshop meeting this evening.
- Mr. Stoneback: MEI did a conceptual study. They drew up a very detailed plan of the site which was done so they could estimate costs. It is valid as to how much of the site will be used. It is to Mr. Piper's advantage to pipe the stormwater through his property. There will be landscape issues. Mr. Wert suggested a meeting with the neighbors to discuss all of these concerns.
- Mr. Tackel: The parties involved are talking about a system for stormwater management. The discussion is about something that will be constructed underground with the possibility that there may be a stormwater grate that will collect the water aboveground.

- Mr. Leonard: The planners are looking at gravity sewers. It is very important not to look at one, two or three properties. The Township has to look at plans that the Department of Environmental Protection (DEP) will eventually approve. The Township would also want to make sure there are provisions for the future, and that would be part of the planning efforts. Staff looked at the Twiford property which might be able to serve both the Piper and Kelly properties. When looking at older properties on Fort Washington Avenue, the Township has convinced DEP through planning modules that the Township can commit to it.
- Mr. Wert: Tressler Drive gives the Township the opportunity to get through Fort Washington Avenue to the areas the Township is talking about. He apologized if the letter came off negatively. The letter asked for a meeting to discuss an easement. Tressler Drive gives the Township the opportunity to get through Fort Washington Avenue to the areas the Township is talking about.
- Ms. Damsker: Asked that a letter be sent out tomorrow informing the Pipers and the Kellys that there will be no pedestrian walkway on either of the properties.
- Mr. Piper: Mrs. Kelly sent an e-mail to Mr. Wert on April 16 stating that she does not understand why the Township needs an easement because the Township already has an easement – 20 ft. in back of Hawthorne Drive and another 20 ft. on the adjacent Callahan property on Tressler Drive. As of May 15<sup>th</sup>, there was no answer. Mrs. Kelly e-mailed Mr. Wert again asking him to answer her question. Mr. Wert then wrote a letter to Mrs. Kelly thanking her for her patience. During the elapsed time, he indicated that he had an opportunity to visit the site and revisit his initial drainage calculations. Mr. Wert assured that the pedestrian part of the easement is being removed as per direction from the Township Manager (note that Mrs. Kelly received a letter but Mr. Piper did not). Mr. Wert continued that he would like to meet with Mrs. Kelly and the Pipers to discuss the realignment with them. Mr. Piper said there is an existing easement, all of the concerns could have been answered rather quickly by keeping the two neighbors informed. He complained that there is no communication, and would like Mr. Wert to be open and provide them with answers.
- Mr. Tackel: He understands that this matter is a disruption, and agreed that the communication from Mr. Wert could have been worded more expeditiously.
- Ms. Damsker: If the Township removes mature trees, the Township is obligated to replace them.
- Mr. Pesavento: None of the members of the BOC are civil engineers. They have not seen what the other easements are.
- Mr. Derr: Mr. Wert's letter was a request, and residents have the right to refuse a request. There are members of the BOC who are adamantly opposed to the taking of property.
- Mr. Piper: He is not happy with the easement, and is not willing to grant an easement. He was of the opinion that no one else would be willing to do so. The 30 ft. easement would affect his side yard, and rear yard which would restrict him from putting on an addition. He believes no one considered any of his concerns.



- Rick Getlin of Tressler Drive He was surprised by the high numbers. Asked if the total number included debt service. This project was listed in Township communications as \$5 million, but is now \$14 million plus with debt service.
- Mr. Tackel: The numbers quoted were for construction. As he looked at all of the alternates, the numbers top out at \$22 million which is not in the scope of what any member of the BOC had in mind for such a facility. The number the BOC was thinking about was probably in the \$7 million range, and anything above that becomes problematic. The \$7 million included land acquisition, site preparation, and construction.
- Mr. Leonard: The acquisition costs were \$800,000 for the Bonsell site, and \$700,000 for the Twiford property. The Township has seen total budgets in this region coming in as low as \$180 per sq. ft. The Horsham Police Station came in at \$340 per sq. ft. That is why the discussion came up about value engineering. It has to do with what the return is, and it is the next step that the architect recommends and that the Township and the School District has done on all of their properties. It all depends on how much the Commissioners want to invest, and what they think the return is on the particular amount that is spent. Much of it depends on size, quality and what is thought to be the value of an investment today of the building in the future.
- Mr. Getlin: The residents are in agreement that there is a need for a fire house, and they agreed that the Bonsell/Twiford site is a good location. However, to hear the numbers presented this evening is a hurdle so high that, although there is a need for a fire house, it will be a problem. The Township should focus on a fire house without the ancillary additions. He feels it will put a "stake in the heart" of this problem to do otherwise. The Township should build a fire house that is reasonable and do it now when the costs are low.
- Mr. Pesavento: The Township needs space. There are several issues confronting the BOC. The Upper Dublin Library is woefully undersized and needs at least another 20,000 sq. ft. of space and perhaps a stand-alone building. Because no one wants to build a stand-alone building, other options are needed. The BOC is also looking at a potential \$5 million to rebuild the EPI Center so that the Parks and Recreation Department can conduct programs there. One thing being considered is moving the meeting rooms to the fire house site and allowing the library to expand. The BOC has made no decision on any of the foregoing.
- Mr. Leonard: Pointed out that the report from MEI stated that putting the library on the Bonsell/Twiford site is only an option.
- Mr. Tackel: These are all inter-related issues. The reality simply may be that the Township may not have the money to do this, and perhaps it needs to look at how to expand in the future to address problems in the present.
- Mr. Getlin: Asked the architects, in their professional experience, would they normally recommend adding ancillary uses in and around a fire house building?
- Mr. Ross: They have done dozens of building with ancillary uses such as fire police, fire station and EMS, and community rooms, etc. because cities and states need them. They are separate

uses with their own parking, entrances, security, etc. It makes sense for certain ancillary uses. They are professionals who can help to do it creatively and cost effectively. These are not decisions that are going to be made in conceptual diagrams. They design for the end-user which is Upper Dublin Township in this case. These decisions are the Township's decisions. The professionals are the tool to get the Township through the process.

- Ms. Damsker: In Committee, they spent a lot of time discussing the safety around what type of secondary use could be successfully put near a fire house. They specifically asked about high density second users. She asked Mr. Ross what he considers a high density use to be, how much traffic would be generated, and how many people it would hold in relation to safety?
- Mr. Ross: We are talking about projects over 50-75 years. The fire house intensity of use has been going up and will continue to do so. He believes there is nothing that will change that trend. Regarding intensity of use, he singled out the Upper Dublin Library. They have intensity of use, and are open, morning, noon and evenings. People come and go all of the time. That may or may not be true of other uses the Township may consider. You just cannot decide to build a large building and pack uses in there. Did we design or plan for the uses correctly? What is the process? This is only a process. That is how you arrive at the type of buildings that do have additional uses.
- Jane Nobler of Joel Drive: Have there been any traffic studies done regarding the fire house and its relationship to Fort Washington Avenue?
- Ms. Damsker: An actuary reviewed the previous Fort Washington Avenue studies, but there has not been a new study.
- Mr. Leonard: There have been a number of studies. None of them have been the traffic studies we routinely request once a use is determined. In July or August, when the BOC decides what they want to invest in, this project will be put through a normal land development process including a traffic study based on whatever use is determined. Road widening, lighting, pedestrian uses, and a comparison of the impact of the High School in addition to combined risks will be looked at. There is still one other traffic study required once the BOC decides what they want to do.
- Mr. Tackel: Reminded that a traffic study was not requested as part of these reports.
- Ms. Damsker: The traffic study will be done before the architects design for another use.
- Mr. Pesavento: The BOC has looked at the traffic and the traffic counts and knows the impact of the High School.
- Wayne Zacchary of 1255 Tressler Drive: Echoed the sentiments of Mr. Getlin. (1) There seems to be some elements of "requirement creep" which is the way projects are budgeted. Suggested that the BOC please keep this in mind. While it is tempting to see a fire house as a potential for solving other problems, the BOC should be careful in its decision-making. (2) Regarding Mr. Stoneback's comments about a "slippery slope" that is easy to slide down, this is a residential use. But if we must think about institutional use as being standard, that could be a "slippery slope" also. It could be a real problem in the broader context and could set a precedent. (3) He asked the BOC,

to be a good neighbor and look at this project as someone would who is coming in from the outside. That is important to everyone in the community.

Mr. Tackel: The BOC must determine what the needs are in terms of a new fire station. Money may not be there to do it at all. Agreed that the BOC needs to be good stewards of their own backyard.

Mr. Leonard: The Township Engineer has not been designated to do the design on this project. The Township's intention was to take this project through land development which is a rigorous process.

Kathy Kelly of 1232 Tressler Drive: Over the past few years, when the Township was looking at all of the different sites that could potentially be used for a fire house, it seems all of them were rejected for one reason or another. When the Twiford/Tressler site was discussed, did the Township know about all of the problems associated therewith such as elevation, cost of fill, and other problems with building there?

Mr. Leonard: When the Twiford property was purchased, the fire house was not initially thought of. The purchase was made because the property was slated for development.

Mr. Tackel: The Township was looking for the best property for a fire house. The vast majority of all the potential locations did present significant challenges. There are significantly less challenges on the Twiford site. However, the project might not come to fruition.

Mrs. Kelly: Did the Township really need to spend \$20,000 - \$40,000 of the taxpayers money to find out that the fire house project might cost \$15 million?

Mr. Tackel: With all due respect, he felt the information obtained could not have been gotten any faster or less expensively and still be accurate. It has been an eye-opener for him. Is there a way to maybe pare it down to \$7 million pragmatically and programmatically with the needs of the fire company? If not, the Township needs to take a good look at it critically. He is not sure the BOC could have gotten to a credible number without the professional information and suggestions. He does not think the Township spent its money poorly.

Mr. Pesavento: The earlier we see numbers like this, the better it is so that the BOC can make appropriate decisions.

Fran Barrett of 1207 Hazlewood Drive: The existing facility is located in proximity to Route 309. A great percentage of the calls come from traffic accidents on Route 309. Projected numbers of calls are going up. He wondered if smaller specialty stations are feasible, and whether Upper Dublin Township could partner with other municipalities in some instances, i.e., Maple Glen is very close to the Horsham Fire Station.

Mr. Derr: Mutual aid is already in place. The logistics when you deal with volunteer organizations and their service to their own communities makes this idea very difficult and a potential drain on their own resources. Perhaps as communities become more taxed for resources, it may be something for the Fire Company or the state to implement.

- Mr. Barrett: Wondered if smaller or specialty substations would lend themselves to multiple uses.
- Mr. Tackel: A consultant recommended to the BOC a year ago that substations would not help and would potentially reduce response time. The Twiford site seems to be reasonable. Even those against the site feel the fire house should be replaced, but it needs to be done properly at the right price.
- Jerry Lowry of Tressler Drive: It is time to rework what has been done. Where do we go from here? Collaborative efforts are needed between the community, the Township, and the Fire Company. Will that continue as we go through the next steps when there is a sense in the community of mistrust?
- Mr. Tackel: The BOC needs to discuss this information at a Stated Meeting in July or August based on reports that the Township has, and the BOC needs to take a hard look at the costs before coming up with some recommendation as to what to do. The BOC will not preclude community participation. If that means paring things back and focusing on the fire company's needs, then that is the way the Township will go.
- Mr. Derr: The BOC needs to digest the information and prioritize needs and what can be afforded. The primary need is a fire house. Everything else is "icing on the cake."
- Mr. Leonard: The School District and the Sewer Treatment Plant did a value engineering effort. The Township needs to go back in and look at add alternates and see what those costs are. The School District used a separate engineer to look at the constructability issue. When they did that, they found there were expenses built in as to how they will actually do it.
- Ms. Damsker: How much of the \$10 million is site specific for grading issues at Twiford? How much would go away if the tract were completely flat?
- Mr. Stoneback: The fill dirt number was under \$200,000, It is difficult to price imported fill. The Twiford site has issues that will decrease costs. It does not have frontage improvements to speak of except for putting in sidewalks. Curbs and utilities are already in place. Every site has its own idiosyncrasies that generate costs. In the Twiford case, off-site piping will be required to get the storm water out and possibly sanitary sewer, so that extra 600 ft. might be approximately \$60,000 plus the fill. Because of its visibility on Fort Washington Avenue, Upper Dublin might want to consider a building with higher end finishes that would not be required on an industrial site.
- Mr. Tackel: Thanked the consultants and residents for their work and interest. All of the information discussed this evening will be found on the website by the end of the week. All concerned individuals should feel free to e-mail staff, BOC members, Fire Services Administrator or the Fire Company with any questions/concerns. Trust is an important word to the BOC, and if there is a perception of mistrust, we need to get past that. The community does need a new facility. The present facility does not serve the community's needs particularly well at this point. The bottom line is, we all need to work together.

ADJOURNMENT:

The meeting was adjourned at 10:30 p.m.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Louise S. Birett

Louise S. Birett, Recording Secretary

ATTEST:

Ira Tackel

Ira Tackel, Acting Chairperson

A workshop meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, July 28, 2009, in the Township Building; Jules Mermelstein presiding.

In attendance were Commissioners Jules Mermelstein, Ira Tackel, Sharon Damsker, Chester Derr, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Susan Lohoefer, Parks and Recreation Director; Cherilyn Fiory, Library Director; Richard Barton, Code Enforcement Director; Dan Supple, Fleets and Facilities Director; Jerry Smith, Public Works Administrator; Greg Breyer, Fire Services Administrator; Gilbert High, Township Solicitor; Jeff Wert, Township Engineer; and Liz Rogan, Township Planner.

PLEDGE OF ALLEGIANCE:

Mr. Mermelstein asked those present to pledge allegiance to the flag.

ANNOUNCEMENT:

A workshop to discuss the Comprehensive Plan will take place on the third Tuesday in September.

REVIEW OPTIONS FOR THE FACILITY SPACE REQUIREMENTS:

Fire Station:

- Mr. Leonard:
- Mr. Pesavento, as Chairperson of the Economic Development and Finance Committee, has prepared a list of questions over the past 6 months for staff to consider regarding options for facility space requirements for the Fire Station, Library, and Parks and Recreation Department (P&R) as well as options for cost estimates of the Fire Station, Library, P&R, and the former elementary schools (North Hills, Old Fort Washington, and East Oreland/EPI Center).
  - Mr. Leonard introduced Jamie Lynch of D'Huy Engineering (D'Huy), who is currently the engineer of record working on the Upper Dublin High School project. Mr. Lynch was asked to act as a consultant and study the various options for a new Fire Station.
  - Regarding the Fire Station, a series of recommendations were obtained from Pacheco Ross Architects, P.C. (Pacheco); Maida Engineering, Inc. (Maida), and a mechanical engineer.
- Mr. Breyer:
- The station needs determined by Pacheco for a 27,000 sq. ft. facility included a 7 bay building with a 12,000-20,000 sq. ft. section for a large meeting room and training room for use by the Township and Fire Company for large events, and some of the comparable items that currently exist.
- Mr. Pesavento:
- Spoke with Mr. Breyer to discuss federal grant money for the Fire Station. The space requirements at that time were down to 17,775 sq. ft. with the elimination of some of the bays because a larger building would not meet the requirements of a grant.
  - He noted that the current Fire Station is 11,000 sq. ft.
- Mr. Breyer:
- He wanted to provide the BOC with a picture of the Fire Company needs. Seven bays may not be a necessity today, but the Fire Company may need them 5-10 years from now.
  - Pacheco helped in the preparation of the federal grant. The application included 5 bays because a grant can only be applied for using the number of apparatus that the Fire

Company can currently house. They also had to restrict the large meeting or training room. The third biggest change was the number of housing units they would provide. They decided to apply for 5 units knowing that they could always build more or go bigger if the BOC so desired.

- The grant application submitted worked out to be for \$5.6 million. They also looked at Township match of roughly \$2 million with the remainder being provided by the Federal Government.

Mr. Leonard: • The Township is not hopeful of receiving the grant. Therefore, he did not want the grant to drive the discussion this evening.

Mr. Pesavento: • It is not cast in stone that the BOC will decide on a 27,000 sq. ft. building.

Mr. Leonard: • In the big picture, the Fire Station could be scaled down to 23,000 sq. ft. including joint use of a large meeting area.  
• For grant application purposes, the size was scaled back to 17,775 sq. ft.  
• The size could further be scaled back to 12,000 sq. ft. if only 4 bays were to be built.

Mr. Breyer: • He wishes to design the Fire House to meet the requirements for the next 50-75 years.  
• The initial proposal for 27,000 sq. ft. included everything desired by the Fire Company and a portion of the building that staff had discussed with the Fire Company including a bay for a police unit, additional office space, etc.  
• A 27,000 sq. ft. building will cost approximately \$12 million without any community meeting rooms (\$5 million over the amount originally contemplated by the BOC, and does not include land acquisition costs). That works out to \$256 per sq. ft.

Mr. Tackel: • The \$12 million amount is way over the \$7 million originally considered by the BOC, and it does not include land acquisition costs.

#### Library:

Ms. Fiory: • Bill Wilson, the Library's consultant, was charged with analyzing the Library's needs.  
• At the present time, the Loch Alsh Avenue facility is 15,000 gross sq. ft. with 61 parking spaces.  
• The current Library crams 22,000 sq. ft. of material and furniture into a 15,000 sq. ft. facility.  
• The Library makes very good use of the community rooms in the Township Building (not including program space in the Library itself).  
• A new Library would consist of 40,000 gross sq. ft. with 160 parking spaces. It would provide sufficient space for each of the Library's audiences (adults, teens, and children). It would provide all of the back-of-the house services as well as computer labs and a quiet reading room.  
• All of the above could take place assuming that the Public Works garage is relocated.

Mr. Pesavento: • Pointed out that since 2001, the number of visitors to the facility has gone up almost 32% (not including people using MCLINC).  
• The collection size has increased by 44%.

- Items checked out have increased from 163,000 to 273,000, a 67% increase.
- The number of operational hours has gone up by 10%.

Mr. Tackel:

- One would assume in these days of modern technology that Library use would go down, but the statistics clearly show otherwise.

Mr. Leonard:

- \$30,000 was received from a state grant.
- In many instances, staff, the Library Board and consultants try to anticipate what the BOC wants to do.
- Since a free-standing Library just was not in the cards, they focused on looking at the current building. If the present Library is retained and additional space provided by relocating the Public Works Garage, there will be severe constraints on parking.
- The Township has accounted for the parking spaces that the state took for the Route 309 expansion, but has not accounted for the driveway which runs out to Highland Avenue and will have to make its way to Loch Alsh Avenue reducing the present 61 parking spaces. It will be possible to have some on street parking on Loch Alsh Avenue, and the look of the roadway will be significantly improved. However, if the driveway is run out to Loch Alsh Avenue, some parking will be eliminated.
- Mr. Wert has done all of the detailed survey work with regard to the foregoing as well as Loch Alsh Avenue. He has also talked with Rick Collier of LandConcepts, and knows what the School District is doing.
- The solution of putting the Library in the Township Building did make sense. What didn't make sense was the driveway right outside of the door between the Library and the parking field. The Township relieved a lot of the congestion by providing a service driveway at the opposite end, and all of the trash trucks and police cars were rerouted to Highland Avenue.
- One thought to meet some of the needs of the Library is to move the backroom and administrative operations up into the upper level of the Township Building.
- A joint meeting was held with the School Directors who are struggling with the same issues. They tore down their bus garage and took out the gas pumps. They are now leasing space which will be satisfactory for the next few years. They are currently gassing up their vehicles via the use of gas cards wherever they can get the best deal. The School District knows that it is in the transportation business and will eventually have to build a separate facility.
- The Township has told the School District that it needs space and would like to work with them.
- The School District has engaged a broker to determine their needs.

#### Parks and Recreation:

Mrs. Lohoefer:

- The BOC has been supplied with a 100 page take-home packet. Its table of contents shows various studies P&R has done over the past 3-4 years in addition to information supplied by consultants.
- P&R runs programs and activities throughout the Township. The residents like programs being based in different parts of the community.
- As P&R expands programs, they need more facilities.
- The information provided identifies the main indoor facilities and the square footage



currently being used at the former elementary schools in North Hills, Old Fort Washington, and East Oreland/EPI Center.

- P&R needs to have equipment in locations where the programs are being held.
- P&R uses 20,000 sq. ft. of operating space per program. At the EPI Center, approximately 11,000 sq. ft. of space is being used by P&R for programs and storage. At the Old Fort Washington School, over 4,300 sq. ft. is being used. P&R makes use of all of the public rooms in the Township Building (which are also being used by all other departments). P&R manages the public rooms as part of their community out-reach.

Mr. Pesavento: • 1,672 events were held at the Old Fort Washington School and the EPI Center in the space of one year.

- Ms. Lohoefer:
- If the public spaces are moved elsewhere, a staff person might need to be present at each location and services would not be as efficient as they are today.
  - The informational packet includes current demolition costs for buildings and a Feasibility Study done in 2006 for the Old Fort Washington School. It is P&R's opinion that the programs there should be in the graphic and performing arts area, and they could be held in the 1891 building. Costs for some demolition, renovation and new construction (18,000 to 20,000 sq. ft.) of the 1891 building could reach \$1.2-\$1.3 million for a new addition.
  - There are also estimates for 4 different schemes for the EPI Center (18,000-20,000 sq. ft. area costing in the range of \$3.4 million to a high of \$5.7 million).
  - Staff and consultants looked at the possibility of renting space elsewhere for P&R programs including renting gym space at the Montessori School or expending \$200,000 to rent commercial space per year for 10,000-20,000 sq. ft. in the Fort Washington Office Park (FWOP). P&R has been told by brokers in the area that P&R programs are not compatible uses in the FWOP due to the number of people in one space, noise and parking issues.
    - Mr. Derr disagreed stating that there is a working model in Willow Grove in an office center that has adjoining neighbors.
  - Warehouses are not designed for P&R uses and would require a fit out.
  - P&R can make anything work, but there will always be a cost.
  - The end of the packet deals with recreation vision planning from 2007-2012. That report indicates what the BOC is faced with within programming centers. At that point, the Township did not know that the new high school was going to be constructed.
  - P&R was given direction by the BOC to renovate existing facilities. In 2008 and 2009 P&R stopped doing that.
  - The Adams Bickel Report shows what will be needed to bring facilities up to standard.

Mr. Pesavento: • At any one time, what is the peak maximum amount of space being used?

- Ms. Lohoefer:
- Summer playgrounds have the most attendance, but it varies every day at various schools throughout the Township. P&R is limited as far as staff running and supervising programs. At the EPI Center, there is a limitation on parking. Depending on the time of the year, day and time, multiple programs could be going on, and 8,000-10,000 sq. ft. could be used at one time.

- Mr. Leonard:
- He hears from many residents that the Township should look at space needs in conjunction with the new high school. The Township has a good partnership with the School District and many programs are held in their facilities.
- Mrs. Lohoefer:
- The first facilities at the High School such as the pool and athletic wing will come on line this year. However, it is still a construction zone. She believes that the Music Department is moving into the wrestling room and maybe the auxiliary gyms and fitness rooms for a few years while the library is moving into the old west wing gym.
  - The new high school is not scheduled to be open until 2012. Access to the high school facilities will be slim with the exception of using the pool for summer programs.
  - When the high school is finished in 2012, P&R hopes to expand some of its programs.
  - During the school year, school facility uses are limited. Gym usage is very restricted. However, P&R continues to look at all of the school facilities for space.
  - Where the theater program is concerned, Sandy Run Middle School cannot be used in the summertime because it is not air conditioned. The Old Fort Washington School is air conditioned and can be used year-round.
  - The School District is interested in having outside users come in, so there will be rentals of the new facilities. The School mission is No. 1.
  - The teachers, adult school, and coaches all have ideas for expansion.
  - The youth sports organizations need more practice and daytime space. Then P&R looks at what is left. All of the foregoing will be managed down the road, but they are still being defined.
- Mr. Ropski:
- Does it make sense to compete with the School District, especially on programs that are offered by both entities?
- Ms. Lohoefer:
- There are some programs that compete for facilities but at different times, such as the yoga program whose instructor is shared by both the School District and P&R. P&R is competing in a nice way. Both entities have fitness activities and evening programs in the pool. If the School District didn't run instructional programs in the pool, they might turn to P&R to see if it would be interested in running an aquatics program. Even though the School District has delved into areas that P&R does also, it allows P&R to concentrate on other programs.

REVIEW OPTIONS REGARDING COST ESTIMATES FOR FIRE STATION, LIBRARY, P&R, FORMER ELEMENTARY SCHOOLS (NORTH HILLS, OLD FORT WASHINGTON, EAST ORELAND/EPI CENTER:

- Mr. Lynch:
- The staff and consultants have provided very valuable information.
  - In taking a look at the cost, he focused on the Pacheco cost estimates for the Fire Station. Looked at a 27,000 sq. ft. space need plus an option for 14,000 sq. ft. of mixed use space.
  - The engineers at Charles Shoemaker provided information about the site and how the foregoing played into it. Their estimation was quite reasonable. It seems the site is very reasonable in gaining access to the roadway and providing good locations for utilities.
  - In taking a look at the \$10 million vs. \$14 million number, he feels the numbers could be brought down a bit. It is a fair estimate for a Feasibility Study of its type.
  - He has seen remarkable changes in construction costs this year. He feels that \$256 per sq.

ft. for building costs is high. It has enough contingency in it that the Township could build to whatever quality it might be looking for in a public building of this nature. Adding another \$1.5 million for site work, the Township would be approaching \$300 per sq. ft. which it would be easily able to achieve in the current economy. There is room to take some of the contingency numbers away.

- The location is a good site for the type of construction in which the Township is interested. If it is the right site for a Fire Station, it is up to the BOC to decide. Must work through the design process to determine ultimately what that building will become.
- \$7 million is what the Township has targeted. The Pacheco report provides a good starting point.
- There are options available to give greater flexibility in cost analysis and ultimately the bidding process.
- Regarding the number of bays in the Fire Station, the way it is sited on the property, the Township could take bid alternates in the design process for extra bays. The same could be done for additional space in the Fire Station. Mixed use space should be bid as a bid alternate.

Mr. Pesavento:

- If the BOC does not have the financial capability to do everything, would it make sense to build the Fire Station with the mixed use space (but not fit it out and not have the extra parking underneath). In that way the HVAC would be sized correctly for any option. Would that save a significant of money?

Mr. Lynch:

- It is possible to fit out the first floor, put a shell on the second floor, and fit it out later to suit needs or vice versa.
- In the long run, to bid out small spaces as bid alternates would cost more.

Mr. Tackel:

- The Township must look at programmatic needs, and it wants the facility to serve the needs of the community for 50 or more years. He does not know how the Township will be able to cut the number down much below \$10 million, and rising from that point is the addition of components for community needs. All of the foregoing does not include land acquisition costs.
- If the Township is going to do this correctly, it will cost the community.
- Suggested perhaps going back to the "drawing board" to see what can be done for the community with the available dollars.

Mr. Lynch:

- The main part of the building is a big box that will house fire apparatus with a cost of \$256 per sq. ft., but it does not necessarily apply to that one space. It is one area where space could be saved and be less than the \$256 per sq. ft.. However, it will still be difficult to hold that number including the land under \$7 million with the square footage the BOC is talking about.

Mr. Tackel:

- Perhaps the use could be ratcheted up over time.

Ms. Damsker:

- The second use is to be determined. Would it be feasible to investigate constructing a building for all purposes that could grow with the Township's needs, i.e., Library, community rooms, P&R, and Fire Station all in one area?

- Mr. Leonard:
- The Police Department is a success story because they have enough space to grow. Now the Township is trying to work through space problems with the other departments. He noted that within the Administration Department, space is totally maxed out. There is not enough room for another single chair.
  - Asked Mr. Lynch to make recommendations for phasing and costs, as well as determine needs. What are the kinds of things the Township can do to grapple with the predicament of limited funds?
- Mr. Pesavento:
- Quality of life type facilities could be co-located. It could be possible to have a stand alone Library with extra space for P&R activities, or rehabilitate part of the EPI Center. If the Library was somewhere else other than the Township Building, then P&R could take over its current space in the Township Building for their functions.
- Mr. Tackel:
- If the BOC were to go out for a 20 year bond, it would cost the average householder \$162 more per year (almost 20% increase in taxes).
  - Is the Township in a position to incur something on the order of \$30 million in debt?
  - He would like to hear comments from the residents.
- Mr. Derr:
- The Township is faced with deciding needs vs. wants. He personally would not vote to expend \$30 million in tax money. Is the Fire House a need? Is the Library a need? Are P&R programs a need?
- Mr. Leonard:
- Ms. Lohoefer has indicated that P&R requires continuity of operations.
  - If P&R were to move to the Bonsell property, that might make sense.
  - The Township needs to consider joint options with the School District.
  - When the civic campus was planned, there was no vision for a bus garage on the property. The Township must consider joint options with the School District for the bus garage. He noted that many other school districts in the area have contracted their bus services out to private vendors.
- Mr. Lynch:
- The Township should assemble a capital improvement plan with each of the projects having its own order of priority, parameters and timeframe.
  - The Township does not know yet how the projects will interface and cohabitate with the School District buildings.
- Mr. Leonard:
- Regarding facilities, the Township is desirous of a plan to go relatively quickly. All departments have needs. He asked for permission to prioritize the needs on a matrix and produce a Facilities Priority Report to keep all of these matters manageable within the next two months. The Township has the money set aside for this project. D'Huy Engineering will be engaged to assist in this matter.
- BOC:
- All members agreed that Mr. Leonard's request is a good plan.
- Mr. Pesavento:
- There has been no discussion this evening about the old buildings.
  - The BOC has pretty much come to a general consensus that the Old Fort Washington School needs to go in some way, shape or form. In his own view, if an organization such as a conservancy came in and offered \$10 for it, he would take it off of the books.

- Ms. Damsker:
- Informed that she had a meeting with several residents last month where they discussed their opinions of the Old Fort Washington School building and what they think should be done. Their opinion was that it would be very appealing to sell it very reasonably to a conservancy or some other entity that would preserve the façade and keep the building aesthetics complimentary with its history and the neighborhood. They also do not want an increase in traffic.
  - She would like to see some proposals from developers to determine what they would do with the building. All options should be investigated. Proposals should be sent out to see what the BOC can come up with.
- Mr. Derr:
- The real problem with the foregoing is that the return on investment would be minimal. The building needs a new roof, asbestos abatement, and a new HVAC system.
  - If the Township were to demolish the entire building, it would cost over \$150,000 plus cost for the asbestos abatement.
- Mr. Leonard:
- Zoning restricts certain uses. Therefore it might be a problem even if the Township were to sell the building for \$1.00.
  - He would like to draft a list of potential covenants before informing the public that the building might be for sale.
- Mr. Pesavento:
- There are two paths the BOC could take:
    - If the façade of the old section is retained, the rest could be demolished for \$1.00.
    - If anyone is interested in clearing the land and building houses, then the Township would not sell the property for \$1.00 because it would mean tearing down a community asset. At that point, a developer could offer a bid.
  - He would prefer to keep the old section of the building, but if it is not going to happen, the Township cannot keep spending exorbitant amounts of money on it.
- Mr. Tackel:
- He had a community meeting last week attended by approximately 70 people. The community is in favor of the continued use of the Old Fort Washington School, but there is a question of how the building can be maintained.
  - The school has been a cornerstone since 1909, and has a tremendous amount of history.
- Ms. Damsker:
- The main costs associated with the EPI Center have to do with energy. She suggested an energy audit be performed.
- Mr. Pesavento:
- He informed that there is no insulation in the EPI Center. The building is in bad condition. The roof has been patched for the past ten years.
  - Options for the EPI Center are a complete rehabilitation to bring it up to code which would cost \$800,000.
  - To fix the heating and insulation problems would probably cost in the range of \$2-\$3 million.
  - If the newer portion of the building were to be demolished, and the old historic portion retained, the cost would be \$4-\$5 million.
- Mr. Leonard:
- Informed that PECO is developing a program for the entire Township.

- Mr. Feldman:
  - Suggested using the old section of the building for P&R activities, and selling off the remainder of the property.
  
- Mr. Supplee:
  - It would be problematic to tear the building apart because the mechanical systems are in one building.
  
- Colleen Jones of East Oreland:
  - Complained that there are no community-based services in East Oreland. The BOC seems to be developing a campus on the Fort Washington side of the Township, and residents elsewhere have difficulty accessing all of the programs. When considering the EPI Center, the BOC should consider the residents on the other side of the Township.
  
- Cheryl Brennan, Garden Road, East Oreland:
  - Asked why the BOC is considering a Fire Station with 7 bays to accommodate situations in the next 50 years when the Township is almost built out?
  - Was of the opinion that fire sirens would disturb P&R activities if they were located in a new Fire House.
  - East Oreland residents would like to see P&R activities in their section of the community.
  
- Mr. Pesavento:
  - Informed that fire sirens are located on the Township Building which houses the Library. There are approximately 1.7 calls over a 24 hour period. Noise is not the biggest factor involved.
  
- Mr. Breyer:
  - At the present time, the Fire Company is doubling up apparatus in the existing bays. The Fire Company wants to avoid that situation in a new facility. It is reasonable to expect that there will be a demand for 7 bays in the future.
  
- Mr. Tackel:
  - A 7 bay Fire Station is a hedge against the future in terms of needs.

ADJOURNMENT:

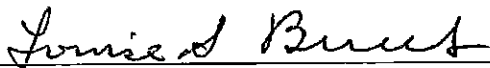
Mr. Pesavento motioned, with Mr. Derr seconding, to adjourn the meeting at 9:25 p.m.

VOTE ON MOTION

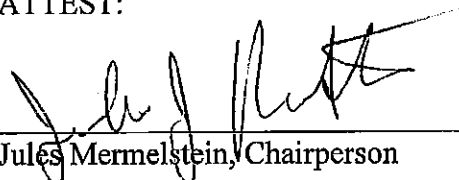
ALL YES

MOTION CARRIED

Respectfully submitted,

  
 Louise S. Birett, Recording Secretary

ATTEST:

  
 Jules Mermelstein, Chairperson

**AGENDA FOR THE WORKSHOP MEETING OF THE  
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
TUESDAY, SEPTEMBER 29, 2009 7:00 PM**

PLEDGE OF ALLEGIANCE

Introductions of Facility Review Team (staff):

Review of scope and approach of DEI work (DEI)

Moderated discussion of draft worksheets:

1. Preferred uses
2. Priority
3. Plan for Improvement
4. Cost

Discussion of Next Steps

Public Comment

ADJOURN

A workshop meeting of the Board of Commissioners (BOC) of Upper Dublin Township was held on Tuesday, September 29, 2009, in the Township Building; Jules Mermelstein presiding.

In attendance were Commissioners Jules Mermelstein, Ira Tackel, Sharon Damsker, Chester Derr, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; Jonathan Bleemer, Finance Director; Susan Lohoefer, Parks and Recreation Director; Cheryl Fiory, Library Director; Richard Barton, Code Enforcement Director; Dan Supplee, Fleets and Facilities Director; Jerry Smith, Public Works Administrator; Greg Breyer, Fire Services Administrator; Jeff Wert, Township Engineer.

PLEDGE OF ALLEGIANCE:

Mr. Mermelstein asked those present to pledge allegiance to the flag.

ANNOUNCEMENT:

On behalf of the BOC, Mr. Pesavento presented Sue Lohoefer with a departure gift as she leaves her job of 31 years as Director of Parks and Recreation and begins her new duties with the Upper Dublin School District.

INTRODUCTIONS OF FACILITY REVIEW TEAM:

Mr. Leonard introduced M. Arif Fazil, P.E., and Jamie Lynch, Certified Construction Manager, with D'Hue Engineering, Inc. (DEI).

REVIEW OF SCOPE AND APPROACH OF DEI WORK:

Mr. Arif made the following comments:

- DEI has had success in working with many public entities, especially school districts.
- A logic matrix was put together for Upper Dublin Township.
- Most of the projects DEI is involved in are coming in 15% under estimate due to economic conditions at the present time.
- The Township has done a tremendous job in acquiring or maintaining properties in very strategic areas of the Township.
- The Township's programs and assets from a community standpoint are also significant.
- DEI is also working for the Upper Dublin School District and how the community comes together.
- The first challenge is to look at a new fire house.
- DEI worked with Township staff and looked at the fire house program as the next step.

Regarding the proposed fire house, Mr. Lynch commented as follows:

- From a program standpoint, DEI was originally given a program of 27,000 sq. ft. for the fire station.
- DEI did a side-by-side analysis and questioned the need for 27,000 sq. ft. They have been able to reduce the square footage down to 20,000 sq. ft.
- One of the reductions was in the number of bays proposed from 7 down to 5. If additional bays are needed in the future, they can be added at a later date. The site can hold pad space for 2 more bays on the end or another addition to the building.
- Some of the other spaces have also been reduced.
- A proposed mezzanine was taken out of the equation, thus taking the space down from 960 sq. ft. to zero.
- The total square footage removed was 7,000 sq. ft. and that has cost implications.
- DEI has been in touch with Pachico Ross and the civil engineers.
- Estimated building costs are in the realm of \$4.5 million. Tack on site work and site contingencies giving a subtotal of \$5.7 million. Add on soft costs (design programmer, construction management, building permit



fees, insurance, etc.) with a subtotal of \$7 million and a recommended 8% project contingency. Grand total is \$7.6 million.

- Cost per square foot for the fire house is estimated at \$270 per sq. ft. (as opposed to \$280-\$290 per sq. ft. quoted previously).
  - Mr. Fazil noted that some of the cost savings are due to reducing contingencies. These are budgets without drawings. They will definitely provide a full masonry façade.
  - When Ms. Damsker expressed concern that the 8% contingency number was a bit slim, Mr. Lynch said the contingencies are just over \$500,000. The site contingency is estimated to be well over \$700,000. The site estimates were from the civil engineer who did the study. One reason DEI feels comfortable with the contingencies as stated above is because the plans are so far developed in terms of the square footage. If they do soil borings and they find unexpected undesirable conditions, then the contingency will be higher.

**MODERATED DISCUSSION OF DRAFT WORKSHEETS (PREFERRED USES, PRIORITY, PLAN FOR IMPROVEMENT, COST):**

Messrs. Fazil and Lynch spent a considerable amount of time with Paul Leonard, Dan Supplee, Sue Lohoefer, Cheryl Fiory and Greg Breyer talking about the various sites and the pros and cons for each as follows:

**Existing 801 Loch Alsh Avenue:**

Preferred Use 1	Municipal building with police station, expanded library, meeting rooms and expansion space (no Public Works).
Preferred Use 2	
Priority for Improvements	2
Address	Loch Alsh Avenue
Useable Square Footage	
Plan for Improvements	Add library space to reach approximately 35,000 sq. ft. and add public meeting space.
Resulting Domino Effect	Relocate Public Works to achieve space requirements and parking.
Other Determining Factors	Construction of new road between Loch Alsh and Highland Avenues.
Rationale for Improvements	Need for library expansion, community space and future Township building expansion.
Cost of Improvements for Preferred Use 1	TBD.
Cost of Improvements for Preferred Use 2	

**Bonsell Property 6.3 Acres:**

Preferred Use 1	New main fire station.
Preferred Use 2	Fire station and community use.
Priority for Improvements	1
Address	1245 Fort Washington Avenue.
Useable Square Footage	+/- 21,000 (5 bay) plus pad site.
Plan for Improvements	Construct a new fire house.
Resulting Domino Effect	Sell Summit Avenue Station parcel (consider building demolition) after occupancy of new.

Other Determining Factors	Design will include pad site for up to 2 future firehouse bays and a small building pad.
Rationale for Improvements	Safety, service location, need.
Cost of Improvements for Preferred Use 1	\$7.6 million.
Cost of Improvements for Preferred Use 2	\$11.8 million.

Old Fort Washington:

Preferred Use 1	Sell/residential.
Preferred Use 2	Performing arts and leased space.
Priority for Improvements	5
Address	Summit and Prospect Avenues, Fort Washington (1.136 acres).
Useable Square Footage	11,652 usable.
Plan for Improvements	Consider partial demo and community center addition only if Preferred Use 2 is selected.
Resulting Domino Effect	
Other Determining Factors	
Rationale for Improvements	Community landmark, location.
Cost of Improvements for Preferred Use 1	Revenue from sale.
Cost of Improvements for Preferred Use 2	\$3 to \$5 million per study by others.

Summit Avenue Fire Station:

Preferred Use 1	Sell/residential.
Preferred Use 2	Sell/residential.
Priority for Improvements	2
Address	.654 acres on Summit Avenue.
Useable Square Footage	15,977 usable.
Plan for Improvements	Anticipate property sale.
Resulting Domino Effect	
Other Determining Factors	
Rationale for Improvements	Community planning.
Cost of Improvements for Preferred Use 1	Revenue from sale plus estimated \$150,000 for demolition and grading.
Cost of Improvements for Preferred Use 2	Revenue from sale plus estimated \$150,000 for demolition and grading.

EPI Center:

Preferred Use 1	Parks and recreation/community use.
Preferred Use 2	Parks and recreation/community use.
Priority for Improvements	4
Address	100 Wischman Avenue, Oreland.
Useable Square Footage	17,162 usable/20,573 gross.
Plan for Improvements	Maintenance projects
Resulting Domino Effect	
Other Determining Factors	

Rationale for Improvements	Safety and code.
Cost of Improvements for Preferred Use 1	\$500,000 per study by others.
Cost of Improvements for Preferred Use 2	\$500,000 per study by others.

North Hills:

Preferred Use 1	Community center.
Preferred Use 2	Community center.
Priority for Improvements	4
Address	212 Girard Avenue, North Hills
Useable Square Footage	10,454 useable 11,932 gross
Plan for Improvements	Maintenance projects.
Resulting Domino Effect	
Other Determining Factors	
Rationale for Improvements	Safety and code.
Cost of Improvements for Preferred Use 1	\$750,000 per study by others.
Cost of Improvements for Preferred Use 2	\$750,000 per study by others.

Burn Brae Fire Station:

Preferred Use 1	Maintain as fire station.
Preferred Use 2	Maintain as fire station.
Priority for Improvements	4
Address	Susquehanna Road.
Useable Square Footage	4,710
Plan for Improvements	Maintenance projects.
Resulting Domino Effect	
Other Determining Factors	
Rationale for Improvements	Safety and code.
Cost of Improvements for Preferred Use 1	\$100,000.
Cost of Improvements for Preferred Use 2	\$100,000.

Twining Valley Golf Course:

Preferred Use 1	Golf course.
Preferred Use 2	Library and golf course.
Priority for Improvements	5
Address	Twining Road.
Useable Square Footage	Library building would be new. Golf course would be converted to 9 holes.
Plan for Improvements	Maintenance projects.
Resulting Domino Effect	
Other Determining Factors	
Rationale for Improvements	Safety and code.
Cost of Improvements for Preferred Use 1	

Cost of Improvements for Preferred Use 2	TBD.
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525 Virginia Avenue (possible purchase):

Preferred Use 1	No purchase.
Preferred Use 2	Public Works garage and School District garage.
Priority for Improvements	
Address	525 Virginia Avenue.
Useable Square Footage	Over 100,000 sq. ft. possible shared with the School District.
Plan for Improvements	
Resulting Domino Effect	
Other Determining Factors	Implications of the flood plain conditions, School District funding, existing building conditions.
Rationale for Improvements	
Cost of Improvements for Preferred Use 1	
Cost of Improvements for Preferred Use 2	Cost or purchase plus cost of improvements.

Field of Dreams (collaborate with School District):

Preferred Use 1	Public works.
Preferred Use 2	Firehouse.
Priority for Improvements	
Address	Loch Alsh Avenue.
Useable Square Footage	New structure along Route 309.
Plan for Improvements	Determination of preference will establish master plan for design and construction.
Resulting Domino Effect	Land acquisition and lot consolidation requires consideration.
Other Determining Factors	
Rationale for Improvements	
Cost of Improvements for Preferred Use 1	\$12 million plus land costs.
Cost of Improvements for Preferred Use 2	\$7.6 million plus land costs.

The following conversation ensued:

- Mr. Pesavento:
- The fire house is the No. 1 priority.
  - Wishes to look at the EPI Center as Priority No. 4. From budget year to budget year, the BOC has beaten the EPI Center down and never came to a decision as to what to do with the facility.
  - Has seen numbers significantly higher than the \$500,000 per study by others.
  - Has come to the conclusion that the EPI Center should be known as the prime location for Parks and Recreation. At some point, the BOC needs to move ahead with option designs for the space and possible partial demolition of the building and refurbishment.
  - In favor of locating a new library at the Twining Valley Golf Course within the next 10 years. The size of the golf course could be reduced by changing it to a 9 hole executive golf course.
  - Within the next 10 years, things could change dramatically.

- Mr. Lynch: The Kramer and Marks Study suggested \$500,000 for building maintenance and upkeep.
- Mr. Leonard:
- The Township looked at a 10 year time line for the library because, in the current economic conditions, it is of no sense to make such an investment.
  - The reason the Twining Valley site scored high for the location of a new library is that the Township would then have a significant presence at that end of the Township.
  - Pointed out that the present Township campus would have the High School Library.
- Mr. Derr:
- The new construction of the Upper Dublin High School was to create a town center, and a library is an integral part of a town center. Many more people go to the library than enter the Township Building.
- Mr. Mermelstein:
- Agrees with Mr. Derr's comments.
  - Many of the users of the Upper Dublin Public Library are high school students who come across the street. If the library were moved to Twining Valley, those students would be cut out of the use.
  - In favor of keeping the library within walking distance of the high school.
- Mr. Pesavento:
- If the garage was moved, the garage location could be a place for the library or parking for the library if the library is expanded. The BOC does not have to make that decision today.
- Mr. Leonard:
- His reading of the reports on the library needs is really a Band-Aid unless Public Works left. Otherwise, the Township is asking too much of this site.
  - The Field of Dreams location behind the Township Building is being considered for bus garage for the School District. At this time, he has no information what the School District is contemplating.
  - The Township has seen radical changes in busing in the entire Southeast Pennsylvania. Many municipalities lease their bus services.
  - The equipment garage is very important, but it is not necessarily an integral part of the campus. Therefore, it could leave, but the Township does not want to see it going to the Twining Valley location because of the hills and slopes.
  - A property is available for sale in the Fort Washington Office Park (FWOP) at Virginia Drive and Delaware Avenue, however severe flooding occurs a quarter of a mile away. The building is serviceable and could be refurbished to the Township's needs.
- Mr. Derr:
- Has received many complaints from residents about buses starting up, trash trucks, heavy equipment and diesel engines marshalling. If the Township could purchase the property in the FWOP inexpensively to house the buses in partnership with the School District, to him that is a winning situation and the best use for the property.
- Mr. Mermelstein:
- Agreed with Messrs. Pesavento and Derr that the Field of Dreams would not be a good location for the bus garage.
- Mr. Fazil:
- Along with the BOC, he concluded that the Field of Dreams is not a good location for a new fire house.

- Mr. Feldman:
- Felt that the EPI Center should be a No. 1 when considering a new fire house.
- Ms. Lohoefer:
- Four options were suggested by Kramer Marks as follows:
    - \$3.5-\$4 million to bring the existing building up to code.
    - Keeping some of the old building and adding new construction.
    - Three story construction.
    - Four story construction.
  - Staff has been looking at off-street parking, new entrances, an elevator, restrooms on both floors, access issues, replacement of roof, old heating system, etc. at an estimated cost of between \$3.5-\$8 million.
- Mr. Leonard:
- Limitations of the property include: the property is narrow, there is not enough land for on-site parking and detention, and there is not enough room for significant expansion of the property.
- Mrs. Lohoefer:
- The rear of the property butts up to an area on the Twining Valley Golf Course property that provides a sound barrier.
  - A short distance down Twining Road, there are two playgrounds, a small wooded area, and a linear property that the Township could acquire where the basketball court is located.
  - If the EPI Center building shrunk in size, street parking could be moved, and a playground could be relocated to the rear of the building. Therefore, it is possible that no more additional space would be required.
- Mr. Derr:
- It is conceivable to tear down the EPI Center and build something nicer and more functional.
- Ms. Lohoefer:
- It is one of the options to replace the present building with a 2 story addition at a cost of \$4.8 million or a 3 story addition at a cost of \$3.5 million.
  - Another option is to renovate the existing building and add an addition of 5,000-7,000 sq. ft.
- Mr. Tackel:
- The EPI Center has significant value to the community, and we should retain it. There is significant community involvement in and around that building. Perhaps now is the time to get the residents involved and have them work together with the Township to ferret out the options to the community, Township, and the costs therefor. He suggested the formation of a steering committee made up of some of the interested residents as well as Township staff because it could be valuable in the decision-making process.
- Mr. Derr:
- Was against sinking \$4 million into the EPI Center.
- Mr. Leonard:
- The community space at the Bonsell site is 14,000 sq. ft.
- Mr. Pesavento:
- Posed the question what if the EPI Center building was reduced in size and rehabilitated and parking added, and then look at something less than 14,000 sq. ft. at

the Bonsell site? The Township could still retain the location at the EPI Center plus have additional space at the Bonsell site even if the space is not occupied right away.

- Mr. Tackel:
- Pointed out that bays and community space could easily be added to a fire house if it were built on the Bonsell site.
- Mr. Leonard:
- Suggested shrinking the fire station down. Do not put community space unless you leave the parcel that includes the Twiford home, and it could be incorporated in whatever building might go there 10-20 years.
- Ms. Damsker:
- We don't have to put a library in the same space with a fire house. It enhances the risk to the public so much. It is irresponsible.
- Mr. Leonard:
- We are not recommending the foregoing. Suggested building the fire station with some community space.
  - Another option is to put in a pad site. The 2,080 ft. frontage does have potential of doing more for the Township.
- Mr. Pesavento:
- The bays would be placed in the direction of the Twiford house. Everything else will be extended toward the rear of the property. His contention is that perhaps it makes sense from a financial and operational standpoint to reduce the size of the EPI Center. Could add perhaps 8,000 sq. ft. of community space that could be used for some programming and events, but not necessarily all events. It gives the Township another option without having to fit the building out at the time of construction.
  - Noted that the fire company makes 1.8 average runs per day.
- Mr. Mermelstein:
- Agrees that the Township has needs for space to continue to grow.
- Mr. Tackel:
- Is it a reality and practical that the Township could acquire space within the FWOP? The garage and ancillary support could thus free up space on the Township Building campus. Expansion for recreational space could be attached to the Township Building, and the Library can also be located on the Township campus where it should be. How we reconfigure the EPI Center will then become less of an issue.
  - The last thing he wants to do is to put hand-cuffs on any department director and force something that is not workable.
- Mr. Derr:
- If the BOC is going to contemplate new space, then the FWOP is where the space is available.
- Mr. Supplee:
- There are options definitely worth looking into.
  - The property on Virginia Drive is probably large enough to partner with the School District.
  - The School District still plans on a bus garage at the Field of Dreams location. That is the reason why it was suggested to build a facility there to hold everything. There is a lot that the Township and School District could do together such as joining both fleets.
  - His department can definitely manage a remote location without stress or strain.

- Mr. Mermelstein: It looks as if preferred use No. 2 just became a preferred use No. 1.
- Mr. Tackel:
  - The 525 Virginia Avenue site is just one of many in the FWOP that could be considered.
- Mr. Ropski:
  - How many programs are unique to the community in Oreland at the EPI Center?
- Mrs. Lohoefer:
  - The East Oreland Neighborhood Association is made up of approximately 100 families, most with young children. They use the EPI Center for social functions and various activities throughout the year. It is easily accessible by walking, and the playground is the only one in the community for play dates.
  - SAUDC also holds their meetings at the EPI Center.
  - The Oreland Art Center leases space at the EPI Center.
  - Parks and Recreation conducts programs days, afternoons and weekends.
  - Additional rental space is available for private parties of no more than 60 persons due to limited street parking.
  - The EPI Center is a voting location.
  - The EPI Center is a staging area for the Oreland 4<sup>th</sup> of July parade.
  - The Parks and Recreation Department has storage space at the facility.
  - All of the space at the EPI Center cannot be used at one time due to limits on parking.
  - When Mr. Ropski asked about the usage of the Old Fort Washington School, she informed that Parks and Recreation has a preferred use for a portion of the building. A report was issued several years ago as to what would be a preferred or recommended Parks and Recreation use of that facility.
  - Parks and Recreation uses the oldest part of the building for a performing arts area and for adult fitness. All summer, the building is used for the Middle Stage Program and other uses.
  - The GATSME train line still maintains their area in the basement.
  - Klosterman Park is directly across the street from the school. Therefore, there is no need for more open space at that location.
  - The estimated cost to renovate the school is \$1.5 million. Renovations would include:
    - Renovation of the upper level.
    - Improving restrooms.
    - Increase storage space.
    - Adding a galley kitchen.
    - Knocking down the 3 story building to make way for a parking area with room for 40-60 vehicles.
- Mr. Tackel:
  - The BOC is debating something now that is a non-issue. The BOC previously made the decision to take the Old Fort Washington School off of the spreadsheet.
- Mr. Feldman:
  - Would it make more sense to demolish the Old Fort Washington School and not have operating costs?
  - The BOC must keep “needs” vs. “wants” in mind. He wants to see costs associated



with all of the proposed options.

- Mr. Tackel:
- The BOC has already rejected demolishing the building, and has decided to sell the property.
  - Whether it is a 3, 5, or 10 year plan, the option of placing the garage off-site is real.
- Mr. Pesavento:
- With regard to the Bonsell property, the BOC has to give direction at this point.
  - Do we keep the Bonsell property in its entirety and only build a fire station?
  - Do we have some component for community space at the time of construction? This decision will show the BOC how to look at the EPI Center.
- Mr. Tackel:
- In his opinion, again because of the option of potentially moving things offsite here, it is far better potentially for additional community space and likewise serves the need for expansion of the Library.
- Mr. Pesavento:
- It might make sense from an engineering standpoint to put in the footings for extra bays and reserved community space even if the decision were made not to include them in the near future.
- Mr. Leonard:
- Noted that 20,000 sq. ft. was added for meeting space. It is the norm across the state that multi-purpose meeting rooms and kitchens are provided within fire houses.
- Mr. Mermelstein:
- That makes sense as long as we are leaving space for future plans.
- Mr. Pesavento:
- Suggested dealing with stormwater matters at the same time.
- All members of BOC:
- Agreed with the foregoing suggestions.
- Mr. Fazil:
- If the BOC is considering something at the EPI Center, that would mean renovation or building, DEI needs an area for staging.
- Mr. Pesavento:
- If meeting room space is agreed upon at the fire house, he suggested that area have a separate entrance.
- Mr. Mermelstein:
- Asked for a consensus to take the Library out of the Twining Valley Golf Course. He is a strong believer that the Library needs to stay where it is located.
- All members of the BOC:
- Agreed to take library out of the golf course equation.
- Mr. Ropski:
- Who would use the community room in a fire house?
- Ms. Lohoefer:
- Members of the community as well as the Parks and Recreation Department would have access to the community room.
  - If a kitchen is provided, the community room could accommodate 150 persons.
- Mr. Derr
- The BOC needs to be cognizant that there will be room at the high school for

community uses.

- Mr. Leonard:
- Security is a key issue.
- Ms. Lohoefer:
- A statement was made about possibly adding community space to the Township Building. She reminded that Parks and Recreation staff is responsible for flipping the rooms in the Township Building. If additional community space is provided elsewhere, then staff will have to be provided to flip the space (knock down and set up), etc.
- Mr. Breyer:
- Assured Mr. Ropski that the meeting room and training rooms at the fire house would be used at least once or twice a week by the Fire Company.
  - The room could be used as an Emergency Operations Center in case of emergency.
- Mr. Pesavento:
- When the room is not typically used by the Fire Company during daytime hours, he doesn't want it to become a storage room or be vacant when there are needs elsewhere.
- Mr. Fazil:
- Went over changes he will make to the matrix as follows:
    - Existing 801 Loch Alsh Avenue – no changes in preferred use. Remains a 2. Potential change predicated on what DEI finds for offsite relocation of the garage which drives the potential for an expanded library and meeting space.
    - Bonsell Property – no changes in preferred use. Remains a 1. Include the main fire station and plans for expansion and community uses.
    - EPI Center – Change in preferred use to 2. Primary location for Parks and Recreation activities.
    - Library – Preferred use remains a 2.
    - Garage – Ferreting out the likelihood of moving the garage off-site to property in FWOP.
    - Public Works site – Preferred use is a 2.
    - Old Fort Washington School – Leave as a place holder, but do not do anything.
    - Summit Avenue Fire Station – No changes.
    - North Hills – No changes.
    - Burn Brae Fire Station – No changes.
    - Twining Valley Golf Course – Preferred use is a 2.
    - 525 Virginia Drive – Eliminate completely. Possible FWOP site for Public Works garage.
    - Field of Dreams – Preferred use remains a 3.

#### DISCUSSION OF NEXT STEPS:

- Redo matrix and put on website when available.
- Look at brokerage arrangement to find out what properties are available in the FWOP.
- Keep in touch with the School District about their needs.
- Pachico Ross will remain on the job.
- Rick Stoneback, Esquire, will be a member of the team.
- Negotiate Professional Services Agreement.

ADJOURNMENT:

Mr. Pesavento motioned, with Mr. Derr seconding, to adjourn the meeting and enter into executive session to discuss a personnel matter.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,

Louise S. Birett  
Louise S. Birett, Recording Secretary

ATTEST:

Jules Mermelstein  
Jules Mermelstein, Chairperson

**AGENDA FOR THE WORKSHOP  
of the  
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
TUESDAY, MARCH 2, 2010 7PM**

**Firehouse Project**

Pledge of Allegiance

Introduction, Jamie Lynch DEI Project Manager

Building Design, "Comment Plan" Dennis Ross, Architect

Site Design, Rick Stoneback P.E.

Discussion of Next Steps

Question and Answers

**ADJOURN**

A workshop meeting to discuss plans for the new firehouse was held by the Board of Commissioners (BOC) of Upper Dublin Township on Tuesday, March 2, 2010, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Sharon Damsker, Chester Derr, Robert Pesavento, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; James Rudolph, representing Metz Engineers; Brian Newhall, Fire Chief; Greg Breyer, Fire Services Administrator; Jeff Fogel, President of the Fort Washington Fire Company (FWFC); Dan Supplee, Director of Public Works Operations; Jerry Smith, Public Works Administrator; Richard Barton, Code Enforcement Director; Dennis J. Ross, AIA, representing Pacheco Ross Architects, P.C.; Richard Stoneback, P.E., President of Charles Shoemaker Engineering Company; and Jamie Lynch, DEI, Project Director.

PLEDGE OF ALLEGIANCE:

Mr. Pesavento asked those present to pledge allegiance to the flag.

OPENING REMARKS:

Mr. Pesavento expressed appreciation of the work put into the firehouse project thus far. This evening's meeting will focus on the building design.

PRESENTATION BY JAMIE LYNCH, DEI PROJECT MANAGER:

Mr. Lynch commented as follows:

- Numerous end-user meetings and design team meetings have been held.
- Traffic studies and geotechnological engineering studies have been commissioned.
- The fence line neighbors have been consulted and are being kept apprised of the progress of the project.
- A LEED green building charette was prepared.
- Preliminary site design, including landscaping and screening, has been accomplished in cooperation with the Township Engineer.
- Existing utilities have been televised.

A slide show presentation consisted of the following information:

Project Schedule:

Share Schematic Design with the BOC	March 23, 2010
Design Development	March 24 – June 14, 2010
Construction Documents	June 15 – August 15, 2010
Bid Phase	August 15 – October 1, 2010
Construction Phase	Up to 12 months

Project Budget:

Building Costs	\$4,552,000
Site and Site Contingency	1,481,450
Architect, CM and Studies	9,650,000
LEED Costs	To Be Determined
Fees, Permits, and Miscellaneous Costs	370,000

Sub-Total	7,368,450
Project Contingency – 8%	589,476
GRAND TOTAL	\$7,957,926

The following conversation took place regarding LEED Certification:

- Mr. Pesavento: Asked about the financial aspects of going green in and of itself.
- Mr. Tackel: Asked about the elements for long-term savings to go with going green, especially lowering energy consumption.
- Mr. Pesavento: If the cost for green certification, including all of the paperwork and architectural filings, etc., will be \$20,000-\$50,000, he believes it is a waste of money for the taxpayer.
- Mr. Leonard: The cost for green certification will cost every bit of \$20,000-\$50,000. The foregoing will also go for commissioning costs.
- Mr. Tackel: We are designing the structure to be as efficient as it can be. If there are costs associated with LEED certification, he presumes the engineers will put that cost analysis before the BOC as the project goes forward.
- Mr. Lynch:
- The LEED costs include a commissioning agenda.
  - The new firehouse will be an energy efficient building.
  - The design team would like to come to a point where they can make a recommendation to the BOC at the Stated Meeting scheduled for March 9<sup>th</sup> whether LEED certification makes sense or not.
  - When the design team prepares for a green building, they do a LEED Charette. Silver certification requires 50 points on the LEED Checklist. At the present time, the design team has identified 49 items, with 22 maybes, and 29 nos.
  - The building will be 21,000 sq. ft.
  - The apparatus bays will be 7,400 sq. ft.
  - The fire storage space estimates have grown slightly.
  - The administration section estimates have gone down slightly.
  - The design team wishes to go out to bid by late summer 2010.

Next Steps:

- Complete schematic plan and share with the BOC.
- Building massing, elements, and systems.
- Commence design development at the end of March.
- Complete geotechnological investigation, traffic study, and other tests.
- Commence the land development process.
- Continue value analysis of potential green building components.
- Refresher of building program (how building is laid out).

Dennis Ross explained the blueprints of the plans as follows:

- There will be 5 apparatus bays. Three of the bays will face toward the Twifford property.

- A firematic space will break up the bays down the center.
- The remainder of the building will have two major components: (1) bunks, lavatories, kitchen and study room; (2) firefighter and Township administrative staff shared area.
- Several meetings were held with the FWFC. He obtained excellent feedback from them in terms of reducing the office administrative space and how to make better use of the meeting/training room for use by the Township itself and also end-users of the building.
- The project is well within budget limits.

Richard Stoneback, PE, discussed the site design as follows:

- Only rudimentary landscaping has been designed thus far.
- Utilities: Water, gas, and power, and fiber optic connections are available in Fort Washington Avenue. Sanitary sewer is still to be determined.
- There have been discussions about down slope easements. Recommendations will be made shortly.
- A basin will handle storm water management to reduce water on neighboring properties.
- The design team is trying to get overflow reserved parking deferred to meet Township Code requirements. The zoning requirement for parking calls for 94 parking spaces. The plan shows 64 parking spaces. He wishes to stay somewhat near that number.
- Building demolition and removal of some trees have taken place on the site.
- The Township has been given the opportunity to obtain some of the crushed concrete from the Route 309 reconstruction project which will amount to savings as high as \$450,000. The concrete is being stockpiled onsite. It will be good structural fill and count toward a potential LEED point.
- Silt and tree protection fencing was donated to the Township.
- Technical borings will be on-going.
- Disturbed areas will be hydroseeded for the summer.

The BOC and design team discussed the next steps:

- Mr. Lynch:
- There has been a request to decrease the administrative space.
  - The biggest increase was in the dayroom.
  - Perhaps the kitchen should be located between the dayroom and the community room.
- Mr. Pesavento:
- Was happy that the dayroom size has increased dramatically. The goal is to encourage firefighters to spend time at the firehouse.
  - Was pleased that the number of offices has been reduced.
  - Prefers that the President and Fire Chief offices be combined into one single room.
  - Was not in favor of the Treasurer's Office being an individual room. Only the files should be stored in secure cabinets, and those cabinets could be located in other areas.
  - Asked what the purpose is of an Open Landscape Office.
- Mr. Ross:
- The Open Landscape Office is actually a Township office and represents a large room to be subdivided for whatever people might need to use it.
- Mr. Pesavento:
- He does not want to short-change anyone's space, but if it is not needed, he doesn't see the need for it.
  - Does the FWFC really need 8 bunk rooms? He suggested leaving one big open

space with no walls until it is known who will go in there. He does not want to spend money that might not be needed at the present time.

- Mr. Breyer: Regarding the landscape office, some of the thinking was for future growth, pre-incident planning, plan reviews, training and a public element.
- Mr. Newhall:
- Out of the 8 bunk rooms, 4 will be designated as a "live-in" program open to college students who will be obligated to run a number of fire calls and meet particular standards in exchange for living at the firehouse.
  - The other 4 rooms will be for personnel.
  - The rooms must be divided for the sexes.
  - The FWFC would like to make those rooms as inviting as possible to encourage people to stay over.
  - He wishes to have as many people in the firehouse as possible to meet the 1599 Standards.
  - It also provides the opportunity to get 2 full crews out in 2 minutes which is highly beneficial for the Township.
- Mr. Tackel: Unless you reduce the footprint of the building and there are some extraordinary savings, there is no need to take the bunk rooms down from 8 to something less.
- Mr. Pesavento: Agreed with Mr. Tackel's statement.
- Mr. Breyer: The FWFC envisions fire company staffing during snow storms.
- Mr. Tackel: Noticed the 2 rooms labeled as Storage 2 and 3 have no egress.
- Mr. Ross:
- He took due note that an egress must be provided for the storage rooms.
  - At an end-users meeting last week, they talked about the need for lockers and an exercise room.
- Mr. Pesavento: Took issue with walls that pop out and those that curve. He doesn't see the advantage and felt it would be less costly to have straight walls.
- Mr. Tackel: If the cost is minimal, the design as presented is aesthetically pleasing.
- Mr. Ross: Everything will be drawn to have the best function.
- Ms. Damsker: Does not want to wind up with a big box in a residential neighborhood.
- Mr. Ross: The Township should put its best foot forward.
- Mr. Pesavento: The entrance from the administrative area into the firefighter's side will be through secure doors.
- Mr. Ross: If people are living in the building, there are requirements to be adhered to including security. The public definitely will not have access to the student area whatsoever.



Mr. Tackel: Would it make sense to have a central living room outside of the bunk rooms? He suggested converting 2 of the bunk rooms into a living room. They could always be converted back to individual bunk rooms if the need arises.

Mr. Newhall:

- There is an area provided for studies.
- The dayroom is the firefighters' living room.

Mr. Fogel:

- The Treasurer takes care of 127 transactions per month.
- At the present time, the Treasurer has a laptop that has to be carried back and forth because there is no place to secure it.
- Financial records are presently stored in 2 different places in the Township as well as in the firehouse.
- People underestimate the true importance of the position. The Treasurer should be able to get his work done on time and without interruptions.

Mr. Leonard: Is there a room designated for technology and computers?

Mr. Ross: There is an IT room, a secondary electrical room, and another area for basic mechanical space.

Mr. Leonard: What are the pros and cons for 6 pull-thru bays?

Mr. Ross: For the larger pieces of apparatus, they would take up the majority of a bay. Typically, those vehicles use the pull-thrus. The object is to give the Fire Chief the most flexibility and front line response through 10 doors.

Mr. Leonard: One of the suggestions that came in was the concept of the meeting space being flipped up to the front on Fort Washington Avenue.

Mr. Ross:

- The reason it came up at the end users group meeting was that they were looking at a green station with a meeting room, kitchen, and dayroom. The building has been set up specifically to provide the people who live at the firehouse direct access to the bays, kitchen, living space, and study space. Hopefully, this plan will suit the FWFC and the Township better than what is going on today at the Summit Avenue facility.
- The mezzanine over the bays will be used to house electrical equipment. It provides an opportunity to make the structure much more cost effective.
- The HVAC equipment will be protected inside the building between the bays and the administration area, and the sound will not be noticeable to the neighbors.
- The design team wants this building to be as technically advanced as possible. Whether LEEDs or not, most of the buildings they do are probably 80% and to take the last 20% is a cost ratio the BOC should see.

Rick Getlin of Fort Washington:

- At the Planning Commission meeting in February, it was noted that impervious coverage will be 31% in a district that allows 25%. What about future expansion?
- Is there any further information about the Twifford property being sold?

- What is the coverage, and is it with or without the Twifford property?

Mr. Leonard: The Twifford home is part of a life estate, and Mrs. Twifford can live in that building for the remainder of her life. One thought is to sell the property for residential use and keep the historic character. The best use is to probably have it owner occupied.

Mr. Stoneback:

- An institutional use in a residential district involves compromise while still respecting the neighbors. This plan respects the dimensional and buffer requirements.
- The 31% was calculated after the Twifford property is subdivided. Most residential zoning districts have an impervious coverage requirement of 35%. Upper Dublin's 25% requirement is very low. Most institutional requirements allow somewhere in the neighborhood of 60%-80% impervious coverage.
- Regarding storm water requirements, there are people who live below this property who are experiencing flooding. The design team is just starting to work on some of the details. They will make every effort to correct some of the "sins" of the past.

Mr. Getlin: There is not an engineer he trusts more than Mr. Stoneback. His biggest concern is adding on to the building in the future.

Mr. Pesavento: No one knows what will transpire 20 years from now.

Mr. Lynch: Will come back before the BOC on March 23<sup>rd</sup> with a schematic design. He would like approval to move ahead at that time.

ADJOURNMENT:

The meeting was adjourned at 9:00 p.m. after which the BOC went into Executive Session to deal with personnel issues.

Respectfully submitted,

  
Louise S. Birett, Recording Secretary

Attest:

  
Robert Pesavento, Chairperson

**AGENDA FOR THE WORKSHOP MEETING OF THE  
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP  
TUESDAY, MARCH 23, 2010**

**PLEDGE OF ALLEGIANCE**

**PRESENTATION**

Design Phase Project Update – D’Huy Engineering

Revised Floor Plan and Elevations Design Presentation –  
Pacheco Ross

Recap Project Budget

**PUBLIC COMMENT**

**ADJOURN**

A workshop meeting to discuss plans for the design phase and revised floor plan and elevations design for the new firehouse was held by the Board of Commissioners (BOC) of Upper Dublin Township on Tuesday, March 23, 2010, in the Township Building; Robert Pesavento presiding.

In attendance were Commissioners Ira Tackel, Robert Pesavento, Jules Mermelstein, Ronald Feldman and Stan Ropski. Also present were Paul Leonard, Township Manager; James Rudolph, representing Metz Engineers; Greg Breyer, Fire Services Administrator; Jeff Fogel, President of the Fort Washington Fire Company (FWFC); Richard Barton, Code Enforcement Director; Dennis J. Ross, AIA, representing Pacheco Ross Architects, P.C.; and Jamie Lynch, DEI Project Director.

PLEDGE OF ALLEGIANCE:

Mr. Pesavento asked those present to pledge allegiance to the flag.

DESIGN PHASE PROJECT UPDATE – JAMIE LYNCH, D’HUY PROJECT MANAGER.

Mr. Lynch presented a slide show with the following information:

Work Completed:

- The floor plans and changes were talked about at a previous workshop meeting on March 2<sup>nd</sup>.
- The design contract was executed.
- A traffic study and geotechnical engineering studies have been commissioned.
- There has been outreach to community and fence line neighbors.
- LEED charette.
- Preliminary site design.
- Utility changes and televising of existing utilities.
- Preliminary site work and geotechnical investigations.
- Planning Commission Sketch Plan.
- Schematic design submission.

Project Schedule:

Share Schematic Design with the BOC	March 23, 2010
Design Development	March 24 – June 14, 2010
Construction Documents	June 15 – August 15, 2010
Bid Phase	August 15 – October 1, 2010
Construction Phase	Up to 12 months

REVISED FLOOR PLAN AND ELEVATIONS DESIGN PRESENTATION – PACHECO ROSS:

Mr. Ross discussed the look of the building:

- Mostly brick or colored cement panel façade.
- Metal roofs.
- Windows and storefront.
- Building will be approximately 21,000 sq. ft.
- The layout is essentially the same as was shown at the March 2<sup>nd</sup> meeting.
- There will be five equipment bays on the Twifford side of the building.
- The building elevation facing the fence line neighbors has been lowered.
- Heights are consistent with what was discussed previously.
- On the bay side, there will be curved metal trusses with a clear height in the bays of 19 ft.

- There will be no wood in the building except for door and window frames.
- A sixth bay might be added to the end of the building toward the Twifford property. Footings for such an addition will not be put in ahead of time. The outer wall will be designed for future cutting in of windows and doors.
- There will be very high use of commercial/institutional materials.
- The building was designed to tie into the architecture of the Township building and the High School.
- The building will be energy efficient. It will be easy to run and easy to maintain.
- The actual materials for the façade and roofs will be chosen as the project goes along.
- Illustrations shown this evening are just representational.
- Rick Stoneback, P.E., is in favor of installing French drains.
- There will be no gutters installed except over the doorways or walkways. They are trying to have as little gutters as possible.
- Mechanically attached snow gutters will be used.

The following conversation took place:

- Mr. Tackel: Is there an extra cost involved if the roof is structured with the curves?
- Mr. Ross: There is something of an incremental cost, but not as huge as one would think. Much of the basics remain.
- Mr. Tackel: What is the consultants' experience in terms of the glass bay doors? Are they energy efficient?
- Mr. Ross: They have never done glass doors because it is expensive to replace the panels and they are energy inefficient. Those shown were at the request of the Fort Washington Fire Company (FWFC).
- Mr. Leonard: Are there other design issues that Mr. Ross would not recommend putting in?
- Mr. Ross:
  - The tower over the lobby will probably be eliminated.
  - Changing doors would definitely make sense.
  - Some of the complexity of the roof might have to be simplified.
  - They could cut down on glazing.
  - This is a fairly simple building with simple structural lines. They will try to make the building livable within budget.
- Mr. Tackel:
  - He is not particularly concerned with the overall footprint. However, he did ask for a rational of the office square footage. He would like some standard applied to the office sizes. Suggested a 12 sq. ft. office as a baseline.
  - There might be other areas that may benefit from captured space garnered from the office space.
- Mr. Pesavento: Interior office doors should have glass panels.
- Mr. Ross: He would prefer glass panels in the doors, but not in the walls.

Mr. Feldman: 

- Thinks a 10 x 10 ft. office is sufficient.
- He also questioned the conference room areas.

Mr. Mermelstein: Are the number of conference rooms shown on the plans really needed?

Mr. Tackel: Felt that a 10 x 12 ft. office would be sufficient if not the 20 x 20 ft. that he previously suggested.

Mr. Ross: The Treasurer's office could be smaller.

Mr. Tackel: Noted that the small conference rooms have access from the hallway. Does that make sense?

Mr. Ross: One conference room on the FWFC side will have access from the corridor only.

Mr. Feldman: 

- Does not think line officers need offices.
- Could the conference room be shifted?

Mr. Leonard: Meetings and training will be held in the main meeting room. If that room is occupied, the so called 'landscape room' can be used.

Mr. Ross: Will change the name "landscape room" because it is confusing.

Mr. Feldman: Suggested moving the exercise room to where the conference room is shown and cutting the number of offices. In that way the Township could use the conference room when needed.

Mr. Tackel: The firefighter day room should be closer to the exercise room. Access could be from the secure side of the building.

Mr. Tackel: Was very much in favor of the bunks and the concept of opening this up to volunteers from colleges, etc. How will the live-in volunteers be managed/supervised? He would like the FWFC to provide information as to how they plan to handle volunteers living in the new firehouse.

Mr. Pesavento: The program works well in Shippensburg. He suggested obtaining rules and regulations from them.

Mr. Fogel: The volunteers will sign a contract and be made to abide by the contract. The FWFC will use existing models and make them work in Upper Dublin. Chief Newhall will be working on this aspect. The officers of the FWFC will be more critical than the BOC will be.

Mr. Tackel: Believes there cannot be enough room in the records area, and therefore suggested enlarging that area somewhat. Asked the FWFC to think about moveable files or take the files in an electronic direction.

Mr. Fogel: The FWFC has been addressing the records area with Pacheco Ross and D'Huy.

Mr. Leonard: A moveable file arrangement will set the FWFC up for better operations moving forward. A meeting will be arranged with the mechanical contractor.

Mr. Pesavento: Pointed out that the new firehouse will be a "dry" building. No alcohol will be permitted.

Mr. Tackel: It is essential to get light into the building, but he wishes to do it in a cost effective way. He would like to make sure that the façade on the side of the building facing the existing neighbors will interface with the neighborhood. Special attention needs to be paid to this aspect.

Mr. Pesavento: Costs come into play.

Mr. Ropski: Won't the side toward the neighbors be bermed and landscaped?

Mr. Ross: He appreciates the concern, and with the upgrades and landscaping, it will be a decent size building that will take getting use to. Scale, material, lighting, and lighting wash off of the building must be considered.

Mr. Tackel: With regard to on-sight lighting, a "homerun design" would be most efficient.

Mr. Ross: The foregoing will be addressable factors.

Mr. Ropski: Is there a cost amount available if the square footage on the administrative side of the building were to be lowered?

**RECAP PROJECT BUDGET:**

Mr. Lynch informed of the following budget numbers:

**Project Budget:**

Building Costs	\$4,552,000
Site and Site Contingency	1,481,450
Architect, CM and Studies	9,650,000
LEED Costs	To Be Determined
Fees, Permits, and Miscellaneous Costs	370,000
Sub-Total	7,368,450
Project Contingency – 8%	589,476
<b>SUB-TOTAL</b>	<b>\$7,957,926</b>

**Project Cost Update:**

Building Costs	\$4,545,218
Site and Site Contingency	1,098,774
Architect, CM and Studies	9,650,000
LEED Costs	To Be Determined
Fees, Permits, and Miscellaneous Costs	370,000

Mr. Lynch:

- There is quite a bit of value engineering to do.
- Roof construction and massing of the building clearly added to the cost.
- Value engineering suggestions include:
  - Emergency generator design.
  - Roof construction.
  - Lobby lowered.
  - Stormwater pipe.
  - Meeting room roof line.
  - Bunk room roof line.
  - Finishes.
  - Glazed store fronts.
  - Alternative for the 6<sup>th</sup> bay.
  - Guttering.
  - Lighting control system for the building exterior.
  - Brick veneer.
  - Asphalt vs. concrete pavement.
  - Glazing and daylighting.
  - Apparatus doors.
  - Use alternative types of display cabinetry or reduce amount of display.

Mr. Leonard:

- The concrete fill from Route 309 and the sanitary sewer location can help to reduce costs.
- The Consultants will show where costs can be cut without compromising the building.

Schematic Design Comments:

- Add a hallway from the meeting room to the apparatus bays.
- Increase storage for EOC in the meeting room.
- Enlarge record storage.
- Eliminate the conference room between the Chief and President's offices (120 sq. ft.).
- Eliminate fenced storage in apparatus bay to provide better line of site.
- Conference table anticipated to seat 14 people.
- Add a door to storage room 3 from the dayroom.
- Identify location for uniform storage.
- Standardize the size of offices.

Bid Alternative Suggestions:

- Flexible sprinkler heads.
- Folding/sliding partition for the meeting room.
- Process 309 concrete prior to placement.
- Landscaping and fencing enhancement alternatives.
- Named equipment options.
- Contractor guarantee period – 1 – 2 years, etc.
- All radiant heat in concrete apron in front of bays.
- Vinyl tile in lieu of quarry tile in kitchen. Mr. Ross suggested looking at hardened stained concrete.



The LEED Checklist totals 49 out of 50 Points Required for Silver Certification:

- Mr. Lynch:
- \$75,000 estimated in addition to what is budgeted for Silver Certification.
  - LEED certification will provide Upper Dublin Township with notoriety because the building will be energy efficient. The Township will be on the national registry as having a great building.
- Mr. Ross:
- In the end, after everything has been done, the so-called "stamp" is already paid for.
  - The biggest cost is \$50,000 for the commissioning agent.
  - The question is to what degree and how energy efficiency is measured.
  - This gives the Design Team something specific for which to aim. Everything else will be included in the project anyway.
- Mr. Tackel:           What is the value to the Township?
- Mr. Ross:             Notoriety. Proof that everything is operating and working as it should. There is a long way to go including budget cuts and engineering to do. A LEED building has got to make sense for the Township.
- Jeff Gordon of Tressler Drive:   When the site work is being done, will it be with the anticipation that the 6<sup>th</sup> bay will be built?
- Mr. Leonard:         Mr. Stoneback is contemplating reserve parking and the additional bay.
- Mr. Gordon:         Noted that the barrel roof will be 19 ft. tall.
- Mr. Ross:            The clearance area under it will be 19 ft. A pitched roof would be approximately the same height.
- Mr. Tackel:         The flat roofed area is where all of the HVAC equipment will be placed. That area will be protected from the neighbors by virtue of the design.
- Rick Getlin of Tressler Drive:   How much was the loan?
- Mr. Leonard:         The loan was for \$1.3 million. The Township might borrow the money from itself for the remainder. The current bond rating is at a 30 year low of 3.1%. There will be some financing costs at some point in time.
- Mr. Getlin:         Does not want to cut the firefighters short in any way. If the garage doors were changed from glass and the glass at the top of the building reduced, he fears that the building will look very commercial.
- Mr. Tackel:         Glass is a hazard from a maintenance standpoint as well as being energy inefficient.

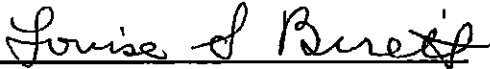
- Mr. Getlin: This building is not a residential design, but it is appealing. Taking away the glass will make it a much more commercial building.
- Mr. Leonard: Skippack has a new four bay building, and they are complaining of the cold. Sunlight also degrades the turn-out gear and paint on the trucks. There are completely different styles of doors that fold. They require less maintenance, but cost more.
- Mr. Ross: Given budget restraints, he feels that the glass doors will be written off.
- Mr. Lynch: Garage doors could be a solid white surface with the appearance of glass. They could be translucent panels as well as other options that are available.
- Mr. Pesavento: The design of the building fits in with the High School design.
- Mr. Getlin: Rather than having two centers for storing the computer servers, he suggested consolidation of all information technology in one area or in the Township Building.
- Mr. Gordon: Asked how many parking spaces will be required and how many are planned for?
- Mr. Leonard: Nothing has changed. Twenty-eight parking places will be reserved for firefighters, and 36 will be for general use. There will also be parking permitted on the High School property for large events. Sixty-four parking spaces is 30% below what the zoning calls for.
- Chris Pastore of  
1305 Fort  
Washington  
Avenue: When did the firehouse move to having a dormitory?
- Mr. Leonard: The term "dormitory" is a misnomer. It is a living area. The FWFC has told the Township that a volunteer service cannot be sustained forever. Providing a bunk area will assist in providing an incentive to young men to live in the firehouse in exchange for running on calls and maintaining training levels. The objective is to sustain volunteers for 5 or 10 years longer. Upper Dublin Township will probably be the first municipality in Montgomery County to have such a program. The bunk issue could be used by an individual who is willing to abide by rules, and that does not just apply to college students.
- Mr. Tackel:
- The intent is to avoid a paid fire company. The Township is trying to forestall that from happening for a long time or perhaps forever.
  - The live-in arrangement will augment the volunteers by providing a room which to live in exchange for their presence in the firehouse.
  - There are no volunteers in line yet.
  - The program will require proper supervision.

- He is optimistic that the consultants will do their job.

ADJOURNMENT:

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

  
Louise S. Birett, Recording Secretary

Attest:

  
Robert Pesavento, Chairperson