

KIMMEL BOGRETTE ARCHITECTURE + SITE

Municipal Campus – Site Concept Meeting

November 13, 2023



KIMMEL BOGRETTE
Architecture + Site

MASTERCONCEPT PLAN APPROACH

PHASE 1 – THE MISSION

PHASE 2 – INTELLIGENCE

PHASE 3 – PROGRAMMING

PHASE 4 – SOLUTIONS

PHASE 5 – COST UPDATES

Phase 4: Site Plans, Floor Plans & 3-D Renderings



Montgomery County Community College
Health Sciences and Wellness Center Feasibility Study – Final Report

Project Core Values

As the Facility's individual programs are instruments to fulfill the mission: the individual, unique talents of the Health Sciences and Wellness Center will be the arms and legs that will minimize the weight being it to life. To enable how the components should be designed, it is helpful to establish as series of "Core Values" to which each must respond. Following is a draft set of Core Values based on what we heard at our meetings.

1. Building Brand...

Montgomery County Community College's strength as a leader in Work Force Development and the delivery of quality Health Care Professionals will be brought to life and manifested in the delivery of quality education that matches with the Board of Education's mission: MCCC one of the top 100 colleges in the nation. The focus on the future, the design, both physical and out, should foster pride, wounded confidence to the students who have selected MCCC, the projects who are continuing MCCC and the Staff and Students who have chosen MCCC to advance their education and professional lives.

2. Integration as a Catalyst...

With such opportunity for collaboration and "cross-pollination" an integrated Health Sciences and Wellness Center will be greater than the sum of the currently segregated parts. The design must foster collaboration and synergy by bringing down the physical and conceptual walls of separation with spaces for collaboration, integration, flexible learning and informal interaction.

3. Making Connections...

The result of the Health Sciences and Wellness Center will not be limited by the walls of the building. Instead, the reach will be across the campus and into the community. No longer will the Campus and separated. The reach of the new Center will be wide and include many more that will connect. Rather than a destination for a limited number of regular users, it will become a time and place of energy that will draw focused attention and "exist" great." As the same time, community will see, feel and use the new facility and its improved connections to the fields, courts and campus associated.

4. Promoting Collaborative Learning...

Learning of today and tomorrow: finding some of the most valuable experiences outside of the traditional classroom. In an effort to focus these opportunities, new Health Sciences and Wellness Center will include traditional spaces and non-traditional spaces. Simulation Labs and educational studios as well as informal gathering, study and social spaces. Spaces for "found educational opportunity" will be supported by integrated and versatile technological needs in an environment that is light filled and energy infused.

Photo 5 - Existing Hot Water Finned Tube Radiation

Photo 6 - Existing Heating Water Circulating Pumps

Phase 2: Detailed Analysis of Constraints & Variables

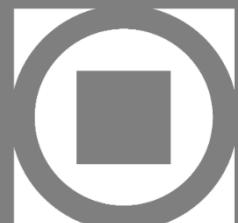
Phase 3: Programming

Phase 5: A Detailed Cost Estimate

Phase 1: Project Mission Statement

BUILDING PROGRAMS

Public Area	14,262 SF
Administration Area	19,033 SF
Police Area	49,418 SF
Fire/EMT Area	12,388 SF
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Municipal Building Total	95,101 SF
Optional Future Growth	
Police	6,477 SF
Administration	3,400 SF
Public Works Facility	66,299 SF



EXISTING MUNICIPAL & PARK SITE





LEGEND

EXISTING BUILDING FOOT PRINT
W/ VEHICLE ACCESS

1. POLICE & MUNICIPAL ADMIN
2. EMERGENCY SERVICES
3. POLICE PARKING (104 SPACES)
4. PUBLIC & ADMINISTRATION PARKING (96 SPACES)
5. EMS PARKING (13 SPACES)
- NOTE: TOTAL PARKING (275) NOT INCLUDING ANY INTERIOR PARKING SPACES
6. STORM RETENTION AREA
7. DRIVE THROUGH PUBLIC WORKS BAYS (48 VEHICLES)
8. MECHANIC SHOP AND BAYS
9. VEHICLE AND GENERAL STORAGE SALT & WORK AREAS
10. FUEL STATIONS
11. OPTIONAL FIELDS TO RENAME
12. EXISTING TO BE REMOVED BY PHASE
13. PIPELINE EASEMENTS
14. PUBLIC WORKS PARKING (54 SPACES)
15. MUNICIPAL DRIVE TO REMAIN LANE
16. AUTHORIZED VEHICLE ONLY LANE
17. PUBLIC/ADMIN ACCESS
18. STAFF/EVENT PARKING (62 SPACES)
19. GREAT LAWN

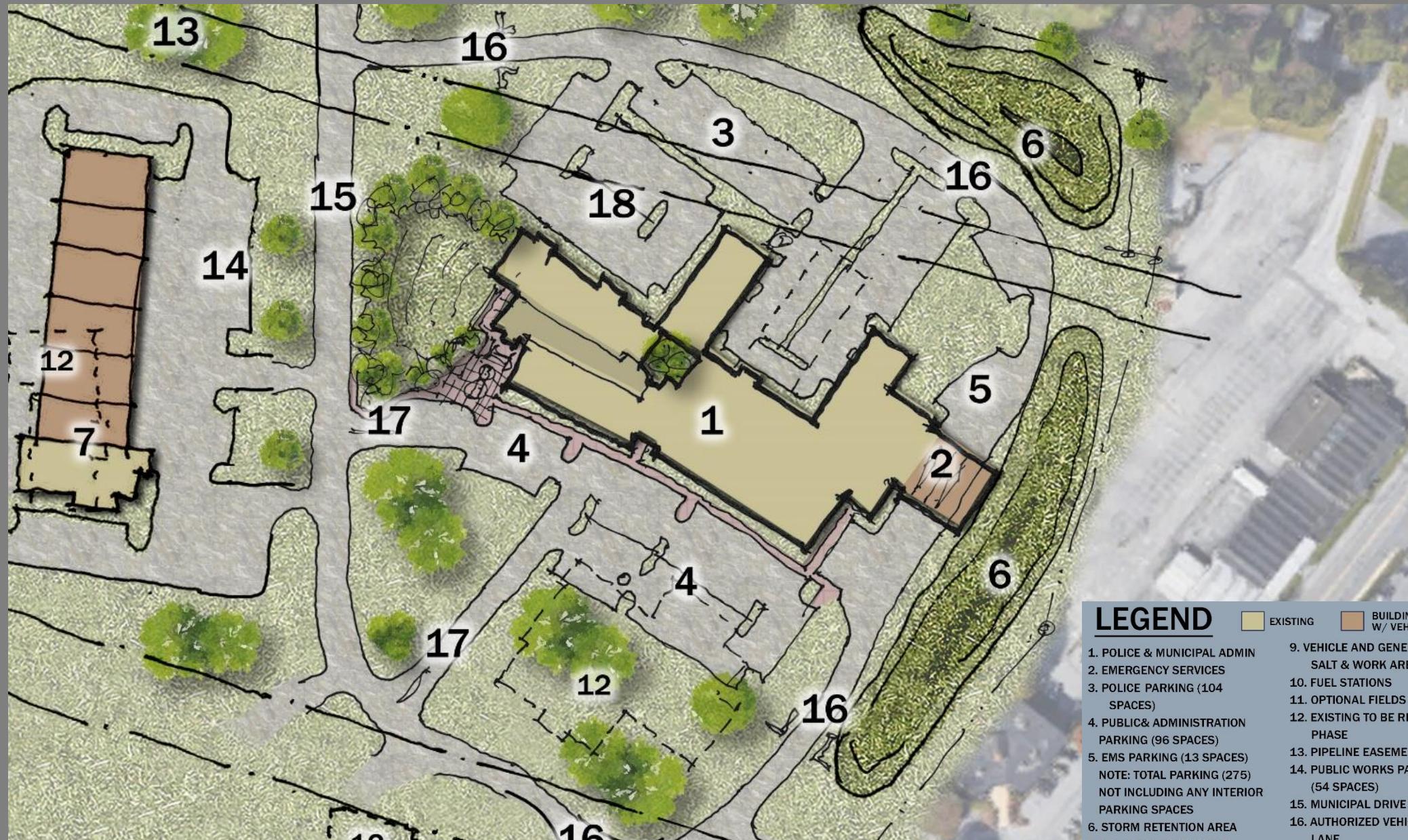
BUILDING FOOT PRINTS

ADMIN/POLICE (PARKING: 267 SPACES)
FOOTPRINT: 65,320 SQ FT
2ND FLR: 7,435 SQ FT
TERRACE: 1,685 SQ FT
GROUND: 4,415 SQ FT
TOTAL: 78,855 SQ FT

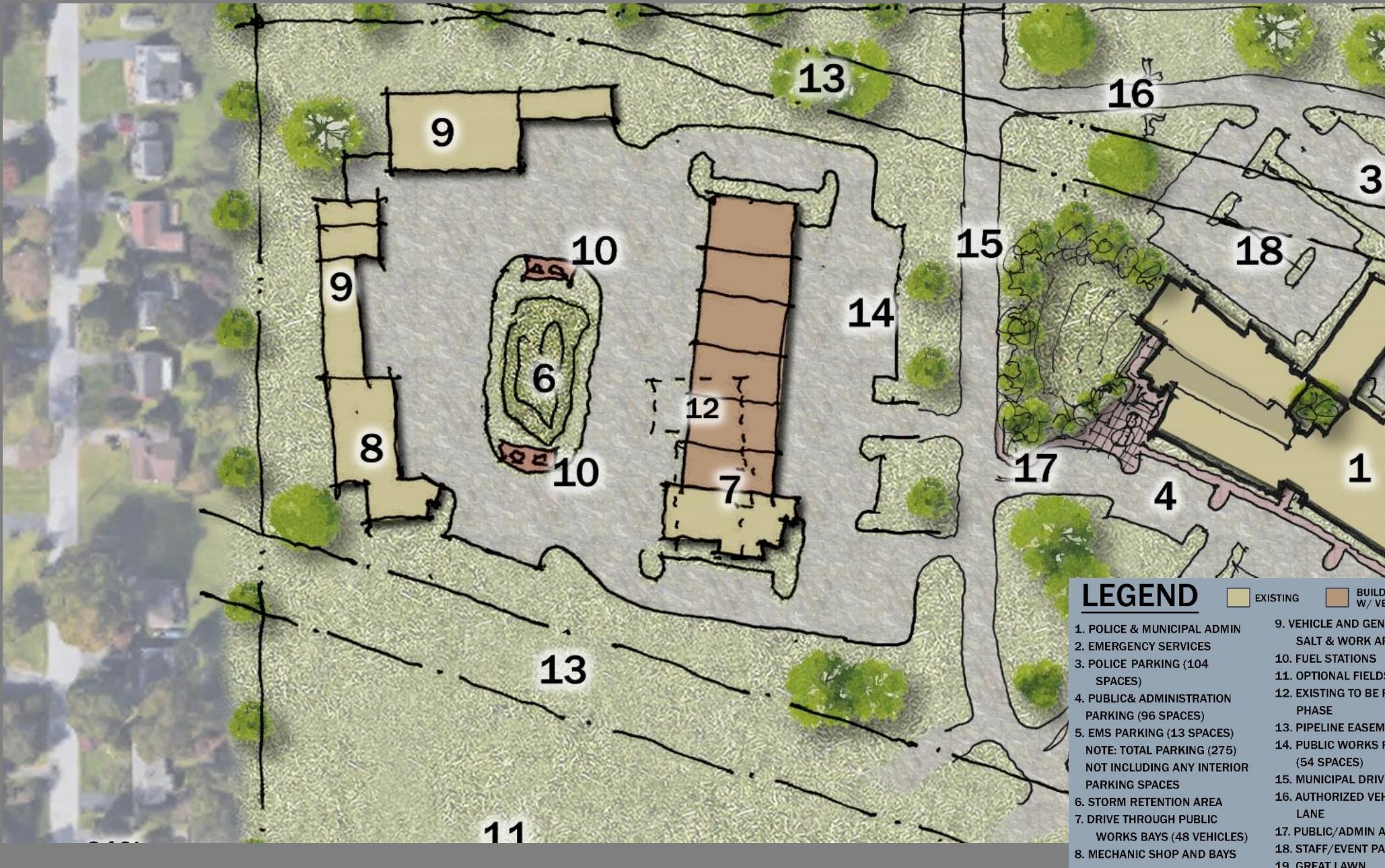
PUBLIC WORKS (PARKING: 54 SPACES)
VEHICLE BAY: 24,000 SQ FT (12 BAYS)
ADMIN: 8,000 SQ FT



MUNICIPAL BUILDING



PUBLIC WORKS FACILITY



LEGEND

EXISTING	BUILDING FOOT PRINT W/ VEHICLE ACCESS
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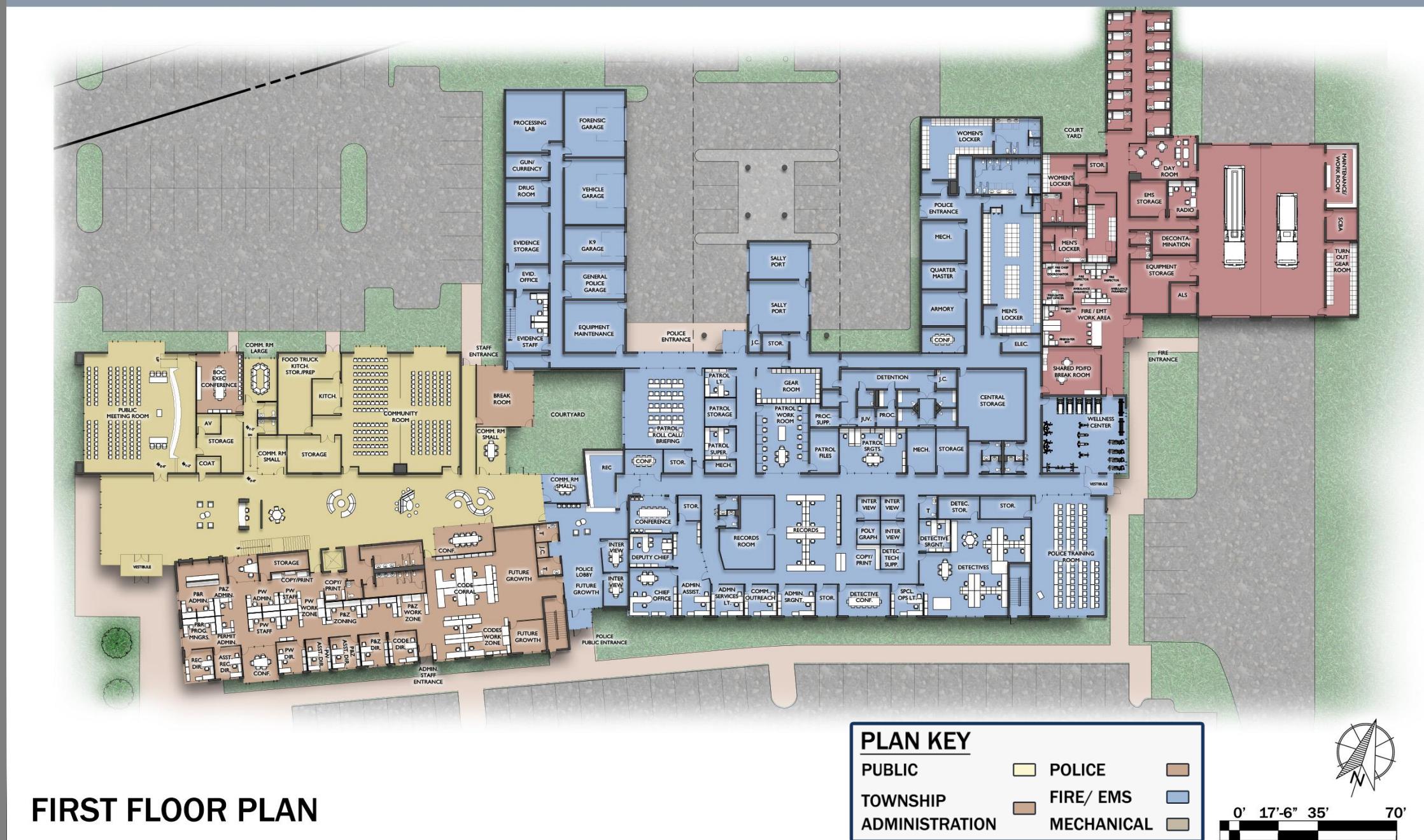
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CONCEPT FLOOR PLAN



CONCEPT FLOOR PLAN

TOWNSHIP ADMINISTRATION



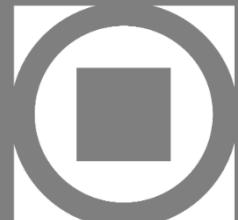
FIRST FLOOR PLAN

PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

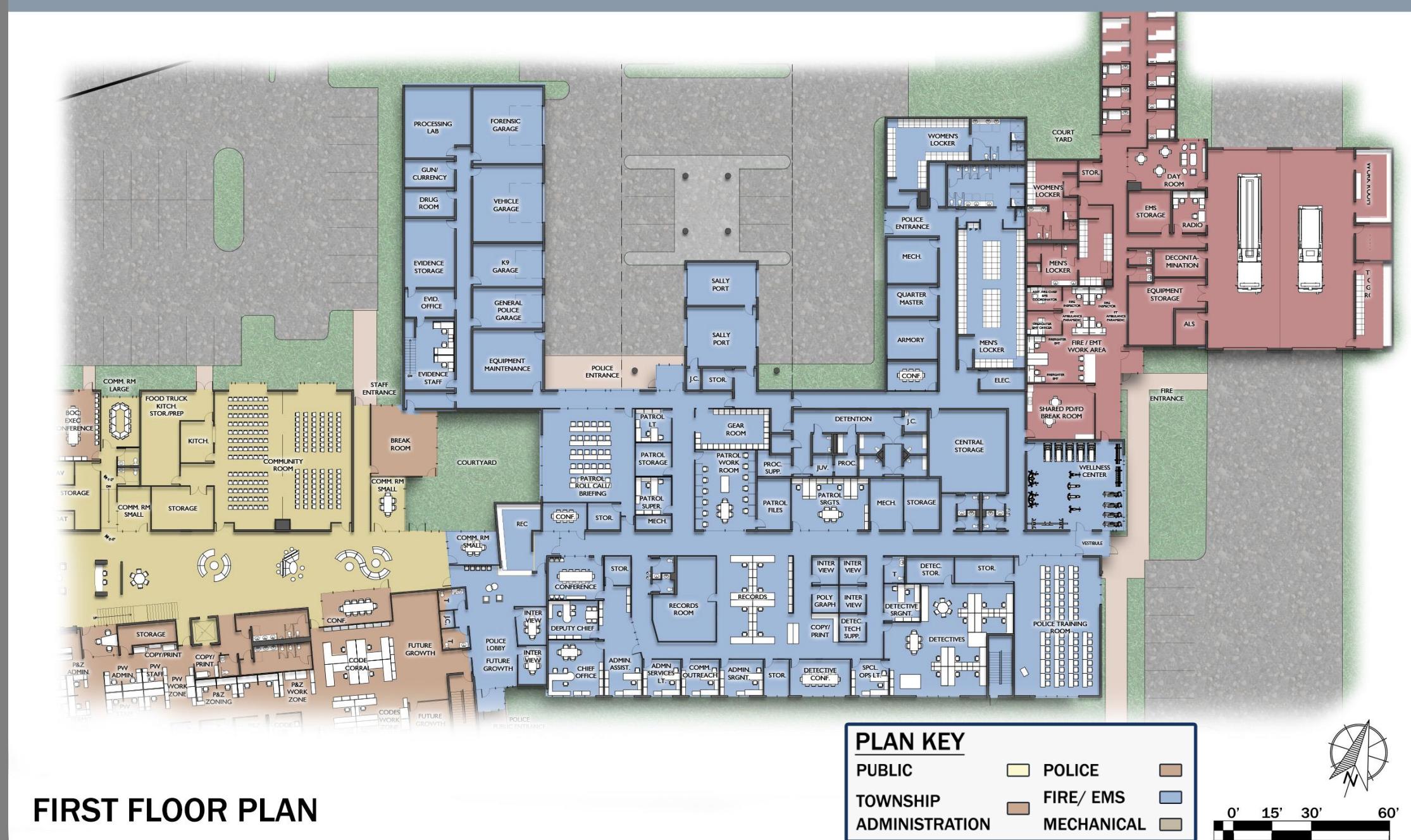
POLICE
FIRE/ EMS
MECHANICAL

0' 10' 20' 40'



CONCEPT FLOOR PLAN

POLICE



CONCEPT FLOOR PLAN

FIRE/EMS



FIRST FLOOR PLAN

PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

■ POLICE
■ FIRE/ EMS
■ MECHANICAL

0' 12'-6" 25' 50'





SECOND FLOOR PLAN

PLAN KEY

PUBLIC
TOWNSHIP
ADMINISTRATION

POLICE
FIRE/ EMS
MECHANICAL

0' 17'-6" 35' 70'



CONCEPT FLOOR PLAN



SECOND FLOOR PLAN

PLAN KEY

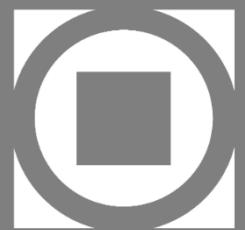
PUBLIC
TOWNSHIP
ADMINISTRATION

POLICE
FIRE/ EMS
MECHANICAL

0' 10' 20' 40'



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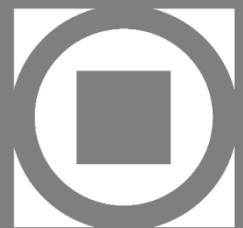
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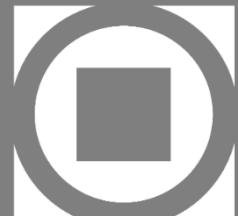
COST SUMMARY

	<u>Low</u>	<u>High</u>
Total Building & Site Construction	\$36,726,820 \$402/S.F.	\$41,098,300 \$450/S.F.
Total FF&E Costs	\$1,400,000	\$1,965,000
Total Soft Costs	\$2,900,000	\$2,900,000
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Total Cost	\$41,026,820	\$45,963,300



COST SUMMARY DETAILS

	Area S.F.	Cost / S.F.	Total	Cost / S.F.	Total
Administration					
Township Public Areas	15,332	\$400	\$6,132,800	\$460	\$7,052,720
Township Administration Offices	16,548	\$390	\$6,453,720	\$425	\$7,032,900
Police					
Police Operations	13,464	\$390	\$5,250,960	\$440	\$5,924,160
Police Lockers & Secure Operations	14,347	\$390	\$5,595,330	\$400	\$5,738,800
Police Vehicle Bays/Sally Port	6,962	\$300	\$2,088,600	\$350	\$2,436,700
Fire					
Fire Apparatus Bays	4,987	\$320	\$1,595,840	\$400	\$1,994,800
Fire Administration Operations	8,638	\$390	\$3,368,820	\$440	\$3,800,720
Basement Storage & Mechanical Areas	11,070	\$225	\$2,490,750	\$250	\$2,767,500
Total Building Square Footage	91,348	\$350.63		\$396	
Total Building Construction Costs			\$32,976,820		\$36,748,300
Site Work & Landscaping					
Site Work	Lump Sum		\$3,500,000		\$4,000,000
Landscape/Hardscape Allowance			\$250,000		\$350,000
Total Site Work Costs			\$3,750,000		\$4,350,000
TOTAL BUILDING AND SITE CONSTRUCTION		\$402	\$36,726,820	\$450	\$41,098,300
Furniture, Fixtures & Equipment Costs					
Furniture, General (*excludes police specialty equipment)			\$600,000		\$900,000
Fitness Equipment			\$50,000		\$90,000
Technology (computer, phone, internet) Allowance			\$200,000		\$275,000
A/V (all departments and public meeting) Allowance			\$400,000		\$500,000
Building Security Cameras and Access Control (Allowance)			\$150,000		\$200,000
TOTAL FF & E COSTS			\$1,400,000		\$1,965,000
Soft Costs					
Architectural, Civil, Structural & MEPFP Engineering Fees	Lump Sum		\$2,400,000		\$2,400,000
Testing & Inspections, Commissioning & Permit Costs	Lump Sum		\$500,000		\$500,000
Total Soft Costs			\$2,900,000		\$2,900,000
TOTAL COST			\$41,026,820		\$45,963,300
Additional Allowances					
Escalation 4% (Assume Early 2025 Start, Bldg + Site Only)	4%		\$1,469,073		\$1,643,932
Construction Contingency	5%		\$1,836,341		\$2,054,915
			\$3,305,414		\$3,698,847
Additional Future Growth Space (Not in Original Base Building)					
Township Future Growth Space (Attic Unfinished)	6,000	\$200	\$1,200,000	\$250	\$1,500,000
Police Future Growth Space (Attic Unfinished)	6,500	\$200	\$1,300,000	\$250	\$1,625,000
			\$2,500,000		\$3,125,000





THANK YOU!



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