

Whitpain Township Community Center Update



Board of Supervisors
May 6, 2025





Community Center Recap

- December 2022: Township received an anonymous \$10 million donation for the construction of a community center
- Spring 2023: Township moves the \$10 million donation to two banking institutions to earn a higher rate of return while keeping the donation principal safe
- June 2023: After issuing an RFP and interviewing several firms, the Board approved a contract with a team of consultants led by Phillips & Donovan Architects
- Fall 2023: Phillips & Donovan Architects meets with various stakeholder groups as they gather information and begin planning to construct a community center that addresses the needs of the Whitpain community



Community Center Recap

- February 2024: Board approved location of future community center at the current dog park
- May 2024: Board reviewed 3 options related to concept plans
 - Option 1: 30,000 sq. ft., fitness center and community rooms
 - Option 2: 25,000 sq. ft., fitness center only
 - Option 3: 27,500 sq. ft., fitness center and community rooms adjacent to each other
 - Each option could be added onto for future phase(s)
- Board selected to proceed with Option 1 for full design and detailed cost analysis while pursuing additional grants/resources to fully fund and/or enhance the future community center
- What has occurred over the last year...



Community Center Recap

- Refine cost estimate for chosen design
- Pursuing additional funding to fully fund community center
- Additional studies and plans related to the site
- Site preparation and necessary permitting
- Design and construction documents for the community center



Community Center Cost Estimate

- The initial cost estimate for the selected option came in at nearly \$12.3 million. This cost estimate will be revised at least once more prior to public bidding
 - The cost estimate does not include items such as consultant costs, relocation of the dog park, purchase of gym equipment
- Initial cost estimate is subject to variation due to the fact that it was completed before certain design choices were finalized
- Based on the initial cost estimate the Township is not planning to proceed with additional 2-story addition to the community rooms and fitness center absent significant additional funding
 - Rough estimates show the potential cost of phase 2 that would include +/- 15,000 square feet and additional gym spaces is likely \$7+ million which is not feasible at this point



Community Center Funding

- Township pursued additional funding to support construction of the community center
 - \$6.0 million via PA RACP application
 - \$2.0 million via PA ARPA grant application
- Township received \$1.7 million RACP award last November
- Staff continues to seek additional funds through a PA Local Share Account (LSA) grant and plans to apply again for RACP funding
- Township has continued to invest community center proceeds
 - Generated over \$1.0 million in interest earnings thus far
 - Last August, Township invested a portion of community center funds in CDs of various lengths to generate additional interest earnings to be dedicated towards the project



Community Center Studies and Plans

- The following studies and plans related to site development have been completed
 - Geotechnical Engineering
 - No major concerns
 - Preliminary Grading & Utility Plan
 - No major concerns
 - Site Plan/Circulation
 - Made minor adjustments to improve parking lot circulation and to ensure fire apparatus access
 - Operations Plan
 - Received draft plan that will be reviewed and revised



Community Center Site Prep and Permitting

- Public Works staff has been working on the relocation of existing dog park to its future home along Arch Street Road across from Mermaid
 - Public Works staff will do most of the construction saving considerable funds compared to the use of a contractor
 - Staff forecasts roughly \$80,000 in costs (mainly the purchase and installation of new fencing) related to the relocation of the dog park
 - The relocation of the dog park will be completed sometime this summer with external/vendor costs to be paid from the Community Center Fund





Community Center Site Prep and Permitting

- The consultant team is working to complete the following permits
 - NPDES
 - PA DEP Sewer
 - PennDOT Highway Occupancy Permit (HOP)
 - Township Land Development
- These permits/processes will take time to be reviewed and obtain the respective permit
- While going through the various permit processes the consultant team will continue to work through the development of the final set of construction documents



Community Center Design & Construction

- Township staff in concert with the community center committee have been working with architects and consultants to make design choices to further the project
 - Design choices – Selected layout, furniture, flooring and other design choices to be both aesthetically pleasing and cost-effective. These will be incorporated in the final construction documents
 - Environmental choices – No natural gas at the building, make use of natural light, no paper towels in rest rooms
 - Shade trees – Stormwater management area is planned in a location where tree health is compromised, and additional plantings are planned on site
 - Future phases – Where feasible and not cost prohibitive, planning for future phase such as stormwater capacity and parking lot size/layout

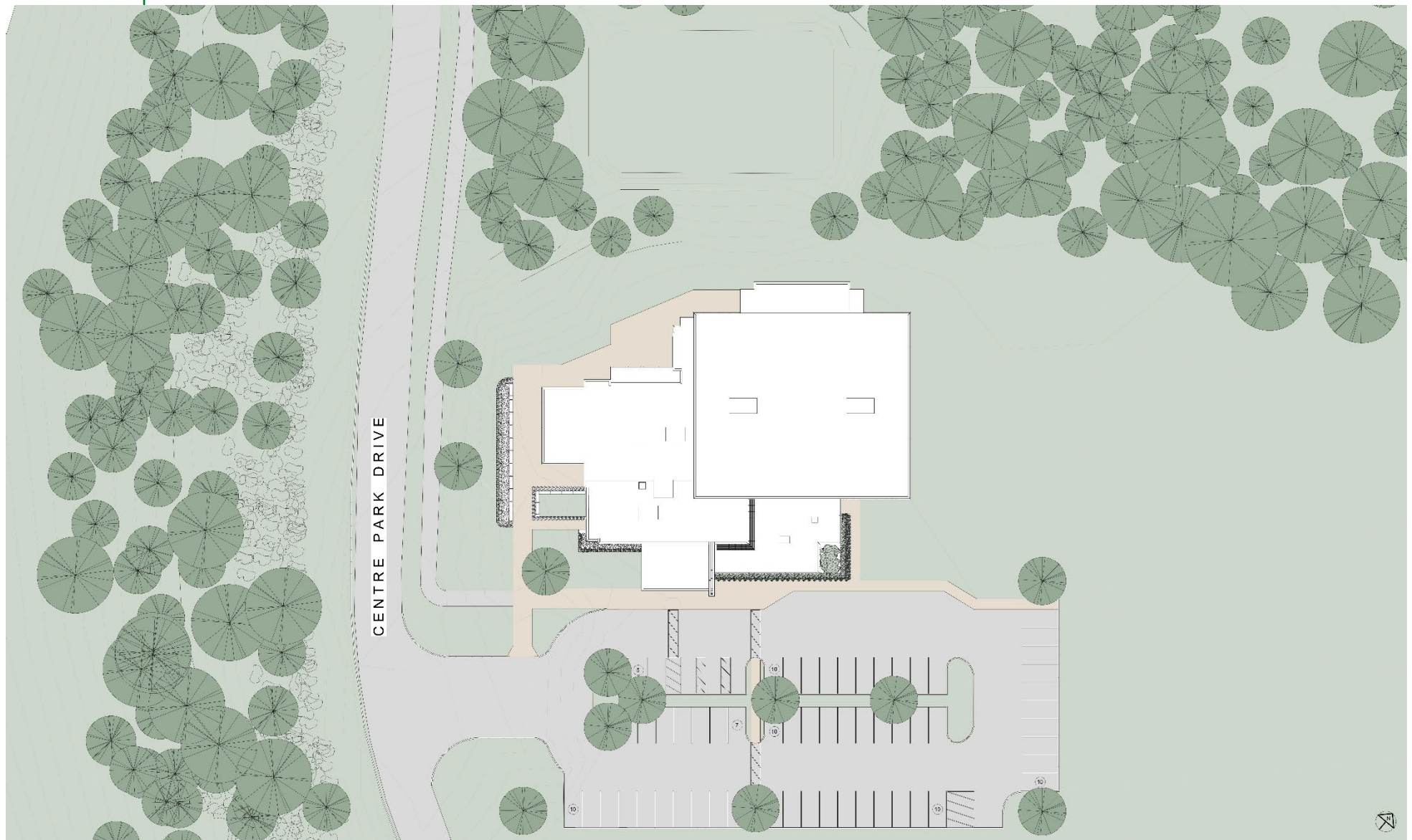


Community Center Design & Construction

- Design and construction documents for the community center are in progress. The construction documents are approximately 75% complete at this point
- Plan for the rest of this year to get to construction phase
 - May – Early Summer: Finish construction documents; finish new dog park across from Mermaid
 - Summer – Early Fall: Finalize any remaining permitting related issues and obtain approvals; go through public bidding process
 - November – December: Award construction contracts and enter construction phase
- We are pleased to be able to share this update with the community, so they have greater clarity on the vision for the future community center



Site Plan





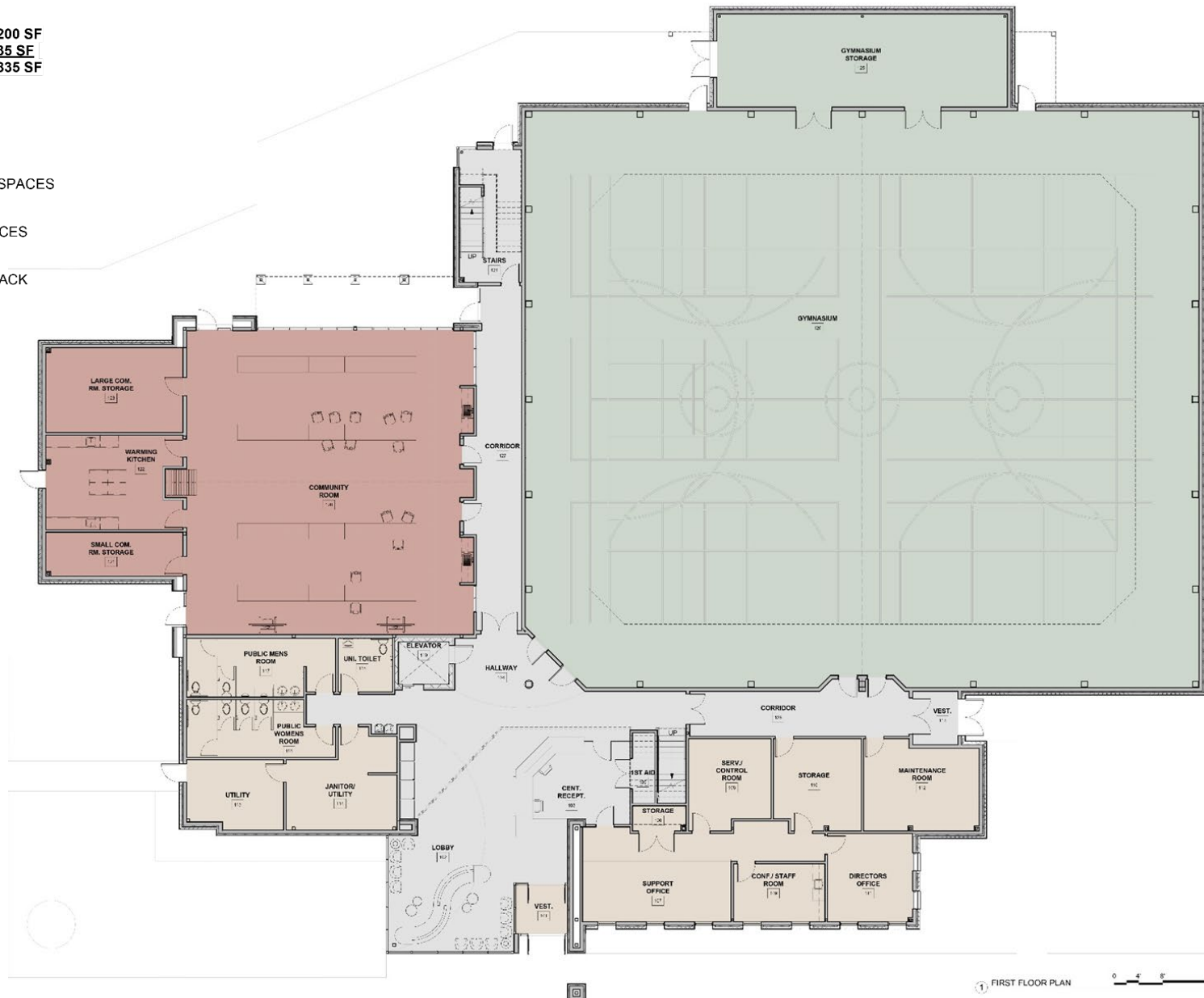
First Floor Plan



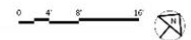
FIRST FLOOR SQFT = 20,200 SF
SECOND FLOOR SQFT = 8,635 SF
TOTAL = 28,835 SF

PROGRAM KEY:

- ADMINISTRATIVE/ PUBLIC SPACES
- LOBBY/ CIRCULATION SPACES
- GYMNASIUM/ WALKING TRACK
- FITNESS SPACES
- COMMUNITY SPACES



1 FIRST FLOOR PLAN





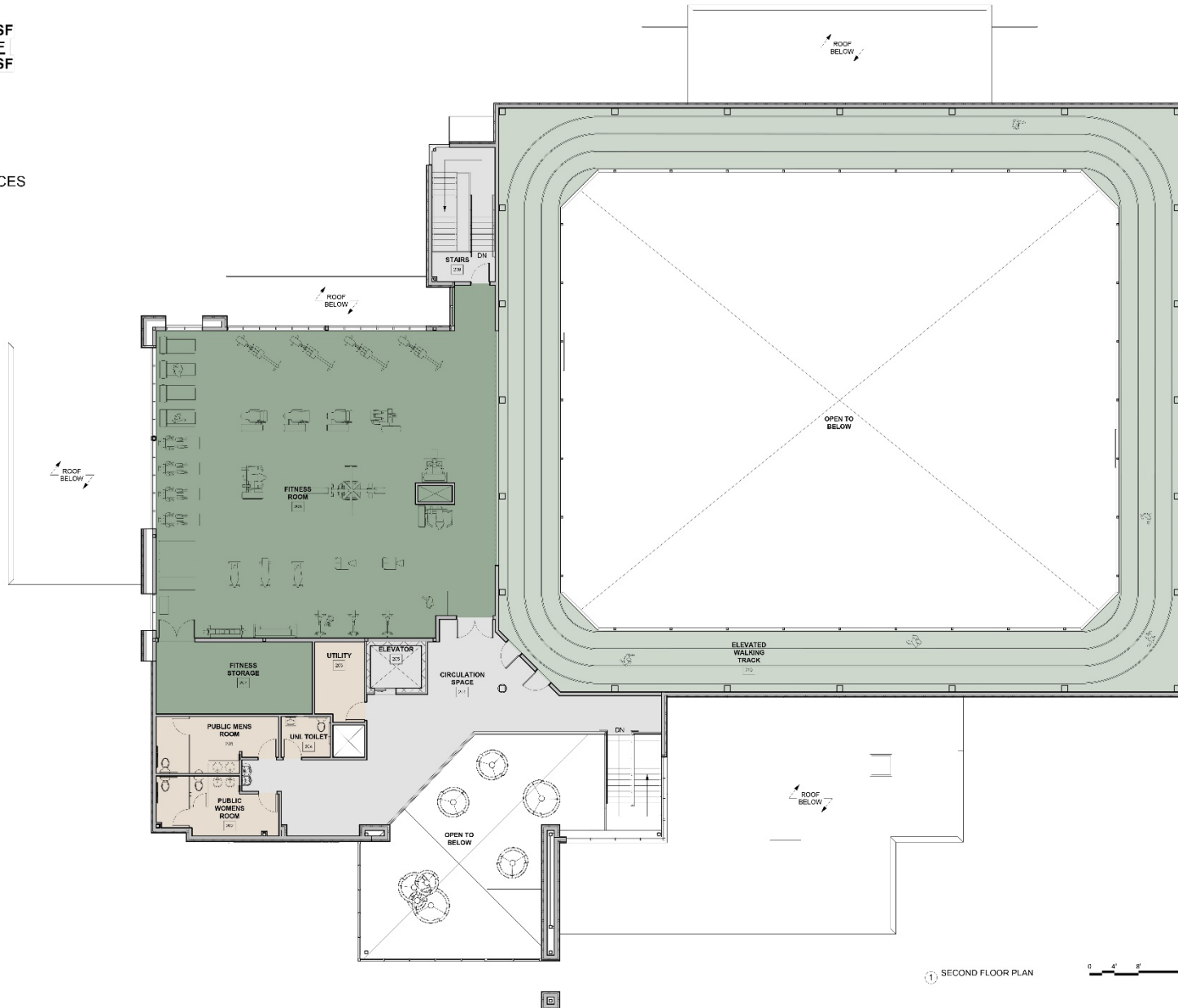
Second Floor Plan



FIRST FLOOR SQFT = 20,200 SF
SECOND FLOOR SQFT = 8,635 SF
TOTAL = 28,835 SF

PROGRAM KEY:

- ADMINISTRATIVE/ PUBLIC SPACES
- LOBBY/ CIRCULATION SPACES
- GYMNASIUM/ WALKING TRACK
- FITNESS SPACES
- COMMUNITY SPACES





Exterior





Lobby/ Reception/ Waiting & Seating Area





Community Room





Gym





Fitness Room





Walking Track

