

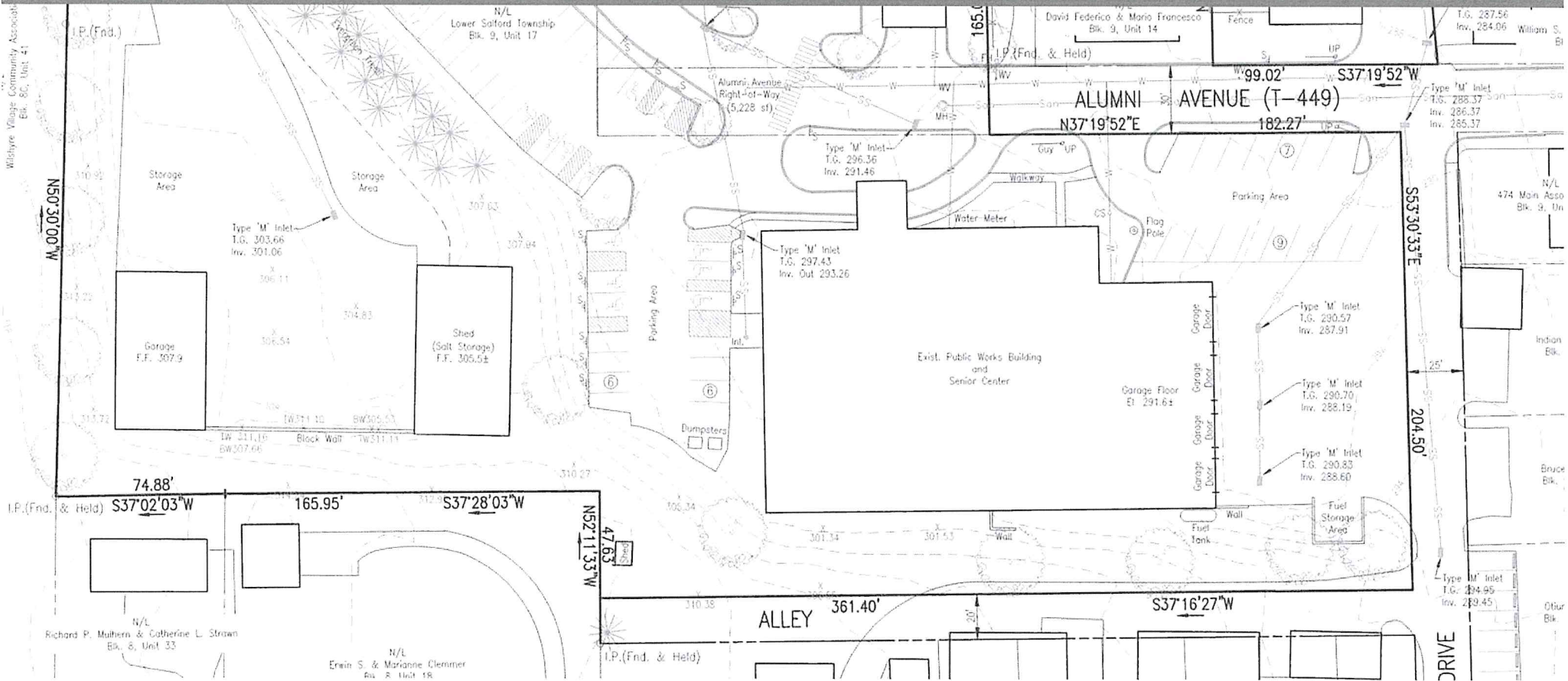
**MK  
SD**

architects

# LOWER SALFORD FEASIBILITY STUDY



**Boyle**





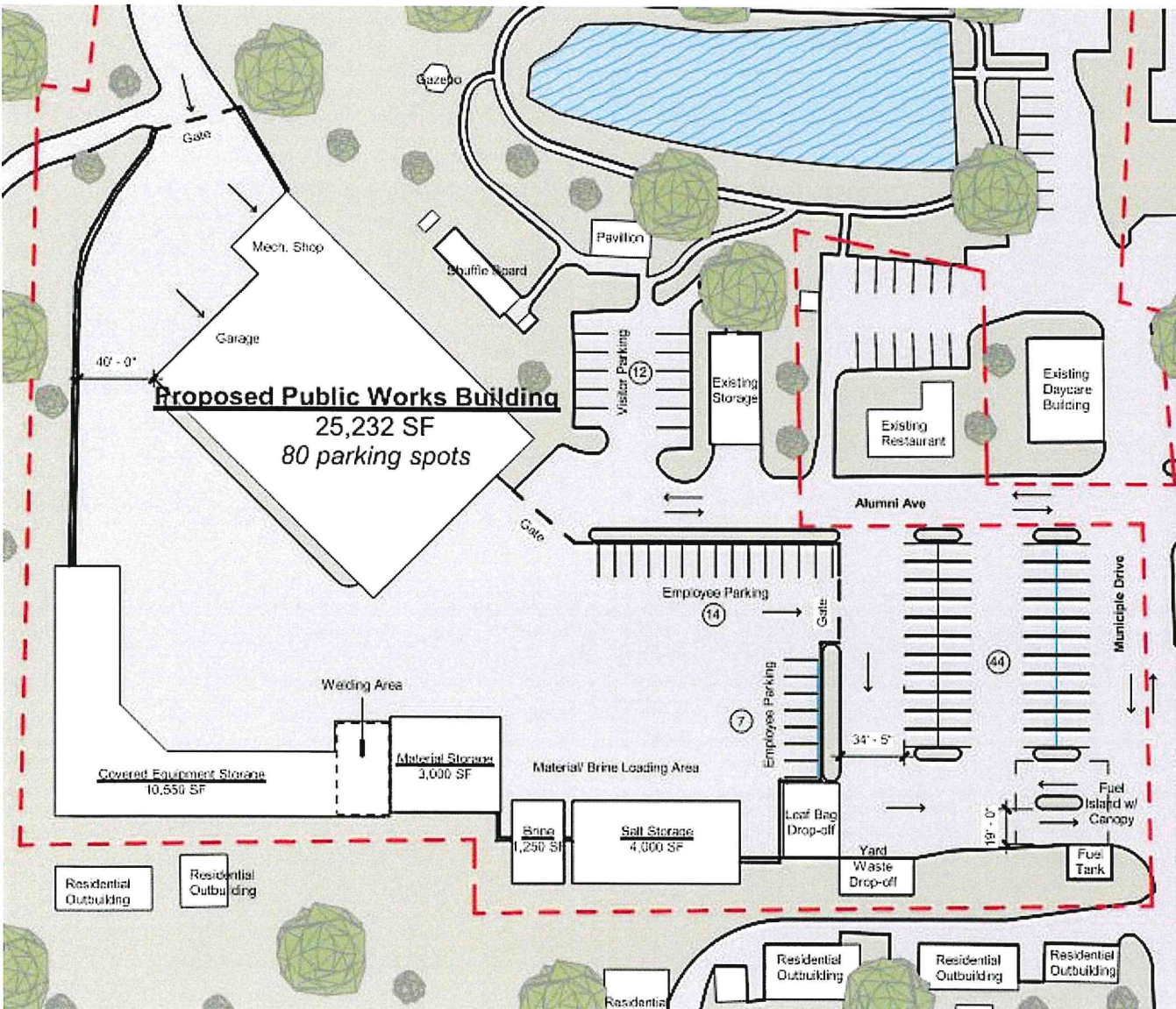
# AGENDA

- 1 Process
- 2 Concepts
- 3 Cost Estimates
- 4 Schedule
- 5 Questions



- **May 2023 – Site Visits, Stakeholder Interviews, & Program Analysis:**
  - **Public Works, Encore Senior Center, YMCA Daycare, Scouts, Township Administration, & Indian Valley Public Library**
  - **Added Police Department Parking Canopy & Impound Garage to study scope**
- **June 2023 – Conceptual Design**
- **July 2023 – Initial Concepts Presented**
- **August 2023 – Stakeholder Feedback**
- **September 2023 to Present – Additional Feedback, Revisions, & Sitework Consultant Design**

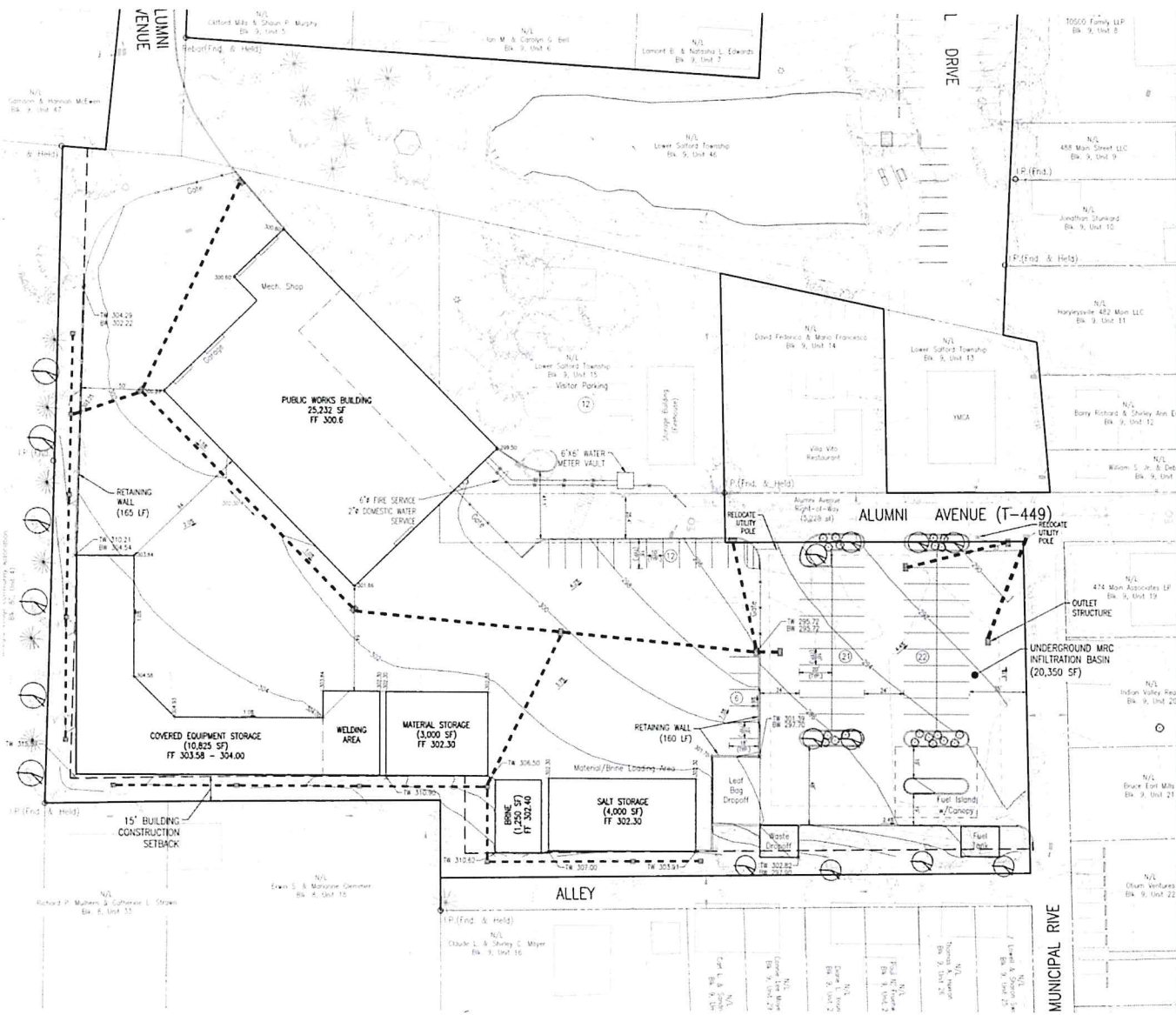




## Public Works Site Plan

- Relocate Senior Center
- Demolish existing structure
- Construct larger facility
- Increase equipment storage capacity
- Create a secure campus (close Alumni Ave)





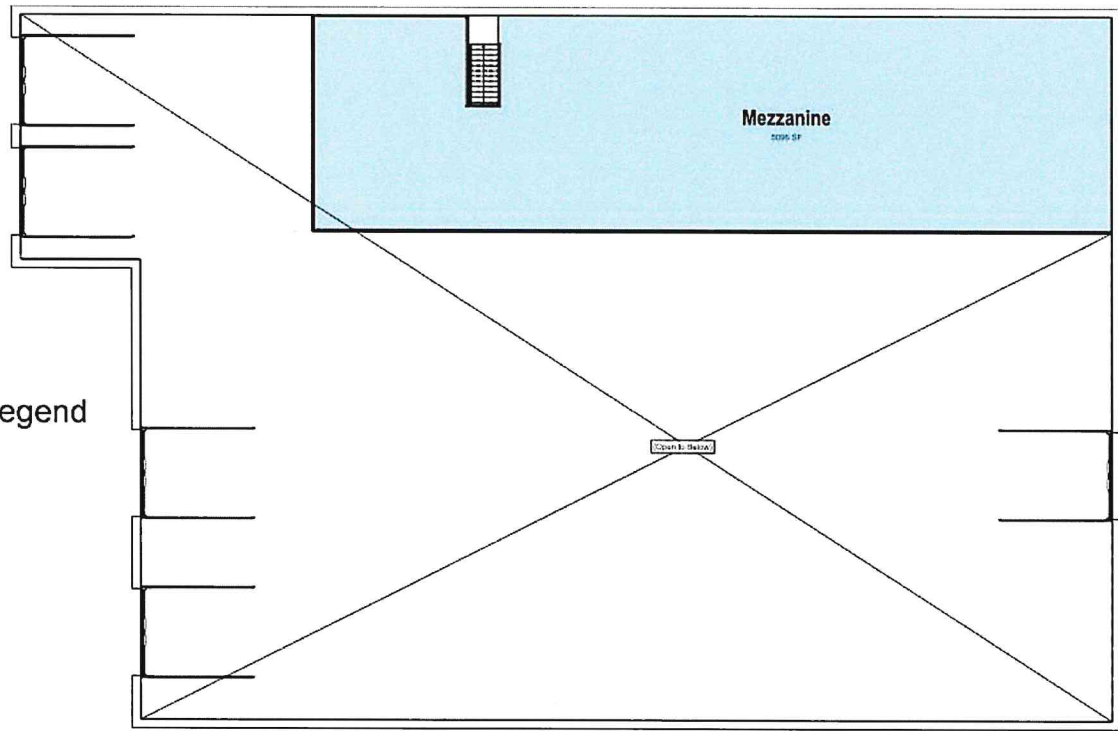
# Public Works Site Plan

- Perform significant site work
- Improve site circulation:
  - Garage & Vehicle Yard
  - Brine Station
  - Salt Storage
  - Fuel Station
  - Resident Yard Waste









Department Legend

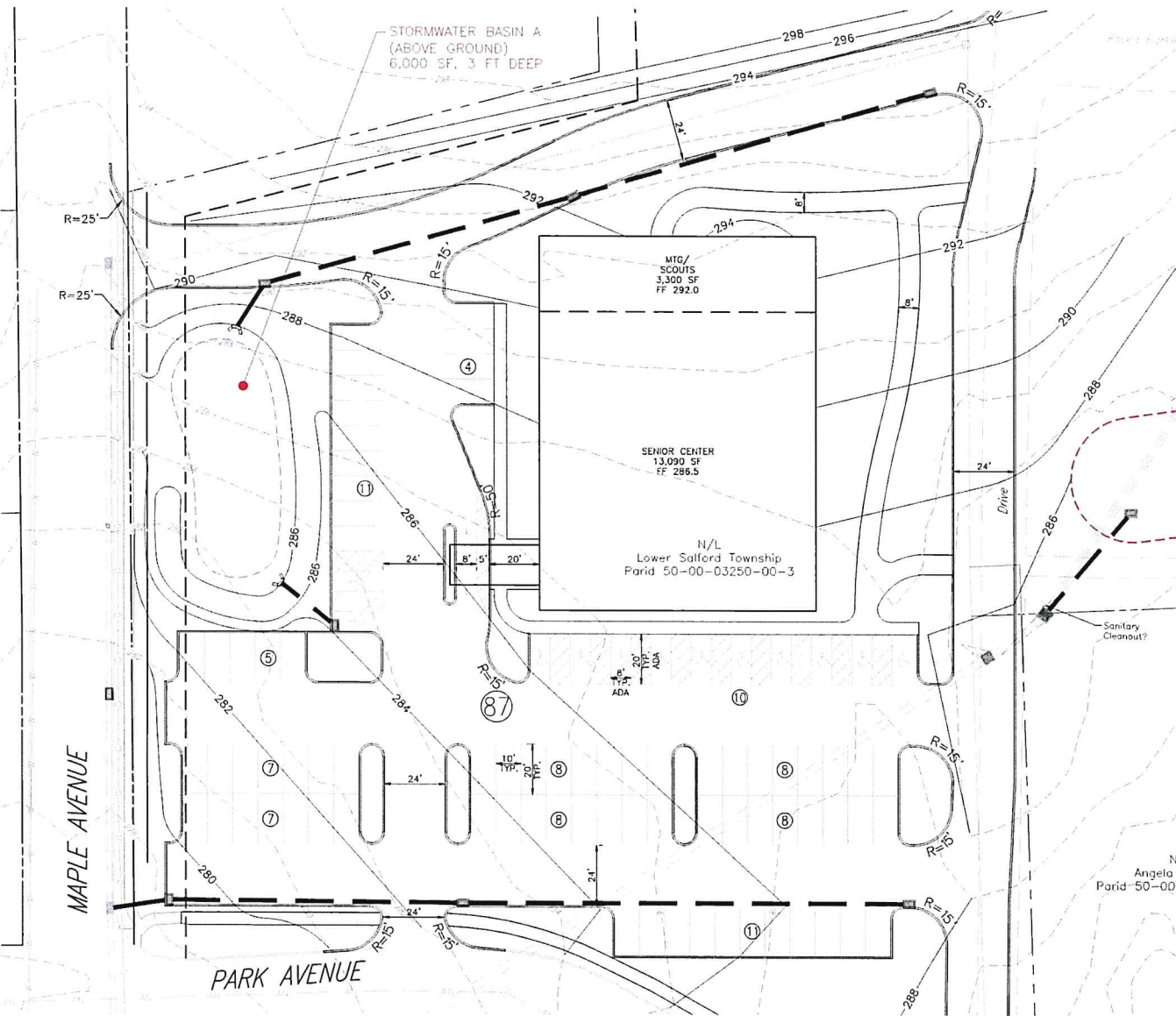
- Circulation
- Garage
- Office
- Storage
- Support
- Work Shop

Proposed Mezzanine SF = 5096 SF



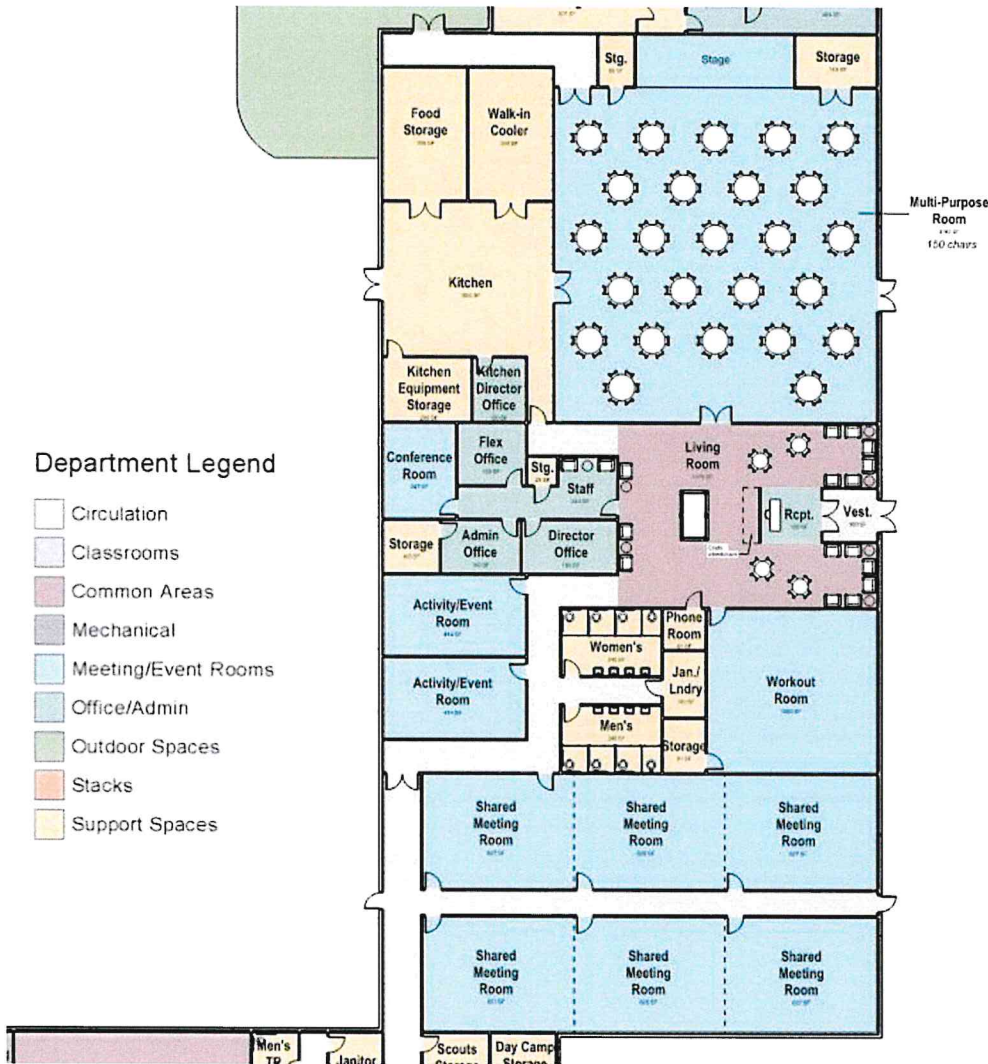






## Community Center Site Plan

- Work with challenging grade conditions
- Utilize currently-owned parcel
- Single story building
- Senior Center & Scouts/Community Meeting Rooms



## Community Center Sample Floor Plan

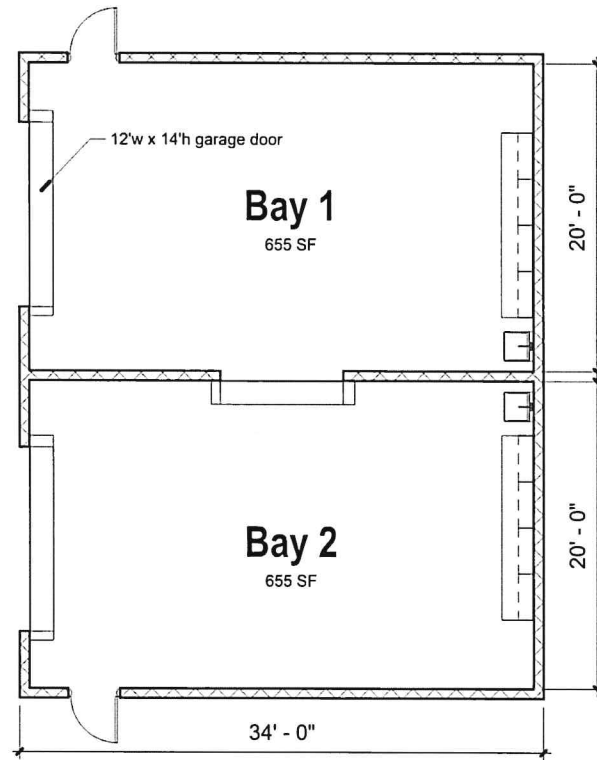
- Senior Center, Scouts, & Meeting Rooms
- Numerous multi-purpose rooms
- Flexible, shared space
- Intergenerational programming opportunities





## Police Department Site Plan

- Add canopy to existing parking area
- Relocate yard waste bins
- Construct two-bay impound garage







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**Canopy Rendering**



**Boyle**





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SD**  
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# Impound Garage Rendering





# Cost Estimates

## Public Works

Building	Square Footage
Main Building	25,232 sf
Covered Equipment	10,500 sf
Material Storage	3,000 sf
Salt Storage	4,000 sf
Brine Station	1,250 sf
<b>TOTAL SF</b>	<b>44,032 sf</b>
<b>TOTAL COST</b>	<b>\$17,374,200</b>

\*Inclusive of pre project development costs; new equipment and materials (FF&E); extensive demolition; new fueling station, site costs (Alumni Avenue road closure); building costs and 8.5% contingency)

## Community Center

Building	Square Footage
Senior Center	13,020 sf
Scouts & Meeting Space	3,675 sf
<b>TOTAL SF</b>	<b>16,695 sf</b>
<b>TOTAL COST</b>	<b>\$10,498,315</b>

\*Inclusive of pre project development costs; new equipment and materials (FF&E); site costs, building costs, and 7.5% contingency

## PD Canopy & Garage

Building	Square Footage
Canopy	7,500 sf
Impound Garage	1,310 sf
<b>TOTAL COST (Canopy)</b>	<b>\$1,178,000</b>
<b>TOTAL COST (Garage)</b>	<b>\$797,590</b>

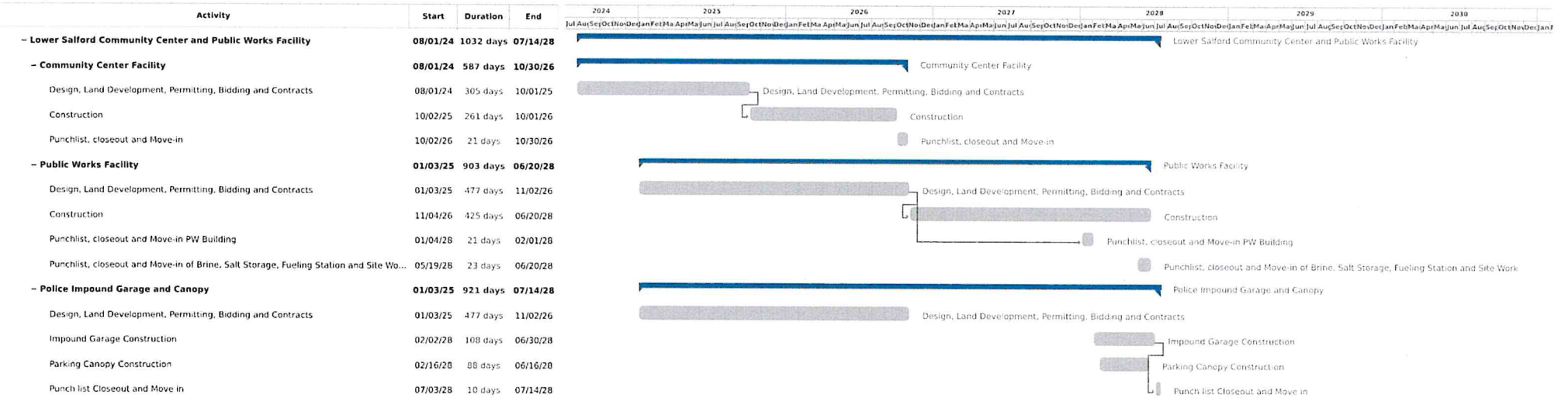
\*Canopy: Inclusive of pre project development costs; site costs and structure costs (no solar)  
 \*Impound Garage: Inclusive of pre project development costs; site costs and building costs



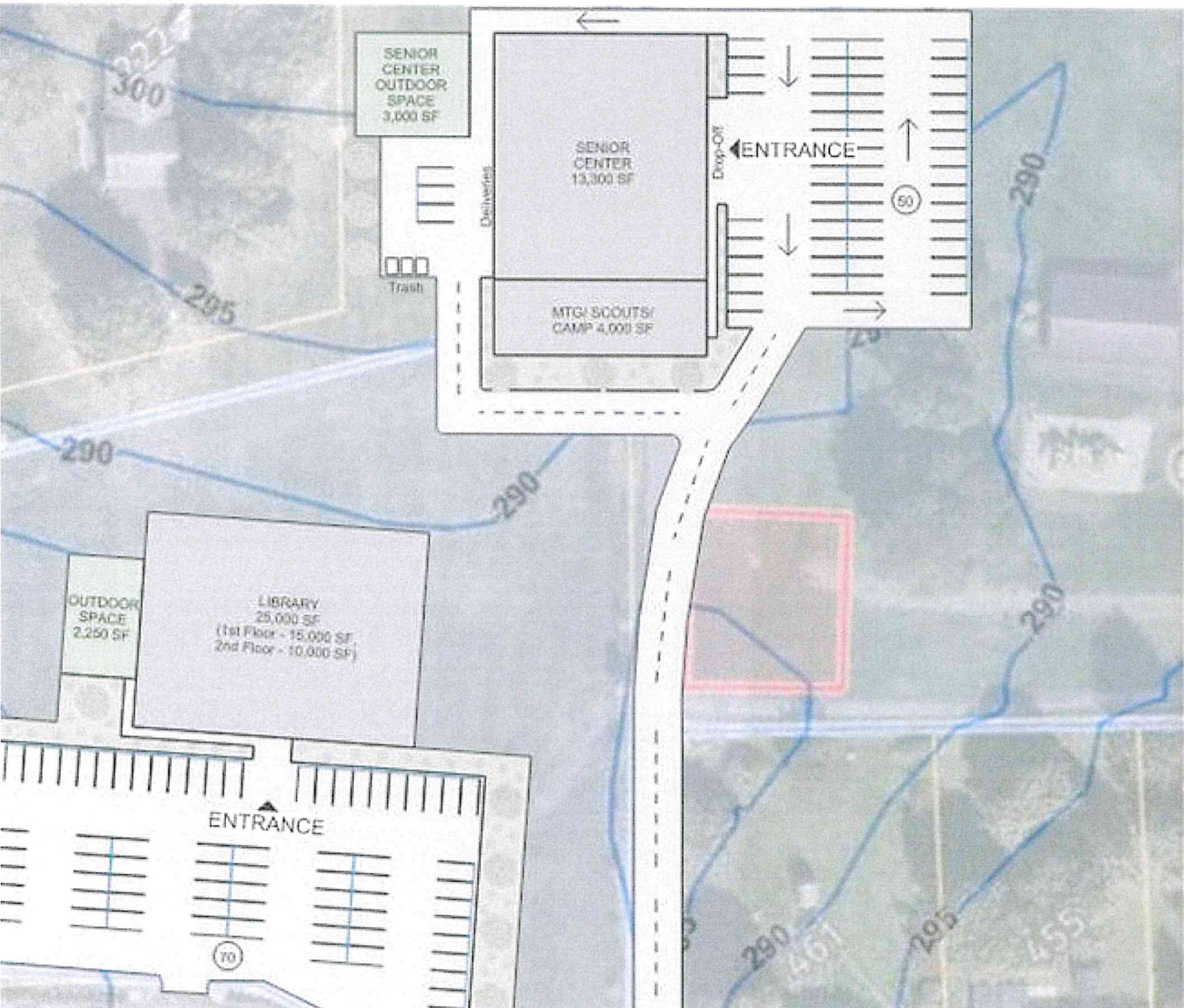
# Project Schedule



## Lower Salford Community Center and Public Works Facility Preliminary Schedule Lower Salford Presentation Schedule







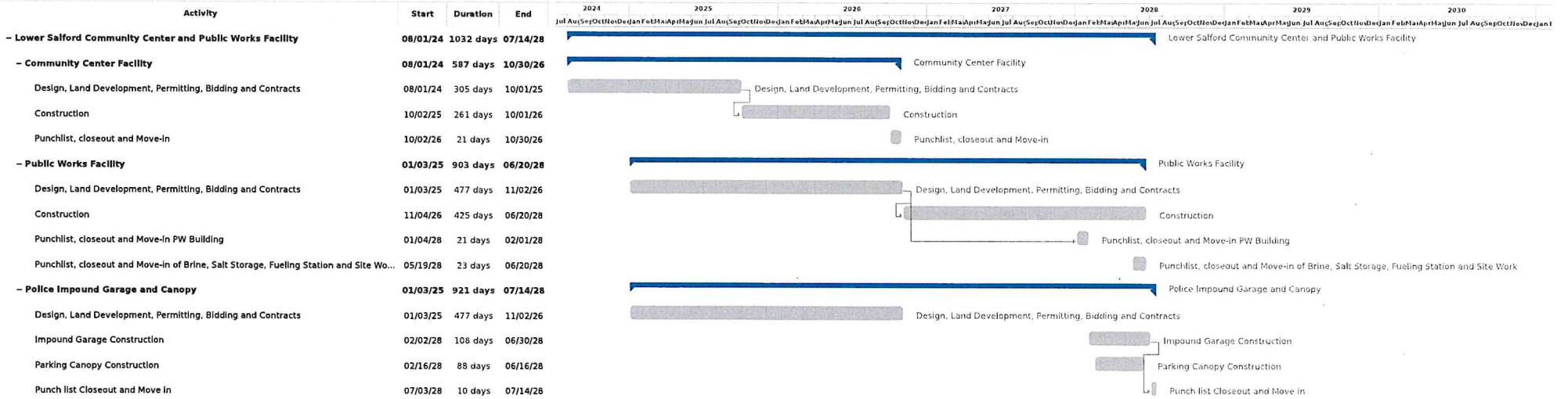
Thank you!

Questions?





Lower Salford Community Center and Public Works Facility Preliminary Schedule  
Lower Salford Presentation Schedule



**General**

- ▬ Parent Activity
- ▬ Child Activity
- Baseline
- Delay (+# days)
- ◆ Milestone
- Links

**Status**

- ▬ Completed
- ▬ Overdue
- ▬ Ahead
- ▬ Uninitiated