

Township of Haverford



Master Facilities Plan

Board of Commissioners

Township Property Committee

May 10, 2010

Task Summary

Completed Tasks

- Review of property records was completed, including:
 - The Township's Comprehensive Plan
 - Property insurance records and reports
 - Third-party reports and analysis of existing facilities
- Creation and presentation of a current inventory
- Identification of specific deficiencies

Preface

This is the second report of the Township Property Committee, supplementing the previous inventory and analysis of the Township's facilities, with the goal of creating a:

- Roadmap for discussion among the community and the Board
- Decision-making tool
- A program of continued review/updating in order to *improve the efficiency of Township operations, and maximize community resources*

Facilities – Current Status

Police Department



- Approximately 11,130 sq. ft.
- Estimated Space Required – 20,000+ sq. ft.
- Lacks corridors & stairs to connect offices
- Remote from other Township Administration facilities (requires travel for meetings, etc.)
- Inadequate technological and mechanical infrastructure

Public Works Yard - Vehicle Repair Garage

- Bays are undersized for the larger dump/trash trucks
- Many repairs occur outside, even in inclement weather
- Repair garage is partially heated/partially insulated, making repairs in some service bay areas difficult for workers
- Repair garage lacks adequate storage, requiring a number of sheds and a shipping container to be used for tools and material storage

Township Building



- Less than 10,000 sq. ft., including the Quatrani Building
- Estimated Space Required – 20,000+ sq. ft.
- Poor mechanical and technological
- Noncompliance with a number of Code provisions
- Conference and other meeting rooms are remote to the administrative offices (in the Quatrani Building)

Haverford Reserve Recreation Center

- Planning Process On a Parallel Track
- Board of Commissioners Approved Contract to Prepare Design Development Plans

Skatium

Township Engineer's report identified various needs:

- Weather-tight roof
- Properly functioning dehumidification system
- Proper ventilation
- Updated HVAC and lighting systems
- Cosmetic and aesthetic improvements to both the interior and exterior of the building

Recent improvements:

- Roof replaced and insulated in 2009
- Rink floor, icing equipment, dehumidification system and dasher boards replaced in 2010
- Fire alarm system to be replaced in 2010
- Carbon monoxide detectors being added

Short-Term/Infrastructure Recommendations

- Construct a Township Municipal Building
 - Consolidate Administrative and Police functions in one central location that will permit the Township to:
 - Meet all applicable codes
 - Be environmentally & technologically state-of-the-art
 - Provide services from one central location
- Construct a new vehicle maintenance and repair facility

Short-Term and Long-Term Recommendations

Long-Term/ Other Recommendations

- Continue to evaluate Township facilities to assure that all facilities provide high quality services to Township residents in a fiscally prudent and environmentally responsible manner
- Establish an ongoing program of infrastructure review, repair and replacement to assure that all Township facilities are properly maintained and comply with all Codes and applicable regulations