

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

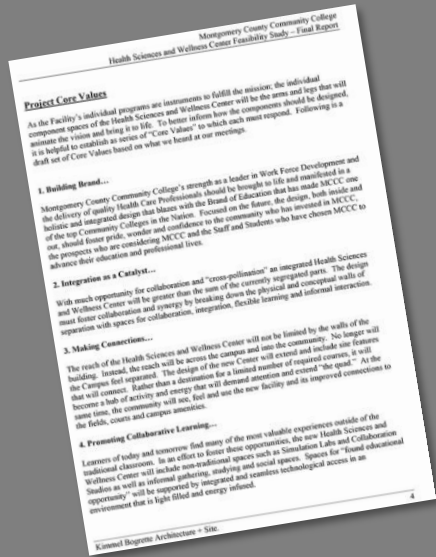


Photo 5 - Existing Hot Water Finned Tube Radiation



Photo 6 - Existing Heating Hot Water Circulating Pumps

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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

Municipal Building Total 95,101 SF

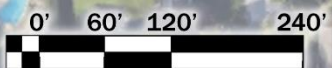
Optional Future Growth
Police 6,477 SF
Administration 3,400 SF

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
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

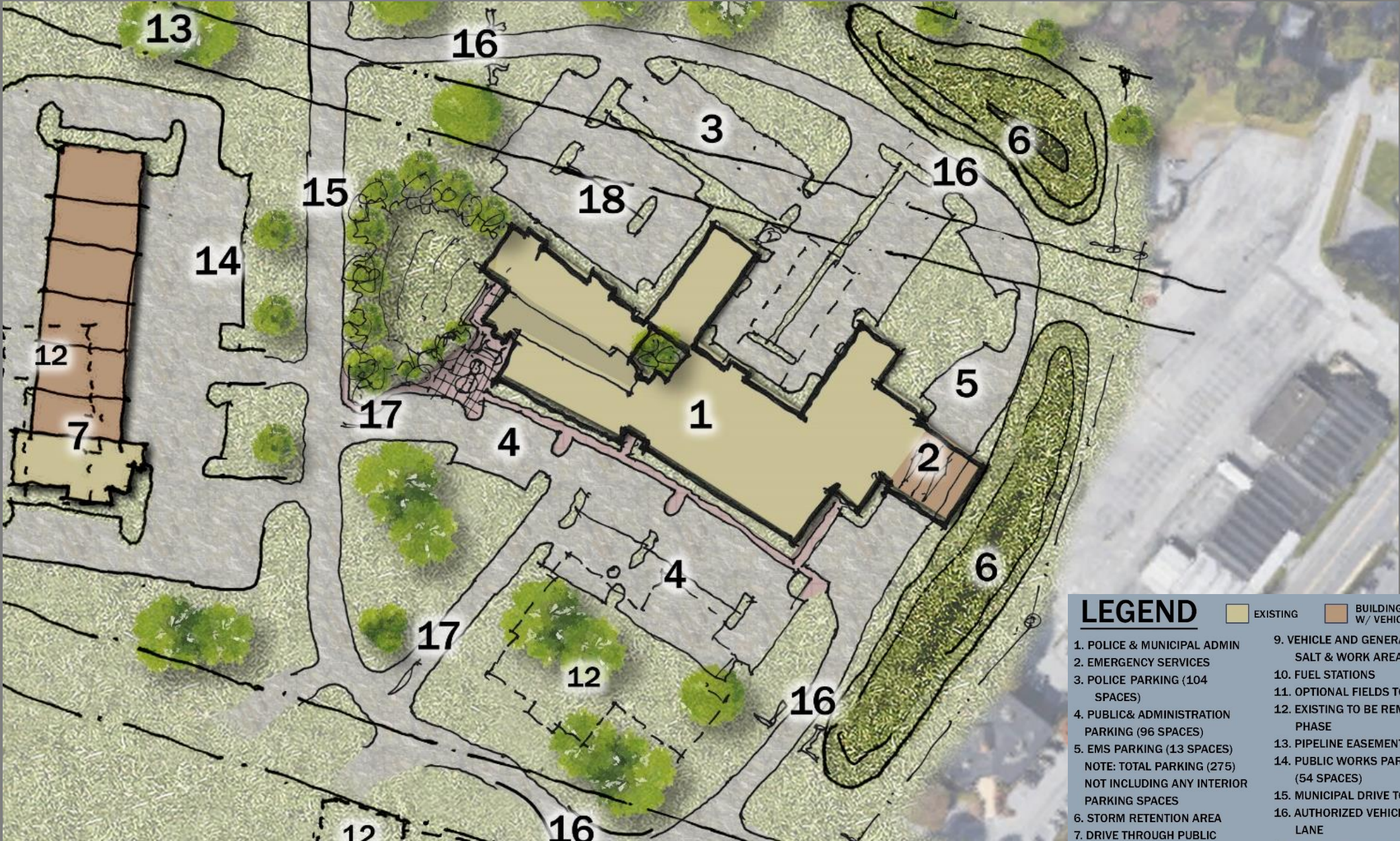
TOTAL: 78,855 SQ FT

PUBLIC WORKS (PARKING: 54 SPACES)

VEHICLE BAY: 24,000 SQ FT (12 BAYS)

ADMIN: 8,000 SQ FT

MUNICIPAL BUILDING



LEGEND

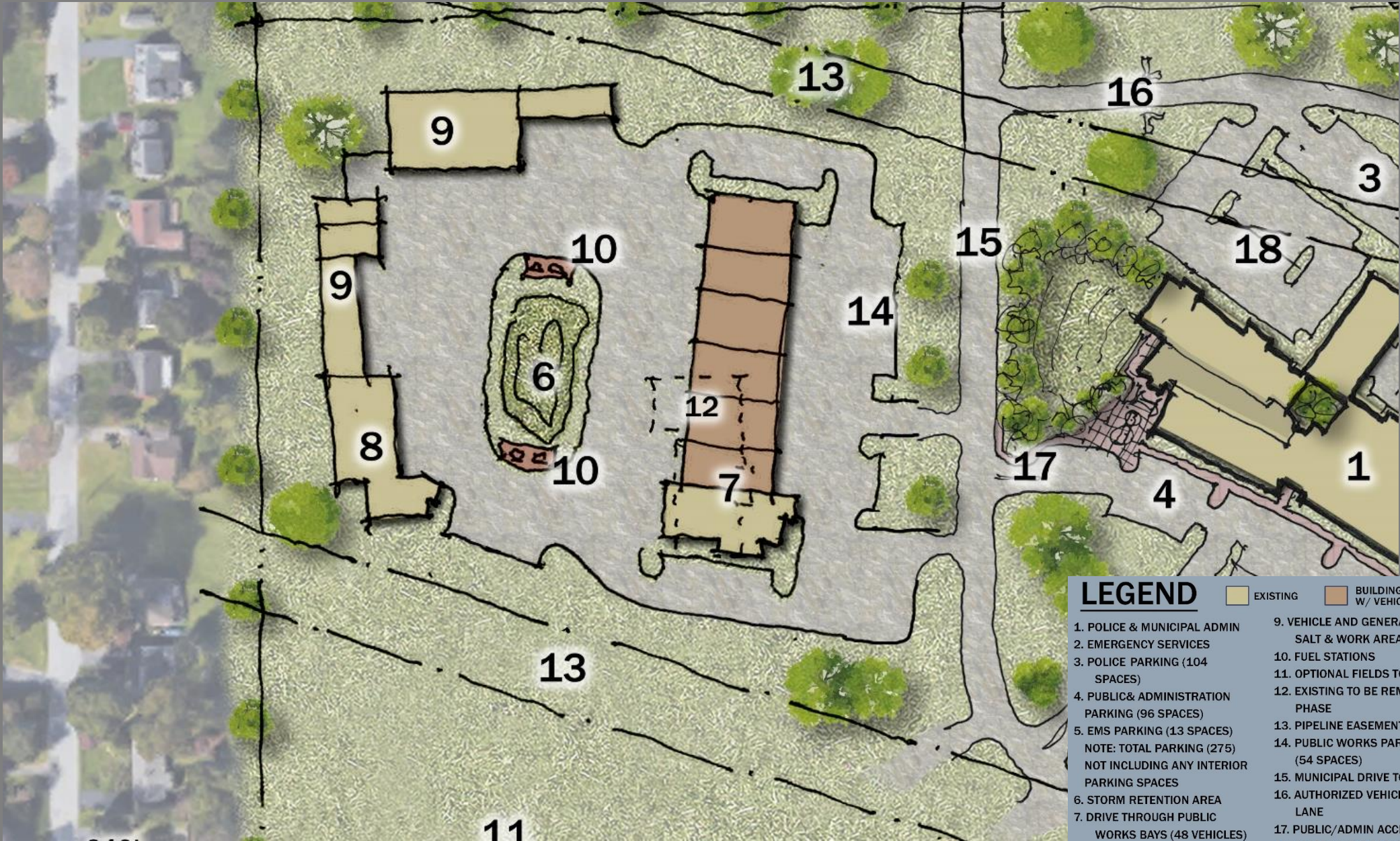
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PUBLIC WORKS FACILITY



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FIRST FLOOR PLAN



PLAN KEY

PUBLIC

TOWNSHIP

ADMINISTRATION

 POLICE

FIRE/ EMS

MECHANICAL



0' 17'-6" 35' 70'

FIRST FLOOR PLAN

PLAN KEY

TOWNSHIP

ADMINISTRATION

FIRE/ EMS

MECHANICAL





FIRST FLOOR PLAN

PLAN KEY

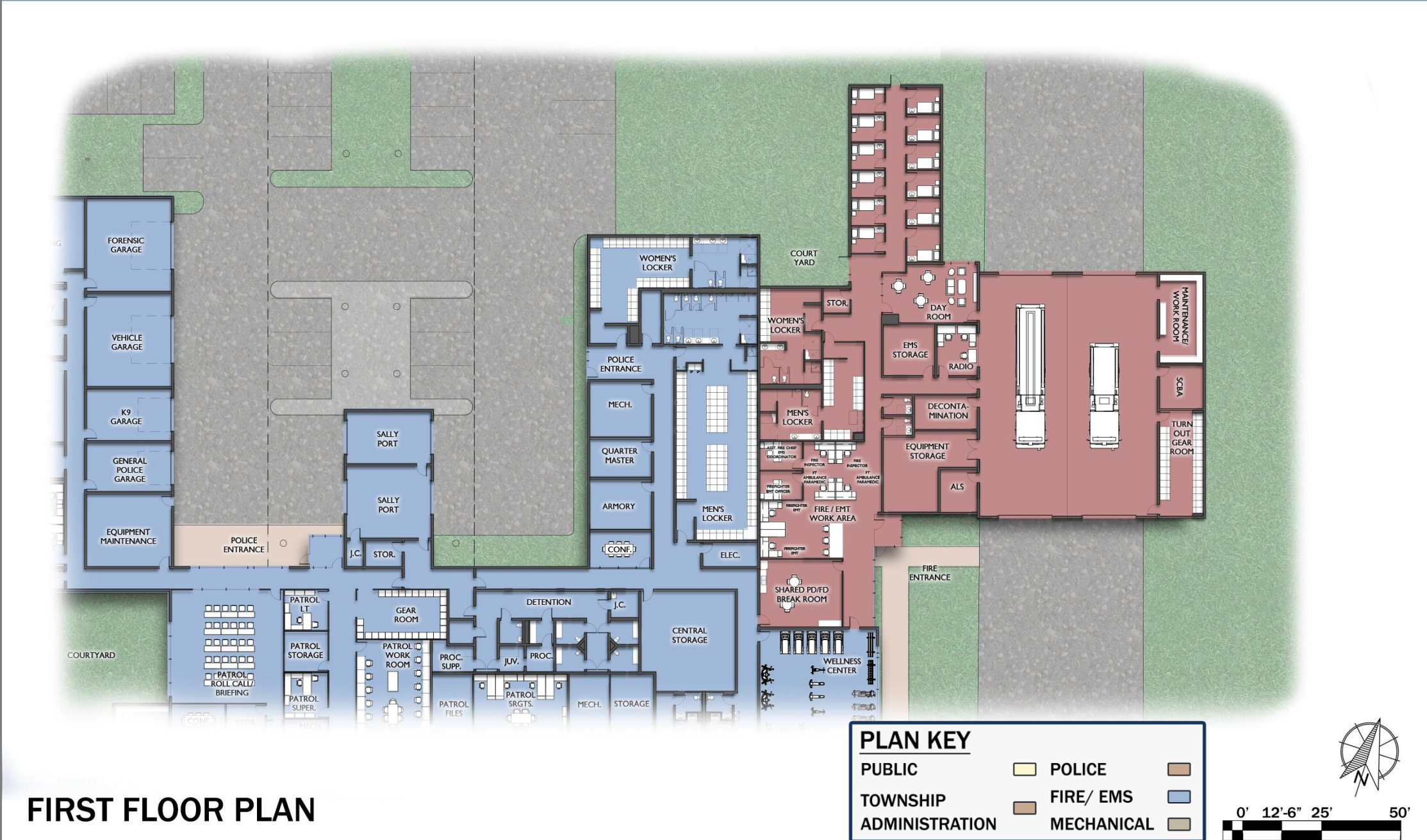
PUBLIC	POLICE	
TOWNSHIP	FIRE/ EMS	
ADMINISTRATION	MECHANICAL	

CONCEPT FLOOR PLAN

FIRE/EMS

CONCEPT FLOOR PLAN

FIRE/EMS



FIRST FLOOR PLAN

PLAN KEY

PUBLIC

TOWNSHIP

ADMINISTRATION

 POLICE


FIRE/ EMS

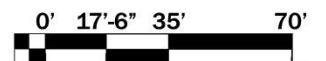
MECHANICAL



0' 12'-6" 25' 50'



PUBLIC		POLICE
TOWNSHIP		FIRE/ EMS
ADMINISTRATION		MECHANICAL



CONCEPT FLOOR PLAN



SECOND FLOOR PLAN

PLAN KEY

PUBLIC

TOWNSHIP

ADMINISTRATION

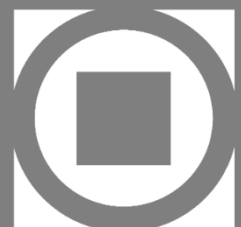
POLICE

FIRE/ EMS

MECHANICAL



MANHEIM TOWNSHIP LIBRARY AESTHETICS



MANHEIM TOWNSHIP LIBRARY AESTHETICS







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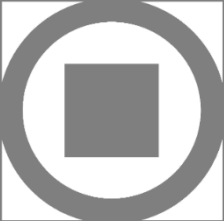


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COST SUMMARY

	<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
<hr/>		
Total Cost	\$41,026,820	\$45,963,300



COST SUMMARY DETAILS

		Low		High	
	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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