

UPPER DUBLIN TOWNSHIP STORM DAMAGE REPAIR OPTIONS



D'HUY Engineering, Inc.



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October 2022



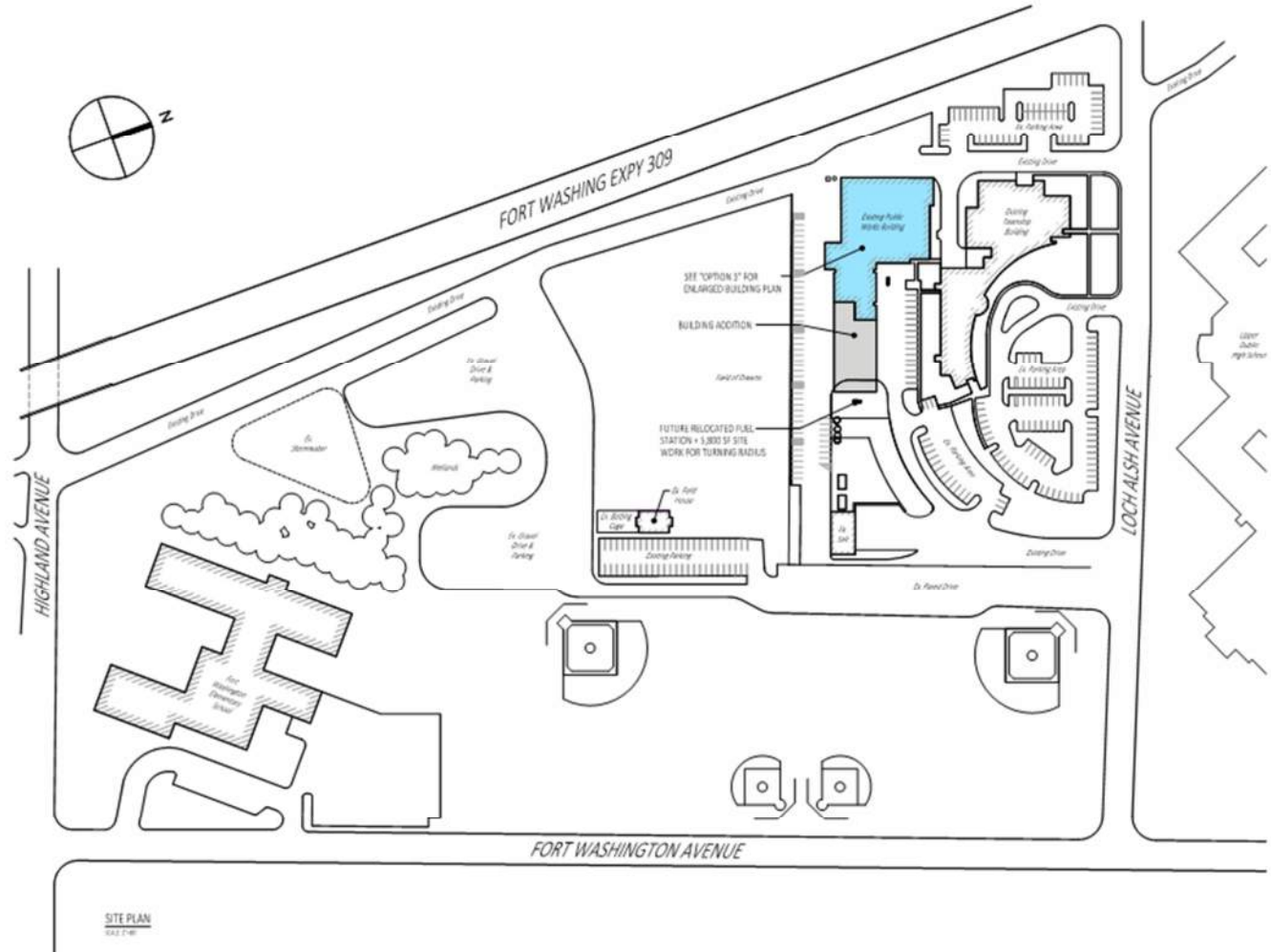
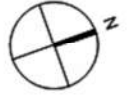
D'HUY Engineering, Inc.

Aerial of Public Works Building Storm Damage



D'HUY Engineering, Inc.

Aerial of Public Works Building Storm Repairs



SITE PLAN
10.2.14

D'HUY Engineering, Inc.
 CONSULTING SERVICES
 Project Management
 Public Engineering
 Structural Design & Analysis
 Process Engineering



One Blue Bell Road
 Suite 100
 Blue Bell, PA 19008
 (610) 261-1000 • (610) 261-1001

UPPER DUBLIN TOWNSHIP
 FORT WASHINGTON, MONTGOMERY, PA
 PUBLIC WORKS BUILDING
 PHASE 2
 PUBLIC WORKS BUILDING ADDITION

Rev. No.	Rev. Date
1	10/2/14
2	NOTED
3	11/10/14
4	10/1/15
5	10/1/15
6	10/1/15
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49	10/1/15
50	10/1/15

EXISTING SITE PLAN
 Sheet No. **SITE -3**



Public Works Building Option Site Plan



EXPECTED COST ANALYSIS for PUBLIC WORKS BUILDING Repair Only NO CIP Items included OPTION 1		EXPECTED COST ANALYSIS for PUBLIC WORKS BUILDING 3 Bay Garage w/ CIP Items included OPTION 2		EXPECTED COST ANALYSIS for PUBLIC WORKS BUILDING 5 Bay Garage w/ CIP Items included OPTION 3	
DESCRIPTION	PROJECTED COSTS	DESCRIPTION TAB 3-1	PROJECTED COSTS	DESCRIPTION TAB 3-2	PROJECTED COSTS
Repair Existing Building		Construct a 3-bay addition to relocate 3 mechanics bays and parts storage. Relocate Parks equipment and offices into existing garage space. Renovate former mechanics bays into new locker and training rooms and renovate remainder of the area to provide office space for Public Works.		Construct a 5-bay addition to relocate 3 mechanics bays and parts storage with 2 pull through truck parking bays. Relocate Parks equipment and offices into existing garage space. Renovate former mechanics bays into new locker and training rooms and renovate remainder of the area to provide office space for Public Works.	
		ESCALATION & SCOPE FOR EMERGENCY REPAIRS (ALLOCATION WAS FOR \$600,591)		ESCALATION & SCOPE FOR EMERGENCY REPAIRS (ALLOCATION WAS \$600,591)	
		\$ 370,000		\$ 370,000	
Approved Task Orders - repair work completed and paid for from the insurance settlement to make the building serviceable immediately after the storm		REPAIRS TO EXISTING SPACES - Demolition, structure repairs, roofing, overhead doors (including salt shed), finishes, electric, plumbing, HVAC, rework floor drains, Crane & fencing)		REPAIRS TO EXISTING SPACES - Demolition, structure repairs, roofing, overhead doors (including salt shed), finishes, electric, plumbing, HVAC, rework floor drains, Crane & fencing)	
\$ 1,601,293		\$ 4,003,942		\$ 4,003,942	
Construction Costs		Construction Costs		Construction Costs	
\$ 4,003,942		\$ 10,054,668		\$ 10,977,996	
Professional Fees & Construction Management		Professional Fees & Construction Management		Professional Fees & Construction Management	
\$ 400,394		\$ 1,005,467		\$ 1,097,800	
Approvals, Inspections & 3rd party testing		Approvals, Inspections & 3rd party testing		Approvals, Inspections & 3rd party testing	
\$ 120,118		\$ 301,640		\$ 329,340	
Escalation, Contingency & Market Conditions		Escalation, Contingency & Market Conditions		Escalation, Contingency & Market Conditions	
\$ 600,591		\$ 1,508,200		\$ 1,646,699	
Soft Cost Totals		Soft Cost Totals		Soft Cost Totals	
\$ 1,121,104		\$ 2,815,307		\$ 3,073,839	
Total Cost		Total Cost		Total Cost	
\$ 5,125,046		\$ 12,869,975		\$ 14,051,835	
Work to be Completed Under Current Emergency Contract					
1		2		2	
Insurance Reimbursement		Insurance Reimbursement		Insurance Reimbursement	
\$ 4,100,000		\$ 4,100,000		\$ 4,100,000	
Township Out of Pocket Expense		Township Out of Pocket Expense		Township Out of Pocket Expense	
\$ 1,025,046		\$ 8,769,975		\$ 9,951,835	
A	SITework - WORK AROUND ACCESS ROAD	\$ 200,000			
B	UTILITY RELOCATION	\$ 500,000	1	Complete all work Under Emergency Repairs plus Items A through C	
C	CIP ITEMS - (BAY CLEAN, PAINT, CHIMNEY REPAIRS, CAMERAS)	\$ 300,000	2	Complete approximately 4.0 million (includes +/- \$500,000 fees, contingency, inflation) as Emergency Repair Design Project & Bid Addition/Renovation Option	
D	RELOCATE FUEL STATION - Future	\$ 750,000			

	PRELIMINARY PROJECT SCHEDULE		
	OPTION 1	OPTION 2	OPTION 3
	MONTHS		
Architect Selection	2	2	2
Concept Phase	2	2	2
Design and Approvals	4	8	8
Bidding Phase	2	2	2
Procurement Phase	2	2	2
Construction Phase	9	18	18
Total	21	34	34



Public Works Building Option Review



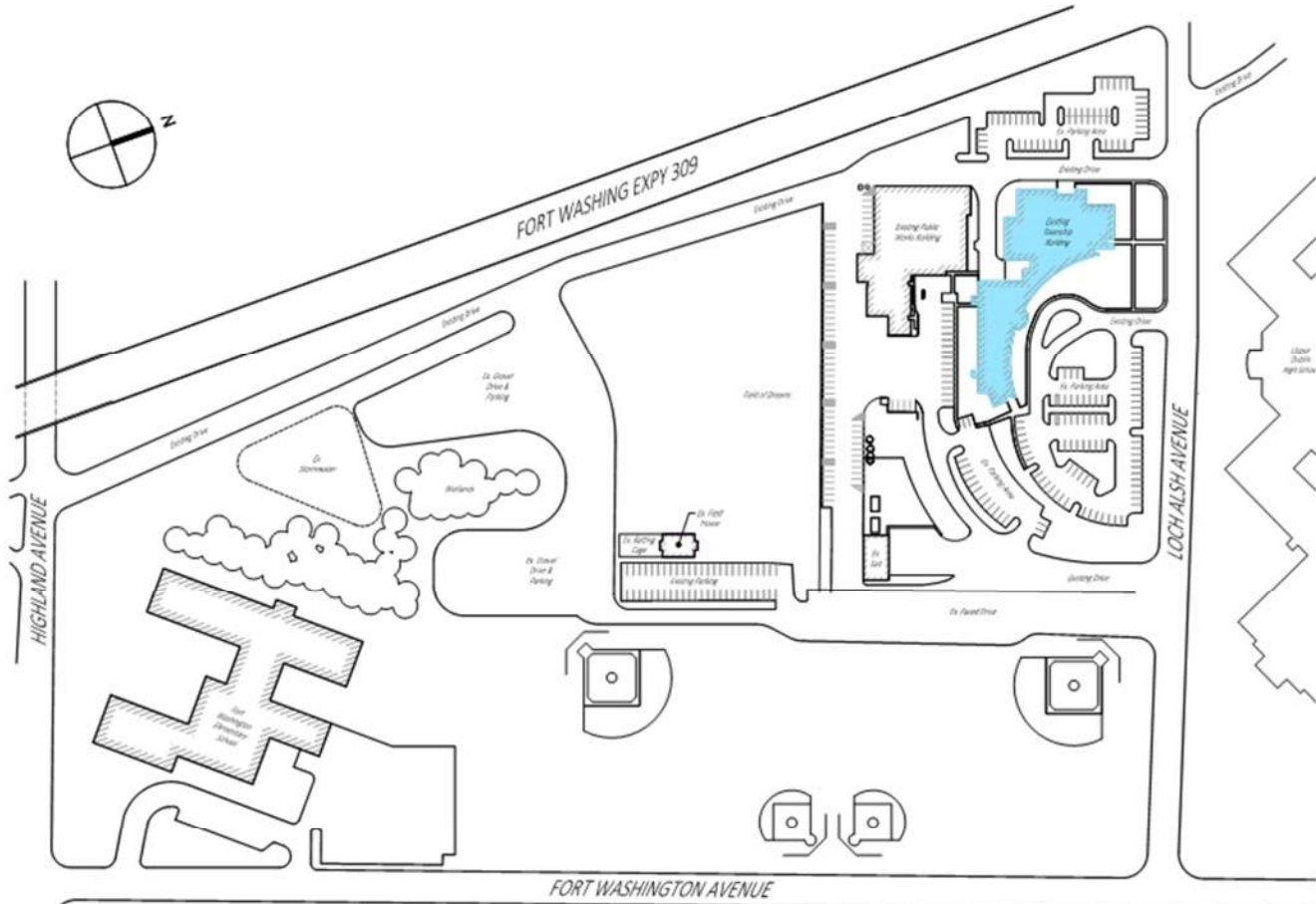
D'HUY Engineering, Inc.

Aerial view of Township Building Storm Damage



D'HUY Engineering, Inc.

Aerial view of Township Building Storm Repairs



SITE PLAN
10.1.14

D'HUY Engineering, Inc.
 CIVIL & LAND ENGINEERING
 Public Engineering
 Surveying & Mapping
 Professional Engineers

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 Suite 100
 Bethlehem, PA 18018
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 www.dhuy.com

UPPER DUBLIN TOWNSHIP
 FORT WASHINGTON, MONTCOMERY, PA
 PUBLIC WORKS BUILDING
 JOB NO. 2
 PUBLIC WORKS BUILDING LEADERSHIP

Rev. No.	Rev. Date
1	8.19.2012
Scale:	NOTED
Job No.	111004
Drawn:	MAM / JPP / JCE
Sheet Title:	EXISTING SITE PLAN

Sheet No.
EX. TWP



Township Building Existing Site Plan



Description	Repair Existing Township Building Facility (DEI Repair Estimate)	Construct New Administration and Police Station; Repair Library and Meeting Room	Construct New Township Building Facility
	OPTION 1	OPTION 2	OPTION 3
Area of Renovations - gross square feet (gsf)	55,373	26,517	0
Area of New Construction - gross square feet (gsf)	4,000	32,856	59,373
Cost/SF of Renovations	\$ 277.67	\$ 217.22	N/A
Cost/SF of New Construction	\$ 300.00	\$ 380.00	\$ 370.00
Cost of Renovations (per DEI Repair Estimate)	\$ 15,375,570	\$ 5,760,059	N/A
Cost of New Construction	\$ 1,200,000	\$ 12,485,280	\$ 21,968,010
Building Demolition	N/A	\$ 263,200	\$ 475,200
Sitework - Township Building	\$ 92,350	\$ 2,500,000	\$ 4,000,000
Total Estimated Hard Construction Costs	\$ 16,667,920	\$ 21,008,539	\$ 26,443,210
Professional Fees - A/E	\$ 1,416,773	\$ 1,785,726	\$ 2,247,673
Professional Fees - Civil	\$ 100,000	\$ 200,000	\$ 250,000
Professional Fees - CM	\$ 666,717	\$ 840,342	\$ 1,057,728
Approvals, Permits, and Inspections	\$ 250,019	\$ 315,128	\$ 396,648
Construction Testing, Utility Fees, Insurance, and Misc. Soft Costs	\$ 166,679	\$ 210,085	\$ 264,432
Contingency	\$ 1,666,792	\$ 2,100,854	\$ 2,644,321
Inflation to Midpoint of Construction	\$ 1,266,762	\$ 1,596,649	\$ 2,009,684
Current Market Conditions	\$ 1,333,434	\$ 1,680,683	\$ 2,115,457
Total Soft Costs	\$ 6,867,176	\$ 8,729,467	\$ 10,985,943
Total Estimated Project Costs	\$ 23,535,096	\$ 29,738,006	\$ 37,429,153
Insurance Reimbursement	\$ 20,500,000	\$ 20,500,000	\$ 20,500,000
Township Out of Pocket Expense	\$ 3,035,096	\$ 9,238,006	\$ 16,929,153



Township Building Option Review



PROJECT IMPACT																																	
	OPTION 1	OPTION 2	OPTION 3																														
Differed Capital Improvements	<p>1. Some of the CIP line items included in the updated Capital Improvement Plan are being completed under this scope</p> <p>R</p> <table border="0"> <tr><td>Roofing</td><td>\$666,461</td></tr> <tr><td>MEP</td><td>\$3,256,335</td></tr> <tr><td>Building</td><td>\$912,088</td></tr> <tr><td>Site</td><td>\$20,000</td></tr> <tr><td>TOTAL</td><td>\$4,854,884</td></tr> </table>	Roofing	\$666,461	MEP	\$3,256,335	Building	\$912,088	Site	\$20,000	TOTAL	\$4,854,884	<p>1. CIP line items in the vacated Library & Meeting Rooms are being completed and the new Police Administration items are addressed under this option</p> <p>I F</p> <table border="0"> <tr><td>Roofing</td><td>\$666,461</td></tr> <tr><td>MEP</td><td>\$3,256,129</td></tr> <tr><td>Building</td><td>\$912,088</td></tr> <tr><td>Site</td><td>\$20,000</td></tr> <tr><td>TOTAL</td><td>\$4,963,678</td></tr> </table>	Roofing	\$666,461	MEP	\$3,256,129	Building	\$912,088	Site	\$20,000	TOTAL	\$4,963,678	<p>1. All CIP line items will be addressed under this option</p> <p>OF</p> <table border="0"> <tr><td>Roofing</td><td>\$666,461</td></tr> <tr><td>MEP</td><td>\$3,256,129</td></tr> <tr><td>Building</td><td>\$1,586,237</td></tr> <tr><td>Site</td><td>\$489,840</td></tr> <tr><td>TOTAL</td><td>\$6,007,667</td></tr> </table>	Roofing	\$666,461	MEP	\$3,256,129	Building	\$1,586,237	Site	\$489,840	TOTAL	\$6,007,667
Roofing	\$666,461																																
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Building	\$1,586,237																																
Site	\$489,840																																
TOTAL	\$6,007,667																																
Department Program Space	<p>1. Current building footprint remains the same</p> <p>2. Reconfiguration and reuse of vacated library space allows all departments to gain additional space required for their work</p> <p>3. Efficiency of program not ideal for current Township needs</p> <p>I F</p>	<p>1. Demolition of a portion of the existing building except for Meeting Rooms and vacated Library Space which receive CIP updates.</p> <p>2. Police and Township Offices move to new building on current site.</p> <p>3. Improved efficiency of space layout and adjacencies</p> <p>I F</p>	<p>1. All departments are designed to meet their needs in a new Township Building on current site</p> <p>2. Optimal efficiency for program spaces and layout for current and future needs.</p> <p>OF</p>																														
Building Infrastructure & Systems	<p>1. HVAC, electric, plumbing, fire protection systems are repaired or replaced within the original building footprint and systems are not ideal for function, maintenance and user needs</p> <p>2. Energy efficiency of entire building envelope and systems is minimally improved (roof only)</p> <p>R</p>	<p>1. A majority of HVAC, electric, plumbing, fire protection systems are replaced or updated as required by code and function, maintenance and user needs improved</p> <p>2. Efficiency of entire building envelope and systems is improved for over 50% of the building</p> <p>I F</p>	<p>1. All HVAC, electric, plumbing, fire protection systems are replaced or updated as required by code within the original building footprint with optional solution for function, maintenance and user needs.</p> <p>2. Entire building energy efficiency is improved.</p> <p>3. Opportunity for more sustainable solution</p> <p>OF</p>																														
Security & Safety	<p>1. Security systems are repaired to their prior condition condition within the original building footprint.</p> <p>2. Some ADA and code issues will be addressed under this option</p> <p>R</p>	<p>1. A majority of the Security systems are replaced or updated.</p> <p>2. A majority of the ADA and Code issues will be addressed under this option</p> <p>I F</p>	<p>1. All of the Security systems will be new</p> <p>2. The new building and Site will meet all current ADA and Code requirements</p> <p>OF</p>																														
Site Considerations	<p>1. Current Site Gravelation Remains</p> <p>R</p>	<p>1. Site Entrance relocated to align with New Building Entrance</p> <p>2. Parking Redeveloped to Serve Multiple Building Entrances</p> <p>I F</p>	<p>1. Existing site entrances removed and replaced with new entrance</p> <p>2. Opportunity for improving and separating traffic flows</p> <p>OF</p>																														
Project Value	<p>1. Under this option some inherent building issues will remain:</p> <ul style="list-style-type: none"> * Masonry Wall issues * Cracked and heaving concrete floors * Existing utilities under slab remain * Mechanical Room deficiencies * ADA requirements not fully integrated * Public separation from the Police Department & Administrative Staff * Potential unknowns and additional costs <p>R</p>	<p>1. Under this option some inherent building issues will remain for a portion of the building:</p> <ul style="list-style-type: none"> * New Addition requires integration with library-Meeting area * Partial system solutions * Potential unknowns and additional costs <p>I F</p>	<p>1. Allows for comprehensive new solution</p> <p>OF</p>																														
	R Repairs	IF Improved Function	OF Optimal Function																														

PRELIMINARY PROJECT SCHEDULE			
	Months		
Arch/Est Selection	2		2
Concept Phase	2		2
Design and Approvals	9		14
Bidding Phase	2		2
Procurement Phase	2		2
Construction Phase	12		24
Total	29	30	46



Township Building Option Impact Overview



1. Authorize the design & public bidding for the Public Works projected reconstruction at a cost of \$12,870,000 less the estimated insurance reimbursement of \$4,100,000 for a project cost of \$8,770,000.
2. Authorize the administration to execute a contract with GKO Architects for a fee not to exceed of \$466,500 Design and with D'Huy Engineering, Inc. for a fee not to exceed \$555,000 for Construction Management of the Public Works project.
3. Authorize D'Huy Engineering, Inc. (fee not-to-exceed \$35,000) & the administration to prepare a Request for Proposal for soliciting Architectural Concept Plans and Proposal for Design of Option 2 for the Township Building.

Recommendations



**UPPER DUBLIN TOWNSHIP
STORM DAMAGE REPAIR OPTIONS**



D'HUY Engineering, Inc.



QUESTIONS



Department	Existing Size	Potential Allocation	Net Change
Public Works			
Option 1	28,335 g.s.f.	28,335 g.s.f.	+ 0 g.s.f.
Option 2	28,355 g.s.f.	36,030 g.s.f.	+ 7,675 g.s.f.
Option 3	28,355 g.s.f.	38,845 g.s.f.	+ 10,490 g.s.f.

Township Program Square Foot Summary

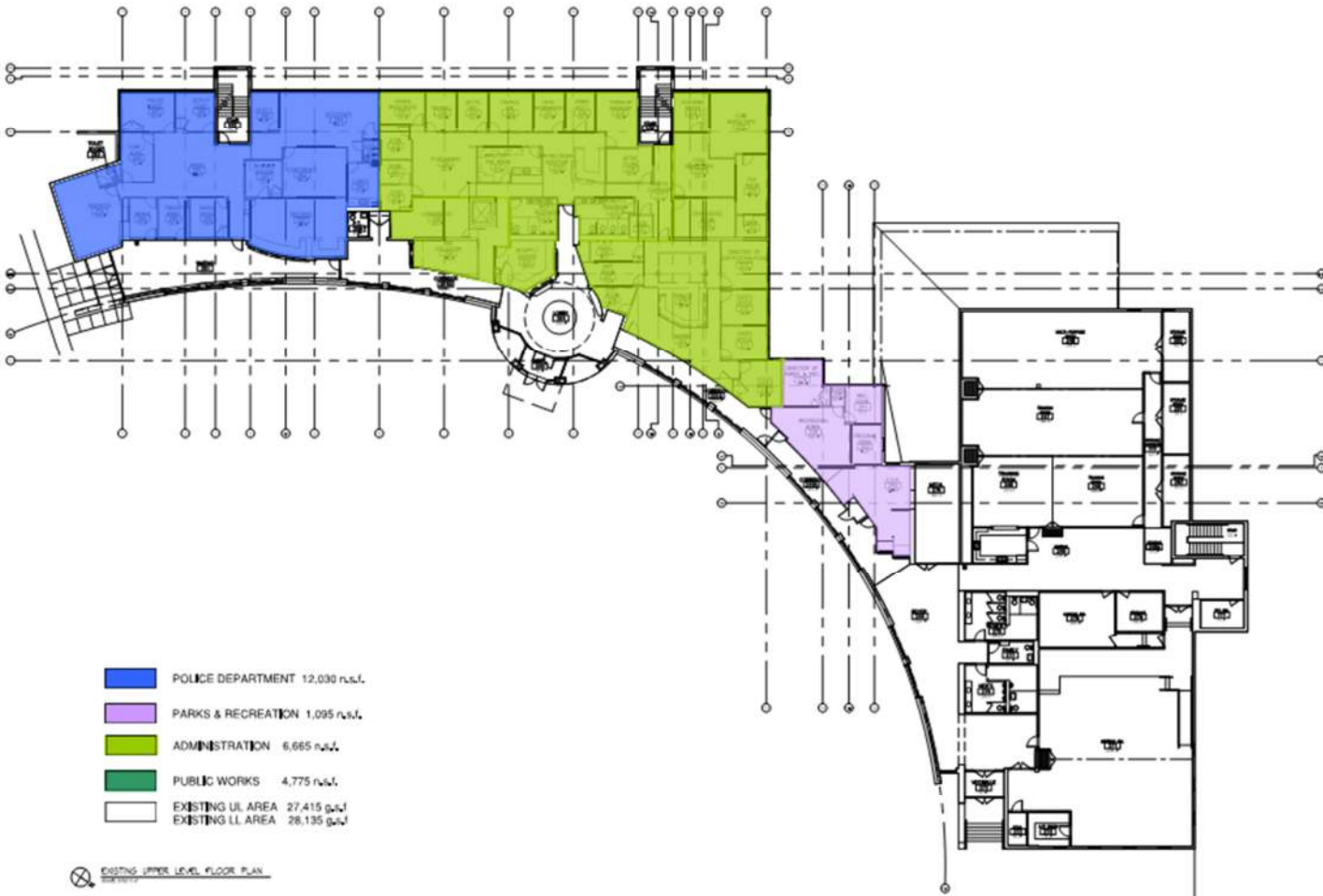




Department	Existing Size	Potential Allocation	Net Change
Police	12,030 g.s.f.	19,100 g.s.f.	+ 7,070 g.s.f.
Parks & Recreation	1,095 g.s.f.	1,895 g.s.f.	+ 800 g.s.f.
Administration	3,790 g.s.f.	4,410 g.s.f.	+ 620 g.s.f.
Code Enforcement	2,875 g.s.f.	4,220 g.s.f.	+ 1,345 g.s.f.
Meeting Rooms			
Public			
Multi-use			

Township Program Square Foot Summary





Township Building Existing Upper-Level Plan



UPPER DUBLIN TOWNSHIP
 MUNICIPAL BUILDING RENOVATION/RECONFIGURATION
 300 LOCUST STREET
 FORT WASHINGTON, PA 19040

Sheet No.	EX. UL
Project No.	17-0000
Client	UPPER DUBLIN TOWNSHIP
Scale	AS SHOWN
Date	11/10/17
Drawn By	JK
Checked By	JK
Project Name	EXISTING UPPER LEVEL FLOOR PLAN

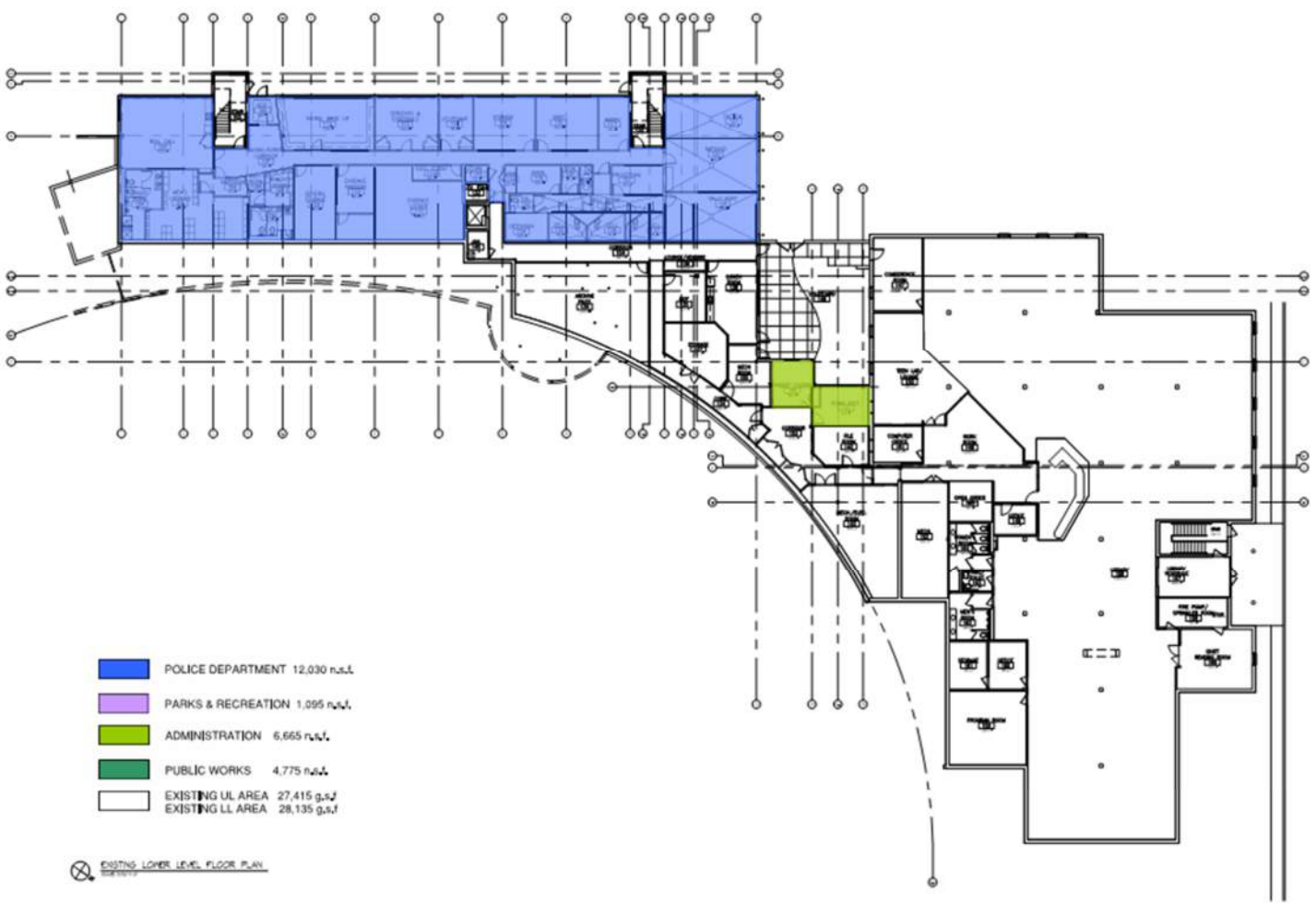




DHUY
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Malvern, PA 19354
610.366.2200
www.dhuy.com

UPPER DUBLIN TOWNSHIP
MUNICIPAL BUILDING RENOVATION/RECONFIGURATION
RELOCATED OFFICE
FIRST FLOOR PLAN (EX. LL)

Scale:	1" = 10'-0"
Date:	02/28/2018 (02)
Client:	UPPER DUBLIN TOWNSHIP
Project No.:	17-001
Drawn By:	CPJ/MS
Checked By:	MS
Project Name:	UPPER DUBLIN TOWNSHIP MUNICIPAL BUILDING RENOVATION/RECONFIGURATION RELOCATED OFFICE FIRST FLOOR PLAN
Sheet No.:	EX. LL



- POLICE DEPARTMENT 12,030 r.s.f.
- PARKS & RECREATION 1,095 r.s.f.
- ADMINISTRATION 6,665 r.s.f.
- PUBLIC WORKS 4,775 r.s.f.
- EXISTING UL AREA 27,415 g.s.f.
- EXISTING LL AREA 28,135 g.s.f.

EXISTING LOWER LEVEL FLOOR PLAN

Township Building Existing Lower-Level Plan





- RELOCATED POLICE DEPARTMENT 19,100 r.s.f.
- RELOCATED PARKS & RECREATION 1,895 r.s.f.
- ADMINISTRATION 2,410 r.s.f.
- CODE ENFORCEMENT 4,220 r.s.f.
- SHARED AREA/ INTERIOR CORRIDOR 2,000 r.s.f.
- RELOCATED PUBLIC WORKS 5,740 r.s.f.
- EXISTING AREA TO REMAIN AND RENOVATED FOR STORM DAMAGE
- REPLACE GARAGE OFFICES WITH DRIVE THROUGH TRUCK BAYS
- PROPOSED NEW MECHANICAL ROOM
- ADDITIONS 2,505 g.s.f.

PROPOSED UPPER LEVEL FLOOR PLAN



UPPER DUBLIN TOWNSHIP
MANUAL BUILDING OVERSICOMAGE EXHIBITIONS
10110 OLD YORK ROAD
BALTIMORE, PA 12018

Rev. No.	Rev. Date
1	07/20/2018
2	08/01/2018
3	08/01/2018
4	08/01/2018
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100	08/01/2018

UL OPT.



Township Building Proposed Lower-Level Plan



Township Building Proposed Upper-Level Plan

DHUY Engineering, Inc.

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 Westborough, MA 01581
 508.865.1111
 www.dhuy.com

UPPER DUBLIN TOWNSHIP
 FUNCTIONAL BUILDING RECONFIGURATION
 RELOCATED POLICE DEPARTMENT
 PORT AUTHORITY PL 1000

Rev. No. Rev. Desc.
 1 ISSUED FOR PERMIT
 2 ISSUED FOR PERMIT
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Sheet No. PROPOSED LOWER LEVEL FLOOR PLAN
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