

Township of Haverford



Master Facilities Plan

Board of Commissioners

Township Property Committee

June 13, 2011

Special Acknowledgment

The Property Committee of the Haverford Township Board of Commissioners wishes to acknowledge the contributions of and offer thanks to Architect Gary Bogossian.

Mr. Bogossian has devoted numerous hours of his time, and provided invaluable insight and technical expertise to our Committee and to the Board of Commissioners, for which we offer our grateful appreciation.

Introduction

- This is the final report of the Township Property Committee to the Board of Commissioners, supplementing the previous inventory and analysis of the Township's facilities.
- The Committee's goals were to:
 - Create a program of continued review/updating to improve the efficiency of Township operations and maximize community resources; and,
 - Recommend the renovation or replacement of facilities based upon the Township's projected needs.

Task Summary

Completed Tasks

- Review of property records, including:
 - The Township's Comprehensive Plan
 - Property insurance records and reports
 - Third-party reports and analyses of existing facilities
- Create and present a current inventory
- Identify specific deficiencies
- Make short- and long-term recommendations

Final Recommendations

Sustainability

- Green Building designs and other related principles will help to make our community more sustainable by reducing resource consumption and increasing green space.
- Our buildings should be an asset to the community, offering healthy spaces and places that connect with nature.

Final Recommendations

Sustainability

- **Triple Bottom Line** – Focus on the triple bottom line of People, Profit, and Planet.
- All projects should make sense socially, environmentally and economically.
- These factors are particularly important when evaluating the need for dramatic improvement in the Township's use of energy.

Final Recommendations

Sustainability

- Construction of a new Public Works facility will allow the Township to acquire a more energy-efficient fleet of vehicles, thus reducing its reliance (and resulting costs) upon gas fuel.
- For example, converting one traditional garbage truck to run on natural gas is the environmental equivalent of taking 300 cars off the road.

Final Recommendations

Sustainability

- Without proper fueling facilities and equipment, the Township cannot move forward with the conversion of its fleet to an energy-responsible fleet.
- Sustainable buildings reduce greenhouse gas (GHG) emissions and contribute to a more healthy environment.

Final Recommendations

New Buildings

- **1. Construct A New Mechanic Shop At The Hilltop Facility**
- The existing facility is obsolete and is an uncomfortable work environment.
- A new mechanic shop is needed to allow the fleet maintenance division to operate properly with appropriately-sized bays.

Final Recommendations

New Buildings

- **2. Construct A Joint Police/Township Administration Building At The Skatium Site**
- Centralization of Police and Administrative functions will improve coordination, communication and efficiency.
- This proposal is consistent with the 1988 Comprehensive Plan and remains viable.
- A single 3-story facility will yield construction cost and operational savings.

Final Recommendations

New Buildings

- **2. Construct A Joint Police/Township Administration Building At The Skatium Site**
- This proposal allows the Recreation Department Administrative offices to rejoin the Township's other administrative uses
- The site is centrally located and accessible via public transportation.

Final Recommendations

New Buildings

- **3. Construct A Park Maintenance Garage At The Site Of The Current Parks And Recreation Offices**
- Housing the equipment under roof will prolong the life of equipment and prevent mechanical damage from wet weather and extreme heat.
- This will move the park maintenance equipment out of the floodplain.

Final Recommendations

Existing Facility Modification

- **1. Public Works Facility**
- Renovate the bathroom and lunchroom facilities at the main garage in Public Works.
- Pave the Public Works compound to prevent the further deterioration of the asphalt base and the added expense of replacing it.

Final Recommendations

Existing Facility Modification

➤ 2. Skatium

- Install solar panels on the Skatium roof as recommended in the Township's Climate Change Action Plan.
- Reconfigure the Skatium parking lot should to provide standard 9' x 18' parking stalls and adequate handicapped parking spaces.

Final Recommendations

Existing Facility Modification

- **3. Library (Short-Term Recommendation)**
- Acquire the adjoining lot to create additional Library parking.

Final Recommendations

Existing Facility Modification

- **3. Library (Long-Term Recommendation)**
- Create a long-term plan for renovation and/or expansion of the existing Library or identify and acquire a property for construction of a new Library, *provided a dedicated funding stream can be created.*
- These recommendations are consistent with the CICADA and Bowra reports commissioned by the Library.

Final Recommendations

Existing Facility Modification

- **4. Community Recreation Facility**
- Continue to pursue alternate energy sources at the Community Recreation Center.
- The Center is intended to be an environmental learning experience.
- Pursue wind and solar components, and any other advancing technologies, to permit a true educational experience for residents and substantial and quantifiable long-term benefits.

Final Recommendations

Implementation Strategy

- We must be proactive in creating a strategy to accomplish these goals.
- For years, the Board and the Township have deferred performing the necessary maintenance, renovation and replacement of facilities, resulting in facilities that are not code-compliant, that are not ADA compliant, and that make it difficult for employees to perform their jobs as efficiently as possible.

Final Recommendations

Implementation Strategy

- The Property Committee recommends that the Township staff begin immediate planning for implementation of this Report's recommendations, by determining the priority of needs, the cost of implementing those options, and a method for funding the actions.

Final Recommendations

Implementation Strategy

- The Township staff, and the Board's Finance Committee, must create a reasonable and fiscally-responsible timeline to accomplish our goals.
- The Township must move forward with a measured and timely plan. To do otherwise, and continue the inactivity that has characterized the Township for decades, will only result in a situation that will at some point require emergency measures and greater costs.