

TOWNSHIP OF LOWER MERION

Parks & Recreation Committee

Issue Briefing

Topic: Design Development of the Ardmore Avenue Community Center and The PALM Center (Positive Aging in Lower Merion Center)

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I. Action To Be Considered By The Board:

Seeking Board of Commissioners direction regarding options to be included in the Ardmore Avenue Community Center (AACC) and The PALM Center – Positive Aging in Lower Merion final design prior to the completion of Construction Documents.

II. Why This Issue Requires Board Consideration:

Inclusion of the options will impact the construction costs and must follow Board direction.

III. Current Policy Or Practice (If Applicable): N/A

IV. Other Relevant Background Information:

Godshall Kane O'Rourke Architects, (GKO) has completed the Design Development phase of the AACC and PALM projects. The cost estimates have been recalculated before completing construction documents.

The original combined cost estimate of \$15,372,000 for both projects was developed during the 2021 Feasibility phase. As the projects developed through Schematic Design and Design Development an updated estimate was completed, which nearly doubled the projected cost estimate. We have completed a value engineering process to reduce the overall base cost estimate for each project. This process required staff and GKO to evaluate the plans for the most cost-effective way to fulfill the needs of each facility and maintain the projected functions.

The base scope for the AACC facility and site is estimated to cost \$17,865,490. This includes a projected construction bid of \$14,758,449 with an additional \$776,760 in contingency funds (\$15,535,209) and approximately \$2,330,281 in soft costs. The base scope for the PALM facility and site is estimated to cost \$4,649,521. This includes a projected construction bid of \$3,840,909 with an additional \$202,153 in contingency funds (\$4,043,062) and approximately \$606,459 in soft costs.

Soft Costs include items such as furniture, fixtures, office equipment, phone and security systems, Construction Management, Architectural, Civil, MPE/FP, Structural Design fees, Soil Bearing Capacity, Infiltration and Testing, Financing Costs.

Attached is a summary of estimated costs as well as several Add Alternates (Add Alt.). We plan to bid the two projects separately, as well as include most of the options as Add Alts. to the project so the Board can make their final decision based on actual bid costs. There are two options which are not feasible to bid as Add Alts. as they greatly alter the construction. Therefore we need a decision now as to whether they should be included in the construction documents. The two options are AACC Add Alternate Geothermal System at an estimated additional cost of \$735,970 and AACC Add Alternate Generator / Resiliency Hub at an estimated cost of \$282,734.

The Geothermal System is not considered a feasible alternate because it requires a completely different mechanical system and layout from air-cooled Variable-Flow Refrigerant (VRF) HVAC system in the base scope. This is estimated to cost an additional \$735,970. The estimated payback period is 53 years which can be reduced to 17.8 years with the potential direct-pay federal funds. Attached is a memo regarding the calculations.

The implementation of a Generator to make the AACC a Resilience Hub to support residents and coordinate resource distribution and services before, during, or after a natural hazard event requires interior layout adjustments to include shower facilities. The generator would be the only amenity that would require the need for a natural gas line to be run to the facility. This is estimated to cost an additional \$282,734.

Although the projects are not seeking formal green building certifications, the buildings are incorporating many environmental and energy saving features.

- Use of natural light and views to the exterior
- Energy efficient lighting (LED) and controls
- Energy efficient appliances
- Low water consumption fixtures
- Regionally sourced Materials
- Retaining existing sites which have been previously developed and have access to Public Transportation. (Neighborhood Development Location & Surrounding Density and Diverse Uses)
- Will be specifying many materials which include recycled content
- Well-insulated building envelopes
- Buildings designed to respond positively to solar orientations
- Exterior sunscreens on the Southeast and Southwest exposures
- Best management practices for storm water- Rainwater Management
- Low-maintenance landscaping
- Centralized Building Management systems

V. Impact On Township Finances:

These projects are currently budgeted in Capital Improvement Plan Project number 4508 at \$15,372,000, \$12,965,000 of which is American Rescue Plan, \$2,000,000 in grant funds and \$407,000 in Township funds. We have applied for an additional \$4,000,000 in Redevelopment Assistance Capital Program (RACP) funds and will be apply for an additional \$2,000,000 from the Department of Community and Economic Development (DCED) COVID-19 ARPA PA Multi-Purpose Community Facilities Program.

The base scope for the AACC facility and site is estimated to cost \$17,865,490 and for the PALM facility and site is estimated to cost \$4,649,521. For a total estimate without options of \$22,515,011. A difference of \$7,143,011 from the current total budget.

VI. Staff Recommendation:

Staff is seeking the Board's input on the design elements to be included in the project.