

Aston Township

NEW BUILDING PRESENTATION

September 28, 2023 7 p.m.



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Municipal Building & Police Station Site Selection

Township Engineer – Joe Viscuso



Site Selection (Pennell Road vs Community Center)

5021 Pennell Road

• Cons:

- Access for Police and Public
- Building Demolition
- Stormwater Requirements
- Parking Lot Construction
- \$1M+ for site work before starting a building

• Pros

- Familiarity with Location
- Public Works no longer on the site allowed for building location flexibility

Site Selection (Pennell Road vs Community Center)

- Community Center

- Cons:

- Concord and Donnelly Intersection

- Pros

- Site Access can be improved with new signal via PennDOT grant
 - Center of town for police ingress/egress
 - Limited sitework
 - Campus setting with other uses
 - Enables the township to sell 5021 Pennell to help fund the building

Architectural RFQ Process

- Request for Qualifications (RFQ) was developed
- 3 firms with municipal building experience were solicited to submit
- 3 firms were interviewed
- Bernardon Team was selected
 - Best responses in the interview process
 - Familiarity with site due to design of the Community Center
 - Once selected, contract was negotiated
 - Team includes:
 - Civil Engineer
 - Structural, Mechanical and Electrical Engineers
 - Cost Estimator
 - IT Consultant

Police Station: Police Chief Dan Ruggieri

- **Requirements of Police Department Accreditation:**
 - Agency Practices & Procedures evaluated and in written form. To be available to all personnel at all times.
 - The following are examples of areas that must be designed to certain specification required by the Pennsylvania Law Enforcement Accreditation Commission:
 - Cell & Temporary Holding Areas
 - Handling of Juvenile Detainee's & Records
 - Collection & Preservation of Evidence
 - Property & Evidence Control
 - Education & Training
 - Mental Health Evaluations
 - Fitness & Wellness Programs

• **Pro's for Receiving Department Accreditation:**

- Establishes a credible framework for evaluating agency practices and procedures
- Reduces agency risk and exposure to lawsuits
- Decreases some liability insurance expenditures
- Improves law enforcement – community relations
- Increases employee input, interaction and confidence in the agency
- Enlarges the outlook and viewpoints of managers, officers and employees
- Identifies and highlights the capabilities and competence of the agency
- Furnishes a solid foundation for the agency to build upon for further progress
- Provides reliable methods to improve essential management procedures
- Extends agency accountability to the public and elected officials
- Enhances planning and innovative activities by all agency personnel
- Develops improved methods for providing services to the community
- Encourages problem-solving activities within the agency

Community Center Building Site Location



The current Municipal Building Located at 5021 Pennell Road. is .6 miles from the Community Center site located at 3270 Concord Road. As shown the properties are almost diagonally adjacent from each other, still conveniently located in the center of Aston Township.

"VILLAGE GREEN" - COMMON OPEN AREA NESTLED IN AND SUPPORTED BY BUILDINGS

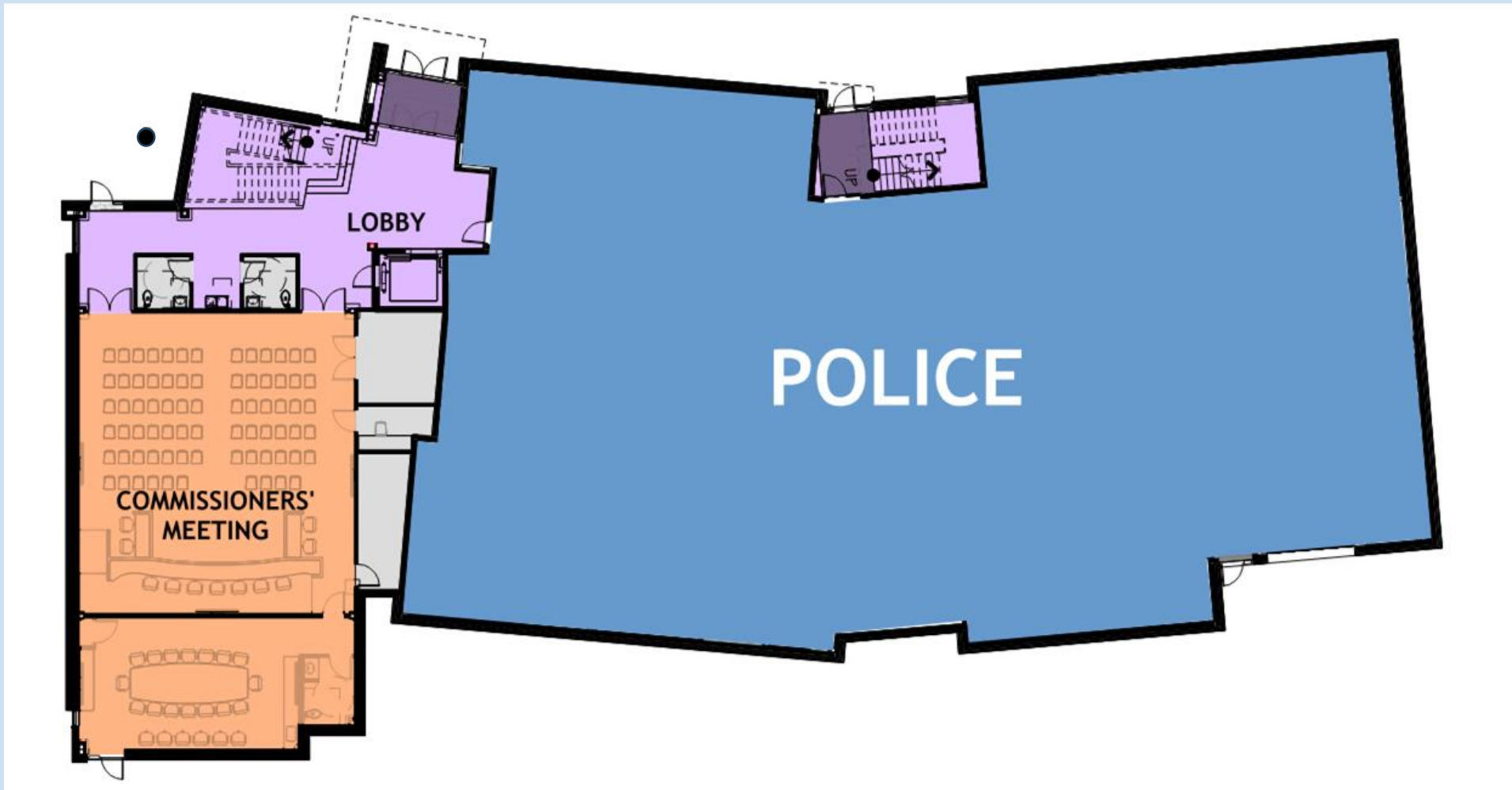


BIRD'S EYE VIEW



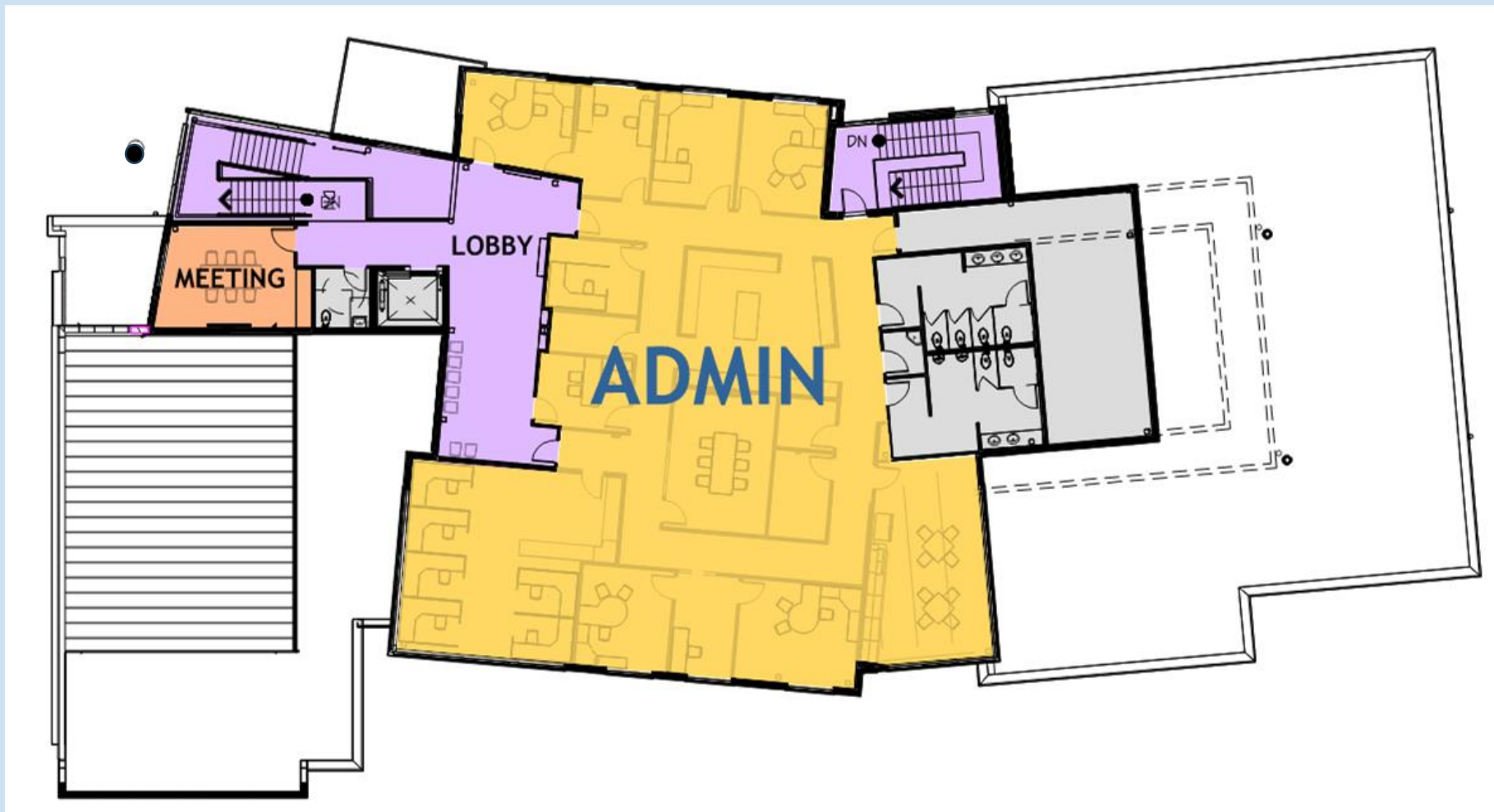
CONCORD ROAD

BIRD'S EYE VIEW



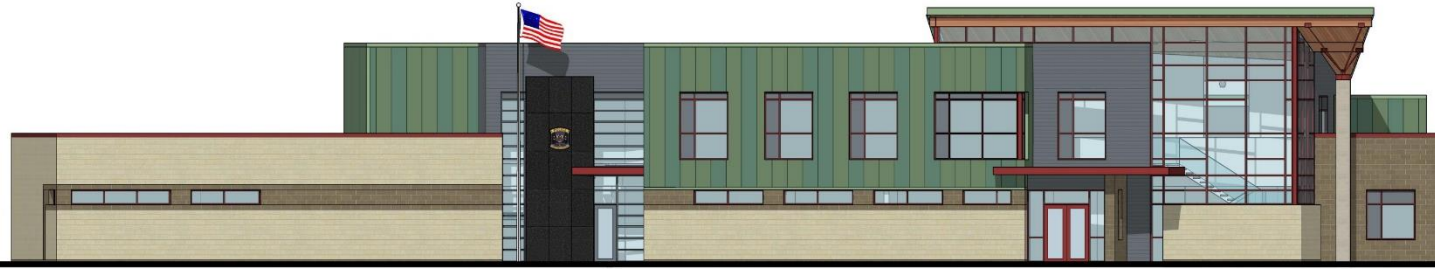
The Aston Township Police Department will be located on the first floor of the proposed new building. The Commissioners' Meeting/Caucus rooms are also included at this level. The total first floor area is 14,240 square feet.

FIRST FLOOR PLAN



The Aston Township Administration Offices will be located on the second floor of the proposed new building. The total second floor square footage is 7,495 square feet.

SECOND FLOOR PLAN



ELEVATION VIEW FROM COMMUNITY CENTER



CONCORD ROAD ELEVATION



ELEVATION VIEW FROM ATHLETIC FIELDS



ELEVATION LOOKING NORTHWEST



VIEW FROM CONCORD ROAD



VIEW FROM COMMUNITY CENTER

Milestone Chart:

- 1. Complete Design Development Phase: October 2023
- 2. Complete Construction Document Phase: March 2024
- 3. Construction Contract Award: June 2024
- 4. Construction Complete: September 2025
- 5. Move In Complete: September 2025

Financial Aspects: Bill DeFeo, Township Manager

- PROJECT COST:
 - Estimated Cost: Projected at \$14.0M
- SOURCE OF FUNDS TO PAY FOR PROJECT:
 - 2022 Bond Issue: \$8.5M designated for Municipal Complex
 - Sale of 5021 Pennell Road: Appraised Value of \$1.75M
 - Grant Possibilities Offered: Total Requested up to \$3.5M
 - Alternative & Clean Energy Program – Jointly offered by DCED & DEP
 - Redevelopment Assistance Capital Program (RACP) up to \$2.5M
 - LSA (Local Shared Agreement) Grant up to \$1.0M
 - Community Development Block Grant (CBG)
 - Capital Fund: up to \$0.25M as needed

Open to Public Questions & Answers

