



Public Works New Facility Overview

Presented to:

**Lower Gwynedd Township
Board of Supervisors**





The Lower Gwynedd Township Public Works Department

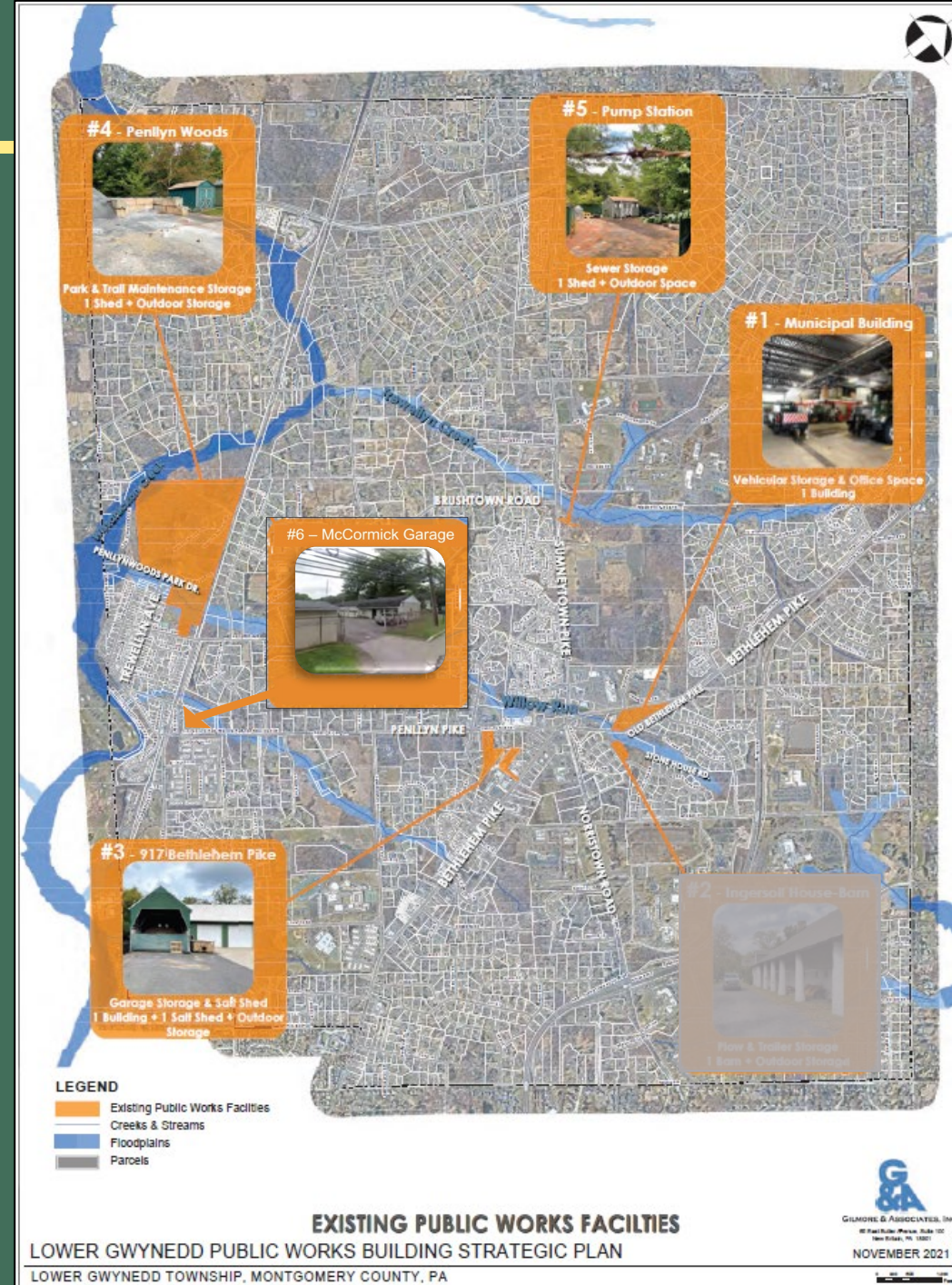


- Repair, maintain, resurface, salt, and plow 47 miles of roads.
- Maintain 100 miles of sewer lines, 3 pump stations, and 5 metering stations.
- Maintain stormwater inlets, pipes, and basins.
- Maintain/repair the grounds/facilities at 6 parks, incl. field maintenance.
- Undertake construction and landscaping projects across the Township.
- Remove dead and dangerous trees along roadways, trails, and parks.
- Maintain the Township building and other structures.
- Maintain more than 24 miles of trails.
- Maintain and repair vehicles for the Public Works and Police Depts.
- Respond during storms to close roads due to flooding and downed trees.
- Provide staff for community events: fireworks, Fall Fest, tree give away, movie nights, etc.



2022 PW Facility Strategic Plan: Issues

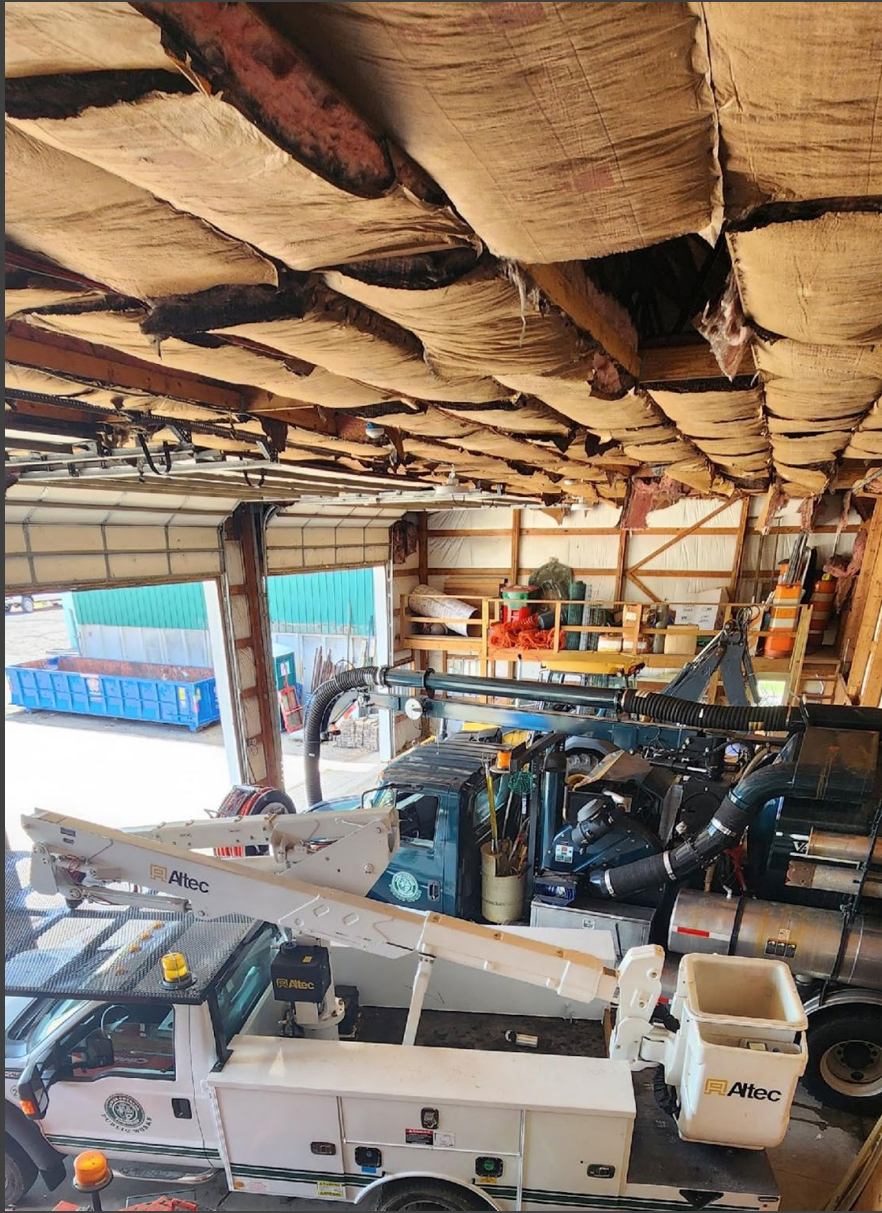
- Inefficient – equipment/materials are stored at 5 locations throughout LGT. Moving between sites is estimated to take 1.5 hours/day, costing the equivalent 10 weeks of work for one person each year.
- Crowded – there is insufficient room in the existing facilities; some equipment is stored outdoors. Could not accommodate Police Dept. requirement for locked storage.
- Outdated – existing PW facilities require significant investments in maintenance and upgrades.





December 2024











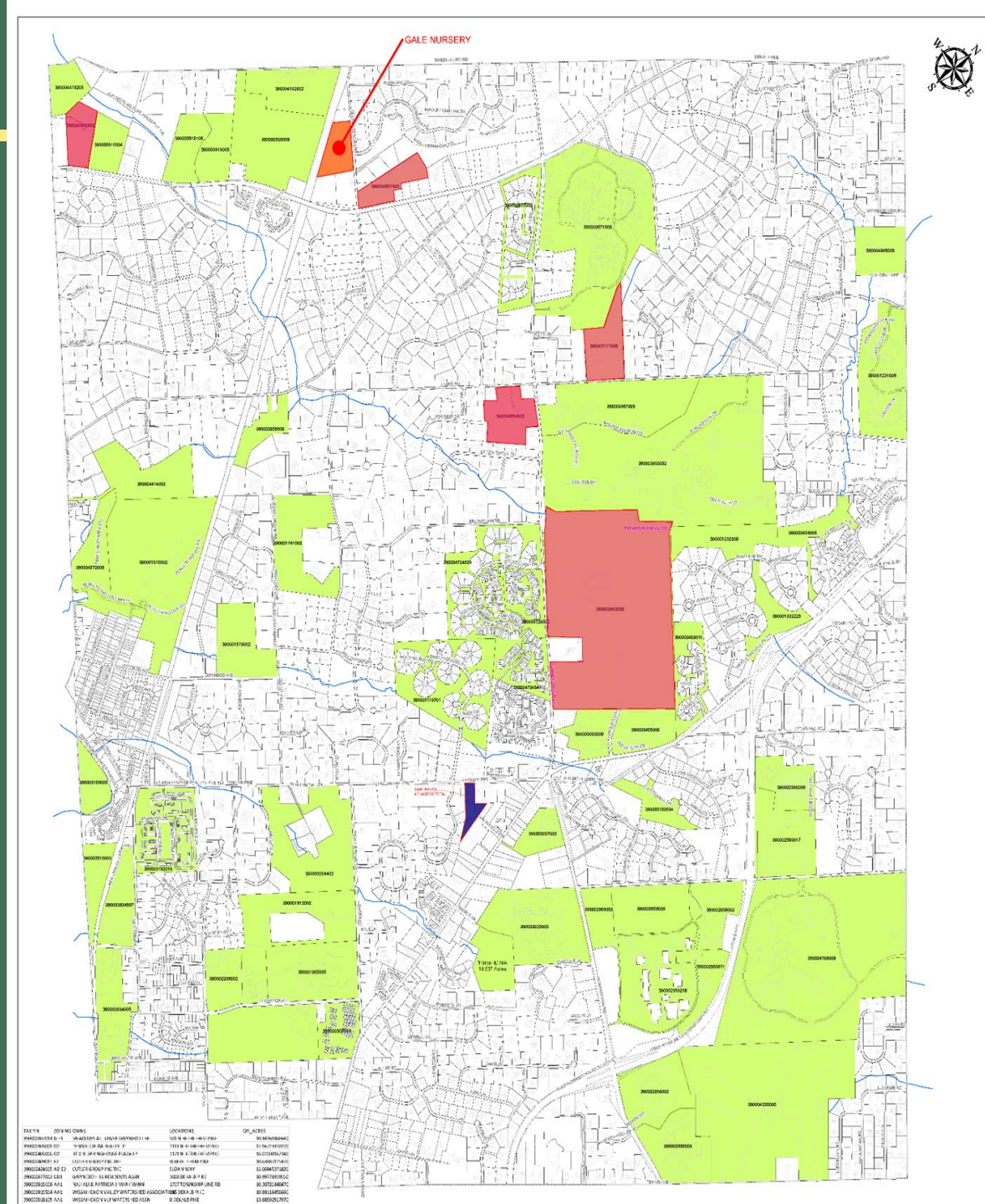
2022 PW Facility Strategic Plan: Needs

- Employee facilities: staff offices, breakroom/kitchen, restrooms, locker rooms, etc.
- Salt shed
- Vehicle washing station
- Fuel depot
- Expanded vehicle maintenance space
- Welding room
- Wood shop
- Rain garden and ability to add other green features
- Covered storage for existing & future vehicles & equipment
- Consolidate operations to single site
- Sufficient room for vehicle circulation
- Buffer area around facility
- Technology / telecommunications infrastructure
- Backup emergency operations center



10-ac Parcel Analysis

- A parcel of at least 9 acres was determined to be the minimum area that would be necessary to house the PW Department.
- All 10-acre parcels in LGT were reviewed as potential location options.
- Parcels with an existing viable use, or designated as open space, were eliminated from contention. Many were unworkable because of their inability to provide sufficient setbacks from residential areas or contained deed restrictions.
- 1201 Sumneytown Pike emerged as the only candidate for placement of the new facility.





2024 PW Facility Feasibility & Needs Assessment

- Evaluated 6 site/design combinations that included existing Township-owned buildings/land as well as new locations.
- Most options were eliminated due to logistical limitations (vehicle circulation, available building area, etc.), proximity to residential areas, or excessive cost.
- Determined the ideal layout and location for a new facility.



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LOWER GWYNEDD TOWNSHIP

Feasibility Study + Needs Assessment for a New Public Works Facility

FINAL REPORT (Section One)

May 15, 2024



2024 PW Facility Feasibility & Needs Assessment

- Existing PW space may be used by the Police Department to meet accreditation standards.
- The new facility may serve as a backup for Township operations in case of an emergency.
- Provided planning and budget documents that can bring the project to the design phase.



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2024 PW Facility Feasibility & Needs Assessment

Recommended Location:

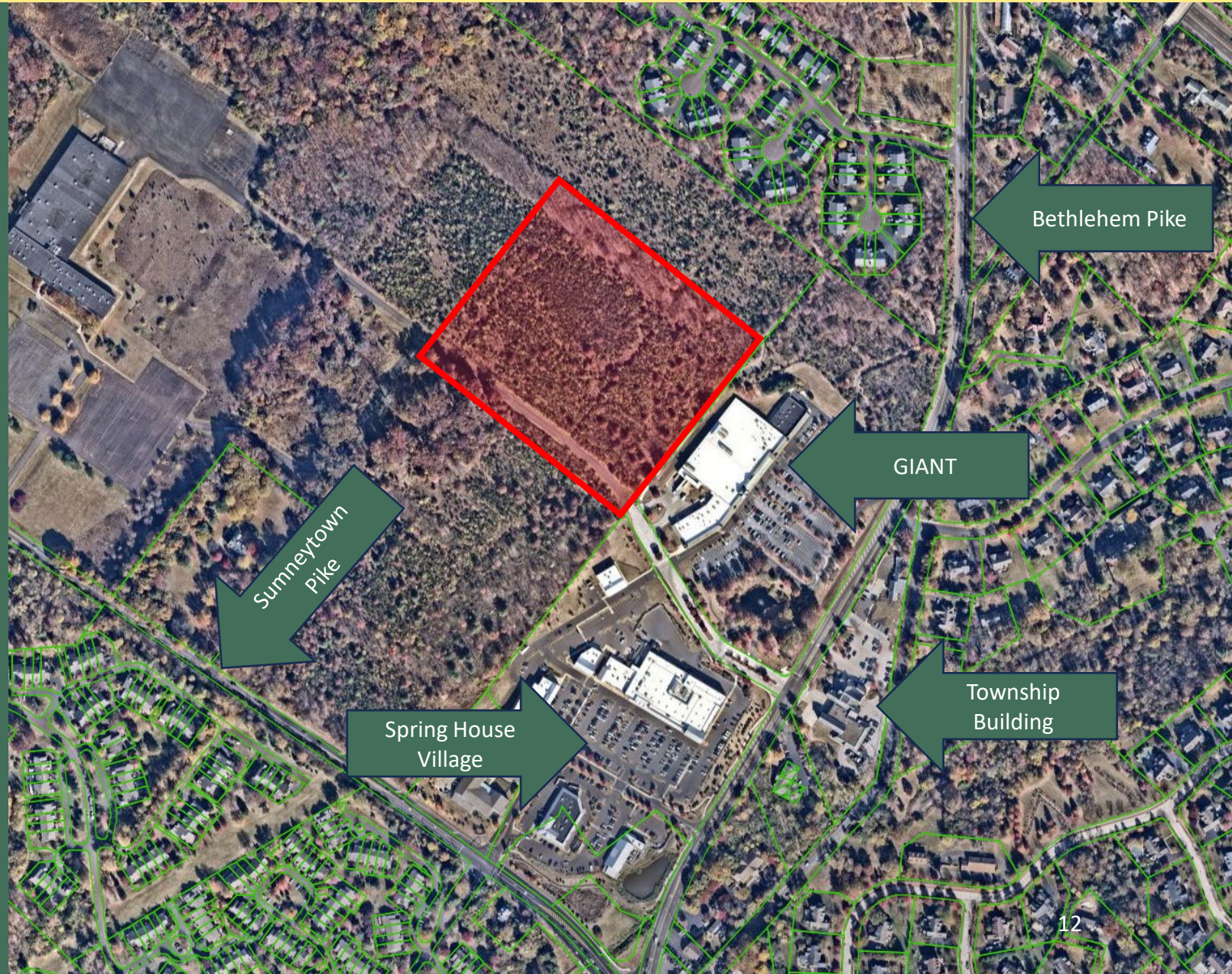
1201 Sumneytown Pike

Eastern corner near Moore Drive,
behind Giant.

10.4-acre parcel

+/- 40,400 sf. of enclosed buildings
(garages, offices, storage, etc.)

+/- 4,200 sf. of covered areas
(storage sheds, fuel depot, etc.)





2024 PW Facility Feasibility & Needs Assessment

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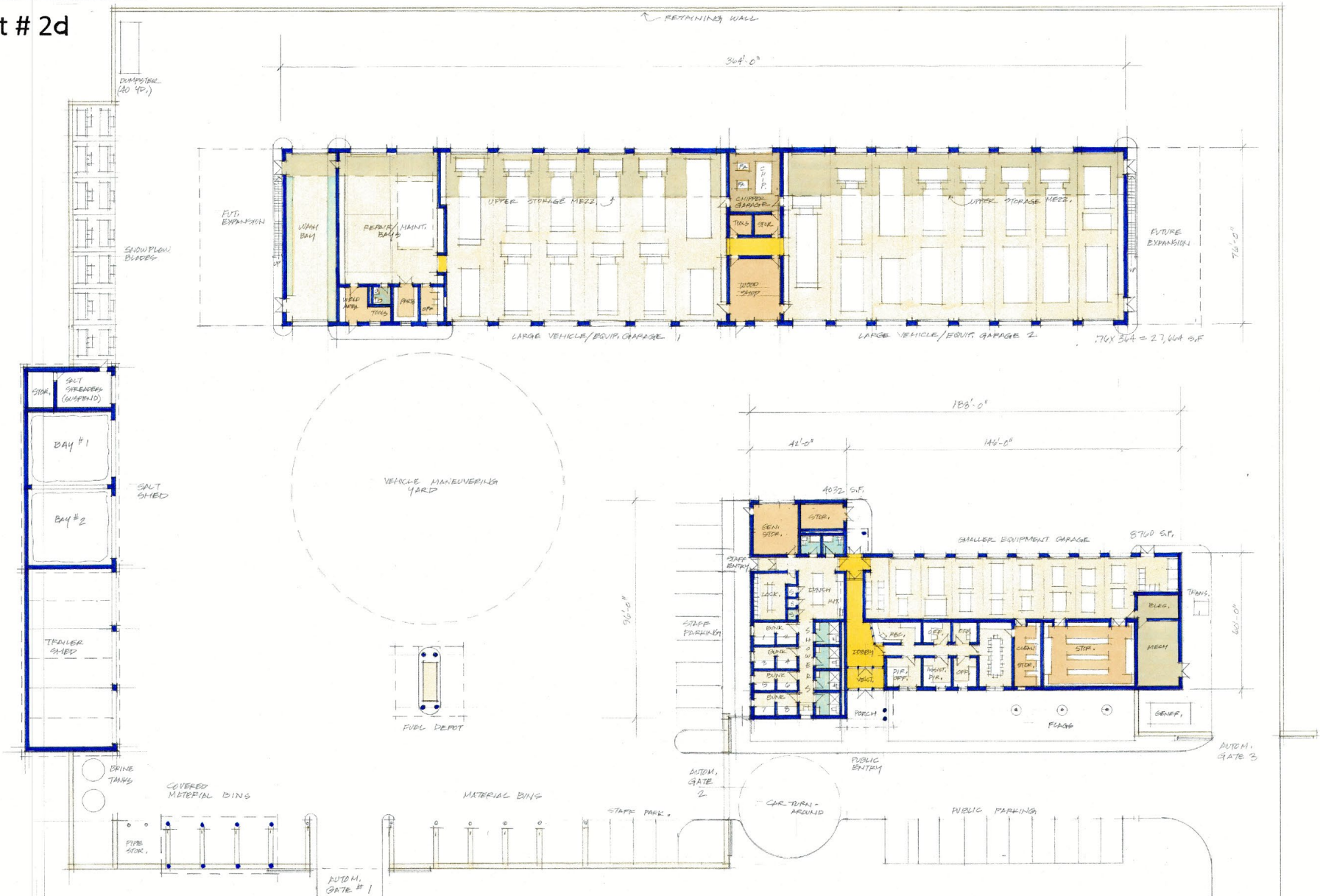


DRAFT DESIGN CONCEPT

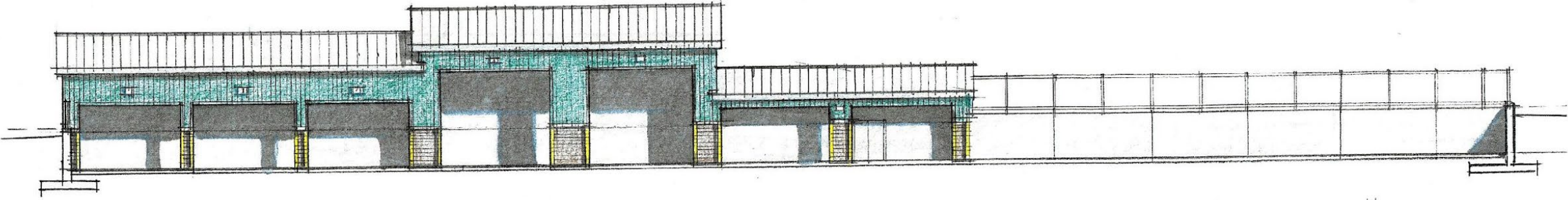


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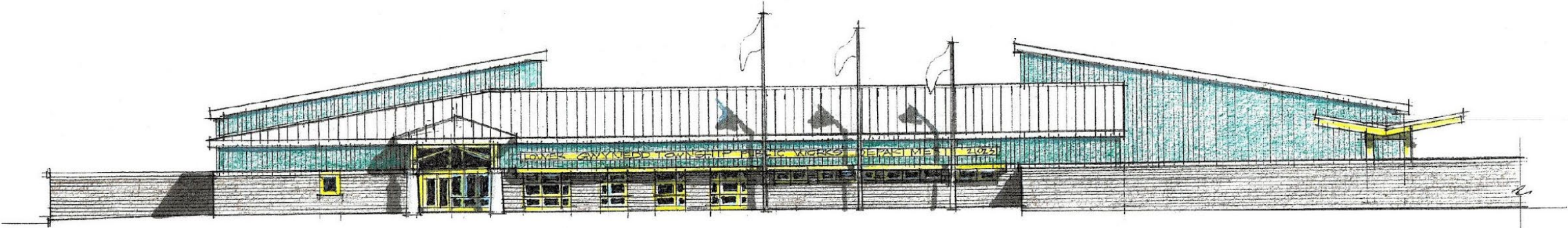
Lower Gwynedd Township
New Public Works Facility
Concept # 2d



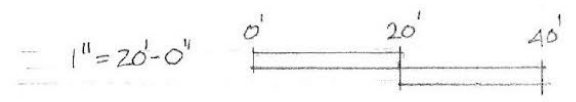
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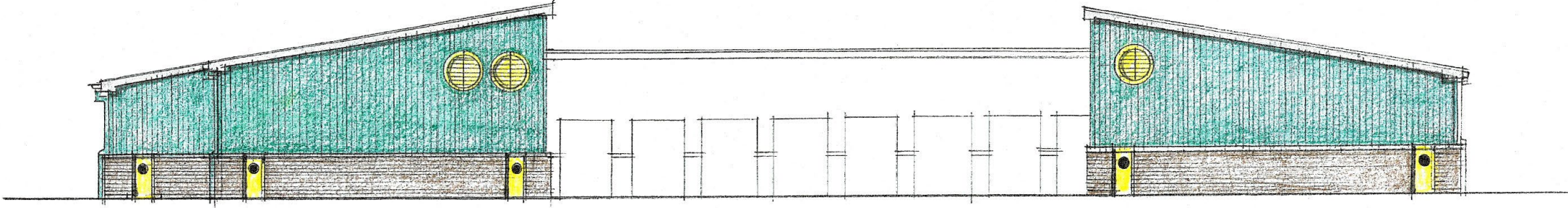
ELEV. # 2



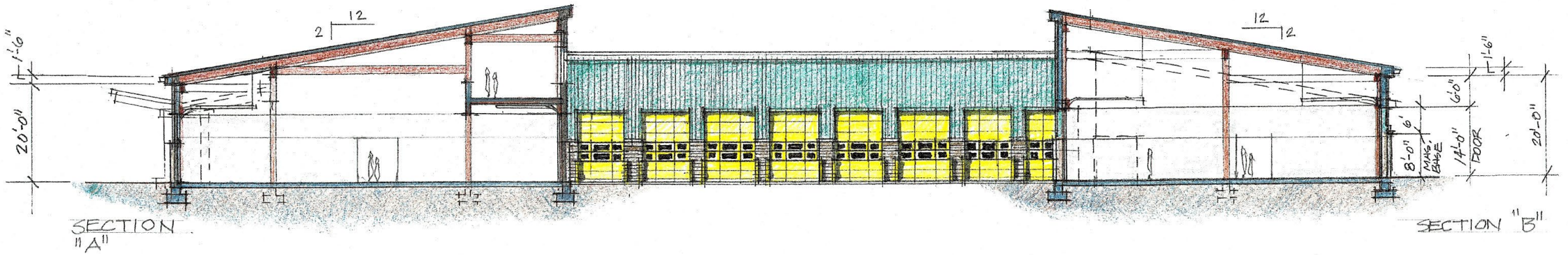
ELEV. # 1



DRAFT DESIGN CONCEPT



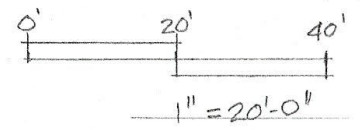
ELEV, # 4



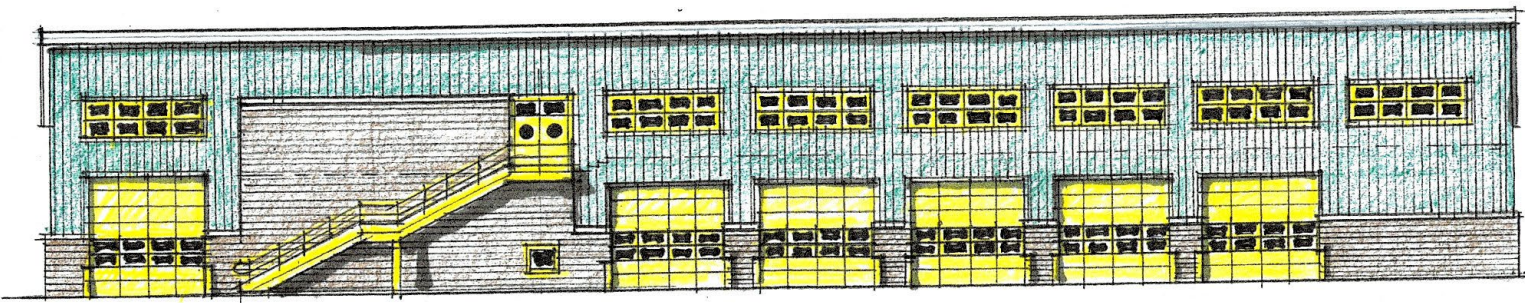
SECTION "A"

SECTION "B"

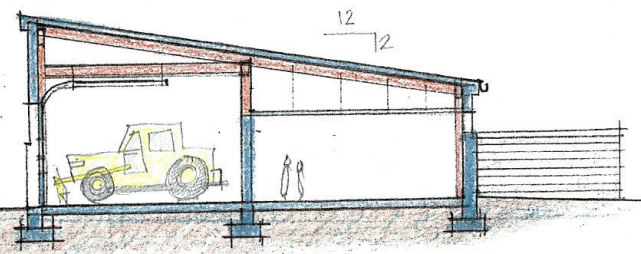
ELEV, # 3



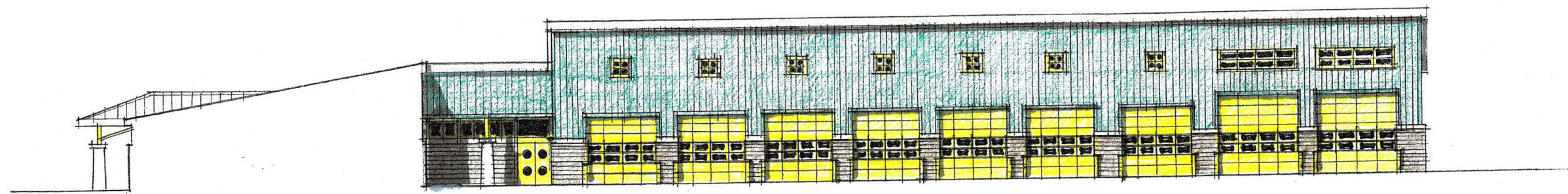
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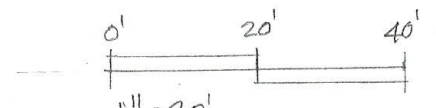
ELEV. # 8



SECTION "C"



ELEV. # 7





2024 PW Facility Concept Design Cost Estimate

Buildings, Shed, Fuel Depot	\$ 15,232,000
Sitework	\$ 4,500,000
Bidding & Inflation Contingencies	\$ 1,973,000
Soft Costs	\$ 4,341,000
Land Acquisition	\$ 3,300,000
Total	\$ 29,346,000