



# Mount Joy Community Presentation

November 15, 2023



**Crabtree, Rohrbaugh & Associates**

[www.cra-architects.com](http://www.cra-architects.com)

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CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS  
401 EAST WINDING HILL ROAD  
MECHANICSBURG PENNSYLVANIA 17055

**NEW MOUNT JOY BOROUGH MUNICIPAL BUILDING**  
MOUNT JOY BOROUGH



Washington County Public Safety Center

Cumberland County Public Safety Center

John J. Shumaker Public Safety Center

Jeffery E. Piccola Law Enforcement Complex

John J. Shumaker Public Safety Center

Swatara Township Fire Company

Upper Allentown Township Fire Station

Cumberland County Human Services Building

Cumberland County Administrative Facilities

Washington Fire Company #1

Hampden Township Emergency Services Building

Eastern Regional Emergency Operations Center

National Guard Combined Readiness Center

Elkton Volunteer Fire Company Study

Harford County Sheriff's Office

Susquehanna County EOC / 911 Center



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Adams County – Human Services Bldg.

Brunswick County - Offices

Cumberland County - Offices

Dauphin County – Offices

Juniata County Annex Building

Fluvanna County - Offices

Montgomery Co. Courthouse & Commissioners

Cumberland County Human Services Building

Cumberland County Administrative Facilities

Perry County – Human Services Bldg.

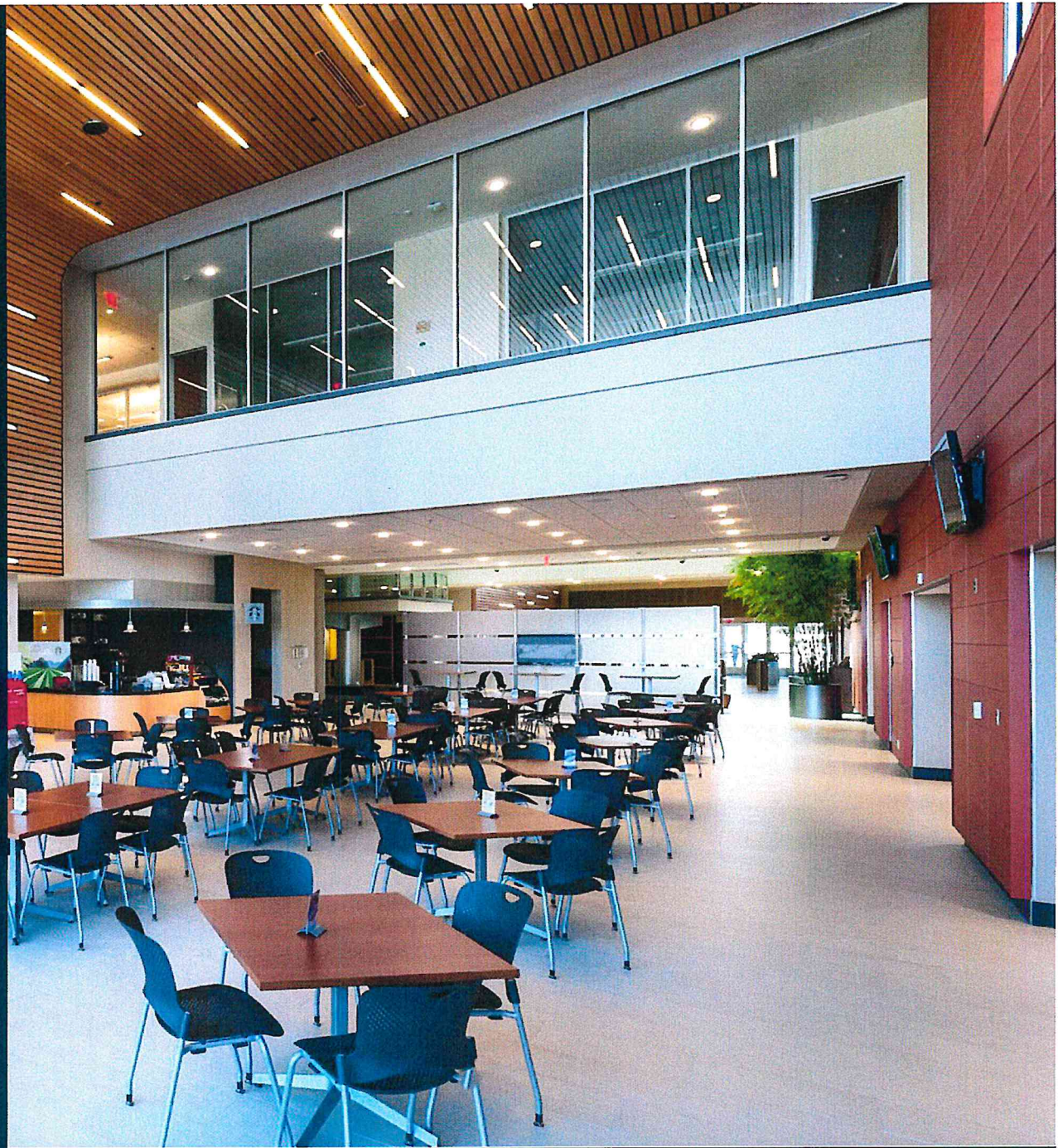
PA Medical Society Corporate Complex

Giant Corporate HQ

Rite Aid Corporate HQ

Winding Hill Corporate Center

Commonwealth Charter Academy HQ



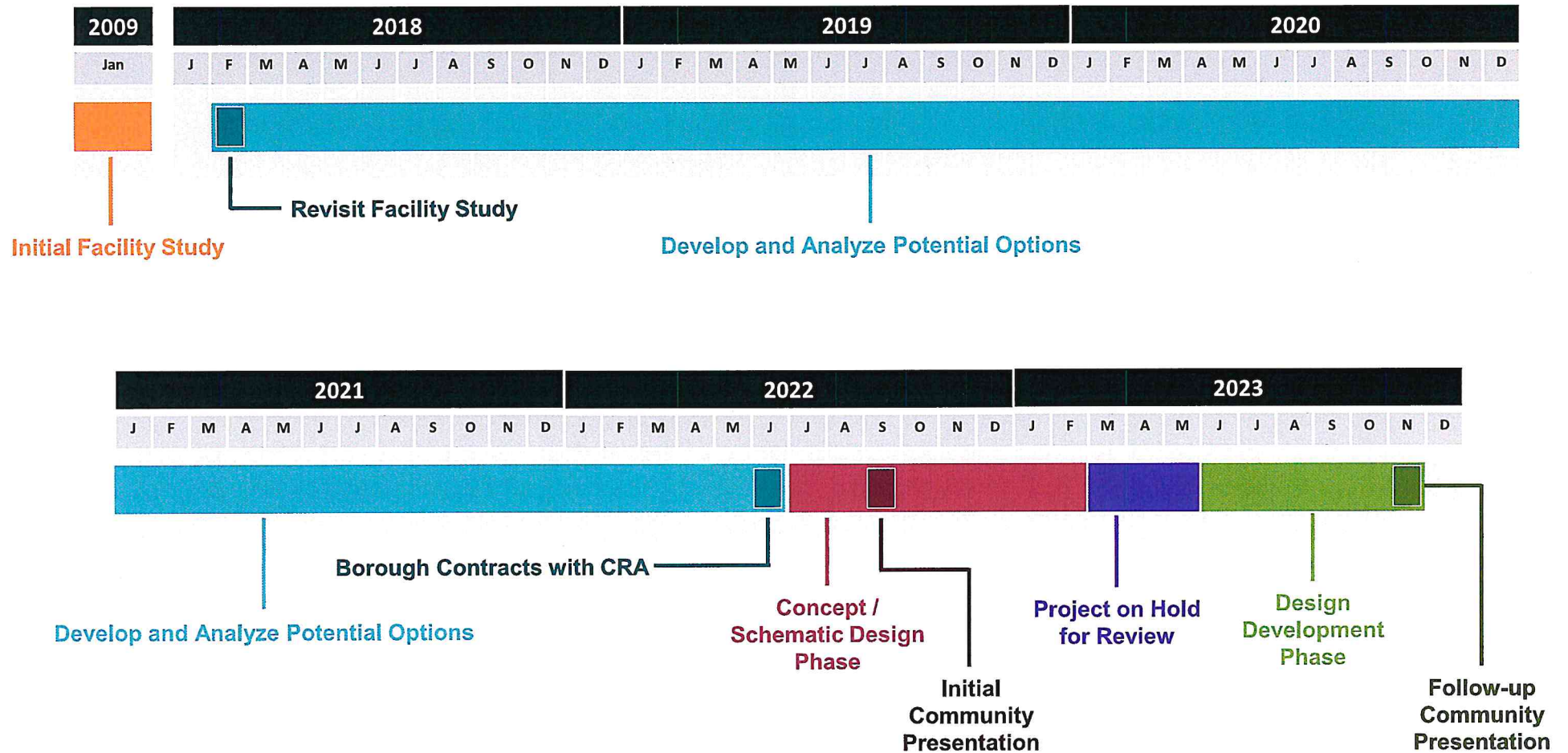
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# PROJECT TIMELINE



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# FACILITY STUDY



A OFFICE AREAS



B OFFICE AREAS



C OFFICE AREAS



D SECURED VEHICLE SALLYPORT



E BASEMENT STORAGE AREAS



F POLICE DEPARTMENT NETWORK



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### FACILITY STUDY – NEEDS ASSESSMENT:

- Basement flooding / mold issues
- Loss of permanent files
- Portions of black mold within the building
- Insect infestation within the walls
- Obsolete HVAC system / replacement parts unavailable with multiple system failures
- Electrical infrastructure exceeded
- Leaking plumbing systems
- Failed sewage traps - raw sewage smell within building
- No fire alarm system throughout the building
- No sprinkler system throughout the building
- ADA/Life safety concerns
- Lack of file storage (stored within offices, council chambers, closets and Parks building)
- Lead paint potential and poor finishes throughout the building
- Lack of privacy for HR related work
- Deficient storage areas
- Inadequate working areas
- No provisions for conference areas





### FACILITY STUDY – NEEDS ASSESSMENT:

- Lack of opportunity for personnel expansion
- Inadequate lockers for all officers
- Do not possess a woman's locker room
- Do not possess women's restroom
- Both Sergeants share an office designed for one
- Floor finishes in locker room have failed
- Evidence processing room is not vented (\*PLEAC) / No air filtration for evidence room / smells of marijuana
- Holding areas do not meet requirements for adult in-custody regulations (\*PLEAC) (no cameras in cells, no lights in cells)
- Holding areas do not meet requirement for Juvenile in Custody requirements (\*\*PCCD, \*PLEAC) (sight and sound separation required)
- Police department does not meet requirements for CLEAN/CJIS security protocols (PSP, \*PLEAC)  
Terminals must be secured
- Police department does not meet standards for weapons storage (\*PLEAC) No locking mechanism for weapons

\* PA Law Enforcement Accreditation Commission

\*\* PA Commission on Crime and Delinquency



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## FACILITY STUDY – NEEDS ASSESSMENT:

- Police department does not meet standards for ammunition storage (\*PLEAC) No locking system or dehumidifying systems in place
- Police department does not meet standard for short term evidence storage (\*PLEAC)
- No wash down stations for contamination (\*PLEAC)
- Long term evidence storage is insufficient to accommodate any growth (\*PLEAC)
- Intake/Processing room is currently located within the electrical room (The room that houses the traffic light controls, routers for the entire building and the Network Recording Server)
- Currently storing police equipment in three separate locations (PHQ, Parks building, and Public works building)
- Inadequate interview rooms
- No break room/kitchen with sink
- No conference rooms available for interviews of families
- No required status offender room (\*\*PCCD / \*PLEAC)
- Inadequate storage areas / currently require off site storage or stack on floor within the Department
- No fire suppression system of any kind (\*PLEAC)
- No external entry/exit for employees or detainees (\*PLEAC)

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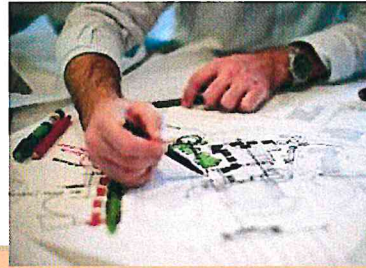
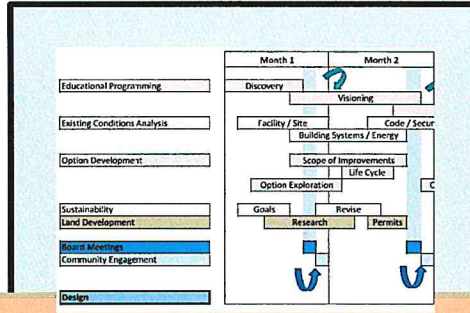


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# PROJECT DESIGN MILESTONES



## Schematic Design

Identify key bldg. & site relationships

Integrated Design

Develop Owner Requirements

Local Code Planning

Council Approval

Stakeholder engagement

## Design Development

Integrated Systems Design

Stakeholder engagement

Local & County Permitting Review

Budget & QC Reviews

Community Presentation

Council Approval

## Construction Documents

Detailed Construction Documentation

Document coordination with Design Team

Budget & QC Reviews

Agency Approvals

## Construction & Post Construction

Bidding

Contracts

Construction Administration:  
Submittals,  
Pay applications,  
Change Orders,  
Budget Monitoring,  
Testing & Commissioning

Occupancy & Warranty

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- Site entrance aligned to Deerfield Drive
- 45 staff/visitor parking spaces
- 21 secured police parking spaces
- Future splash pad location
- Relocation of baseball field

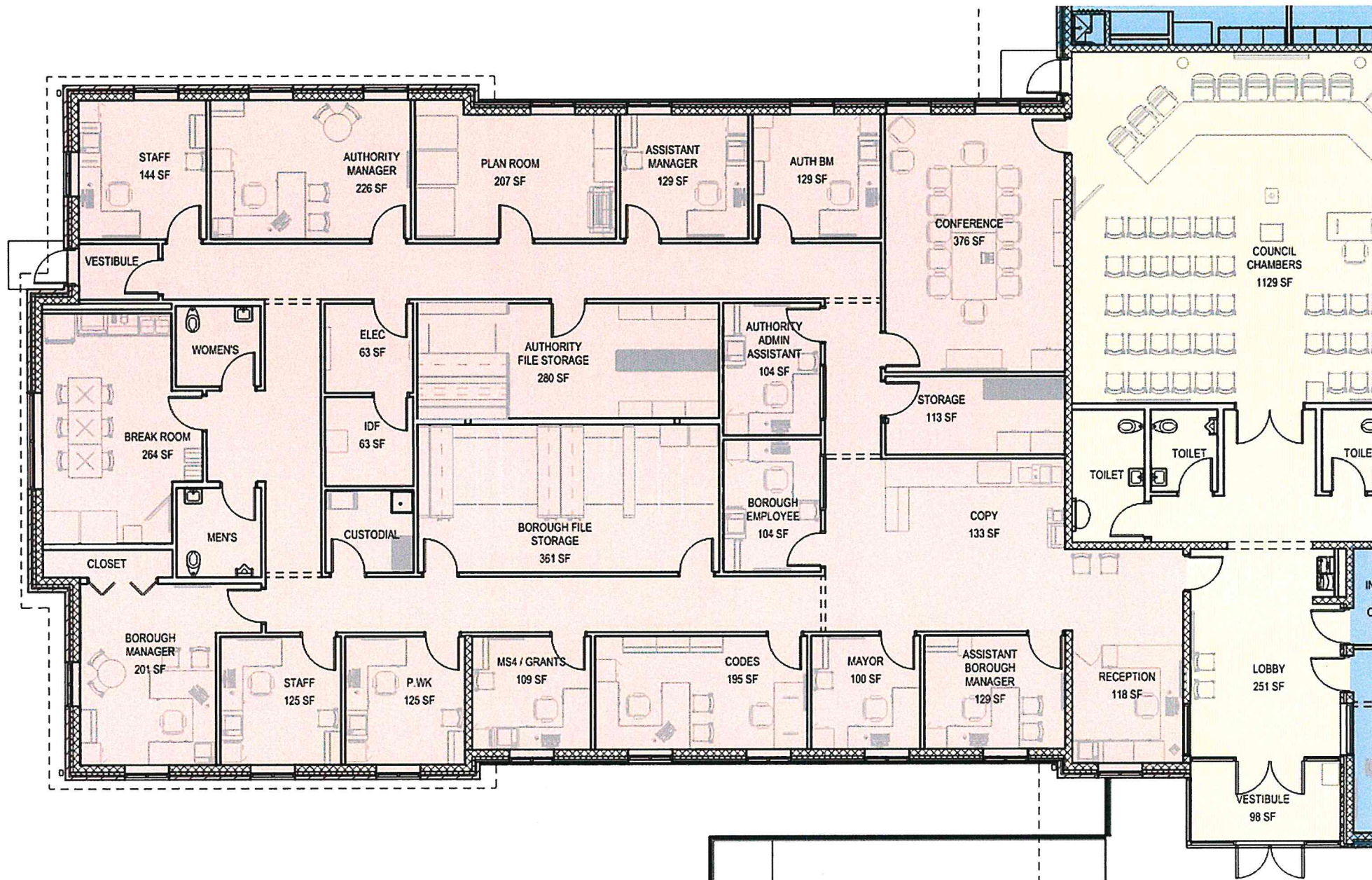
**SITE PLAN**



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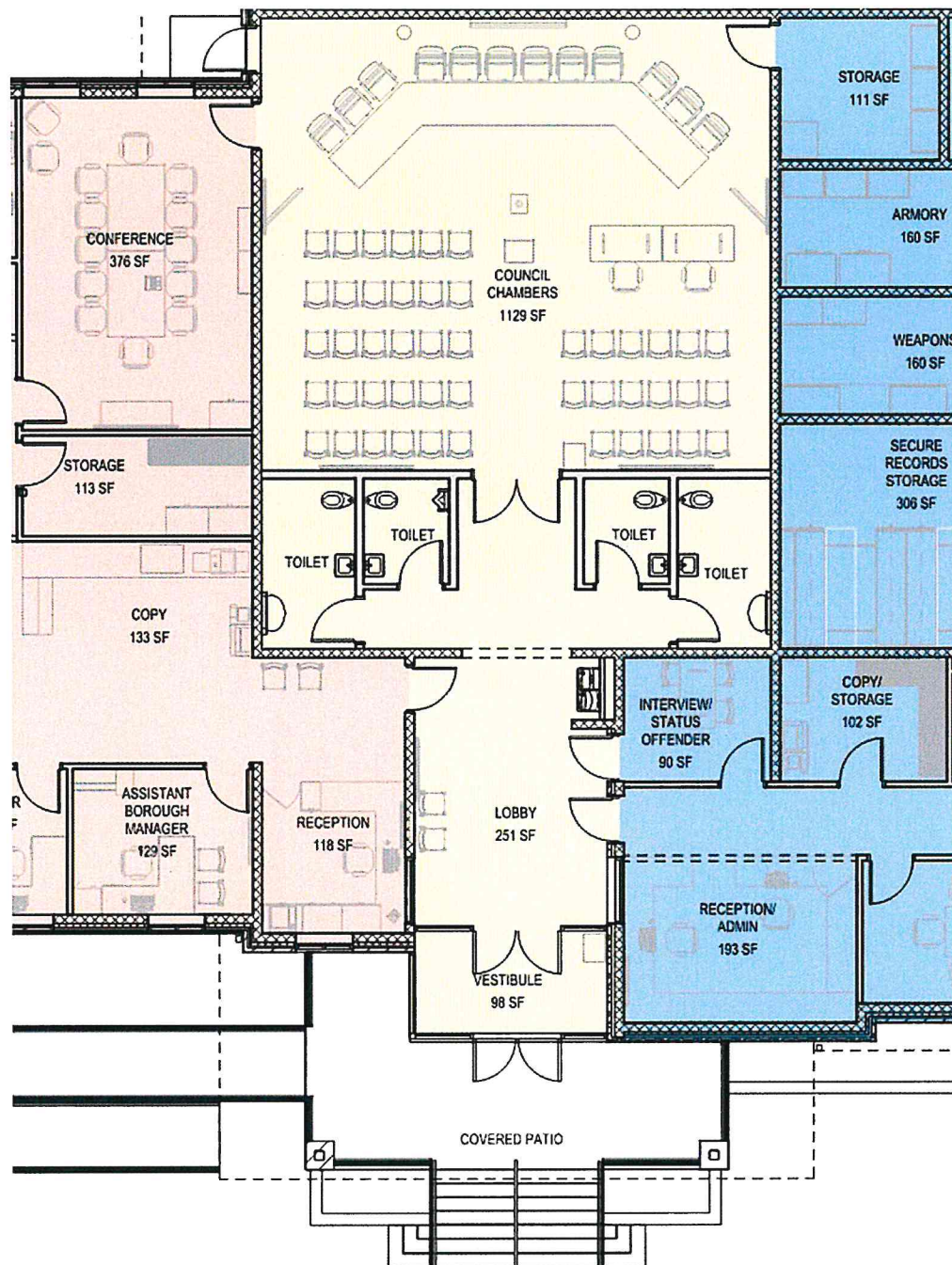
ADMINISTRATION / AUTHORITY – 5,846 sf



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PUBLIC/SHARED – 2,022 sf



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PROPOSED RENDERING

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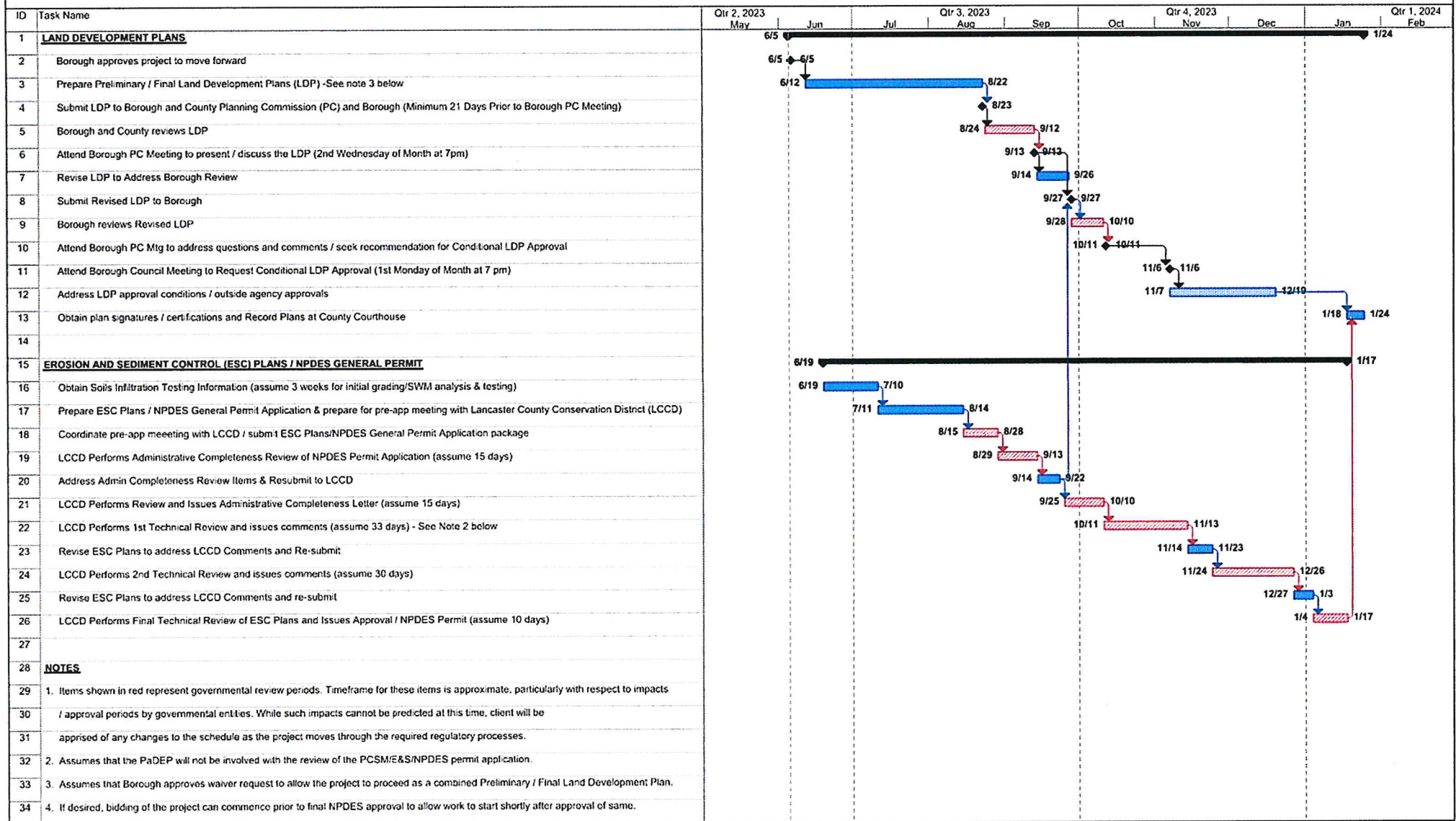
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**Mount Joy Borough - New Police Department and  
Borough Offices  
Preliminary Approvals Schedule (revised)  
06/05/2023**



## PROJECT SCHEDULE



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## PROJECT SCHEDULE



- Strategy Sessions
- Establish Guiding Principles
- Define physical parameters to support Vision
- Synthesis of Input / Collaboration on Design

- Preliminary Designs implementing Ed Program
- Identifies Building / Site & Organization
- Evaluate Traffic and Penn Dot Requirements

- Establish Community Engagement & Goals
- Facilitate Presentation Content
- Transparent / Comprehensive – BUILD CONSENSUS

- Discuss scope of work / expectations
- Evaluate Building, Site and Operational Costs
- Preliminary Costs / Final Approved Budget
- Develop Alternates to control budget & flexibility

- Proper planning to guide decision making
- Collaboration with Cousin / Administration / Community
- Schedule / Budget

- Goal Setting / Opportunity Investigation
- Energy Efficient Design
- Secure Design Credits PRIOR to Construction



## ESTIMATE MILESTONE:

50% Schematic Design (August 2022):

100% Schematic Design (February 2023):

50% Design Development (Area Reductions):

90% Design Development (October 2023):

## TOTAL PROJECT COST:

\$9,360,000.00

\$9,340,000.00

\$9,280,000.00

\$9,560,000.00

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