

Swissvale Facilities Report

Executive Summary

Swissvale Borough Council directed the Borough Manager to provide information and potential solutions to provide safe facilities for Swissvale Borough employees to work in. This included an assessment of the current facilities and potential options for the relocation of the administrative staff, Council Chambers, Police Department and Public Works Department.

A number of properties were considered over the past few years and more detailed analysis was conducted on several facilities which were thought to be viable options for the Borough departments. Listed below are the options that were explored in greater detail along with their expected costs. Those options that are listed as viable were listed as such due to the availability of the property for purchase, the current ownership of the property by the Borough, the timeliness with which a building could be constructed or renovated and the financial impacts the construction would have on the Borough Budget.

Current Swissvale Municipal Building – 7560 Roslyn Street

The existing Borough Building is located at 7560 Roslyn Street and was originally constructed in 1906 with an addition constructed in the mid-1930's. A portion of the addition collapsed on March 26, 2020 causing the Department of Public Works to move out of the garage space and requiring the removal of the third floor in the area that had collapsed due to structural deficiencies with that section of the building.

A report authored by KU Resources on June 26, 2020 recommended demolishing the remaining portion of the building where the collapse occurred if the building were to be used as a long-term solution to house Borough facilities. Both KU Resources and Glenn Engineering declined to place a cost on the renovation of this building for future use as an in-depth analysis of the building would have to be conducted to determine the cost of renovation. There are numerous issues with the building that would probably make it cost prohibitive to renovate including the recommendation to demolish the entire 1930's addition, relocation of all utility entrances, issues with the roof, previous water infiltration, asbestos, wiring, plumbing, HVAC and the overall poor layout of the building which does not provide adequate protection to the employees who work in the building. Glenn Engineering felt that the study would cost more than \$125,000 to conduct and would delay the project significantly. This was not considered to be a viable option.

New Construction at the Current Borough Building Location

Glenn Engineering found that a new 12,000 square foot building along with parking to serve the building would fit on the property of the current Borough Building. The building should be situated where the current building is located due to unknown subsurface conditions on the remainder of the lot as a number of homes and an apartment building were once located on the property. In order to construct the new facility, temporary offices for the administrative offices and Police Department would have to be obtained and that cost would have to be absorbed into the project. The cost of new construction versus renovation and adaptive re-use of an existing building is also much higher.

Due to these considerations it was not felt that new construction at the current site was a viable option.

1927 McCague Street

This property was purchased last year to house the Department of Public Works after renovations are made. The DPW is currently housed in this facility as a result of the collapse of the 3rd floor of the Borough Building. There are two options for this building as stated in the report. The building can be renovated for use as the Public Works Building or Public Works can be relocated to another location and this building can be renovated for the administrative offices, Council Chambers and Police Department. Both of these options are seen as viable options as the costs are affordable and the timeframe for completion would be quicker than new construction or renovation of the existing structure.

Irvine Street Property

There is a vacant structure in the 7400 block of Irvine Street in the Swissvale Shopping Center that formerly housed five storefronts that is currently available for purchase. These five vacant storefronts comprise 9,800 square feet which would be able to house the administrative offices, Council Chambers and Police Department. However, the original proposal included relocating another current tenant on the property to create a parking lot and access to the rear of the property for police vehicles. The adaptive re-use of this building was felt to be a viable option due to the estimated costs of renovation and the timeframe to complete renovations. However, it is less desirable at this point due to the unavailability of the parking and access area.

Memorial Park

This property has been proposed for the location of the Department of Public Works if the McCague Street property were to be used for another purpose such as the Borough Building. It is proposed that three separate structures would be constructed to house the DPW Building, a building for the garbage trucks and a salt bin. All of these buildings could be constructed at the rear of the park and cut into the hillside so that they would be mostly out of sight to the public and would not interfere with any current functions of the park. These three buildings would be reasonably priced to construct in a timely manner and would be a viable option.

Estimated costs for each of the above listed options are as follows:

Renovation of the Current Municipal Building: Unknown. Comprehensive Study would have to be completed.

New Construction at Current Borough Building Site (Does not include temporary office space):

	\$4,975,000.00
Renovation of 1927 McCague Street for DPW:	\$ 955,901.00
Renovation of 1927 McCague Street for Borough Building:	\$1,880,928.00
Purchase and Renovation of Irvine Street property:	\$1,876,600.00
Construction of New DPW Facility at Memorial Park:	\$1,234,000.00