



# Civic Center Design Committee

## Final Report

February 2011

### Committee Members:

- \* Cindy Cox
- \* Greg Curl
- \* Jack Ramage
- \* Jean Veneski
- \* Katie Chipps
- \* Melanie Rinchetti
- \* Rebecca Sray
- \* Scot Teachout

**Staff:** Mike Hoy  
**Architect:** Hank Tkacik

# Committee Charge

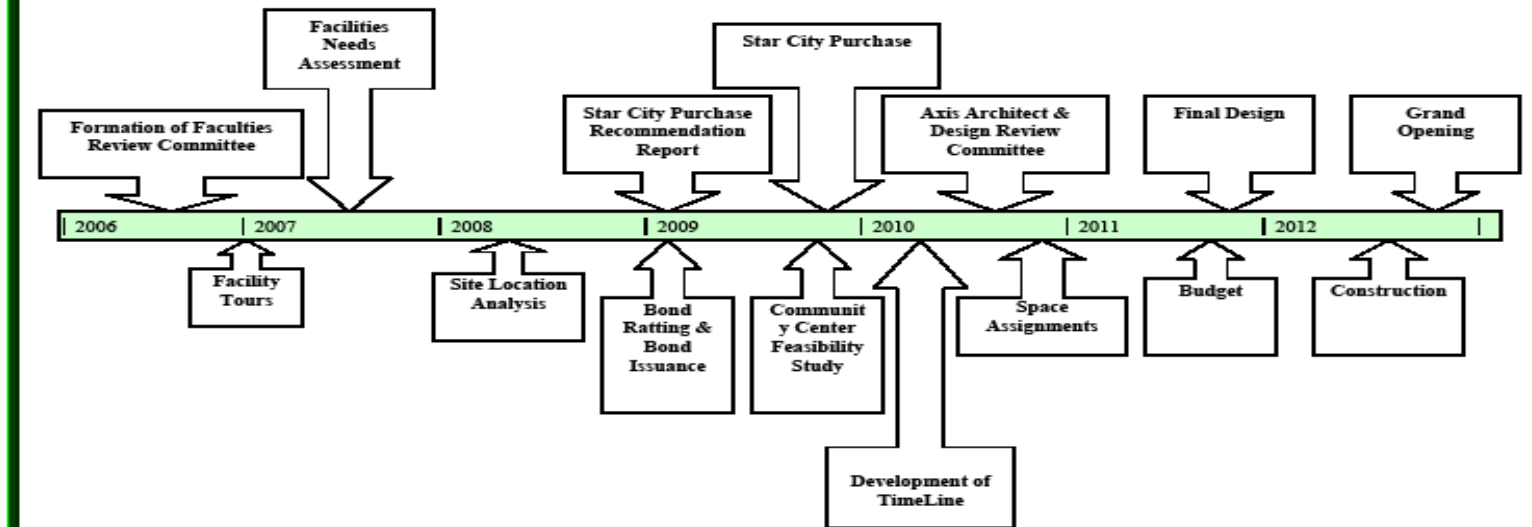


- Work with Architect and Staff to develop a proposed design for the new Civic Center to include both interior and exterior design.
  - The design should utilize information collected through the Facilities Needs Assessment and Community Center Feasibility Study.
  - Design should include space for Library, Senior Citizen's Center, Community Center, Police and Township Administration.
  - Design should reflect the character and history of South Fayette Township.
  - Design should include elements for opportunities to generate revenues including meeting spaces, programming areas and rental opportunities.
  - Design should have elements that make it unique so as to encourage use by residents and non-residents.
  - Design should incorporate elements of creating a "town center" and community identity.
  - Develop a projected construction budget and funding plan.

# Project History



## Civic Center History

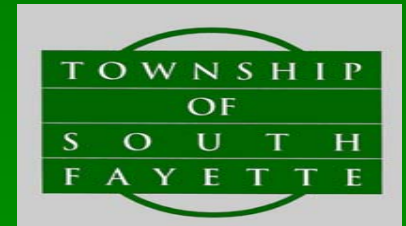


# Facilities Review Committee



- Formed in 2006
- The Building Committee is responsible for the developing of reports and studies for future Township facilities. The Committee will prepare and submit a space needs assessment report to the Board of Commissioners outlining future building needs for the Township, excluding Public Works Facilities. Areas and uses to be reviewed include, Township administration, Police, Library, Senior Citizens Center, Community Center and Municipal Authority. The Building Committee will also report on projected building costs, funding sources and timelines.
- Members included: Board of Commissioners, Parks and Recreation Board, Library Board, Police Department, Recreation Department, Manager's Office, Senior Citizens Center, Municipal Authority.

# Facility Tours



## LIBRARY

- PETERS TOWNSHIP LIBRARY
- GREEN TREE BOROUGH
- COLLIER TOWNSHIP
- UPPER ST. CLAIR

## COMMUNITY CENTERS

- PETERS TOWNSHIP COMMUNITY CENTER
- CRANBERRY MUNICIPAL COMPLEX
- UPPER ST. CLAIR
- BETHEL PARK

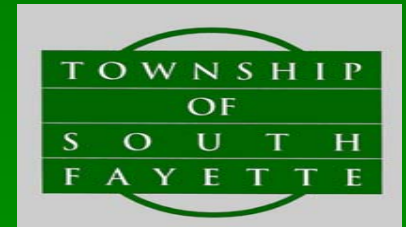
## MUNICIPAL BUILDINGS

- UPPER ST. CLAIR
- COLLIER TOWNSHIP
- CRANBERRY TOWNSHIP
- GREEN TREE BOROUGH
- SCOTT TOWNSHIP
- ROSS TOWNSHIP

## SENIOR CITIZENS CENTERS

- COLLIER TOWNSHIP

# Facilities Needs Assessment



## South Fayette Township 2007 Space Needs Assessment



Prepared by the Facilities Review Committee

2/2/2011

Final

*Figure 1: Civic Center Space Needs Summary*

South Fayette Township		Summary
Agency	2006 Existing Sq. Ft.	2026 Space Needs
Municipal Building	6,257	32,980
Library	2,090	15,628
Community Center	0	37,079
Senior Citizens Center	3,150	4,721
<b>Total Civic Center</b>	<b>11,497</b>	<b>90,408</b>

# Site Location Analysis

## SITE LOCATION REVIEW MARCH 2, 2008

NEWBURY SITE – Location #1		
NEGATIVES	POSITIVES	FINAL RANKING
Expense of land	Central Location	1
Long term maintenance	Attract both residents and non-residents	
Traffic Congestion	Visibility	
Loss of Tax Revenue	Positive PR Image	
Security	Entrance to Township	
	Financial Help form Developer	
BOYS HOME PARK – Location #2		
NEGATIVES	POSITIVES	FINAL RANKING
Not centrally Located	Township Owns Property	9
Large Amount of Grading	No Traffic Congestion	
Loss of Open Space	Could result in improved Infrastructure in area	
Access is limited		
Residential Setting		
Easement Restrictions		
SYGAN ROAD – Location #3		
NEGATIVES	POSITIVES	FINAL RANKING
Access is limited	Could improve Infrastructure in Area	5
Loss of Open space	No flood issues	
Availability of land	Central Location	
Availability of Utilities		
Large Amount of Grading work		

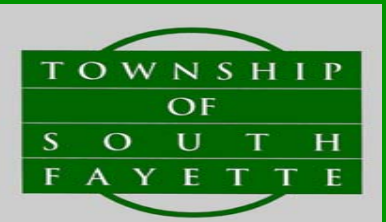
1

MORGAN PROPERTY – Location #4		
NEGATIVES	POSITIVES	FINAL RANKING
Mining concerns	Positive Public Relations	4
Limited Access	Township Owns Property	
Land Costs	Infrastructure Availability	
Residential Setting	Size of Property	
Limits Future Park Expansion	Central Location	
	Lower construction Costs	
NATIONAL HILL – Location #5		
NEGATIVES	POSITIVES	FINAL RANKING
Property Ownership	Central Location	10
Would result in significant takings	Access of Route 30	
Cotts	Increased Property values	
Access to North Side of Town is limited	Size of area is large	
MILLERS RUN ROAD – KOSKY PROPERTY – Location #6		
NEGATIVES	POSITIVES	FINAL RANKING
No Owned by Township	Access	3
Flood and Mining concerns	Infrastructure Availability	
Limited Size of properties	Long term improvements of infrastructure in area	
	Community Minded Land Owner	
	Visibility	
	Central Location	
	Clean-Up of blighted area	
	Proximity to Newbury Project	
CHURCH PROPERTY/STAR CITY – Location #7		
NEGATIVES	POSITIVES	FINAL RANKING
Size of Property	Access	2

2

Security	Visibility	2
Loss of Tax revenue	Central Location	
Traffic congestion	Attract both resident and non-residents	
Cost of Demolition	Good Image	
	Entrance to Township	
	Possible Building Reuse	
ALPINE POINT – Location #8		
NEGATIVES	POSITIVES	FINAL RANKING
Traffic	Visibility	8
Not Central Located		
Residential Setting		
Infrastructure		
AIRPORT – Location #9		
NEGATIVES	POSITIVES	FINAL RANKING
Not Centrally Located	Future Growth Areas	7
Township does not Own	Access	
	Flexibility of land use – currently vacant	
	Community Minded land owner	
ABELE BUSINESS PARK – Location #10		
NEGATIVES	POSITIVES	FINAL RANKING
Not centrally Located	Excellent Business Atmosphere	6
Township does not Own	Visibility	
Cost to purchase land	Availability of utilities	
Loss of Tax Revenues		
Access		

3



# Star City Purchase Recommendation Report



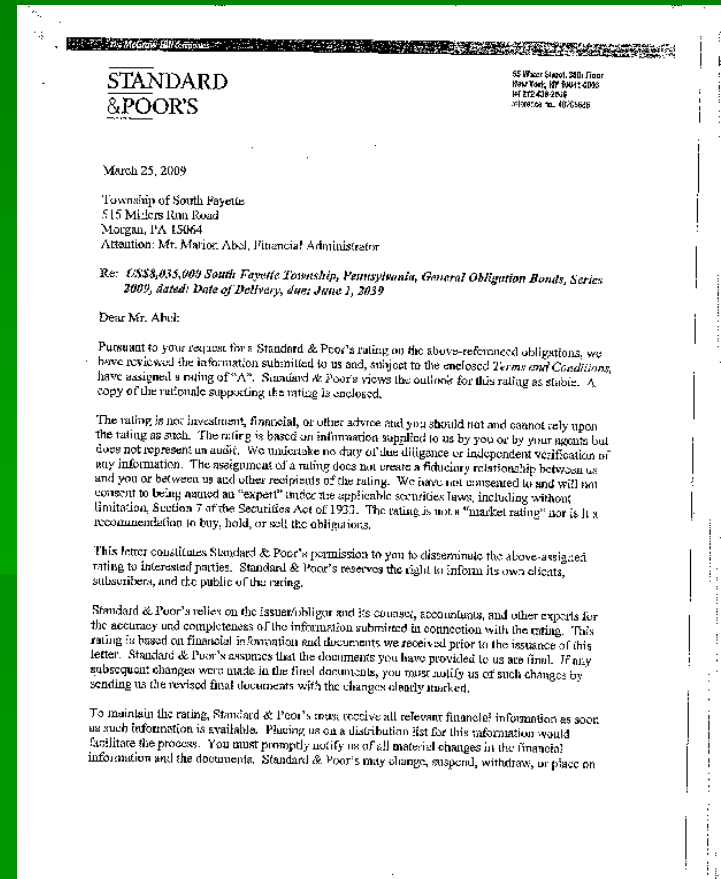
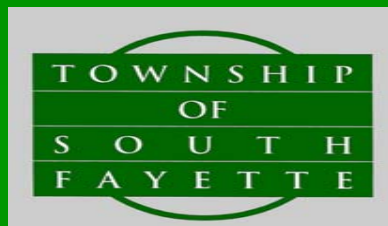
**STAR CITY PROPERTY  
PURCHASE OPTION REPORT  
JANUARY 2009**



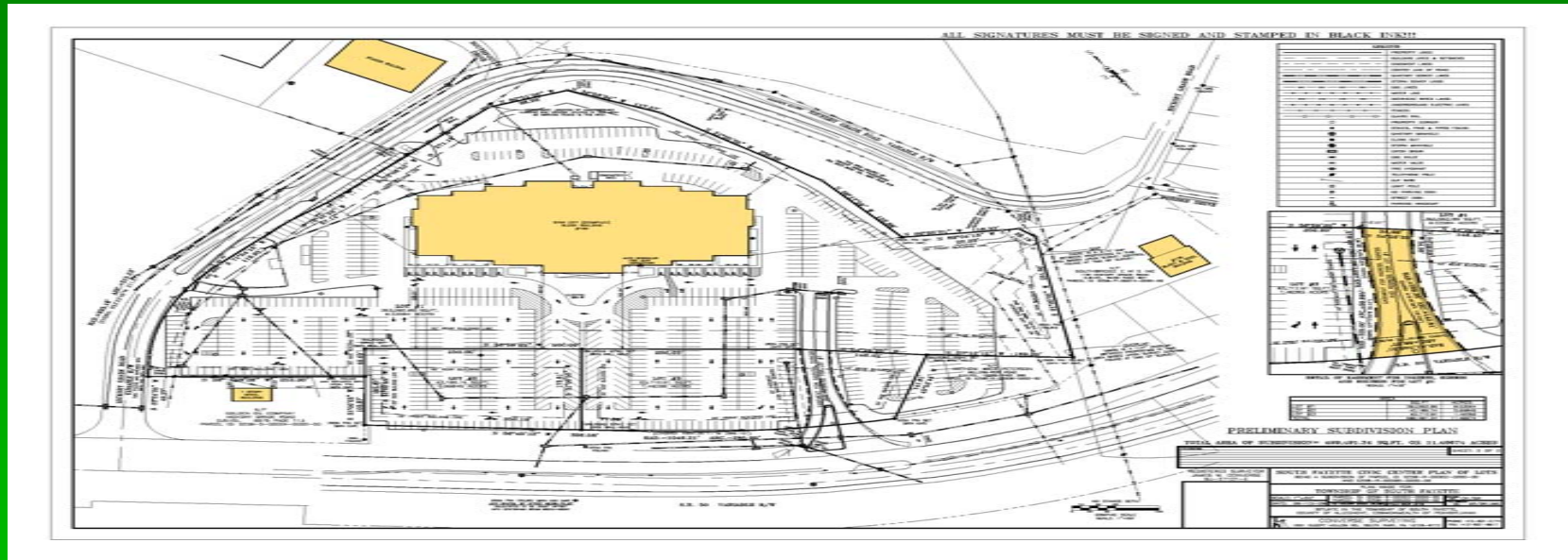
- Report included:
  - Star City Property Appraisal \$10,360,000.
  - Space Use Review.
  - Conversion Cost estimates.
  - Barrowing Options – PNC Bank.
  - Appraisal of current Township Building - \$1,100,000.
  - Tax Impact Analysis – Township and School District.
  - Newbury Location Cost Estimates.
  - Recommendation To Purchase at \$5,000,000 and to terminate lease with Giant Eagle for \$680,000.

# Bond Rating and Bond Issuance

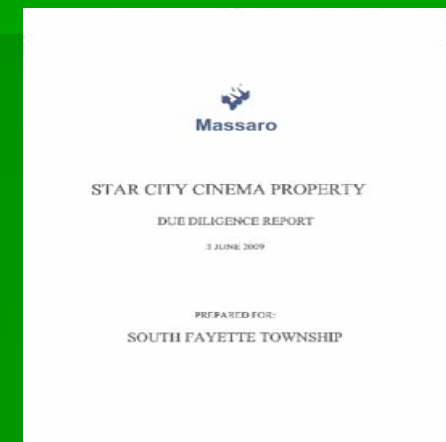
- Township in working with PNC Bank secured a bond rating of “A” which allowed for better interest rates and the avoidance of bond insurance costs.



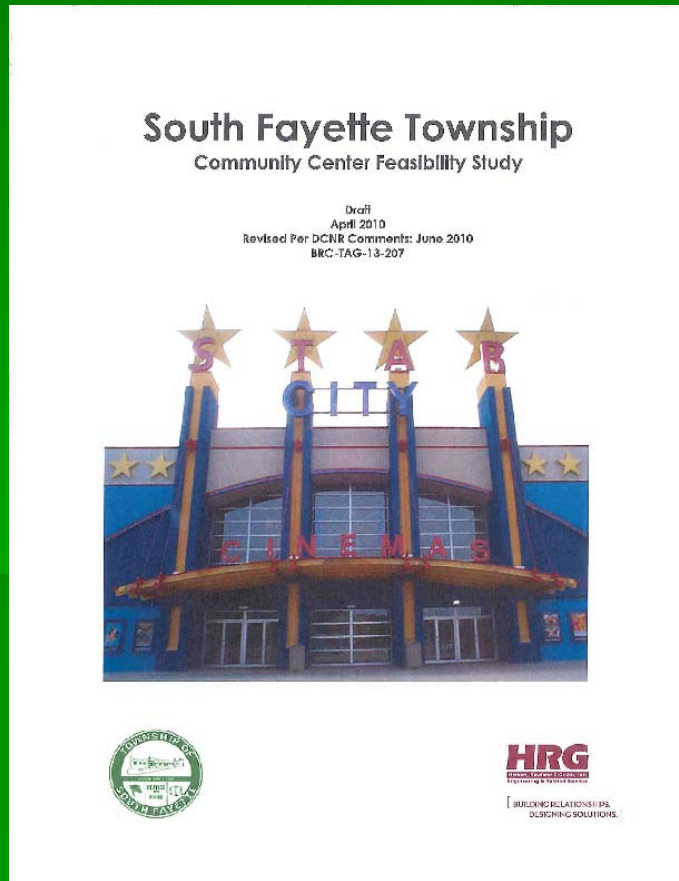
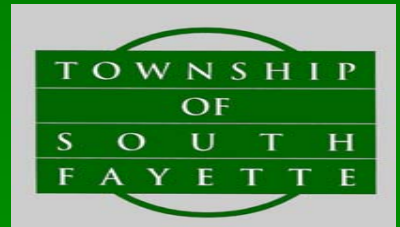
# Star City Purchase



- In 2009 the Township finalized the due diligence report, Giant Eagle Lease buy-out, property subdivision, and closing on final purchase.



# Community Center Feasibility Study



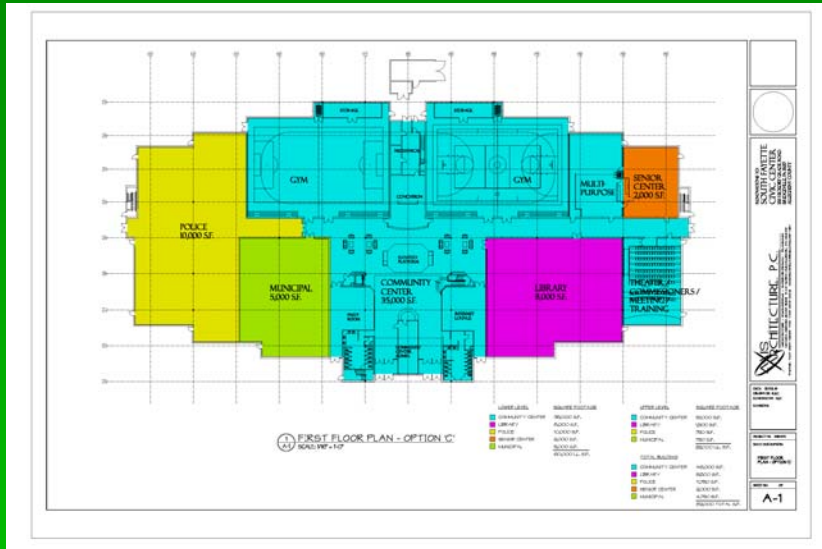
Facilities	Questionnaire Q # 9 - Facilities		
	Total Responses Per Item	Total Response Per Question	% Response Rate
Fitness Area (weight room, aerobics, cardio area)	252	297	84.85%
Indoor Walking Track	235	290	81.03%
Multi-use Rooms (dance, education, arts-crafts)	219	283	77.39%
Multi-use Gymnasium (basketball, volleyball, soccer, rock climbing, archery range)	216	287	75.26%
Swimming Pool/Splash Park	210	287	73.17%
Multi-use Courts (tennis, racquetball, handball)	181	274	66.06%
Teen Area (supervised activities, game room, social areas)	176	278	63.31%
Playground	172	277	62.09%
Indoor Running Track	162	265	61.13%
Computer Lab	160	276	57.97%
Banquet Hall	151	281	53.74%
Adult Games Area (boogie, shuffleboard)	145	274	52.92%
Passive Recreation Area (reading room, cards, board games)	146	278	52.52%
Childcare Area (preschool area, drop off/kids while you utilize the facilities)	142	271	52.40%
Outdoor Ice Skating Area	138	269	51.30%
Indoor Stage/Performing Arts Area	128	271	47.23%
Kitchen Area	120	279	43.01%
Skate Park	102	260	39.23%
Deck Hockey	80	263	30.53%

# Axis Architect and Design Review Committee



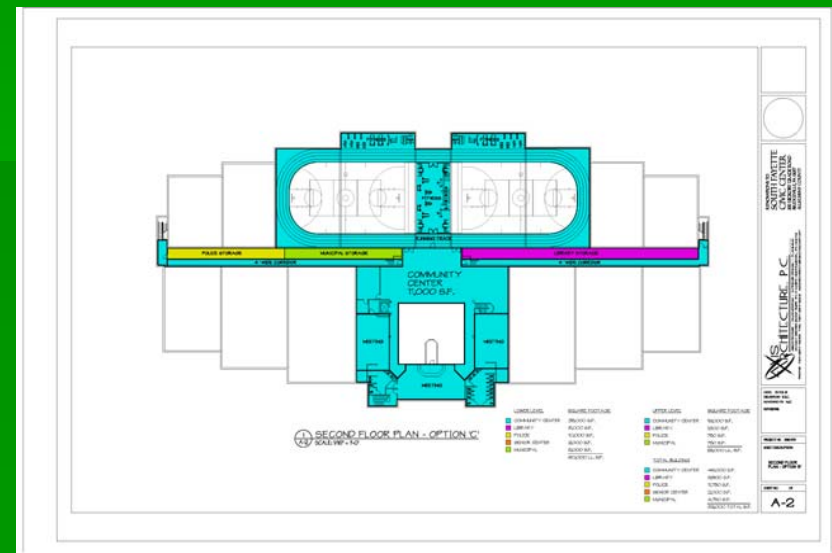
- In 2009 the Township advertised a Request For Proposals (RFP) for the hiring of a professional architect. Following formal submittals and presentations Axis Architects was hired.
- Simultaneously the Township formed the Design Review Committee. The Committee consisted of Staff, commissioners and interested residents.
- The committee would meet almost every month to review building layout and design.

# Development of Space Assignments



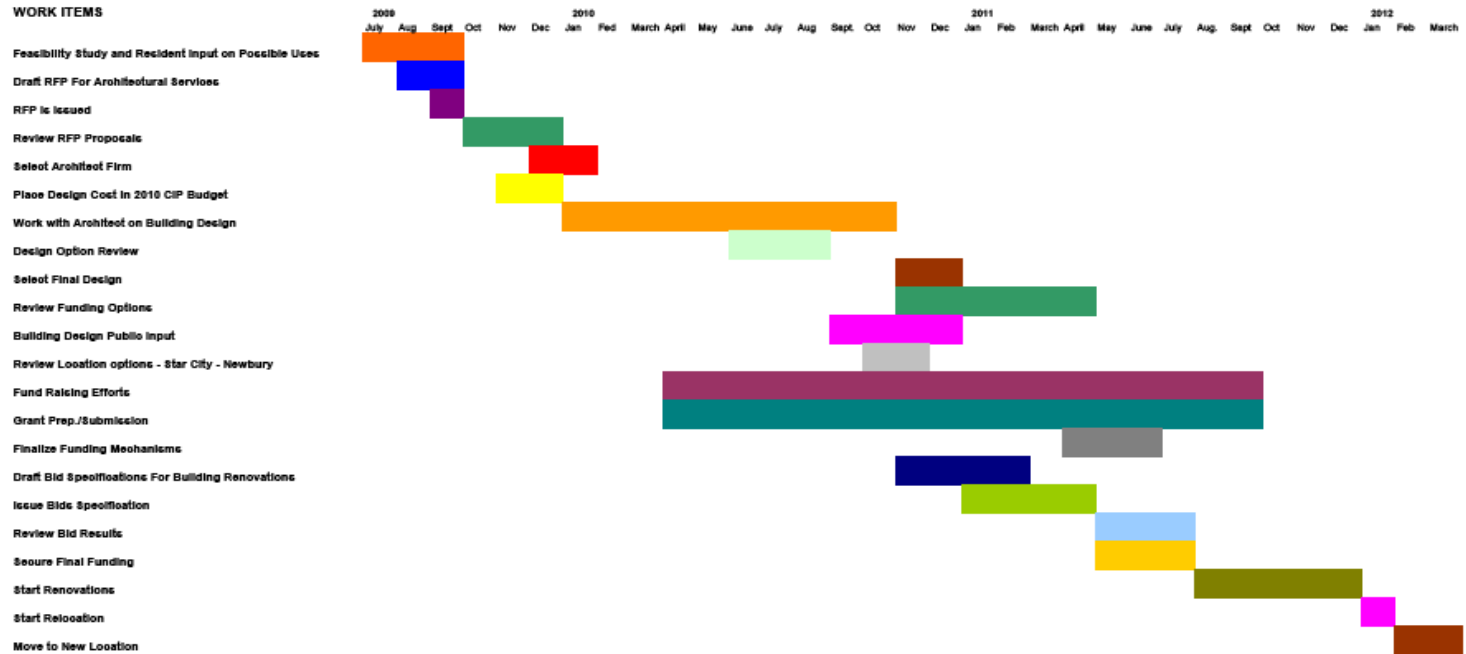
- The Committee spent several meetings reviewing the allocation of space. They used information from the Needs Assessment, Community Center Feasibility Study, the building infrastructure and their committee charge to evaluate potential space allocation options

- After several reviews this space allocation was determined the best in terms of use of space, possible renovation costs, building flow and a user friendly layout.



# Development of Timeline

BUILDING RENOVATION TIMELINE  
2009-2012

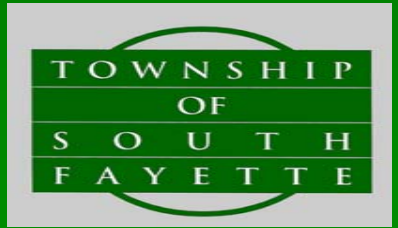


# Final Design

## - Exterior

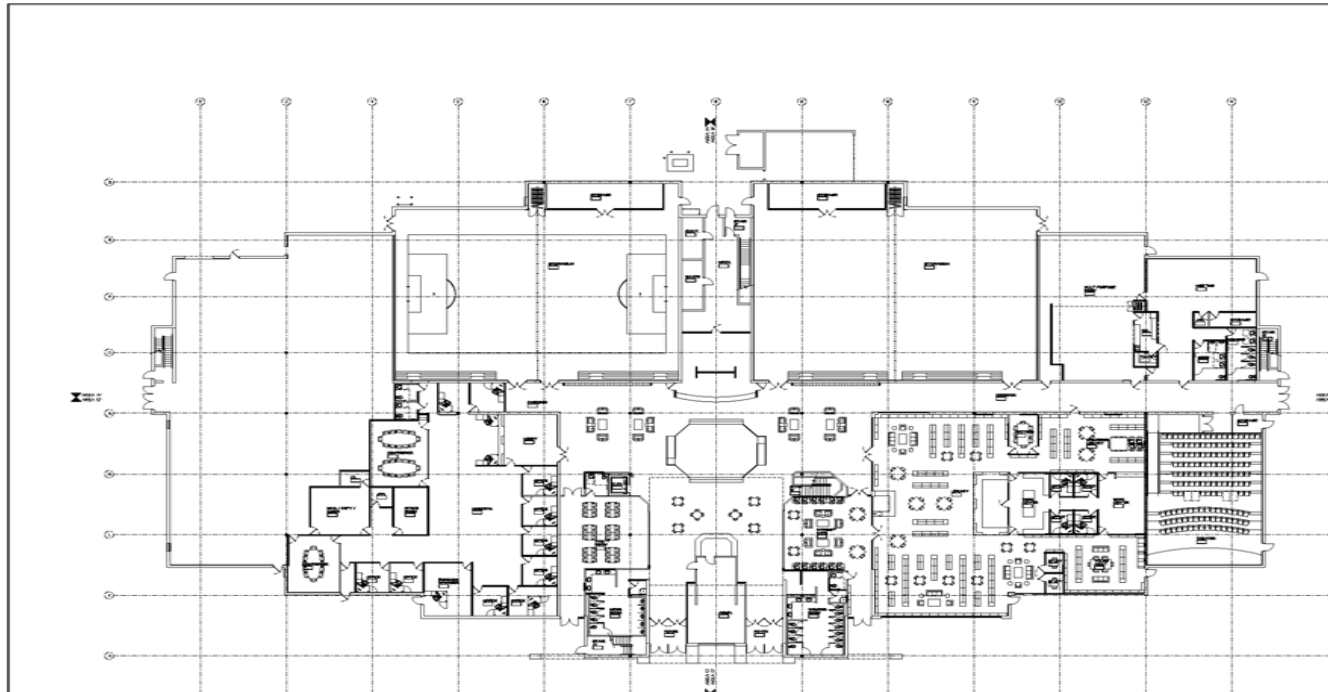


# Final Design - Interior



# Final Design

## - First Floor



1 LOWER LEVEL REFERENCE PLAN  
R-1 SCALE: 1/8" = 1'-0"

APPROVED BY  
TOWNSHIP OF SOUTH FAYETTE  
CIVIC CENTER  
300 WOODWAY CIRCLE ROAD  
BRIDGETON, NJ 08307  
JULY 2010

**KS ARCHITECTURE, P.C.**  
Professional Architectural Firm  
1000 WOODWAY CIRCLE, SUITE 200  
BRIDGETON, NJ 08307  
TEL: 856-338-1111 FAX: 856-338-1112  
WWW.KSARCHITECTURE.COM

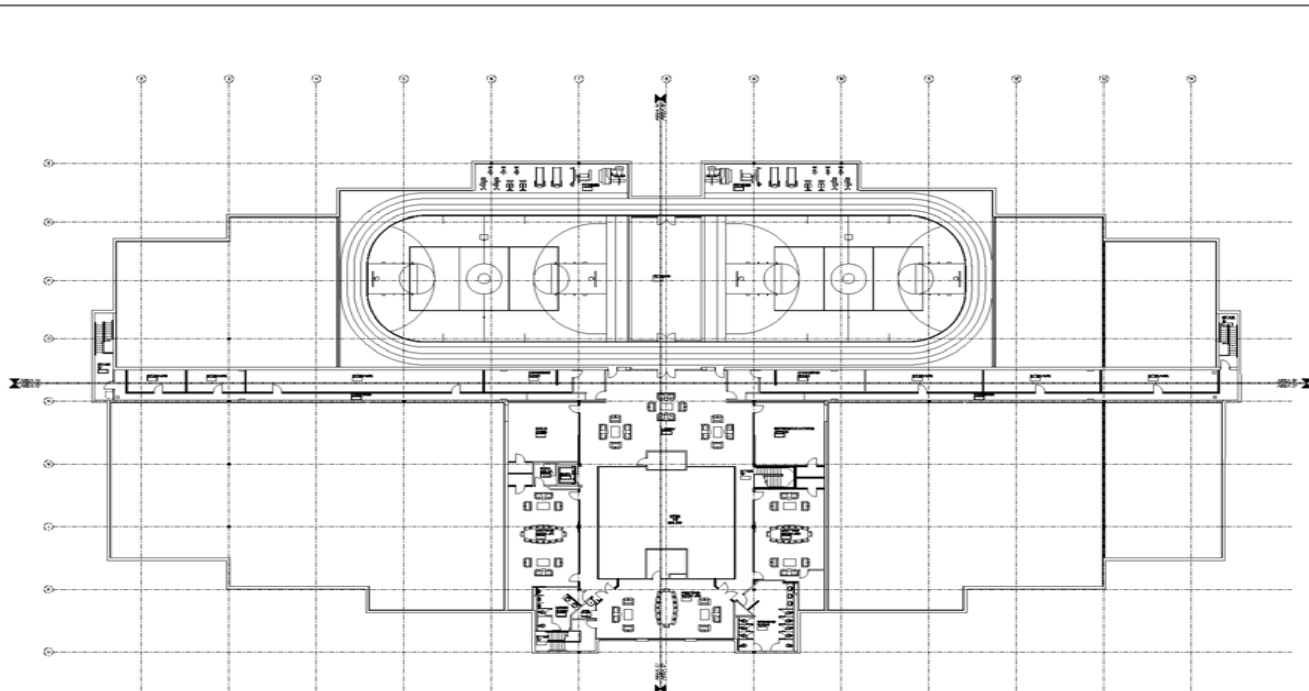
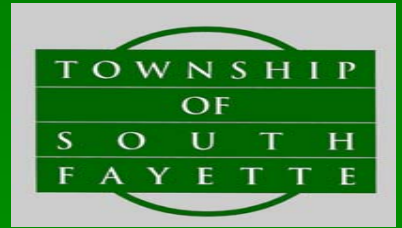
DATE: 09/10/10  
DRAWN BY: KAC  
CHECKED BY: JEC  
DWG NO.

PROJECT NO.: 200906  
SHEET CHECKLIST:  
LOWER LEVEL REFERENCE PLAN

SHEET NO. OF  
**R-1**

# Final Design

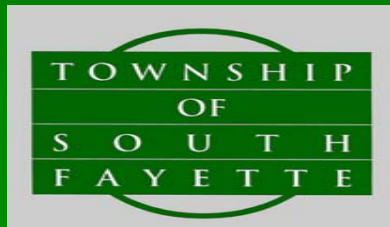
## - Second Floor



1 UPPER LEVEL REFERENCE PLAN  
R-2 SCALE: 1/8" = 1'-0"

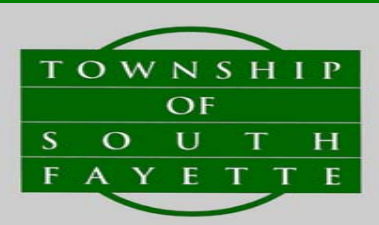
PLANNING TO SOUTH FAYETTE CIVIC CENTER 100 LOCKYER GRADE ROAD SOUTH FAYETTE, PA 15120 ALLEGANY COUNTY
 JMS ARCHITECTURE, P.C. 10000 STATE ROUTE 889 • SOUTH FAYETTE, PA 15120 PHONE: 724-282-2222 FAX: 724-282-2223 WWW.JMSARCHITECTURE.COM
DRAWN BY: JAC CHECKED BY: JAC DATE: 08/20/10
PROJECT NO. 2010-00
SHEET DESCRIPTION UPPER LEVEL REFERENCE PLAN
SHEET NO. OF R-2

# Meeting the Needs



Facilities	Questionnaire Q # 9 - Facilities		
	Total Responses Per Item	Total Response Per Question	% Response Rate
Fitness Area (weight room, aerobics, cardio area)	252	297	84.85%
Indoor Walking Track	235	290	81.03%
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Kitchen Area	120	279	43.01%
Skate Park	102	260	39.23%
Deck Hockey	80	262	30.53%

# Preliminary Budget



South Fayette Community Center Opinion of Probable Cost						
GENERAL CONSTRUCTION					Subtotal	\$ 4,744,750
No.	Description	Unit	Quantity	Unit Price	Cost	
1	Building Demolition	LS	1	\$ 351,800.00	\$ 351,800	
2	Temporary Shoring & Enclosures	LS	1	\$ 35,200.00	\$ 35,200	
3	Floor Patching	SF	42,400	\$ 2.25	\$ 95,400	
4	Saw Cut Floor/Install Formers for CMU Walls	LF	550	\$ 65.00	\$ 35,750	
5	Slab on Deck at CMU Walls	SF	4,500	\$ 9.00	\$ 40,500	
6	Suspended Slab at Track	SF	5,400	\$ 15.00	\$ 81,000	
7	Interior Masonry Walls (Avg.)	SF	9,300	\$ 12.00	\$ 111,600	
8	Masonry Infill, Repairs and Patching	LS	1	\$ 90,000.00	\$ 90,000	
9	Brick Veneer	SF	12,800	\$ 14.75	\$ 188,800	
10	Stone Veneer	SF	6,000	\$ 18.00	\$ 108,000	
11	Stone Cap	LF	760	\$ 40.00	\$ 30,400	
12	Masonry Accessories	LS	1	\$ 25,000.00	\$ 25,000	
13	Struct. and Misc. Metals Fabrication	TON	33	\$ 2,800.00	\$ 92,400	
14	Struct. and Railing	LF	900	\$ 75.00	\$ 67,500	
15	Finish/Rough Carpentry	LS	1	\$ 96,000.00	\$ 96,000	
16	Roof Coping and Flashing	LF	920	\$ 35.00	\$ 32,200	
17	Joint Sealant	LS	1	\$ 15,000.00	\$ 15,000	
18	Doors and Hardware	EA	155	\$ 850.00	\$ 131,750	
19	Duct Frames	EA	179	\$ 225.00	\$ 40,125	
20	Glazing	SF	3,240	\$ 18.00	\$ 58,320	
21	Counter Shutters	EA	4	\$ 850.00	\$ 3,400	
22	Overhead Doors	EA	1	\$ 2,200.00	\$ 2,200	
23	Security Window	EA	1	\$ 6,500.00	\$ 6,500	
24	Folding Partition	EA	1	\$ 18,500.00	\$ 18,500	
25	Aluminum Doors, Frames and Hardware	EA	36	\$ 1,800.00	\$ 64,800	
26	Aluminum Curtain Wall System	SF	5,260	\$ 65.00	\$ 341,900	
27	Bypass Wall System	SF	62,800	\$ 8.90	\$ 558,800	
28	Acoustical Ceiling System	SF	39,400	\$ 3.25	\$ 128,050	
29	Bypass Ceilings and Bul-heads	SF	9,700	\$ 9.00	\$ 87,300	
30	Acoustic Ceilings	SF	4,200	\$ 15.00	\$ 63,000	
31	Ceramic Tile (Interior)	SF	9,200	\$ 10.00	\$ 92,000	
32	Porcelain Tile (Lobby)	SF	16,200	\$ 12.00	\$ 194,400	
33	Hoisting - VCI and Base	SF	17,500	\$ 2.65	\$ 46,375	
34	Flooring - Carpet and Base	SY	4,000	\$ 35.00	\$ 140,000	
35	Wood Flooring	SF	6,970	\$ 12.00	\$ 83,640	
35	Artificial Turf	SF	6,970	\$ 8.00	\$ 55,760	
37	Synthetic Flooring at Track	SF	3,200	\$ 7.00	\$ 22,400	

PORE ARCHITECTURE, P.C.  
1520 ARDARA ROAD, SUITE #114, NORTH HURFINGTON, PA 15042 PHONE: 724-234-4033 FAX: 724-234-2216  
EMAIL: ANSARCHITECTURE@COMCAST.NET  
WWW.ANSARCHITECTURE.PC.COM

## South Fayette Community Center Opinion of Probable Cost

GENERAL CONSTRUCTION					Subtotal	\$ 4,744,750
No.	Description	Unit	Quantity	Unit Price	Cost	
38	Paint and Coatings	LS	1	\$ 190,000.00	\$ 190,000	
39	Display Cases	EA	2	\$ 2,200.00	\$ 4,400	
40	Athletic Lockers	EA	35	\$ 160.00	\$ 5,600	
41	Corridor Lockers and Benches	EA	116	\$ 200.00	\$ 23,160	
42	Toilet Partitions and Accessories	LS	1	\$ 20,000.00	\$ 20,000	
43	Signage	LS	1	\$ 50,000.00	\$ 50,000	
44	Gymnasium Wall Pads	LF	405	\$ 45.00	\$ 18,225	
45	Benches - Moveable	Bank	4	\$ 2,500.00	\$ 10,000	
46	Benches - Motorized	Bank	4	\$ 6,500.00	\$ 26,000	
47	Basketball Hoops	EA	2	\$ 4,750.00	\$ 9,500	
48	Saw Shafts and Supports	SF	944	\$ 65.00	\$ 61,360	
49	Column Covers	EA	6	\$ 1,000.00	\$ 6,000	
50	Theatre Seating	EA	144	\$ 145.00	\$ 20,880	
51	Casework	LS	1	\$ 85,000.00	\$ 85,000	
52	Exterior Concrete	SF	28,000	\$ 10.00	\$ 280,000	
53	Lobby Interior	LS	1	\$ 300,000.00	\$ 300,000	
54	Casework	LF	200	\$ 140.00	\$ 28,000	

MECHANICAL		Subtotal	\$ 427,028
55	Mechanical Subcontractor		\$ 427,028

ELECTRICAL		Subtotal	\$ 711,713
56	Electrical Subcontractor		\$ 711,713

PLUMBING		Subtotal	\$ 284,685
57	Plumbing Subcontractor		\$ 284,685

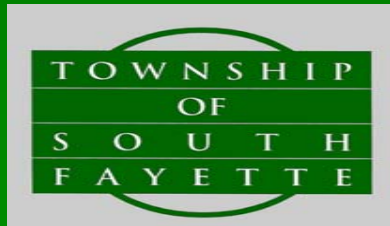
SUBTOTAL - ALL TRADES		\$ 6,168,175
58	Contingency (2%)	\$ 123,363
59	General Conditions (2%)	\$ 123,363
60	Overhead & Profit (8%)	\$ 493,454
61	Bond (1%)	\$ 61,682
<b>GRAND TOTAL</b>		<b>\$ 7,155,983</b>

ADJUSTMENT FOR MARKET DEMAND - REDUCE OVERHEAD & PROFIT TO 5%		\$ 6,970,038
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COST BREAKDOWN BY AREA		
62	Police	\$ 774,752
63	Library	\$ 722,000
64	Senior Center	\$ 258,462
65	Municipal	\$ 375,281
66	Community Center	\$ 4,636,188

PORE ARCHITECTURE, P.C.  
1520 ARDARA ROAD, SUITE #114, NORTH HURFINGTON, PA 15042 PHONE: 724-234-4033 FAX: 724-234-2216  
EMAIL: ANSARCHITECTURE@COMCAST.NET  
WWW.ANSARCHITECTURE.PC.COM

# Funding Plan



515 MILLERS RUN ROAD  
MORGAN, PA 15064  
412-221-8700  
FAX # 412-221-7798

## ***SOUTH FAYETTE TOWNSHIP*** **CIVIC CENTER** **FUNDING PLAN**

SOURCE	AMOUNT
CASH	\$350,000
GRANTS	\$3,000,000
NAMING RIGHTS	\$500,000
SALE OF PROPERTY	\$2,500,000
MAILING	\$50,000
FUNDRAISING FLAGS BRICKS	\$200,000
DONATIONS	\$300,000
BARROWING	\$1,000,000
	\$7,900,000



**PROPOSAL**

Proposal to  
South Fayette Township, PA  
for  
Government Affairs, Development Services & Grant Writing  
Services  
February 15, 2010



100 West Seneca Gateway Drive  
Lancaster, Pa. 17601, Suite 500  
Ph: 717.393.1129

1-877-GSP-CORP  
www.gspconsulting.com