



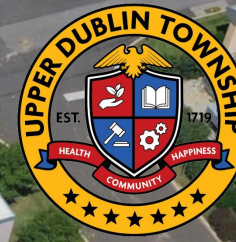
UPPER DUBLIN TOWNSHIP PUBLIC WORKS AND TOWNSHIP BUILDING UPDATE

D'HUY Engineering, Inc.



AGENDA:

- ✓ Public Works & Township Building Progress Update
- ✓ Township Building Options & Architect Selection
- ✓ Public Works Design Development Update
- ✓ Project Phasing Considerations
- ✓ Public Works and Township Budget Update
- ✓ Schedule
- ✓ Board Action Items



D'HUY Engineering, Inc.

Aerial of Public Works Building Storm Damage



D'HUY Engineering, Inc.



Aerial view of Township Building Storm Damage

Public Works Storm Damage & Crane Bay Project – Progress Update



Grade Beam Construction



Preparation for Masonry Wall Construction



Reinforced Concrete Slab

Schedule: May 1, 2023 Substantial Completion
*Weather Permitting

Budget: \$3,530,870



D'HUY Engineering, Inc.

Public Works Plan



1. The current Public Works Addition (3-5 bay) and Renovations plan requires elevation and site work adjustments to accommodate the addition. As a result, the area of earth disturbance will exceed one (1) acre which requires submission to the Montgomery Township Conservation District (MTCD) and a National Pollutant Discharge Elimination System (NPDES) Permit.
2. The NPDES submission process requires an estimated 9-month duration which will delay the Public Works completion and therefore the Township/Old Library demolition, and final completion date for the overall project.
3. To avoid this delay the Public Works project will be separated into a renovation phase which then allows Public Works to vacate the Old Library/Meeting Room and the Public Works addition and site work will become part of the Township Building Project.
4. This solution also provides efficiency and savings overall for the project from a cost and time standpoint in design and construction.





D'HUY Engineering, Inc.

PHASE 2
Renovations to Existing Public Works Building and Separation of Site Utilities – Allowing PW Staff to occupy renovated space prior to Phase 3 Demolition of Existing Township Building

PHASE 1 (In Progress)
Crane Bay and Storm Repairs

PHASE 3
Complete Public Works 3-5 Bay Garage Addition, Fueling Station, Demolition of the Existing Fuel Station, and Related Public Works Site Work – Integrated with Township Construction Site Work

PHASE 3
Demolition of Existing Township Building, Construction of New Township Building and Site Work – Integrated with Public Works Site Work and New Construction

Aerial View of Township and Public Works Facilities

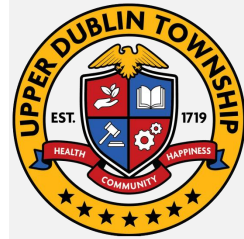
Township Building Options and Direction



1. On December 25, 2022 a sprinkler break caused additional damage.
2. Further review and evaluation of the Old Library/Meeting Room area identified envelope, structural and building system concerns that require additional expenditures to renovate the space.
3. Architect proposals for Renovations and Addition options reinforced some of the layout and inefficiency of the space. Making adjustments to fit the program requires additional expenditures.
4. Additional insurance claims and funds are anticipated to help fund the rebuild project.
5. The best value long term is to create a new integrated, efficient and cohesive Township Building.
6. The Administration received six (6) architect proposals, conducted interviews and recommends an Architect be selected to design an All New Township Building



UPPER DUBLIN TOWNSHIP - TOWNSHIP MUNICIPAL BUILDING



Exterior Soffits and Gutters in Need of Reconstruction / Replacement.



Wood Sheathing at Interior Roof Line in Need of Replacement. Water Infiltration Needs to be Addressed.



Photo Taken from the Interior Shows Eaves Wide Open to the Outside.



Damaged Exterior Increasing the Flow of Air Infiltration.



Broken Sanitary Drains in Need of Replacement.



Structural Repair and Wood Blocking.



Interior Water Damage from Exterior at Below Grade Locations.



Exterior CMU Block in need of Damp Proofing at below grade locations.



Structural Steel Concerns to be Addressed



Poor Steel Connection (Knife Joint)



Louver and Fascia Trim in Need of Replacement.



Stained Stucco



Upper Dublin Township – Township Municipal Building



Broken Sanitary Drains in Need of Replacement



Upper Dublin Township – Township Municipal Building



Structural Repair and Wood Blocking



D'HUY Engineering, Inc.

Upper Dublin Township – Township Municipal Building



Interior Water Damage from Exterior at Below Grade Locations



D'HUY Engineering, Inc.

Public Works Land Development Considerations – Current Plan



1. The Board of Commissioners has authorized the following projects:
 - a) Reconstruct the Public Works building including a 3 Bay Garage Addition (5 bay alternate)

2. The Administration is recommending the following projects:
 - a) Demolish the existing Township Building
 - b) Build All New Township Building (Option 3)

3. Based on the current Public Works Additions and Renovations plan, the area of earth disturbance at the planned Public Work expansion will exceed one (1) acre which requires submission to the Montgomery Township Conservation District (MTCD) and a National Pollutant Discharge Elimination System (NPDES) Permit. This will require an estimated 9 months for permitting.

4. Execute the Public Works Additions and Renovations as follows:
 - a) Renovations of the existing space
 - b) Separation of site utilities
 - c) Fueling Station and other site work will be performed as a part of the Phase 3 Township Building project

5. Execute the Phase 3 Township Building project as follows:
 - a) Demolition of the existing Township Building and rough grading
 - b) New Construction and Site Work of Township Building including the Public Works 3-5 Bay Garage Addition, new fueling station, removal of existing fueling stations, and related site work at the Public Works building



DEPARTMENT LEGEND

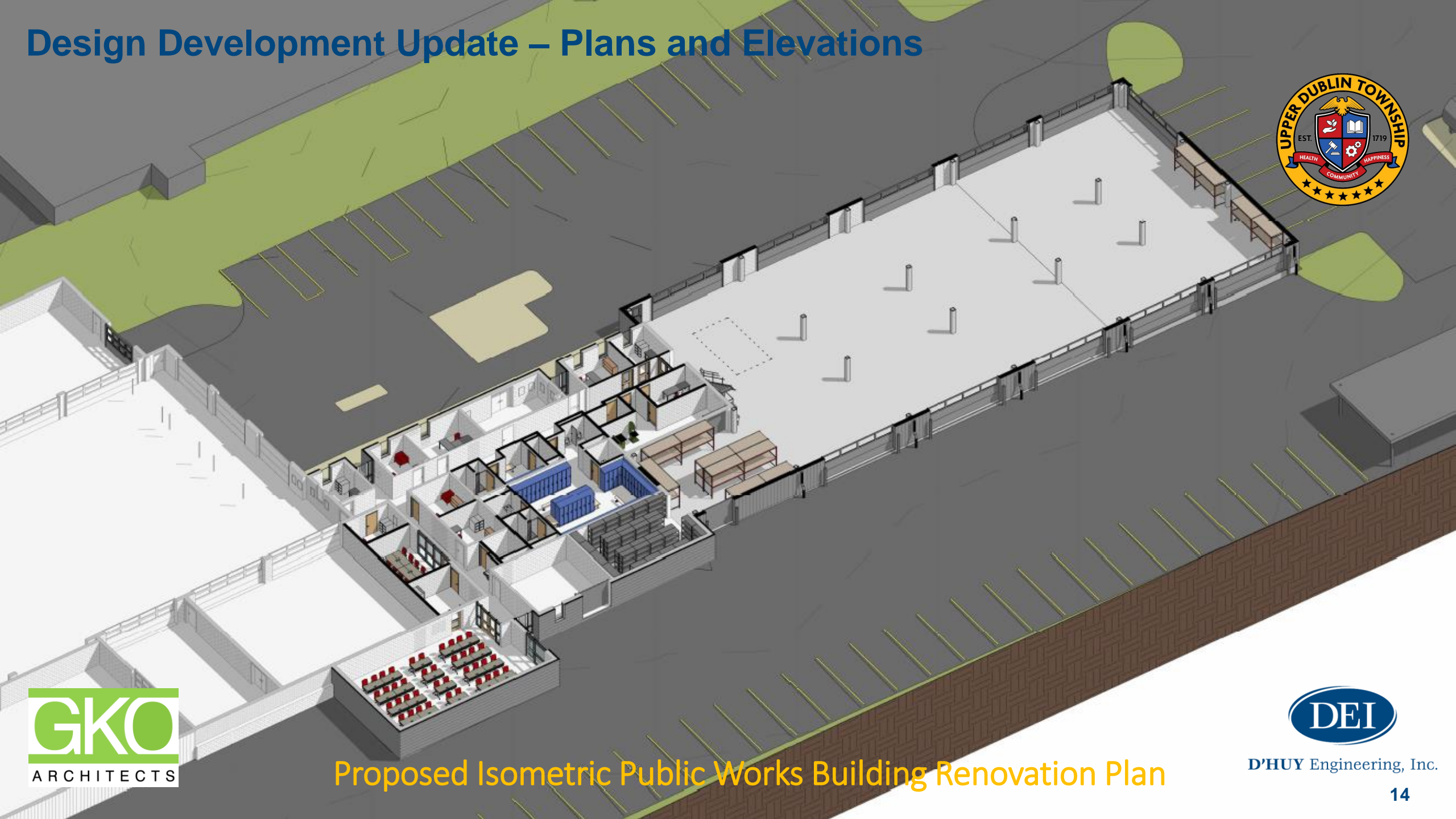
- CIRCULATION
- COMMON SPACE
- DIRECTOR
- FACILITIES & FLEET
- HIGHWAY
- PARKS
- SANITATION
- SUPPORT



Upper Dublin Township Progress Plan

D'HUY Engineering, Inc.

Design Development Update – Plans and Elevations



Proposed Isometric Public Works Building Renovation Plan



D'HUY Engineering, Inc.

Design Development Update – Plans and Elevations



Proposed Garage South Elevation



D'HUY Engineering, Inc.

Design Development Update – Plans and Elevations



Proposed Garage North Elevation



D'HUY Engineering, Inc.

Upper Dublin Township Project – Overall Budget Summary



Description	Estimated Cost
Option 3 New Township Project	\$37.5M
Crane Bay and Emergency Repairs Project	\$3.5M
Phase 1 of the Public Works Renovations Project	\$5.0M
Phase 2 of the Public Works Addition, Fueling Station, and Sitework (To be included with Township Building Replacement scope of work)	\$4.0M
Soft Costs for Phase 1 and Phase 2 of the Public Works Renovations and Additions Project.	\$2.2M
SUBTOTAL	\$52.2M
Insurance Reimbursement (\$20.5M + \$4.1M)	\$24.6M
Insurance Reimbursement Pending (TBD)	TBD
Township Funding	TBD

DRAFT Project Target Schedule



ID	Task Name	Start	Finish	2023				2024				2025				2026			
				Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	UDT Public Works & Township Project																		
2	PUBLIC WORKS PHASE 1 STORM REPAIRS PROJECT: CONSTRUCTION	Wed 6/15/22	Mon 5/1/23		█	█	█	█											
3	PUBLIC WORKS PHASE 2 RENOVATIONS & SITE WORK: DESIGN PHASE	Tue 11/1/22	Fri 4/21/23			█	█	█											
4	PUBLIC WORKS PHASE 2: BIDDING AND AWARD	Mon 4/24/23	Tue 6/20/23					█	█										
5	PUBLIC WORKS PHASE 2: CONSTRUCTION (EXCLUDES SITE WORK)	Wed 6/21/23	Fri 12/1/23						█	█	█								
6	BOARD OF COMMISSIONERS AWARDS CONTRACTS FOR TOWNSHIP PROJECT	Tue 2/14/23	Tue 2/14/23					◆	2/14										
7	NEW TOWNSHIP BUILDING PHASE 3: BUILDING DESIGN AND APPROVAL PHASE	Wed 2/15/23	Fri 12/15/23					█	█	█	█								
8	NEW TOWNSHIP BUILDING PHASE 3: BIDDING AND AWARD	Mon 12/18/23	Fri 2/16/24									█	█						
9	NEW TOWNSHIP BUILDING PHASE 3: CONSTRUCTION (INCLUDES 3-5 BAY GARAGE ADDITION, FUELING STATIONS, AND INTEGRATED SITE WORK AT PUBLIC WORKS)	Mon 2/19/24	Tue 2/17/26									█	█	█	█	█	█	█	█
10	NEW TOWNSHIP BUILDING PHASE 3: LANDSCAPING AND SEED/SOD	Wed 4/15/26	Wed 7/15/26																█



Board Action Items:



1. Authorization to Proceed with and Expedite the Design Services and Construction of the New Township Facility

As a result of the additional evaluation, the Board of Commissioners authorizes the Administration, D’Huy Engineering, Inc. and the selected Architect to proceed with the design of a new facility (Option 3) of similar or less square feet than the existing buildings to meet the Township’s program needs. The Board of Commissioners further directs the Administration and D’Huy Engineering, Inc. to expedite the Design and Construction Phase of the Project and authorizes the Administration to expedite and approve any design phase services required for Geotechnical Investigation, survey and other services required that are within the Option 3 budget.

2. Amendment of D’Huy Engineering Agreement

The D’Huy Engineering, Inc. Contract was approved on October 11, 2022 for the Upper Dublin Township Building Re-Build Project. Since that time, the Board of Commissioners is modifying the scope from partial renovation (Option 2) to all new construction (Option 3). The Board of Commissioners hereby authorizes the Amendment to the D’Huy Engineering, Inc. Contract for Option 3 scope and to proceed with the Design Development, Construction Documents, Bidding and Procurement Phases and Construction Phase services of the Contract.



Board Action Items:



3. Architect Selection for the New Township Facility

An RFP was issued to seven (7) Architectural Firms for design services for the Upper Dublin Township Building. Proposals were received from six (6) Architectural Firms. The Upper Dublin Township Administration and D’Huy Engineering, Inc. reviewed the proposals and conducted an interview with two finalists. The Board of Commissioners has reviewed the summary of the information and is authorizing the award of a contract to GKO Architects for Option 3 design for a new Upper Dublin Township Building.

4. Authorization to proceed with the bidding of the Renovation portion only of the Public Works Project

The Board of Commissioners authorizes the bidding of the Public Works Renovation scope and defer the 3-5 Bay Garage Addition work, site work and new fueling stations which will be integrated as part of the Township Building rebuild project.



UPPER DUBLIN TOWNSHIP PUBLIC WORKS PUBLIC WORKS AND TOWNSHIP BUILDING UPDATE



D'HUY Engineering, Inc.



QUESTIONS