

TOWNSHIP OF LOWER MERION

PARKS AND RECREATION COMMITTEE

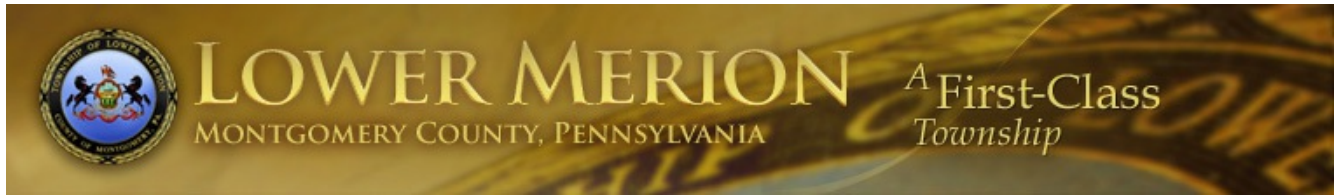
**Wednesday, April 10, 2024
6:00 PM (Approximately)**

Chairperson: Gilda Kramer
Vice Chairperson: Maggie Harper Epstein, Sean Whalen

AGENDA

1. **ARDMORE AVENUE COMMUNITY CENTER AND THE PALM CENTER
(POSITIVE AGING IN LOWER MERION CENTER) UPDATE**

2. **RESOLUTION - INDICATING THE NEW GRANT IDENTIFICATION NUMBER
AND REAUTHORIZING EXECUTION OF GRANT RELATED DOCUMENTS FOR
THE PARKSIDE-CYNWYD EXTENSION OF THE CYNWYD HERITAGE TRAIL
PROJECT**



AGENDA ITEM INFORMATION

ITEM: ARDMORE AVENUE COMMUNITY CENTER AND THE PALM CENTER (POSITIVE AGING IN LOWER MERION CENTER) UPDATE

Staff will seek direction from the Committee 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.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
❑ Issue Brief	Issue Briefing
❑ Estimated Cost Summary	Backup Material
❑ Geothermal Payback Memo	Backup Material
❑ Presentation of Design	Presentation

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)

Prepared By: Donna L. Heller, Director of Parks & Recreation

Date: April 5, 2024

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.



Lower Merion AACC, Bath House, PALM, and Sitework Project Opinion of Probable Cost

4/3/2024

SCOPE		ESTIMATE
A	AACC, Bath House & Sitework Base Scope Construction Cost	\$14,758,449
	-Contingency (5%)	\$776,760
	-Soft Costs (15%)- includes testing, design fees, Construction Manager, etc.	\$2,330,281
Total for AACC, Bath House & Sitework Base Scope		\$17,865,490
B	PALM & PALM Sitework Construction Cost	\$3,840,909
	-Contingency (5%)	\$202,153
	-Soft Costs (15%)- includes testing, design fees, Construction Manager, etc.	\$606,459
Total for PALM & PALM Sitework		\$4,649,521
ALTERNATES (Alternate figures below include a contingency & soft cost multiplier)		
1	AACC Add Alternate Splash Pad	\$430,248
2	AACC Add Alternate Geothermal System (\$598,700 pre-modifiers)	\$735,970 **
3	AACC Add Alternate Roof Garden	\$103,505 **
4	AACC Add Alternate Generator / Resiliency Hub	\$282,734 **
5	AACC Add Alternate Full Roof Photovoltaic System (2x Quantity in Base Scope)	\$82,548 **
6	AACC Add Alternate Project Phasing to Reopen Pool Summer 2025	\$207,000

POTENTIAL SCOPE SCENARIOS

AACC, Bath House & Sitework with No Add Alternates Selected (A)	\$17,865,490
AACC, Bath House & Sitework with Some Add Alternates Selected (A+3,4,5)	\$18,334,278
AACC, Bath House & Sitework with All Add Alternates Selected (A+1-6)	\$19,707,496
AACC, Bath House, PALM and Sitework for both with No Add Alternates Selected (A + B)	\$22,515,012
AACC, Bath House, PALM and Sitework for both with Some Add Alternates Selected (A+B+3,4,5)	\$22,983,800
AACC, Bath House, PALM and Sitework for both with All Add Alternates Selected (A+B+1-6)	\$24,357,017

(**Note: Grants, tax deductions or other credits for solar or other subsidized scope not included in this worksheet.
Additional subsidies may reduce costs further.)

April 3, 2024

B. Eric Nogami AIA, LEED AP
Godshall Kane O'Rourke Architects, LLC
300 Brookside Ave.
Ambler Yards, Building 18, Suite 150
Ambler, PA 19002

RE: Lower Merion Admore Avenue Community Center
Geothermal Heatpump Payback Calculations

Mr. Nogami

We have completed a simple payback calculation for comparing a Geothermal Heatpump (GTHP) HVAC system to an air-cooled Variable-Flow Refrigerant (VRF) HVAC system for the proposed Lower Merion Admore Avenue Community Center. The following is a summary of these calculations.

VRF Total HVAC Construction Cost Estimate:	\$1,087,800	
GTHP Total HVAC Construction Cost Estimate:	\$1,686,500	(+ \$598,700)
Potential Federal Funds Available*:	<u>\$397,170</u>	
Effective GTHP Construction Cost:	\$1,289,330	(+ \$201,530)
Annual GTHP Engery Cost Savings	\$11,303	
GTHP Simply Payback	53.0 years	
GTHP Simply Payback w/ Federal Funds	17.8 years	

*The Potential Federal Funds Available were calculated based on 30% of the construction costs related to the geothermal system. These construction costs include the wellfields and all associated piping, heatpump equipment, and controls. The total eligible Geothermal construction costs are assumed to be \$1,323,900.

Please review this information and let us know if you have any questions.

Regards,
CONSOLIDATED ENGINEERS

Adam N. Moser, PE
Principal / Mechanical Engineer



CONSOLIDATED
ENGINEERS

1022 James Drive
Leesport, PA 19533
Tel 610-916-1600
Fax 610-916-1610



Fronting Ardmore Avenue



Facing the Parking Lot



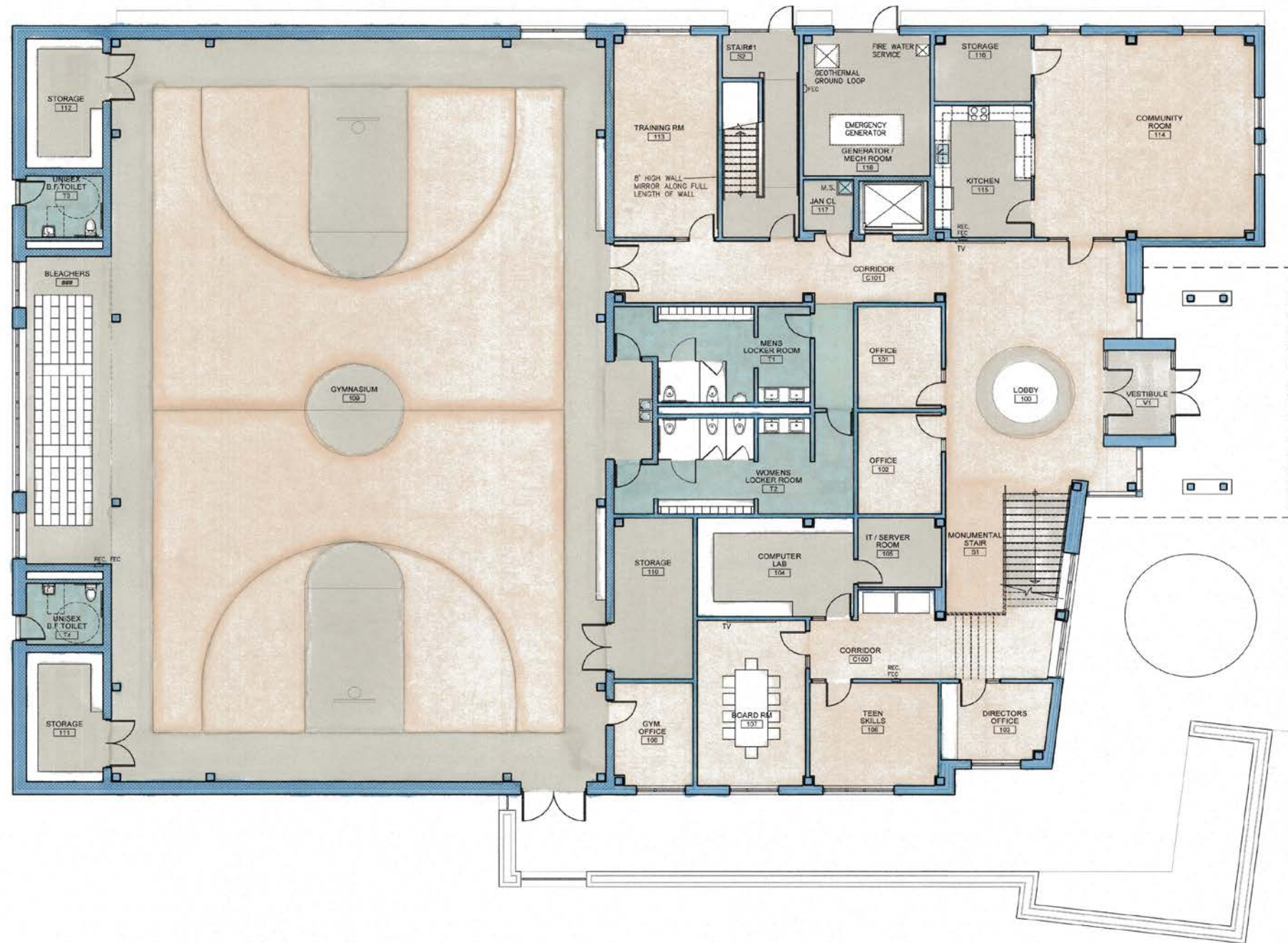
Facing Interior of the Park



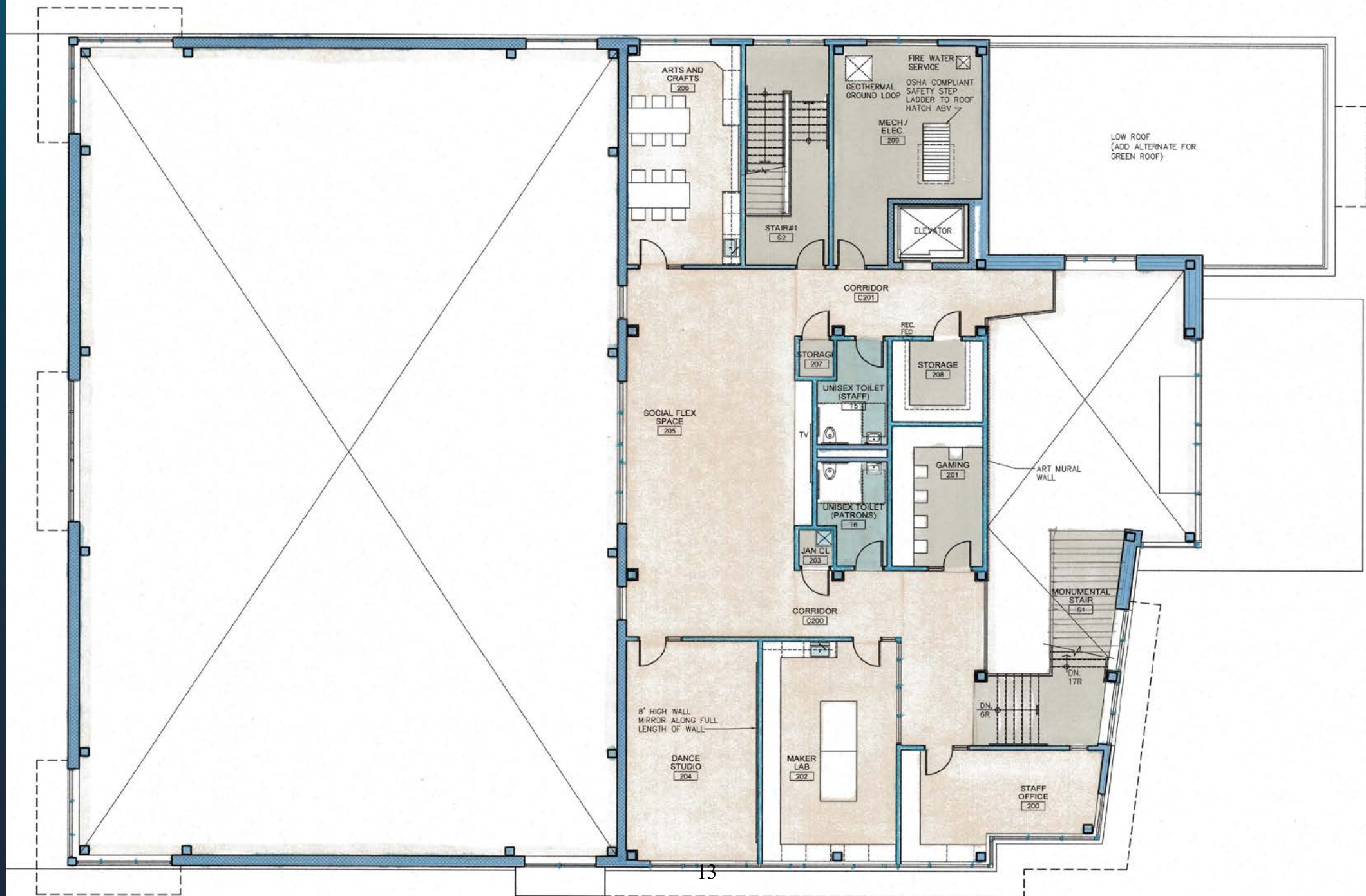
4 AACC - SOUTHWEST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

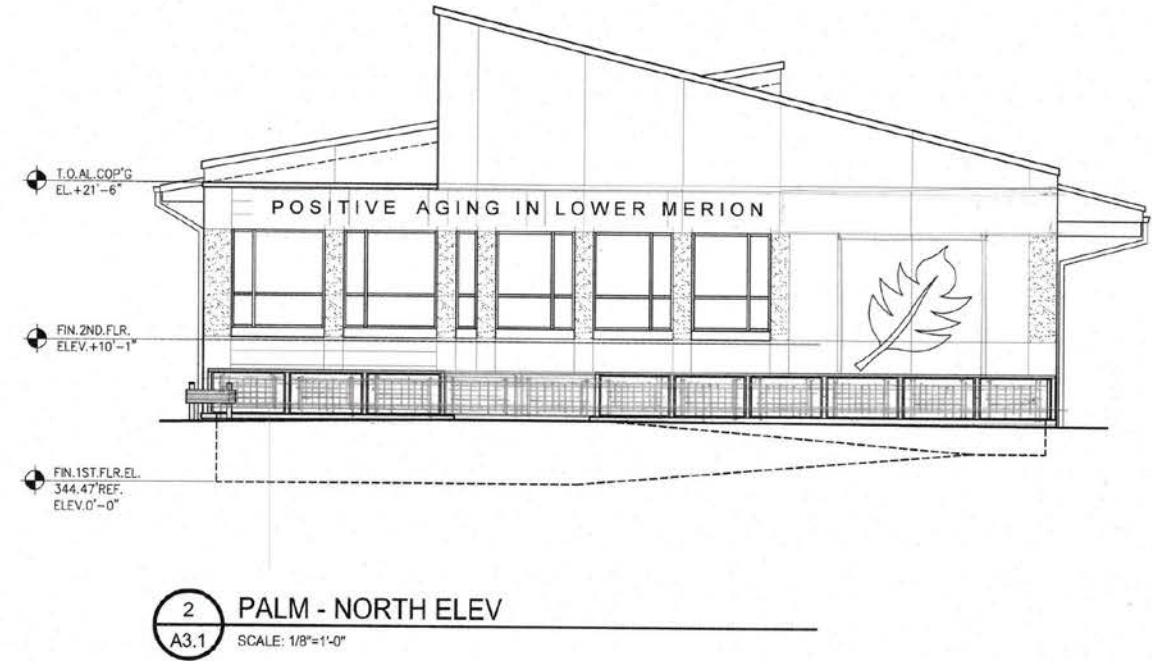
Facing Spring Avenue

First Floor

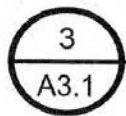


Second Floor





Fronting Ardmore Avenue



PALM - SOUTH ELEVATION

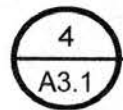
SCALE: 1/8"=1'-0"

Facing the Parking Lot



5 PALM - EAST ELEVATION
A3.1 SCALE: 1/8"=1'-0"

Along Entrance Drive

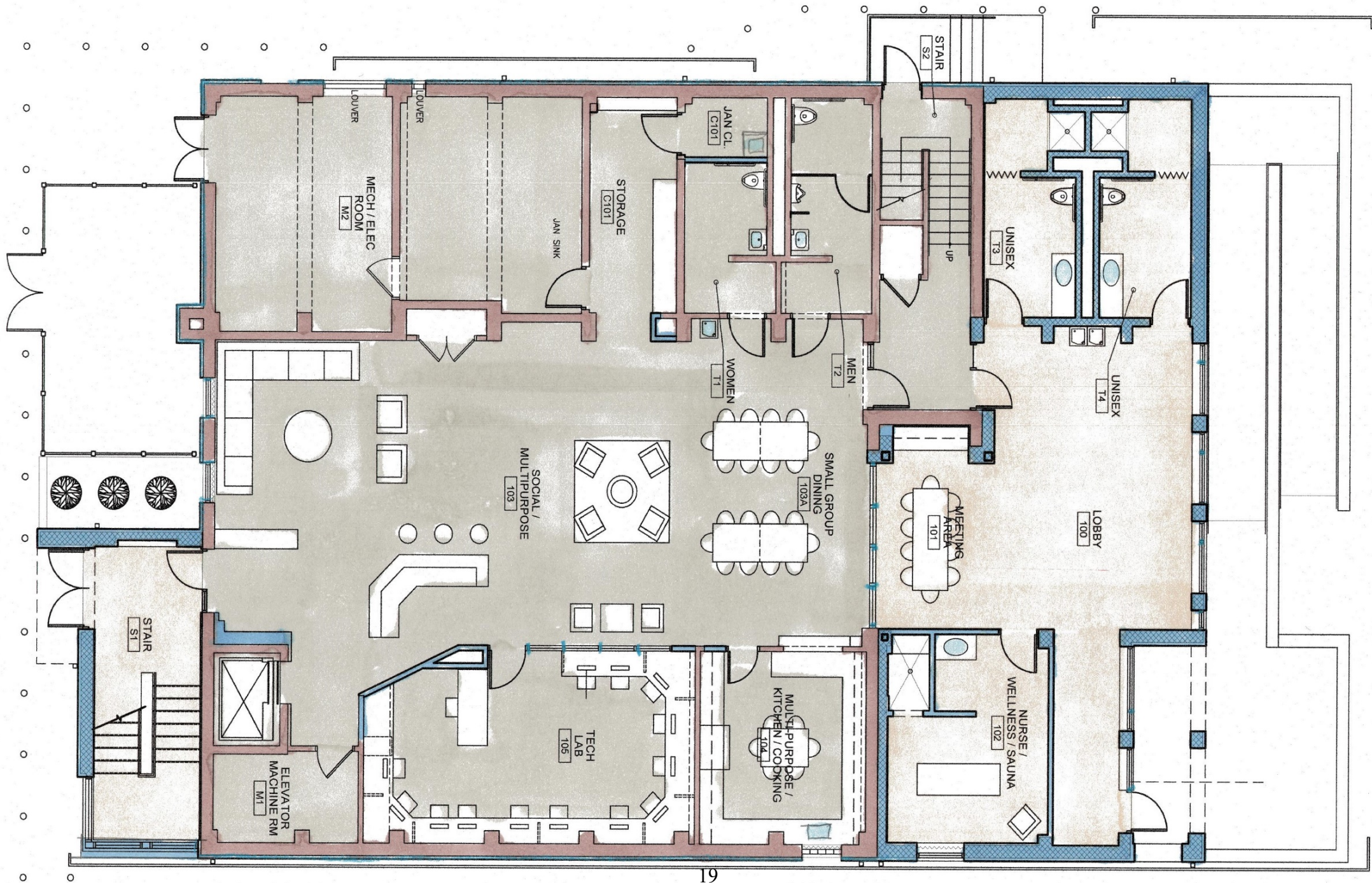


PALM - WEST ELEVATION

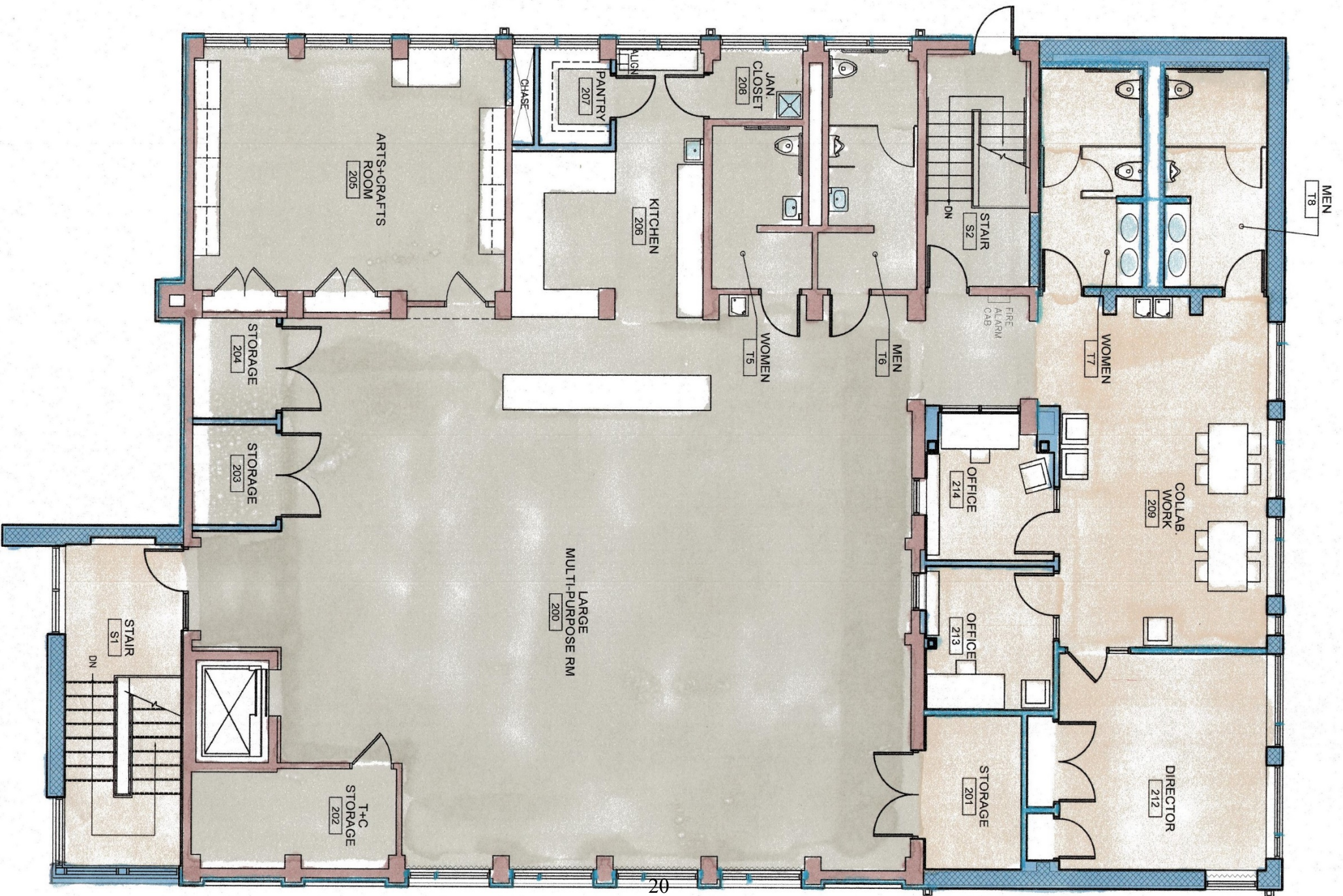
SCALE: 1/8"=1'-0"

Along Exit Drive

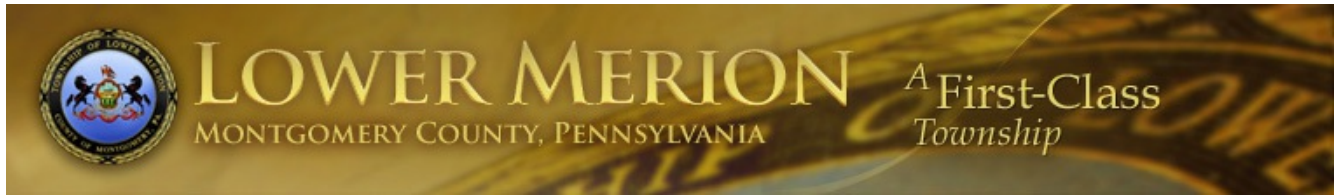
First Floor



Second Floor







AGENDA ITEM INFORMATION

ITEM: RESOLUTION - INDICATING THE NEW GRANT IDENTIFICATION NUMBER AND REAUTHORIZING EXECUTION OF GRANT RELATED DOCUMENTS FOR THE PARKSIDE-CYNWYD EXTENSION OF THE CYNWYD HERITAGE TRAIL PROJECT

Consider for recommendation to the Board of Commissioners adopting a resolution indicating the new grant identification number and reauthorizing the Township Manager to execute all documents and agreements, including reimbursement agreements, between the Township of Lower Merion and the Delaware Valley Regional Planning Commission (DVRPC) related to the Parkside-Cynwyd Extension of the Cynwyd Heritage Trail.

PUBLIC COMMENT

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Issue Brief	Issue Briefing
<input type="checkbox"/> Resolution	Resolution

TOWNSHIP OF LOWER MERION

Parks & Recreation Committee

Issue Briefing

Topic: Parkside-Cynwyd Extension of the Cynwyd Heritage Trail

Prepared By: Donna Heller, Director of Parks & Recreation

Date: April 10, 2024

- I. Action To Be Considered By The Board:** Adopt a resolution indicating the new grant identification number and reauthorizing the Township Manager to execute all documents and agreements, including reimbursement agreements, between the Township of Lower Merion and the Delaware Valley Regional Planning Commission (DVRPC) related to the Transportation Alternatives Set Aside Program Reimbursement Grant Agreement number R22060003-3 for the Parkside-Cynwyd Extension of the Cynwyd Heritage Trail.
- II. Why This Issue Requires Board Consideration:** DVRPC requires a resolution passed by the Township designating authority to sign the new agreement.
- III. Current Policy Or Practice (If Applicable):** N/A
- IV. Other Relevant Background Information:** The Parkside-Cynwyd trail is an extension of the existing Cynwyd Heritage Trail. This new paved trail segment is to be constructed alongside the active Cynwyd Line of SEPTA's regional rail, between Cynwyd Station and Bala Station, a distance of approximately 0.5 miles. The Cynwyd Heritage Trail is a major regional trail spine that connects Lower Merion with Manayunk and the Wissahickon Transportation Center and Trail connection which is planned to extend further into Overbrook and central Philadelphia.

The Board passed a Resolution in March of 2022 for the original grant amount of \$533,997 under agreement number R22060003 and authorized up to \$250,000 in matching funds to be allocated from Recreation Development Fees. The Township was awarded an additional PennDOT Transportation Assistance Program (TAP) grant in 2022 in the amount of \$521,343 for a total grant amount of \$1,055,340 under agreement number R22060003-01 to cover inflationary cost estimate. Following the "Railroad Certification Compliance Agreement" (RCC) with SEPTA additional funds were need, based on the final cost estimate and an additional \$292,687 TAP grant was awarded in 2023 for a total grant amount of \$1,348,027 under agreement number R22060003-02.

PennDOT advertised the bid package in February 2024. Two bids were received and reviewed by PennDOT. Richard E. Pierson Construction Co., Inc., was the low bidder in the amount of \$2,089,696. This created a shortfall of \$491,669. An additional TAP

grant award will cover this shortfall for a total grant amount of \$1,839,696 under the new agreement number R22060003-03 to fully fund the project.

We anticipate the notice to proceed to be issued by PennDOT in early June with construction to begin this summer.

- V. **Impact On Township Finances:** The commitment of up to \$250,000 funded through Recreation Development Fees demonstrated the Township's commitment to the project and that remains the Township financial obligation to the project.
- VI. **Staff Recommendation:** Staff recommends adoption of the resolution.

RESOLUTION NO. _____