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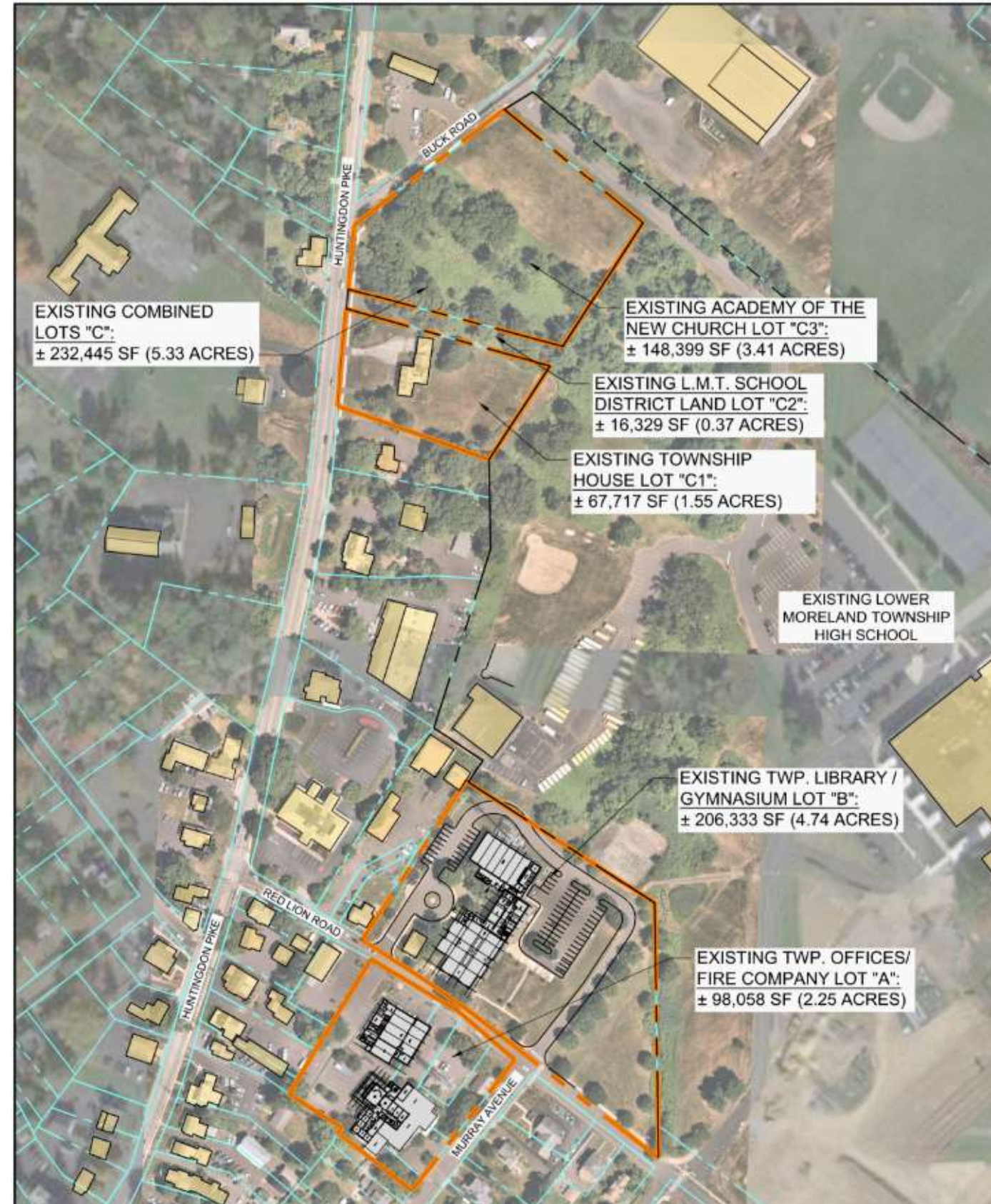


EXISTING FACILITIES ASSESSMENT AND FUTURE GROWTH CONSIDERATIONS

SUMMARY OF CURRENT FACILITIES:

- a. **Current Site Lot A:**
636/640 Red Lion Road
 - i. Township Offices and Police Facilities
 - ii. Huntingdon Valley Fire Co
- b. **Current Site Lot B:**
625 Red Lion Road
 - i. Huntingdon Valley Library, Red Lion Gym, Youth Center Space and Community Room
- c. **Current Site Lot C:**
2683 Huntingdon Pike
 - i. Existing House
- d. **Current Site Lot D:**
3901 Heaton Road (not shown)
 - i. Public Works Facility, Salt and Cinder Storage Building and Existing / Old Public Works Building

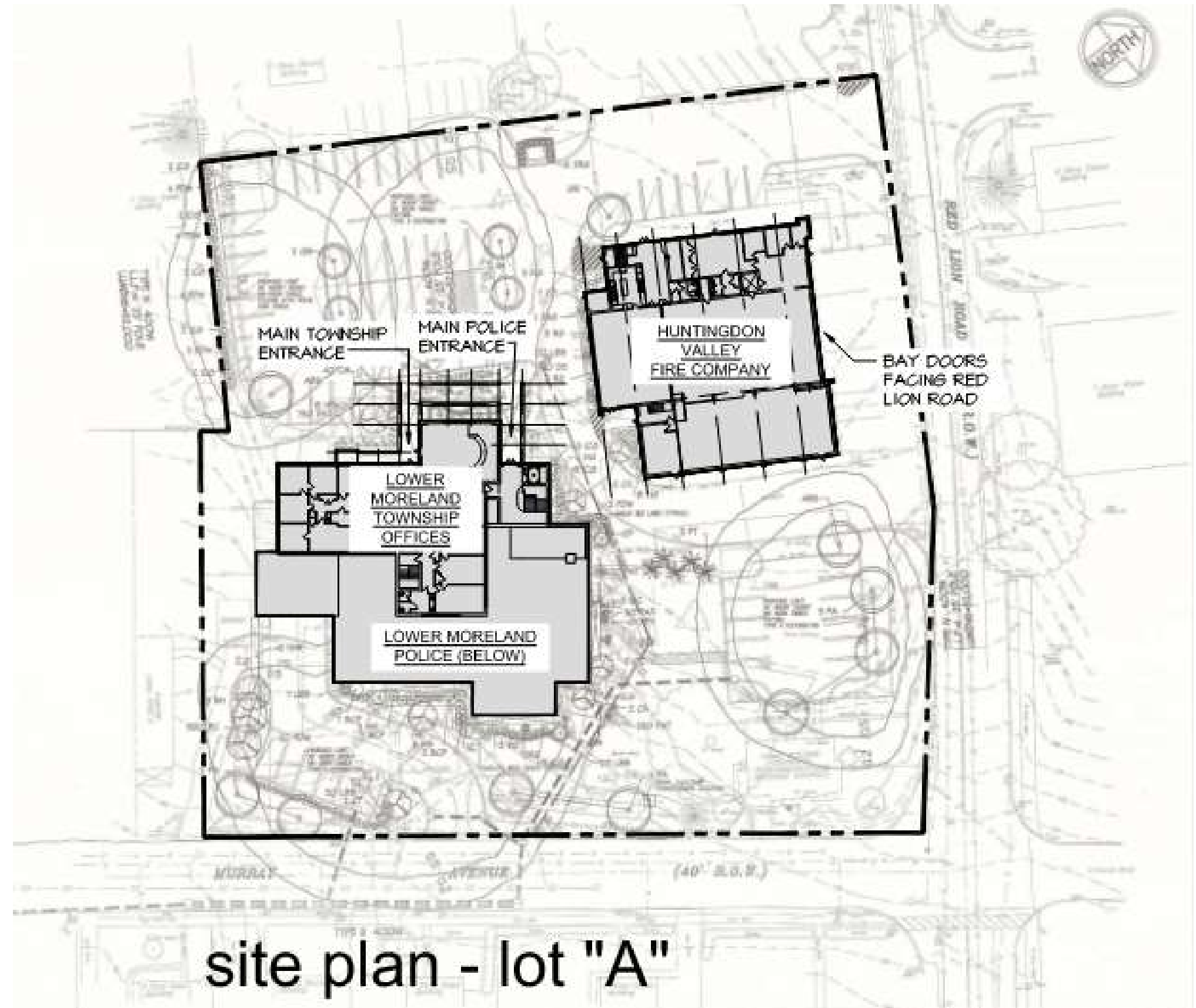
Existing Township Facility Locations :



1. **Current Site Lot A:**
636 & 640 Red Lion Road
Huntingdon Valley, PA

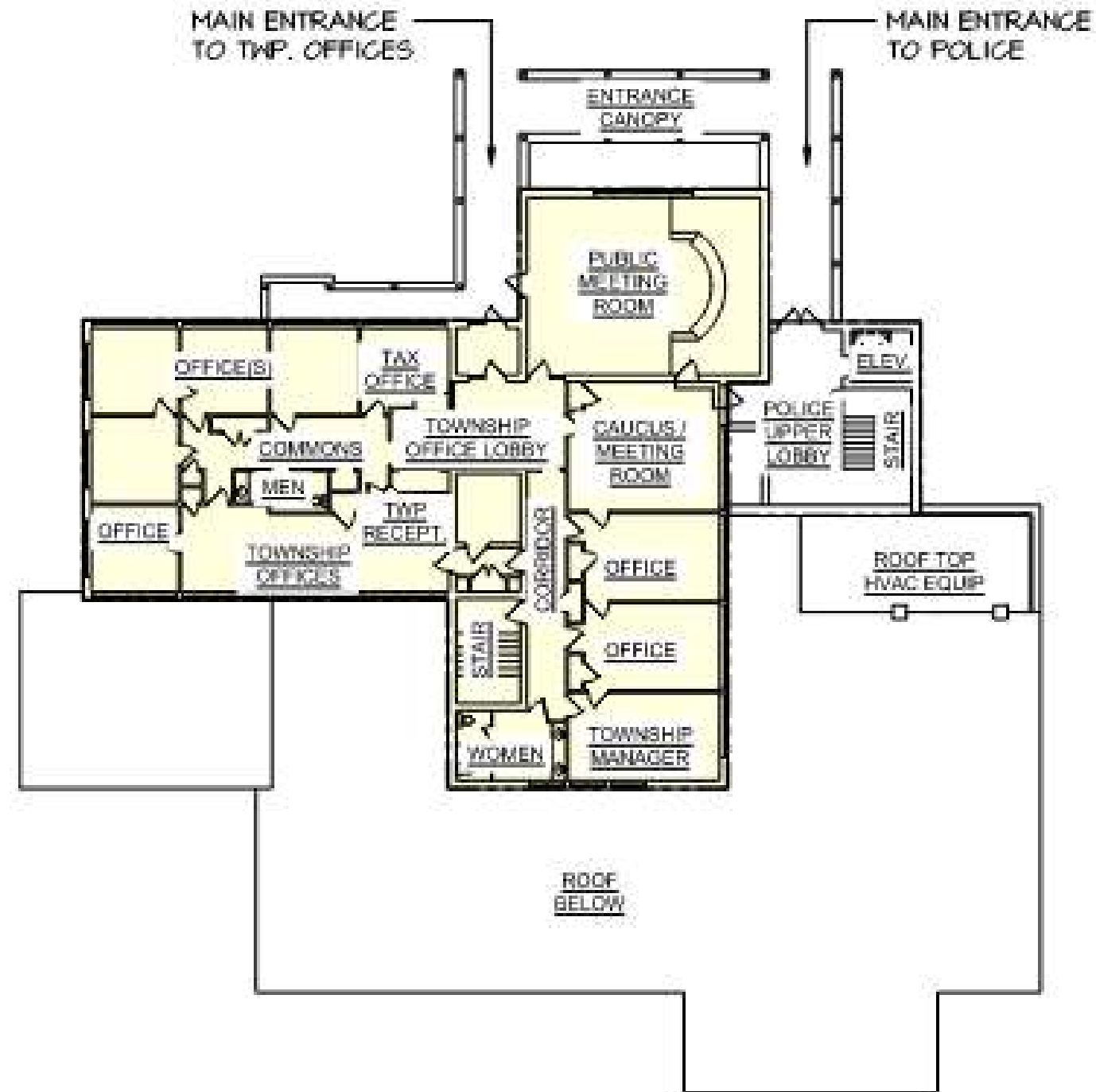
A. Overall Site:

1. Overall Lot size 2.25 acres
2. Total 63 Parking Spaces
3. Site Characteristics
 - a. The existing lot has been fully “Built Out” with building footprints and parking areas.
 - b. There are no Pedestrian facilities or accommodations on site.
 - i. There are no sidewalks or dedicated pedestrian crosswalks along Red Lion Road or Murray Avenue Street frontages.
 - c. Parking is currently shared between three facilities and is inadequate for full utilization of the building uses.
 - d. Onsite stormwater management would not meet current design standards.
 - e. The site generates additional revenue with the lease of an existing cellular communication tower.



B. Existing Township Offices (640 Red Lion Road)

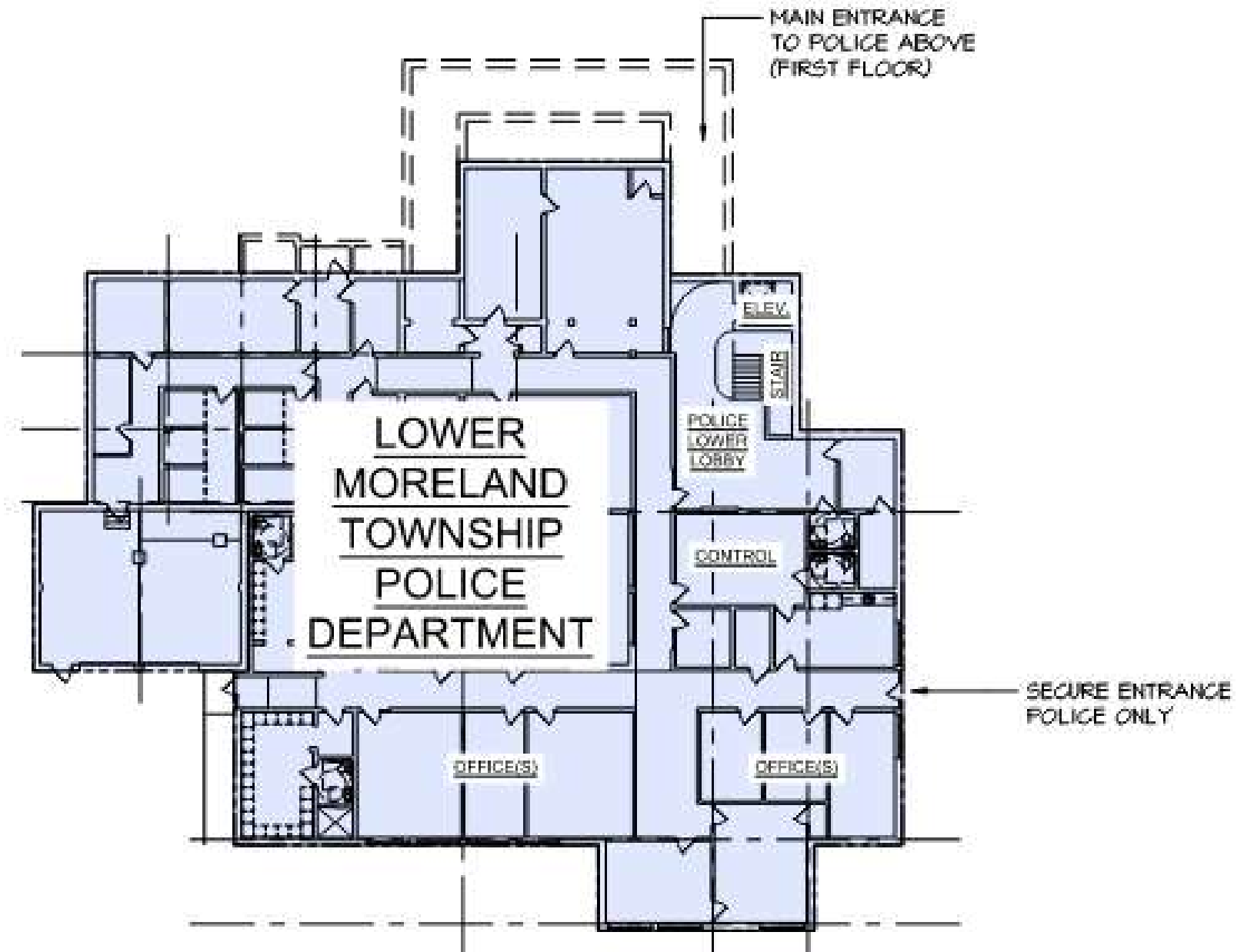
1. The Township Offices currently occupy the upper floor of a building shared with the Lower Moreland Police Department and are accessed from an “upper level” parking lot.
 - a. Upper Floor **5,485 SF**
2. The Date of the original building is unknown. The overall building was **last expanded in 2000**, however with only minor renovations to Twp Offices. The majority of the work in that project was to construct and lower level addition and expand the Police Department size and services.



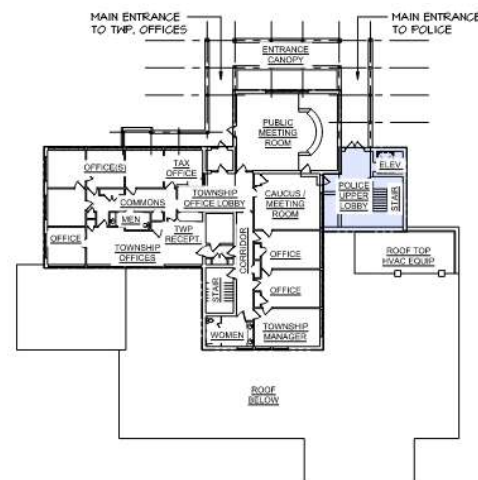
twp offices - first floor plan

C. Existing Police Facilities (640 Red Lion Road)

1. The Police Department currently shares the same building as the Township Offices.
 - i. Upper Lobby 712 SF & Lower Level 13,423 SF = **14,135 SF Total**
2. The Date of the original building is unknown, however this portion of the building was **extensively renovated and expanded in 2000**. At that time the lower level addition was constructed with small Public Entrance on the upper level kept and enhanced with a stair and elevator for accessibility.



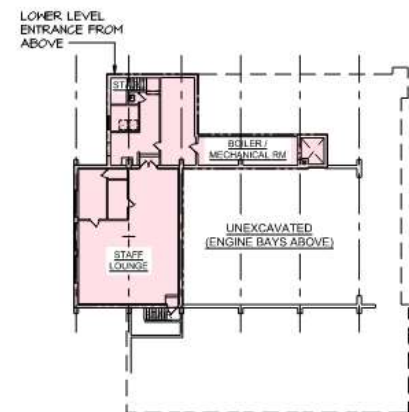
police - lower level floor plan



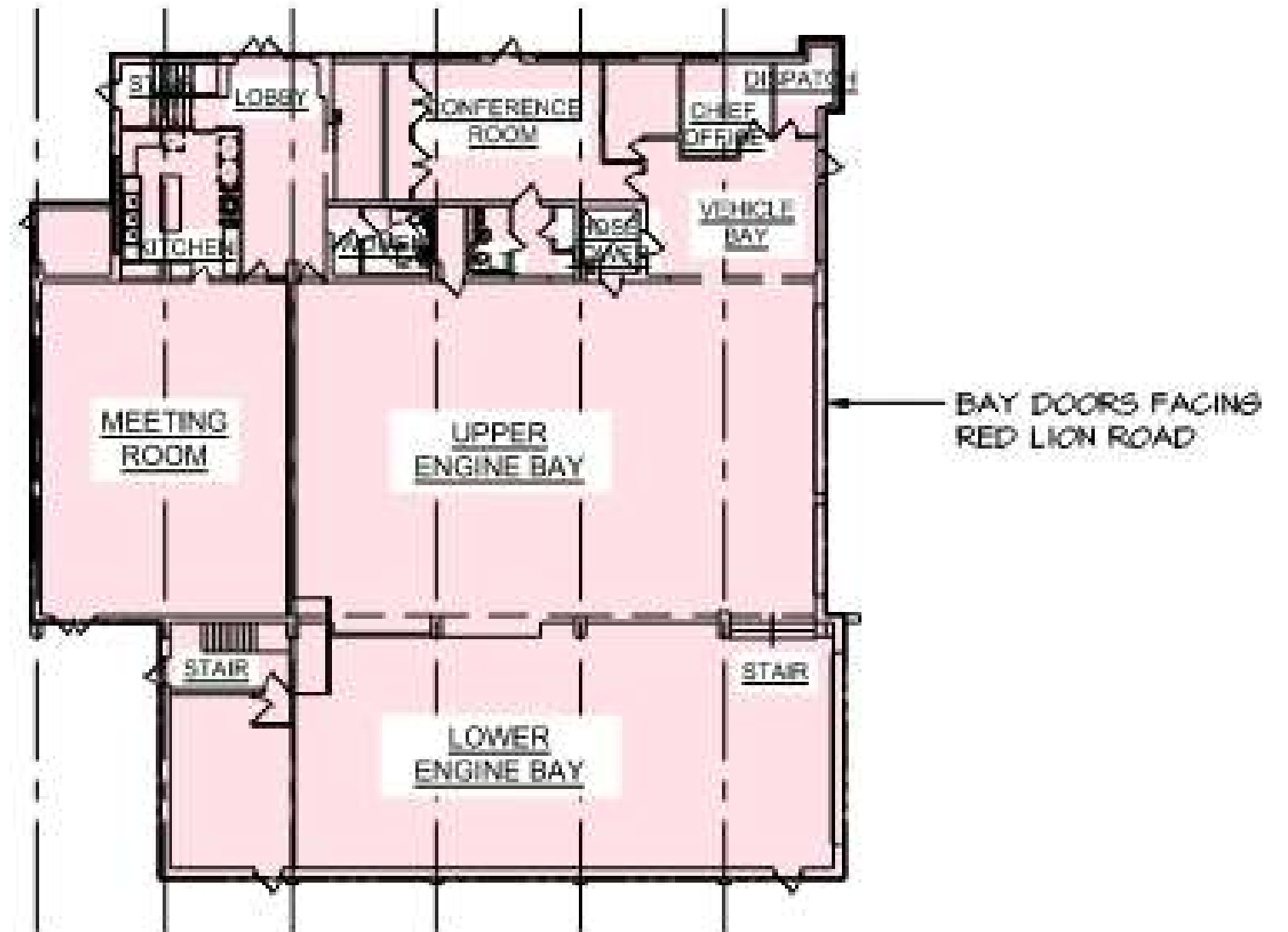
police - first floor entrance

D. Huntingdon Valley Fire Co. (636 Red Lion Road)

1. The Huntingdon Valley Fire Co. mainly occupies one story with a small partial lower level used for staff rooms and storage.
 - a. Main Floor 9,642 SF & Lower Level 2,604 SF = **12,246 SF** Total
2. The original fire station was constructed in **1952** with an expansion added in **1965**, and a engine bay addition added with higher ceilings to maximize the capacity of the station. Following the last addition, the station appears to have mainly had maintenance and energy efficiency projects.



fire station - lower level floor plan

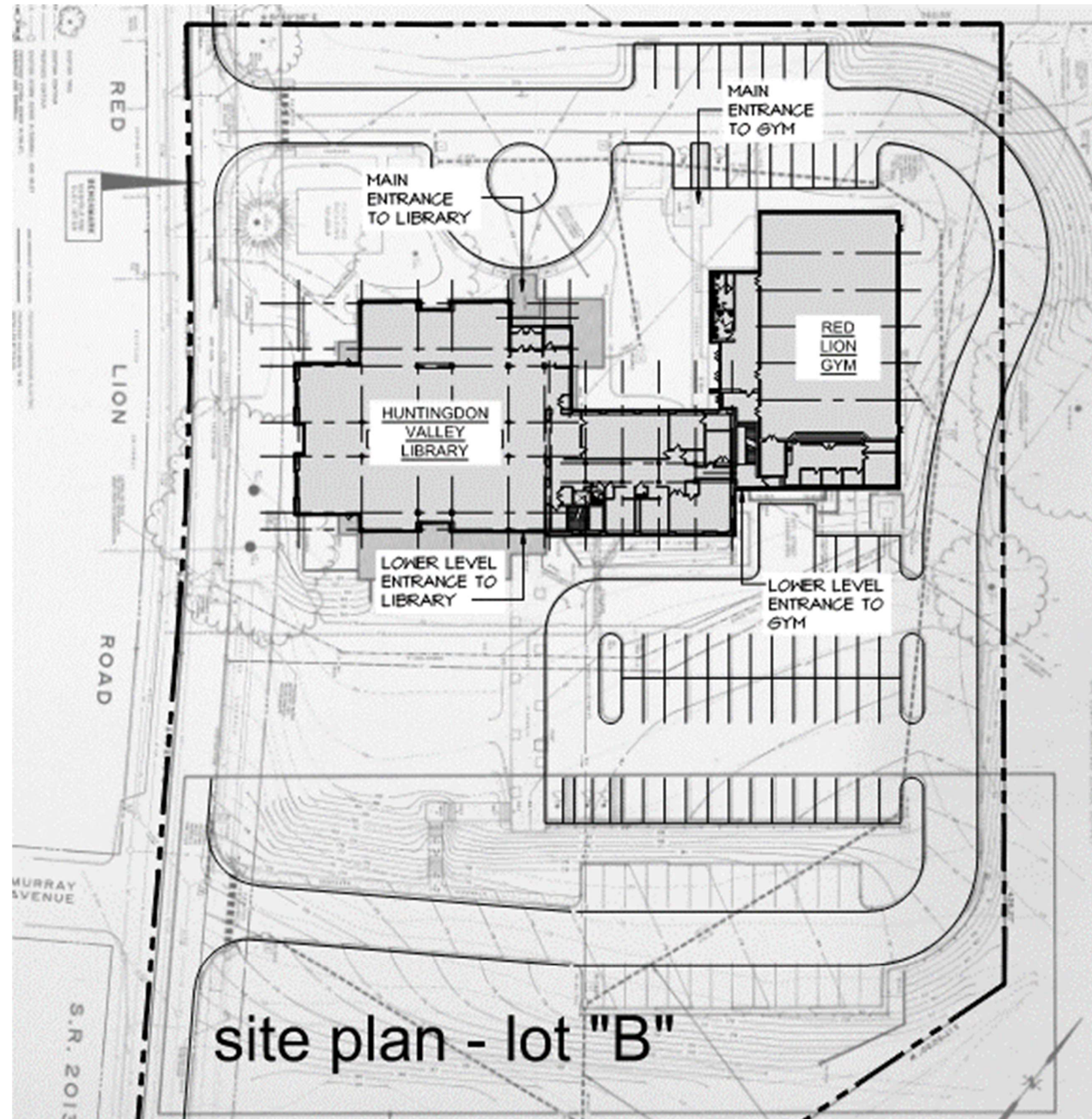


fire station - first floor plan

2. Current Site Lot B:
625 Red Lion Road,
Huntingdon Valley, PA

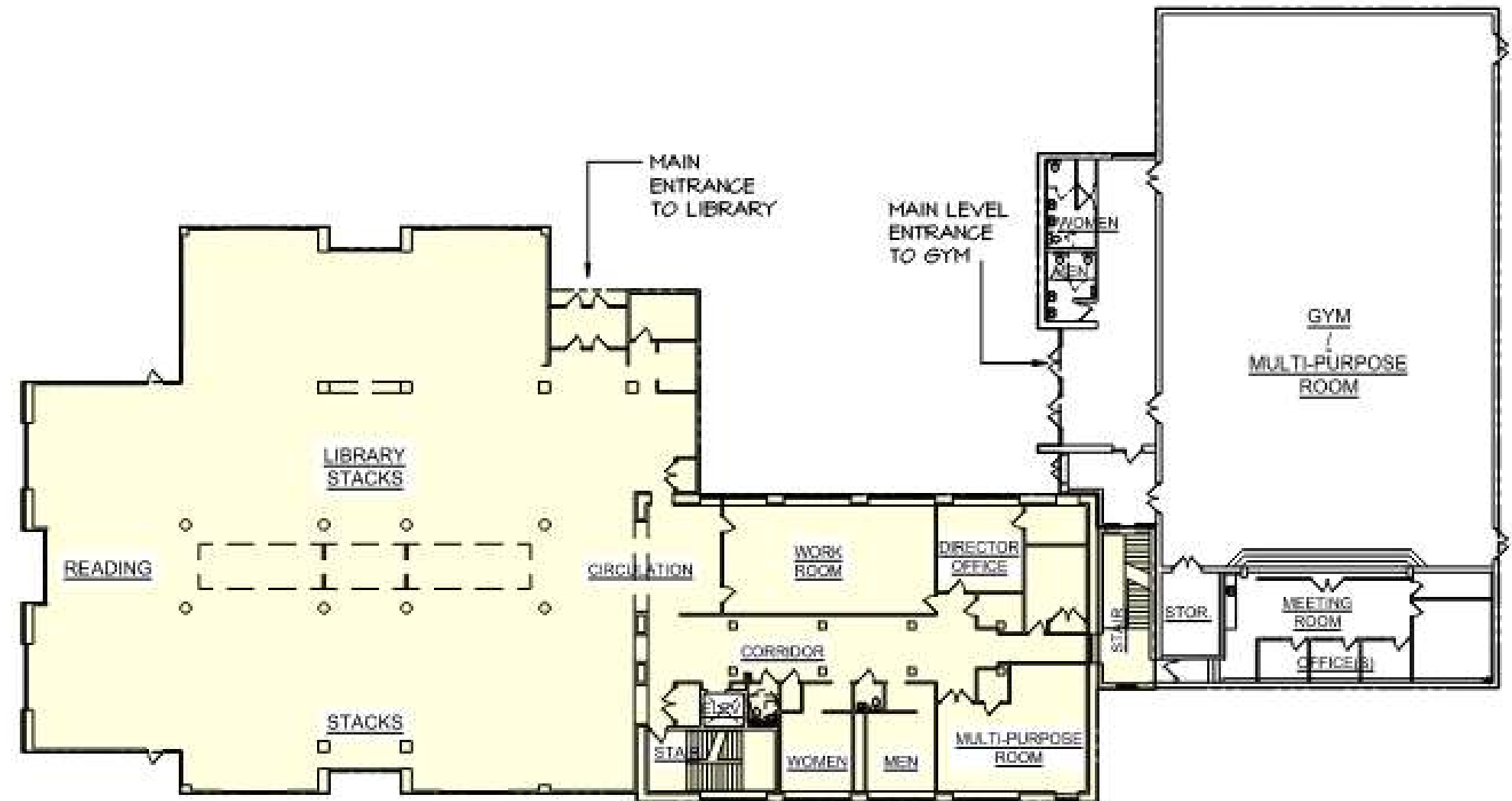
A. Overall Site:

1. Overall Lot size 4.74 acres
2. Total 64 Parking Spaces
3. The site was formerly an old school property consisting of an original stone three story structure with older classroom and gymnasium additions. The facility has been renovated numerous times and currently houses the Huntingdon Valley Library, Red Lion Gym, Youth Center and Community Room

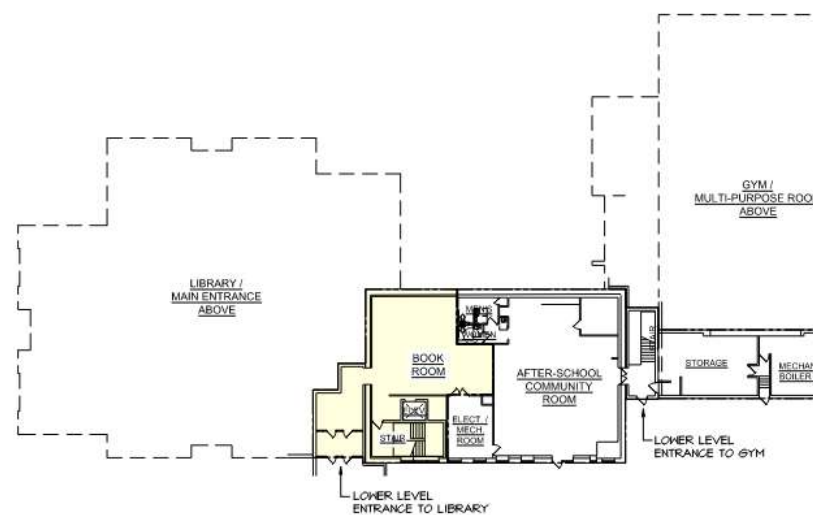


B. Existing Huntingdon Valley Library (separated from Gym).

1. The Huntingdon Valley Library currently occupies portions of the ground floor, first floor and second floor Community Room spaces.
 - a. Main Floor 15,100 SF & Ground Level 2,190 SF = **17,290 SF** Total
2. A major renovation in 1994 completely gutted the original three story structure and a two story building addition was added to create a new main first floor entrance and lower level rear entrance as well as add a new stair tower and elevator for handicap accessibility.



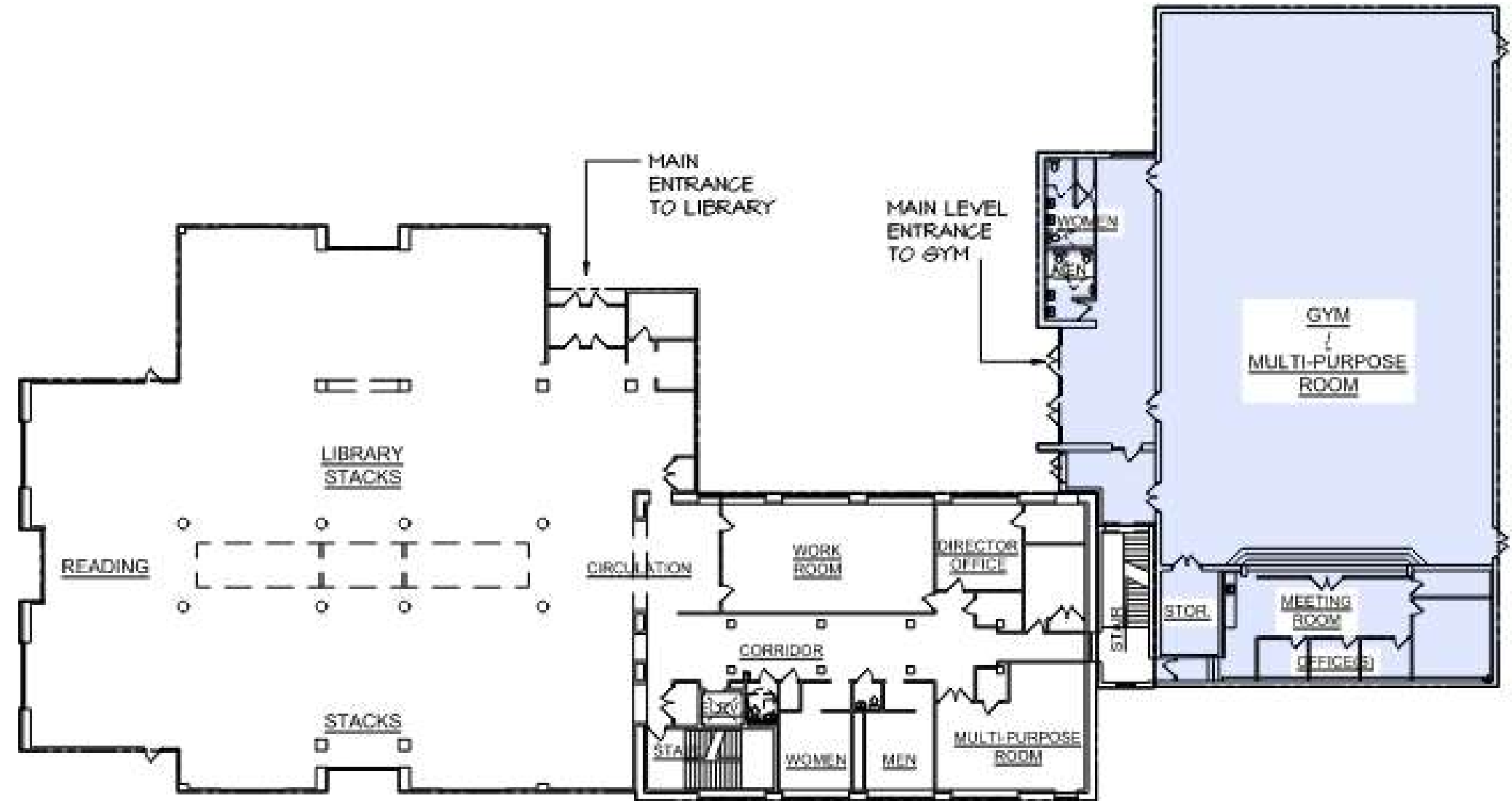
library - first floor plan



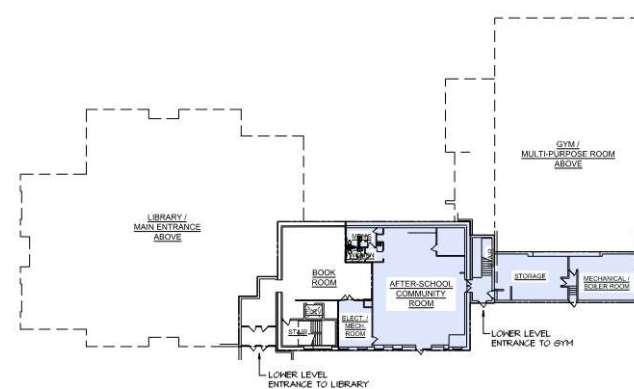
library - lower level floor plan

C. Existing Red Lion Gym (separated from Library).

1. The Red Lion Gym currently occupies portions of the ground floor, first floor of the existing facility.
 - a. Main Floor 9,200 SF & Lower Level 4,560 SF = **13,760 SF** Total
2. As part of the major library renovation in 1994, the gymnasium portion of the facility was generally left "as-is". No significant renovations to this side of the building have been done since the original school gymnasium was constructed.
 - a. The main gymnasium areas are on the First-floor level.
 - b. The ground floor area was the old locker rooms and mechanical space.



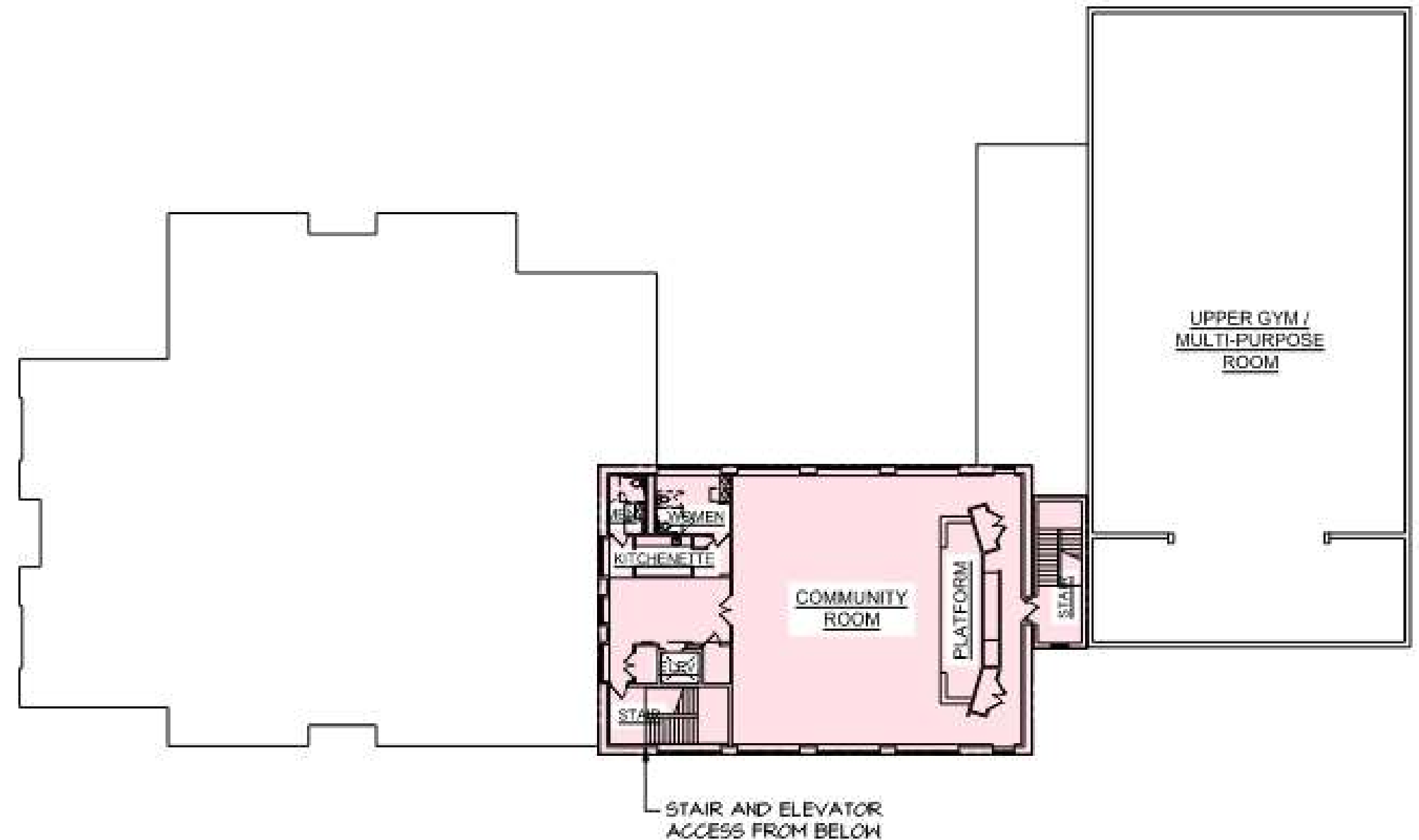
gym - first floor plan



gym - lower level floor plan

D.Existing Community Room (separated from Library).

1. The Community Room currently occupies the entire upper second floor of the building.
 - a. Upper Floor **4,940 SF** Total (only accessible through Library).
2. A major renovation was undertaken in 2000 to completely gut the original upper level and create a new community room.



community room - second floor plan

3. **Current Site Lot C:**
2683 Huntingdon Pike,
Huntingdon Valley, PA

A. Overall Site:

1. Overall Lot size 1.55 acres
2. The lot was formerly a private residence on the main public / commercial thoroughfare, Huntingdon Pike. The site land banked for future consideration to incorporate it into the public facilities of the Township and community.
 - a. *The site is not large enough to support the relocation of the Huntingdon Valley Fire Co. even as it exists today.*
3. Site Characteristics
 - a. The existing lot is relatively flat along Huntingdon Pike, but slopes to the rear and abuts the LMT School District Campus.
 - b. Pedestrian sidewalks have been added to connect Bryn Athyn Borough and the Academy of the New Church campus to the commercial districts business toward Red Lion Road.



4. **Current Site Lot D:**
3901 Heaton Road,
Huntingdon Valley, PA

A. Overall Site:

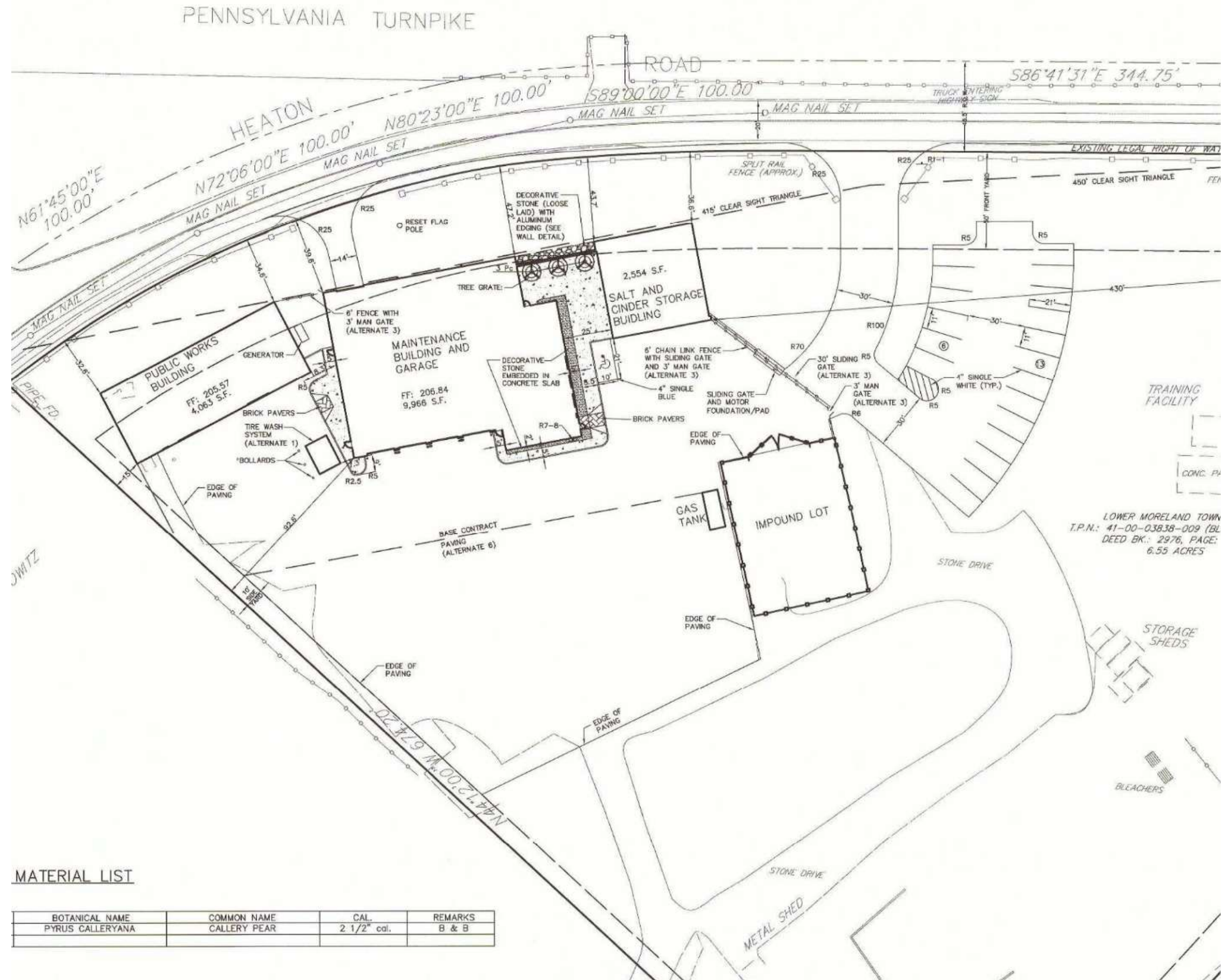
1. Overall Lot Size 6.55
2. Total 20 Parking Spaces (plus additional paved areas for trucks)
3. The new “Maintenance Building and Garage” was constructed adjacent to original Township Maintenance Facility, which now services as a storage facility.
 - a. The overall Main Floor totals 9,966 SF w/ mezzanine.

B. Existing / Old Public Works Building

1. The original Township Maintenance Facility, now services as a storage facility.
 - a. The overall Main Floor totals 4,063 SF w/ mezzanine.

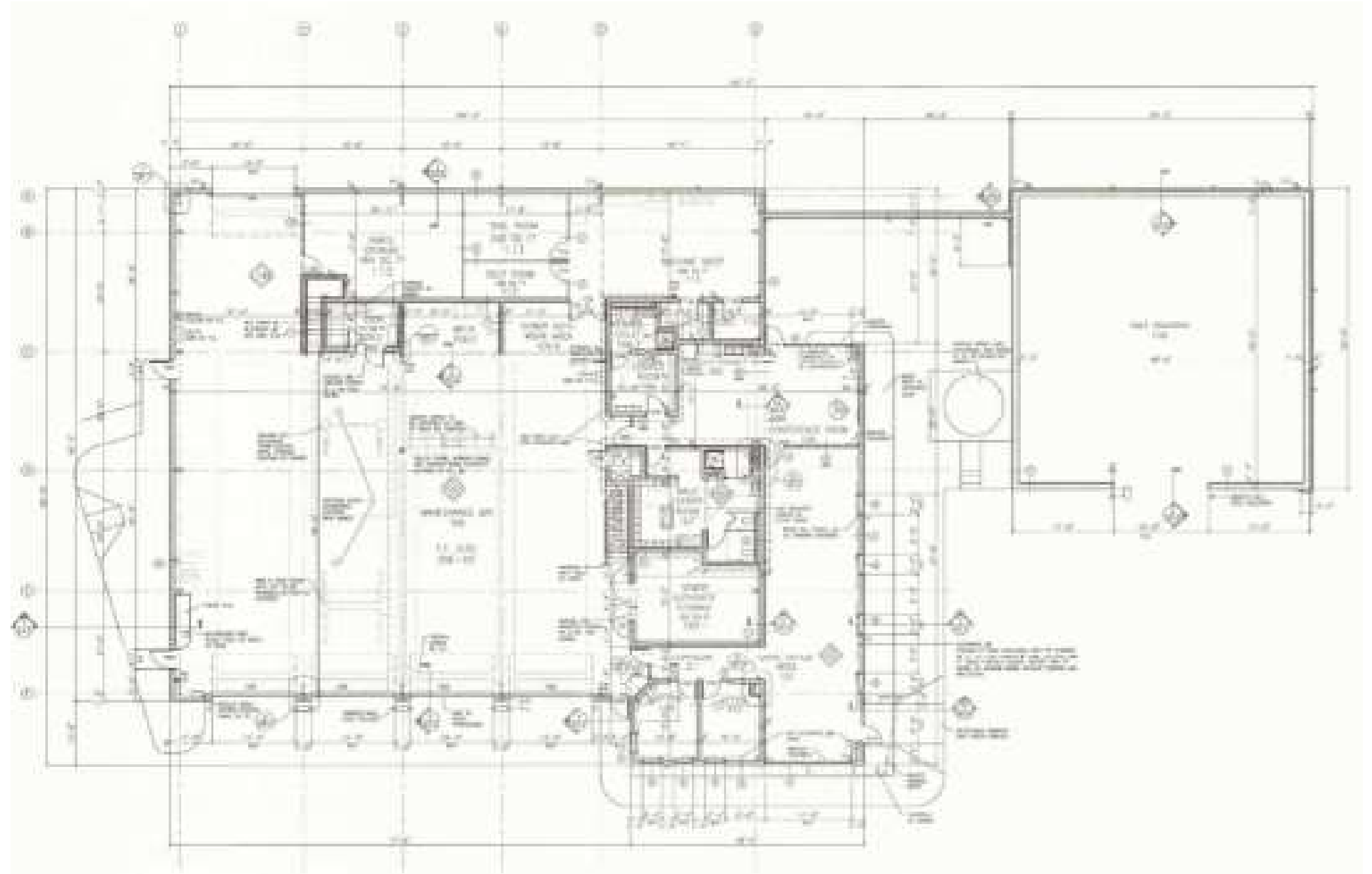
C. New Salt and Cinder Storage Building

1. The Salt and Cinder Storage Building was constructed with the new “Maintenance Building and Garage” in 2006.
 - a. The overall building totals 2,554 SF



D. Public Works Facility

1. The new “Maintenance Building and Garage” was **constructed in 2006** adjacent to the original Township Maintenance Facility, which now services as a storage facility.
 - a. The overall Main Floor totals **9,966 SF** w/ mezzanine.



SUMMARY OF PREVIOUS STUDIES

(A) Feasibility Study Report for: Huntingdon Valley Fire Company & Bryn Athyn Fire and Ambulance Company. (2012)

Feasibility Study Report For:

Huntingdon Valley Fire Company
&
Bryn Athyn Fire and Ambulance Company

March 8, 2012

G O D S H A L L K A N E A R C H I T E C T S , L L C
Kevin R. Godshall, AIA ♦ Damon Royal Kane, AIA
12 East Butler Avenue, Suite 203, Ambler, PA 19002
Tel 215.646.2092 Fax 215.646.3797 www.godshallkane.com

A. Introduction/Overview:

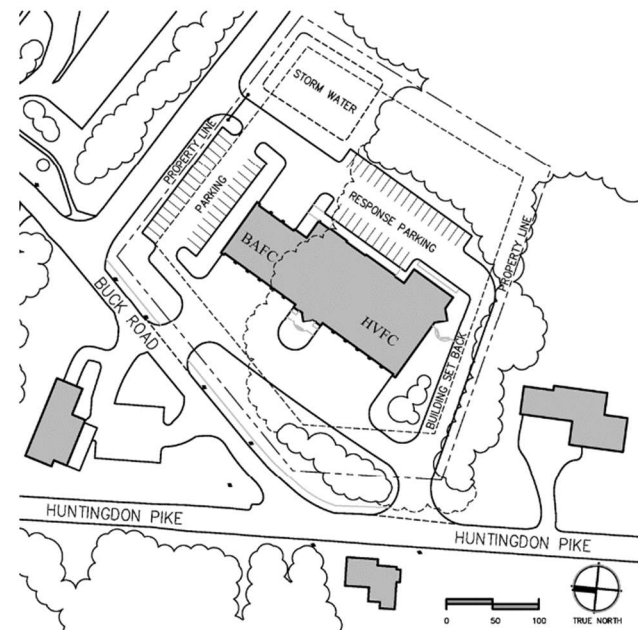
- The study's intent was to evaluate both the Huntingdon Valley Fire Company & Bryn Athyn Fire and Ambulance Company since both services are becoming inadequate to service their respective communities. Now, in 2023, with the upcoming hire of the Chief of Emergency Services, they will guide each municipality for the continued provision of these services.

B. Proposed Site Corner of Buck Road and Huntingdon Pike

- The site is currently owned by the Academy of the New Church and abuts the Existing Lower Moreland Township Owned Site "C" mentioned earlier in this report.
 - In the site evaluations, it was determined that a site size of roughly 3.75 acres would be adequate to accommodate the combined services facility.

Huntingdon Valley Fire Co. / Bryn Athyn Fire and Ambulance Co.
Feasibility Study for new Facility

Section 6:
Design Appendix



SITE OPTION 1 - Revised

Bays are created to either side of a commons area. Commons area would contain the watch desk, hose tower, air systems and other items shared by the two companies. Aprons are connected to each other and are connected to both Buck Road and Huntingdon Pike.

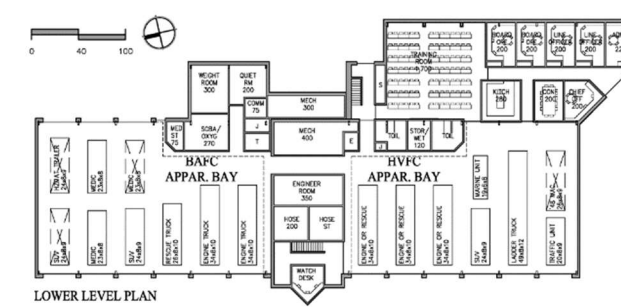
- BAFC and HVFC identities are well preserved.
- Building is setback from roads. Circulation is internal and vehicles back into bays on site.
- Access to both major streets and High School
- Improvement to intersection at Buck Road & Huntingdon Pike is a benefit, but not a requirement.
- Maintain as many mature trees on the site as is possible; in front of the building, buffer to neighboring residential property and maintaining wooded area at the lower end of the site.
- Building is long, difficult to make fit on site and does not directly face either road. The long elevation with 12 garage doors will be more difficult to make look good.
- Attempts to locate approximately 60 spaces.
- Storm water management is located to the lower portion of the site in a non-wooded section.
- Should be able to build the building in two phases if desired.

Godshall Kane Architects, LLC

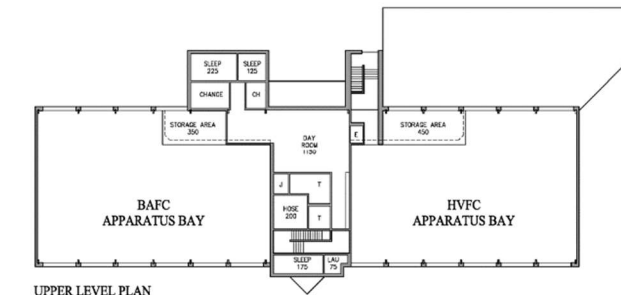
Huntingdon Pike/ Buck Road

Huntingdon Valley Fire Co. / Bryn Athyn Fire and Ambulance Co.
Feasibility Study for new Facility

Section 6:
Design Appendix



LOWER LEVEL PLAN



UPPER LEVEL PLAN

Building Option 5B:

Key Point:

- Phase 2 would be constructed as an addition. Some re-designation of spaces on the HV side.

First Floor - 21,890 SF

Second Floor - 5,150 SF

Total Bldg. SF

27,040 SF

+1,000 SF (contingency)

28,040 SF

Preliminary Budget Option 5B:

Building Construction \$6,449,200
(28,040 x \$230/SF)

Site Allowance \$800,000

* Does not include: Electrical Pole relocation, improvements to Intersection or Site Purchase*

Estimated Const. Cost: \$7,249,200

Estimated Project Cost: \$8,699,040

*Includes Soft Cost (20%)

S.F. Cost w/ Site Included: \$259/sf

Godshall Kane Architects, LLC

Potential Floor Plan option

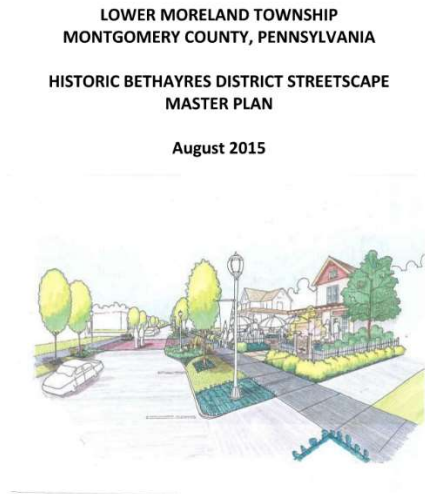
C. Proposed "Potential" Building Layout

- As part of the Study several proposed building plans were presented. The final plan issued indicated a joint fire house, with each Company separated by a common core.
 - Through the detailed study, it was determined that a new Facility of approximately 20-25,000 SF would be required to accommodate a joint fire house. This study concentrated on two fire companies "sharing" a slightly larger common building.

D. Future considerations:

- Lower Moreland Township and Bryn Athyn Borough will be hiring a Chief of Emergency Services in 2023 to coordinate emergency response in both communities.

**(B) Historic Bethayres District
Streetscape Master Plan
(2015)**



A. Introduction/Overview:

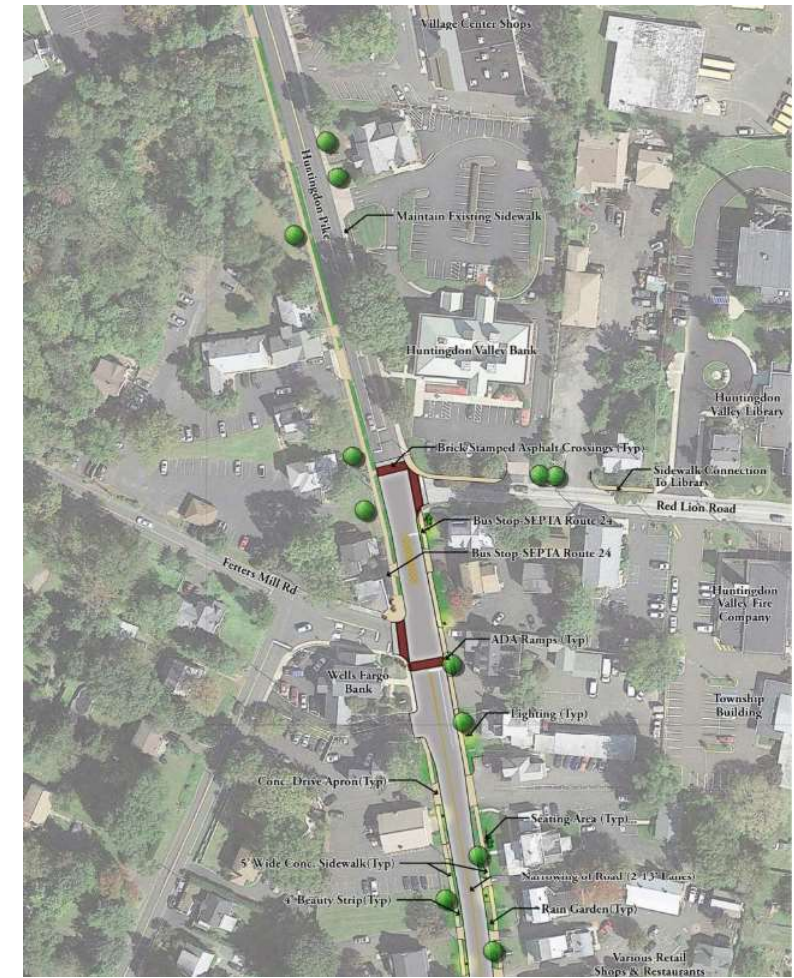
1. The study evaluated the Huntingdon Pike Commercial corridor for better utilization of Commercial and Pedestrian access and usage



- a. The Intersection of Buck Road and Huntingdon Pike was identified as the Primary Northern Gateway to the Township commercial corridor located along Huntingdon Pike.



Huntingdon Pike/ Buck Road



Huntingdon Pike / Red Lion Road.

- b. The Intersection of Huntingdon Pike and Red Lion Road was also identified as a key area for pedestrian improvements leading to Public Township and School Buildings.

B. Future Considerations:

1. Moving forward, any alterations and improvements to the Township owned properties located along Huntingdon Pike, Buck and Red Lion Roads will be at the heart of these future commercial corridor enhancements.

**POTENTIAL
FUTURE GROWTH
OPPORTUNITIES**

**Rough Order of Magnitude (ROM)
Budgeting**

For the purpose of this study, we have utilized established cost per square foot values based on published standards and area location cost adjustments. The figures presented are for comparison purposes only and should be used to evaluate the overall design possibilities.

After discussions and when a firmer direction is set, detailed evaluations of each facility under review would need to be studied for existing conditions and scope of project renovation goals to further evaluate and provide more refined budgeting.

The following evaluations shall be based on the following construction values:

Building Design: 6% of total project costs for new construction and major renovations
*note, minor renovation projects may utilize a higher fee percentage.

Site Construction: Site construction costs are the hardest to estimate because each site is different. Flat sites are less costly than sloped sites w/ retaining walls, additionally rock excavation is an unknown variable in any site construction project. For the purpose of this study, we have used average cost/acre for new “raw land” construction and existing sites.

New Construction =	\$350,000 / acre
Existing site “re-work”	\$175,000 / acre

Building Construction: Building construction costs are also greatly influence by the scope and complexity of the design solutions as well as materials selected and used in the completed project. Brick, Marble, glass etc. All offer design expressions and extended life of the project. These may offer a greater rate of return in life cycle costs; however, the upfront costs may be prohibitive at the time of execution. For the purpose of this study, we have used average cost/SF for new ground-up construction and existing renovations.

New Construction =	\$425 / SF
Existing renovation “re-work”	\$350 / SF

We have gone to great lengths to survey, document and draw up each of the Township’ existing facilities located along the Huntingdon Pike, labeled as Lots “A”, “B” and “C” earlier in the report. The Township manager has also provided the existing and projected staffing for each of the Township’ Facilities moving forward. The following options are meant to evaluate the pros and cons of renovating and/or expanding the existing facilities, inefficiencies and all, as they currently exist versus potential constructing a brand-new state of the art, energy efficient building that can offer great efficiency in services and less future costs in maintenance.

It is the goal that following this evaluation, the Township will better be able to move forward with future targeted studies as to specific projects desperately needed in some of these facilities.

1. OPTION #1: RELOCATE FIRE CO. TO NEW SITE AND RENOVATE AND RELOCATE ADMINISTRATION WITHIN EXISTING BUILDINGS.

A. Potential Overall Project Scope and Overview:

1. Develop Lot "C" w/ add land:
 - a. Relocate the Huntingdon Valley Fire Co. to the current Township property Lot C.
 - i. Properties are currently owned by LMT, LMT School District and the Academy of the New Church.



2. Alterations and Relocations on Lot "A":
 - a. Following the relocation of the Fire Co., the existing building could be renovated to house the Township Administration Functions.
 - i. Full building renovations required.
 - b. Following the relocation of the Township Offices to the old Fire Co., the existing Township building could be renovated to solely house a 2-story Township Police Department.
 - i. Full building renovations required.

3. Alterations and minor improvements Lot "B":

- a. Completely renovate the Exist. Library/Gym/Community building to upgrade the layout, flow and efficiency as much as possible.
 - i. Lower Levels require full Renovation.
 - ii. Consider 3-story addition for more secure access to Library and upper level Community Room
 - iii. Gymnasium space can be updated but there is no practical room for expansion



4. Street Scape Master Plan Lots "A" and "B":

- a. Future development of both these projects must be coordinated with and incorporated into future pedestrian developments along Huntingdon Pike.

B. Estimated Construction Cost Evaluation:

1. Lot "C" new Combined Fire Station:
New Sitework Construction:
3.5 Acres x \$350,000 / Acre = \$ 1,225,000
New Combine Fire Station:
28,000 SF x \$425 / SF = \$ 11,900,000
Design and Engineering:
6% project costs = \$ 714,000
Total Estimated Project Cost
\$ 13,839,000
2. Lot "A" existing Admin.-Police:
Existing Sitework Construction:
2.25 Acres x \$175,000 / Acre = \$ 399,750
Renovation for new Twp. Offices:
12,246 SF x \$350 / SF = \$ 4,286,100
Renovation for new Police Depart.:
19,620 SF x \$350 / SF = \$ 6,867,000
Design and Engineering:
6% project costs = \$ 689,500
Total Estimated Project Cost
\$ 12,182,350
3. Lot "B" existing Library/Gym/Community Rm:
Existing Sitework Construction:
4.74 Acres x \$175,000 / Acre = \$ 829,500
Renovation of all existing spaces:
35,990 SF x \$350 / SF = \$ 12,596,500
Design and Engineering:
6% project costs = \$ 805,560
Total Estimated Project Cost
\$ 14,231,560

Estimated total project
ROM budget projection: **\$ 40,252,910**

C. Advantages / Disadvantages:

4. Brand New State of the Art Fire Company:
 - a. A new station will increase the **efficiency of combined Twp. Emergency services.**
 - i. Apparatus Bays would be sized according to new Equipment needs and great functionality.
5. Relocation and Expansion of Township Offices:
 - a. No land purchase or major site construction required to move to a **larger building which will offer room to grow** and opportunities to host larger Township public meetings and events.
 - i. However, the Twp. staff disconnected from the Police staff.
6. Renovations and Expansion of Police Department:
 - a. No relocation would be required to **accommodate growth of the Department Staffing** and needs.
 - i. However, being on 2-stories will hinder some interactions and efficiency.
7. Renovations and improvements to Red Lion Gym:
 - a. Potential renovations could be undertaken to improve the "usefulness" of the Gymnasium areas, such as "opening up" the old stage, but the **overall size cannot reasonably be expanded.**
8. Renovations and Functional Improvements to the Library:
 - a. The use of the lower-level areas should be reviewed for improvement. Security and monitoring of the "detached" stairs and elevator offer challenges to the staff. Possibly **consider a new, more open stair elevator addition** off to the side with more direct supervision from above down to lower level.
 - i. This could also allow separate access to the second floor Community Room.
9. Renovations and Improvements to the Community Room
 - a. Consider a **potential multi-story circulation structure** may be able to accommodate better accessibility.
10. Overall Sitework and "Streetscape" Improvements
 - a. The Red Lion Road corridor is another major thoroughfare in the Township and its **improvement and especially pedestrian connection to Huntingdon Pike** could be improved.
11. Concluding considerations
 - a. Although it appears that there is sufficient "space" throughout all the properties the Township currently has, the spread-out nature and inefficiencies will not be completely solved through all the various renovation options.
 - i. **Timing must also be considered, taking on 6 to 7 different projects will extend out for many years and carry costs of construction financing must be factored into the ultimate decisions. A tighter, more efficient construction project generally saves time and money.**

2. OPTION #2: RELOCATE COMBINE FIRE CO., TWP. OFFICES, POLICE DEPARTMENT AND LIBRARY INTO NEW BUILDING.

A. Potential Overall Project Scope and Overview:

1. Site Plan - Combine all Lots "C":
 - a. Potentially relocate the Huntingdon Valley Fire Co. and combine with Bryn Athyn Fire and Ambulance Company as proposed along Buck Road.
 - b. Construct 2-story wing along Huntingdon Pike for Township Offices and Library relocation on First Floor and Police Department on lower level.
 - c. Create a common core to connect lower level to first floor and partial second floor.
 - d. Public Parking along Huntingdon Pike and Buck Road would have first floor access at the central core. Police/Staff Parking at the rear would have access to lower-level.



e. Additional property acquisition agreements with the Academy of the New Church and Lower Moreland School District lands will need to be negotiated.

2. Combined Services Building Considerations:

a. First / Main Floor Considerations:

- i. Main "Public Spaces" on the first floor entering off Huntingdon Pike in shared 3-story secure Lobby.
 - **Located off the Lobby would be access to the Township Offices, Fire Co., Library, and Community rooms.**

- ii. Create public meeting room and public restrooms in central core space.

- iii. The Combine Fire/Emergency services wing access directly onto Buck Rd away from void public areas.

- iv. The **Library and Community Rooms would be located facing Huntingdon Pike.** Outdoor parklike features can be added to enhance the "Northern Entrance" to the commercial corridor.

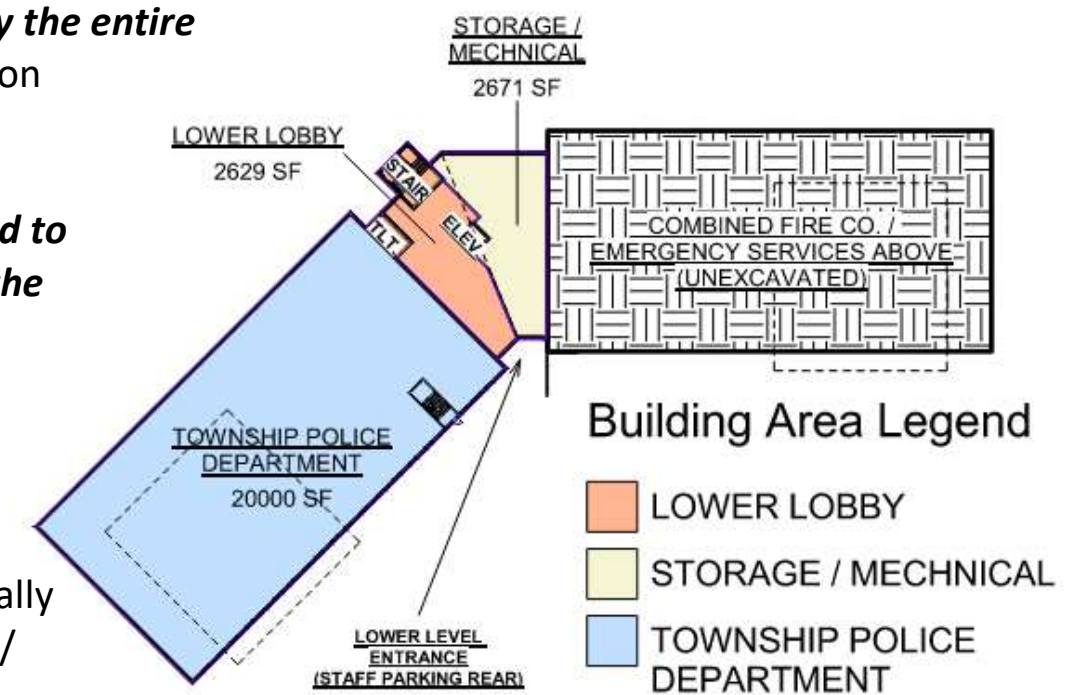
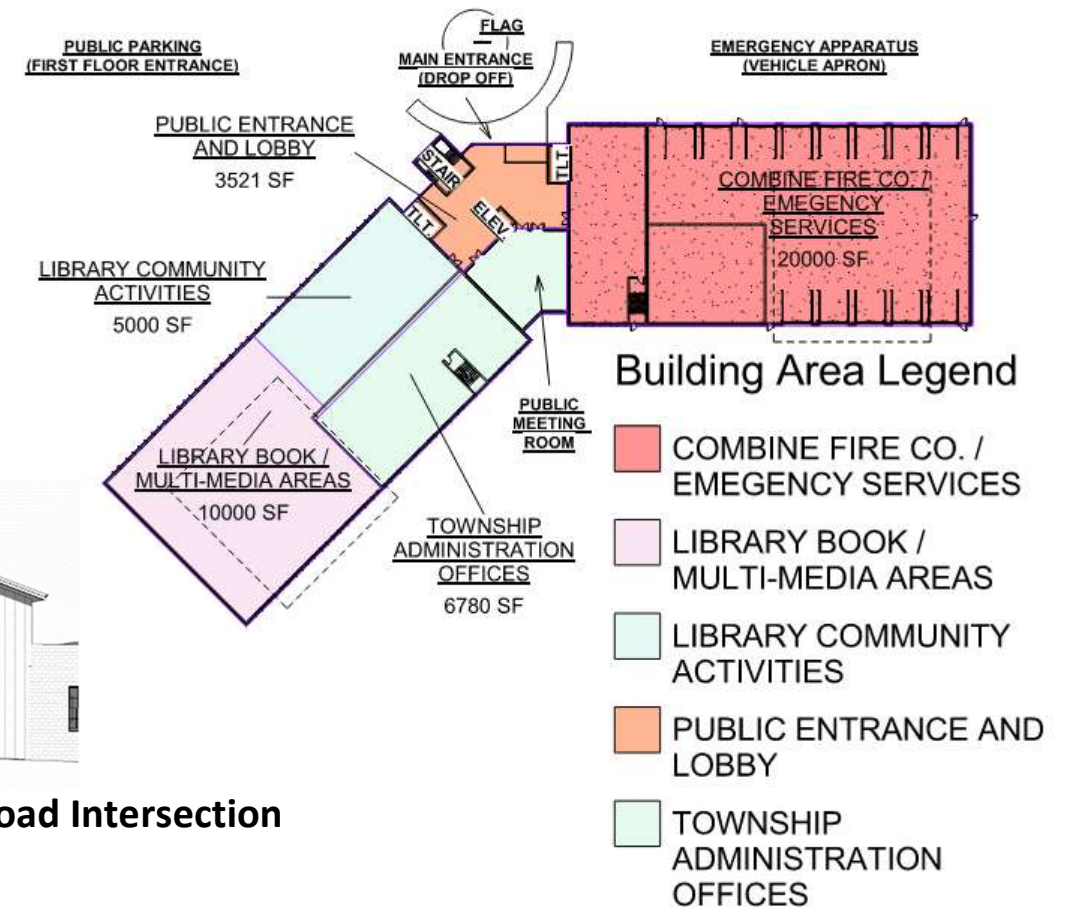
- v. The **Township Offices located on first floor with direct public access from the main lobby.** Staff would have access to the rear parking and direct communication with the Police Department located below.



Front View Facing - Huntingdon Pike / Buck Road Intersection

b. Lower Level Police Department Considerations:

- i. The **Police Department could occupy the entire lower level** with natural daylighting on at least two sides.
- ii. The Department would be **connected to the first floor "Public Entrance" by the central core** with direct the public to the lower level.
- iii. The **Police Department Parking would be located to the rear away from the public streets** with potentially a secure parking areas and evidence/impound yard functions.



c. Second Floor Considerations:

- i. additional upper-level spaces for a multitude of Community Activities.
- 3. Lot "A" No work at this time:
 - a. The Township must decide what to do with property.
 - i. (2.25 Acres site w/ 31,866 SF of buildings in assets
- 4. Lot "B" No work at this time:
 - a. The Township must decide what to do with gymnasium, not addressed in this plan.
 - i. 4.74 Acres site w/ 35,990 SF of buildings in assets

B. Estimated Construction Cost Evaluation:

- 1. Combine Lot "C":
 - New Sitework Construction:
5.33 Acres x \$350,000 / Acre = \$1,865,500
 - New Combine Facility:
80,000 SF x \$425 / SF = \$ 34,000,000
 - Design and Engineering:
6% project costs = \$ 2,152,000
 - Total Estimated Project Cost
\$ 38,017,500

Estimated total project ROM budget projection: \$ 38,017,500

C. Advantages / Disadvantages:

- 1. Overall Sitework and "Streetscape" Improvements
 - a. Dedicating ***all site design and approval efforts into one combine site should yield savings*** in overall project design costs and permitting timelines as opposed to multiple projects.
- 2. Brand New State of the Art Emergency Services "Wing":
 - a. A new station will increase the ***efficiency of combined Twp. Emergency services.***
 - i. Apparatus Bays would be sized according to new Equipment needs and great functionality.
- 3. Relocation and Expansion of Township Offices:
 - a. A ***separate Lobby, Meeting Room and Public toilets with secure vestibule*** will significantly aid in the control of the Administration Office areas.
 - i. Provide a more flexible "open plan" for office areas in the initial design and future reorganizations.
 - b. Locating the ***Administration staff adjacent to the Library and Police and Emergency Services will also aid in the daily communication*** between departments.
- 4. Relocation and Expansion of Police Department:
 - a. Moving to a new ***larger 1-story facility would accommodate growth*** into more space that will offer the Department room to grow and allow for more staff and functions.
 - i. Having a larger rear site with Secure Parking and impound capabilities will also aid in the efficiency of joint services.
- 5. Relocation and Functional Improvements to the Library:
 - a. ***Combining the programmatic needs currently spread over three floors into one single level*** would greatly aid in staff monitoring and oversight.
 - i. In addition, the ***added second floor multi-purpose community room would be more functional.***
With an independent stair and elevator, it could be used as stand alone, for outside groups, or used as part of the library program similar to the existing second floor "Community Room".
- 6. Renovations and improvements to existing Red Lion Gym (lot B):
 - a. A combined new facility ***does not address the township's recreational and gymnasium space needs.***
- 7. Concluding considerations
 - a. Combining all the Township Public Facilities into one large facility appears feasible with the land available. This combination should be more economical in overall construction costs through the "economy of scale" and the speed in which new construction could be erected while the existing facilities continue to operate. It also allows Twp. flexibility in uses for existing properties.
 - i. ***The overall project timeline and associated financing costs could be lessened.***