



Lower Gwynedd Township

Supervisor's Meeting

Project Update

Proposed Public Works Facility

October 13, 2026



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Agenda



- **Team Introductions**
- **Project Milestone Schedule**
- **The Process**
- **Project Scope & Key Elements**

Your Team



Lower Gwynedd Township

Mimi Gleason
John Farrell
Fred Zollers

Alloy5 Architecture

Randy Galiotto
Christian Hoffer

Boyle Construction

Tony Ganguzza
Chris Haller
Eric Lapos

Gilmore & Associates

Jim Hersh
Brian Studer



Milestone Schedule



Schematic Design Phase

June 2026 – October 2026

Design Development Phase

November 2026 – January 2027

Construction Document Phase

February 2027 – March 2027

Land Development

June 2026 – May 2027

Bidding Phase

April 2027 – June 2027

Anticipated Construction Phase

July 2027 – September 2028

The Process



Schematic Design Phase

- Project Validation
- Site Analysis & Planning
- Conceptual Site & Building Plans
- Building Massing & Exterior Appearance
- Preliminary Cost Estimate
- Schedule

Construction Document Phase

- A/S/M/E/P Construction Documentation
- Site/Civil Documentation
- Technical Specifications
- Cost Estimating
- Schedule

Design Development Phase

- A/S/M/E/P Development
- Site/Civil Development
- Building System Coordination
- Value Engineering & Sustainability
- Cost Estimating
- Schedule

Land Development Phase

- Site Planning
- Site/Civil Design
- Environmental Permitting
- Utility Coordination
- Landscape & Site Amenities
- Regulatory Approvals



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The Process



Bidding Phase (In 2027)

- Publicly Advertise
- Pre-Bid meeting
- Prepare Contracts
- Leadership Team makes recommendation to the Board for Approval
- Issue Intent to Award Letters
- Issue Notice to Proceed
- Construction



LGT Public Works Department



- **Staff of 16 Employees + Summer Help**
- **Repair, maintain, resurface, salt, and plow 47 miles of roads.**
- **Maintain 100 miles of sewer lines, 3 pump stations, and 5 metering stations.**
- **Maintain stormwater inlets, pipes, and basins.**
- **Maintain/repair the grounds/facilities at 6 parks, incl. field maintenance.**
- **Undertake construction and landscaping projects across the Township.**
- **Remove dead and dangerous trees along roadways, trails, and parks.**
- **Maintain the Township building and other structures.**
- **Maintain more than 24 miles of trails.**
- **Maintain and repair vehicles for the Public Works and Police Depts.**
- **Respond during storms to close roads due to flooding and downed trees.**
- **Provide staff for community events: fireworks, Fall Fest, tree give away, movie nights, etc.**



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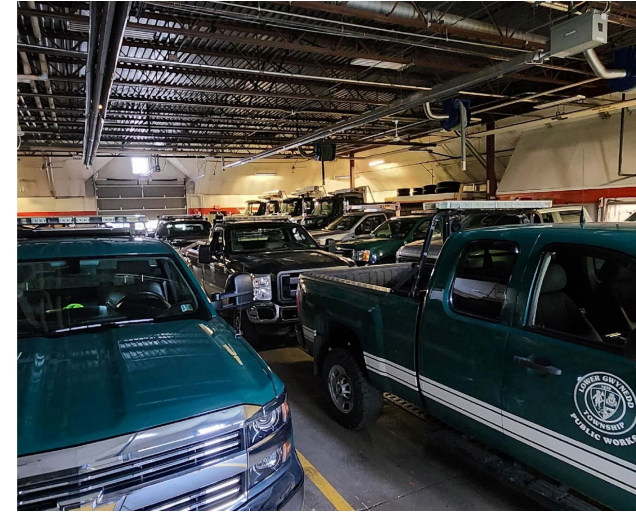


The seal of Lower Gwynedd Township is circular with a green border. The text "LOWER GWYNEDD" is written in white along the top arc, and "TOWNSHIP" is written in white along the bottom arc. In the center is a shield divided vertically. The left side of the shield features a figure in a blue tunic and hat, holding a staff. The right side features a shield with a red cross and a white chief, with the word "EVANS" written below it. Above the shield, the year "1698" is inscribed.



- Inefficient – equipment/materials are stored at 5 locations throughout LGT. Moving between sites is estimated to take 1.5 hours/day, costing the equivalent 10 weeks of work for one person each year.
- Crowded – there is insufficient room in the existing facilities; some equipment is stored outdoors. Could not accommodate Police Dept. requirement for locked storage.
- Outdated – existing PW facilities require significant investments in maintenance and upgrades.

Existing Facilities



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Existing Facilities



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PW Facilities Strategic Plan Needs



- **Employee facilities: staff offices, breakroom/kitchen, restrooms, locker rooms, etc.**
- **Salt shed**
- **Vehicle washing station**
- **Fuel depot**
- **Expanded vehicle maintenance space**
- **Welding room**
- **Wood shop**
- **Ability to include green features and landscaping**
- **Covered storage for existing & future vehicles & equipment**
- **Consolidate operations to single site**
- **Sufficient room for vehicle circulation**
- **Buffer area around facility**
- **Technology / telecommunications infrastructure**
- **Backup emergency operations center**



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Site Location



- Site selection process emphasized managing impact on community.
- 400-foot buffer between site and neighboring residential area.
- Project built into Hillside.
- Usage of Retaining Walls, Berms, and vegetation to reduce Noise and Visual Impact.
- Drive-through bays to minimize backing up of trucks.
- Trail Systems are not impacted.
- Prior Studies did consider other locations and layouts. This site and layout was deemed the most cost effective to meet goals.
- Current primary location is at Bethlehem Pike & Moore Drive.



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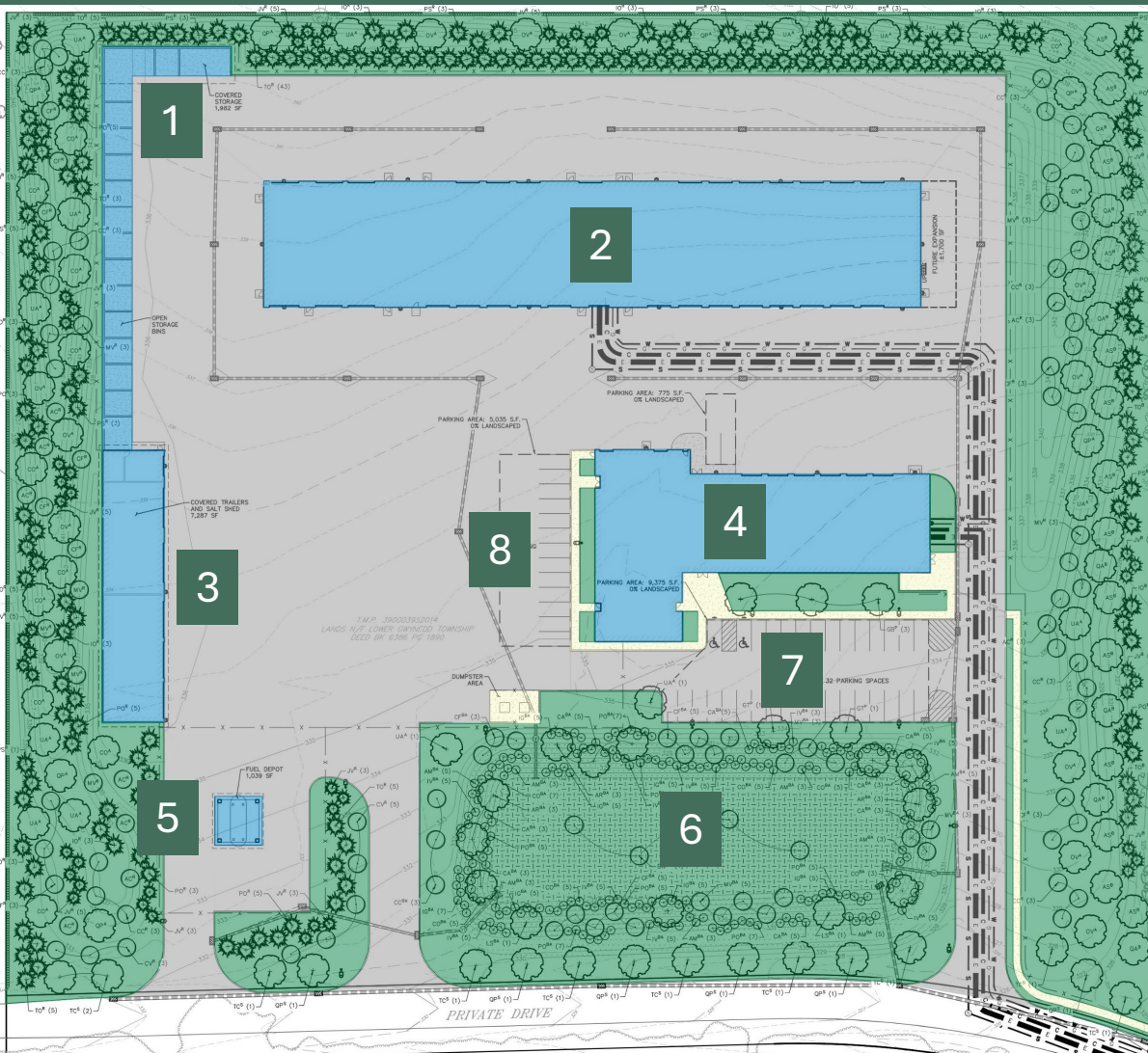
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Overall Site Plan



Key

- 1: Covered Storage
- 2: Garage
- 3: Covered Trailers and Salt Shed
- 4: Staff Building
- 5: Fuel Depot
- 6: Storm Water Basin
- 7: 32 Parking Spaces
- 8: 12 Parking Spaces



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Building Layout – Employee Area



OVERALL FLOOR PLAN

FINISHES MEETING



15,700 GSF

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PUBLIC WORKS ADMINISTRATION - 'BUILDING A'

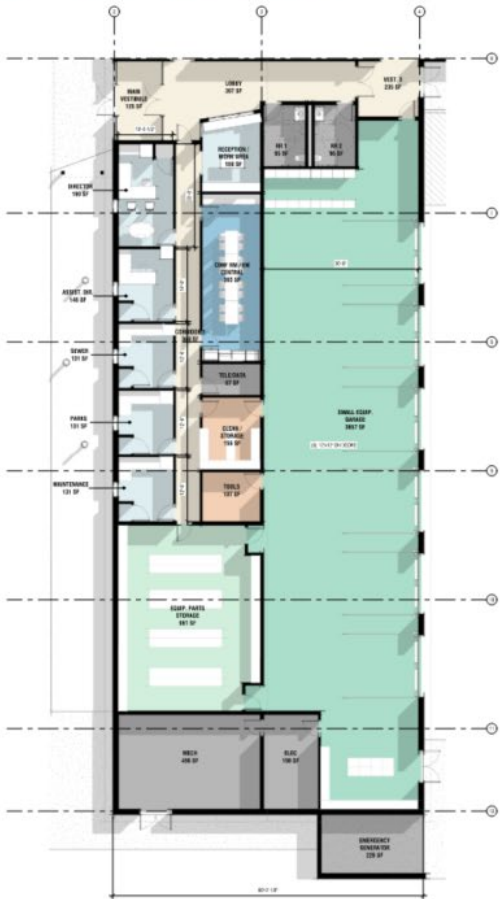
LOWER GWYNEDD TOWNSHIP
SEPTEMBER 29, 2026

2

Building Layout – Offices & Storage

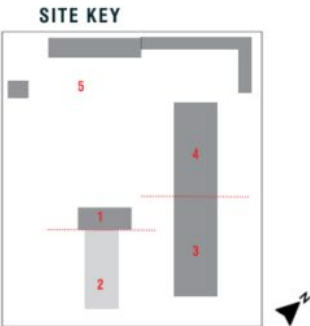


LOWER GWYNEDD TOWNSHIP | SCHEMATIC DESIGN - OPTION 2D



DESIGN MEETING 08

- KEY FEATURES**
- OFFICES & CONFERENCE ROOM
 - TOOL STORAGE
 - PARTS STORAGE
 - SMALL EQUIPMENT GARAGE
 - ADA RESTROOMS
 - EMERGENCY GENERATOR



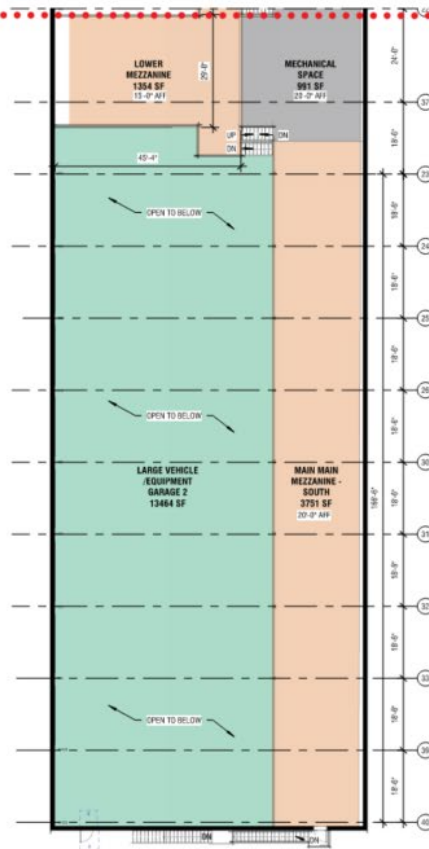
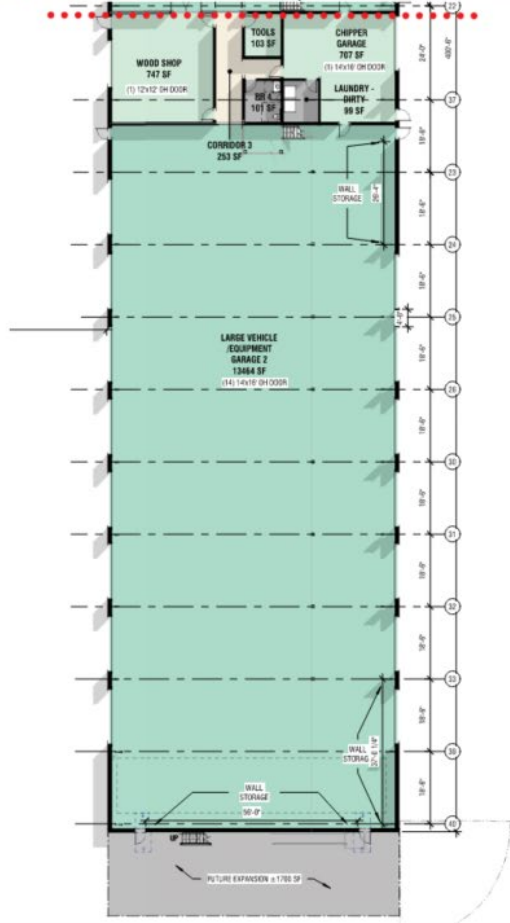
- FLOOR PLAN**
- ADMINISTRATION
 - GARAGE
 - STORAGE
 - CIRCULATION
 - BUILDING
 - MAINTENANCE / REPAIR
 - OFFICE
 - PUBLIC WORKS SUPPORT

Building Layout - Garage



LOWER GWYNEDD TOWNSHIP | SCHEMATIC DESIGN - OPTION 2D

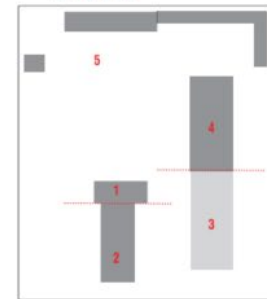
DESIGN MEETING 08



KEY FEATURES

- LARGE VEHICLE GARAGE W/OPEN MEZZANINE
- WOOD SHOP
- TOOL ROOM
- CHIPPER GARAGE
- LAUNDRY ROOM - 'DIRTY'
- HIGH WALL STORAGE SPACE +-15'

SITE KEY



FLOOR PLAN

- ADMINISTRATION
- GARAGE
- STORAGE
- CIRCULATION
- BUILDING
- MAINTENANCE / REPAIR
- OFFICE
- PUBLIC WORKS SUPPORT

Building Layout - Garage



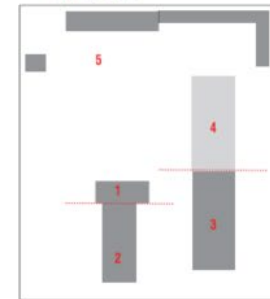
LOWER GWYNEDD TOWNSHIP | SCHEMATIC DESIGN - OPTION 2D

DESIGN MEETING 08

KEY FEATURES

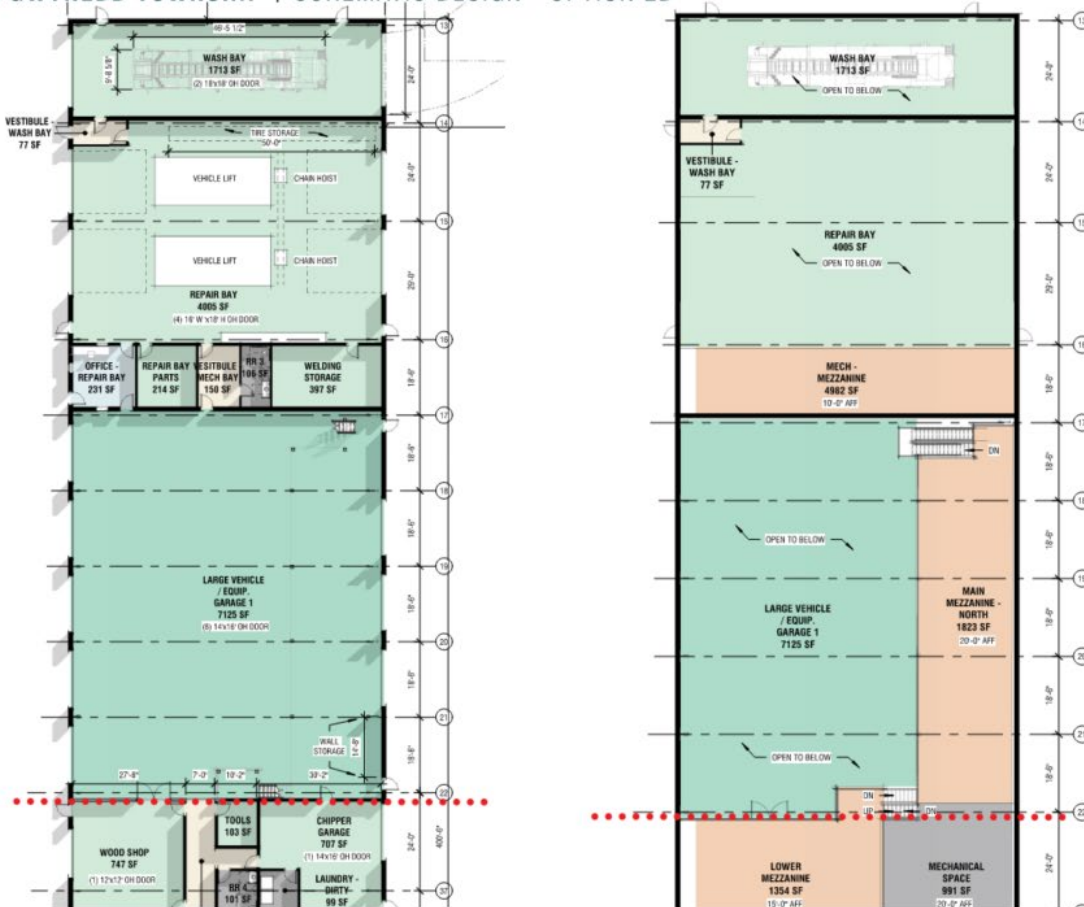
- LARGE VEHICLE GARAGE W/OPEN MEZZANINE
- MECHANICS BAYS WITH 2 VEHICLE LIFTS
- 2 CHAIN HOISTS, TIRE STORAGE
- MEZZANINE STORAGE
- OFFICE, PARTS STORAGE, WELDING STORAGE
- OVERSIZED WASH BAY

SITE KEY



FLOOR PLAN

- ADMINISTRATION
- GARAGE
- STORAGE
- CIRCULATION
- BUILDING
- MAINTENANCE / REPAIR
- OFFICE
- PUBLIC WORKS SUPPORT



Building Layout – Storage Area



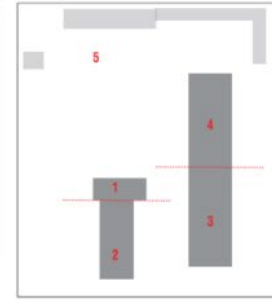
LOWER GWYNEDD TOWNSHIP | SCHEMATIC DESIGN - OPTION 2D

DESIGN MEETING 08

KEY FEATURES

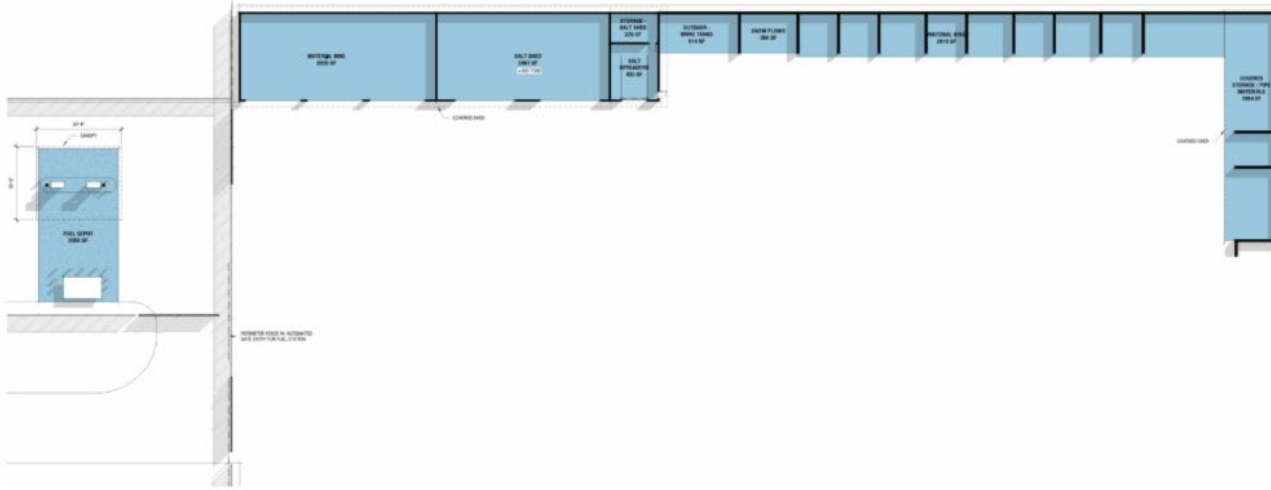
- SALT SHED FOR 800 TONS
- TRAILER STORAGE +-6 BAYS
- COVERED STORAGE +-2000SF
- MATERIAL LAY DOWN BINS
- FUEL DEPOT W/CANOPY
(2) 2-SIDED PUMPS EACH

SITE KEY

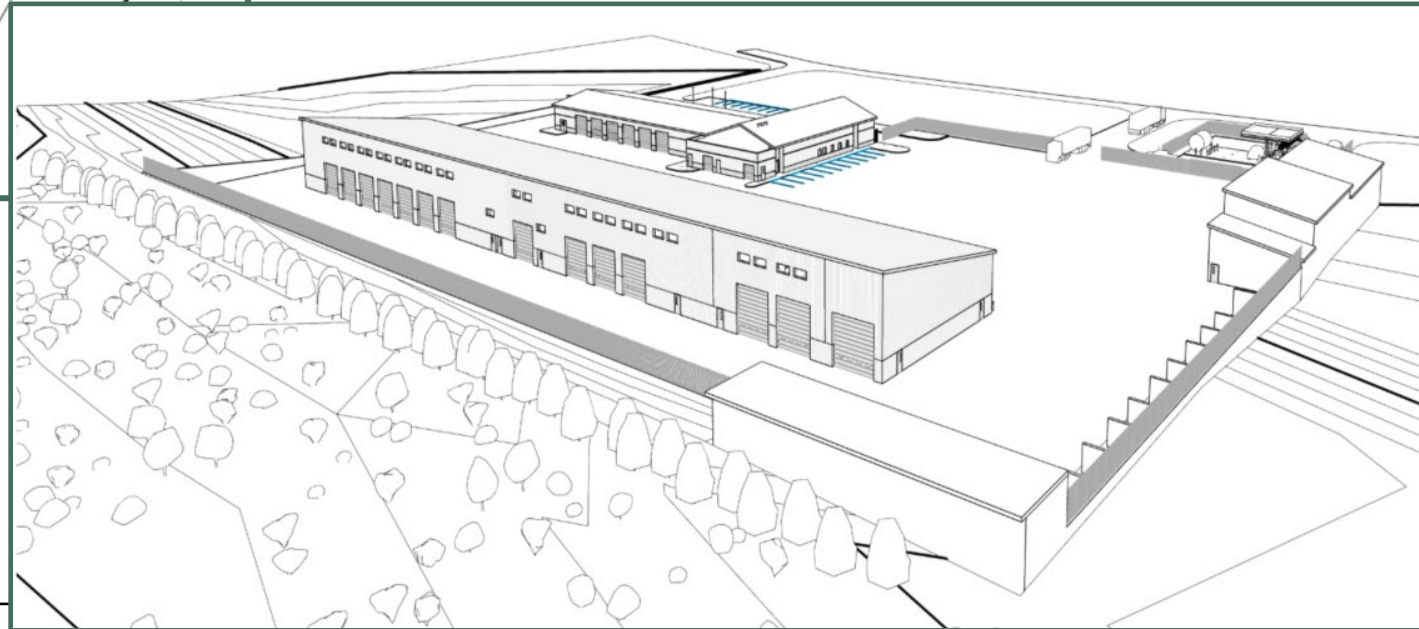
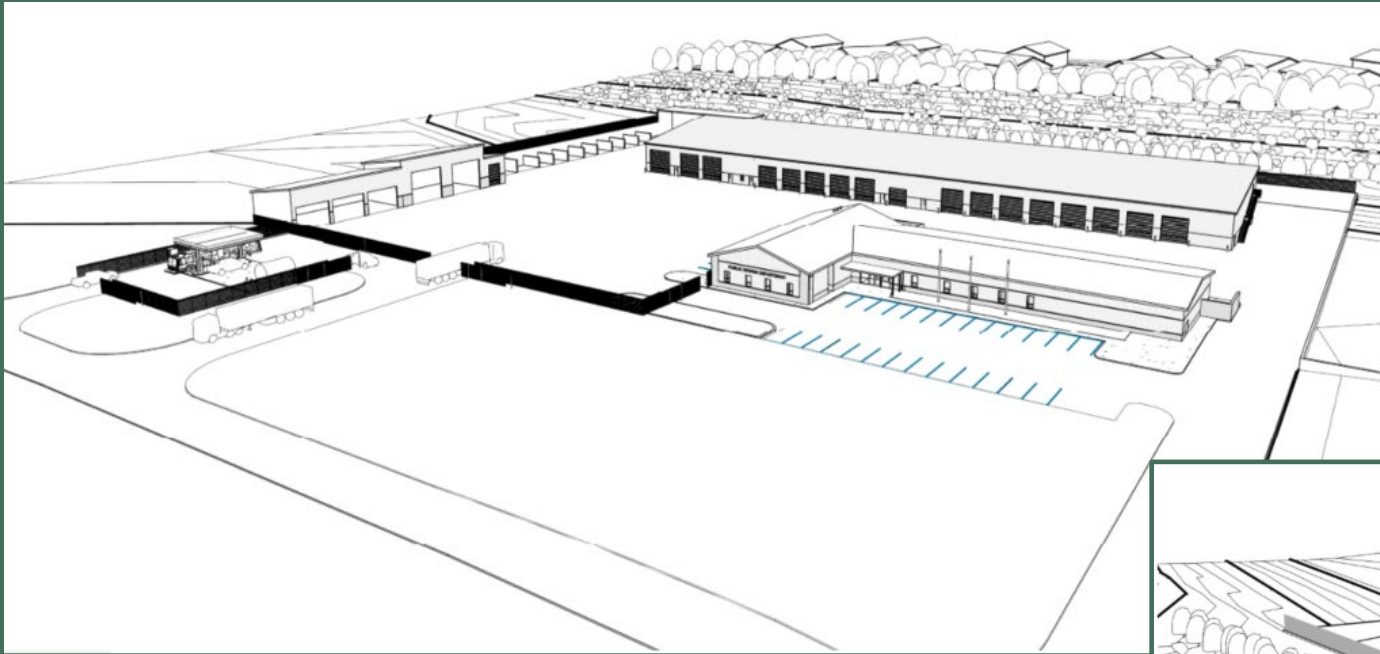


FLOOR PLAN

- ADMINISTRATION
- GARAGE
- STORAGE
- CIRCULATION
- BUILDING
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Aerial Sketches



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Exterior View from Moore Drive



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Thank You!



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