



## CUMBERLAND TOWNSHIP

1370 FAIRFIELD ROAD • GETTYSBURG, PENNSYLVANIA 17325

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# Cumberland Township Municipal Building Project Overview May 28, 2024

- 1979 Arthur Lea Stabler & Associates of Hanover, PA constructed the Cumberland Township New Office Building and attached Garage.
- 1994 New Office addition to existing Administration Building for Police Operations.
- 2001 & 2015 Space Utilization studies were performed by C.S. Davidson Inc. of Gettysburg.
- 2016 Action Plan was initiated with the formation of a Building & Grounds Committee. Several reviews and public meetings with full transparency chaired by Supervisor Barbara Underwood, Jim Paddock, and Maintenance Superintendent Chris Walter
- April 2019 – Homeland Security provided a “Security of Soft Targets and Crowded Places” Resource Guide.
- May 31, 2019 - US Dept. of Homeland Security presented the Township a Security & Resilience Report: Infrastructure Survey report. For security purposes this is an extensive report of vulnerabilities and options for consideration – Not a public document.
- Several additional security studies have been completed and are in possession of Cumberland Township Police Department
- 2020 - Covid Illness Impact on Employees – Due to the cramped working environment of the Police Department, employees are prone to close contact with each other. This may have contributed to an outbreak of COVID that affected all officers in late 2020. PA State Police managed incidents while the Police Department was closed.
- October 31, 2022 – Governor Wolf authorized \$1,300,000.00 in Redevelopment Assistance Capital Program – Also referred to as “RACP.”
- September 12, 2023 – Open Workshop to discuss RACP Grant
- October 16, 2023 – Redevelopment application submitted as outlined in award letter working with GMS.
- November 28, 2023 - The Township entered into a Professional Services Agreement with Kinsley Construction for Construction Design and Construction Management Services.

- November 30, 2023 – Commonwealth Financing Authority Statewide – Local Statewide Authority “LSA” grant submitted for \$100,000.00 to be used for new building security measures.
- December 19, 2023 – Applied for additional \$700,000.00 RACP matching funds.
- January 2024 to Present – Working with Kinsley, Building Committee, and Staff to combine all information into a plan and bid ready format for consideration.
- May 28, 2024 – Seek approval for the solicitation of proposals for draw down and permanent financing for the building renovation project in the maximum amount of \$4,500,000.00
- May 28<sup>th</sup>, 2024 – Seek approval to enter a Lease Agreement with American Battlefield Trust thru March 31, 2026. This is to relocate the Administration and Police during the proposed building renovation. The Lease is \$0.00, however, the Township will be responsible for any maintenance repairs, utilities, and 1/3 mowing costs during that period.
- June 18<sup>th</sup> @ 4:00 PM - Building workshop at Cumberland Township.
- Continuation of evaluating other grant and funding opportunities.

**Cumberland Township - Building Committee:**

Shaun Phiel – Chair Supervisor  
 Jeff Brauning - Supervisor  
 Steve Toddes – Committee Member  
 David Blocher - Manager  
 Matt Trostel – Chief of Police  
 Chris Walter – Superintendent of Maintenance  
 (Other staff members during various stages of planning)

**Evaluation of the following partners:**

Kinsley Construction  
 Lobar Associates  
 Newcomer Associates  
 SGS Architects  
 Conewago Enterprises  
 Gordian/KPN Program

**Site Tours:**

PSP Gettysburg Barracks  
 Conewago Township Admin & PD Buildings  
 Carroll Valley Borough  
 Washington Township  
 Chambersburg Borough  
 Dillsburg Borough  
 Spring Garden Township  
 Gettysburg Municipal Authority

## **Square Footage Needs / Costs: Approximately 11,000 Square Feet**

2023 Preliminary Results – 3 Considerations:

- 1) Renovate current building with two additions.  
\$2,900,000.00 11,168SF (\$260 per SF)
- 2) Convert current building to Police Department & construct new Admin Building  
\$3,295,000.00 12,500SF (\$264 per SF)
- 3) All New Building  
\$3,400,000.00 11,168SF (\$305 per SF)

### **May 2024 - Updated Building Estimates:**

\$4,319,671.50 – Building Project (Currently includes 5% contingency)

### **May 2024 - Budget Overview Estimate:**

\$4,350,000.00 – Total with estimated  
- \$1,300,000.00 – RACP Funding awarded 50% Match  
- \$ 527,434.89 – Building Fund  
- \$ 782,445.76 – Loan – 50% RACP Match  
\$1,740,119.35 – Balance

### **May 2024 - Additional Funding Applications submitted:**

- \$ 100,000.00 – Applied LSA Grant Security  
- \$ 700,000.00 – Applied for additional RACP Grant Funding

### **Finance Considerations:**

\$2,000,000.00 30 year 4.5% = \$10,133.71 Monthly  
Approximate six months - \$60,000.00 already in 2024 Budget

### **Vision:**

The primary focus of building renovations revolves around a larger footprint for the Police Department. Seventy-Five (75) % of this project expands, secures, and brings Cumberland Townships Police Department to acceptable standards. These standards include office space, interview room, secure evidence room, locker rooms, and shower facilities. The building will be ADA Compliant allowing full accessibility to all Cumberland Township residents including an updated public meeting room and a public bathroom. In addition to normal Township meetings other township business such as HOA meetings could be held after hours when available. The new secure entrance and additional security features will help keep the building and staff safe and secure.

Should you have any questions please contact me,

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