

# Township of Haverford



## Master Facilities Plan

Board of Commissioners

Township Property Committee

February 8, 2010

# Introduction

- This and subsequent reports of the Township Property Committee are intended to serve as a

- \*Contemporary analysis of the Township's facilities

- \*Roadmap for discussion among the community and the Board

- \*Decision-making tool

- We seek to:

- \*Emphasize the need for a current inventory of public facilities

- \*Create a program of continued review/updating in order to

- \*Improve the efficiency of Township operations, and

- \*Maximize community resources

# Background

- The 1988 Comprehensive Plan describes our Community Facilities as buildings, land, equipment, and activity systems operated on behalf of the public, including general government administration, public safety, libraries, recreation, schools and utilities.
- The 1988 Comprehensive Plan outlined the general inventory and conditions of facilities, and the adequacy of the facilities, and made recommendations regarding the maintenance, improvement or replacement of such facilities. This plan is used as the foundation upon which this report is built.
- Many of the facilities were created in the 1920s and were intended to serve a population of approximately 6,000. With a current population of about 50,000 residents, the Township must again weigh the adequacy of such facilities.

# **I. Community Facility Inventory**

# ADMINISTRATIVE OFFICES

|   | <u>ADDRESS</u>    | <u>DESCRIPTION</u>                  | <u>SQ. FT.</u> | <u>BUILT</u> | <u>UPGRADE</u> |
|---|-------------------|-------------------------------------|----------------|--------------|----------------|
| 1. Administration Bldg.<br>Quatrani Bldg. Annex | 2325 Darby Road   | Offices                             | 7,331          | 1916         | 1981           |
|   |                   | Meeting Room,<br>Board Room, Office | 2,575          | 1916         | 1995           |
| 2. Police Administration Bldg.<br>(2) Garages   | 1010 Darby Road   | Offices                             | 13,774         | 1900         | 1970/95        |
|   |                   | Vehicle/equipment storage           | 625            | 1995         | N/A            |
|   |                   |                                     | 625            | 2008         | N/A            |
| 3. Recreation Bldg.                             | 599 Glendale Road | Recreation Dept.<br>Offices         | 1,440          | 1953         | None           |

# RECREATION FACILITIES

|                                 | <u>ADDRESS</u>        | <u>DESCRIPTION</u> | <u>SQ. FT.</u> | <u>BUILT</u> | <u>UPGRADE</u> |
|---------------------------------|-----------------------|--------------------|----------------|--------------|----------------|
| 1. Skatium Ice Arena            | 1010 Darby Rd         | Skatium            | 37,211         | 1973         | 1999/2009      |
| 2. Field Structures             |                       |                    |                |              |                |
| • Grange Field                  |                       |                    |                |              |                |
| Dugout #1                       | Myrtle/Warwick Avenue | Storage/Utility    | 120            | 1975         | N/A            |
| Dugout #2                       |                       |                    | 192            | 1975         | N/A            |
| • Elwell Field                  |                       |                    | 192            | 1975         | N/A            |
| • Haverford Little League Bldg. | Ardmore/Bryn Mawr     | Utility Building   | 120            | 1960         | N/A            |
| Storage Bldg                    | Karakung Drive        | Concessions/Rest   | 548            | 2005         | N/A            |
| • Hilltop Playground            |                       |                    | 180            | 1970s        | N/A            |
| Concessions & Rests             | Steel/Hillside        | Rest/Storage       | 672            | 1960         | N/A            |
| • Paddock Field                 |                       |                    |                | 1995         | N/A            |
| • Veterans Field                | Woodleigh Road        | Utility            | 432            | 1960/70      | N/A            |
| • Westgate Hills Park           | Manoa/Darby           | Utility/Storage    |                |              |                |
| • Genthert Field                | Oxford Hill Lane      | Utility/Storage    | 216            | 1975         | N/A            |
| • Normandy Road                 | Nancy Drive           | Utility/Storage    | 487            | 1996         | N/A            |
| • Haverford Reserve             | 2908 Normandy         | Community Meeting  | 1908           | 1940         | TBD            |
|                                 | 3500 Darby Road       | Storage/Utility    | TBD            | 2009         | N/A            |

# PUBLIC WORKS YARD

## Hilltop Road

| Building           | Description         | Sq. Ft. | Built | Upgrade |
|--------------------|---------------------|---------|-------|---------|
| • Main Building    | Garages/Office      | 10,904  | 1920  | None    |
| • Repair Garage    | Vehicle Maintenance | 5,740   | 1900  | 1960/70 |
| • Recycling Bldg   | Utility             | 15,288  | 1998  | None    |
| • UN Building      | Utility             | 11,100  | 2001  | None    |
| • Paint Storage    | Utility/Storage     | 1,008   | 1954  | None    |
| • Compress Storage | Storage             | 100     | 1997  | None    |
| • Guard House      | Office/Storage      | 154     | 1960  | None    |
| • Salt Dome        | Storage             | 3,848   | 1987  | None    |

# HISTORICAL RESOURCES

| <u>Resource</u>   | <u>Address</u>                  | <u>Description</u>                                    | <u>Sq. Ft.</u> | <u>Built</u> | <u>Upgrade</u> |
|---|---------------------------------|---|----------------|--------------|----------------|
| Nitre Hall – Dwelling<br>• Carriage Shed & Storage  | Karakung Drive                  | Office &<br>Meeting Space                             | 3,450          | 1800         | 2001           |
|   |                                 |   | 360            | 1993         | N/A            |
| Lawrence Log Cabin  |                                 | Log Cabin   | 714            | 1710         | None           |
| Tenant House  | Public Works<br>Yard – Hillside | Dwelling  | 1,940          |              | Unknown        |
| Grange Estate Mansion<br>• Tenant Dwelling<br>• Carriage House<br>• Porte Cochere<br>• Summer Kitchen<br>• Upper Springhouse<br>• Lower Springhouse<br>• Long Barn<br>• Potting House<br>• Necessary House<br>• Water Wheel House | Myrtle/Warwick<br>Avenue        | Historical<br>Estate with<br>numerous<br>outbuildings | 9,640          | 1700         | 1730/50        |
|   |                                 |   | 2,832          | 1850         | 2001           |
|   |                                 |   | 3,630          | 1800         | 2003           |
|   |                                 |   | 2,000          | 1850         | 2000           |
|   |                                 |   | 483            | 1750         | Unknown        |
|   |                                 |   | 816            | 1750         | Unknown        |
|   |                                 |   | 960            | 1750         | 1995           |
|   |                                 |   | 4,104          | 1730         | 2003           |
|   |                                 |   | 242            | 1800         | Unknown        |
|   |                                 |   | 110            | 1730         | Unknown        |
|   | 140                             | 1750  | 1998           |              |                |
| Federal School Building<br>Restrooms  | Darby Road                      |   |                |              |                |

# Other Buildings

| Building              | Address           | Description    | Sq. Ft. | Built | Upgrade |
|-----------------------|-------------------|----------------|---------|-------|---------|
| RHM SEWER AUTHORITY   | 600 Glendale Road | Office/Garage  | 3,456   | 1920  | 1999    |
| • Storage Building, B |                   |                | 2,368   | 1920  | 1999    |
| • Storage Building, C |                   |                | 455     | 1920  | 1999    |
| • Storage Garage      |                   |                | 720     | 1920  | 1999    |
| • Storage Shed        |                   |                | 200     | 2001  | 2009    |
| Library               | Darby/Mill Roads  | Public Library | 31,159  | 1925  | 1978    |
| Vacant (Gum) Factory  | 891 N. Eagle Rd   | Lease Pending  | 140,000 | 1940  |         |

# Other Structures

|                           |                   |               |      |      |
|---------------------------|-------------------|---------------|------|------|
| Fire Training Tower       | Hilltop Road      | 225 sq. ft.   | 1991 | None |
| Radio/Cell Tower Compound | Haverford Reserve | 6,400 sq. ft. | 2006 | None |

# **II. Special Concerns**

## ■ Administrative Functions

- Haverford Township's administrative functions are scattered throughout the township, often within facilities that fail to meet the needs for the continued efficient operations of the Township:
  - Police Department/Police Administration and Skatium are located almost one mile away from the Township Administration Building at Darby and Manoa Roads.
  - Recreation Department is still further away at 599 Glendale Road.

# ■ **SPECIFIC PROPERTY ISSUES:**

## ■ **Township Building**

- The building requires 100% more space than provided to house the existing township administration personnel.
- The Commissioners Meeting Room is undersized and inadequate to serve the community for many meetings of community interest
- Poor Infrastructure
  1. Mechanical systems are inadequate (window units/space heaters in use)
  2. Lacks technological infrastructure
  3. Building is not properly insulated
- Noncompliance with a number of Code provisions
- Conference and other meeting rooms are remote to the administrative offices (in the Quatrani Building)

## ■ Police Administration Building

- The Police Administration building fails in numerous respects to safely and adequately house personnel
- The building requires 100% more space than provided to adequately house current personnel
- Poor or non-existent intercommunicating space between departments
- Building lacks adequate assembly space for roll call/debriefing needs
- Poor Infrastructure
  1. Mechanical systems are inadequate (window units/space heaters in use)
  2. Lacks technological infrastructure
  3. Building is not properly insulated
- Noncompliance with a number of Code provisions.



Entrances to Back Section of Police Department



Entrance to Community Policing,  
Meter Office and Restrooms



Custodian Supply  
and  
Generator Room



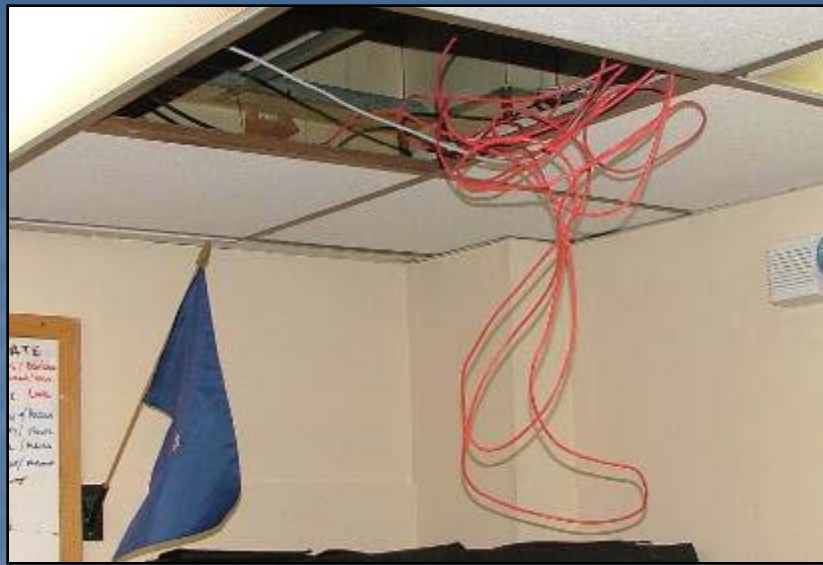
Prisoner's Cell Entrance



Prisoner's Restroom Ceiling



Entrance to Building Loft in Prisoner's Cell



Patrol Officer Report Room and Roll Call Room (40 Officers)



Investigations Records Storage Room

## ■ **Recreation Building**

- Administrative offices were acquired and renovated within the past ten years
- Lacks meeting space for large-group training during peak operating seasons

## ■ **Skatium**

- Emergency repairs have been frequent, because of a lack of diligent maintenance
- A recent report by the Township Engineer identifying needed improvements is presently being updated for use as a continuing maintenance guide

## ■ Public Works Yard

- Ages of structures vary from two to 230 years old
- Primary use of buildings is garage and storage, rather than occupancy
- The repair garage is functionally obsolete with undersized bays and low overhead doors, requiring outdoor vehicle maintenance
- The Repair Garage does not comply with present building and safety Codes
- The buildings are poorly insulated
- Remaining facilities appear to be adequate