

Kennett Township Feasibility Study Update

Summary of Recommendations for the
Expansion of the Municipal Facility
for Administration & Police

August 6, 2025 | 7:00 p.m.

Alison Dobbins, Township Manager
Ted Otteni, Director of Public Works



Background: 2003 vs. Current Staffing



Township Building was constructed in 2003

- 4 Administrative staff
- 0 Police staff
 - Original building not designed for a police department
- 6,451 residents and 2,526 housing units as of the 2000 Census

Currently

- 11 Township Administrative staff
 - Existing offices have been divided to “make space” to accommodate staff
- 11 sworn Police officers and 1 civilian
 - Police have had to be very creative to make things work
- 9,285 residents and 3,651 housing units as of 2024 per Census

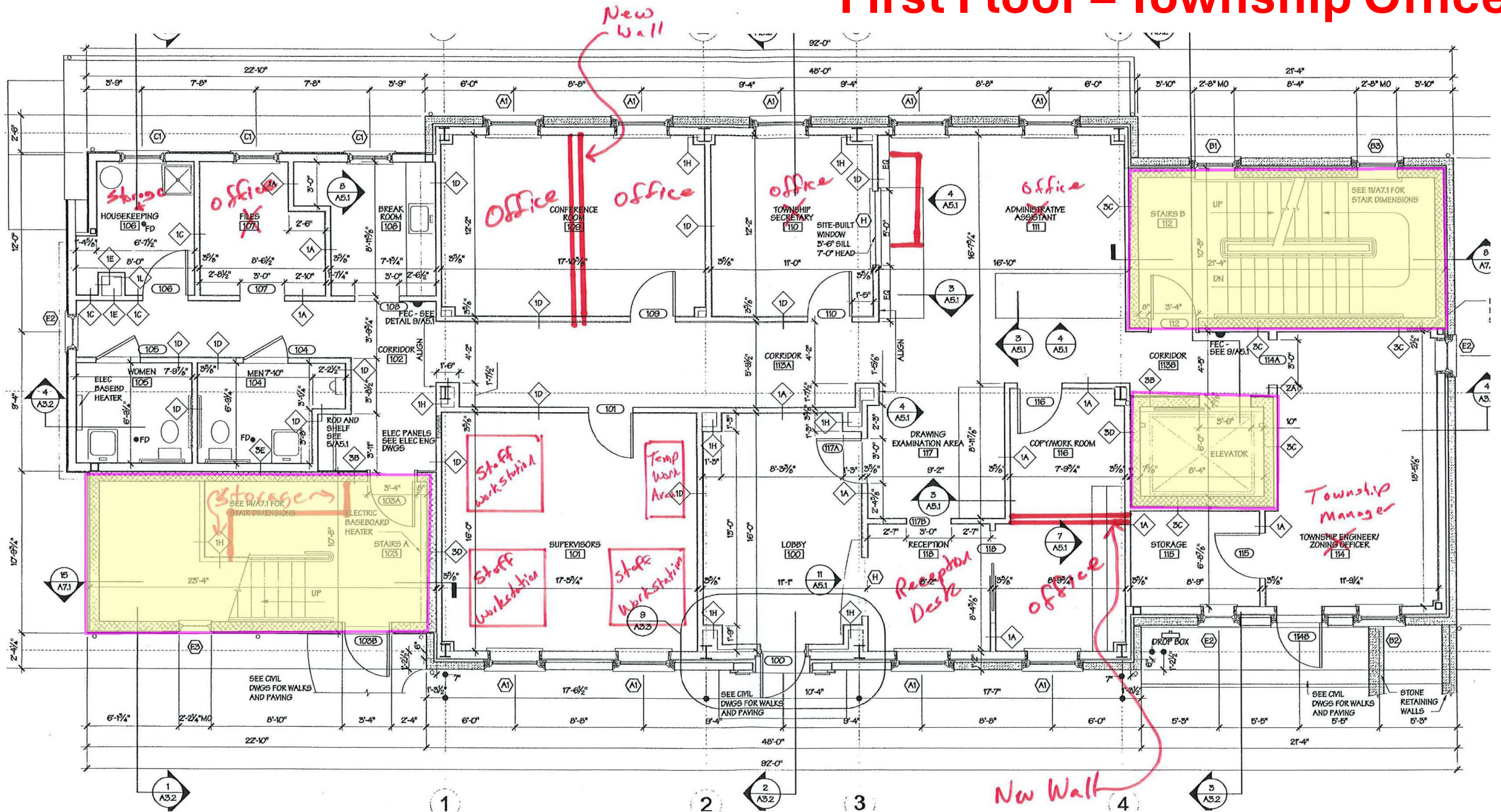
Background: Need for Expansion

Administration (non-uniformed staff)

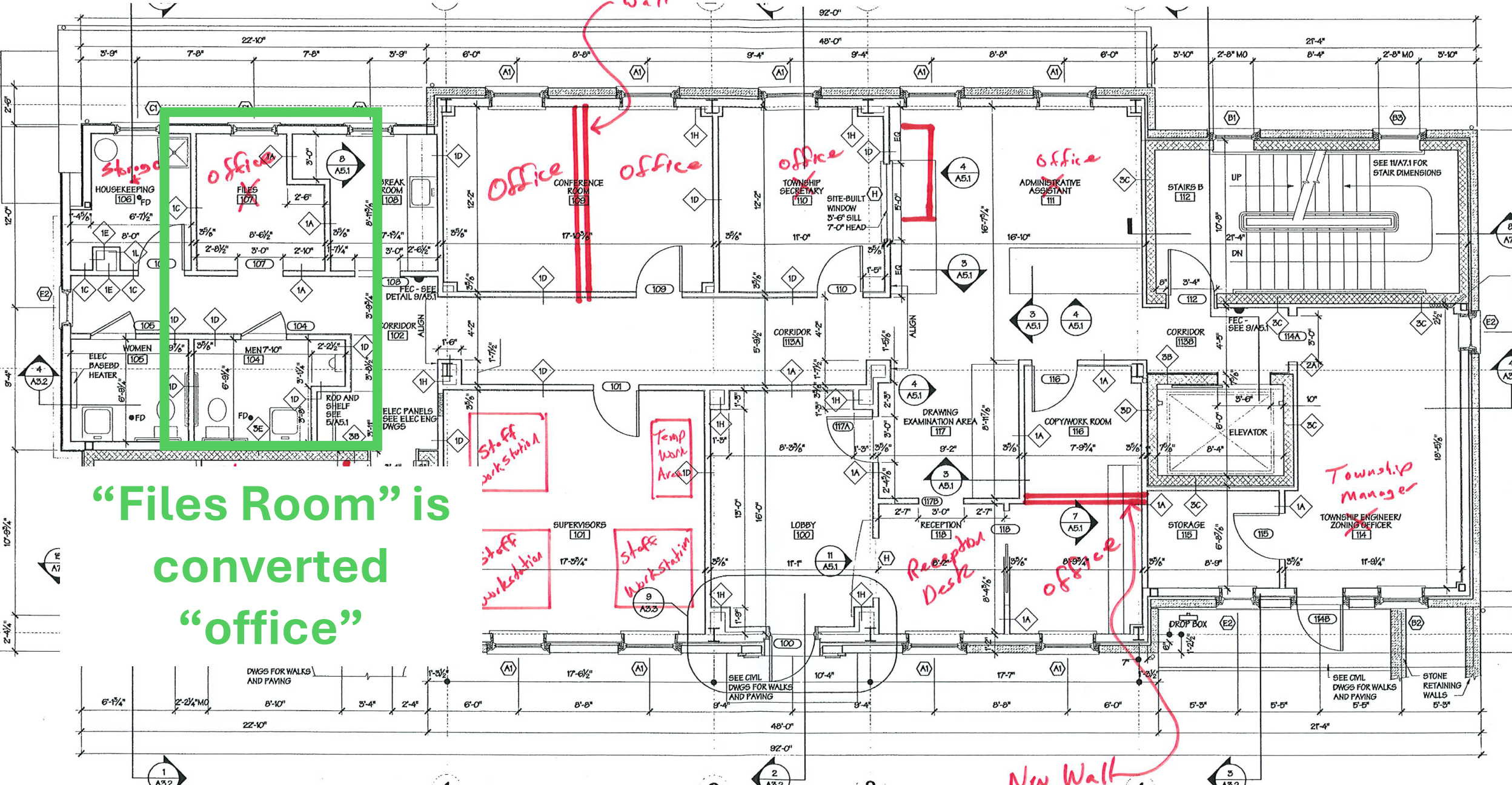


- General lack of adequate office, operational, and support spaces for all Township departments.
 - “Files Room” (107) is now an office
 - “Supervisors Room” (101) is occupied by three full time staff plus temp desk for inspectors
 - “Conference Room” (109) has been demised (wall constructed) into two separate offices
 - “Copy/Work Room” (116) has been demised (wall constructed) to create an office and copier/work area
 - General storage in inappropriate locations/General inadequate storage

First Floor – Township Offices



First Floor – Township Offices

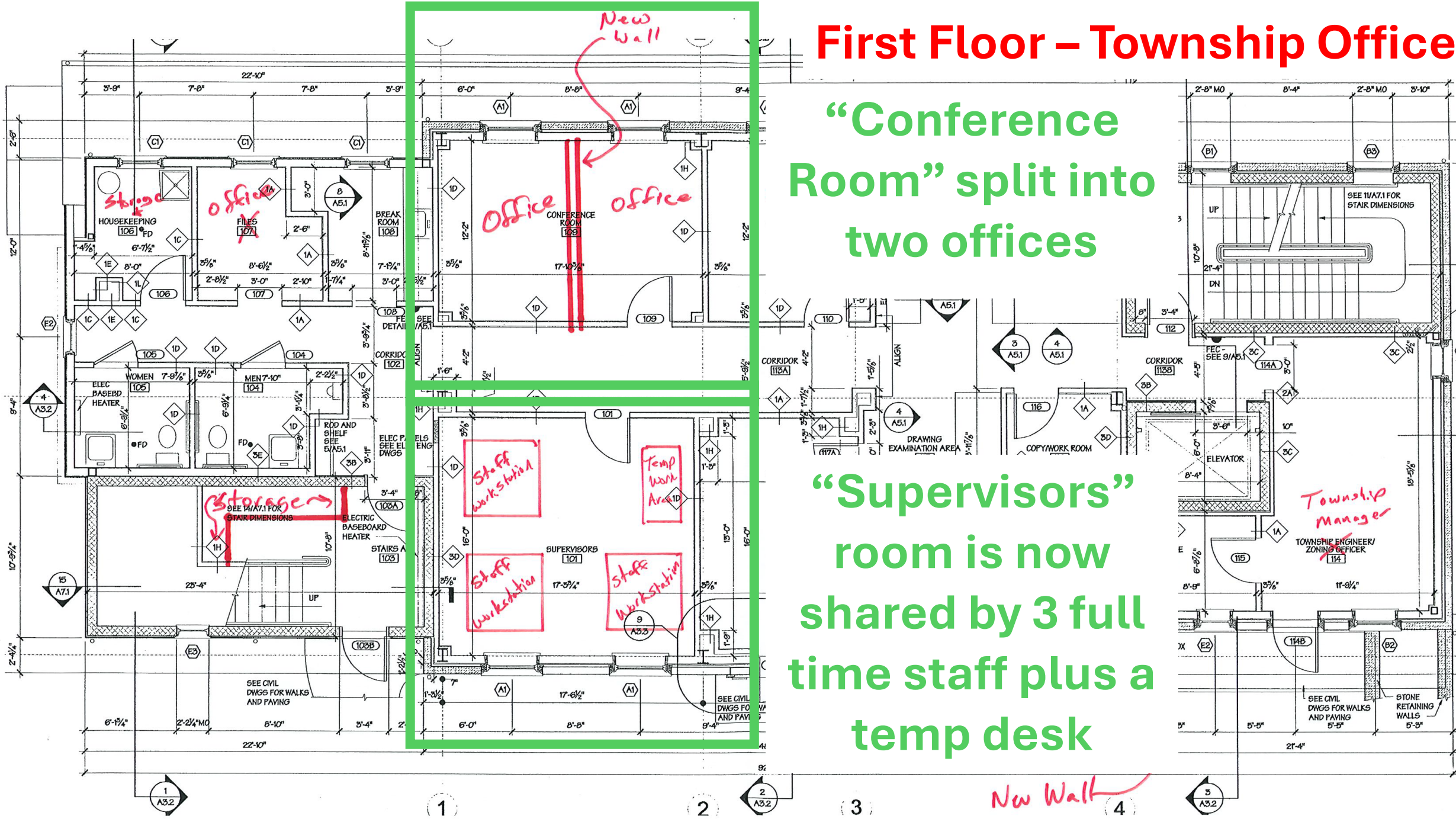


“Files Room” is converted “office”

First Floor – Township Offices

“Conference Room” split into two offices

“Supervisors” room is now shared by 3 full time staff plus a temp desk

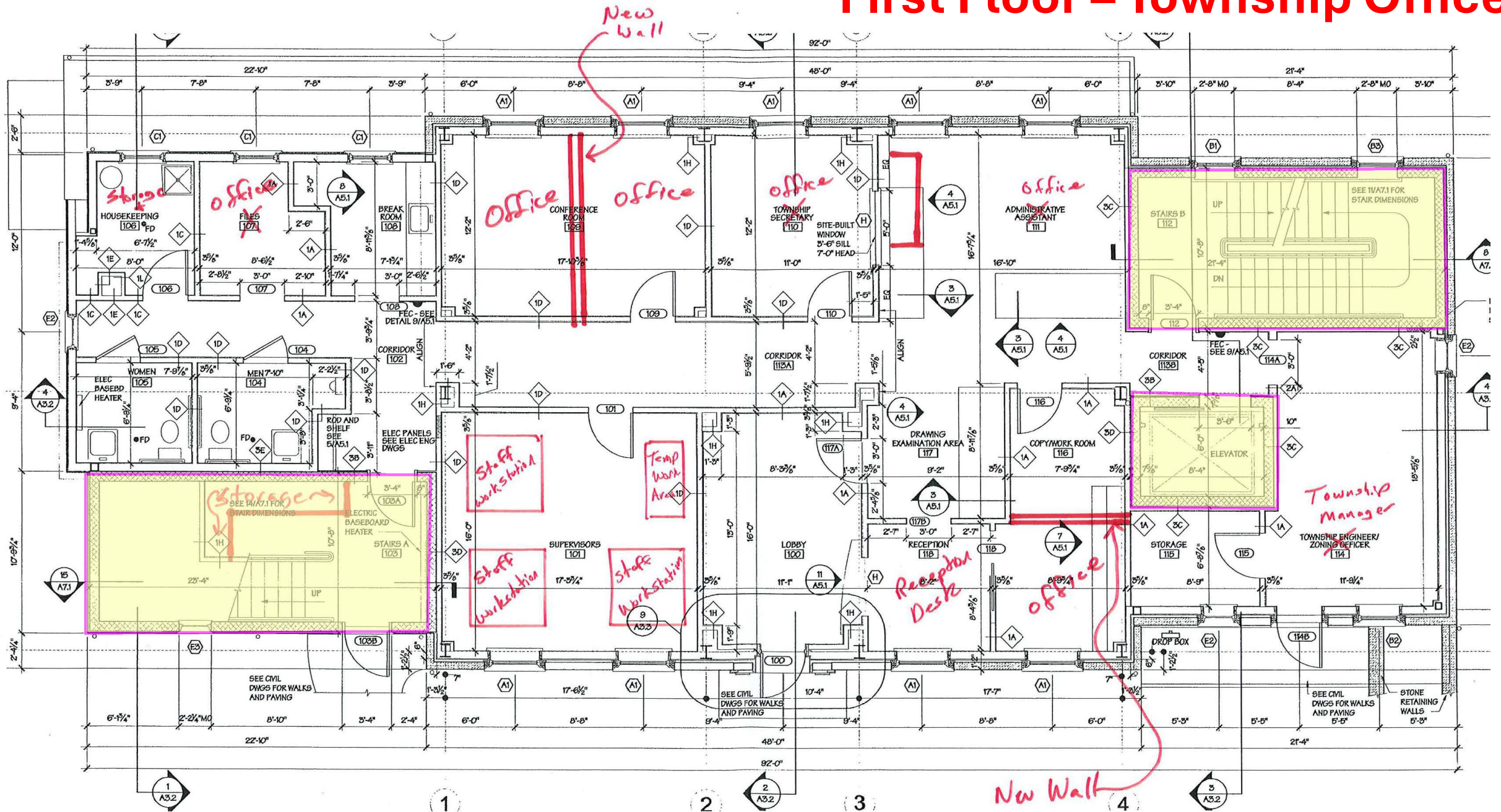


New Walk



“New” Copy Room not as functional

First Floor – Township Offices



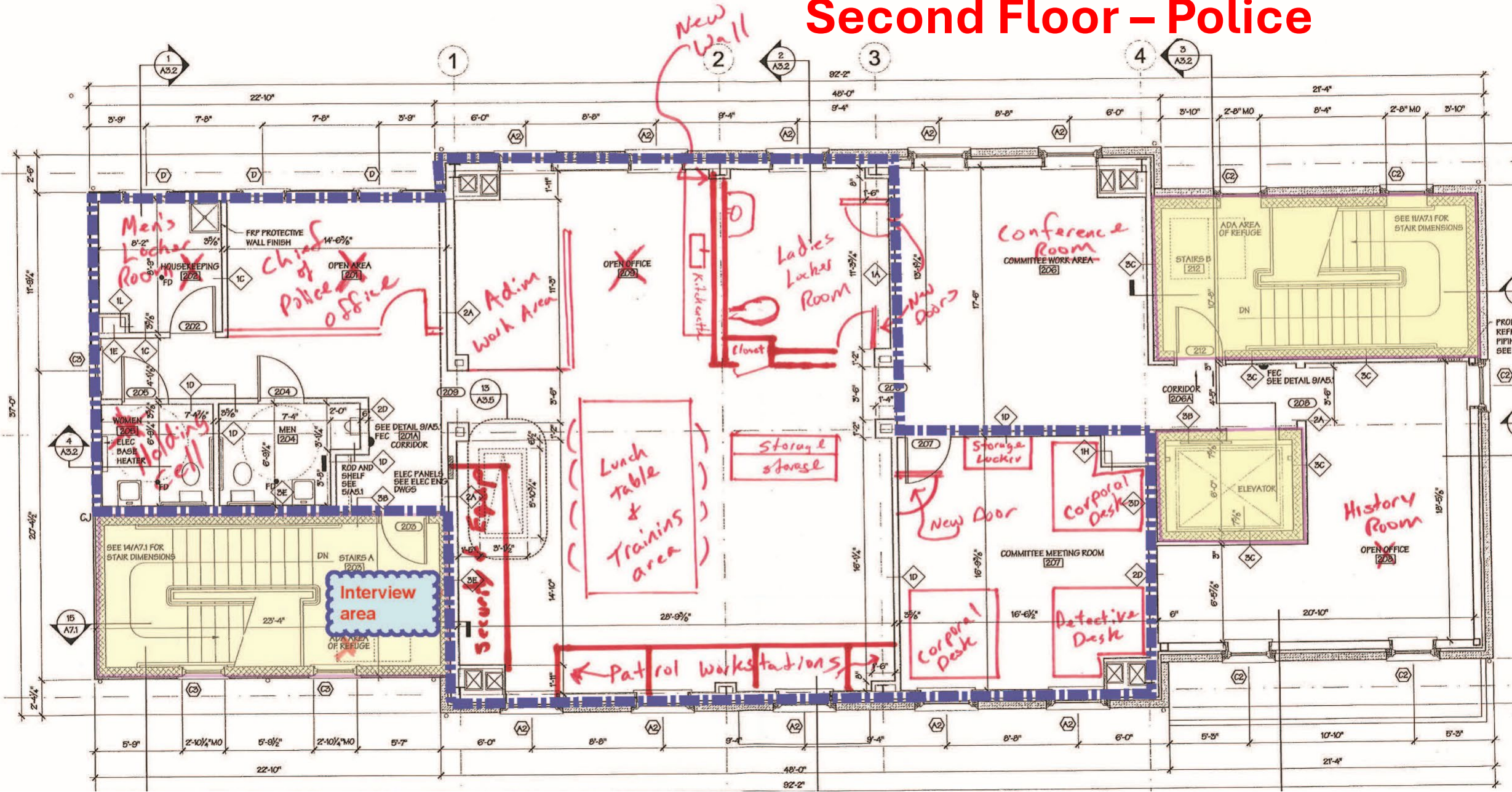
Background: Need for Expansion

Police Department



- No Lobby or reception area
- No interview areas for the public
- Holding cell is a converted bathroom
- Men's "locker room" is a former mop closet
- All police functions are on second floor
 - Makes for a challenging and dangerous situation escorting uncooperative suspects up flight of stairs
- "Secure" evidence storage is in basement, converted closet
 - Meets accreditation standards but not ideal
- No secure prisoner transfer area (Sally Port)
- No evidence nor prisoner processing areas

Second Floor – Police



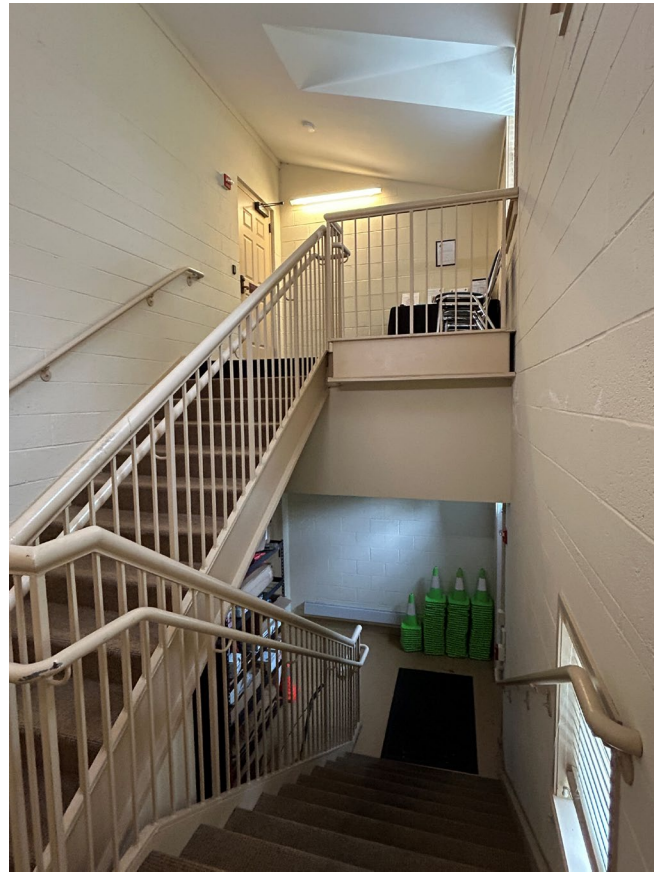
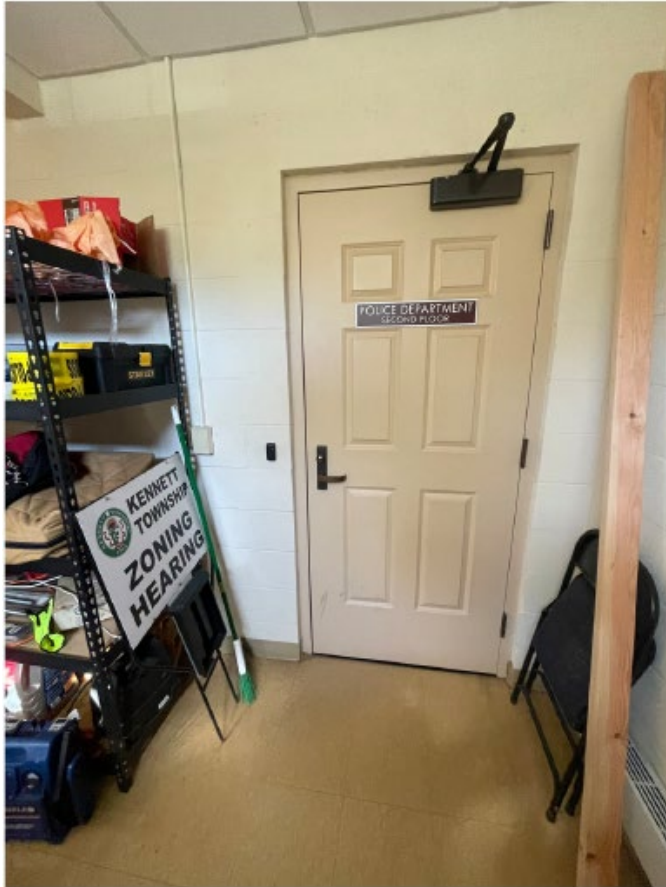
Background: Need for Expansion

Police Department

- No Lobby or reception area



- No lobby or reception area
- No private interview area for the public



• Holding cell is a converted women's bathroom

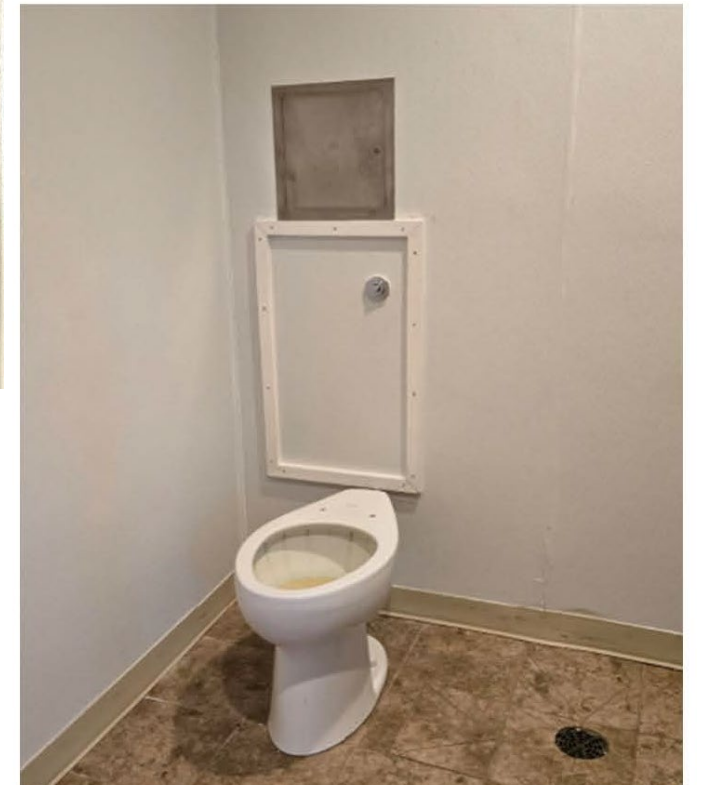


IMAGE # 156 – HOLDING AREA WATER CLOSET

- Men's "locker room" is a former mop closet



- “Secure” evidence storage is converted closet
Meets accreditation standards but not ideal



- All police functions are on second floor
 - Makes for a challenging and dangerous situation escorting uncooperative suspects up flight of stairs
 - No secure prisoner transfer area (Sally Port)



- No evidence nor prisoner processing areas



Purpose of Feasibility Study



- GKO Architects was selected from a pool of 14 teams. GKO's team included:
 - Redstone Architects (police facilities expertise)
 - Boyle Construction (cost evaluation)
- Collaborative process where the GKO Architects and their partner firms worked directly with the Township.
- Evaluated the space and functional needs of the Administration and Police Department.
- Identified improvement alternatives and associated costs.

Steps in Feasibility Study-Needs Analysis



- Assessment of Current Conditions
- Inventory of existing spaces and usage
- Needs analysis for current and future staffing
- Functional relationships between departments



Feasibility Study-Alternatives for Improvement

- Major addition to existing building
- Off-site options considered
- On-site accommodation for new building

Concept Designs Considered



- Started at 17,000 square feet in initial calculation of needed space by architects.
- Toured other police facilities: Willistown and Valley Township
 - Willistown Police Department is 8,900 square feet without sally port
- Pared down to 11,500 square feet through careful discussion with Police Department, Public Works, & Administration.

Concept Designs Considered – Option 1

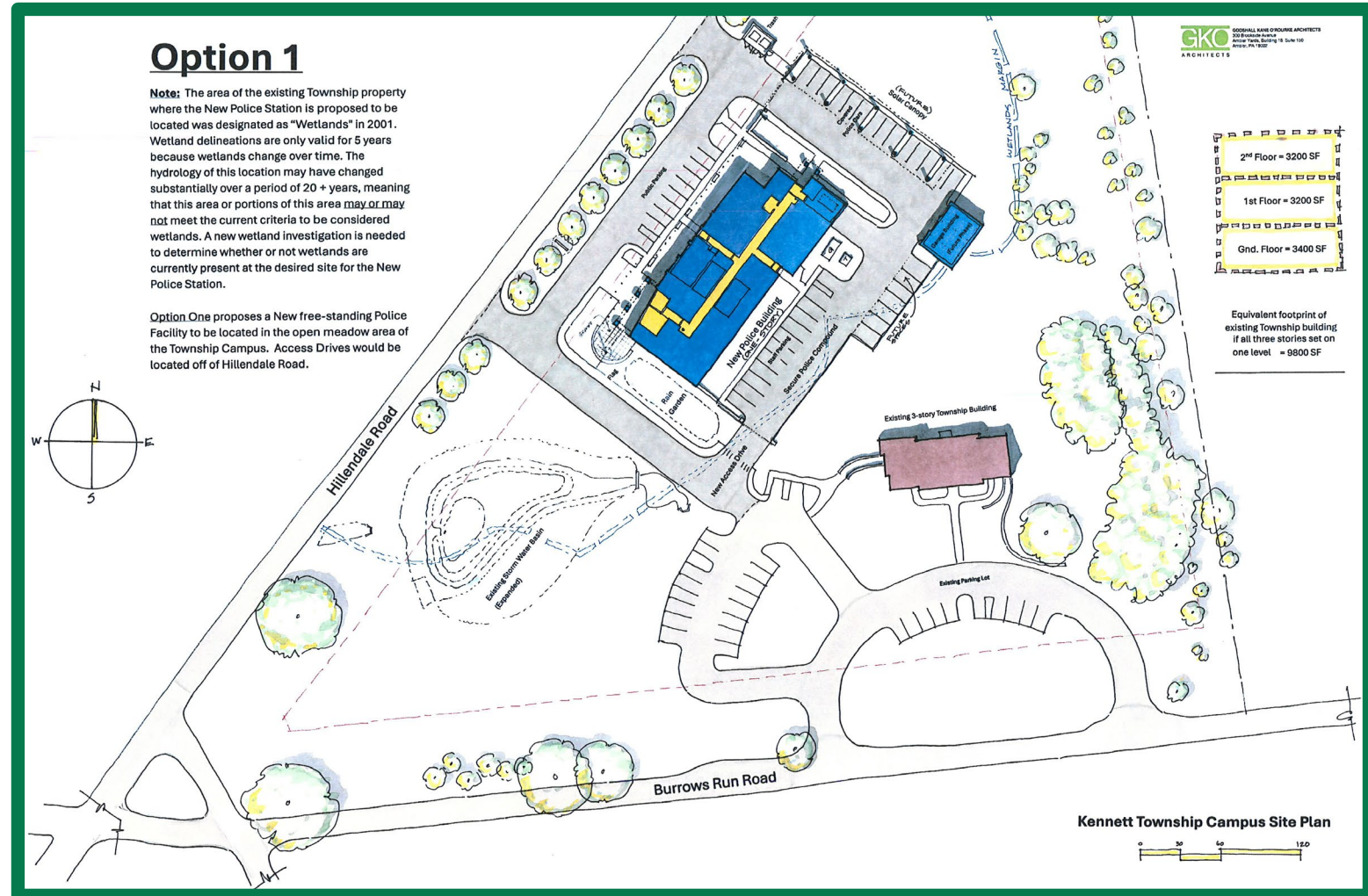


➤ Pros

- ❑ Utilizes existing property
- ❑ Direct access to Hillendale Road

➤ Cons

- ❑ Impacts existing open space at Township property
- ❑ Lacks “campus-like” appeal
- ❑ Increased opportunity for residents to go to the wrong building



Concept Designs Considered – Option 2

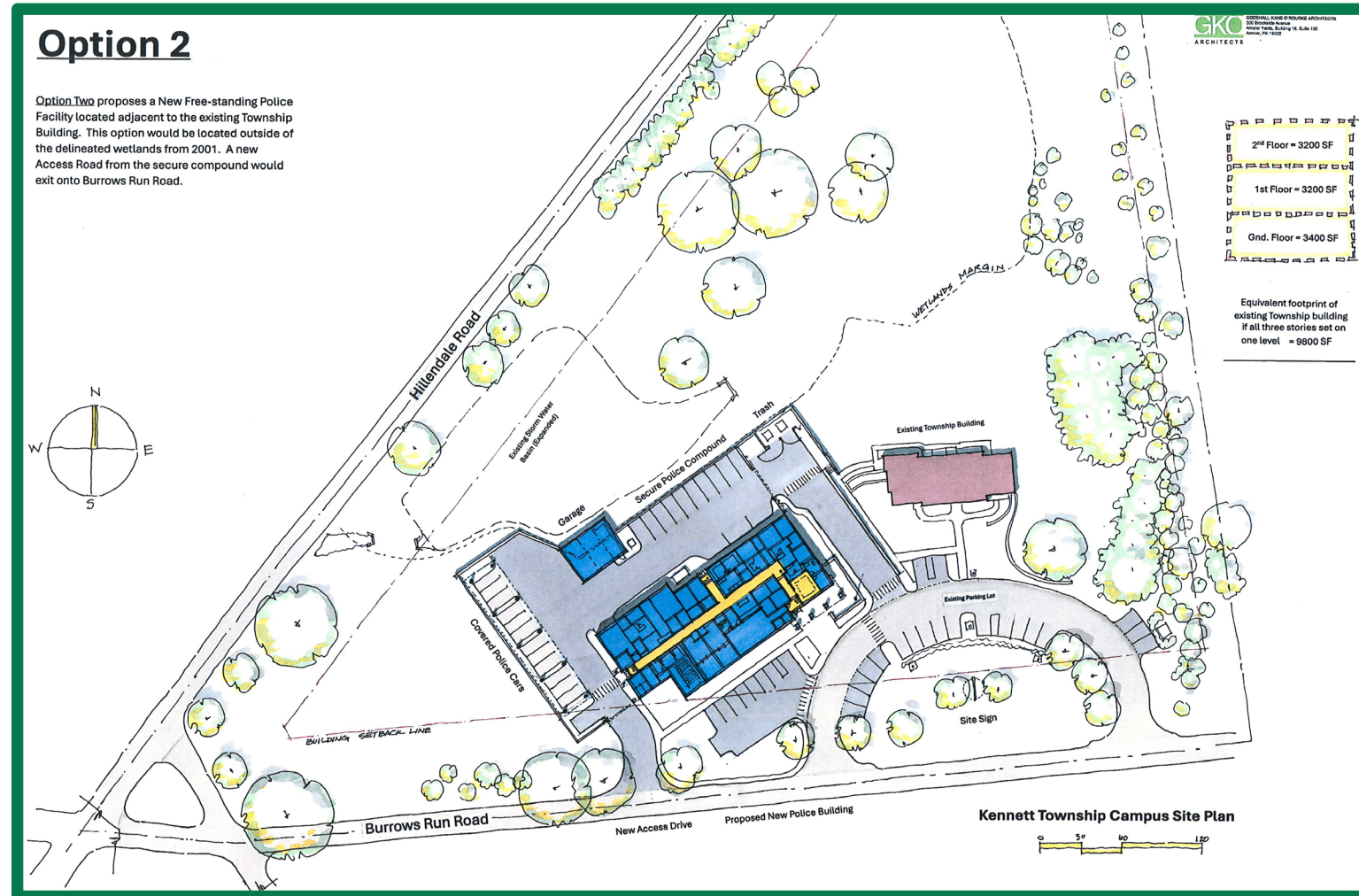


➤ Pros

- ❑ Utilizes existing property
- ❑ Closer to Administration building...leaning toward “campus-like” appeal

➤ Cons

- ❑ No direct access to Hillendale Road.
- ❑ New building may overshadow the existing building



Concept Designs Considered – Option 3

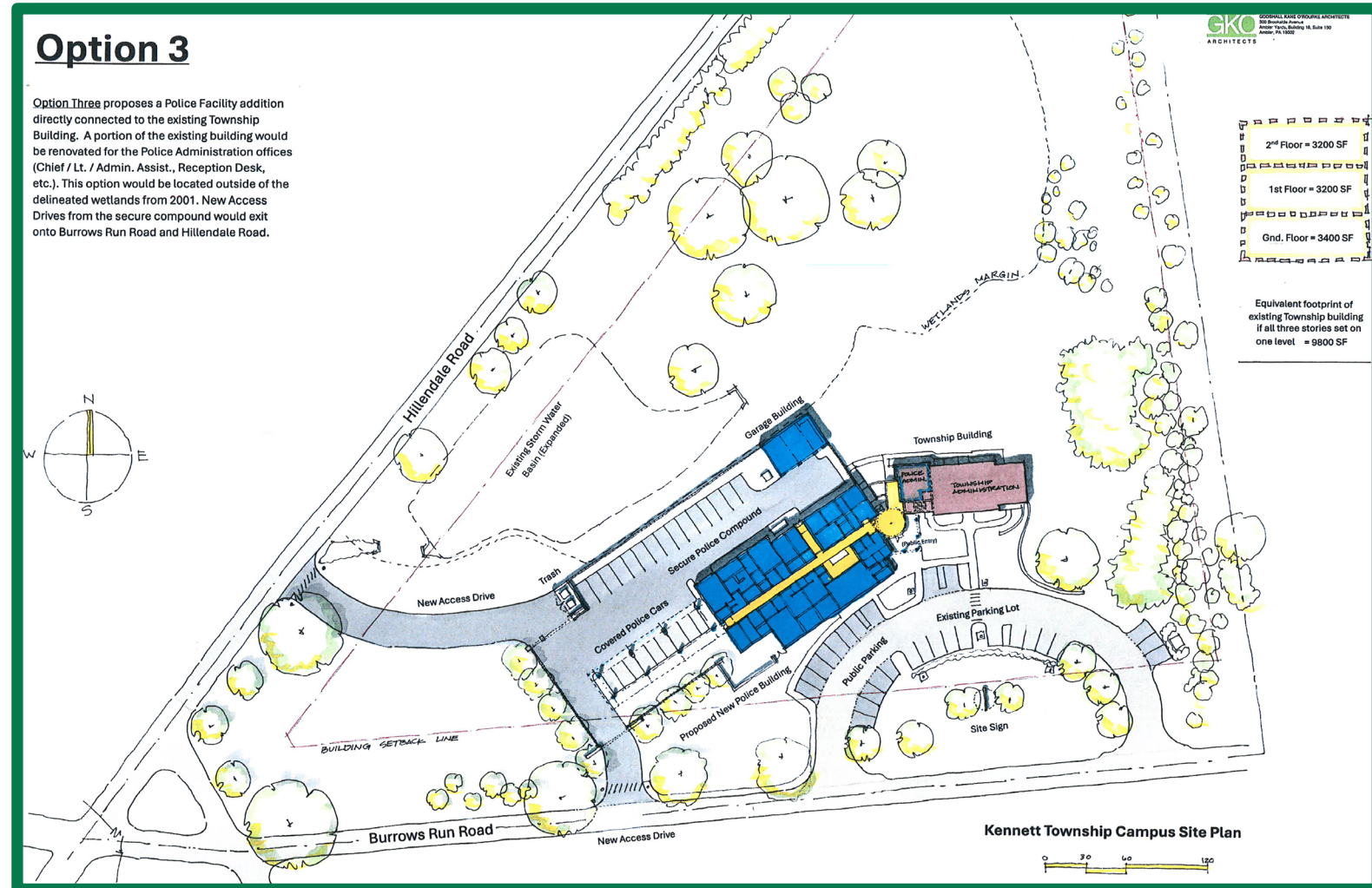


➤ Pros

- ❑ Utilizes existing property
- ❑ Attached to existing building
- ❑ Direct access to Hillendale Road

➤ Cons

- ❑ Added expense associated with building modifications
- ❑ Added expense due to grade change between the two structures
- ❑ Blocks direct access to Public Meeting Room



Recommended Design – Option 2B



➤ Pros

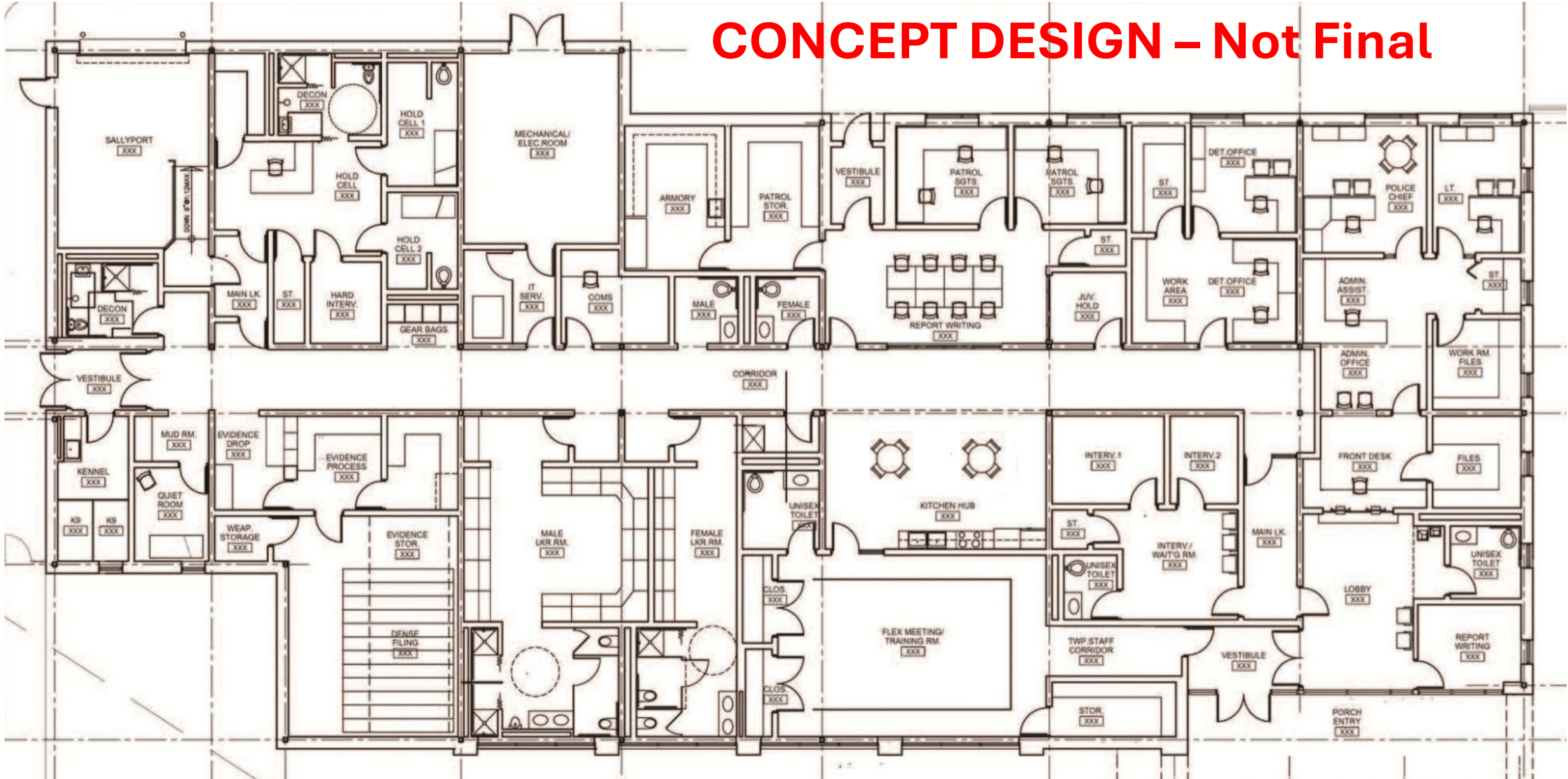
- ❑ Closer to Administration building...provides “campus-like” appeal without overshadowing existing Township Building
- ❑ Ready access from one building to the other
- ❑ Direct access to Hillendale Road
- ❑ Most cost effective layout of parking lot
- ❑ Preserves meadow
- ❑ Shared use of Public Meeting Room...reduces size of new building

➤ Cons

- ❑ None

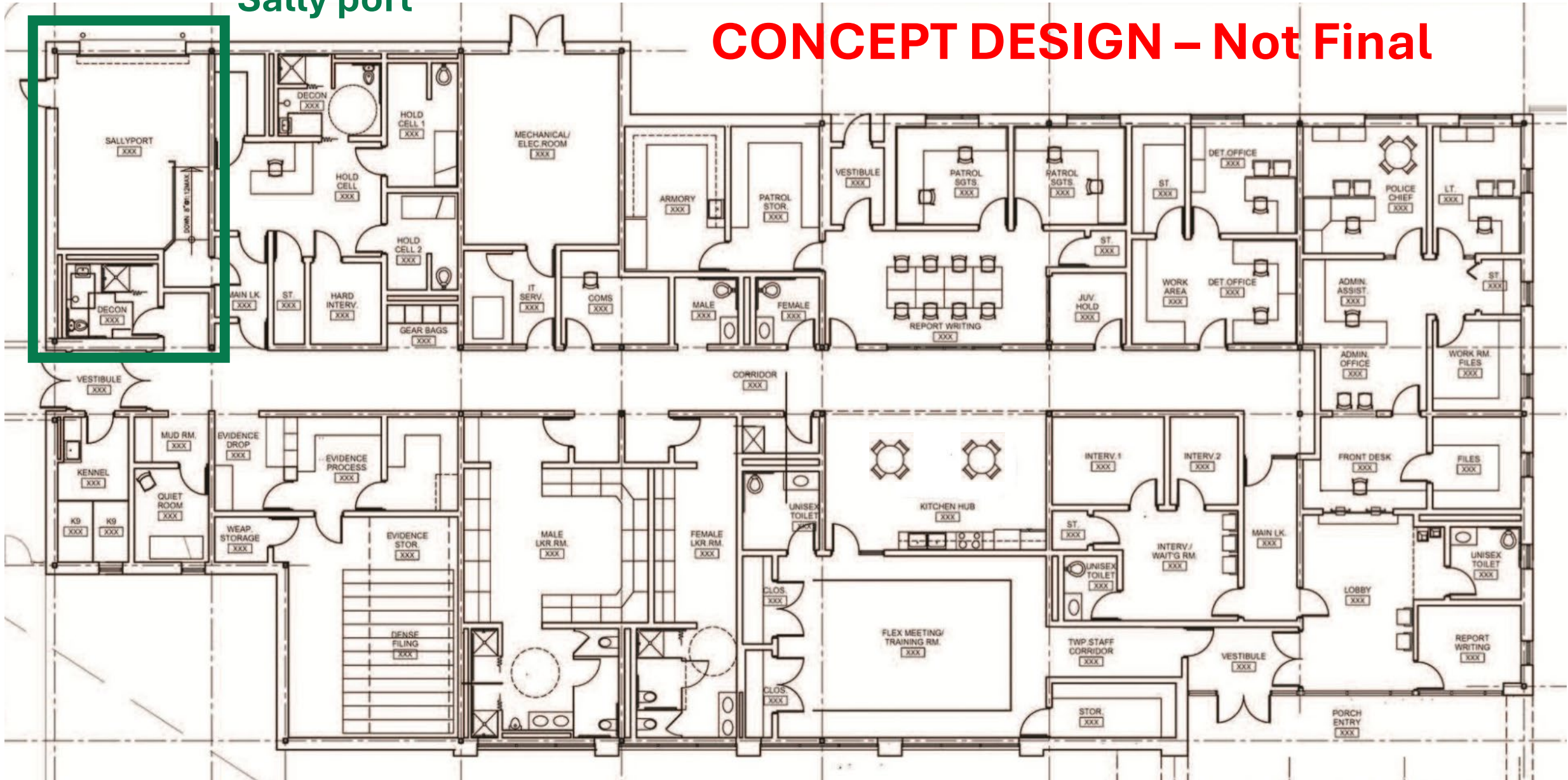


CONCEPT DESIGN – Not Final

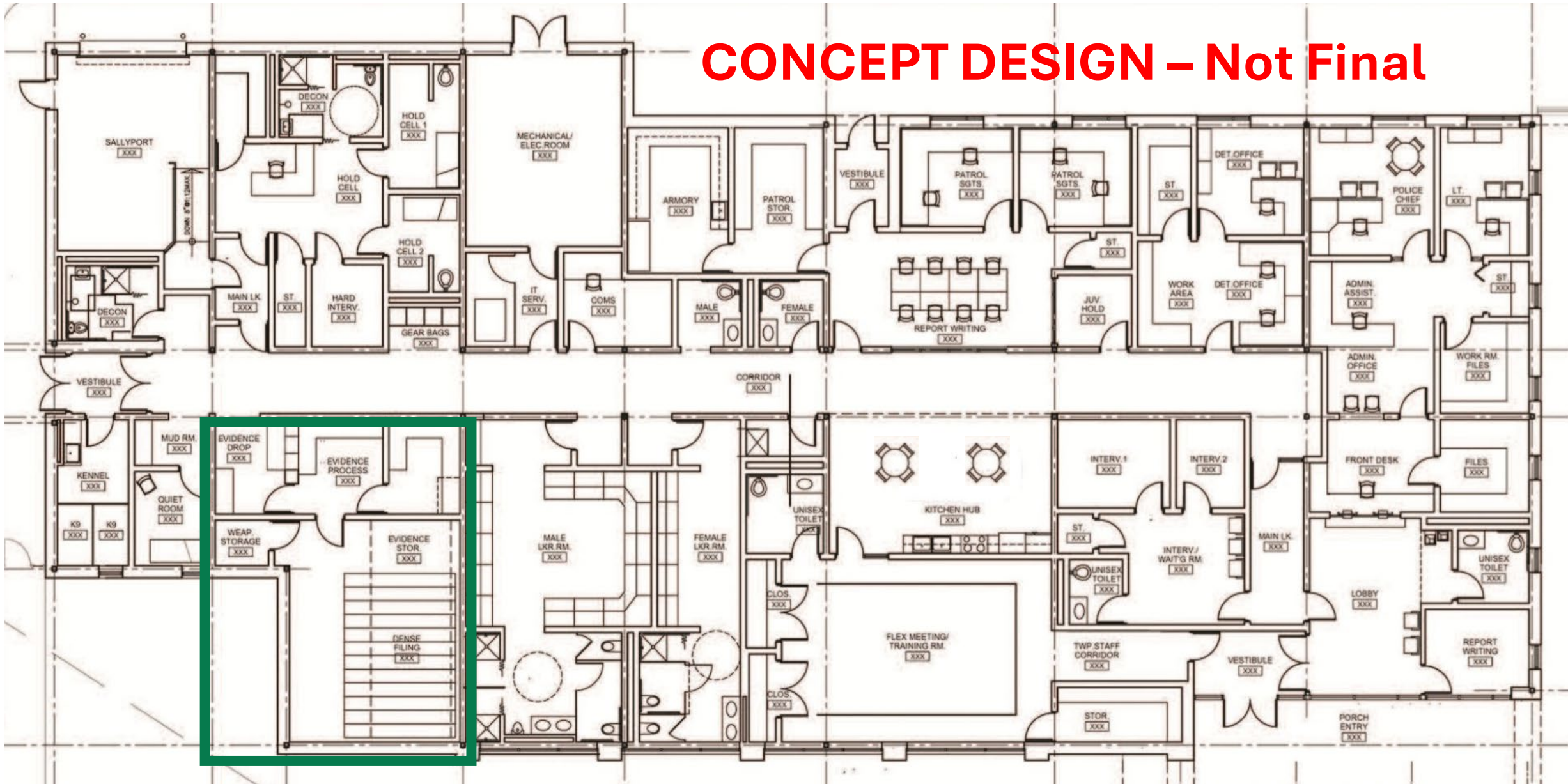


Sally port

CONCEPT DESIGN - Not Final

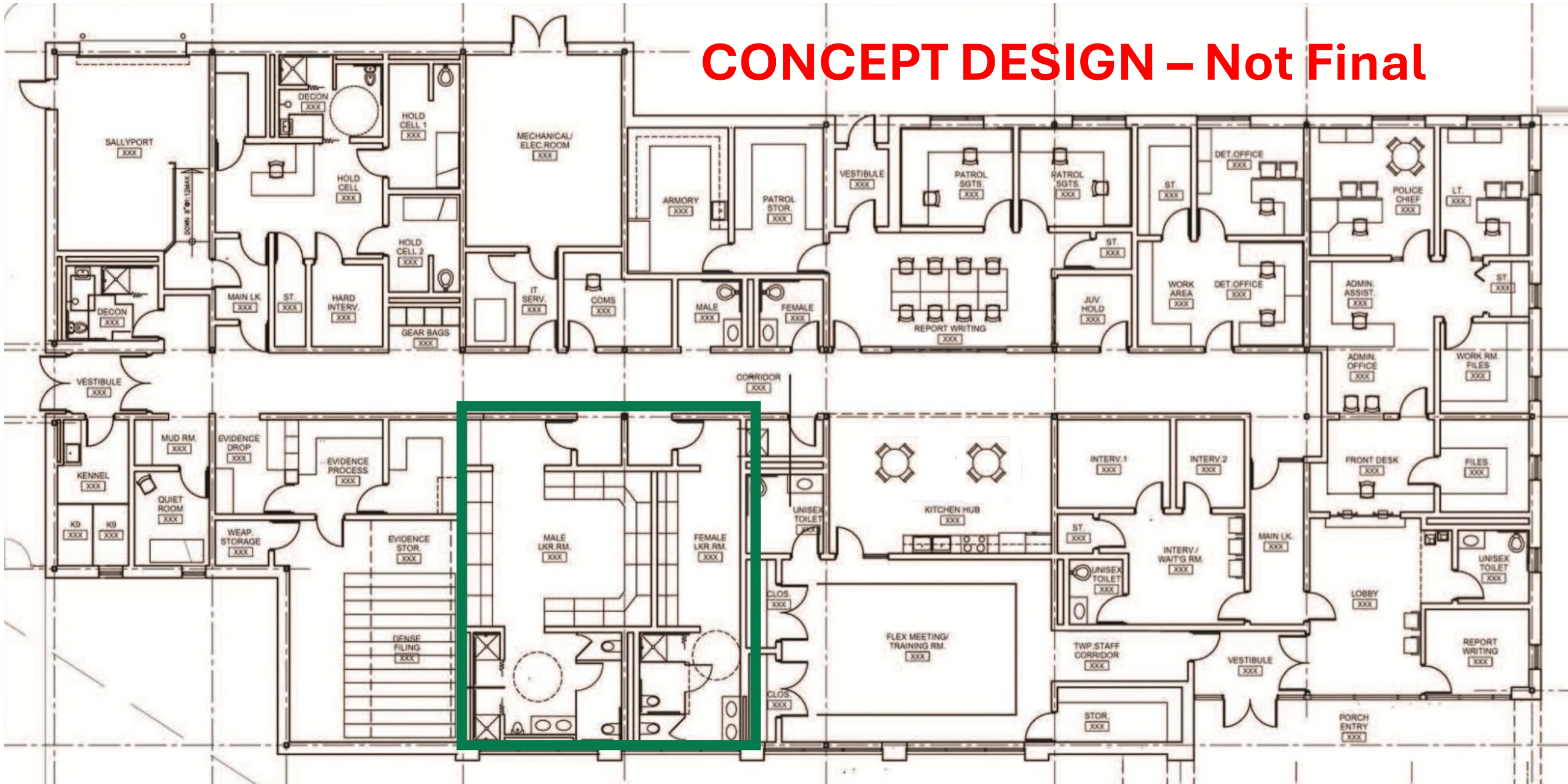


CONCEPT DESIGN – Not Final



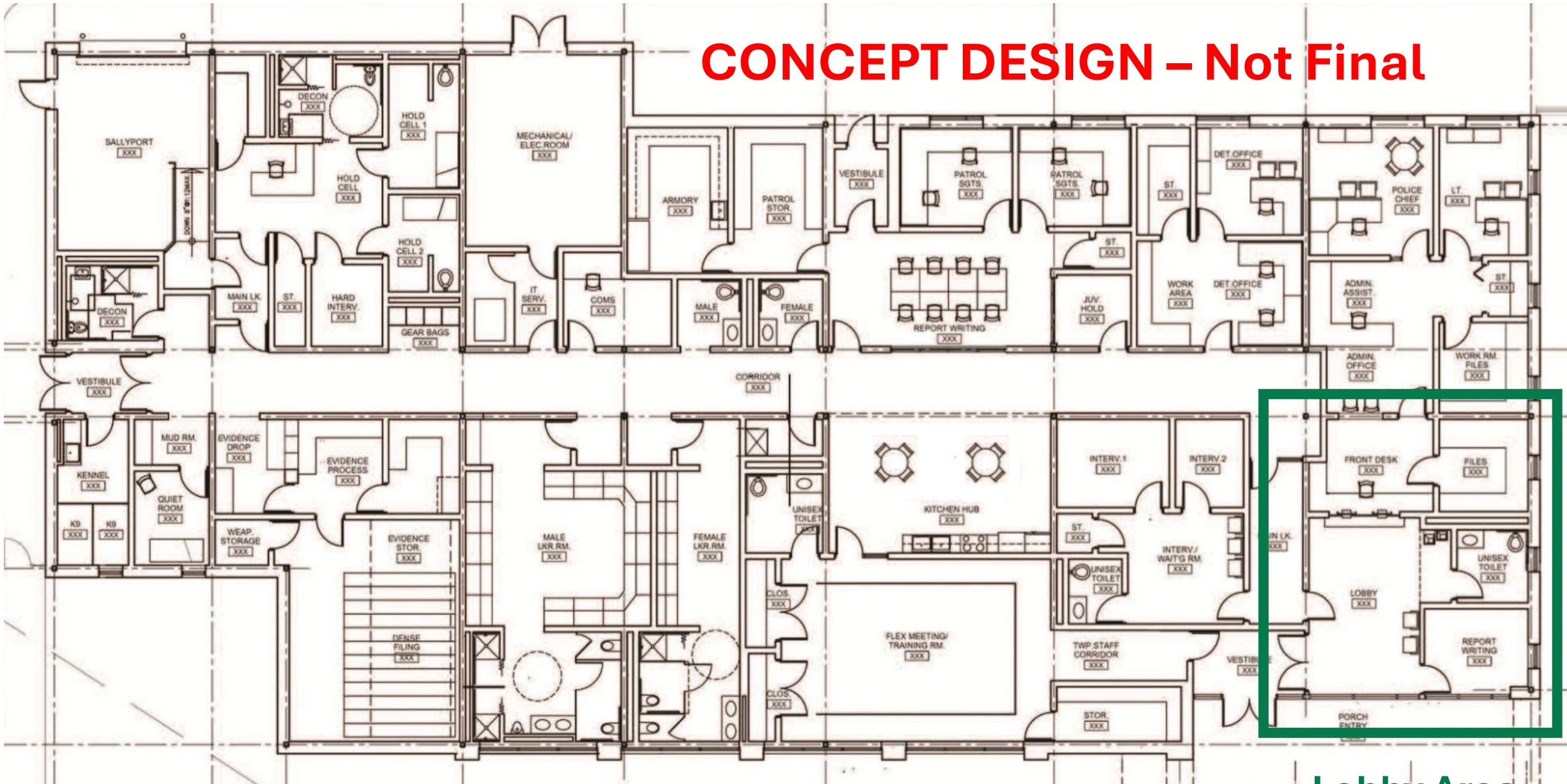
Evidence Processing & Storage

CONCEPT DESIGN – Not Final



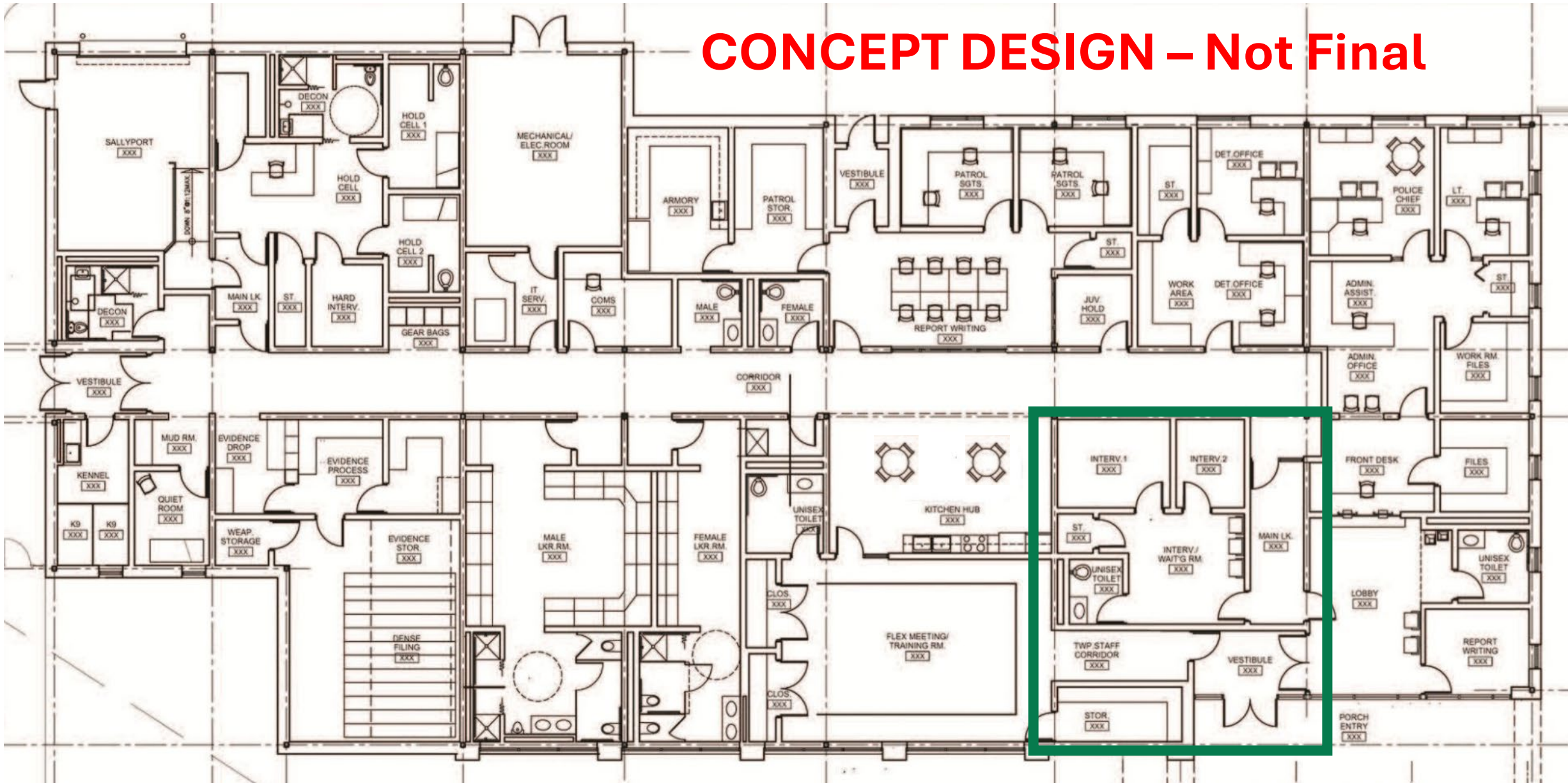
Locker Rooms

CONCEPT DESIGN – Not Final



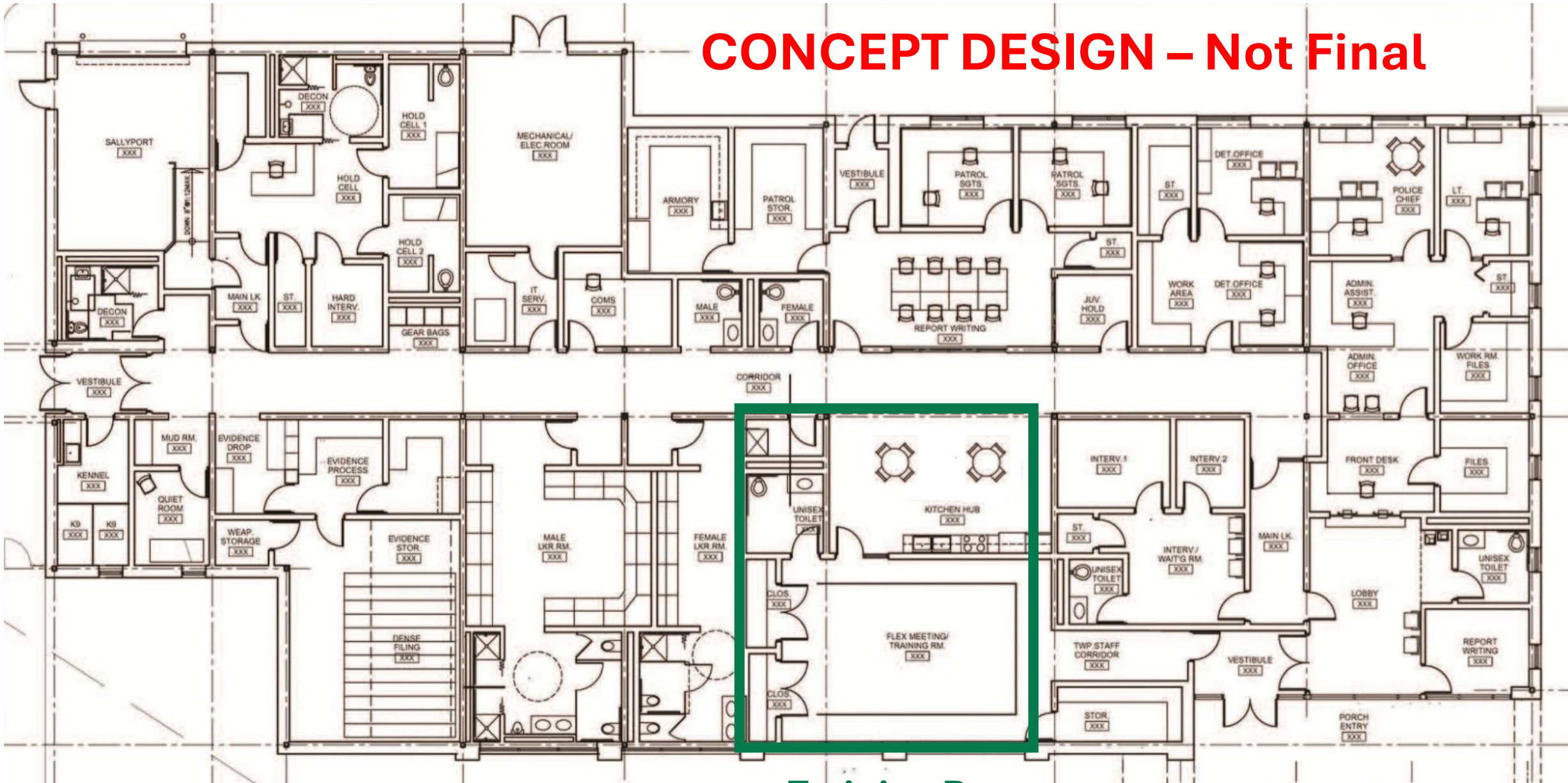
Lobby Area

CONCEPT DESIGN – Not Final

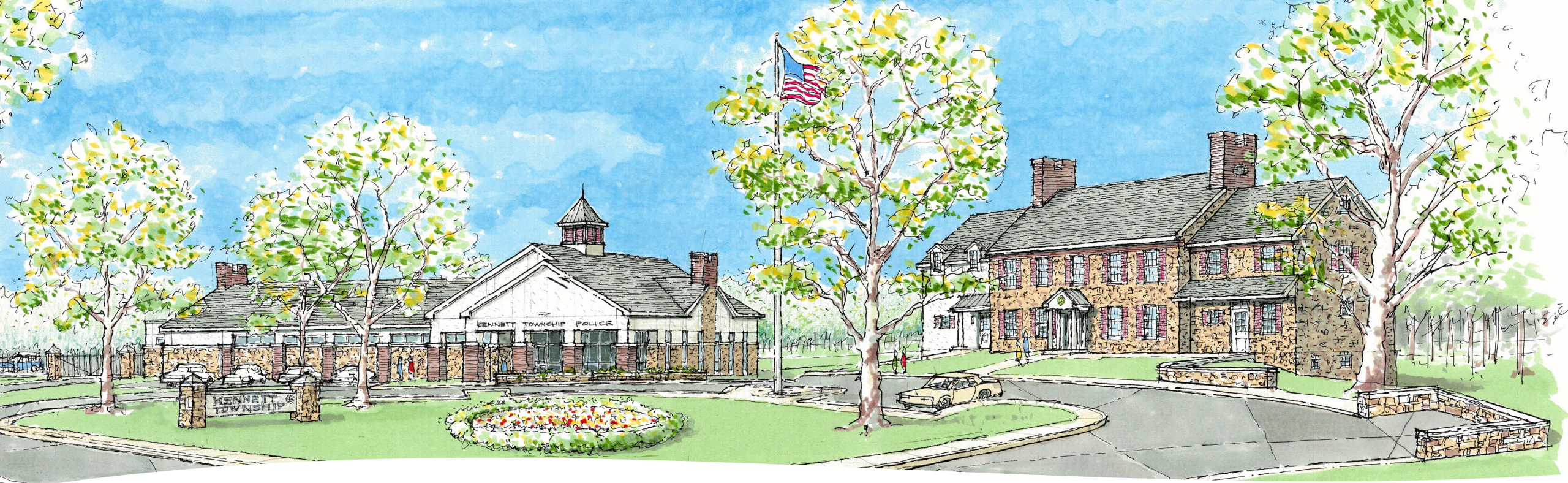


Interview Areas

CONCEPT DESIGN – Not Final



Training Room



- **Recommended Design – Option 2B**

- Separate new Police building; adjacent to the current Township building but not attached.
- Creates “campus-like” facility for ease of public accessibility
- Utilizes existing grades to minimize construction costs
- Preserves access to the meeting room for police
- Reduces footprint of new police building
- Secure, independent Police building with secure parking lot for Police
- Allows implementation of Police Department basic and best practices
- Further professionalizes the police department



Rationale for Option 2B



- Balance of cost, function, and long-term benefits.
- Smaller footprint than other options presented.
- Saves the meadow.
- Simpler (lower cost) sitework.
 - ❑ Re-use of on-site stormwater and septic systems to reduce costs
- Administration needs the second floor of existing building to provide better service and access for community on the first floor.

Cost Estimates

Provided by GKO Architects & Team



- Design, Engineering and CM - \$800k
- Construction - \$8.0M
- Furnishings & Fitout - \$600k
- Contingency and Escalation - \$600k

Total Anticipated Cost as of July 2025 - \$10.0M

Funding Considerations



How much to retain in current reserves?

How much debt do we want to take?

Example: Obtain Moody's (credit) rating and go to bond issue for \$8 million with \$2 million from reserves

- *\$8 million, 25 year bond would be about \$600,000 per year for 25 years at current rates*
 - *\$600,000 would be about **.7 mills** at a 5.5% interest rate*
 - ***Annual cost would be \$152 per household** based on 2025 average assessed value*
- *Total payments + interest over 25 years would be approximately \$15 million if we were to borrow \$8 million.*

*All numbers subject to change; this is an example to offer a rough idea of cost of borrowing.
No decisions are being made at the August 6th meeting.*

Questions



- No decisions are being made at tonight's meeting
- Questions are welcome now or at questions@kennett.pa.us