

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING - ARCHITECT INTERVIEWS
MAY 24, 2012

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, May 24, 2012, in the Township Building. The meeting was called to order at 5:30 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, Erika Spott, Bill Jenaway and Carole Kenney. Also present was: Dan Russell, Director, Parks and Recreation.

INTERVIEWS:

W2A Design Group

David Drake led the W2A team. Highlights of his presentation:

- W2A has been in business since 1960
- long history of working with municipal governments and the whole team has direct experience with recreational facilities and similar projects
- experience with change orders is excellent with some projects finishing below bid price
- First steps are programming and conceptual design efforts
- Will come to a consensus on a schematic design for preliminary construction cost estimate and then follow the typical design approach
- will go into design development in further detail and provide 3D renderings.
- will make a public presentation if so desired
- will update construction costs
- will go through the construction document process for the final plan and specifications
- will go through the bidding and construction administration process.

Highlights of Russ Benner's presentation:

- the intent of the civil site work is not to totally reconstruct the site as it relates to exterior areas around the building
- FEMA flood plain on the site, some building flooding - not known if it is associated with drainage or flood plain
- Will not be increasing impervious coverage - intent is to try to use what is there now
- Best Management practices will be incorporated in landscape plan to address stormwater runoff
- there is a detention facility currently on the site so some type of infiltration

(rain gardens or bio swales) can be used since this is not in a sinkhole prone area.

- make sure there is emergency access availability to the building
- evaluate truck turning movements for delivery trucks as well as fire trucks
- evaluate existing driveway entrance in view of increased use of this site and evaluate if township should consider any improvements.

Highlights of building engineer's presentation:

- will provide top to bottom assessment of ageing building systems (mechanical, electrical, plumbing, fire protection, teledata services) with a view of salvaging parts of it that may not need replacement.
- After evaluating what works or does not work, limitations, space needs will start working with architect in terms of phasing, what kind of facilities are needed for certain areas and then begin to put the system together
- Every job is approached with a view to sustainable design to keep utility costs down and build an energy efficient and a healthy environment
- In keeping costs down, there is a number of things that can be done with the HVAC and lighting when there are not a lot of people in the building as well as installing high efficient lighting fixtures.

Mr. Drake provided the following additional highlights:

- Prioritization of needed improvements
- look at accessibility, energy efficiency and exterior image of the building
- Add windows
- Separate floor area for seniors
- The green space south and southwest of the site along the creek was noted
- ultimately the project may involve some kind of phasing
- a master plan and connectivity to the residential areas, the high school area and trails through that area in the future.

Additional highlights from the W2A team:

- make a strategic impact to the building.
- First concept is to renew the little roof area over the main entrance (glass area) and add some connecting pathways, ramps, an outdoor porch/gathering area, which connects the whole front façade and gives it a purpose and presence and allows people inside to enjoy daylight.
- position a new elevator, punch new window openings, and unite with a roof structure.
- In the room with odds and ends storage currently not being used convert into some small meeting rooms.
- soften the hard asphalt look of the building entry by installing some planters and open seating
- On the second floor is the potential for an outdoor porch area that overlooks the site and connects back into the new senior center

Mr. Philips asked if estimating and managing construction costs will be done in house or contracted out. Mr. Drake responded it would be done in house.

Mr. Philips asked if estimates are updated throughout the design process. Mr. Drake responded in the affirmative.

Mr. Philips asked about their bid experience and if it was generally on bid, under bid, or over bid. Mr. Drake responded on occasion they are over bid, but usually they are under or close to bid.

Mr. Philips asked how W2A envisions bidding this project out, the traditional way with a newspaper ad or electronically. Mr. Drake responded they could do it either way. He said basically it is done electronically.

Mr. Philips asked how change orders are handled. Mr. Drake responded change orders are reviewed very carefully. Their first line of defense is to try to make sure everything is covered well in the bidding document. He said there will be times there are unanticipated situations, but their experience is those are usually less than 1 percent in their renovation projects.

Mr. Philips asked if their approach would be to gut the building and start from scratch or salvage what they can. Mr. Drake responded architecturally they will save what they can and move forward. The mechanical engineer also responded they will first look at the conditions of the systems. If they are 20 years or older than it is time to start thinking about replacement. There are also code considerations since this building probably predates many of the latest code revisions. They will have to take a look at the building foundation, electrical panels, lighting; initially it will end up being a thorough gut job on some systems and others that may be salvaged or phased.

Mr. Philips asked about their philosophy on obtaining relevant information on the needs of the various constituencies. Response included the following points:

- Survey of existing building
- Determine potential shared spaces
- thorough questionnaire for all the key personnel
- exchange sketch ideas
- more defined sketching back and forth to get consensus approval.

Mr. Drake commented they would rely on township staff to identify the groups they should be talking to, assist them in distributing the questionnaire and help in setting up meetings subsequent to the questionnaire.

Mr. Waks asked for examples of other projects where the client asked for one feature and W2A came back with another approach that better suited the client's needs. Response: Although a specific example was not provided the

W2A team member indicated any idea does have some merit and if it does not fit W2A's vision, they try to incorporate part of it somehow. The mechanical engineer responded that a different approach scenario happens a lot in the engineering field on the HVAC side because building HVAC systems now are much more complicated, but a greater variety of ways to cool and heat buildings today as opposed to the way it was done 30 years ago. Very often they end up educating owners in different ways to pitch a certain HVAC system and say this type of building lends itself to this type of system which can help save money.

Mrs. Kenney asked about the use of geothermal with this building. Mechanical engineer response: A test well would be done to get a sense of the flow and condition of the subsurface. A certain type of heat transfer capacity is needed with the earth because you are pumping water down into a tube to extract the heat from the earth in the winter and dumping heat back into the earth in the summer time. There is a certain "sweet spot" in terms of what kind of earth land mass is needed to make that happen. For a community center of this size, a fairly large test well would be needed and this may or may not be possible. The wells could be placed under the parking lot, although with it being in a flood plan that could pose some environmental issues.

Mrs. Kenney questioned if the elevator would be three stories, internal or external to the building and would parking spaces be lost. Mr. Drake responded a few parking spaces would be eliminated, but nothing of any real magnitude. He said the elevator would be three stories and is part of the addition so it would be inside and not coming out very far from the building.

Mr. Jenaway asked why W2A should be hired to do the job. Mr. Drake responded W2A will have the township's best interests at heart, stay within budget constraints, follow the schematic design benchmarks, and make sure people are content at each level to make sure the final results are what is envisioned.

MKSD Architects

Silva Hoffman, partner, introduced Mark Thompson, Gabrielle Rizzi, and mechanical consultant Kevin Buxton. Ms. Hoffman will function as a partner in charge, Ms. Rizzi will function as project manager, Mark Thompson is project designer and Kevin Buxton will be working on mechanical, electrical and plumbing design of this project.

Highlights of their presentation:

- first step is getting to know the stakeholders and analyzing the existing building and the needs for the senior center, parks and recreation, and the third party facility for the sports training element.
- review mechanical, electrical, plumbing design options, produce the instruction sets and provide guidance in the bidding process and the construction.

- Because the site has a severe slope they will be looking at a ramp
- providing a façade for the township facility.
- more dialog needed to understand exactly how this building will be used
- existing building has a fitness center functionality, but needs work for meeting rooms, community room, fitness room, senior center, some office space, a new elevator, basic support space of locker rooms, toilets and showers
- meetings will be held with the public and senior group to make sure spaces are provided within the budget.
- Visibility is critical for fitness centers and community centers. Fitness space should be surrounded with a lot of other functional spaces such as meeting rooms, multi-purpose rooms, so you can see in and out of those fitness centers since it will help promote the various amenities of the building
- Space flexibility is important, for example, a basketball court can be used in different ways as a meeting room or a variety of physical activities.
- highest operating cost for this building will be utilities, HVAC and lighting
- will be looking at functional and efficient mechanical systems
- need to find out if equipment there now can be reused
- Ventilation for a building like this is key and flexibility is necessary to provide for minimal attendance as when a gym is used as a classroom or maximum for a 200-300 people event.

Mr. Philips asked what is done to minimize change orders. Mr. Thompson responded an existing building like this is the biggest challenge because there are parts of the building they will not know about without demolishing part of it and opening up walls. It is important in the beginning to do as much detailed field survey as possible. The part of their approach is they use Revit 3D software as a design tool which helps create a tighter set of drawings. If mistakes are made they will stand up to those mistakes.

Mr. Philips questioned whether they would gut the building or keep parts of it. Response: There are some spaces that can be reutilized and certain portions would have to be torn down.

Mr. Philips asked how they perceive working with the various tenants/constituencies in the building to arrive at a consensus. Ms. Hoffman responded they would have multiple meetings with all the various groups to understand their needs, how they envision this building working for them and then engaging all of them together to come to a consensus about how to live in this building together.

Mr. Philips asked if this would be done through preliminary design/schematics process. Mr. Thompson responded they would probably start in a programming process and user group meetings. It is important to ask people about their dream and wish list. Once the wish list is complete, it is time to prioritize and then meet with the individual constituencies because it would give them the freedom to indicate what they want and what would best suit their

needs. Public meetings could also be held.

Mr. Philips asked what they envision for the site. Response: work is needed in the flooding area on the east side and also the north side of the parking lot where the paving could be improved. A lot will depend on budget and schedule. If an entire stormwater system has to be redesigned it would involve a year-long approval process. Building aesthetics need to be addressed as well as making the entrance more inviting and well lit so people coming during evening hours would feel safe and secure. Good signage if there are multiple entrances. A small loading area for truck deliveries to the kitchenette serving the community room.

Mr. Philips asked if the bidding process would be handled electronically or the more traditional way with paper. Response: More and more it is being done electronically and they have found the less paper the better.

Mr. Waks asked if they can provide an example of one of their projects where a client had an idea and they were able to come back with something that was more creative and innovative, but also kept it within the confines of the budget. Response: Lehigh University's student recreation center was provided as an example similar to Upper Merion's project, except they did not have the community/senior center aspects. It was a six-level very old building with many issues on the interior and very closed and dark. MKSD came back with concepts that created visibility through the entire building. MKSD felt it was critically important to get rid of the dungeon feel to the building and bring a lot of natural light in through new windows to the exterior. A unique aspect is someone standing in one part of the building could see in four or five different recreational spaces. It was exciting for the students since it became a social activity for them. The openness and visibility were done not only horizontally, but vertically with a mezzanine in the fitness center so someone working out at one level could look down and see everyone else. Big wide stairs were designed not only for functionality but to encourage social interaction. This project was kept within their budget. .

Mrs. Kenney asked about the lowest level of the building and if it is envisioned to have that area as useable and recoverable. Response: there is a lot of square footage and it is in really bad shape, but the area has a lot of potential. It would be part of their overall scope involving heating, ventilation, lighting, and providing an elevator from the other levels.

Mrs. Kenney asked if the elevator would be inside or outside the building. Ms. Hoffman responded currently it is shown inside the building and they have done it both ways. They need to analyze and figure out if it should be a small addition on the exterior of the building or if it should be on the inside.

In discussing about where an elevator might go to connect all three levels, Mrs. Kenney stated there are a couple of places on the top floor where there is a disconnect. She asked if the architect envisions connecting these spaces.

Response: it was MKSD's initial suggestion to connect the two places, remove the HVAC units in those locations and relocate them someplace else to make that space continuous which would be so much more useful.

Mrs. Kenney asked about another non continuous, unused space with a stairway that is only accessed from the outside and whether it will be demolished. Ms. Rizzi responded they would need to look at it to determine if it is worth taking down the partitions and that would be part of the design they would be looking at. Mr. Thompson responded they thought about connecting all the space on the second floor which would be served by the elevator.

Mr. Jenaway asked about the single biggest challenge they have. Mr. Thompson responded the budget and scope decisions are the most challenging. He explained there are times you start getting into the design of the building and you end up spending half the budget on things that no one sees, mechanical systems, electrical systems, ADA kind of things that do not provide a recreational space that people use, but has to be done to make code and make the building sustainable and viable for the next twenty plus years.

Mrs. Spott asked how disagreements among stakeholders are handled. Mr. Thompson responded it is important to poll people as to what they really want and hear what they have to say, and then ask them to prioritize their needs so that they have some ownership over those priorities. With a building like this with several groups involved not everyone's top priorities are going to be met and it is important for them to provide a wish list.

Mrs. Spott asked if MKSD has done a project with a senior center component in a broader community based building. Mr. Thompson responded MKSD designed a community recreation center near Ephrata with a large senior center and provided other examples of work with similar functions.

A question was asked from the public about safety and if MKSD does something more than the code requires. Mr. Thompson responded code requirements take care of 99% of what the public would be concerned about. He listed safe entrance into the building, handicapped accessibility, proper lighting levels, ease of access through doors that are not too hard to open, stairwells with guard rails, slip resistant materials. Mr. Thompson referred to his earlier statement that a large portion of the budget goes for items that nobody sees or appreciates and safety is one of those code requirements and safety is a large part of that.

A question from the public was asked about sustainability, energy efficiency and if geothermal would be used for heating and cooling. Response: MKSD is open right now as far as what they will evaluate and it is certainly an option that can be looked at along with other sustainability options.

Architectural Alliance

Mr. Bruce Cavin stated that Architectural Alliance was founded 25 years ago and have worked with community center recreational project both in the private and public sector. He pointed out that Rudy Ducharme was the architect for the renovation at West Valley Forge Road when the Gold's Gym took over and as such they are familiar with the property. In order to improve curb appeal, windows can be punched for light, the entry can be made more inviting, and landscaping with parking islands can help soften the site. The facility is very adaptable with the possibility of a lot of different uses. If more space is needed, a mezzanine can be created.

Mr. Ducharme stated their plan is to do an evaluation with their engineers and structural consultants and figure out the code needs, although they will try to work with what is there. He indicated that it is not known how many times the property has been renovated since the last time Architectural Alliance worked on it. There could be numerous systems there we are not aware of.

Mr. Jenaway asked for information on Architectural Alliance's project for the West Chester YMCA. Response: The 65,000 square foot West Chester YMCA has all the components that Y's generally have such as recreational, fitness, pools, etc. While some of the building components go back to 1912, Architectural Alliance's involvement goes back to 1994 when extensive renovation was done throughout the whole building.

Mr. Philips asked about their track record of being on target with costs. Response: they use an outside consultant for more accurate numbers.

Mr. Philips commented he assumes that they will be on site, carefully monitoring the construction. Response: They are on the phone with the contractors on a constant basis and on the phone with owners whenever an issue arises. They have four main project managers that do this kind of work day to day keeping a job on track. The architects are not on the job site and believe it is important to stay out of the way of the contractor.

Mr. Philips asked about their bidding process. Response: contractors call for a password and drawings are obtained from their website.

Mrs. Kenney asked if they have any specific ideas in making the site as energy efficient and economical as possible. Mr. Ducharme responded since the building is buried in the hill there is a much better situation than most without all the heat loss which basically keeps the building temperature at 65 degrees on that one side of the building. There is currently decent roof structure insulation. The last time Architectural Alliance renovated the building it was noted there was double what is normally seen on this type of building. The mechanical engineers can provide a better idea about energy efficiency and the economics.

Buell Kratzer Powell

Mr. Joe Powell discussed several recent projects featuring an older adult

center, gym/fitness center. He attributes their success to a process involving conversation, design and research. It is a circular, collaborative process and everything they do involves a stakeholder team. Everybody that is important to the project gets together to talk with that stakeholder team and follows the project from beginning to end as far as they can.

A member of the team stated while the focus on this project is on the building and the views, there is a very large, somewhat awkward parking lot around the building. The center sits right on Crow's Creek, which is a tributary of the Schuylkill. With the stormwater requirements and municipal MS4 permit requirements there is an opportunity here when addressing the parking to make it a more attractive entrance, more attractive parking lot, and address those requirements without repaving and spending a great deal of money. An example of an Acme in downtown Wilmington was provided showing how they retrofitted the parking lot so the stormwater was managed for the roof and the entire parking lot through very small interventions between the cars and along the edges. The opportunity to something similar within the existing site would be part of this project.

Mr. Powell stated they will find some creative ways to mitigate the water within the budget to deal with the issue of rainwater conductors draining into the creek across the parking lot.

With regard to engineers systems, they will do a code evaluation and assessment with the probable goal of having to redo all the HVAC, plumbing, electrical systems in the building as everything has pretty much reached the end of its useful life. The MEP engineer will sort out what is the most efficient, what is best for expansion and/or change, what might be the most sustainable in the long run and not necessarily by putting in a larger system. It is their goal to make sure they are efficient and small at the same time.

Utilizing a slide presentation, a member of the architectural team indicated how they intend to approach the project and outlined several options. One of their ideas is to give the seniors the entire upper level so they can operate independently of the fitness and sports. It was also noted that installing rain gardens might help mitigate the stormwater without losing parking.

Mr. Philips asked about their track record with cost changes and cost overruns and how those processes are managed. Mr. Powell responded their track record is excellent. One of reasons they get asked back by the City of Philadelphia it is due to their whole process of discovery to move the construction properly and the way their documents are assembled and managed.

Mr. Philips asked if their documents are put out to bid with paper copies or e-bidding. Mr. Powell responded they actually do both. They are currently doing an E-bid and submitting all digital documents for both specs and drawings.

Mr. Philips asked if their concept was to actually gut this building. Mr.

Powell responded in the affirmative.

Mr. Waks asked for an example of a time when one of their clients wanted something, but through innovation and creativity Buell Kratzer Powell came up with something else that was better and stayed within the budget. Mr. Powell provided the example of a library in New York City. The client had a “wish list” all on one floor, and they ended up doing a second floor after the architects went into interview with two sets of sketches.

Mrs. Kenney referred to the previous mention of rain gardens in the flood plain and asked what is envisioned for this building from a sustainability standpoint to make the building as economically viable and green as possible. A member of the team responded their philosophy with the site is to make it work not only for stormwater and runoff, but also for the aesthetics. They are looking for ways to meet the parking, entrance and function needs, but also make it a nice place to be outside, and then integrate the stormwater. Another member of the team said they might try to find some way to connect, if not directly, with the pool, then then have some synergy with it. One of the goals is to make this a big township complex and not segregate it. In terms of the building, it is first important to make sure that it is well insulated. If the building is well insulated the size of the systems that are needed to power it can be reduced. A well-insulated building provides a tight envelop from an HVAC standpoint. Then talk about zoning HVAC, night setback, and a robust control system since there will be different tenants occupying the building at different times of the day and different parts of the building. Energy recovery is another consideration which is a process of recouping conditioned exhaust air. This building is dark and does not have a lot of windows. It could be opened up to bring more direct light in. The opportunity exists for this on the third floor. Use operable windows and orient spaces so that the prevailing winds flow through the spaces and the building. Add some vents to the roof so air flows through the building naturally. It might be possible to create a basilica type section. All these options will be explored to drive the cost down for maintaining the building.

Mrs. Spott asked to describe what the firm would do in the first 90 days. Mr. Powell responded a committee needs to be established to make decisions for the group, or at least make decisions that can be brought back to the group and voted upon. Buell Kratzer Powell would convene that committee and listen to everything everyone had to say about their vision, what they think should be here, how they envision using it, what their special needs are. At the same time, a crew would be sent out surveying the building, documenting everything and making sure everything is drawn properly and in the right place. After everyone is heard and evaluated, the firm will come back with at least three options to put on the table. After weighing the pros and cons, more refining is done, code requirements are reviewed, and then a return to the stakeholder committee with more options. The stakeholder committee will take a look at those options and see what makes sense, what works, what does not work. Buell Kratzer Powell will then narrow that down and work out a schematic design. The structural engineer will have reviewed the building, looked at the structure and assessed

what is possible and what might need to be done to shore it up. They will provide a document and drawings and some images that are much more detailed that illustrate what they have heard and produce a set of documents for presentation to the community. An estimator will provide an estimate of probable cost. Once that is done they will get into design development and construction documents with stakeholder team input. Mr. Powell stated a lot can be accomplished in less than 90 days.

Mrs. Spott asked how they balance competing stakeholder interests. Mr. Powell responded once he gets to know the personalities he can figure that out since it is difference for each project.

Mr. Jenaway asked if it is conceivable to put the senior center on the first floor as opposed to on the third floor. Mr. Powell responded it is definitely a possibility.

Mr. Jenaway asked why Buell Kratzer Powell should be hired versus another architect. Mr. Powell responded they will under promise and over deliver.

Someone in the public audience asked if it would be possible for Buell Kratzer Powell to visit the existing senior center. Mr. Powell responded in the affirmative.

Mrs. Mary McCree Green, VP, Senior Center, asked if the elevator is on the outside of the building. Mr. Powell responded it will all be conditioned space and while it would be outside it would not be "outside outside."

Mrs. McCree expressed opposition to having the seniors on the third floor since many of them are on walkers.

With regard to the possible use of the first floor for the senior center, Mrs. Kenney noted windows have been placed on the side where currently there are no windows. She asked if there is a possibility for windows on the other side that goes into the hill. Mr. Powell responded they will have to organize the way the cars are parked so there is an opportunity to carve away some of that space.

Mrs. Kenney asked about ADA accessibility from the parking lot for the senior center to either the first or third floor. Mr. Powell responded ADA accessibility is a requirement and they would figure out the best place for the elevator and find a way to make it work.

Kimmel Bogrette

Mr. Martin Kimmel provided an overview of this firm which was founded 17 years ago and now has over \$700 million worth of built work. He indicated that the firm has a goal of zero change orders and has considerable experience in community recreation. Mr. Kimmel detailed their master concept planning which

has seven components. They would help write an appropriate project mission statement which is the first step in consensus building and getting people on board. When there are a lot of ideas some provide interesting, but sometimes inappropriate ideas which may be too expensive or off point. To avoid hurt feelings because their idea was not adopted, Kimmel Bogrette takes every idea and places it against the mission to see if it helps move that issue or not. That is the first step before any design is done. The second step is to understand the need by determining the spaces needed to make that function happen. Mr. Bogrette explained a qualitative component to their programming where they write in understandable English about every single space, what it is supposed to do, how it is supposed to perform and what its characteristics are. The next step is to identify the constraints, the benefits, its volume, and design out all of the weaknesses. After the need and mission are documented and constraints understood the design will present ideas that fulfill the programmatic needs, meet the mission and reconcile all of that and show how it is going to work. Last is the cost estimate and professional cost estimators tend to be conservative.

Mr. Kimmel discussed prevailing wage and in many projects they like to componentize the project in a way that more of it can be shop fabricated to reduce prevailing wage cost; however, for a renovation such as this there would be less opportunity.

Mr. Jim Bogrette went over some transformation and community recreation projects.

Mr. Philips asked for more information about the column design mentioned earlier for the Darby Creek Watershed. Mr. Kimmel responded Darby Creek has a beautiful watershed with great ravines. When they looked at the side of the building, it had great views to all the open space. Their design concept was what if they could create an indoor/outdoor ravine that would be the gateway to all their open space. With that idea came the column design which is intended to be tree-like as one would go walk down walking through doors looking out over the open space.

Mr. Philips asked how Kimmel Bogrette would bring the Haverford experience to Upper Merion. Mr. Martin responded the Upper Merion building has a wealth of volume. There is opportunity to create additional square footage space, and additional opportunity for spatial experience within which Kimmel Bogrette would try to capture and take advantage of the open space over the hill.

Mr. Martin noted there is even opportunity with regard to the pool. From the exterior standpoint there were not clear from the RFP how far to go with the exterior, but there is certainly a lot of opportunity to rethink that and use simple economic materials and siding to make it look different. More daylight is needed at the entry and cover at the entry. The site will reveal how best to approach it once they know more of the goals. Mr. Kimmel noted that the net impervious can go down without losing any functionality of parking and that can go from being a very harsh outdoor environment to a much nicer setting while picking up some

stormwater best management practices along the way. Windows are needed. Daylight is free lighting and will rid the building of a dungeon like space.

Mrs. Spott asked if Kimmel Bogrette has experience with a senior center. Mr. Kimmell responded in the affirmative and provided examples of their work in Bethlehem and New Jersey. Mr. Bogrette said one of the centers has a room dedicated to seniors along with shared space for seniors. He said there are reasons seniors would want their own space, but mixing programming and conducting operations in a way that enables shared space by scheduling time when kids are in school would make it available to seniors for a certain block of time possibly in the morning.

Mr. Kimmel said one of the amenities popular among senior populations is to integrate a walking track surface. Haverford is a double gym which makes it a very nice long track. Mr. Bogrette commented if redundancy is reduced in the building and shared areas could be found there would be flexibility to allow different uses.

Mr. Philips asked about the technology Kimmel Bogrette uses to create drawings and bidding. Mr. Kimmel responded all of their projects are computer 3D model which enables communication in a more photo realistic way. Projects are documented for bid in 2D and 3D depending on what the goals of the project are.

Mr. Philips followed up by asking more specific information about their bidding process. Mr. Kimmel responded they present the full array to the owner which is it is either done all in disk, through an FEP site or through a third party service. Paper drawings are rarely handed out any more.

Mrs. Mary McCree asked how Kimmel Bogrette would handle the entrance and exit onto Valley Forge Road. Mr. Kimmel responded there would be a full topographic survey of the area at the start of the project. At that point they would work with the township and go through the process to improve the access as much as they can. Less vegetation for a better sight line would be helpful. He noted the full scope of improvements would be completely out of their control since it is a PennDOT road.

Mrs. Kenney asked how Kimmel Bogrette would envision using the lower level where there is a huge amount of space that is currently lost right now as well as addition windows for more light. Mr. Bogrette responded that space is not on grade, but it is close to grade. The mechanical space is grossly oversized and that would be validated in their process and their initial reaction is that there is more space there then the building needs. It is relatively close to grade so those rooms and the stair towers provide the ability for more palatable sections so it is not like this "long railroad car" of space. After cleaning some things up, moving some walls out, and looking at the ceiling to get more volume, it is possible to get those to be much nicer rooms. Mr. Kimmel commented as far as which functions would be used in that space would be something more that they

would be able to recommend through their process as to what makes sense to be in one place versus another. Mr. Bogrette said the other challenge for the building is not to have too many entrances for more control of the building. The entrance should be made obvious so that it is not necessary to hang signs all over.

ADJOURNMENT:

It was moved by Mr. Philips, seconded by Mr. Jenaway, all voting "Aye" to adjourn the public portion of the meeting at 9:15. None opposed. Motion approved 5-0.

RONALD G. WAGENMANN
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered: