

Martic Township Municipal Building

Upgrade Proposal 8/21/23

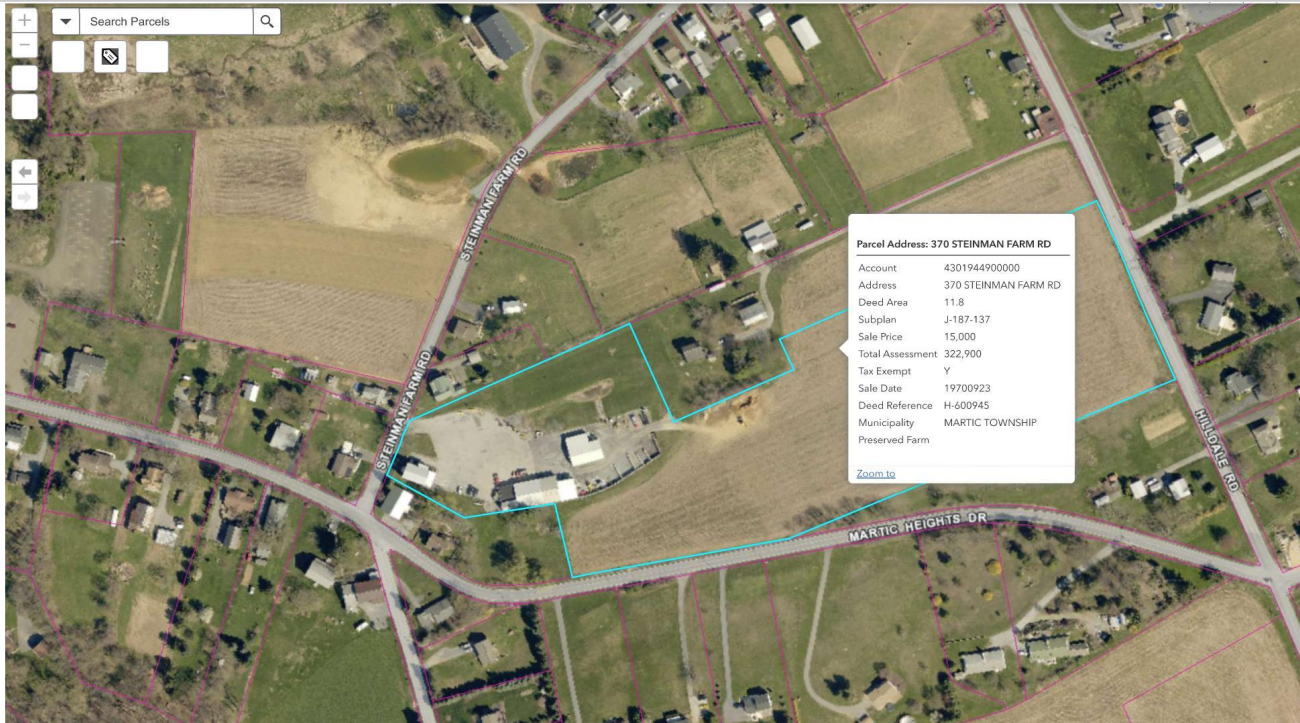


Municipal Building Rendering

Intro

The existing municipal buildings in Martic Township are old, out of date, unsafe, and out of compliance with current codes and standards. The Township Board of Supervisors have been planning and allocating budget funds for a number of years to address these and other issues. This year the Board of Supervisors made the decision to proceed with implementing upgrades to the facility to correct the deficiencies. The goal is to ensure a viable local government headquarters to serve township residents and the local region well into the foreseeable future.

The Martic Township Municipal Property



Existing Challenges - Municipal Building

The Martic Township municipal offices occupy a former one room schoolhouse (circa 1875), that was converted to residential apartments, and then offices and a meeting room in 1977. Those renovations were intended to carry the building 10-15 years into the future. The property has seen no significant upgrades since that time and suffers from the following deficiencies:

- Does not meet ADA Standards for Accessible Design for people with disabilities
- Old electrical & age related plumbing & technological deficiencies
- Inadequate stormwater runoff & management
- Damp dirt floors in basement where communication & electrical equipment are housed (mold)
- Inadequate security for employees in a government facility
- Inadequate facilities & equipment to staff & operate an Emergency Management Command Center (req'd by proximity to nuclear power plants)
- Inadequate heating/AC & insulation
- Water damage from leaking roof
- Inadequate / unsafe file storage on 2nd floor with no functioning lighting or fire suppression
- Insufficient meeting space
- Cesspool sewage

Key Deficiencies – Building Exterior



- Out of compliance with Universal Accessibility Standards
- Old cesspool sewer poses health risks of unsafe groundwater & pollutes the Tucquan Glen watershed
- Does not meet MS4 requirements for stormwater management
- Unsafe 2nd Floor exterior access only

Key Deficiencies – 1st & 2nd Floor Interior

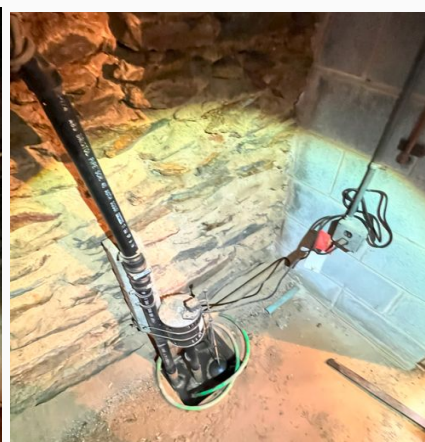


- Out of compliance with Universal Accessibility Standards (offices, restrooms, etc)
- Lack of security & access control for administration area
- Old electrical wiring poses safety risks
- Inadequate records & Emergency Management equipment storage
- Lack of [energy efficient technologies](#)

Key Deficiencies – Basement



- Mold growth due to excessive moisture & poor ventilation
- Electrical panel & aging mechanical equipment are exposed to a consistently wet environment
- No interior access - must use exterior basement door & old concrete stairs
- No security controls for access to basement infrastructure



Existing Challenges - Township Garage

The buildings that serve as garage, workshop, muster area, storage facility for fuels, salt, and repair bay have the following problems:

- Garage capabilities inadequate for maintenance of township owned equipment
- Dirt floors, no wash bay, no grease traps
- Broken and /or dilapidated shop, tools & equipment
- Grossly inadequate lighting
- Poorly heated & inadequately insulated
- Leaking roofs & walls (mold on walls)
- Inadequate HVAC / electrical
- Unsafe fuel storage does not meet regulatory reqmts./cannot be serviced
- Equipment must be pressure washed outside in the driveway with uncontrolled runoff, no waste water capture
- Salt bay walls are corroded & falling apart
- Structural deficiencies with buildings
- Inadequate storage space

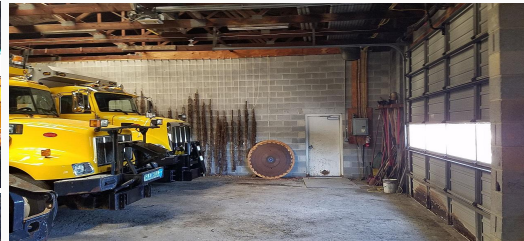
Key Deficiencies – Township Road Dept. Interior/Exterior Buildings (slide 9 & 10)



- Inadequate heating, ventilation, & air conditioning (HVAC)
- Dirt floors & no grease traps or oil containment
- Unsafe fuel storage adjacent to employee break room & office
- No wash bay ([municipal & vehicle washing](#))
- Leaking roof & walls with mold & active leaks

Key Deficiencies – Township Road Dept. Interior Buildings

Photos: Garage door rotted, back corner of repair shop covered in black mold with active leaks during rain events, inadequate lighting and storage, dirt floors, and corroded shed walls



Project Goals

Martic Township needs a viable solution to provide safe and reliable facilities and equipment to support the needs of the community for the long term - next 50 years.

- Office facilities need to be safe, efficient, accessible, code compliant, have adequate space, and provide for Emergency Management operations in the case of a local emergency (natural disaster, nuclear plant emergency, or other event).
- Garage facilities capable of housing and maintaining Township equipment, as well as the ability to adhere to current codes and regulations; and to safely store necessary supplies for public infrastructure.

Options Considered

Three options are available regarding township facilities:

- 1) Renovate existing structures
- 2) Build a new township complex
- 3) Do nothing

Option 1

Renovate Existing Structures

Pros:

- Cheaper short term alternative

Cons:

- Fails to ensure long term viability
- Most disruptive to operations
- Will require expensive & significant ongoing maintenance & repairs following renovations
- Fails to address safety, equipment & storage space limitations
- Only refurbishes existing spaces; does not address growing municipal capacity needs
- Perpetuates many aging issues
- Renovating old structures such as this sometimes uncover hidden damage & challenges that must be addressed, & can cause significant added costs
- Fails to address EMS operations & stormwater issues

Option 2

Build a New Township Municipal Complex

Pros:

- Ensures long term viability
- Addresses safety issues
- Solves EMS Command Center needs
- Solves equipment maintenance & facility storage issues (records retention)
- Minimizes ongoing maintenance & repairs
- Less disruptive to operations
- Addresses stormwater (MS4) & water quality issues

Cons:

- More expensive alternative
- Requires additional sponsorship & grant funding

Option 3

Do Nothing - Maintain Status Quo

Pros:

- Cheapest short term alternative
- Least disruptive to operations

Cons:

- Considered a more expensive alternative in the long term due to the significant costs of ongoing facility repairs & maintenance
- Fails to address the long list of current deficiencies & code violations identified above
- Violates the Township ordinance for stormwater controls

Other Considerations and Opportunities for a new facility:

- Ambulance Bay (24/7) onsite vs. 20 minutes away
- Emergency electrical generator
- Pre-defined landing zone for local emergency medical evacuations
- Design building structurally to support future solar upgrades to move towards sustainable solutions and energy conservation that will save on operational costs
- Large multi-purpose room to support township meetings, training & educational seminars, Emergency Management Command Center & other uses
- Green infrastructure technologies & interpretive signage as a public demonstration & watershed education opportunity
- Inclusion of a trail loop & park amenities for public use
- Recycling center for constituent use

Timeline



Best Alternative

Build a new facility utilizing grant funding and savings set aside already to fully fund the project

Sources of funding being evaluated:

1. Grant Programs include:
 - a. Lancaster County American Rescue Plan Act (ARPA)
 - b. Redevelopment Assistance Capital Program (RACP)
 - c. National Fish & Wildlife Foundation (NFWF)
 - d. Emergency Management
 - e. Others
2. Township Budgeted Funds
3. Sale of Township Assets

Community Partners

Martic Township is supported by multiple community partners

Community Partners:

1. Lancaster EMS
2. Penn Manor School District
3. Rawlinsville Volunteer Fire Company
4. Others anticipated

Takeaway...

- Martic needs to make changes to Township facilities to ensure safe and sustainable operations

Thank you

Contact us:

Martice Township

370 Steinman Farm Road
Pequea, PA 17565

717-284-2167

Email: martictwp@comcast.net

Website:

www.martictownship.com

