



Borough of Chambersburg

A full service municipality in Franklin County celebrating over 65 years of consumer owned natural gas service, over 120 years of community electric and a regional wastewater, water, and municipal solid waste utility

On Tuesday night, 8/2/16 at 7:00 p.m., Borough staff presented the final design of the proposed Utility Departments' Addition to City Hall to the Chambersburg Planning and Zoning Commission.

Staff sought their recommendation to proceed with the building project: a 6,430 square foot four story building addition (with basement). The proposed addition will connect to the existing City Hall, who's oldest sections were constructed in 1830. The site will be on the south side of East Queen Street.

Not much changed in the design following this presentation and after Town Council approved this project after meetings in November 2015 and a votes to proceed on February 8, 2016 and in August 2016.

The final design is ready to be bid to contractors now. It is staff's hope to break ground on the building addition in March 2017

Background:

In July and September 2013, the Borough of Chambersburg Water Department took ownership of the properties adjacent to Borough Hall, 220 E Queen Street and 216 E Queen Street respectively. The acquisitions were for the purposes of planning for a potential Utility Departments' Addition to City Hall. Included in the adopted 2014 Water Department Budget were the capital funds for a study related to these properties and a possible Borough Hall expansion.

SGS Architects Engineers, Inc. of Carlisle, PA was hired to create a master plan for the efficient usage of Borough Hall office space, the Police Annex, and the Queen Street properties. The study evaluated the needs of the Borough in terms of public access, safety, office needs, technology, parking, etc. The SGS team met and interviewed staff from all departments and determined their current as well as future needs. This Needs Analysis was presented in December 2014.

Following the Needs Analysis presentation, a Building Committee of Town Council was formed who met and talked about City Hall and other potential sites or concepts for utility department office space needs.

At the conclusion of those meetings and investigations, it was recommended by Staff that Town Council proceed with the design of a Utility Departments Addition to City Hall for the Queen Street side of this building. The Building Committee supported this move after careful evaluation of alternatives.

The existing homes were demolished in the Summer of 2015.

Included in the adopted 2015 Water Department Budget were capital funds for the demolition of the houses and the full conceptual design stage of this project related to these properties for a possible City Hall expansion.

SGS Architects Engineers, Inc. of Carlisle, PA developed a conceptual design for the efficient usage of this adjacent property. The conceptual design stage evaluated the utility departments of the Borough in terms of public access, safety, office needs, technology, parking, etc. The SGS team worked with the Building Committee of Town Council to insure that their vision for the addition was being met.

In December 2015, the final conceptual design and report was presented to Town Council at a public meeting.

In February 2016, Town Council voted to authorize proper Borough officials to enter into Phase 2 of the agreement with SGS Architects Engineers, Inc. of Carlisle PA for the purpose of developing engineering, blueprints, and bid specifications for the Utility Departments' Addition to City Hall. The adopted 2016 Water Department Budget included funds for the full design of this project.

Invitations to bid on construction of the project were released to the public and general contractors on Monday, September 26, 2016. Contact the Borough Secretary for a link to the full construction plans.

Summary:

If managed properly, this project, which focuses on utility uses, should cause no increase in taxes at all. Almost all the employees of the Borough and most of the equipment of the Borough is owned and operated by the utility departments that will be in this addition (Electric, Gas, Water, and Sewer) and our utility support departments (administrative services including information technology and personnel). Borough taxes do not support any utility operations, personnel or equipment.

Chambersburg is a unique community. Chambersburg supplies more services than any other municipality in the Commonwealth of Pennsylvania. In addition to typical town functions, Chambersburg is Pennsylvania's only municipality supplying electric & gas. Chambersburg is 1 of 35 Boroughs to operate a municipal non-profit electric utility. Chambersburg is the largest municipal electric utility in the State, twice as large as the second largest, Ephrata, Lancaster County; and, the only one to operate generation stations. Chambersburg is 1 of 2 municipalities in PA to operate a natural gas utility. The other is Philadelphia, which does not operate an electric utility. Nationally, Chambersburg is 1 of 2,000 communities to have its own electric system and 1 of 800 communities to have a natural gas system but 1 of only about 50 to operate both. Chambersburg manages a regional water system, a regional sanitary sewer system (not through an independent Authority), and a new storm sewer utility; one of the first storm sewer utilities to form under the new Federal mandate to regulate stormwater.

Chambersburg currently has 20,360 residents (2012). www.chambersburgpa.gov



SR 0030 - EAST QUEEN STREET

