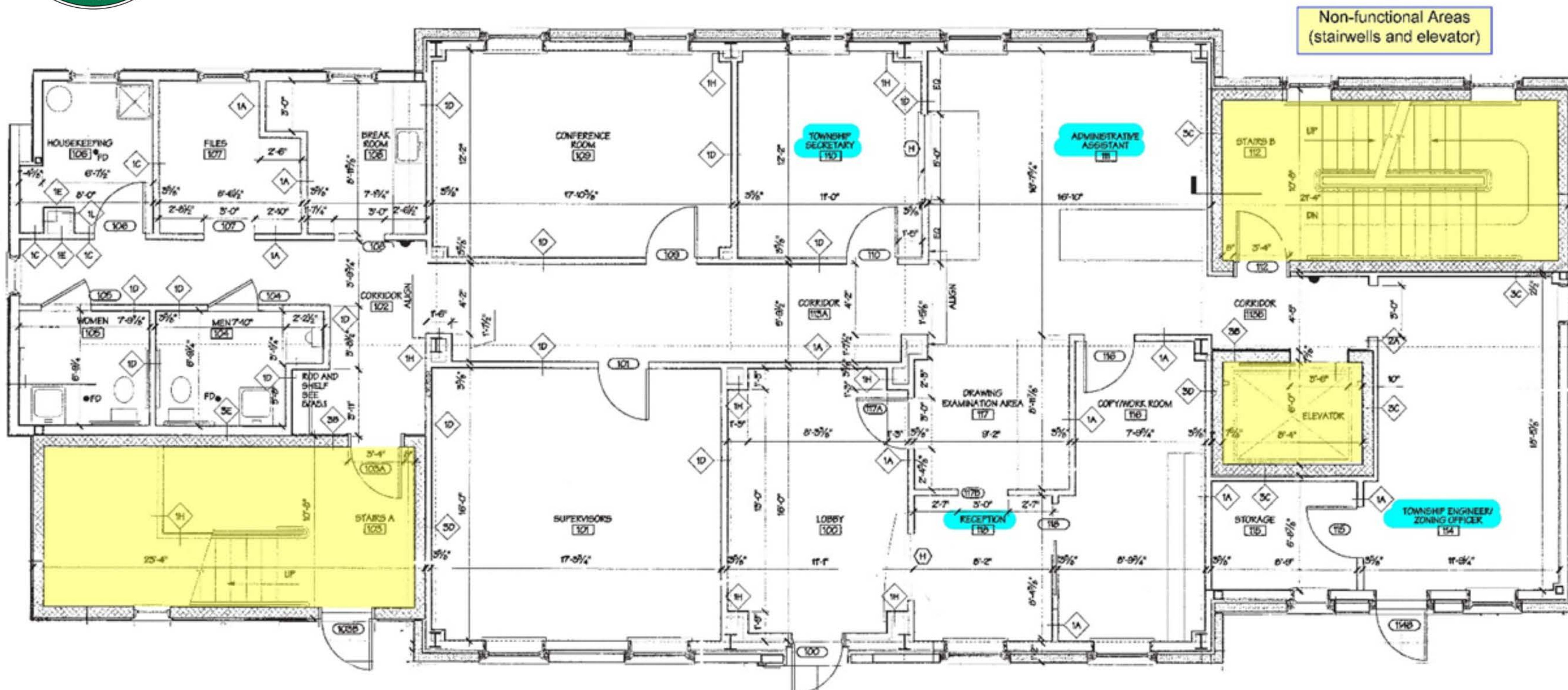




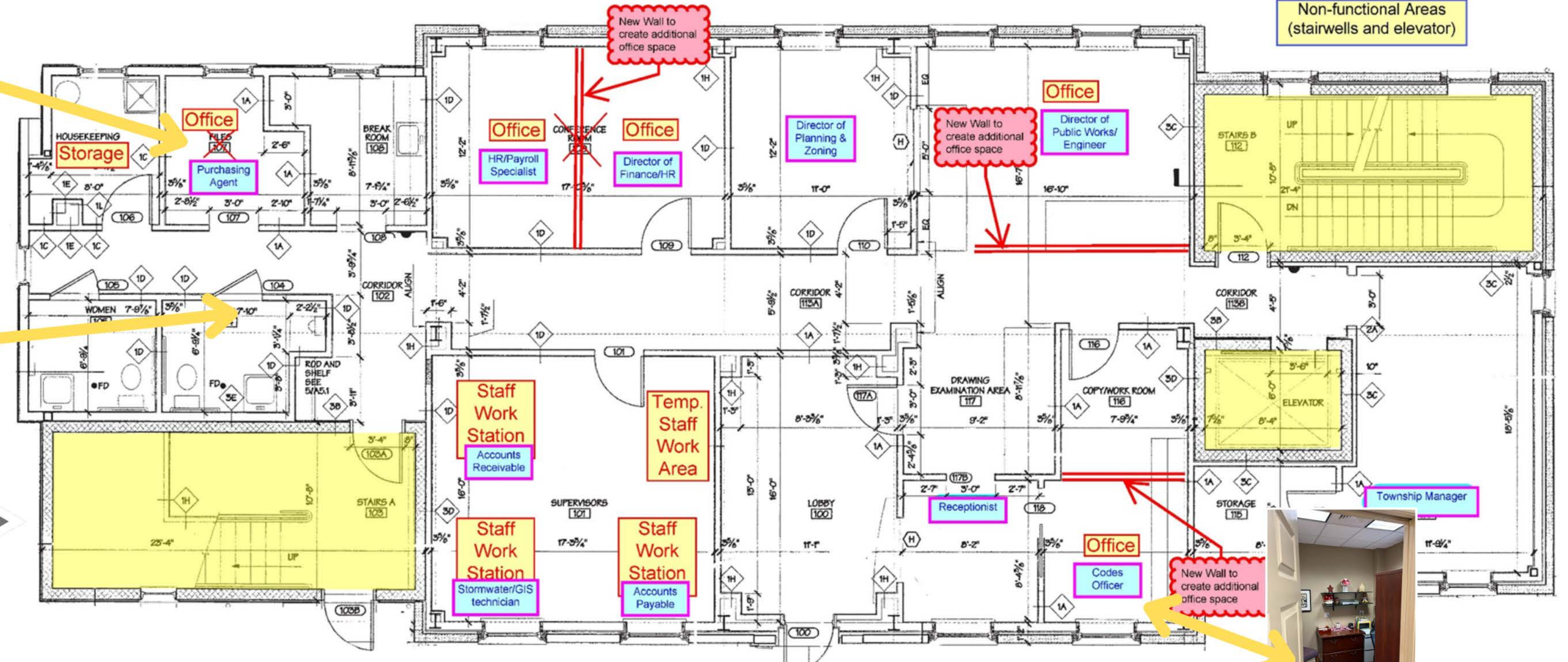
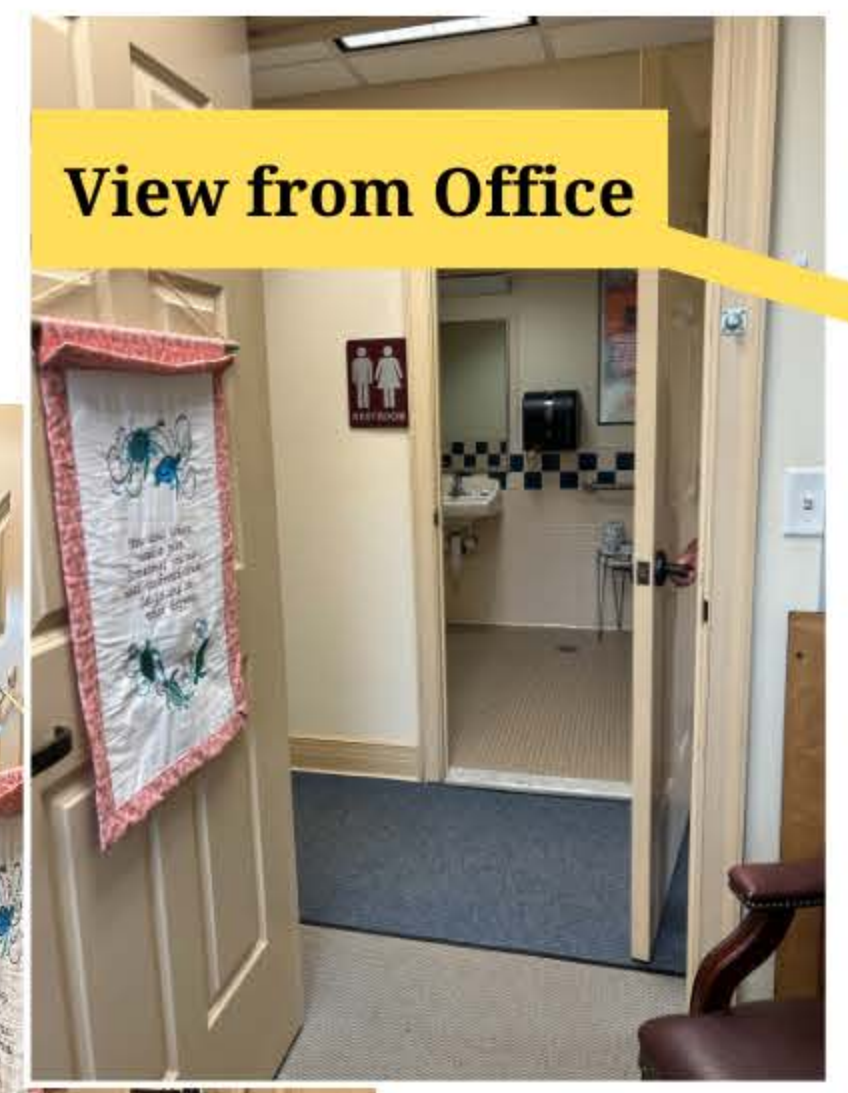
1st Floor Administration



Original Construction
4 FULL-TIME STAFF

Need for Administration Expansion

- 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

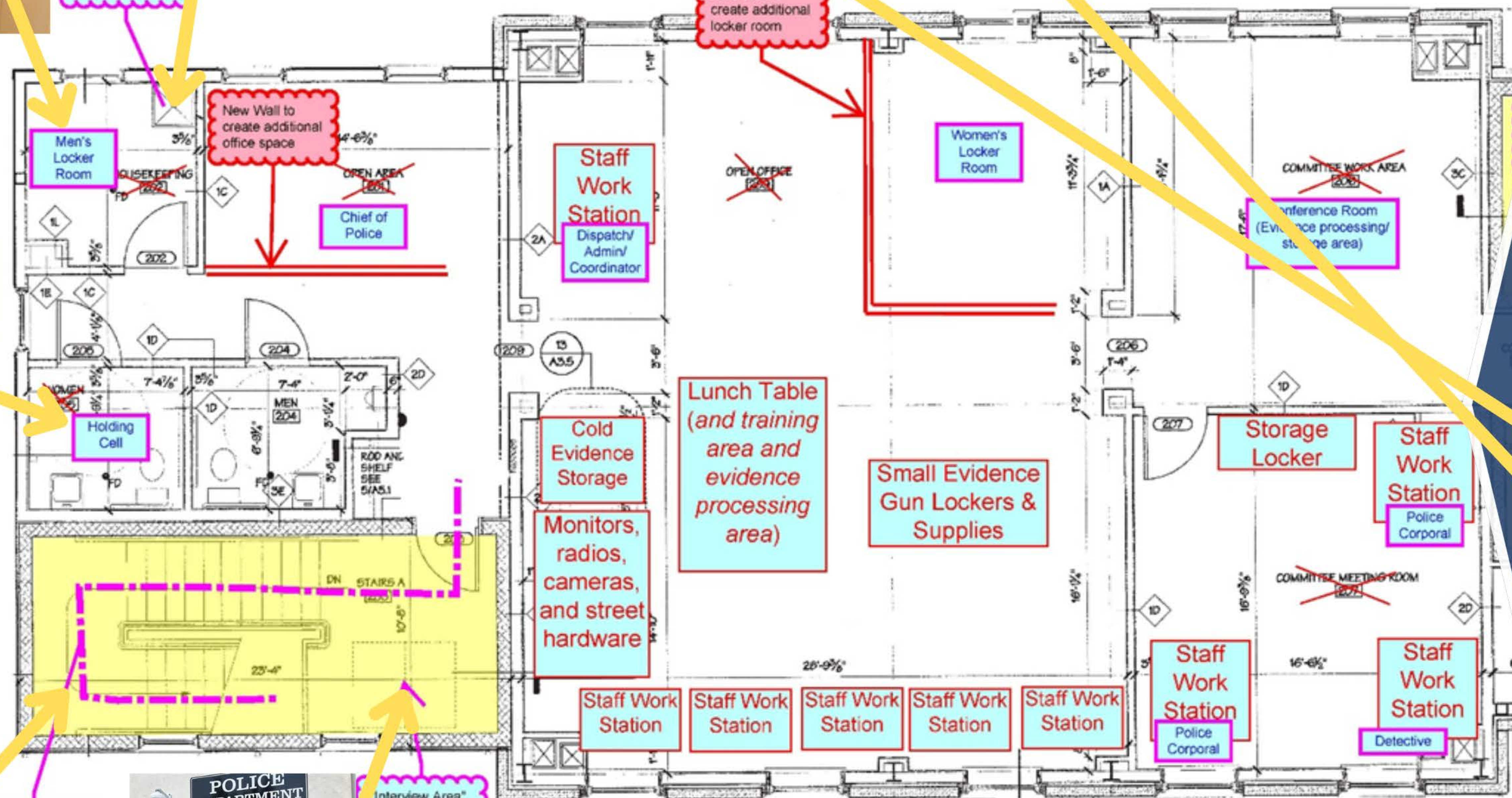
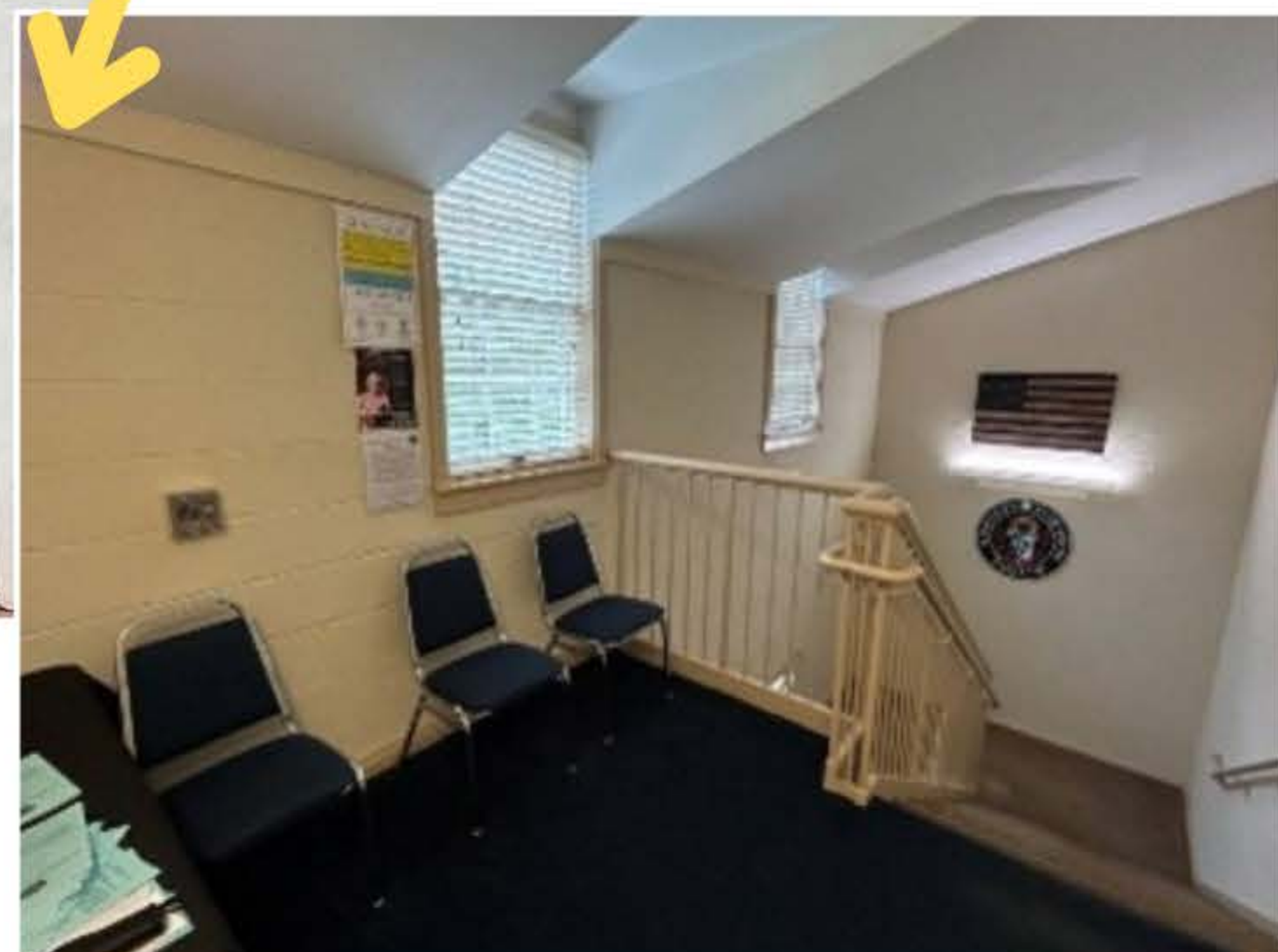


Current Configuration
11 FULL-TIME STAFF





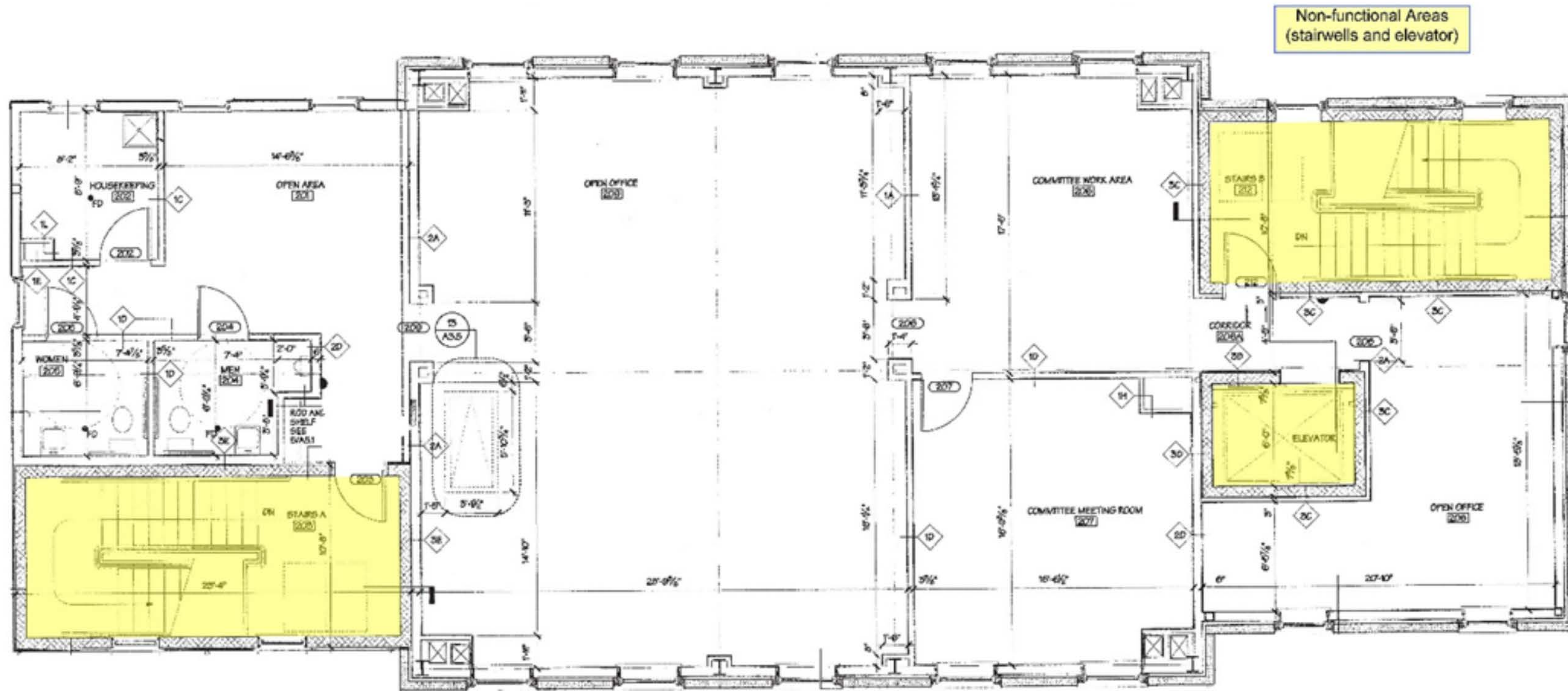
2nd Floor Deficiencies



- No lobby or reception area
- No interview areas for the public
- All police functions are on second floor
- Makes for a challenging and dangerous situation escorting uncooperative suspects up flight of stairs
- Holding cell is a converted bathroom
- Men's "locker room" is a former mop closet
- "Break room" = training area = evidence processing area
- Archived case file storage is located in the attic
- "Secure" evidence storage is in basement, converted closet
- No secure prisoner transfer area (Sally Port)
- Meets accreditation standards but not ideal



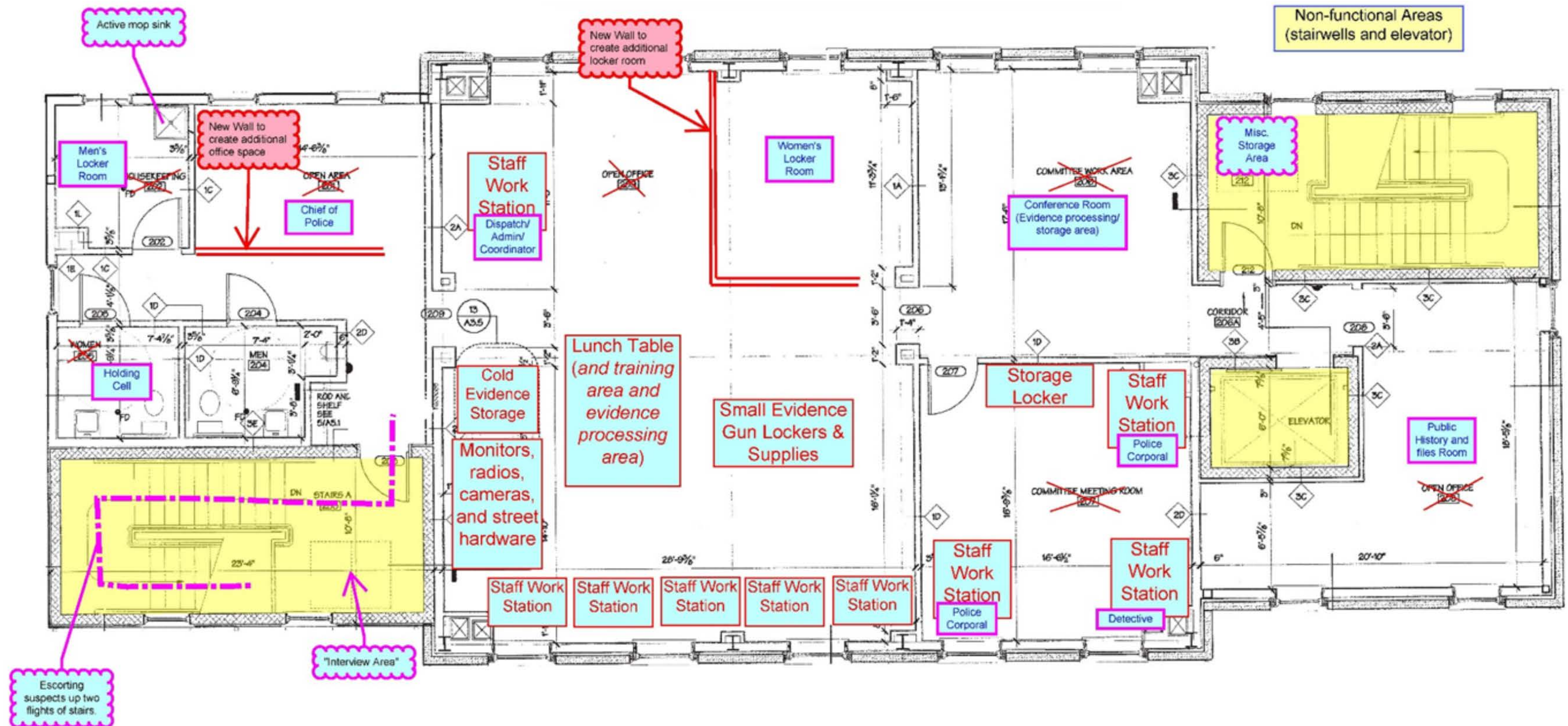
2nd Floor Police Department



Original Construction
NO POLICE DEPARTMENT

Current Configuration

POLICE DEPARTMENT WITH 12 PERSONNEL





Concept Floor Plan of Police Facility

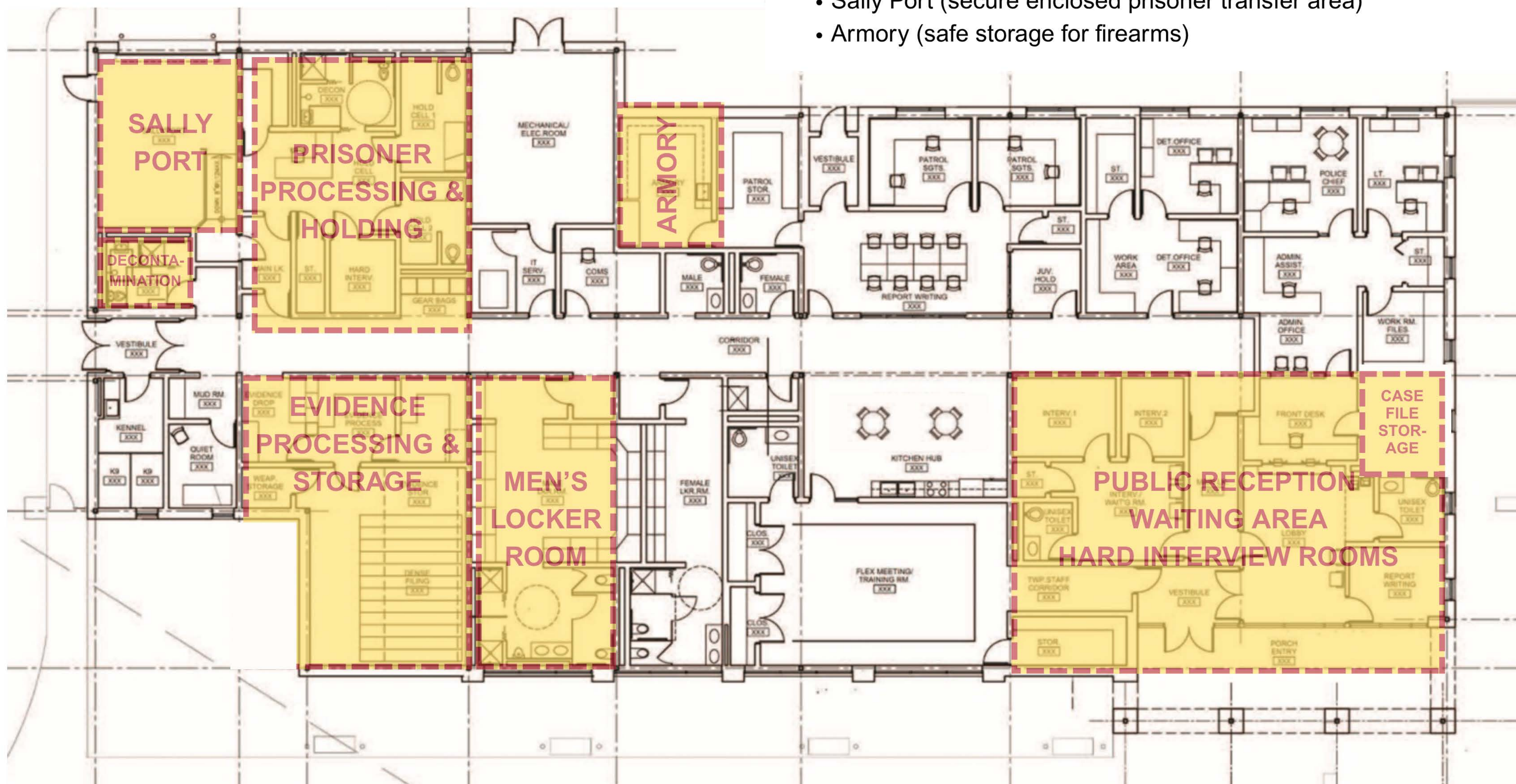


Considerations for Concept Floor Plan

- Toured other police facilities: Willistown and Valley Township.
- Architects initially calculated a need of 17,000 square feet, but we pared that down to 11,000 sq. ft. through careful discussion.
- For comparison:
 - Current Township Building: 9,700 sq. ft.
 - Willistown Police Department: 8,900 Sq Ft. (no Sally Port)
 - Proposed Concept Plan: 11,000 Sq. Ft.

New Facility Features Missing from Current Station

- Reception/Waiting Area
- Soft Interview Area
- Case File Storage
- Evidence Processing and Storage
- Prisoner Processing and Holding
- Hard Interview/Interrogation Area
- Decontamination Facilities
- Sally Port (secure enclosed prisoner transfer area)
- Armory (safe storage for firearms)

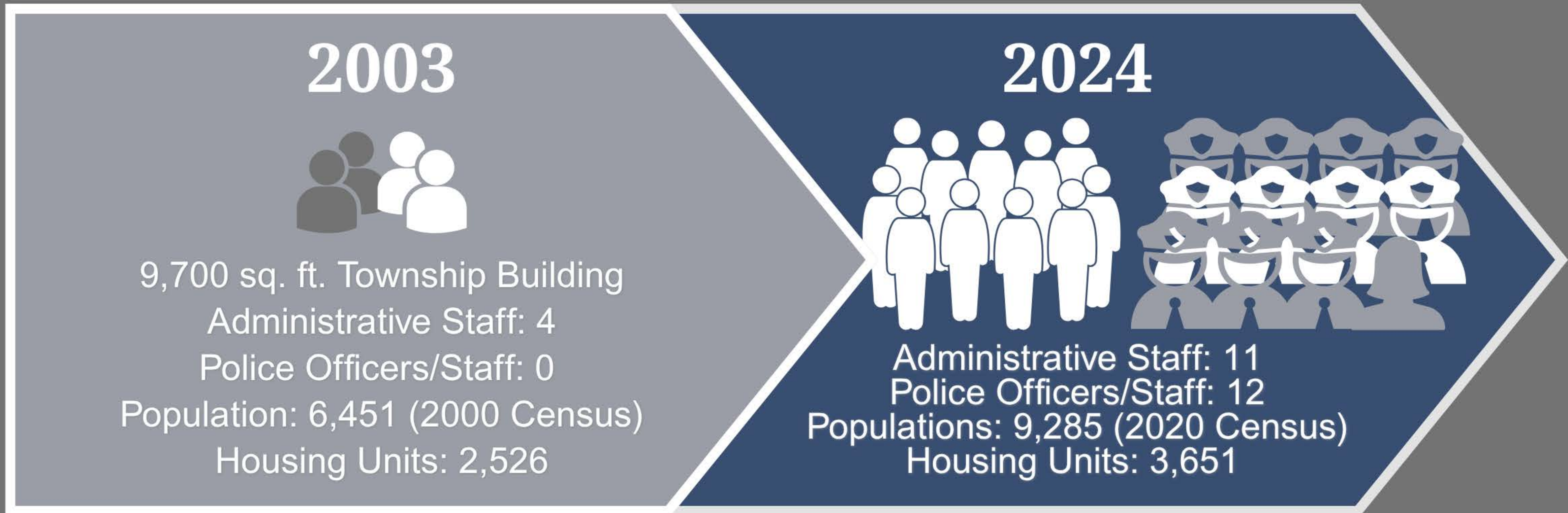




Evaluation

Objective:

- Create *additional space to support current Township functions;*
- **Accommodate both administrative staff and police staff; and**
- **Provide a welcoming experience for residents.**



Considerations:

- Kennett Township’s commitment to addressing community needs
- Two new housing developments are under construction, which will lead to growing population
- Increasing regulations to Stormwater/MS4, Sanitary Sewer and Records Management
- Growing desire for police presence
- Increasing national standards for police departments

Options Evaluated:

Existing Building	Off-Site	On-Site
Considered major addition	<ul style="list-style-type: none"> • Fussell House (The Pines) • Kennett Borough Building • Purchase of Land 	Considered adding stand-alone building to current property

- Considered moving administration to a vacant office space (purchase or rent) and renovating existing Township building to accommodate modern police department.
 - Determined to be cost prohibitive due to cost of specialized renovations for modern police department.
- Regionalization was evaluated by Board of Supervisors in 2023.
 - Determined to be non-feasible as well as undesirable.
- Construction of new space for Police allows for expanded (adequate) work space for Administration at no additional cost.

Feasibility Study:

Steps in Feasibility Study-Needs Analysis

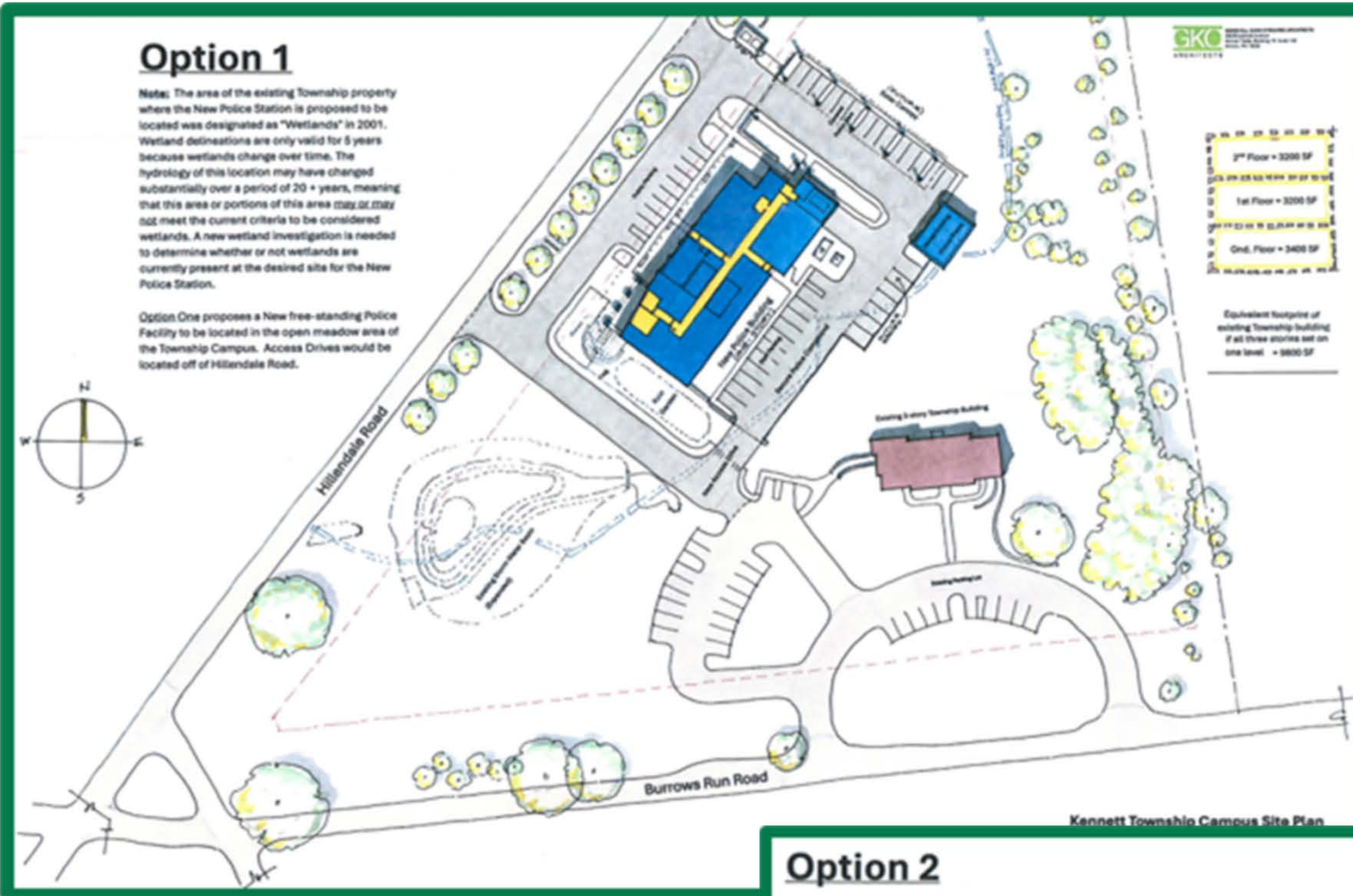
- Assessment of Current Conditions ✓
- Inventory of existing spaces and usage ✓
- Needs analysis for current and future staffing ✓
- Functional relationships between departments ✓



Scan QR Code to see full Municipal Facility Expansion Feasibility Study!



On-Site Options 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

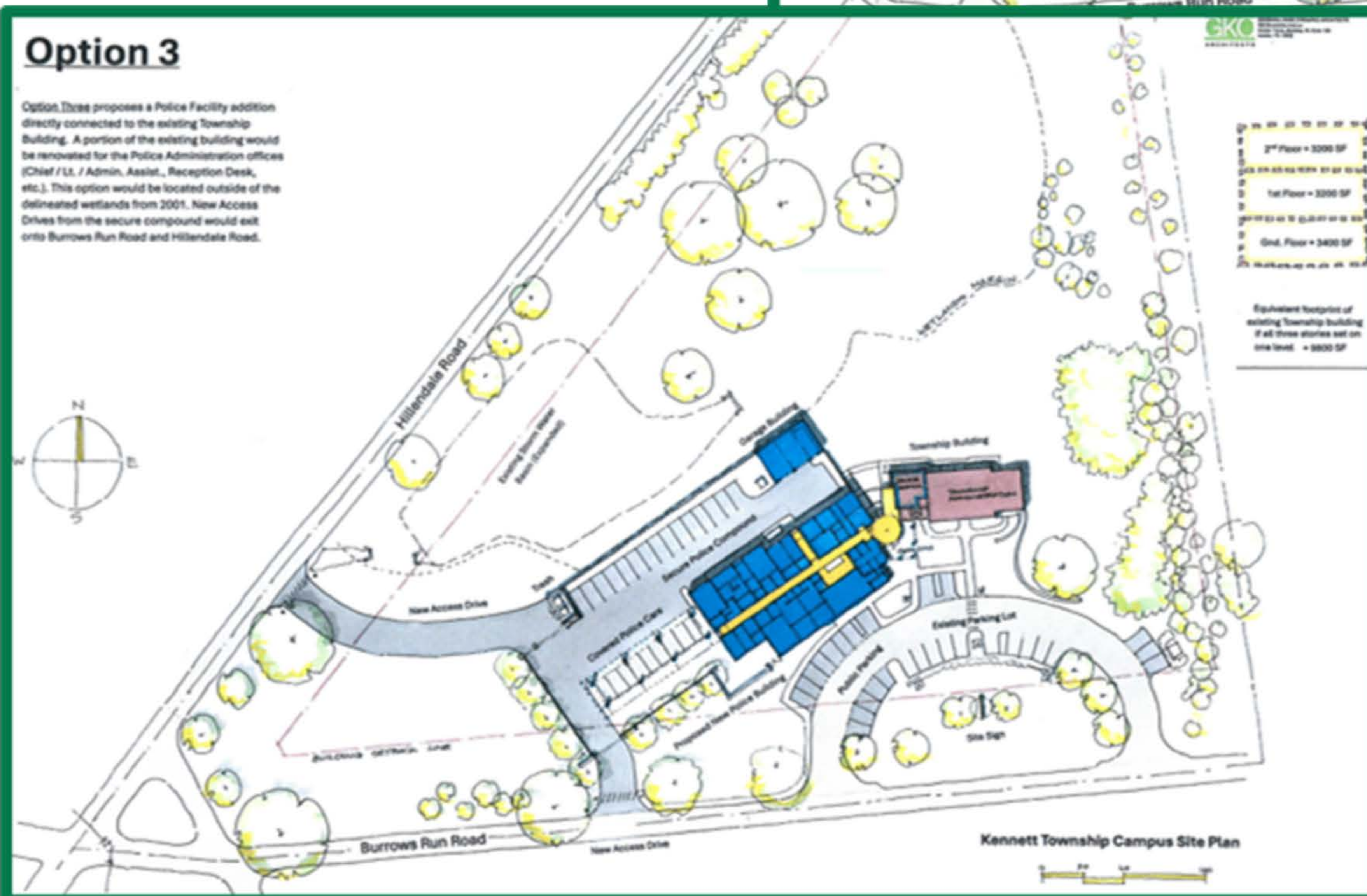
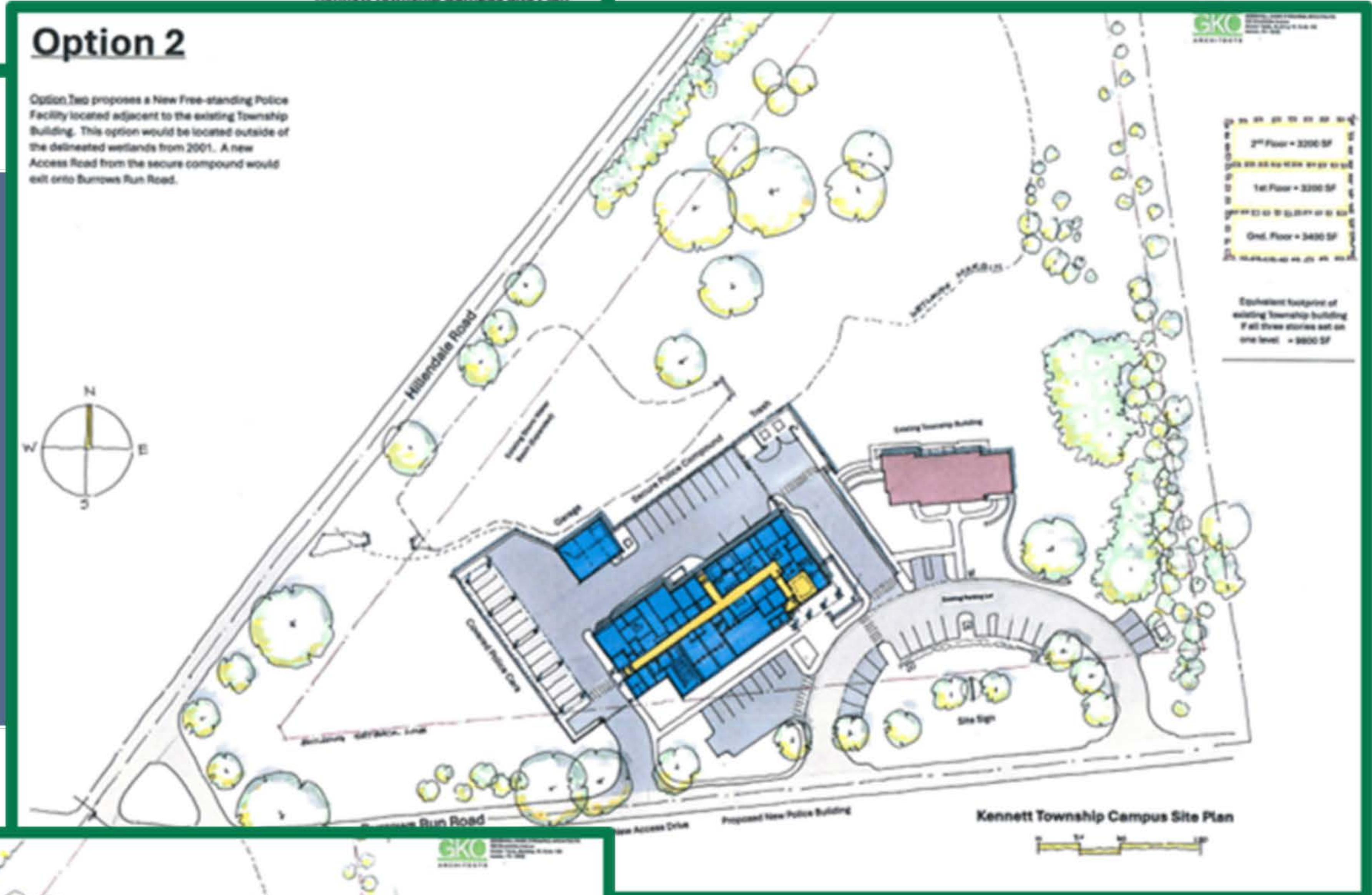
OPTION 2

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



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 Option



OPTION 2B

PROS

- Closer to Administration building but does not overshadow existing Township Building
- Creates "campus-like" facility for ease of public accessibility
- Ready access from one building to the other
- Direct access to Hillendale Road
- Preserves meadow
- Best balance of cost, function, and long-term benefits
- Separate new Police building; adjacent to the current Township building but not attached
- Utilizes existing grades to minimize construction costs
- Preserves access to the meeting room for police and public use - reduces required space in new building
- Minimizes footprint of new police building
- Simpler (lower cost) sitework by re-using on-site stormwater and septic systems
- Administration will utilize the second floor of existing building to provide better service and access for community on the first floor at no additional construction cost
- Secure, independent Police building with secure parking lot for Police
- Allows implementation of Police Department basic and best practices
- Further professionalizes the police department

CONS

- None