



MEETING MINUTES
AD HOC POLICE BUILDING DESIGN COMMITTEE
August 23, 2018 – 5:00 P.M.

1. Call to Order

Meeting was called to order at 5:03PM, with the following committee members in attendance:

Bill Connolly, Planning Commission Vice-Chairmen; Jackie Sellecchia, Township Resident; Fred Gaines, Board of Supervisors Vice-Chair; Tom Zarko, Township Engineer; Dan Friel, Chief of Police; Barry Luber, Township Manager. Richard Rycharski, Planning Chairmen was not present.

Representatives from GKO, Mike O'Rourke and Sandy Szabo were also present.

2. Pledge of Allegiance

3. Approval of Minutes of July 26, 2018 Meeting

Chief Friel moved, seconded by Mr. Gaines to approve the minutes from the July 26 2018 meeting. All were in favor 6-0.

4. Feedback from Board of Supervisors meeting of August 14, 2018

Mr. Zarko informed the Committee that a summary was provided to the Board of Supervisors from the previous meeting. Mr. Zarko's summary included the coordination with GKO regarding the project's scope of work modifications including the removal of the administration building from project, elimination of community room, redesign of lobby and roof, and concepts for changes in the proposed Police building exterior façade. Mr. Zarko informed the board that Mr. Luber, Chief Friel and Mr. Gaines were designated as staff liaisons for Public Relations. Mr. Zarko stated that the Board of Supervisors were informed of the Committee's recommendation to initiate the Construction Management RFP process, discussed Easton Road Access alternatives and made a recommendation that GKO report back with revised cost estimates.

5. GKO Coordination/Feedback

a. Modifications to Police Station Building, addressing:

- **Elimination of Community Room and Corridor**
- **Reduction in Size of Lobby Area**
- **Roof Design Changes**
- **Facade Design Changes**

GKO presented to the Committee modifications that were made to the Police Station building conceptual design based off the feedback provided at the July 26th meeting. GKO presented a revised cost estimate for the project that was slightly below 7 million dollars,

which was not adjusted to reflect the reduction in costs for site work, and did not include “soft costs”? By adjusting the building floorplan, GKO was able to reduce the footprint to 18,557sqft.

GKO stated that they are now proposing to use steel truss framing within the building so that building can still be non-combustible, at a reduced cost. Chief Friel mentioned that he is in favor of a non-combustible building as well as the Fire Marshall and the Township’s Commercial Building Inspector.

GKO presented a revised floor plan similar to the one that was previously presented. The changes were made were to the briefing and training room, the gridlines were cleaned up, the sally port size was increased, the detectives area was tighten up, the lobby square footage was cut back and the patrol sergeants offices were combined. All of the proposed changes were reviewed by Dan Redstone and were found to be acceptable.

Ruth Schemm: 390 Folly Road

Did the evidence room change?

GKO stated that it was kept the same.

Is there enough space for all the technology?

GKO informed the committee that there is a server room and an IT room.

Chief Friel questioned if there is enough room for storage. GKO will look into providing more room for storage.

GKO presented several different elevation options. After some discussion, the committee voted on version 5.4 that included hip roofs and will recommend this option to the Board of Supervisors for their approval.

b. Modifications to Site Improvements Layout

GKO briefly discussed improvements made to the site improvements layout.

By moving the building towards the access drive a number of trees that currently separate the Township Building with other residential houses can be saved. GKO noted that they took the suggestion from Mr. Connolly regarding the parking spots in the front and back of the proposed Police Building which decreased the amount of impervious surface. More room was provided for storm water management. GKO also noted that they have reviewed the carport supports and believe a cantilevered design is feasible, which will allow the elimination of curbing within the parking lot.

Mr. Gaines questioned if they are taking into account the future number of Police Officers and additional support staff regarding parking spots. The Committee agreed that the plan has enough parking spots.

GKO reviewed other modifications to the site improvement layout regarding spacing between future garage and sally port. Mr. Luber questioned if the

Warrington Township Firetruck will be able to maneuver through the parking lot and GKO advised that they will review and report back.

c. Security Fencing Options

Chief Friel mentioned his interest of having increased security protection along the westerly side of the Police Station Building in consideration of the existing tree line. GKO proposed orsogrill for the fencing material in this area and will report back with cost estimates.

d. Budget Update

GKO stated that they are just under \$7 million which includes building and site Improvements, but not “soft costs”, which are estimated at 1.7 million dollars.

6. Discuss Limekiln Nurseries Fieldstone Donation

Mr. Zarko informed the committee that Mr. Pileggi offered to donate fieldstones from old barn buildings located at the Limekiln Nurseries site.

GKO suggested potentially using the stone for retaining wall construction or a decorative wall for the garden area that is to be developed on the site. More consideration will be given to the potential use of this material as the project moves forward.

7. Discuss Easton Road Access Option – Homestar Update

Mr. Lubber met with Mr. Hill from Homestar Realty regarding the Easton Road access option. Mr. Lubber informed the Committee that the proposal is for an access for the public through the light at the Easton Road- Shetland Drive intersection, and restricted access for Township staff and the police to the back of the municipal building, as well as private access to Homestar Realty building. The Homestar Realty existing driveway would be eliminated and aligned with the traffic signal at Shetland Drive.

Mr. Zarko informed the Committee that the Township will be submitting an application for a grant for the cost of this work and this will be a potential future phase of the project.

8. Discuss PR Updates

Mr. Lubber presented to the committee pictures of the current Police Building layout and potential future layout for residents to see. The pictures are posted on the Township’s social media accounts and Township website.

Chief Friel stated that he is working on a date for guided tours of the current Police Building. Ms. Sellecchia suggested having time slots available for Warrington Day for residents to sign up.

9. Review Draft Construction Management RFP

The Committee reviewed the draft CM RFP that was prepared by Mr. Lubber.

Ms. Sellecchia questioned the shooting range section that was noted in the draft RFP, and Mr. Zarko stated that it was a typo and will be removed.

After reviewing the draft, Mr. Zarko highlighted a few suggested revisions. Mr. Zarko said the Preliminary Project Schedule will need to be discussed with GKO, the Constructability Review Value Engineering section regarding the exploratory work needed can be removed, the Construction Superintendent meetings can be bi-weekly instead of weekly, the Contractors Safety Program Monitoring can be removed and under Financial and Legal Status incorporate professional & commercial insurance coverage.

A revised draft of the CM RFP will be distributed to The Board of Supervisors for review and comments.

10. Next Meeting: September 13, 2018, 5:00 pm

Ms. Sellecchia and Mr. Connolly mentioned that they will not be in attendance.

11. Adjournment

The AD Hoc Committee Meeting adjourned at 6:55 PM with a motion made by Mr. Lubber, seconded by Chief Friel.