

**LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS WORKSHOP
MARCH 7, 2024**

Attendance:

- a. The following were in attendance: Supervisors, Janine Darby, Peter MacFarland, Gary Neights and Terri Neufeglise. Supervisor Charles was absent. Also present were: Tim Woodrow, Township Engineer; E J. Mentry, Township Manager; Paul Donnelly, Assistant Township Manager; Rich Lafiata, Finance Director; Michael Mrozinski, Community Development Director; Joseph Chillano, Public Works Director; Jane Delaney, Parks and Recreation Director, Michael Jackson, Chief of Police; Michael Rohlfing, Fire Marshal and Emergency Management Coordinator, and Denise Walsh, Community Relations Coordinator.
- b. The workshop convened at 7:05 p.m.

1. Campus Master Plan Discussion

- A) Mr. Mentry said efforts to enhance the functionality and efficiency of the Township includes a Campus Master Plan for a potential new Township Building and Police Department. He noted that the current Township building was constructed in 1979 and has not undergone any major renovations or expansion since that time. Since 1999, there have been four feasibility studies which recognized the need for additional space and renovations and recommended expansion or new construction. He listed three central challenges with the current Township Building and Police facilities: Safety and security; staff growth and space; and IT, HVAC and plumbing issues. Adequate parking is an additional concern.
- B) Mr. Mentry explained that in 2023 the Township engaged Boyle Construction as the Construction Manager/Owner's Representative, along with MKSD Architects, to evaluate the municipal campus and facility needs. Following meetings with Township, Police, Library, and Sewer Authority staff, design concepts and cost estimates were provided.
- C) Lauren Clifton and Peter Syzonenko of MKSD reviewed the designs for new construction which primarily are two options: One building housing all departments, including Police, or two separate buildings, one for Administration and one for the Police Department and Emergency Management. The proposed site for either option moves the buildings closer to Ridge Pike, most significantly for improved egress for the police. The possibility of renovating the existing barn for event space also was discussed.
- D) Silvia Hoffman of MKSD spoke about sustainability goals and designing to LEED (Leadership in Energy and Environmental Design) standards.
- E) Tony Ganguzza and Christian Donovan of Boyle Construction showed comparable construction costs, noting the upward trend in these costs. Estimated costs for a single building and two buildings were \$32.22 million and \$32.25 million, respectively.
- F) Finance Director Rich Lafiata said financing options researched include a bond, banknote and swap option.
- G) Supervisor Neufeglise asked about the inclusion of the Sewer Authority within the new building.
- H) In response to questions from Supervisor MacFarland, it was noted that proposed egress for the Police Department would need to be modified and that the cost estimates do not include any demolition or renovations to the barn.

- I) Chair Darby confirmed with Mr. Ganguzza that phasing of the project was possible and that there is the potential for reusing the existing Township Building for community space.
- J) Supervisor Neights asked about the possible revenue from the barn renovation and the reasoning behind the increase in conference rooms and “huddle spaces.” He asked if a holistic approach to the site had been taken. Mr. Syzonenko said that many configurations had been considered and that the options presented met the Township’s expressed needs while using less valuable space within the complex.
- K) There was discussion about the proximity of the football field to the two-building option and modifications that could be made to accommodate both the building and the field.
- L) There was consensus that the option for separate buildings is preferred.

2. Courtesy of the Floor

- A) Julie Nekhleh, Township resident, discussed HVAC costs for two separate buildings, the new location of the 911 Memorial, EV chargers and geothermal possibilities, and reuse of furniture.
- B) Dave Laganelli, Township resident, commented on the two-building option and driveway placement. He also had questions regarding the Church Road subdivision. Mr. Woodrow offered to speak with him after the workshop.
- C) Lindsay Chelius, Township resident, expressed concerns about the Resources for Human Development (RHD) transitional housing proposal.

3. Announcements/Meetings

- Sewer Authority – March 11 at 4:30 p.m.
- Transportation Impact Fee Advisory Committee – March 11 at 7:00 p.m.
- Library Board – March 18 at 7:00
- Environmental Advisory Council – March 18 at 7:00 p.m.
- Parks and Recreation Board – March 19 at 7:00 p.m.
- Planning Commission – March 27 at 7:00 p.m. - Cancelled
- Zoning Hearing Board – March 28 at 7:00 p.m.

Adjournment - The workshop adjourned at 9:00 PM.

Next meetings: **March 21, 2204**
 April 4, 2024

Respectfully submitted:

E.J. Mentry, Secretary