

WELCOME

Board of Commissioners' Workshop Meeting
Recreation Center Feasibility Study
Monday, May 12, 2025



Springfield Township

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Introductions

- MKSD Architects
 - Silvia Hoffman- Partner-President-Architect
 - Chris Connors- Director of Design
 - Isabella Parker- Interior Designer
 - Ryan Kennedy- Senior Project Manager
 - Jack Rogers- Architectural Designer
- Ballard King & Associates-Recreation Consultant
 - Ken Ballard- Principal
- Boyle Construction
 - Tony Ganguzza- Vice President Preconstruction Services



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Agenda

- Review the goals for the presentation and meeting
- MKSD to present Phase II & III of the study: the Program, Site Plan, Floor Plan and Renderings of Recreation Center
- Market Overview and Operational Considerations [Ballard King]
- Opinion of Probable Cost [Boyle Construction]
- Questions and Next Steps



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Goals of this Presentation & Meeting

- MKSD presented the Phase I of the feasibility study at the February 12th Board of Commissioners Meeting.
- At the March 10th, 2025 meeting, the Board of Commissioners approved MKSD to develop Phase II & III of the Feasibility Study, including investigating a New Recreation Facility on the site and its potential cost
- Present the Phase II & III of the Study to help inform and facilitate Springfield Township Board of Commissioners decision-making for the Recreation Facility.



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Phase II- Program Development

MKSD, Township administration and committee members developed the building program spaces to meet the needs of the community. The spaces include:

- **Gymnasium**
 - Full size Basketball Court
 - 2 Cross Courts
 - Volleyball
 - Pickle Ball
- **Multi-Purpose Rooms (4)**
 - Flexible Rooms for various activities
 - Indoor/Outdoor Space
- **Business Operations and Support Space**
- **2nd Level Walking Track**
- **Public Spaces**



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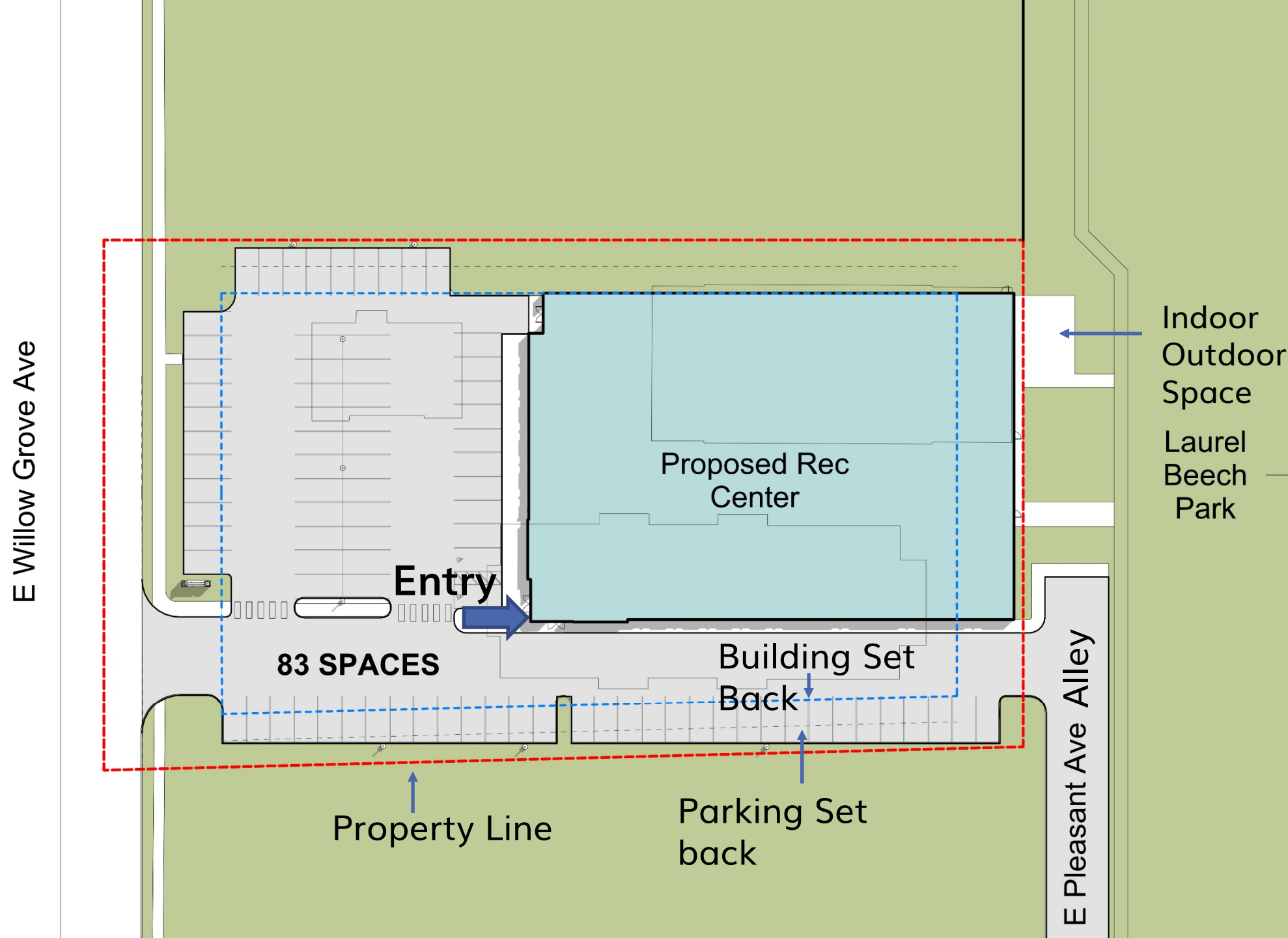
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Site Plan

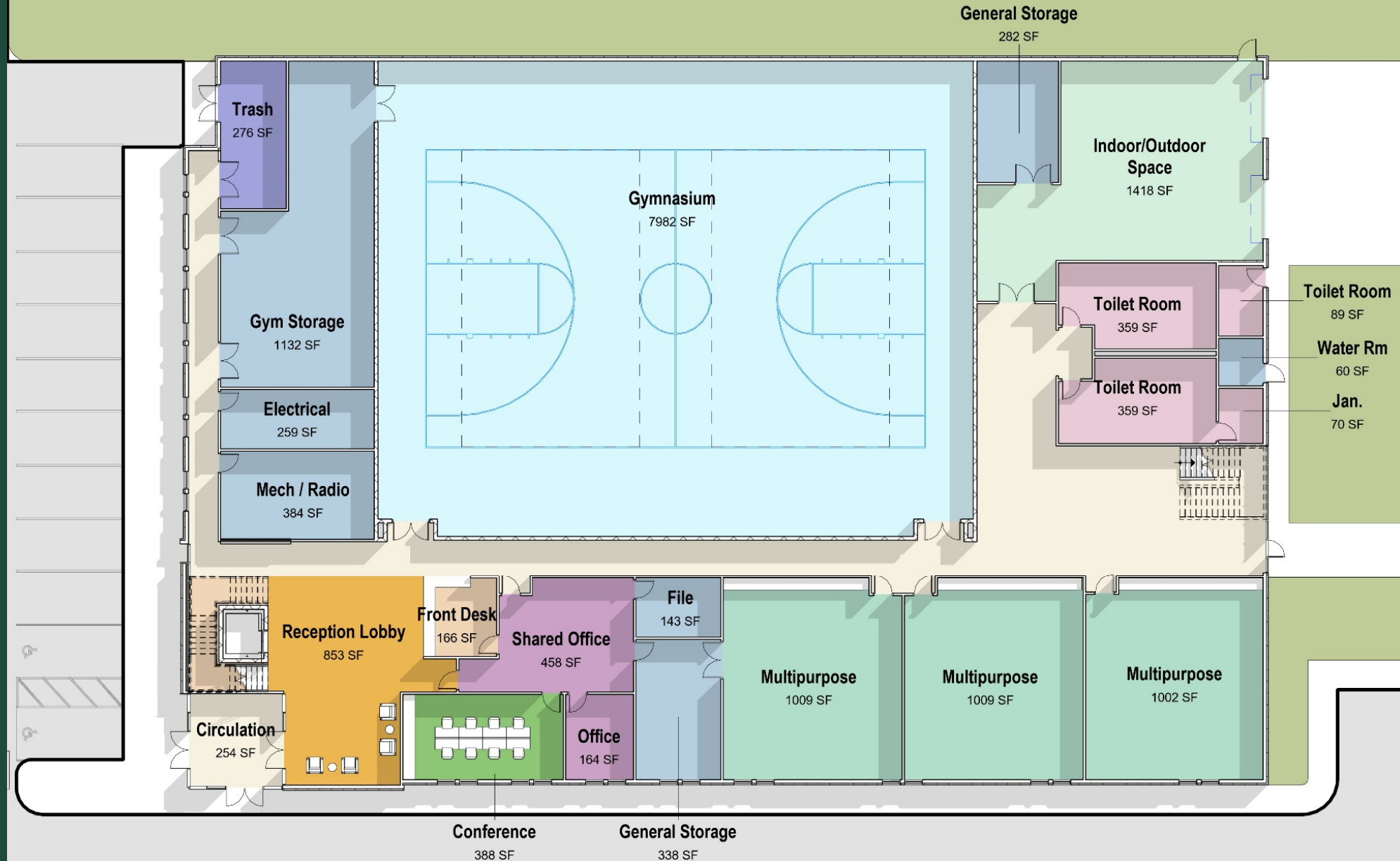
Site Overview

- Main Entry remains off E Willow Grove Ave
- 83 parking spaces provided (will need some site variances)
- Vehicle drop-off loop and connection to alley off E Pleasant Ave for emergencies only
- Building entry at the front corner
- Back of building faces the park with an indoor/outdoor space



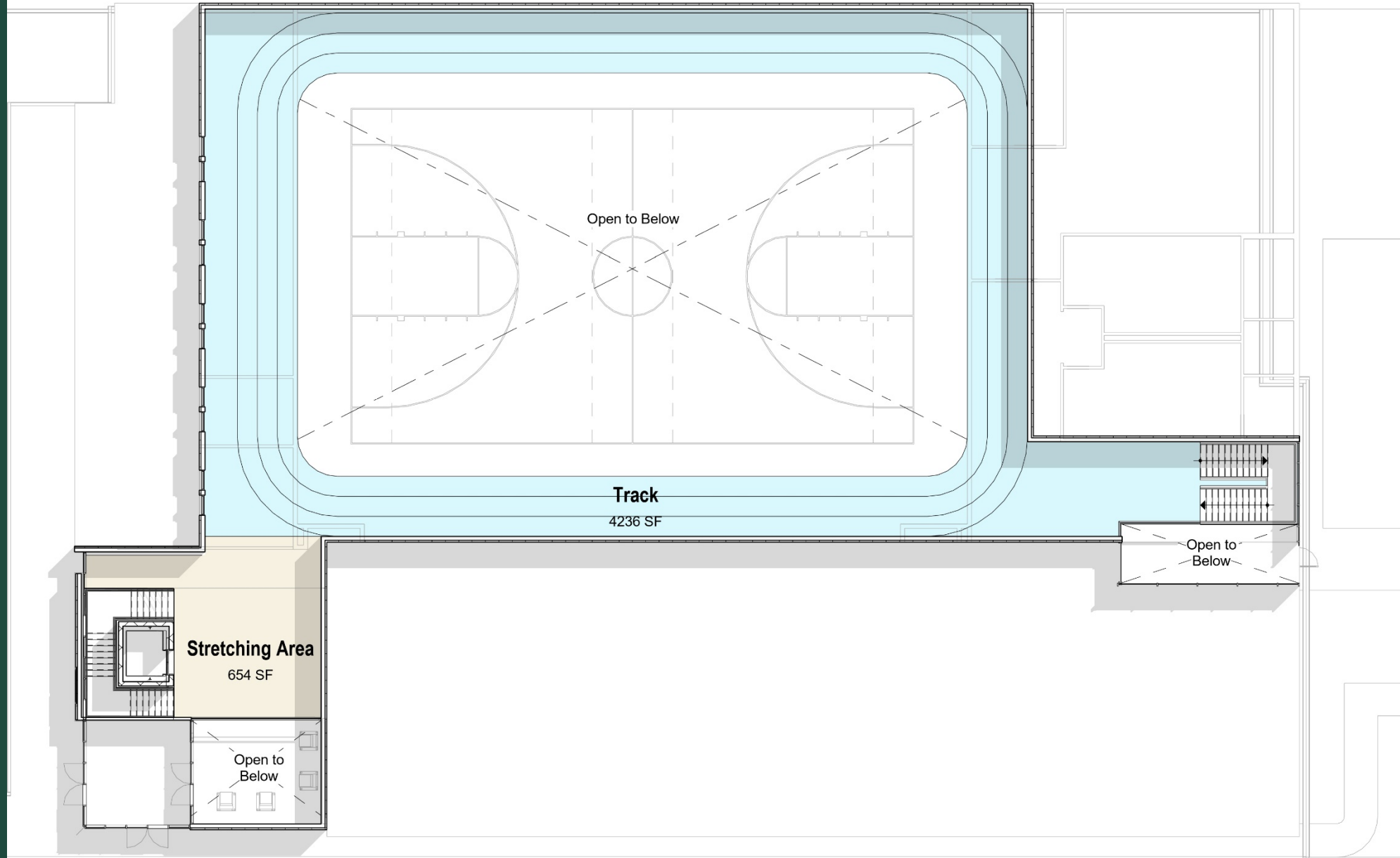
Floor Plan

Level 01 – 21,902 SF



2nd Floor Plan

Level 02 – 5,129 SF



Phase III - Exterior Design Goals & Preliminary Concepts

- Materials tie back to other *campus* buildings (ex: Library, Admin Building, etc...)
- Prominent front entry to clearly identify destination
- Building placement on site – setback from main streetscape to differentiate from adjacent residential
- Maximize parking efficiency on narrow site
- Delineate pedestrian walkways for **safe navigation** through lot and to building entry
- Maintain clear/direct **access to existing greenspace** behind Rec Center
- Maximize amount of **natural light** entering the public spaces of the building
- Maintain **emergency access** around building
- Integrate **brand** on and around building (in addition to material palette)



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Market Analysis

Market **opportunities** that exist with this project.

- The Township has an existing indoor recreation center that has an established market for indoor recreation, but it is an inadequate facility.
- The Primary Service Area's (Springfield Township) population is large enough to support a small to moderate sized recreation center by itself. It is possible to draw additional users from the Secondary Service Area as well.
- There is a high percentage of households with children in the Township, who are primary users of recreation centers.
- The Township has a high median household income level and a corresponding high recreation spending index. These are both strong indicators of a greater rate of use of community centers.



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Market Analysis

Market **challenges** that exist with this project.

- It will be difficult to draw users from outside of the Township on a consistent basis due to the prevalence of other public, private and non-profit facilities in the area.
- The demographic characteristics of the service areas indicate an older median age and there will be a substantial increase in the older age groups in the coming years. The older the median age, the lower the participation rate is in most recreation activities.
- Scaling the building size to the Township market will be critical to strong financial performance.
- Funding not only the development but the operation of a recreation center will have to be clearly defined.



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Operational Considerations

- Operations plan for two options:
 - **Option 1** - Center with an elevated track
 - **Option 2** – Center without a track
- The center will be operated by the Township
- First year of operation is 2028
- Budget covers all operational expenses and revenues including programs

Hours of Operation

| Days | Hours |
|----------------------|-----------------|
| Monday – Friday | 8:00am – 9:00pm |
| Saturday | 8:00am – 6:00pm |
| Sunday | Noon - 6:00pm |
| Total Hours Per Week | 81 |



Operations Plan

Proposed Fees

Option 01- Gym/Track

| Category | Daily Gym/Track Admission | | 20 Admissions | |
|--------------|---------------------------|-----------|---------------|-----------|
| | Res. | Non. Res. | Res. | Non. Res. |
| Adults | \$8.00 | \$10.00 | \$136.00 | \$170.00 |
| Youth (2-17) | \$6.00 | \$7.50 | \$102.00 | \$128.00 |
| Senior (55+) | \$6.00 | \$7.50 | \$102.00 | \$128.00 |

Track Only – Weekdays 8:00am to 11:00am only

| Category | Daily Track Admission | | 20 Admissions | |
|------------|-----------------------|-----------|---------------|-----------|
| | Res. | Non. Res. | Res. | Non. Res. |
| Individual | \$4.00 | \$5.00 | \$68.00 | \$85.00 |

Option 02- Gym

| Category | Daily Gym Admission | | 20 Admissions | |
|--------------|---------------------|-----------|---------------|-----------|
| | Res. | Non. Res. | Res. | Non. Res. |
| Adults | \$7.00 | \$9.00 | \$119.00 | \$153.00 |
| Youth (2-17) | \$5.00 | \$6.00 | \$85.00 | \$102.00 |
| Senior (55+) | \$5.00 | \$6.00 | \$85.00 | \$102.00 |



Operations Budget

| | Option 1 | Option 2 |
|------------|------------|------------|
| | 27,030 SF | 21,900 SF |
| Category | Budget | Budget |
| Expenses | \$ 782,303 | \$ 726,473 |
| Revenues | \$ 522,863 | \$ 474,005 |
| Difference | (259,440) | (252,468) |
| Recovery % | 67% | 65% |



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Opinion of Probable Cost

- Developed by Boyle Construction
- Based on current construction bidding environment
- Includes escalation with a bid date of Q2 2026
- Based on similar scale, public bid, multi prime projects
- Currently Does not include Geothermal Field or Solar panels
- Costs are broken down as requested:
 - Base one-story building
 - Separate cost of second-floor track and associated infrastructure
 - Separate out other alternates



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Base Building (No elevated walking track)

- Demolition of 3 Existing Buildings: \$ 470,000
 - Site Work: \$1,707,563
 - General Construction: \$6,876,308
 - Fire Protection, Plumbing,
Mechanical/HVAC,
Data/Electrical, Security: \$ 4,002,646
 - General Conditions: \$ 1,174,955
 - Contingency \$ 652,825
-

Opinion of Probable Cost Sub Total: \$14,884,430

- Soft Costs: Professional Fees, construction
testing, additional studies,
Owner Insurance, FF & E \$688,842
-

Opinion of Probable Cost Total: \$15,573,272



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2nd Floor Track & Associated Infrastructure

- 2 Stair towers
 - Elevator
 - Elevated Track & Railings
 - Exterior Materials & Windows
 - General Construction
 - Fire Suppression, Mechanical, Plumbing, Electrical
-

Opinion of Probable Cost: \$2,437,061



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Potential Additional Alternates

- Construction Management Services
 - LEED Consult and Certification
 - Generator
 - Monument Sign
 - Site Wheel Stops
 - Solar Panel and Geothermal Studies
 - Potential Penn Dot HOP work
-

Opinion of Probable Cost: \$1,000,000



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Total Opinion of Cost

| | |
|-------------------------------|---------------------|
| Base Building | \$14,884,430 |
| 2 nd Floor Track : | \$ 2,437,061 |
| Soft Cost: | \$ 1,217,842 |
| <u>Alternates :</u> | <u>\$ 1,000,000</u> |

Total Opinion of Probable Cost: \$19,569,333



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Total Opinion of Probable Cost - Renovation vs. New Construction

Renovate Existing Buildings

Total Cost: \$5,642,743

Existing Building A- 8,255 SF

Existing Building B- 9,454 SF

Total: 17,679 SF

Includes:

- Parking: 13 Spots
- No expansion
- Minor Building Repairs
- Replacement of Building Systems
- Update for Building Code Requirements

Base Building & Demolition of Existing Buildings

Total Cost : \$ 15,573,272

New Recreation Center (1st level only)

Total: 21,902 SF

Includes (but not limited to):

- Parking: 83 Spots
- Expanded footprint creates expanded programs
- Fits all programs and square footage requirements
- Supports outside operations
- Provides diversity, equity, and inclusion for all age groups.
- Opportunity for the building to be renewable.

2nd Level Walking Track : \$ 2,437,061

2nd Level- 5,129 SF

Total: 27,031 SF



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Next Steps- Design and Construction Schedule

- Design Development, Construction Documents, Land Development, NPDES, and Penn Dot approvals- (12 months)
- Public, multi-prime Bidding & Permit (2 months)
- Award of Contracts (1 months)
- Construction (12 months)
- Owner Occupancy– Quarter 3, 2027



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Guiding Principles of the Project

1. Must meet the financial expectations of the Township for capital and operations.
2. Must have a strong community focus.
3. Must serve all age groups and support diversity, equity, and inclusion.
4. Provides a location for existing Township Parks and Recreation activities and programs, while allowing for the expansion of Township offerings.
5. Provides offices for staffing of the Recreation Center.
6. Serves both active and passive recreation needs.
7. Should be able to function as comfort station for Township residents during events such as natural disasters or other emergencies.
8. Minimize the impact on adjacent property owners with concern to traffic & noise.
9. Consider the opportunity to support operations with income from rentals.
10. Must have strong multi-use capabilities with attention to acoustics.
11. Should have connectivity to the adjacent Laurel Beech Park field and playground.
12. Design and build using sustainable design principles, ensuring that new or existing building(s) will use 100% renewable energy, in compliance with Resolution 1469 passed unanimously by the Board of Commissioners in January 2019.
13. Indoor Air Quality as part of MEP narrative.



Questions



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THANK YOU



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