DATE: August 5, 2026

DEPARTMENT OF GENERAL SERVICES
BUREAU OF CAPITAL PROJECT DESIGN MANAGEMENT
1800 HERR STREET
HARRISBURG, PENNSYLVANIA

ADDENDUM NO. 8

on

PROJECT NO. DGS C-0251-0108 PHASE 001
PROJECT TITLE - PennDOT District 5 Engineering & Maintenance Campus - Decommissioning
PROFESSIONAL:

If you submitted a bid prior to this Addendum being issued, your bid has been discarded and you must re-submit your bid(s) prior to the bid opening date and time.

ADMINISTRATIVE CHANGES – ALL CONTRACTS

Item 1 - Clarification - The temporary utility service for the Auditorium (Building 20), Solarium (Building 21), and on site PennDOT trailers is currently being designed and installed through a JOC project with the client agency.

Item 2 - Attached please find the feasibility study performed by KCI.

SPECIFICATION CHANGES – ALL CONTRACTS

Item 1 - N/A

DRAWING CHANGES – ALL CONTRACTS

Item 1 - N/A







FM 8232: DISTRICT 5 ENGINEERING AND MAINTENANCE CAMPUS (BERKS/SCHUYLKILL COUNTY) **FEASIBILITY STUDY AND RISK ASSESSMENT REPORT**

PENNDOT BUREAU OF OFFICE SERVICES

PennDOT Project E05848 WO3
KCI Project No. 00031345_003

August 20, 2025

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1. EXECUTIVE SUMMARY

PennDOT Bureau of Office Services (BOS) retained the services of KCI Technologies (KCI) and American Geotechnical & Environmental Services, Inc. (AGES) to provide professional consulting and design services to evaluate the needs and prepare a feasibility study of condensing three separate Department operations (District 5 Engineering Office, Berks County 01 Maintenance Office, and Schuylkill County 01 Maintenance Office) to a single location.

The existing County facilities represent multiple challenges and deficiencies, including a severe limitation on lot size which prevents additional space for expansion. The existing facilities do not meet the Policy and Program requirements for current operational needs, including being able to fully extend a truck dump body when repairing the vehicle, due to low ceiling clearances. The sites are tight, which limits turning movements and equipment staging, creating a safety concern, and provide limited parking for staff, trucks and equipment. The District Engineering Office, located in downtown Allentown, also has its own challenges, including no on-site parking, security, and no room for expansion.

The purpose of this study is to determine the feasibility by developing a study and report to review the proposed property for PennDOT based on County's maintenance needs, District Office and maintenance needs, existing site conditions and applicable rules and regulations. The feasibility study was to determine optimally sized buildings for the complement, parking, site maneuverability, and operations with equipment. The study also looked at efficiencies gained by combining County 01 Maintenance Offices and stockpiles, although programming determined that many operations were still required to be separate to maintain roadway operations. Efficiencies were primarily seen in shared spaces, such as a shared large conference room, break room, parking and MEP equipment, as well as shared building, such as the vehicle wash and equipment storage building.

To complete this study, KCI developed a detailed program for the buildings, parking, staffing and site requirements for the new combined Hamburg Facility. KCI developed conceptual building layouts and site layouts based upon the programming requirements and presented separate options for the layout of this site that are included in this report. Concurrently, KCI reviewed the Right-of-Way requirements, Utility coordination, and performed Desktop Environmental and Geotechnical research to understand the potential benefits and conflicts of the proposed site.

The project site, despite its acreage, presents a challenge with steep slopes on the North of the site, the existing cemetery, creek and wetlands area. This limits the useable area of the site to locate buildings, parking, and stormwater management areas while providing access to I-78 and Old U.S. 22. The site also requires lot consolidation of Residual Lot 1 and Lot 5. In order to prioritize Department needs, there appears to be limited land available for a potential subdivision of available land that can be sold to another buyer, and the opportunities for a future Driver's License Center or Truck Parking appear unlikely.

2. PROJECT BACKGROUND

The project received an advanced notice to proceed on April 24, 2025, and full scope NTP on June 16. Meetings included an on-site review meeting on April 15, a virtual kickoff meeting on April 24, an in-person District programming meeting at District 5 office on May 20, in-person Schuylkill and Berks County programming meetings on June 26, virtual District programming meeting on July 11, and regular bi-weekly design review meetings starting May 7.

PennDOT Contacts:			
Contact	**Title/Role**	**Email**	**Phone**
Tammy Tedesco	Design Programming and Planning Manager	tatedesco@pa.gov	717-783-3931
Terry Pearsall	Chief of Facilities Management Division (FMD)	tpearsall@pa.gov	717-787-0466
Chris Neidig	Structural Engineer	cneidig@pa.gov	717-783-8891
Brian Leonard	Eastern Regional Construction Project Administrator	brleonard@pa.gov	610-871-4164
Chris Kufro	District 5 Executive	ckufro@pa.gov	610-871-4110
Bruce Bubser	Assistant District 5 Executive – Maintenance	bbubser@pa.gov	
Scott Vottero	Assistant District 5 Executive – Design	svottero@pa.gov	
Thomas Krupa	District 5 Construction Project Administrator	tkrupa@pa.gov	484-464-7946
Bryan Trumbauer	District 5 Engineering Manager	btrumbauer@pa.gov	
Andrzej Tresla	District 5 Bridge Engineer	atrela@pa.gov	610-871-4588
Scott Cressman	District 5 Geotechnical Engineer	sccressman@pa.gov	
Richard Stone	Berks County Manager	rstone@pa.gov	
Kevin Kull	Schuylkill County Manager	kkull@pa.gov	570-385-7812

Design Team Contacts			
Contact	**Title/Role**	**Email**	**Phone**
Brandon Shirk, RA	Project Manager	brandon.shirk@kci.com	717-507-9875
Matthew Deitrich	Architectural Lead	matthew.deitrich@kci.com	717-856-9547
Scott Debell	Civil Lead	scott.debell@kci.com	630-740-4674
Mason Edwards	Civil Designer	mason.edwards@kci.com	717-906-5382
Seth Cheney	Environmental Lead	seth.cheney@kci.com	717-891-7848
Suresh Gutta	Geotechnical Lead	Sgutta@agesinc.com	412-613-9183

Information Received from PennDOT	
Document Name	**Description**
PennDOT Pub 860_6-22	County Maintenance Facility Design Guide
PennDOT Pub 284	PennDOT Facilities Manual
Pub 445	PennDOT Safety Policy Handbook
0510 Berks County D5 Campus	PennDOT Berks County Programming Information
Schuylkill D5 Campus (002)	PennDOT Schuylkill County Programming Information
D5 Campus Bridge crew (002)	District 5 Bridge Crew Programing Information
D5 Campus Paint crew (002)	District 5 Paint Crew Programing Information
D5 Campus District office Equipment (002)	District 5 Office Equipment Programing Information
2025 District 5 Org Chart v2	District 5-0 Organizational Chart
Hamburg Center White Paper	DHS Background Notice
PHMC Doc – Hamburg State Hospital HRSF 2019	PHMC Historic Resources Survey Form (AECOM)
13623.01 Department of General Service Hamburg Center Phase 1 ESA November 2023 (1)	Phase 1 ESA – 2023 (Quad Three Group)
Site Plan – Navtech Most Recent Plan	Final Subdivision Plan – 2021 (NavTech)
Hamburg Upgrade Steam-Condensate Distrib System	Steam and Condensate System Site Plan – 1997 (Photo)
H-1 Site Plan #1	Steam and Condensate System Site Plan – 1996 (Scan)
H-1 Site Utility Plan & Details	Steam and Condensate System Site Plan – 1990 (Scan)
Hamburg Electrical Distrib System	Electric Distribution System Improvements – 1985 (Photo)
E-1 Plot Plan	Electric Distribution System Improvements – 1984 (Scan)
Hamburg Center Small Scale Floor Plans	Existing Building Floor Plans - 1972
Arch Sheet 1 to 14	Existing District 5 Floor Plans
3504Mechanical Plans Package (2007)	Existing District 5 Mechanical Plans
Berks County Dwgs	Existing Berks County Maintenance Office Floor Plans
Schuylkill County Dwgs	Existing Schuylkill County Maintenance Office Floor Plans
FM8232 Five Mile Hill Stockpile Site Plan Study Sketch No. 1	Berks County - Five Mile Hill Stockpile Site Plan Notes
251-99 Greene County Maintenance Facility - Full Set Drawings with PA L_I Approval	Greene County 01 Maintenance Facility Design Drawings
251-99 Greene County Maintenance Facility - Specifications (Rev'd 01-13-20)	Greene County 01 Maintenance Facility Design Specifications

Greene County RFI's (Folder)	RFI's from Greene County 01 Construction
D 2 New District Office Drawings	District 2 Office Design Drawings
Arch. Ref. for building types	Bucks County 01 Maintenance Facility Design Drawings
BID Option 4 - Timb Frame with Conc Wall	Salt Storage Building Bid Package
BID Option 6 – General Storage	General Storage Building Design Standards and Specifications
BID Option 7 – General Storage with Door	General Storage Building with Door Design Standards and Specifications
Most Current Design FM-Truck Wash	Lawrence County Vehicle Wash Building
Brine Containment Plan 2024	Brine Containment Design Guideline
Staging Building – OP 2 Package with Restroom	Staging Building Bid Package
Site Plan Hamburg 2025-05-06 zoom	I-78 East Access Sketch from District 5
EB AND WB EXITS Hamburg	I-78 West Access Sketch from District 5

3. SITE INFORMATION – 3560 OLD US 22

Location:
Windsor Township
Berks County

Address:
3560 Old U.S. 22
Hamburg, PA 19256

Distance to existing Facilities:
28.1 miles (District 5 Office)
13.4 miles (Berks 01)
14.8 miles (Schuylkill 01)



Site Acreage:
106.65 Acres (Residual Lot 1)
13.60 Acres (Lot 5)

Zoning:
Medium Density Residential (MDR-2)

Ownership:
Pennsylvania Department of Human Services

The Project Site is located along the North side of Old U.S. 22 (S.R. 4048) and bounded by Interstate 78 (U.S. 22) approximately 1.5 miles east of the interchange of I-78 and Route 61 at Cabelas. The Project Site was part of an overall larger 248.84-acre parcel. The site is accessed from 3 existing access driveways along the south border of the property. The site has a steady slope up to the north, and then a very steep slope down to Mill Creek.

Advantages / Disadvantages

Advantages:

- Would bring all District-wide operations to one location. Due to their current office being downtown the District has to scatter operations throughout their county locations.
- Convenient access to Interstate 78 and old US 22 and central to Berks and Schuylkill County, Allentown and District 5-0 Areas. Access can be enhanced via proposed access directly off I-78.
- The useable area of the site allows for flexibility and optimization for the location and arrangement of the many buildings and maintenance services the site requires.

Disadvantages:

- Considerable site grading will be necessary to accommodate the buildings and operations yards for the site, including the potential for retaining walls.
- The previous Phase 1 ESA report does not adequately provide an in-depth study of the environmental concerns for the project site. A new Phase 1 and a Phase II report will need to be provided to document and detail the potential concerns and needs for site development.
- Wetlands and floodplains exist on the northern side of the property along Pond Road. Construction within this area, including the buildings, laydown yard, and off-ramps, will need to be developed to

minimize construction costs and prevent future flooding. Additionally, some low levels of the site, such as the southeast corner, have been noted for staying wet after periods of rain.

- The existing buildings on site represent a significant maintenance cost prior to site development and may require an early-action demolition package.

Parcel Configuration

The Project Site is located within Windsor Township. The overall parcel(s) for the feasibility study is 120 acres owned by Pennsylvania Department of Human Services with frontage on State Route 4028 (Old U.S. Route 22) and bounded by Interstate 78.

A boundary and topographical survey of the property was not included as part of the scope of work and will need to be confirmed by the Design Professional for later design phases of the potential project. The feasibility study utilized pdf's of the existing NavTech Final Subdivision Plan and available information, including LIDAR, for creation of the feasibility site plans.

The original parcel was subdivided and recorded in 2021 to create (5) Lots:

- Residual Lot 1 (Primary Project Site – Hamburg Center) = 106.65 Acres
- Residual Lot 2 (Farmland North of I-78) = 110.17 Acres
- Lot 3 (PEMA) = 2.62 Acres
- Lot 4 (Hamburg Head Start Center & Daycare) = 5.80 Acres
- Lot 5 (East Project Site – the "Hill") = 13.60 Acres

The approved subdivision plan includes a 60' Right-of-Way (at existing West driveway) off S.R. 4028 (Old US 22) on Residual Lot 1 to access Lot 3 and Lot 4 and, additionally, a 50' right-of-way through Lot 3 to access Lot 4. The plan also includes a 60' Right-of-Way (at existing East driveway) off S.R. 4028 (Old US 22) on Residual Lot 1 to access both project sites (Residual Lot 1 and Lot 5). Berks County online property database does not accurately depict the previous subdivision of the property.

The project is expected to require lot consolidation of Residual Lot 1 and Lot 5 to create the Project Site. The Design Professional for Final Design shall coordinate with Pennsylvania Department of General Services.

While the proposed project site (Residual Lot 1 and Lot 5) includes 120.25 Acres, the site contains significant steep grading proceed North from the Hospital, creating a ravine down to the Creek, representing a drop of over 120-feet at some points. The Creek also includes designated wetlands and floodplains that need to be considered for construction. Additionally, leading North towards I-78 from the Creek and Pond Road, there are several sections of steep slopes. These slopes and wetlands prevent significant construction from a practical standpoint and would prove cost-prohibitive with the need for significant retaining walls. These unbuildable areas create a usable acreage of approximately 70 Acres. An existing site plan has been highlighted to indicate the usable acreage of the proposed site.

See NavTech Final Subdivision Plans in Appendix A
See Useable Area Site Plan in Appendix B

Site Access

Route Number: Old U.S. 22 (S.R. 4028)
Adjacent Road Configuration: Two lanes: 1 EB, 1 WB

Proposed access: Three (3) existing access driveway off Old U.S. 22 (S.R. 4028) provides access to the site. The west driveway contains an access easement to Lot 3 (PEMA) and subsequently Lot 4 (Hamburg Head Start Center & Daycare). The east driveway contains an access easement to Residual Lot 1 and Lot 5 (Project Sites). The three driveways are anticipated to allow separation of services for 01 County Employees, District 5 Office and visitors, and Heavy Maintenance vehicles and trucks.

PennDOT HOP Not Required: No additional driveways are anticipated, thus no PennDOT HOP permits are anticipated. Potential driveway modifications, including straightening of driveway #3 or widening of access driveways, should be evaluated by the design professional to determine zoning and permit requirements.

Future Site Designer shall be responsible for completing a traffic impact study, as needed, and roadway work once property rights and lot consolidation occurs.

Interstate Access: Maintenance access of Interstate 78 is proposed for both the Eastbound and Westbound lanes to provide access for maintenance vehicles to the project site and streamline transportation around the district from the central facility. The Westbound access would utilize the existing bridge under the Interstate (17'-8" wide) to provide access to the project site and would require coordination and an easement with Pennsylvania Department of General Services.

In consultation with Federal Highway Administration (FHWA), federal approval would not be required for maintenance access as it would not be considered an exit and would not need to follow AASHTO standards. A federal point of access study would not be required for Maintenance or Truck Parking, weigh station or roadside rest.

A tractor-trailer parking and rest area off of I-78 was considered for the project, with space for 6 semi-trucks and restroom facility and may be a future project for the site, but the site must accommodate PennDOT maintenance needs as a primary priority. This was subsequently removed from the study due to minimal parking that could be accommodated, and the proximity to the large lots at Cabella's for truck parking.

Existing Conditions

The site contains a steeply sloped, densely wooded area on the North side of the former Hospital buildings down to Mill Creek running parallel to Interstate 78. The creek-side of the site also contains historic waterworks and an abandoned sewage facility. The sloping site also contains the existing historic Sanitorium No. 3 Cemetery, formerly used for approximately 160 tuberculosis patients from 1915 to 1930, on the slope

and a 19th Century stone bridge for the never-completed Allentown Railroad line. The southern portion of the site, the location of the former Hamburg Center, contains wide expanses of manicured grass and mature, deciduous trees along Old U.S. 22. The site also contains a root cellar and Interstate underpass that provides access to Residual Lot 2 on the North side of I-78, containing (5) agricultural buildings and a water storage tank. This underpass was measured and noted to be wide enough to fit PennDOT maintenance vehicles.

The Existing site contains approximately 25 Buildings, including housing, offices, infirmary, auditorium, warehouse, garages and boiler plants, housing the former Hamburg Center which was closed in 2018. Several of the buildings are in various states of disrepair, primarily due to their age and discontinued use. The majority of the existing buildings, with the exception of the Auditorium and Solarium, were not deemed viable for reuse for the proposed facilities. While the buildings contain nearly 420,000 Square Feet, they range from 1 to 3 stories and were built between 1914 and 1986. The buildings all appear to be serviced currently with steam heat from the central boiler.

The existing buildings represent a mixture of architecture styles, including Art Deco, Colonial Revival, and Mission/Spanish Colonial Revival. It is recommended that the design professional design some of the buildings closer to Old U.S. 22 to potentially reuse some of these historic elements and styles. Such as the primary administration building from 1914, to evoke the sustained use of the site and provide a welcomed aesthetic for the surrounding neighborhood. Additional information regarding the historic nature of the buildings and site is detailed in the Historic Resource Survey Form, provided by AECOM in 2019.

KCI also looked at the potential impact to the buildings on site if all utilities were disconnected to minimize future costs prior to the building and site demolition as part of the proposed project.

See Utility Disconnect Memo in Appendix C

Zoning & Development

Windsor Township has a Subdivision and Land Development Ordinance and a Zoning Ordinance which will govern the development of the project site.

The permitted uses listed in the Windsor Township Zoning Ordinance for the R-2 zoning district to not include a use similar to the proposed PennDOT use. Zoning use approval for the project will need to be worked out with the Township Zoning Officer and could include a variance request or a zoning change request for the property. Pennsylvania Department of General Services (DGS) has started preliminary discussions with Windsor Township to change the zoning to Industrial Use which is a neighboring use.

Site Data	Zoning
1. Existing Use Proposed Use	Hamburg Center (Hospital) County and District offices and maintenance facilities
2. Zoning Existing Proposed	 R-2: Medium Density Residential (south of I-78) A: Agricultural (north of I-78) Industrial
3. Yard Setbacks Front Side Rear	 F: 25’ S: 10’ R: 40’
4. Maximum Building Height	35’
5. Maximum Building Coverage	20%
6. Parking Setbacks	10’ from Public Street ROW Parking not permitted in a required buffer
7. Parking Requirements	Office: 1 space per 250 sf Auto/Gas/Service/Repair: 2 spaces per service bay + 1 space per employee
8. Perimeter Buffer	Major Land Developments: 50’ buffer of existing natural vegetation
9. Parking Lot Landscaping	10% landscape area in parking lot

Note: *Zoning information to be reviewed and confirmed by design professional.*

PNDI

A PNDI search identified more information required by the U.S. Fish and Wildlife Service for the Northern Long-Eared Bat, Indiana Bat and Bog Turtle.

See PNDI Report in Appendix D

FEMA Flood Insurance Rate Map

The Project Site is partially impacted by a FEMA floodplain area. The stream that runs parallel to I-78 and south of I-78 has a FEMA floodplain shown on the FEMA Maps.

See FEMA FIRMette in Appendix E

Surface Waters

The receiving waters of runoff from the Project Site is Tributary 02197 to Schuylkill River which is classified by PADEP as Warm Water Fishes (WWF).

Utilities

The existing site is served by public water, sewer and (2) electrical service lines.

The following information is provided through completion of a PA One Call, investigation of available site information, Google Aerial and Streetview mapping, and documentation provided by PennDOT:

- Electrical Power Service
  - Service Provider: Metropolitan Edison Co., First Energy
  - Notes: Electric aerial primary located along Old Route 22. There are three phase primary services buried to the existing site.

- Sanitary Sewer
  - Service Provider: Hamburg Municipal Authority
  - Notes: There is an existing 8” diameter main along Old Route 22 for the western portion of the site.

- Gas Service
  - Service Provider: UGI, Central Penn Gas
  - Notes: Gas is located at southwestern entrance along Old Route 22.

- Water Service
  - Service Provider: Hamburg Municipal Authority
  - Notes: There is an existing 8” diameter and 12” diameter mains along Old Route 22.

See PA One Call Responses in Appendix F
See Utility Contacts in Appendix G
See Utility Report in Appendix H

USDA / NRCS Soil Resource Map

See Custom Soil Resource Report in Appendix I

Environmental Screening

KCI completed a review of the previous Phase I Environmental Site Assessment (ESA) conducted by Quad Three Group, Inc. (Quad) for the Hamburg State Center (Subject Property), report dated November 2023. The report identified recognized environmental conditions (RECs) associated with current and historic storage tanks on the property, the boiler system onsite with a Minor Source Operating Permit, the facility status as a Conditionally Exempt Small Quantity Generator of hazardous waste, and the onsite closed sewage treatment plant.

Based on the information provided in the previous Phase I ESA report, KCI identified the following potential concerns at the Subject Property:

- The Subject Property was identified in multiple databases in the Environmental Data Resources, Inc. (EDR) radius search. The databases included Leaking Underground Storage Tank (LUST), Recovered Government Archive (RGA) LUST, Archive Underground Storage Tank (UST), Aboveground Storage Tank (AST) and Archive AST, Resource Conservation and Recovery Act (RCRA)-NonGen/NLR, Facility Index System (FINDS), Enforcement and Compliance History Information (ECHO), US Aerometric Information Retrieval System (AIRS) and AIRS, Asbestos, and Manifest databases. In addition to the EDR database information that was provided in the previous Phase I ESA report, a Public Information Act (PIA) request should be submitted to the Pennsylvania Department of Environmental Protection (PA DEP) for available regulatory files on the Subject Property.

- Five (5) underground storage tanks (USTs) were included in the Archive UST database for the Subject Property (Hamburg Center). Four (4) of the USTs were reported as closed without a permit and included two (2) 1,500-gallon gas USTs (001 and 002), a 1,000-gallon diesel UST (003), and a 1,000-gallon gas UST (004). A 15,000-gallon heating oil UST (006) was also included in the database with an “Exempt from State Law” status. The installation dates provided in the database for the USTs ranged from 1970 to 1986.

  PA Emergency Management Agency at 3560 Old Route 22 (Subject Property address), was also listed with two 3,000-gallon diesel USTs in the Archive UST database. One UST was closed without a permit, and the other was reported as removed. The installation dates were listed as 1969 and 1992, respectively.

  Additional information from the PA DEP should be requested via a PIA request for more information on the USTs identified in databases at the Subject Property. Locations of the USTs should be identified, if possible, by the PA DEP file review, observations made at the site reconnaissance, user-provided records, and/or by interviews with onsite staff.

- A 2,000-gallon gasoline AST (001A) was reported as currently in use at the Subject Property in the AST database. The registration expiration date was listed as June 4, 2024. A 300-gallon diesel AST (002A) was listed in the Archive AST database. Additional ASTs were identified at the site

reconnaissance conducted by Quad, and included a 10,000-gallon heating oil AST, a 165-gallon diesel belly tank for the onsite emergency generator, and an out-of-service 275-gallon heating oil AST. Additional information such as maintenance/inspection and spill records should be requested from onsite facility staff and from the PA DEP for evaluation.

- A LUST case was opened for the Subject Property on August 5, 1989, and was reported with a "Cleanup Completed" status on June 26, 1996. Groundwater was reported as being impacted. The Subject Property was also included in the RGA LUST database in years covering 1997 to 2012; however, no further information was available in the database. Additional information from the PA DEP should be requested via a PIA request for more information on the incident(s) and possible groundwater impacts onsite.

- Small quantities of drums and containers of hazardous substances and petroleum substances were observed at the Subject Property during the site reconnaissance conducted by Quad. Several waste and virgin oil drums were observed by Quad in the area identified as the Root Cellar. Details regarding the size, quantity, and contents of the drums/containers, and the current and historic handling and storage of the drums/containers were not included in the previous Phase I ESA report and should be further investigated and evaluated.

- An out-of-service wastewater treatment plant is present at the property. The historic operation and abandonment of the wastewater treatment plant should be investigated and evaluated to determine details of waste flow and deposition, chemicals used, and the potential for mercury or other hazardous substances or waste associated with the equipment and processes used.

- According to the review of Berks County tax parcel information, the Subject Property parcel is comprised of land on both sides of Interstate 78. The portion of land on the north side of Interstate 78 appears to be comprised of agricultural land. Based on KCI's review of historic aerial photographs and topographic maps included in the previous Phase I ESA report, portions of the Subject Property, primarily in the northwest portion of the parcel, were comprised of orchards in 1937, 1947, 1956, and 1958. The historic presence of orchards in the northern portion of the Subject Property was not identified in the previous Phase I ESA report. In general, management of orchards involves the historic application of heavy metals and pesticides and would represent a REC to the Subject Property.

- Based on the age of buildings onsite, ASTM Non-Scope Considerations such as the presence of asbestos containing materials (ACM) and lead-based paints (LBP) should be investigated at the Subject Property prior to any renovations or demolition onsite. Other ASTM-Non-Scope items identified by Quad included suspected wetlands onsite, the presence of universal waste throughout the facility, and the potential for radon gas to be an issue on the Subject Property.

KCI's current site observations indicate that the Subject Property appears to be relatively unchanged since the previous Phase I ESA and is still occupied by a vacant State Hospital facility. The facility is improved with multiple single and multi-story buildings and is serviced by public water. An inactive wastewater treatment facility is still located onsite. The Subject Property uses an oil-fueled boiler that replaced former coal-fueled boilers. The 15,000-gallon heating oil UST, 2,000-gallon gasoline AST, 300-gallon diesel AST, 10,000-gallon heating oil AST, 165-gallon diesel (generator) AST, and the 275-gallon heating oil AST that were referenced in the previous Phase I ESA are still present. No obvious signs of dumping, stained soil or stressed vegetation were observed onsite.

In conclusion, the previous Phase I ESA report is over two years old and is required to be updated if the Client needs an ASTM E1527-21 report for a property transaction (valid for 180 days). In addition, we believe that a new Phase I ESA is warranted to more thoroughly investigate specific environmental concerns and because we do not fully agree with the assignment of RECs and associated findings and conclusions included in the previous Phase I report. Based on this, KCI is recommending that a new, more exhaustive ASTM Phase I ESA be conducted that includes a PA DEP file request to further investigate database listings, USTs, and ASTs; a more detailed inspection of the noted drums/containers and the inactive wastewater treatment plant; and an assessment of the entire property that includes the portion located on the north side of Interstate 78. Based on our review of the property and documented environmental concerns, KCI believes that a Phase II ESA will likely be required. In addition, a Hazardous Materials Investigation that includes Non-Scope ASTM Considerations such as ACM and LBP should be considered.

Geotechnical Research

Desktop Geotechnical Research was provided for the proposed site. The property is located within the Hamburg USGS quadrangle and within the Great Valley Section of the Ridge and Valley Physiographic Province. The area is characterized by a very broad valley with dissected upland in the Northwest half and low karst terrain within the southeast half.

The site is over 100 feet above the stream valley and considerably higher in elevation than the Northern Section of the site. The existing Pond Road follows the low area along an Unnamed Tributary (UNT) to Mill Creek. The soil is generally represented by Berks-Weikert Group (65%), a fine grained, residuum derived from shale, siltstone or sandstone, and Urban land-Berks Group (20%).

Geotechnical Drilling, Infiltration Testing, or other disturbances to the proposed site were not included as part of the scope of work. Future Geotechnical services at the proposed site may differ from the desktop Geotechnical activities.

See Geotechnical Feasibility Study in Appendix J

4. CONCEPTUAL DESIGN

PennDOT provided preliminary programming information at the Design Kickoff meeting on April 24, 2025. KCI confirmed and elaborated the County 01 programming information during on-site meetings with PennDOT, Schuylkill and Berks County personnel on June 26, 2025. A District Programming meeting was held virtually on July 11, 2025.

The conceptual design is programmed to consist of the following:

- Buildings:
  - County 01 Maintenance Facility – 106,820 SF
    - Shared 01 County Space
    - Berks County Office & Garage
    - Schuylkill County Office & Garage
    - District 5 Garage
    - Employee Pavilion
  - Shared Vehicle Wash – 5,500 SF
  - Shared Brine Product Building – 6,350 SF
  - Shared Hazardous Storage Building – 300 SF
  - Berks Salt Storage Building – 12,240 SF
  - Berks Bridge Crew Building – 3,200 SF
  - Berks Personnel Staging – 900 SF
  - Berks Sign Shop Building – 5,000 SF
  - Berks Material Storage Building – 2,000 SF
  - Schuylkill Salt Storage Building – 12,450 SF
  - Schuylkill Bridge Crew Building – 3,200 SF
  - Schuylkill Material Storage Building – 4,000 SF
  - District 5 Office – 71,500 SF
  - Existing Auditorium Building – 8,150 SF
  - Existing Solarium Building – 1,800 SF
  - District Bridge Equipment Building – 5,000 SF
  - District Paint Crew Building – 4,250 SF
  - Regional Salt Storage Building – 21,000 SF
  - District Core Storage Building – 4,000 SF
  - Seasonal Equipment Storage – 13,500 SF
    - PennDOT to confirm if covered storage can be provided due to replacement costs of equipment and what summer equipment is to be stored.
  - Grounds Maintenance Building – 800 SF
  - Berks Laydown Yard – 200,000 SF (5 Acres +/-)
  - Schuylkill Laydown Yard – 800,000 SF (2 Acres +/-)
  - Operator Training Yard – 150,000 SF (4 Acres +/-)
  - Snow Academy – 200,000 SF (5 Acres +/-)
- Parking:

  - 138 Employee Parking Spaces for 01 Maintenance Facility
  - 290 Employee Parking Spaces for District Office
  - 20 Visitor Parking Spaces
  - Parking for PennDOT vehicles
    - Parking for broken equipment should not be visible from the street.
  - Noted: Do not park directly on Old U.S. 22 wherever possible.
- Mapping
  - The district office is preferred to keep closer to the front of the site (south) to accommodate visitors and provide ease of access for use of the auditorium as a larger conference room.
  - Both county salt storage buildings, 50/50 Mix, brine fill stations, and HazMat Storage, as well as, Berks County laydown yard, material storage, sign and bridge buildings, and staging building were noted as priority items to locate in close proximity to I-78 for ease of operations and access to the highway during winter storm events.
- Access - Provide vehicular access for the following:
  - WB-67 for deliveries to the County Maintenance Facility, through the maintenance bays, and to the salt storage building.
  - SU-30 for circulation through the vehicle wash and to accessory buildings and parking spaces.
  - Passenger vehicles within the employee and visitor parking areas.
  - Maintenance Trucks are not to access the site through the town of Hamburg.
  - Maintain 3 access driveways off Old U.S. 22 to separate heavy vehicle and maintenance traffic from personal vehicles for employees and visitors.
- Security – Provide fencing and automatic gates for both employee access to buildings and interior lot.
- Stormwater Management – Provide stormwater management and infiltration by utilizing above-ground detention / infiltration basins to minimize installation and maintenance costs. Underground stormwater maintenance facilities are not preferred.
- Screening – Provide screening through landscaping and/or fencing to limit visibility of pug milling, training yards, and other maintenance activities from Old U.S. 22. The design should consider retaining as many of the old-growth deciduous trees located on the southern side of the site along Old U.S. 22. This will help maintain a cohesive appearance for the community to serve as a good neighbor in Hamburg.
- Historical Coordination – Provide or reuse historic elements and styles in the final design to evoke the sustained use of the site. The reuse of the auditorium, and inclusion of elements of the existing building, such as a recreation of the façade of the primary administration building from 1914, will help to conform the site to its 100+ year history. The district 5 Office represents the greatest opportunity to reconstruct and respect the historic appearance of the site.

A future driver's License Center was initially discussed but was not included in the conceptual design layouts. The site layouts generally provide area for a future driver's license center in the southeast corner of the site (Lot 5) in the low area, although this area may require additional dewatering as it was noted to be wet and soft at times.

Consideration was given for the site to potentially share space with Pennsylvania State Police (PSP) impound lot of which the Department has an existing MOU, to keep a consolidation of similar Commonwealth services at one location and following the Governor's Space Optimization and Utilization Plan. Consideration was also given for the potential to sell unused land on the site to another entity through the DGS Disposition Process.

Additional details for the conceptual design discussions may be found in the bi-weekly meeting minutes.

See Meeting Minutes in Appendix K
See PennDOT Preliminary Programing Sheets in Appendix L
See Program Summary Reports in Appendix M

Conceptual Plans

Conceptual building and site plans have been developed in coordination with PennDOT and reviewed with PennDOT and County personnel during bi-weekly design review meetings. A survey was not completed as part of this task.

The proposed concept site plans show multiple arrangements and relationships between buildings. As with any site plan and mapping exercise, there are multiple factors for consideration:

- Sites 1, 2 and 3: Locating the district office closer to Old U.S. 22 and the existing Auditorium allows for the site to provide a publicly accessible space while maintaining separation and enhanced site security for the remaining maintenance operations on site. The proximity of the Office and Auditorium also provides easier access and use of the auditorium for district-wide meetings and events. The District Office can also be designed to utilize historic architectural elements of the existing buildings and coordinate with the design of the existing Auditorium.
- Sites 1 and 4: The vehicle wash building and salt brine production area have been located closer to the 01 Maintenance Facility. Due to the function of the maintenance work, there are frequent trips between the 2 buildings, and this arrangement allows for a closer walk while eliminating an additional 30' of elevation change.
- Site 3: Consideration for locating the County 01 Administration Facility closer to Old U.S. 22, District Office and Auditorium allows all administrative functions to function in better harmony. However, this also creates the need to provide emergency office space in the 01 Maintenance Garage and requires additional grading efforts to create a level spot for the office instead of utilizing the relatively flat portion of the site where the hospital is currently located.
- Site 4: Locating the district office on the hill on the eastern side of the site allows for the district office to be separated from the maintenance activities. This provides the greatest views of the site for the District Office and can allow for the design of a statement office building. Additional parking is required to allow for adequate parking at the District Office and the Auditorium to accommodate staff and visitors at each location rather than a single parking area that can provide dual service as both functions are not generally expected to be utilized at the same time (i.e. full office staff in the office and a private function in the Auditorium). This location also leaves a lot of the "prime" area

along Old U.S. 22 vacant as it was not desired to have maintenance operations or training yards located along the road in a residential area.

The proposed grading and sitework shown in the conceptual site plan indicate significant earthwork due to the existing grading of the site. A future design professional should consider alternative grading and the use of retaining walls to limit earthwork and achieve a cut/fill balance if possible. Operator and Laydown yards may be raised to a higher elevation utilizing on-site fill to balance the site design.

See Conceptual Site Plans in Appendix N
See Conceptual Building Plans in Appendix O
See Conceptual 3-D Site View in Appendix P

Preliminary Cost Estimate

A preliminary budget level cost estimate has been prepared for the site. Further refinement of the buildings and site design would allow for a more detailed estimate. It should also be noted that the earthwork required for the proposed maintenance access ramps off I-78 represent over half of the proposed earthwork.

See Budget Level Cost Estimate in Appendix Q

Anticipated Project Schedule

See Initial Project Delivery Milestone Schedule in Appendix R

5. RISK MATRIX

Risk Matrix		
Project Risks	**Impact**	**Risk Mitigation Strategy**
Existing Buildings	Medium	The 25+ existing buildings will need to be demolished. They currently represent a significant budget for upkeep and maintenance, even at their current minimal heating condition.
Environmental	High	The existing buildings are known or assumed to have several environmental concerns, including asbestos, lead paint and mold. A more in-depth Phase 1 ESA and a Phase 2 ESA should be expedited prior to final design for a new facility to understand any environmental concerns for the project site.
Interstate Access	Medium	Access of Interstate 78 will require coordination with FHWA. Eastbound Access is likely to require retaining walls to navigate the existing slope of the site. Westbound Access will require coordination with DGS property, coordination with existing Farmland, and require access through the existing tunnel.
Site Grading	High	The southern portion of the site has a slope of approximately 7% from Old U.S. 22 to the Hospital, however, the northern portion of the site has a steep ravine/slope with a nearly 120-foot difference. The existing development has created several levels that should be considered for future development. Design Professional should seek a cut/fill balance to minimize site costs for laydown and operator training yards. Retaining walls are likely to be required at locations on the site to support the site development.
Unknown Subsurface Conditions	Low	Geotechnical borings should be undertaken early in design and exploratory borings could be considered as an early-action item during property acquisition. The desktop Geotechnical report includes documentation of recent, nearby PennDOT work and their findings.
Zoning	Medium	Zoning will need to be changed from Medium-Density Residential to Industrial. Discussions with DGS and Windsor Township should continue. Due to the East Neighboring property being zoned Industrial, a change of use would not create a zoning island and should help the proposed zoning use change.

6. APPENDIXES

Exhibit A – NavTech Final Subdivision Plans

LINE CHART		
LINE	BEARING	LENGTH
L1	N32°43'00"W	402.66'
L2	N30°40'06"W	720.13'
L3	N25°26'29"W	216.90'
L4	S86°39'07"W	97.48'
L5	S67°06'02"W	292.35'
L6	N09°18'19"E	318.86'
L7	N16°56'21"E	196.56'
L8	S41°46'56"E	163.75'
L9	N74°48'37"E	69.80'
L10	N04°30'42"W	341.39'
L11	S74°05'41"W	34.70'
L12	N30°14'54"W	126.81'
L13	N15°42'56"W	81.79'
L14	S73°16'34"W	66.01'
L15	S15°42'56"E	90.25'
L16	S65°59'04"W	23.60'
L17	N16°49'19"W	88.10'
L18	S86°05'08"W	1066.85'
L19	N05°46'30"E	24.21'
L20	N04°04'30"W	264.33'
L21	N84°10'24"E	1272.01'

LINE CHART		
LINE	BEARING	LENGTH
L22	N52°47'46"E	305.78'
L23	N32°39'17"W	49.50'
L24	N47°37'43"E	276.90'
L25	N72°30'37"E	195.91'
L26	N09°27'09"E	581.72'
L27	N13°29'51"W	588.90'
L28	N87°47'48"E	2257.94'
L29	N29°47'30"E	78.10'
L30	N14°49'15"E	320.27'
L31	N00°50'21"W	520.74'
L32	N39°12'38"E	249.82'
L33	N06°16'54"E	673.95'
L34	S60°43'39"W	201.10'
L35	N07°16'38"E	915.42'
L36	N85°41'47"E	261.68'
L37	S07°38'00"W	420.91'
L38	S10°58'33"E	342.27'
L39	S03°43'07"E	56.41'
L40	S42°52'26"E	367.63'
L41	S43°53'45"W	768.90'
L42	S46°06'15"E	561.00'

LINE CHART		
LINE	BEARING	LENGTH
L43	S53°36'15"E	858.00'
L44	S32°03'33"W	311.93'
L45	S63°47'18"W	475.92'
L46	S42°48'55"W	103.17'
L47	S49°29'00"W	81.77'
L48	S57°52'52"E	32.84'
L49	S47°23'01"W	225.07'
L50	S04°35'24"E	178.96'
L51	S01°06'06"E	321.53'
L52	S70°07'49"W	63.35'
L53	S02°50'32"E	960.26'
L54	S53°45'21"W	1433.39'
L55	S53°42'41"W	1362.19'
L56	S65°59'04"W	3644.54'
L57	N65°59'04"E	3851.84'
L58	N64°20'31"E	133.37'
L59	S64°20'31"W	100.36'

LINE CHART		
LINE	BEARING	LENGTH
L97	S80°34'21"E	195.27'
L98	N53°50'50"E	389.07'
L99	N74°33'01"E	150.31'
L100	N54°05'37"E	191.52'
L101	S21°34'50"E	37.36'
L102	S54°05'37"W	172.26'
L103	S74°33'01"W	150.31'
L104	S53°50'50"W	389.07'
L105	N80°34'21"W	170.32'

CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	97.50'	5799.62'	97.50'	N66°27'58"E
C2	145.76'	1016.50'	145.63'	N60°14'03"E
C3	139.63'	416.50'	138.98'	N73°56'46"E
C4	129.07'	383.50'	128.46'	S73°59'02"W
C28	12.28'	10.00'	11.52'	S67°53'49"E
C29	29.46'	75.00'	29.27'	N88°10'31"E

CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C30	19.89'	25.00'	19.37'	N76°38'14"E
C31	27.10'	75.00'	26.95'	N64°11'56"E
C32	12.45'	10.00'	11.66'	N18°25'43"E
C33	34.50'	455.00'	34.49'	S19°24'30"E
C34	18.21'	10.00'	15.80'	N73°44'37"W
C35	17.85'	50.00'	17.76'	S64°19'19"W
C36	9.03'	25.00'	8.98'	S64°11'56"W
C37	59.66'	75.00'	58.10'	S76°38'14"W
C38	23.06'	10.00'	18.28'	S33°21'19"W

Stewart Ct
W-A-C
I.P. (SET)
I.P. (SET) OS 25'
Mag Nail (SET)
C.M. (Fnd)
C.M. (Fnd) OS 15.89'
I.P. (SET) OS 25'
A
Woodland - Agriculture - Conservation (W-A-C)
Agriculture (A)
Mountain Rd (T-816)
33' Right-of-Way - 20'+/- Macadam Cartway Width
Windsor Twp.
Hamburg Boro.
Ex. 12' Dirt & Gravel Lane
Water Tower
Institutional Road Approach (R.O.W. Plans for Route No. 285, Sect. No. 6A & Route No. 06128 in Berks County, Signed by Governor on April 9, 1956, Sheet 13 of 52) 33' R.O.W. Width
PROPOSED LOT 2
PROPOSED LOT 3
PROPOSED LOT 4
PROPOSED LOT 5
RESIDUAL LOT 1
Gross Area = 11,385,084.12 S.F./261.37 Ac. – S.R. 0078 R.O.W. 534,365.55 S.F./12.27 Ac. – T-816 R.O.W. 11,347.41 S.F./0.26 Ac. = Net Area 10,839,371.16 S.F./248.84 Ac.
Reidenhour Rd (T-966)
33' Right-of-Way - 20'+/- Macadam Cartway Width
Pennsylvania State Highway
S.R. 0078 U.S. Route 22
Agriculture (A)
Medium Density Residential (R-2)
Limited Industrial (I) Medium Density Residential (R-2)
S.R. 4028 (Old 22)
50' Right-of-Way - 21'+/- Macadam Cartway Width
Slope Easement (Typ.)
100-Year Flood Plain
30' (Area taken for Channel Change)
P.O.B. CONC. MON. (SET)
P.O.B. I.P. (Fnd)
Crescent Ave (Unopened)
Keidenhour Rd
N 5th St
Fern Ave
Medium Density Residential (MDR-1)
Institutional/Public/Recreational (IPR)
Belmont Ave
Ridge Ave (Unopened)
Laurel
Aly (Unopened)
Fern View Ave
Park Ave
Girard Ave
Confer Aly
Franklin St
Pipe (Fnd)
MDR-1
MDR-2
IPR
A
I
R-2
W-A-C
L36
L37
L38
L39
L40
L41
L42
L43
L44
L45
L46
L47
L48
L49
L50
L51
L52
L53 (Total)
L54 (Total)
L55 (Total)
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L9
L8
L7
L6
L5
L4
L3
L2
L1
C1
C2
C3
C4
C28
C29
32.5'
3.5'
361.12'
599.13'
681.78'
656.99'
350.00'
82.71'
280.95'
63.14'
89.20'
85.68'
646.56'
221.78'
751.63'

GRAPHIC SCALE
250 0 125 250 500 1000
(IN FEET)
1 inch = 250 ft.

LEGEND:
- LANDS OF RAILROAD
- REQUIRED LIMIT OF SLOPE AREA
- AREA OF ENCROACHMENT OF DRIVEWAY TO LANDOWNER #18
- ZONING DISTRICT BOUNDARY
- TOWNSHIP BOUNDARY
- SOIL BOUNDARY
- MAJOR CONTOUR (550)
- MINOR CONTOUR
- EXISTING PROPERTY LINE

MDR-1	HAMBURG BORO.
MDR-2	HAMBURG BORO.
IPR	HAMBURG BORO.
A	WINDSOR TWP.
I	WINDSOR TWP.
R-2	WINDSOR TWP.
W-A-C	WINDSOR TWP.

DATE: FEBRUARY 8, 2019
DRAWN BY: K.R.R.
CHECKED BY: R.C.W.
PROJECT NO: 17084
DRAWING NO: SHEET SD-2
REVISION DATE(S):
06/14/2019 TWP ENG
12/13/2019 TWP ENG
11/12/2020 CLIENT
04/16/2021 TWP ENG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROGER C. WATSON
LAND SURVEYOR
SU-048507-E
ROGER C. WATSON, P.L.S.

FINAL SUBDIVISION PLAN

For The Lands Of

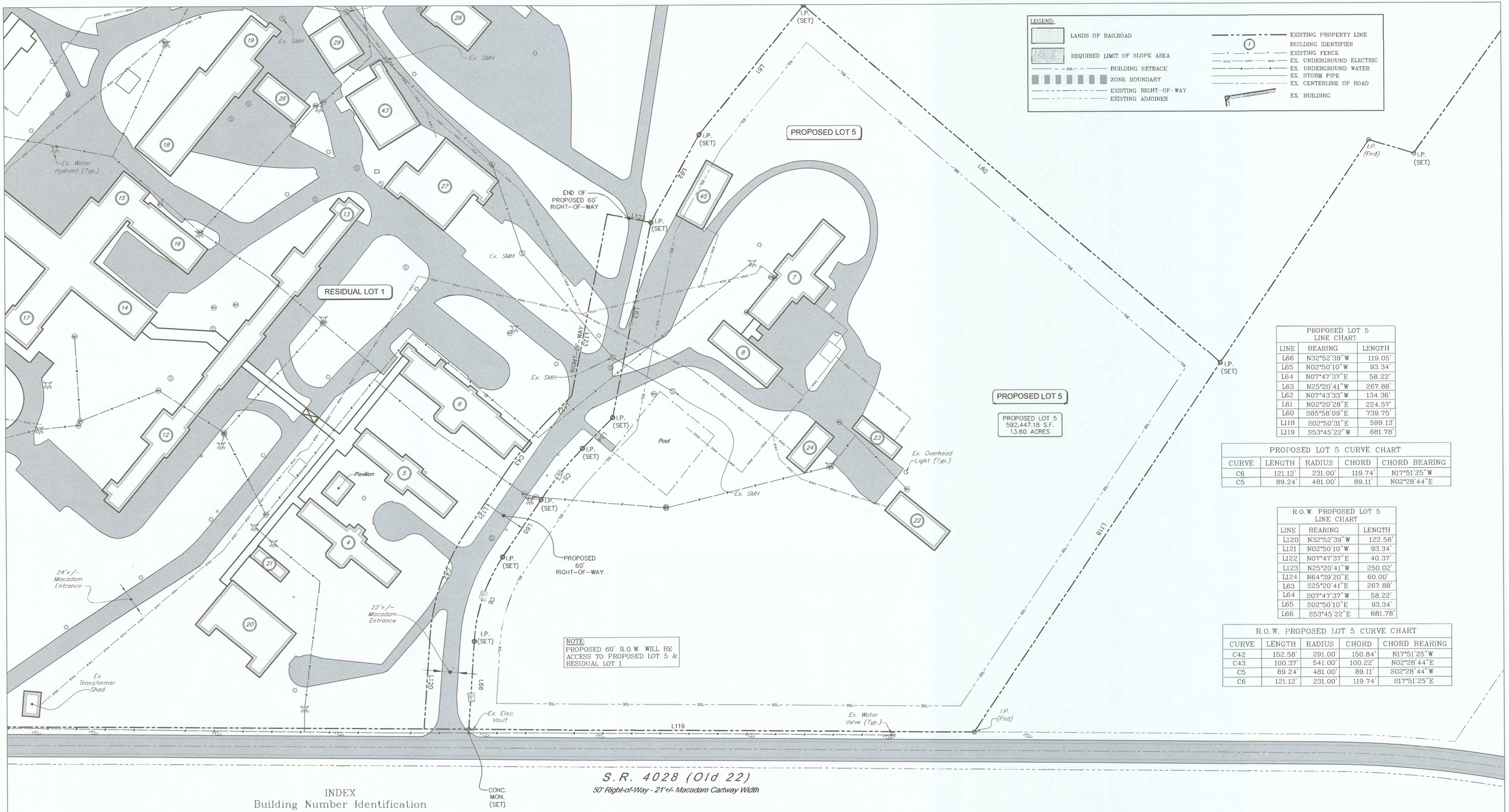
COMMONWEALTH OF PA
DEPT. OF GENERAL SERVICES

MUNICIPALITY: WINDSOR TWP./HAMBURG BORO.
COUNTY: BERKS

NAVTECH INC
314 WEST MAIN STREET
NEW BLOOMFIELD, PA 17068
PHONE: (717) 582-9168
FAX: (717) 582-7306
EMAIL: bwatson@navt.com

PREPARED FOR: DGS
18TH & HERR STREETS, ROOM 201
HARRISBURG, PA 17125
PHONE: 717-787-7519

SD-2



PROPOSED LOT 5 LINE CHART		
LINE	BEARING	LENGTH
L66	N32°52'39"W	119.05'
L65	N02°50'10"W	93.34'
L64	N07°47'37"E	58.22'
L63	N25°20'41"W	267.88'
L62	N07°43'33"W	134.36'
L61	N02°20'28"E	224.57'
L60	S85°58'09"E	739.75'
L118	S02°50'31"E	599.13'
L119	S53°45'22"W	681.78'

PROPOSED LOT 5 CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C6	121.12'	231.00'	119.74'	N17°51'25"W
C5	89.24'	481.00'	89.11'	N02°28'44"E

R.O.W. PROPOSED LOT 5 LINE CHART		
LINE	BEARING	LENGTH
L120	N32°52'39"W	122.58'
L121	N02°50'10"W	93.34'
L122	N07°47'37"E	40.37'
L123	N25°20'41"W	250.02'
L124	N64°39'20"E	60.00'
L63	S25°20'41"E	267.88'
L64	S07°47'37"W	58.22'
L65	S02°50'10"E	93.34'
L66	S53°45'22"E	681.78'

R.O.W. PROPOSED LOT 5 CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C42	152.58'	291.00'	150.84'	N17°51'25"W
C43	100.37'	541.00'	100.22'	N02°28'44"E
C5	89.24'	481.00'	89.11'	S02°28'44"W
C6	121.12'	231.00'	119.74'	S17°51'25"E

INDEX
Building Number Identification

(4) 41&42 Dogwood Hall-Client Living Area
(5) 51&52 Pine Hall-Client Living Area
(5) 61&62 Pine Hall-Client Living Area
(7) 71&72 Pine Hall-Client Living Area
(5) 81&82 Pine Hall-Client Living Area
(12) 121&122 Dogwood Hall-Client Living Area
(13) 131&132 Dogwood Hall-Client Living Area
(14) 141 Maple Hall-Dining Area
142 Maple Hall Client Living Area
(15) 151 Maple Hall-Kitchen Area
152 Maple Hall-Client Living Area
(16) 161 Maple Hall-Refrigeration Area/Storage
162 Maple Hall-Client Living Area
(17) Administation Building
(18) Old Boiler Plant
(19) Receiving Dept/Maintenance Shops
(20) Auditorium
(21) Solarium
(22) Pine Hall Office/Activities Center
(23) Personnel Garage
(24) Volunteer/Guardian
(26) Grounds Dept/Fire Marshall offices/Electric Shop
(27) Linen Distribution/Client Workshop/Activity
(28) Vehicle Garage
(29) Maintenance Building
(43) New Boiler Plant
(45) Pole Building/Storage

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

DATE: FEBRUARY 8, 2019
DRAWN BY: K.R.R.
CHECKED BY: R.C.W.
PROJECT NO: 18024
DRAWING NO: SHEET SD-6
REVISION DATE(S):
06/14/2019 TWP ENG
12/13/2019 TWP ENG
11/12/2020 CLIENT
04/16/2021 TWP ENG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROGER C. WATSON
LAND SURVEYOR
SU-048501-E
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FINAL SUBDIVISION PLAN
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PHONE: (717) 582-8168
FAX: (717) 582-7306
EMAIL: bwatson@navt.com

PREPARED FOR: DGS
18TH & HERR STREETS, ROOM 201
HARRISBURG, PA 17125
PHONE: 717-787-7519

SD-6

R.O.W. RESIDUAL LOT 1 CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C39	13.14'	10.00'	12.22'	N16°03'56"E
C33	34.50'	455.00'	34.49'	N19°24'30"W
C40	29.95'	395.00'	29.94'	S19°24'30"E
C41	18.27'	10.00'	15.84'	S73°56'04"E

R.O.W. PROPOSED LOT 3 CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C34	18.21'	10.00'	15.80'	N73°44'36"W
C35	17.85'	50.00'	17.76'	S64°19'19"W
C32	12.45'	10.00'	11.66'	N18°25'43"E
C33	34.50'	455.00'	34.49'	S19°24'30"E

R.O.W. PROPOSED LOT 4 CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C36	9.03'	25.00'	8.98'	S64°11'56"W
C37	59.66'	75.00'	58.10'	S76°38'14"W
C38	23.06'	10.00'	18.28'	S33°21'19"W
C28	12.28'	10.00'	11.52'	S67°53'49"E
C29	29.46'	75.00'	29.27'	N88°10'31"E
C30	19.89'	25.00'	19.37'	N76°38'14"E
C31	27.10'	75.00'	26.95'	N64°11'56"E

CURVE CHART				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C7	181.04'	455.00'	179.85'	S10°10'55"E
C33	34.50'	455.00'	34.49'	S19°24'30"E
C39	13.14'	10.00'	12.22'	S16°03'56"W

R.O.W. RESIDUAL LOT 1 LINE CHART		
LINE	BEARING	LENGTH
L106	N21°34'50"W	8.98'
L101	S21°34'50"E	37.36'
L107	N72°45'50"E	60.00'
L108	S21°34'50"E	25.34'

R.O.W. PROPOSED LOT 3 LINE CHART		
LINE	BEARING	LENGTH
L102	S54°05'37"W	172.26'
L103	S74°33'01"W	100.13'
L111	N36°17'18"W	53.50'
L99	S74°33'01"W	119.16'
L100	N54°05'37"E	191.52'
L101	S21°34'50"E	37.36'

R.O.W. PROPOSED LOT 4 LINE CHART		
LINE	BEARING	LENGTH
L109	S74°33'01"W	50.18'
L104	S53°50'50"W	389.07'
L105	N80°34'21"W	170.32'
L113	N32°43'00"W	85.68'
L97	S80°34'21"E	195.27'
L98	N53°50'50"E	389.07'
L110	S74°33'01"W	31.15'
L111	S36°17'18"E	53.50'

LINE CHART		
LINE	BEARING	LENGTH
L112	N32°43'00"W	227.78'
L113	N32°43'00"W	85.68'
L114	N32°43'00"W	89.20'
L115	N30°40'06"W	63.14'
L80	S67°24'11"W	396.02'
L79	S58°07'13"W	342.45'
L116	S74°33'01"W	150.31'
L78	N31°52'47"W	68.41'
L77	N58°07'13"E	44.61'
L76	S81°10'04"E	147.23'
L75	S88°46'59"E	150.00'
L101	S21°34'50"E	37.36'
L117	S53°42'42"W	929.51'
L83	N36°17'19"W	353.05'
L84	S36°17'19"E	353.05'

RESIDUAL LOT 1

Residual Lot 1 Gross Area =
5,605,005.03 S.F./128.67 Ac.
– Pr. Lots 3, 4 & 6
959,414.46 S.F./22.03 Ac.
= Net Area Residual Lot 1
4,645,590.57 S.F./106.65 Ac.

Laurel Aly (Unopened)
Hamburg Boro.
Windsor Twp.
Ex. 50' R.O.W.
End of Macadam
(Unopened)
Ex. 20' R.O.W.
Park Ave
(Unopened)
Girard Ave
Ex. 50' R.O.W.
I.P. (SET)
I.P(pe (Fnd)
L115
L114
C28
C29
L113
Ex. Sanitary Sewer Cleanout (Typ.)
C38
L82
5077
L112
23'+/- Macadam Entrance
C30
265
P.O.B.
I.P. (Fnd)
L80
L79
L116
I.P. (SET)
Ex. Playground
PROPOSED LOT 4
PROPOSED LOT 4
252,671.88 S.F.
5.80 ACRES
Ex. Playground
Ex. Pavilions
46
L98
F017
C36
L109
C31
L110
150.31' (TOTAL)
L99
PROPOSED 50' R.O.W. FOR LOTS 3, 4 & RESIDUAL LOT 1
L117 (TOTAL)
I.P. (SET)
L103
C35
Ex. Utility Pole (Typ.)
S.R. 4028 (Old 22)
50' Right-of-Way - 21'+/- Macadam Cartway Width
Ex. Gas Line
P.O.B. R.O.W. CONC. MON. (SET)
Ex. 50' R.O.W.
I.P. (SET)
L77
L78
L76
Ex. Fence
Ex. 12" C.P.P.
L75
PROPOSED LOT 3
PROPOSED LOT 3
114,295.40 S.F.
2.62 ACRES
47
I.P. (SET)
27'+/- Macadam Entrance
RESIDUAL LOT 1
END OF PR. 60' PRIVATE R.O.W.
L100
C32
L107
C33
L101
C39
C34
L108
PR. 60' PRIVATE R.O.W. TO LOTS 3, 4 & RESIDUAL LOT 1
L106
C41
Ex. Concrete Vault (water)
Ex. Transformer Shed
24'+/- Macadam Entrance
Ex. SMH
Ex. Water Valve (Typ.)
Ex. Sanitary Sewer Manhole
Pavilion
Ex. Water Hydrant (Typ.)
1
2
3
9
12
14
15
16
17
18

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

INDEX
Building Number Identification

1. 11&12 Elm Hall–Client Living Area
2. 21&22 Elm Hall–Client Living Area
3. 31&32 Elm Hall–Client Living Area
9. 91&92 Elm Hall–Client Living Area
12. 121&122 Dogwood Hall–Client Living Area
14. 141 Maple Hall–Dining Area
142 Maple Hall Client Living Area
15. 151 Maple Hall–Kitchen Area
152 Maple Hall–Client Living Area
16. 161 Maple Hall–Refrigeration Area/Storage
162 Maple Hall–Client Living Area
17. Administation Building
18. Old Boiler Plant
46. Learning Center
47. Emergency Operations Center

LEGEND:
- LANDS OF RAILROAD
- REQUIRED LIMIT OF SLOPE AREA
- BUILDING SETBACK
- ZONE BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINER
- EXISTING PROPERTY LINE
- (1) BUILDING IDENTIFIER
- EXISTING FENCE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND WATER
- EX. STORM PIPE
- EX. CENTERLINE OF ROAD
- EX. BUILDING

DATE: FEBRUARY 8, 2019
DRAWN BY: K.R.R.
CHECKED BY: R.C.W.
PROJECT NO: 18024
DRAWING NO: SHEET SD-7

REVISION DATE(S):
06/14/2019 TWP ENG
12/13/2019 TWP ENG
11/12/2020 CLIENT
04/16/2021 TWP ENG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ROGER C. WATSON
LAND SURVEYOR
S-24501-E

ROGER C. WATSON, P.L.S.

FINAL SUBDIVISION PLAN

For The Lands Of

COMMONWEALTH OF PA
DEPT. OF GENERAL SERVICES

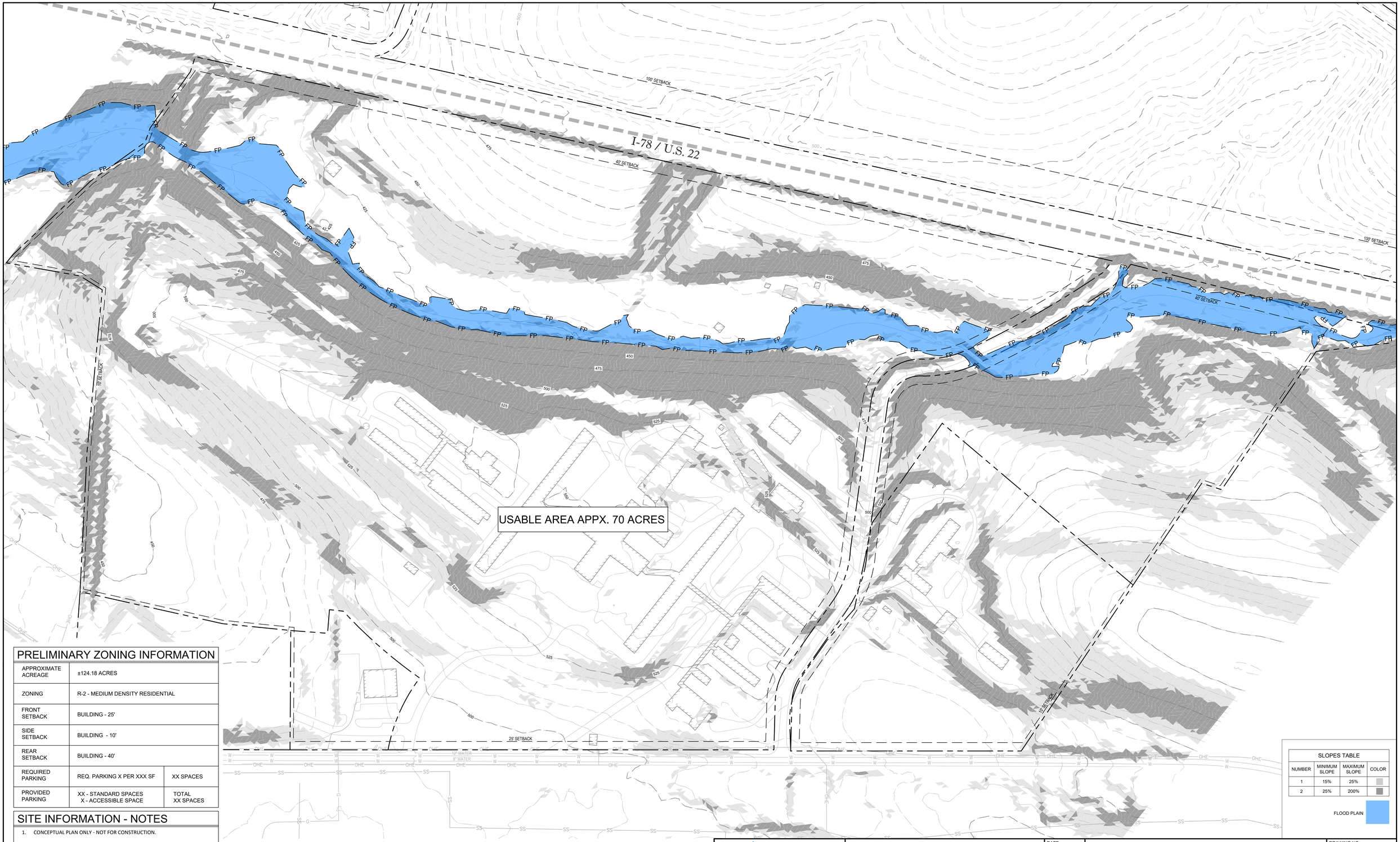
MUNICIPALITY: WINDSOR TWP./HAMBURG BORO.
COUNTY: BERKS

NAVTECH INC
314 WEST MAIN STREET
NEW BLOOMFIELD, PA 17068
PHONE: (717) 582-9168
FAX: (717) 582-7306
EMAIL: bwatson@navt.com

PREPARED FOR: DGS
18TH & HERR STREETS, ROOM 201
HARRISBURG, PA 17125
PHONE: 717-787-7519

SD-7

Exhibit B – Useable Area Site Plan



PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 25'	
SIDE SETBACK	BUILDING - 10'	
REAR SETBACK	BUILDING - 40'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

SITE INFORMATION - NOTES

1. CONCEPTUAL PLAN ONLY - NOT FOR CONSTRUCTION.
2. THIS PLAN IS CONCEPTUAL ONLY AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE SURVEY, THEREFORE PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SPECIFIC DATA ARE APPROXIMATE. ACCURACY OF THE DEPICTED RIGHT OF WAY, TOPOGRAPHY, AND PARCEL BOUNDARY INFORMATION IS BERKS COUNTY GIS. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS.

SLOPES TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	15%	25%	
2	25%	200%	

FLOOD PLAIN

120 0 60 120 240
(IN FEET)
1 inch = 120ft.

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/25
SCALE 1" = 120'
DESIGNED BY SD
DRAWN BY CC

USABLE AREA EXHIBIT
HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO. 1
SHEET 1 OF 1
KCI JOB NUMBER 00031345_003

M:\2024\00031345_003 - E05848_WO3 Hamburg Facility\02-Drawings\Models\Site-Civil\Hamburg Feasibility - Existing Conditions.dwg - Connor Collins - 8/20/25

Exhibit C – Utility Disconnect Memo

MEMORANDUM

TO:	Tammy Tedesco, Administrative Officer 5 Pennsylvania Department of Transportation, Bureau of Office Services Facilities Management Division
FROM:	Brian Liptok, LRS
DATE:	July 31, 2025
SUBJECT:	**FM8232 - Hamburg Facility Feasibility** **Risk Analysis for Utility Disconnections**
KCI JOB NO.:	00031345_003

This memo is to provide a summary of risks associated with the disconnection of utilities at the Hamburg State Center (Site) located at 3560 Old United States (U.S.) Route 22, Hamburg, Berks County. In an effort to reduce the financial exposure associated with maintaining the facility, including heating oil and operation of the boiler, the option to disconnect all utilities (electric, water, sewage, heat) is being evaluated.

The Site is currently serviced with water, sewage, and electrical connections that originate along Old U.S. Route 22. Steam is generated on-site to supply heat to all the structures. The water meter pit is located along Old U.S. Route 22 and then the service traverses the Site, under Interstate 78, to the water tower located to the north. Service then returns from the water tower to feed the steam plant and provide potable service to various buildings located on the property. Electrical service enters the Site to a substation located near the entrance. From there, electrical service is connected to the various structures through underground lines and connections. Steam is utilized to heat all the structures through on-site boilers housed at the steam plant. The boilers are fueled by fuel oil stored within one (1) aboveground storage tank (AST) and one (1) underground storage tank (UST). Steam is transported from the steam plant to each structure through underground pipe trenches.

Disconnection of the water service appears to pose the highest risk. During the disconnection process, all lines containing water within the buildings will need to be purged. Water left in the lines without a heat source during the winter months greatly increases the possibility of line rupture during the freeze/thaw cycles. If lines were to rupture and water damage is present, the onset of mold is inevitable. Mold poses risks to future work needing to be completed within buildings to support the demolition or any pre-demolition salvage work. Once mold is present, respiratory protection must be utilized by workers while in the areas. It is anticipated that not a great amount of work will occur within the buildings prior to demolition. However, workers may need access prior to demolition for various surveys, asbestos containing material (ACM) abatements, and any equipment salvage. The on-site buildings are mostly brick or masonry construction; so the risk of

structural integrity and collapse from water damage is low. Similarly, the removal of the existing heat may cause conditions that would facilitate the growth of mold.

Once water is disconnected, the fire suppression system will also be rendered unusable. All interior fire sprinkler systems and exterior hydrants are fed through the same water supply which services the Site. The sprinkler lines will need to be purged of water to limit line rupture during the freeze/thaw cycles.

The steam plant contains the existing interior boilers and one (1) skid-mounted, package boiler unit on the exterior. These boilers are fueled by fuel oil. The exterior boiler is connected to a 10,000-gallon AST, which is also skid mounted. The interior boilers are fueled from a 15,000-gallon UST. Once the steam plant is shut down, it is recommended to empty the AST and UST of all product and remove them in a timely manner. The risk and potential of environmental liabilities may be low with the storage tanks not in use, but still present. With the UST, the tank is monitored through electric means. If the electric were disconnected, the ability to automatically monitor the tank would cease and manual means would be required. Residual amounts of fuel would still be present in the UST system following use. The potential for these residual amounts to leak from the system components is a risk that can be mitigated with the removal of the UST.

During discussions, it was communicated that the intention is to not demolish but continue using Buildings 20 and 21 (Auditorium and Solarium) which are adjacent to each other. To ensure that Buildings 20 and 21 are not damaged and remain viable for reuse, temporary service for electric, water, and HVAC (or steam) would need to be established. The primary electrical supply and substation transformers are located at the facility entrance adjacent to the south of Building 20. Temporary (or permanent) electric service could readily be installed from the service location to subpanels that would supply Buildings 20 and 21. The water service enters the Site at the same general area at a water meter valve pit. A new water service may also be readily installed through a new line to service Buildings 20 and 21. The exterior boiler package plant and 10,000-gallon AST could be relocated to the area of the buildings as well for reuse. The package unit and AST are skid mounted and allow for ease of transport. Since water and electric service would be extended to the buildings already, the boiler system could feed off of them. These options for continued use of Buildings 20 and 21 would require additional investigation and design work to make sure these recommendations are viable.

KCI concludes that there are various risks associated with disconnecting the utilities at the Site. However, the risks can be mitigated to an extent by careful decommissioning of the water system and fuel oil storage. The largest risk centers around the potential for mold outbreaks within the interior of the structures if water leaks were to occur. Once disconnected, interior access to the structures may be restricted and worker protection may be required for entry.

Overall financial costs associated with the operations of the Site could be greatly reduced by disconnecting utilities but not eliminated. Costs associated with utilities and fuel oil would still be required to service Buildings 20 and 21. However, the costs would be to only maintain two (2) of the on-site buildings and not the entire Site. There would be upfront cost to re-arrange electric, water and HVAC/boiler service to continue use and/or viability of Buildings 20 and 21.

KCI appreciates the opportunity to assist PennDOT BOS with this task and evaluation. Should you have any questions or comments or require additional information, please feel free to contact Brandon Shirk, RA at (717) 918-9321 or via email at Brandon.Shirk@kci.com

MEMORANDUM

TO:	Tammy Tedesco, Administrative Officer 5 Pennsylvania Department of Transportation, Bureau of Office Services Facilities Management Division
FROM:	Brian Liptock, LRS
DATE:	8/18/2025
SUBJECT:	**FM8232 - Hamburg Facility Feasibility** **Cost Analysis for Utility Disconnections**
KCI JOB NO.:	00031345_003

This memo is to provide a summary of anticipated costs associated with the decommissioning of utilities at the Hamburg State Center (Site) located at 3560 Old United States (U.S.) Route 22, Hamburg, Berks County. The costs evaluated include decommissioning of water, sewage and heat and providing new services to maintain Buildings 20 and 21 (Auditorium and Solarium). Electric decommissioning was not evaluated as site lighting is likely required to facilitate fire watch requirements as described below. Details of the utilities and risks associated with the decommissioning were discussed in the July 2025 memorandum. The rough order of magnitude (ROM) for the estimated costs is detailed in Attachment I.

If water service were to be disconnected from the Site, fire suppression means (i.e. sprinklers) would be rendered inoperable. Due to potential fire protection and insurance requirements for extended outages of fire suppression, a fire watch may be required. Site lighting is required to facilitate the fire watch and additional site security measures, therefore costs have not been included to disconnect electric service at the Site. At this time, it is uncertain if insurance requirements or fire protection authorities (Fire Marshal or other authority having jurisdiction) will necessitate a fire watch during the time period of fire suppression loss and demolition. Preliminary estimated costs from PennDOT included Site security. The Site security can also serve as the fire watch if they are certified in such.

Costs for the heating systems disconnection include purge of all steam lines and decommissioning of the boilers and associated fuel storage tanks. The aboveground storage tank (AST), which serves the package unit boiler, can be emptied and utilized if the boiler were to be relocated and reused to provide steam heat to Buildings 20 and 21. Costs have been estimated for the removal of the underground storage tank (UST), which serves the interior boilers, once it is no longer in use.

Water, sewage, and telecom disconnection costs shown are for the disconnection of the existing services to the Site.

Costs are shown separately to provide temporary services for Buildings 20 and 21 including: water, sewage, telecom and reuse/relocation of the package unit boiler, AST, and fuel oil.

Other preliminary estimated costs from PennDOT incorporated into this estimate include security services, security trailer rental, lawn care, water, and boiler rental.

KCI appreciates the opportunity to assist PennDOT BOS with this task and evaluation. Should you have any questions or comments or require additional information, please feel free to contact Brandon Shirk, RA at (717) 918-9321 or via email at Brandon.Shirk@kci.com.

Attachments

Attachment I Decommissioning and Temporary Utility ROM Estimate

ATTACHMENT I

	PennDOT Decommissioning and Temporary Utility ROM Estimate									
Description	Quantity	Unit	Unit Cost	Labor Unit	Labor Total	Material Unit	Material Total	Equipment Unit	Equipment Total	Total
Decommissioning										
Electric										
Leave in place for security and fire watch										
Heating Disconnection										
Steam Line Purge	1.00	LS		$30,000.00	$30,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$50,000.00
Boiler Decommissioning	1.00	LS		$20,000.00	$20,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$40,000.00
Empty AST	1.00	LS		$10,000.00	$10,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$20,000.00
Empty And Excavate UST	1.00	LS		$20,000.00	$20,000.00	$25,000.00	$25,000.00	$10,000.00	$10,000.00	$55,000.00
Water Disconnection										
Disconnect water at meter pit	1.00	LS		$20,000.00	$20,000.00	$10,000.00	$10,000.00	$5,000.00	$5,000.00	$35,000.00
Purge water lines in buildings	1.00	LS		$20,000.00	$20,000.00	$5,000.00	$5,000.00	$5,000.00	$5,000.00	$30,000.00
Sewer Disconnection										
Disconnect sewer after new tie in	1.00	LS		$20,000.00	$20,000.00	$20,000.00	$20,000.00	$10,000.00	$10,000.00	$50,000.00
Telecomm Disconnection										
Telecomm Disconnection	1.00	LS		$5,000.00	$5,000.00			$5,000.00	$5,000.00	$10,000.00
Temporary Services to Bldg 20 & 21										
New Water Main from Meter Pit										
Water Line	1,000.00	LF		$2.18	$2,180.00	$2.15	$2,150.00			$4,330.00
Excavation	750.00	CY		$3.06	$2,295.00			$3.14	$2,355.00	$4,650.00
Fill	750.00	CY		$49.65	$37,237.50			$1.61	$1,207.50	$38,445.00
Tie in at Bldgs	1.00	LS		$50,000.00	$50,000.00	$40,000.00	$40,000.00	$10,000.00	$10,000.00	$100,000.00
Tie in to sewer main										
Sewege Pipe	1,000.00	LF		$6.08	$6,080.00	$27.08	$27,080.00	$0.74	$740.00	$33,900.00
Excavation	750.00	CY		$3.06	$2,295.00			$3.14	$2,355.00	$4,650.00
Fill	750.00	CY		$49.65	$37,237.50			$1.61	$1,207.50	$38,445.00
Tie in at Bldgs	1.00	LS		$50,000.00	$50,000.00	$40,000.00	$40,000.00	$10,000.00	$10,000.00	$100,000.00
Tie in skid mounted boiler and AST	1.00	LS		$150,000.00	$150,000.00	$40,000.00	$40,000.00	$10,000.00	$10,000.00	$200,000.00
Install fire alarm system with telecomm	1.00	LS		$40,000.00	$40,000.00	$20,000.00	$20,000.00			$60,000.00
Security Trailer										
Hook up utilities	1.00	LS		$20,000.00	$20,000.00	$10,000.00	$10,000.00	$5,000.00	$5,000.00	$35,000.00

Other Services - Per Year Cost	
Security	$500,000.00
Fire Watch	$500,000.00
Security and Fire Watch Trailer	$75,000.00
Lawn Care	$150,000.00
Fire Alarm Service	$25,000.00
Water	$10,000.00
Boiler Rental - Powerhouse Equipment	$300,000.00
Heating Fuel	$250,000.00
	$1,810,000.00

Subtotal	$909,420.00
Labor Burden (35%)	$189,813.75
Tax - Material (6%)	$15,853.80
Tax - Equipment (6%)	$6,171.90
Construction Subtotal	$1,121,259.45
Project Mgmt/Engineering Fees (10%)	$112,125.95
Permit Fees (10%)	$112,125.95
Contingency (25%)	$280,314.86
Subtotal	$1,625,826.20
General Conditions (10%)	$112,125.95
Performance Bond (2.5%)	$28,031.49
Liability Insurance (2.02%)	$22,649.44
Project Subtotal	$1,788,633.07
Overhead & Profit (10%)	$178,863.31
Project Subtotal plus OH&P	$1,967,496.38
Other Services (Per Year)	$1,810,000.00
Mobilization/Demobilization (5%)	$98,374.82
Total - ROM	$3,875,871.20

Exhibit D – PNDI Report

1. PROJECT INFORMATION

Project Name: **Hamburg Feasibility Study**
Date of Review: **8/18/2025 02:22:40 PM**
Project Category: **Development, Additions/maintenance to existing development facilities**
Project Area: **194.15 acres**
County(s): **Berks**
Township/Municipality(s): **Hamburg Borough; Windsor Township**
ZIP Code:
Quadrangle Name(s): **HAMBURG**
Watersheds HUC 8: **Schuylkill**
Watersheds HUC 12: **Pigeon Creek-Schuylkill River**
Decimal Degrees: **40.565381, -75.971179**
Degrees Minutes Seconds: **40° 33' 55.3707" N, 75° 58' 16.2449" W**

This is a draft receipt for information only. It has not been submitted to jurisdictional agencies for review.

2. SEARCH RESULTS

Agency	Results	Response
PA Game Commission	**Conservation Measure**	**No Further Review Required, See Agency Comments**
PA Department of Conservation and Natural Resources	No Known Impact	No Further Review Required
PA Fish and Boat Commission	No Known Impact	No Further Review Required
U.S. Fish and Wildlife Service	**Potential Impact**	**MORE INFORMATION REQUIRED, See Agency Response**

As summarized above, Pennsylvania Natural Diversity Inventory (PNDI) records indicate there may be potential impacts to threatened and endangered and/or special concern species and resources within the project area. If the response above indicates "No Further Review Required" no additional communication with the respective agency is required. If the response is "Further Review Required" or "See Agency Response," refer to the appropriate agency comments below. Please see the DEP Information Section of this receipt if a PA Department of Environmental Protection Permit is required.

Hamburg Feasibility Study



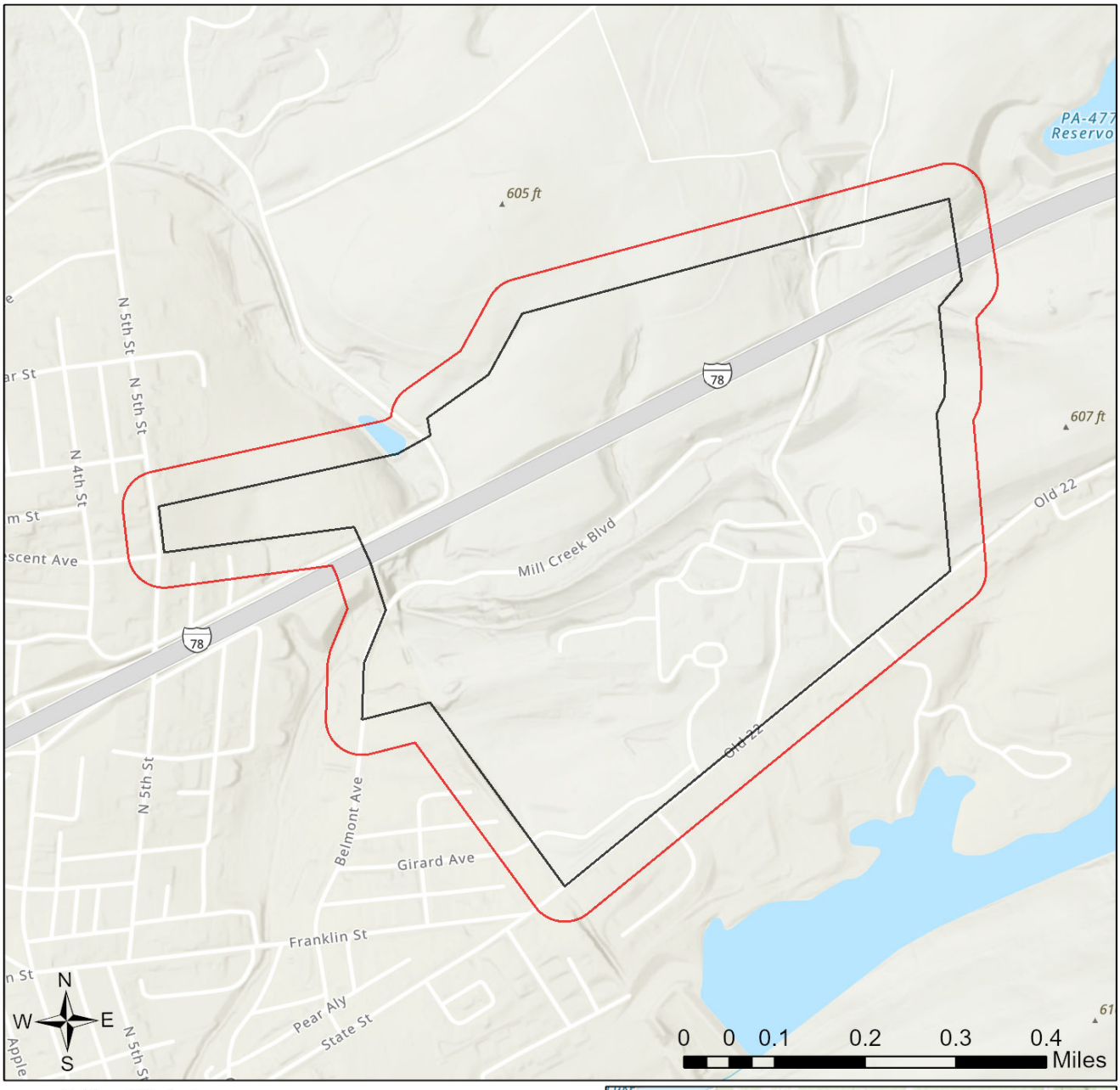
Buffered Project Boundary

Project Boundary



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Hamburg Feasibility Study



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA,

RESPONSE TO QUESTION(S) ASKED

Q1: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping. or tree trimming), pesticide/herbicide application or prescribed fire?
Your answer is: Yes

Q2: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?
Your answer is: Unknown

Q3: Will the action include disturbance to trees such as tree cutting (or other means of knocking down, or bringing down trees, tree topping. or tree trimming), pesticide/herbicide application or prescribed fire?
Your answer is: Yes

Q4: Does the action area contain any caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, culverts, or tunnels that could provide habitat for hibernating bats?
Your answer is: Unknown

3. AGENCY COMMENTS

Regardless of whether a DEP permit is necessary for this proposed project, any potential impacts to threatened and endangered species and/or special concern species and resources must be resolved with the appropriate jurisdictional agency. In some cases, a permit or authorization from the jurisdictional agency may be needed if adverse impacts to these species and habitats cannot be avoided.

These agency determinations and responses are **valid for two years** (from the date of the review), and are based on the project information that was provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the following change: 1) project location, 2) project size or configuration, 3) project type, or 4) responses to the questions that were asked during the online review, the results of this review are not valid, and the review must be searched again via the PNDI Environmental Review Tool and resubmitted to the jurisdictional agencies. The PNDI tool is a primary screening tool, and a desktop review may reveal more or fewer impacts than what is listed on this PNDI receipt. The jursidictional agencies **strongly advise against** conducting surveys for the species listed on the receipt prior to consultation with the agencies.

PA Game Commission
RESPONSE:

Conservation Measure: Potential impacts to state and federally listed species which are under the jurisdiction of both the Pennsylvania Game Commission (PGC) and the U.S. Fish and Wildlife Service may occur as a result of this project. As a result, the PGC defers comments on potential impacts to federally listed species to the U.S. Fish and Wildlife Service. No further coordination with the Pennsylvania Game Commission is required at this time.

PA Department of Conservation and Natural Resources
RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

PA Fish and Boat Commission
RESPONSE:

No Impact is anticipated to threatened and endangered species and/or special concern species and resources.

U.S. Fish and Wildlife Service
RESPONSE:

Information Request: Your project is within the range of the federally listed northern long-eared bat. Enter project information into IPaC (http://ecos.fws.gov/ipac/). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...)

Information Request: Your project is within the range of the federally listed Indiana bat. Enter project information into IPaC (http://ecos.fws.gov/ipac/). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...)

Information Request: Your project is within the range of the federally listed bog turtle. Enter project information into IPaC (http://ecos.fws.gov/ipac/). Follow the step-by-step process to review this project's potential effect on federally listed species. For step-by-step instructions, please see our Project Review Page (https://www.fws.gov/office/pennsylvania-ecological-services/project-revi...)

WHAT TO SEND TO JURISDICTIONAL AGENCIES

If project information was requested by one or more of the agencies above, upload* or email the following information to the agency(s) (see AGENCY CONTACT INFORMATION). Instructions for uploading project materials can be found here. This option provides the applicant with the convenience of sending project materials to a single location accessible to all three state agencies (but not USFWS).
*If information was requested by USFWS, applicants must submit their project using IPaC, following the USFWS Project Submission Instructions. USFWS will not accept or review project materials uploaded via the Conservation Explorer.

Check-list of Minimum Materials to be submitted:
____Project narrative with a description of the overall project, the work to be performed, current physical characteristics of the site and acreage to be impacted.
____A map with the project boundary and/or a basic site plan(particularly showing the relationship of the project to the physical features such as wetlands, streams, ponds, rock outcrops, etc.)
In addition to the materials listed above, USFWS REQUIRES the following
____**SIGNED** copy of a Final Project Environmental Review Receipt

The inclusion of the following information may expedite the review process.
____Color photos keyed to the basic site plan (i.e. showing on the site plan where and in what direction each photo was taken and the date of the photos)
____Information about the presence and location of wetlands in the project area, and how this was determined (e.g., by a qualified wetlands biologist), if wetlands are present in the project area, provide project plans showing the location of all project features, as well as wetlands and streams.

4. DEP INFORMATION

The Pa Department of Environmental Protection (DEP) requires that a signed copy of this receipt, along with any required documentation from jurisdictional agencies concerning resolution of potential impacts, be submitted with applications for permits requiring PNDI review. Two review options are available to permit applicants for handling PNDI coordination in conjunction with DEP's permit review process involving either T&E Species or species of special concern. Under sequential review, the permit applicant performs a PNDI screening and completes all coordination with the appropriate jurisdictional agencies prior to submitting the permit application. The applicant will include with its application, both a PNDI receipt and/or a clearance letter from the jurisdictional agency if the PNDI Receipt shows a Potential Impact to a species or the applicant chooses to obtain letters directly from the jurisdictional agencies. Under concurrent review, DEP, where feasible, will allow technical review of the permit to occur concurrently with the T&E species consultation with the jurisdictional agency. The applicant must still supply a copy of the PNDI Receipt with its permit application. The PNDI Receipt should also be submitted to the appropriate agency according to directions on the PNDI Receipt. The applicant and the jurisdictional agency will work together to resolve the potential impact(s). See the DEP PNDI policy at https://conservationexplorer.dcnr.pa.gov/content/resources.

5. ADDITIONAL INFORMATION

The PNDI environmental review website is a preliminary screening tool. There are often delays in updating species status classifications. Because the proposed status represents the best available information regarding the conservation status of the species, state jurisdictional agency staff give the proposed statuses at least the same consideration as the current legal status. If surveys or further information reveal that a threatened and endangered and/or special concern species and resources exist in your project area, contact the appropriate jurisdictional agency/agencies immediately to identify and resolve any impacts.

For a list of species known to occur in the county where your project is located, please see the species lists by county found on the PA Natural Heritage Program (PNHP) home page (www.naturalheritage.state.pa.us). Also note that the PNDI Environmental Review Tool only contains information about species occurrences that have actually been reported to the PNHP.

DRAFT
NOT FOR ACTUAL USE

Exhibit E – FEMA FIRMette

National Flood Hazard Layer FIRMette

FEMA

75°58'44"W 40°34'N



75°58'7"W 40°33'33"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

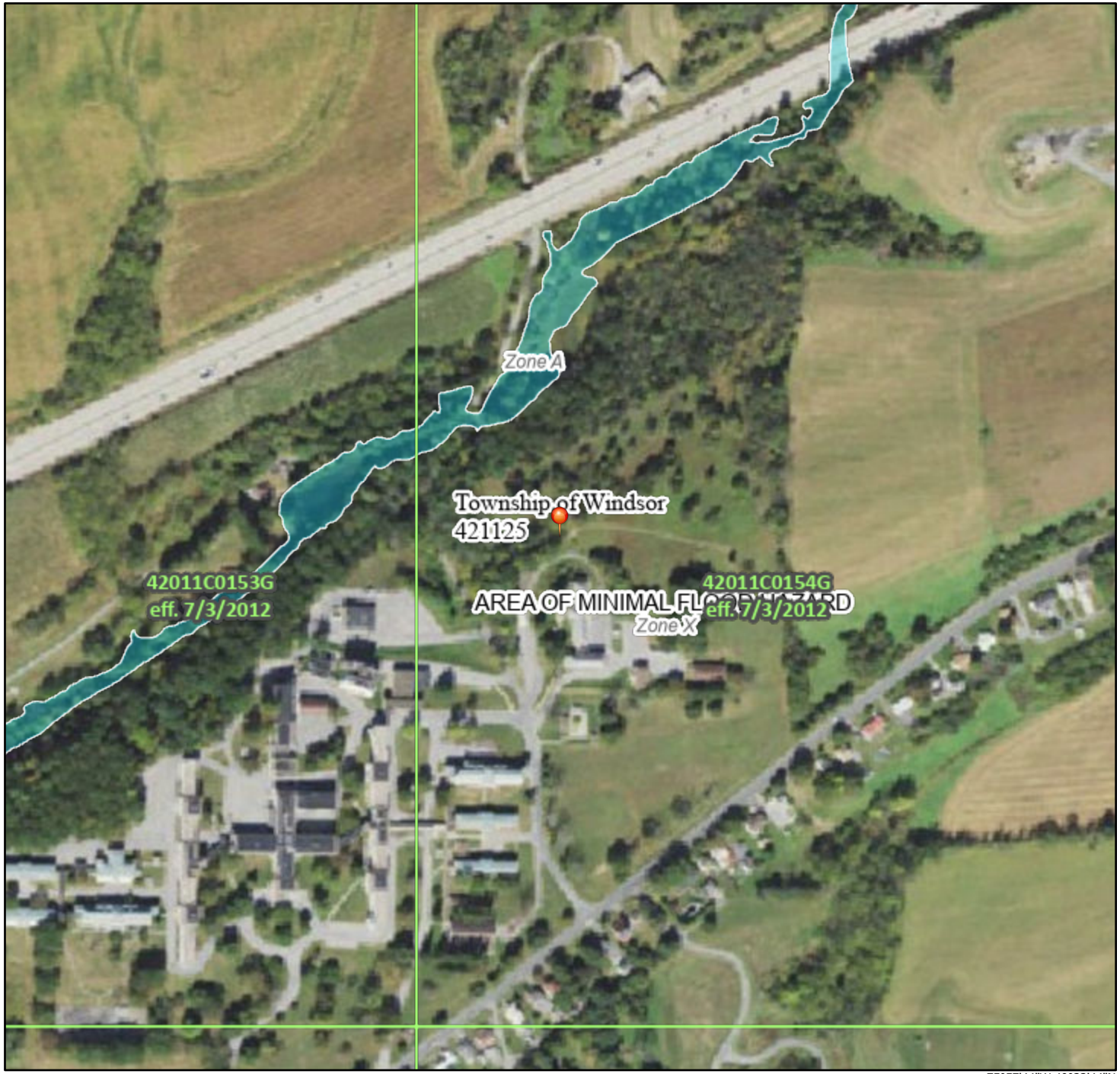
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2025 at 1:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette

FEMA

75°58'21"W 40°34'11"N



75°57'44"W 40°33'44"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2025 at 1:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit F – PA One Call Responses

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340

Project: Combined District 5 & Berks / Schuylkill – PA One Call Responses No. 00031345_003
Prepared By: Mason Edwards, EIT Date: 08/18/2025
Reviewed By: Scott DeBell, PE Date: 08/18/2025

Member Name	SN*	Muni	Response	Response Date	Respondent
AMERIGAS PROPANE LP	20251350638	HAMBURG BORO	001-CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	15-May-2025 08:45 AM	RB-OTM
COMCAST CABLE COMMUNICATIONS INC	20251350638	HAMBURG BORO	001-CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	22-May-2025 11:12 AM	CLS-WEBSVC
COMCAST CABLE COMMUNICATIONS INC	20251350639	WINDSOR TWP	001-CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	22-May-2025 05:08 AM	CLS-WEBSVC
PA DEPT PUB WELFARE HAMBURG CTR	20251350639	WINDSOR TWP	999-DID NOT RESPOND THROUGH PA ONE CALL.	31-May-2025 12:02 AM	
HAMBURG MUNICIPAL AUTHORITY	20251350639	WINDSOR TWP	003-FIELD MARKED.	28-May-2025 07:47 AM	KC-WEB
HAMBURG MUNICIPAL AUTHORITY	20251350638	HAMBURG BORO	003-FIELD MARKED.	15-May-2025 10:21 AM	AL-OTM
HAMBURG BOROUGH OF	20251350638	HAMBURG BORO	999-DID NOT RESPOND THROUGH PA ONE CALL.	31-May-2025 12:02 AM	
METROPOLITAN EDISON CO/FIRSTENERGY	20251350639	WINDSOR TWP	083-ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	15-May-2025 09:01 AM	MBR-WEBSVC
METROPOLITAN EDISON CO/FIRSTENERGY	20251350638	HAMBURG BORO	083-ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	15-May-2025 09:01 AM	MBR-WEBSVC
UNITI FIBER DESIGN	20251350639	WINDSOR TWP	999-DID NOT RESPOND THROUGH PA ONE CALL.	31-May-2025 12:02 AM	

Member Name	SN*	Muni	Response	Response Date	Respondent
UNITI FIBER	20251350639	WINDSOR TWP	001-CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	22-May-2025 05:08 AM	CLS-WEBSVC
UGI UTL FRACKVILLE	20251350638	HAMBURG BORO	083-ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	27-May-2025 10:07 AM	AAA-WEBSVC
UGI UTL FRACKVILLE	20251350639	WINDSOR TWP	083-ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	27-May-2025 10:06 AM	AAA-WEBSVC
WINDSOR TOWNSHIP OF	20251350639	WINDSOR TWP	001-CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	17-May-2025 10:17 PM	CL-OTM
VERIZON PENNSYLVANIA LLC	20251350639	WINDSOR TWP	002-CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.	30-May-2025 12:49 PM	AAA-WEBSVC
VERIZON PENNSYLVANIA LLC	20251350638	HAMBURG BORO	002-CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.	30-May-2025 11:18 AM	AAA-WEBSVC

Note: There are two Serial Numbers (SNs) on the PA One Call response because the project boundary crosses two municipalities (Hamburg Borough & Windsor Township).

Exhibit G – Utility Contacts

ISO 9001:2015 CERTIFIED
ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340

Project: Combined District 5 & Berks/Schuylkill County – Utility Contacts No. 00031345_003
Prepared By: Mason Edwards, EIT Date: 08/18/2025
Reviewed By: Scott DeBell, PE Date: 08/18/2025

NAME	COMPANY	EMAIL
MELLYSSA ADAMS	PENNSYLVANIA ELECTRIC CO	madams@firstenergycorp.com
DANIEL BARNHART	UGI UTILITIES INC	dbarnhart@ugi.com
GEORGE CASSIDY	METROPOLITAN COMMUNICATIONS GROUP	gcassidy@everstream.net
KYLE CHELIUS	HAMBURG MUNICIPAL AUTHORITY	kchelius.hma@hamburgboro.com
ANDREW CZIMMER	UNITI FIBER	GISOPS@UNITI.COM
JEFF JACOVIDIS	COMCAST	jeff_jacovidis@cable.comcast.com
TONI RUPPERT	HAMBURG BOROUGH OF	utilities@hamburgboro.com
BEN SONON	WINDSOR TOWNSHIP OF	bsonon@windsortownshipberkscounty.com
CHRIS TAMBASCO	AMERIGAS PROPANE LP	christopher.tambasco@amerigas.com
VICTOR WOOD	VERIZON BUSINESS FORMERLY MCI	victor.s.wood@verizon.com
JESSE ZIMMERMAN	PA DEPT PUB WELFARE HAMBURG CTR	jeszimmerm@pa.gov

Exhibit H – Utility Report

Project: Combined District 5 and Berks/Schuylkill County Facility Feasibility No. 00031345_003
Prepared By: Mason Edwards, EIT Date: 08/18/2025
Reviewed By: Scott DeBell, PE Date: 08/18/2025

Utilities: The following information is provided through completion of a PA One Call, investigation of available survey, Google Aerial and Streetview mapping, and documentation provided by PennDOT.

1. **Public Sewer**

Agency Name	Hamburg Municipal Authority
Address	61 N 3rd Street Hamburg, PA 19526
Contact	Kyle Chelius
Telephone	(484) 256-1399
Email	kchelius.hma@hamburgboro.com

a. Public sewer available? Yes.

- Location: Along south side of Old Route 22 at western portion of site frontage along Old Route 22.
- Size: 8" diameter.
- Capacity: There is adequate capacity.

b. Septic System Requirements:

Not required; public sewer is available.

2. **Public Water**

Agency Name	Hamburg Municipal Authority
Address	61 N 3rd Street Hamburg, PA 19526
Contact	Anthony Lascala
Email	alascala.hma@hamburgboro.com

a. Public water available? Yes

- Location: 12" diameter main along north side of Old Route 22 and 8" diameter main along south side of Old Route 22.
- Size: 12" & 8" diameter.
- Capacity: There is adequate capacity.

b. **Well Required** – Not required, public water is available.

3. **Gas**

Agency Names	UGI, Central Penn Gas
Address	1 UGI Drive Denver, PA 17517
Contact	Daniel Barnhart
Telephone	(610) 736-5314
Email	dbarnhart@ugi.com

a. Gas available (y/n)? Yes.

- Location: Southwestern Entrance along Old Route 22. Service line runs through Helene Ct.
- Service Fee: No tap fee. Fee dependent on gas equipment loads information.

4. **Electric**

Agency Name	Metropolitan Edison Co / FirstEnergy
Address	341 White Pond Drive Akron, OH 44320
Contact	Mellyssa Adams
Telephone	(330) 436-4013
Email	madams@firstenergycorp.com

a. Electric available (y/n)? Yes

- Location: Electric aerial primary located along Old Route 22. There are three phase primary services buried in the existing site.
- Availability: Connect to existing service.
- Service Fee: Based on actual cost and load.

5. **Telephone**

Agency Name	Verizon Pennsylvania LLC
Address	409 Washington St Reading, PA 19601
Contact	Jeff Kramer
Email	Jeffrey.d.kramer@verizon.com
Telephone	(610) 858-8715

a. Telephone available (y/n)? Yes

- Location: Buildings throughout the site – specifically 5A, 6, 7, 8, 22, and 24. There is also copper and fiber optic feeding the new PEMA building.
- Service Fee: Unknown, fee based on usage.

Exhibit I – Custom Soil Resource Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Berks County, Pennsylvania



August 18, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

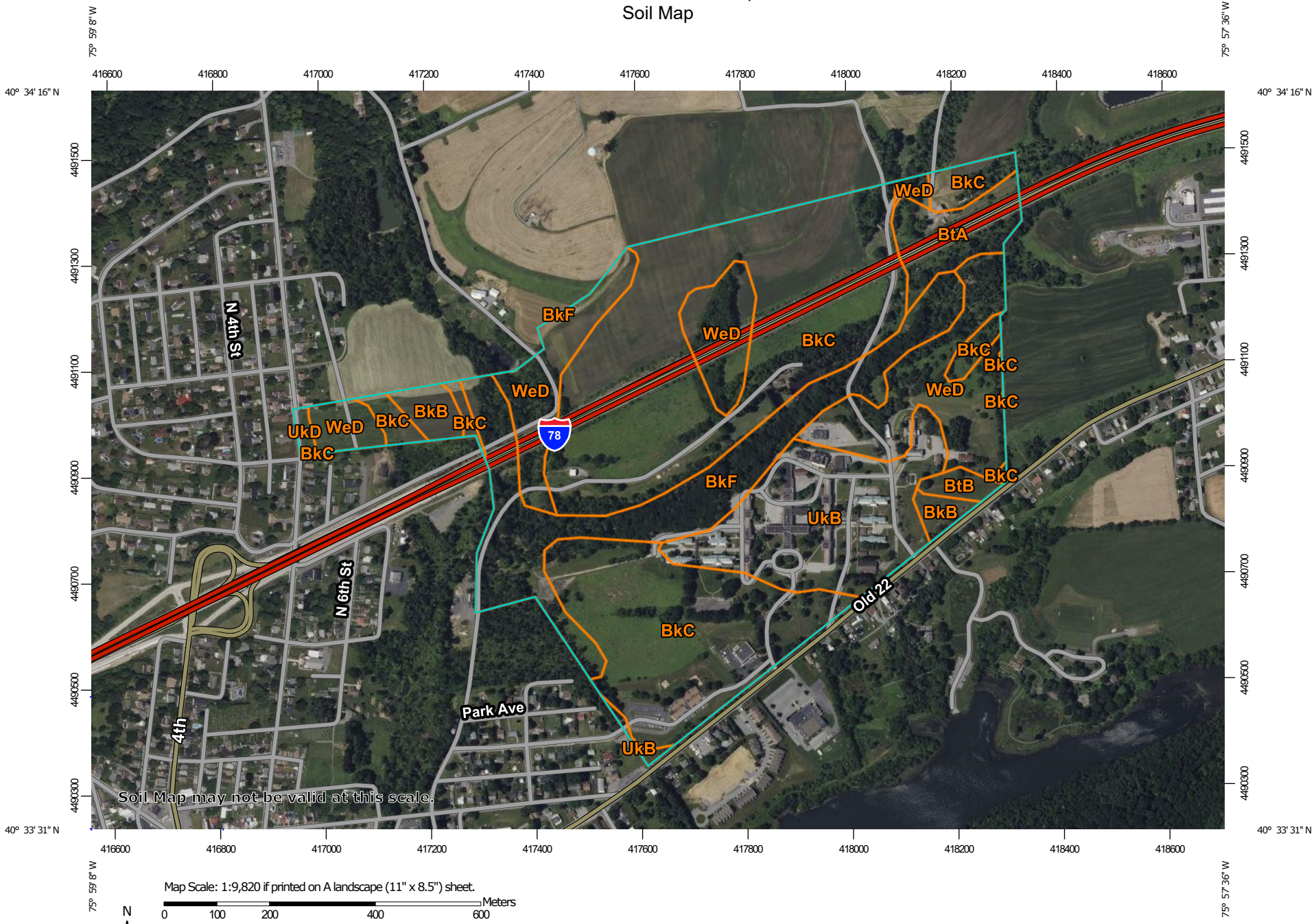
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:9,820 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 450 900 1800 2700

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Berks County, Pennsylvania
Survey Area Data: Version 22, Sep 4, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2022—Jul 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BkB	Berks-Weikert complex, 3 to 8 percent slopes	4.0	2.0%
BkC	Berks-Weikert complex, 8 to 15 percent slopes	93.3	47.8%
BkF	Berks-Weikert complex, 25 to 60 percent slopes	27.3	14.0%
BtA	Brinkerton-Comly silt loams, 0 to 3 percent slopes	7.5	3.8%
BtB	Brinkerton-Comly silt loams, 3 to 8 percent slopes	1.6	0.8%
UkB	Urban land-Berks complex, 0 to 8 percent slopes	25.0	12.8%
UkD	Urban land-Berks complex, 8 to 25 percent slopes	0.6	0.3%
WeD	Weikert-Berks complex, 15 to 25 percent slopes	35.6	18.3%
Totals for Area of Interest		**195.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Berks County, Pennsylvania

BkB—Berks-Weikert complex, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2sgbh
Elevation: 250 to 1,740 feet
Mean annual precipitation: 37 to 50 inches
Mean annual air temperature: 47 to 56 degrees F
Frost-free period: 148 to 192 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Berks and similar soils: 65 percent
Weikert and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 7 inches: channery loam
Bw1 - 7 to 14 inches: channery silt loam
Bw2 - 14 to 21 inches: very channery silt loam
C - 21 to 30 inches: extremely channery loam
R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Very Rocky, Acid Soils (RA2), Very Rocky, Acid Soils (RA3)
Hydric soil rating: No

Description of Weikert

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Gray and brown acid residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 8 inches: channery silt loam
Bw - 8 to 15 inches: very channery silt loam
C - 15 to 18 inches: extremely channery silt loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to very high (0.00 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Droughty Shales (SD2)
Hydric soil rating: No

Minor Components

Comly

Percent of map unit: 6 percent
Landform: Ridges
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brinkerton

Percent of map unit: 4 percent

Landform: Ridges
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: Yes

BkC—Berks-Weikert complex, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2sgbj
Elevation: 210 to 3,270 feet
Mean annual precipitation: 37 to 50 inches
Mean annual air temperature: 47 to 56 degrees F
Frost-free period: 148 to 192 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Berks and similar soils: 65 percent
Weikert and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 7 inches: channery loam
Bw1 - 7 to 14 inches: channery loam
Bw2 - 14 to 21 inches: very channery silt loam
C - 21 to 30 inches: extremely channery loam
R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: More than 80 inches

Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Very Rocky, Acid Soils (RA2), Very Rocky, Acid Soils (RA3)
Hydric soil rating: No

Description of Weikert

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, nose slope
Down-slope shape: Convex
Across-slope shape: Linear, convex
Parent material: Gray and brown acid residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 8 inches: channery silt loam
Bw - 8 to 15 inches: very channery silt loam
C - 15 to 18 inches: extremely channery silt loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (0.28 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Droughty Shales (SD2)
Hydric soil rating: No

Minor Components

Comly

Percent of map unit: 6 percent
Landform: Ridges
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brinkerton

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: Yes

BkF—Berks-Weikert complex, 25 to 60 percent slopes

Map Unit Setting

National map unit symbol: 2sgcr
Elevation: 220 to 1,300 feet
Mean annual precipitation: 29 to 50 inches
Mean annual air temperature: 47 to 56 degrees F
Frost-free period: 148 to 192 days
Farmland classification: Not prime farmland

Map Unit Composition

Berks and similar soils: 65 percent
Weikert and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Acid brown residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 5 inches: channery loam
Bw1 - 5 to 15 inches: very channery silt loam
Bw2 - 15 to 22 inches: very channery silt loam
C - 22 to 37 inches: extremely channery silt loam
R - 37 to 47 inches: bedrock

Properties and qualities

Slope: 25 to 60 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Very Rocky, Acid Soils (RA3)
Hydric soil rating: No

Description of Weikert

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Acid brown residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
A - 1 to 5 inches: channery silt loam
Bw - 5 to 18 inches: very channery loam
R - 18 to 28 inches: bedrock

Properties and qualities

Slope: 25 to 60 percent
Depth to restrictive feature: 8 to 19 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Not Suited (NS)
Hydric soil rating: No

Minor Components

Bedington

Percent of map unit: 5 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Comly

Percent of map unit: 3 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Brinkerton

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

BtA—Brinkerton-Comly silt loams, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: l70s
Elevation: 300 to 1,400 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 120 to 214 days
Farmland classification: Not prime farmland

Map Unit Composition

Brinkerton and similar soils: 75 percent
Comly and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brinkerton

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Fine-silty colluvium derived from shale and siltstone

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 16 inches: silty clay loam
H3 - 16 to 42 inches: channery clay loam
H4 - 42 to 61 inches: channery loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 11 to 30 inches to fragipan; 60 to 99 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F147XY005PA - Poorly Drained Mixed Sedimentary Toeslope
Hydric soil rating: Yes

Description of Comly

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Acid fine-loamy colluvium derived from shale and siltstone

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 25 inches: channery silty clay loam
H3 - 25 to 52 inches: channery loam
H4 - 52 to 61 inches: very channery silt loam

H5 - 61 to 72 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 20 to 35 inches to fragipan; 60 to 96 inches to lithic bedrock
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F147XY005PA - Poorly Drained Mixed Sedimentary Toeslope
Hydric soil rating: No

BtB—Brinkerton-Comly silt loams, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: l70t
Elevation: 300 to 1,400 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 120 to 214 days
Farmland classification: Not prime farmland

Map Unit Composition

Brinkerton and similar soils: 75 percent
Comly and similar soils: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brinkerton

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Fine-silty colluvium derived from shale and siltstone

Typical profile

H1 - 0 to 9 inches: silt loam
H2 - 9 to 16 inches: silty clay loam
H3 - 16 to 42 inches: channery clay loam

H4 - 42 to 61 inches: channery loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 11 to 30 inches to fragipan; 60 to 99 inches to lithic bedrock
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F147XY005PA - Poorly Drained Mixed Sedimentary Toeslope
Hydric soil rating: Yes

Description of Comly

Setting

Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Parent material: Acid fine-loamy colluvium derived from shale and siltstone

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 25 inches: channery silty clay loam
H3 - 25 to 52 inches: channery loam
H4 - 52 to 61 inches: very channery silt loam
H5 - 61 to 72 inches: bedrock

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: 20 to 36 inches to fragipan; 60 to 96 inches to lithic bedrock
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.60 in/hr)
Depth to water table: About 12 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F147XY005PA - Poorly Drained Mixed Sedimentary Toeslope

Hydric soil rating: No

UkB—Urban land-Berks complex, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: l73s
Elevation: 300 to 1,500 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 44 to 57 degrees F
Frost-free period: 120 to 214 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Berks and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Valleys, ridges, hills
Landform position (two-dimensional): Summit, footslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pavement, buildings and other artifically covered areas

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 10 to 100 inches to lithic bedrock
Runoff class: Very high

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Berks

Setting

Landform: Valleys, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Parent material: Acid brown residuum weathered from shale and siltstone

Typical profile

H1 - 0 to 10 inches: channery loam
H2 - 10 to 26 inches: very channery silt loam
H3 - 26 to 33 inches: extremely channery loam

H4 - 33 to 43 inches: bedrock

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F148XY021PA - Dry, Piedmont - felsic, Upland, Mixed Oak Heath / Oak-Pine Woodland, F147XY008PA - Shallow Mixed Sedimentary Upland
Hydric soil rating: No

Minor Components

Comly

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

Brinkerton

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

UkD—Urban land-Berks complex, 8 to 25 percent slopes

Map Unit Setting

National map unit symbol: l73t
Elevation: 300 to 1,500 feet
Mean annual precipitation: 35 to 50 inches
Mean annual air temperature: 44 to 57 degrees F

Frost-free period: 120 to 214 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 65 percent
Berks and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform: Valleys, ridges, hills
Landform position (two-dimensional): Summit, footslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Pavement, buildings and other artifically covered areas

Typical profile

H1 - 0 to 6 inches: variable

Properties and qualities

Slope: 8 to 25 percent
Depth to restrictive feature: 10 to 100 inches to lithic bedrock
Runoff class: Very high
Available water supply, 0 to 60 inches: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydric soil rating: No

Description of Berks

Setting

Landform: Valleys, ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, convex
Parent material: Acid brown residuum weathered from shale and siltstone

Typical profile

H1 - 0 to 10 inches: channery loam
H2 - 10 to 26 inches: very channery silt loam
H3 - 26 to 33 inches: extremely channery loam
H4 - 33 to 43 inches: bedrock

Properties and qualities

Slope: 8 to 25 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Hydric soil rating: No

Minor Components

Comly

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

Brinkerton

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

WeD—Weikert-Berks complex, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 2v4w3
Elevation: 210 to 1,090 feet
Mean annual precipitation: 37 to 50 inches
Mean annual air temperature: 47 to 56 degrees F
Frost-free period: 148 to 192 days
Farmland classification: Not prime farmland

Map Unit Composition

Weikert and similar soils: 50 percent
Berks and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Weikert

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Gray and brown acid residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 7 inches: channery silt loam
Bw - 7 to 12 inches: very channery silt loam
C - 12 to 15 inches: extremely channery silt loam
R - 15 to 25 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 10 to 20 inches to lithic bedrock
Drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 1.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Droughty Shales (SD3)
Hydric soil rating: No

Description of Berks

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from shale and siltstone and/or fine grained sandstone

Typical profile

Ap - 0 to 7 inches: channery loam
Bw1 - 7 to 14 inches: very channery loam
Bw2 - 14 to 21 inches: very channery silt loam
C - 21 to 30 inches: extremely channery loam
R - 30 to 40 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.16 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 1 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.0 to 1.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F147XY008PA - Shallow Mixed Sedimentary Upland
Other vegetative classification: Very Rocky, Acid Soils (RA2), Very Rocky, Acid Soils (RA3)
Hydric soil rating: No

Minor Components

Brinkerton

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Head slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Comly

Percent of map unit: 5 percent
Landform: Ridges on hills
Landform position (two-dimensional): Footslope, backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Hydric soil rating: No

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Exhibit J – Geotechnical Feasibility Study

(Attached as a separate file)

Exhibit K – Meeting Minutes

Department of Transportation –
FM 8232 – District 5 Engineering and Maintenance Campus Feasibility Study

Initial Kickoff Meeting - April 24, 2025

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3. The group viewed some photos from the new Greene County Office – for frame of reference with the new design.
    a. In person meetings also need to be set with each County Office, FMD, and KCI.
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7. Other Business:
   a. Get team members access to SharePoint (Action Item: Tammy)
   b. Ask DGS if they have a CAD file for the NavTech Plans (Action Item: Tammy)
      i. DGS does not have any of the documents used for disposition in CAD.
   c. If anyone needs/wants to conduct a site visit at the new location, they need to contact Tammy and a visit will be set up.
   d. Programming sheets have been sent to KCI and will also be uploaded into the project SharePoint. (Please remember if you upload a file, you must check it in!)

e. Project Team Contact List will also be placed in SharePoint (Action Item: Tammy)
f. ANTP executed 4/24/2025 prior to orientation/kickoff/bi-weekly meeting. Full execution of work order due 6/23/2025. Approved ANTP amount is ~ $70k with ~ $22k in direct/indirect labor. Work to be completed under agreement E05848, work order 3.

Department of Transportation –
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May 7, 2025

Attendees: Tammy Tedesco, Kevin Kull, Brian Leonard, Chris Neidig, Terry Pearsall, Andzej Trela, Scott Cressman, Bruce Bubser, Rick Stone, Matthew Deitrich, Brandon Shirk, Scott Vottero, Thomas Krupa, Diane Chamberlin, Chris Kufro.

1. Go through action items from last meeting, still outstanding:
    a. Get team members access to SharePoint (Action Item: Tammy) Completed
    b. Core Boring Building – currently these are stored throughout numerous counties (Schuylkill, Krumsville), and must be kept for 7 years after the project is done. The District will get a square footage of what is currently being stored (Action Item: Scott and Andrew) Completed
        i. Scott Cressman has the information. Can fit all District Cores in 2 buildings, similar to the one in Berks (Building #0510709), total square footage 4,000 sq ft. Could be one building with multiple access doors. Need to utilize forklift to get in and out of the building and within storage area.
            1. Could Pallet racking be used to help with storage space and organization?
                a. Interstate kept for 7 years
                b. All other projects kept for 3 years
    c. District will put together a high-level operating cost breakdown for the District Office and outlaying District Operations (in-house and contracted). (Action Item: D5 Team) – will put together
    d. County Teams (Berks and Schuylkill) will put together a high-level cost breakdown of maintenance and note what is done in house and what is contracted. (Action Item: Rick/Bruce and Kevin/Bruce) – will put together
2. Feasibility Programming Discussion – Schuylkill County (53 employees)
    a. Needs 50,000 gallons of Brine for their operation – to be included with whatever Berks needs as well overall.
        i. Additional 10,000 gallon tank to introduce brine additive
    b. Total Complement is 110 (includes stockpiles)
    c. Need hazardous containment storage undercover for contained items (Roadside items found, placed in barrel to be disposed of) Could be combined with Berks County. Method to safely drop items into bin.
    d. Vehicle Wash - will be combined for the site.
    e. Aggregate bins – 6 with 100 ton capacity each: 2A Modified, R4 Rock, Sand and Cold Patch Bins. Would be better on concrete pad.

i. Berks needs this item as well.

f. Flat laydown area for pipes and general storage.
   i. Need to understand the footprint of what they store. (County will provide current square footage)
   ii. Berks needs this as well.

g. Winter Material Storage
   i. Salt – 6,500 tons
   ii. 2 buildings with capacity of 500 tons each for salt and anti-skid
   iii. To have the loader under cover makes for better operations

h. Parking summer equipment under cover (gazebo like to keep out of the UV and elements) for District Equipment would be helpful. (Bruce to provide number of equipment).
   i. Provide the Equipment numbers and types that are being requested for this area. Do any of these require an electric plug in prior to use?
   ii. Tom K to provide the size and photos of the current building they are using. Pole barn with metal shed roof.

i. Bridge Crew is stationed out of Schuylkill Haven would need storage/bridge crew building, in a large pole building. This serves as storage for the County and the Bridge Crew. (Berks has one as well – this is in addition to the District Bridge Inspection Team).

j. Have a 3-sided building used for spreader storage – have pallet racks, along with additional storage.

3. Other building discussion
   a. Vehicle wash – a two bay truck wash to alleviate congestion during peak times/winter maintenance, along with 1 drive through touchless bay that pool cars can use as well without getting out of the vehicle. (InterClean: Leading Manufacturer of Heavy-Duty Vehicle Wash Systems)
      i. If there was a drive through option it could alleviate the congestion if possible and a bay for a full wash.
      ii. Make it easier to clean out.
      iii. Terry suggests talking to the Turnpike to see what they are utilizing.
      iv. Right now each day of the week is assigned to a stockpile for Vehicle Wash Uses.
   b. Berks County Stockpile Re-Distribution – when moving from Temple 01 to the campus 6 winter truck routes would be split to other stockpiles. That would include two trucks being assigned to 5 Mile Hill Stockpile (755 Old Lancaster Pike, Mohnton PA 19540) a 16-hour event in Berks County, already depletes the material at this location.
      i. This is on the 5-year plan to build the new capacity storage building, the current capacity is 400 ton. They would need to increase to at minimum 800 ton (with a split so two products could be stored) and a new staging building to fit the 16 operators and foreman at the site.
      ii. For planning purposes this would be a separate Facilities Project and would need to be done prior to the disposition of the Temple 01 and before moving into the campus.
4. I-78 On/Off Ramp location

   a. District sent documentation on the on/off ramp. Focused on length needed deceleration and acceleration lane. May be a culvert that would need to be addressed towards the entrance area. District based this off the weigh station down the road. The weigh station is flatter, here the grade is higher which could be used to our advantage.
   b. Is the intent to have highway access from both the East Bound and West Bound sides of I-78 to the property?
5. General Discussion from District on their thoughts on the site.
   a. (Andrew) the drawing is a rough idea of what would be possible at the site. Somewhat drawn to scale. District Office (2 or 3 stories). Keep maintenance and storage together. The old building gymnasium – working to keep.
   b. Looking forward to see where the items move about. District and County Separate Offices.
   c. Access point on I-78 would be very helpful. What does the timeline look like? Approval from FHWA, could easily justify just for maintenance. Have to show that we have proper accel/decell lanes. May need to fortify the small bridge over the creek to get to the rest of the site.
      i. If this became truck parking, that would be a different approval from FHWA.
      ii. District will explore items for truck parking feasibility to report back to the group.
      iii. Department's priority is the Department operations of the District and County.
6. Other items:
   a. In person meeting will be May 20th at the District 5 Office.

Department of Transportation –
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    a. Get team members access to SharePoint (Action Item: Tammy) Completed?
    b. Ask DGS if they have a CAD file for the NavTech Plans (Action Item: Tammy) done
        i. DGS does not have any of the documents used for disposition in CAD.
    c. If anyone needs/wants to conduct a site visit at the new location, they need to contact Tammy and a visit will be set up.

d. Programming sheets have been sent to KCI and will also be uploaded into the project SharePoint. (Please remember if you upload a file, you must check it in!)
e. Project Team Contact List will also be placed in SharePoint (Action Item: Tammy) complete and in SharePoint
f. ANTP executed 4/24/2025 prior to orientation/kickoff/bi-weekly meeting. Full execution of work order due 6/23/2025. Approved ANTP amount is ~ $70k with ~ $22k in direct/indirect labor. Work to be completed under agreement E05848, work order 3.

May 7, 2025

Attendees: Tammy Tedesco, Kevin Kull, Brian Leonard, Chris Neidig, Terry Pearsall, Andzej Trela, Scott Cressman, Bruce Bubser, Rick Stone, Matthew Deitrich, Brandon Shirk, Scott Vottero, Thomas Krupa, Diane Chamberlin, Chris Kufro.

1. Go through action items from last meeting, still outstanding:
    a. Get team members access to SharePoint (Action Item: Tammy) Completed
    b. Core Boring Building – currently these are stored throughout numerous counties (Schuylkill, Krumsville), and must be kept for 7 years after the project is done. The District will get a square footage of what is currently being stored (Action Item: Scott and Andrew) Completed
        i. Scott Cressman has the information. Can fit all District Cores in 2 buildings, similar to the one in Berks (Building #0510709), total square footage 4,000 sq ft. Could be one building with multiple access doors. Need to utilize forklift to get in and out of the building and within storage area.
            1. Could Pallet racking be used to help with storage space and organization?
                a. Interstate kept for 7 years
                b. All other projects kept for 3 years
    c. District will put together a high-level operating cost breakdown for the District Office and outlaying District Operations (in-house and contracted). (Action Item: D5 Team) – will put together
    d. County Teams (Berks and Schuylkill) will put together a high-level cost breakdown of maintenance and note what is done in house and what is contracted. (Action Item: Rick/Bruce and Kevin/Bruce) – will put together
2. Feasibility Programming Discussion – Schuylkill County (53 employees)
    a. Needs 50,000 gallons of Brine for their operation – to be included with whatever Berks needs as well overall.
        i. Additional 10,000 gallon tank to introduce brine additive
    b. Total Complement is 110 (includes stockpiles)
    c. Need hazardous containment storage undercover for contained items (Roadside items found, placed in barrel to be disposed of) Could be combined with Berks County. Method to safely drop items into bin.
    d. Vehicle Wash - will be combined for the site.
    e. Aggregate bins – 6 with 100 ton capacity each: 2A Modified, R4 Rock, Sand and Cold Patch Bins. Would be better on concrete pad.

i. Berks needs this item as well.

f. Flat laydown area for pipes and general storage.
   i. Need to understand the footprint of what they store. (County will provide current square footage)
   ii. Berks needs this as well.

g. Winter Material Storage
   i. Salt – 6,500 tons
   ii. 2 buildings with capacity of 500 tons each for salt and anti-skid
   iii. To have the loader under cover makes for better operations

h. Parking summer equipment under cover (gazebo like to keep out of the UV and elements) for District Equipment would be helpful. (Bruce to provide number of equipment).
   i. Provide the Equipment numbers and types that are being requested for this area. Do any of these require an electric plug in prior to use?
   ii. Tom K to provide the size and photos of the current building they are using. Pole barn with metal shed roof.

i. Bridge Crew is stationed out of Schuylkill Haven would need storage/bridge crew building, in a large pole building. This serves as storage for the County and the Bridge Crew. (Berks has one as well – this is in addition to the District Bridge Inspection Team).

j. Have a 3-sided building used for spreader storage – have pallet racks, along with additional storage.

3. Other building discussion
   a. Vehicle wash – a two bay truck wash to alleviate congestion during peak times/winter maintenance, along with 1 drive through touchless bay that pool cars can use as well without getting out of the vehicle. (InterClean: Leading Manufacturer of Heavy-Duty Vehicle Wash Systems)
      i. If there was a drive through option it could alleviate the congestion if possible and a bay for a full wash.
      ii. Make it easier to clean out.
      iii. Terry suggests talking to the Turnpike to see what they are utilizing.
      iv. Right now each day of the week is assigned to a stockpile for Vehicle Wash Uses.
   b. Berks County Stockpile Re-Distribution – when moving from Temple 01 to the campus 6 winter truck routes would be split to other stockpiles. That would include two trucks being assigned to 5 Mile Hill Stockpile (755 Old Lancaster Pike, Mohnton PA 19540) a 16-hour event in Berks County, already depletes the material at this location.
      i. This is on the 5-year plan to build the new capacity storage building, the current capacity is 400 ton. They would need to increase to at minimum 800 ton (with a split so two products could be stored) and a new staging building to fit the 16 operators and foreman at the site.
      ii. For planning purposes this would be a separate Facilities Project and would need to be done prior to the disposition of the Temple 01 and before moving into the campus.
4. I-78 On/Off Ramp location

   a. District sent documentation on the on/off ramp. Focused on length needed deceleration and acceleration lane. May be a culvert that would need to be addressed towards the entrance area. District based this off the weigh station down the road. The weigh station is flatter, here the grade is higher which could be used to our advantage.
   b. Is the intent to have highway access from both the East Bound and West Bound sides of I-78 to the property?
5. General Discussion from District on their thoughts on the site.
   a. (Andrew) the drawing is a rough idea of what would be possible at the site. Somewhat drawn to scale. District Office (2 or 3 stories). Keep maintenance and storage together. The old building gymnasium – working to keep.
   b. Looking forward to see where the items move about. District and County Separate Offices.
   c. Access point on I-78 would be very helpful. What does the timeline look like? Approval from FHWA, could easily justify just for maintenance. Have to show that we have proper accel/decell lanes. May need to fortify the small bridge over the creek to get to the rest of the site.
      i. If this became truck parking, that would be a different approval from FHWA.
      ii. District will explore items for truck parking feasibility to report back to the group.
      iii. Department's priority is the Department operations of the District and County.
6. Other items:
   a. In person meeting will be May 20th at the District 5 Office.

May 20, 2025

Attendees: Tammy Tedesco, Chris Kufro, Bruce Bubser, Kevin, Rick, Jack (KCI), Brandon, Scott, Tom Krupa, Scott Voterra, Andre, Scott Kressler, Austin, Zach,

1. Historical Information. Kara Russell helped us obtain the PHMC Report. The file is in SharePoint. It was last updated in 2018/19 when the property was placed for disposition.
2. FCA on Straustown and Hamburg. Tammy has followed up with the FCA consultant to expedite getting these reports on 5/21.
3. Who handles maintenance during the time until we convey and then after construction?
   a. How will this be paid for?
4. For the I-78 – Eastbound on and off ramp would be the only way without replacing the bridge. Westbound would not be a possibility at this time.
   a. FHWA – do not need a point of access study for Maintenance, or truck parking, weigh-station, roadside rest. Maintenance trucks do not need to follow the AASHTO Standards.
   b. There is an area for truck parking, the issue is excel/decel lane. The overhead sign structure to the west of the site, weave for the exit. AASHTO would have to be involved for trucks to park.

   c. On the east, the bridge would have to be widened to meet AASHTO standards. Could this be factored into later down the lane. $25M – maybe from Sec Discretionary fund.
   d. Currently Cabela's is a major truck parking area.
5. Approval to bring others from the Counties into the project.
6. Would like to put a permanent/year round training site here for operators. Currently have one in carbon for April to September. Bryan Trumbauer can get those items. (Follow-up Bruce?)
   a. Would have 4 certifiers on site already for testing purposes
   b. Snow Academy
   c. Digging pieces - Grad all, backhoe, truck and loader, test driving for interviews before they hit the road. Need a large flat area. (think the GAP Training Site)
7. District Office
   a. Storage space
   b. Likes the district 2 main conference room and entrance, cafeteria, would like smaller conference rooms (5-8 people) in the main areas.
   c. Cubicles are standard: sit to stand desk, well lit areas,
   d. Parking, not have directly on rt 22.
   e. How do we figure out when the building becomes more than a one floor building?
   f. Rectangular building shape allows more maneuverability
   g. District Office Locked UP Spaces: Stockroom, IT lock room, Purchasing Agent Files, drone storage, Inspection materials, environmental, survey, CRC (podiums, signs, material)
   h. Bridge inspection materials could go to the core boring building. Could move environmental in there too.
   i. Shower rooms (locker rooms)
   j. TMC – similar to current space, needs to be cooled (similar to a server room) due to the IT equipment (monitor wall).
      i. 5 full time employees, does include shift work.
      ii. Lehigh County is their backup for COOP.
   k. Outdoor seating
8. Get Tammy names of who will be onsite on the 28th
9. Set up County Meetings with additional staff
10. Set up Greene County walk through before county meetings
11. KCI – will send out questionnaires to make sure that all items are taken care of.

5/21/25 Bi-Weekly Teams Meeting

Attendees: Tammy Tedesco, Tom Krupa, Mat Dietrich, Brandon Shirk, Chris Neidig, Andrzej Trela, Terry Pearsall, Scott Vottero, Scott DeBell, Diane Chamberlin.

Scott Vottero presented the renderings for the truck parking potential for the site.

1. There is enough room, however with the AASHTO criteria it brings up issues.
   a. Overhead sign structure to the west of the ramps. Criteria calls for a continuous lane.
   b. Bridge structure would have to be widened 12 feet.
2. Maintenance use does not have to meet the AASHTO standards.

   a. Discussions with FHWA and CO HQAD have confirmed that a Point of Access (POA) Study is not required for breaking limited access to the site. Since the site is used solely as a maintenance facility or rest area, POA approval is not necessary.

3. The bridge under I-78, needs to be 16' wide to get through.
   a. On our May 28th site visit, we did visit the bridge and it is 17' 8" wide which will accommodate our trucks to gain access. Getting an access to the westbound for maintenance activities needs to happen as it will be extremely important for the County forces to assist in the efficiency of their maintenance operations with the move to the D5 Campus for both normal and emergency operations.
4. Once the Department Maintenance need is met in the Feasibility Study, then the potential for commercial truck parking could be considered, this will necessitate a highway project.

   a. The site could accommodate approximately 12 commercial trucks for parking, but concerns remain regarding compliance with AASHTO's acceleration and deceleration length requirements. Additionally, the eastbound Hamburg on-ramp presents a weaving conflict, necessitating an overhead sign structure replacement to support an auxiliary lane. For eastbound truck access onto I-78, widening the culvert would be required for adequate acceleration lane length.

      Currently, Cabela's provides truck parking for over 50 vehicles and is approximately 1-2 miles away. Since maintenance equipment does not need to meet these access requirements, it is recommended to delay allowing commercial truck parking at this site. Future consideration should be given if Cabela's ceases truck parking or when I-78 undergoes reconstruction in this area.

5. KCI will be putting together their follow-up survey for programming.

5/28/25 Site Visit

A site visit was arranged to review the Auditorium as part of the Feasibility Study with KCI. We were granted access to the property and the documentation of the Auditorium and the Solarium was done by KCI Engineers.

We are currently working of the of the PHMC document that was submitted by DOH/DGS in 2018/2019 (PHMC Doc – Hamburg State Hospital HRSF 2019.pdf). Kara Russell (BPD, Historic Preservation Manager) and Kristina Thompson (BPD, Historic Preservation Supervisor) have been pulled in to assist us with their expertise as it relates to PHMC as we move forward.

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING NOTES

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, June 4, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Introductions/Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	Y
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	Y
Christopher Kufro	PennDOT	District 5 Executive	Y
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	Y
Andrzej Tresla	PennDOT	District 5 Bridge Engineer	Y
Richard Stone	PennDOT	Berks County Maintenance Manager	Y
Kevin Kull	PennDOT	Schuylkill County Maintenance Manager	
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	Y
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	
Brian Fincher	KCI	Civil Designer	Y
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	Y
Suresh Gutta	AGES	Geotechnical Lead	

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
   i) KCI submitted full Scope & Fee (must be complete within 60 Days)
b) 4-Month Timeline (120 Days) from Kickoff Meeting = Wednesday, August 20, 2025

3) Progress Review

a) Work completed in the previous 2 weeks:
  i) Finalize base site plan from NavTech Survey (PDF), Lidar research, and FEMA Mapping
    (a) The stream is identified as Tributary 02197 to Schuylkill River, classified as Warm Water Fishes (WWF)
  ii) PennDOT (Chris Kufro) provided I-78 ramp sketch From Andrzej
    (1) Focus of sketch was on decel and excel lanes and must meet ASHTO & radius
      (a) Was based off weigh station down the road (rough numbers, no calculations)
      (b) Distance allows for low-boy tractor trailer
    (2) Thoughts on layout (from Andrzej as bridge engineer):
      (a) Southeast for Office location (2-3 stories) with parking around and retaining basin
      (b) Maintenance Office and storage on opposite side of driveway
      (c) Existing building for training facility (100+ people)
    (3) Chris Kufro
      (a) Maintenance Office should be connected to Garage
      (b) Office could be separated
    (4) Timeline for access on I-78?
      (a) Design could run concurrently with facility (start in 6-8 months)
      (b) Federal Highways – approval needed for access (not an exit)
      (c) Building of access
    (5) Build in restroom & parking for (20) tractor trailers? Dedicated truck stop might need different approval from Federal Highways (FHWA)
    (6) Sign Structure (West of property) would impact size/location of the off-ramp
      (a) Could do just a cantilevered structure (Westbound) due to signs on that side only
    (7) There may be flexibility in ASHTO requirements if only for PennDOT access. Truck parking may be more stringent.
    (8) Bridge would need to be widened
    (9) Multiple options presented for truck parking and on/off ramp (Eastbound only)
      (a) Could replace bridge in future if/when parking was needed
      (b) 16’ Wide bridge needed to accommodate plow truck
    (10) A lot of trucks currently parking at Cabellas
  iii) Review of existing programming data
    (1) County 01 Programming Information Received for Berks & Schuylkill
      (a) Groundskeeping & Consolidation of “pain points”?
      (b) Berks County Notes
        (i) Consider consolidation of Hamburg Stockpile (5 Mile Hill)
          1. Incorporate into Campus Site – 11 buildings (includes liquid containment, personnel staging, a lot of storage buildings, salt building, some metal tool sheds, high arch, 3 huskys, foreman shed, wooden e-111 storage)
            a. Consolidation would move 6 routes
              i. Would need more than 400 tons of salt
              ii. And larger staging building

iii. Had 3-bay building in 5 year plan

(ii) Berks 01 – 9 buildings
1. PennDOT (Richard/Bruce) to provide operational information and data to group regarding removal of 01 in Temple and what it would do to their operational routes and response times. Potential to keep stockpile buildings at current location.

(iii) PennDOT (Richard/Bruce) to put together a high-level cost breakdown of maintenance and note what is done in house and what is contracted.
1. For District Office & each County Maintenance – to Tammy

(iv) Brine Production to be shared between counties

(c) Schuylkill County Notes
(i) Programming Information provided (updated sent to Tammy recently)
1. Compliment of 53 people at 01 Facility (110 total compliment for county)
2. Existing 19 buildings - a lot of smaller sheds that could be consolidated
3. Need: Liquid De-icing building (Hazardous Storage)

(ii) Covered parking for loader?
1. Provide plug next to building for loader
2. Verify with Bureau of Maintenance if coverage is to be provided (not currently part of the PennDOT standard)
a. Monroe has open gazebo type building (park summer equipment there)
3. Bruce Bubser to provide list of equipment that would be undercover & rough sizes of equipment to be storage
a. Tom Krupo has photos & footprint size to send to Tammy

(iii) Pain Points?
1. Bridge Crew (currently out of Schuylkill Haven) storage would be needed
a. Timbers, tools, maintenance items
b. Large pole building 60'x100' (split in 2)
i. Bridge Crew on one side; Garage Storage on one side (mastic blocks)
2. Spreaders on pallet racks on interior of building
a. Will provide a general storage building – pole building

(2) D5 Office Staffing: 290 Persons
(a) Construction – 85, Design – 105, Maintenance – 70, Admin (with HR & IT) – 30
(b) Lehigh Valley Office employees (accounted for in Bruce's D5 programming information)

(3) Existing District Buildings to be created:
(a) District Office Fleet Garage (closer to County Garages to share amenities.
(i) Pool cars at Lehigh to remain?
(b) Bridge Crew Building
(i) 2 Vans; Supervisor's vehicle/truck (like highway foreman truck); bridge inspection crane; bridge platform (trailer-type)
1. 2 Crane operators, (2) 2-person inspection teams anticipated = 6 people
(c) Pony Driver/Pony Truck
(i) Driver is District employee and will need desk space (hoteling station?)

(ii) Provide parking for truck and trailer

(d) Shed for storage of cores (7-year storage of core borings from other projects)
1. Interstate Storage is 7 years, All others is 3 years

(ii) Currently at Berks Crumsville stockpile (fills up entire building)

(iii) Also, some at Schuylkill 01 (behind high arch)

(iv) Design Needs:
1. Large Doors each side (2 on each end/opposite sides of building) for forklift to pull in & maneuverability
2. Concrete floor, pole building (covered, not heated)
3. Pallet racking not desired due to differing sizes, just need open space

(v) PennDOT (Chris/Scott/Andrew) to provide Square Footage of needed storage
1. Can fit in back-to-back buildings (2 like at Berks #0510709 – 2,000 SF)
2. Would need 4,000 SF to house all core borings

(e) Paint Crew Building

(i) Summer – trucks to all 6 counties

(ii) Winter – share "pain" by having each county re-build the trucks
1. Lose mechanic's bay for winter

(iii) 6 Trucks (2 paint, 2 support, 2 foreman)

(iv) 10 People

(v) Bruce Bubser proposed to put new building in Carbon at stockpile
1. Move to new location (Tammy to provide information)

(4) District 5 Site Visit & Programming Review

(5) Hamburg Site Visit

(a) Tammy Tedesco toured the site with County Managers & KCI

(b) Verification/Measurement of Auditorium Building & Solarium with visual conditional assessment

(c) Potential Concerns with Auditorium Building #20

(i) Water damage at bottom of ramp to the stage

(ii) KCI received 2015 Survey Assessment on building
1. Asbestos in the insulation & floor tiles
2. Suspected Lead Paint
3. Recommended roof replacement
4. Recommended exterior window and door replacement

(d) Potential Concerns with Solarium/Glass House Building #21

(i) Not as great condition as Auditorium

(ii) ADA access through hallway (tight and slope of ramp)

(iii) Significant crack in existing CMU of the connecting corridor (near entrance to glass house building)

(iv) Windows & Doors may need replacement to meet energy efficiency requirements

(e) Potential Salvage for PHMC

(i) Use of Solarium historically for tuberculosis patients to receive sunlight

(f) Potential re-purpose of items to be reviewed with PennDOT Historic Preservation group

(6) Programming Review
  (a) KCI to submit questionnaire for Counties and District 5
  (b) What elements can be combined (or absolutely can't) between Counties?
    (i) Large Meeting Room (in auditorium building)
    (ii) County Manager Meeting Room
    (iii) Break Room
    (iv) Mail Room/Copy Rooms
    (v) Mother's Room
  (c) Garage
    (i) Should we have (2) extra maintenance bays?
      1. Pub 860 says 7 Mechanics + 1 per county
      2. Maintenance bay in "typical" arrangement would be 500' +/- long
    (ii) Do we have (2) Weld Bays?
    (iii) Storage Spaces (Tires, Dry Storage, Supplies)
  (d) Brine production to be shared
    (i) 50,000 Gallons for Schuylkill needed + (add) Gallons for Berks
  (e) Multi-Bay truck wash could be shared
    (i) Potential for 2-bay truck wash + 1-bay touchless fleet (for district fleet)
      1. Interclean wheel wash system?
        a. Deleware County had been a pilot system for wheel wash system
          i. Problem with cleaning out the pit
          ii. Spraying dirty water with reclaim
        b. Terry Pearsall to look for additional information on old system
(7) Schematic Design Layout
  (a) Chris Kufro likes District 2 layouts
(8) Report should note that trucks can't come in thru town
  (a) 10-15 Trucks max parking
(9) Review Bridge classification on I-78
  (a) Bridge is wide enough to fit PennDOT Vehicles/Trucks
(10) Keep District closer to Front (compared to sketch) so we can get county in back
  (a) Could swap office and county in sketch
(11) Pub 860 – No CNG in next revision

b) Work anticipated for the next 2 weeks:
c) Hit/Miss analysis:
  i) KCI is currently within schedule for the project
    (1) Programming – June
    (2) Schematic Layouts – July
    (3) Report - August

4) Budget:

5) **Additional Items:**
   a)

6) **Action Items:**
   a) PennDOT (Richard/Bruce) to put together a high-level cost breakdown of maintenance and note what is done in house and what is contracted.
   b) District 5 (Scott Cressman) to provide Org Chart and full compliment of staff (245)
      i) Space needed for consultants and quantity to be provided
      ii) Bureau of Design quantity
      iii) Temporary employees/Interns quantity (and working group noted)
   c) Tammy to reach out to Historic Preservation Group

7) **Scheduled Meetings:**
   a) Next Meetings:
      i) Bi-Weekly - Wednesday, June 18 @ 2:30 PM (via Teams)
      ii) Schuylkill County Office Visit – Thursday, June 26 @ 8:00 – 11:00 AM
      iii) Berks County Office Visit – Thursday, June 26 @ 812:00 – 3:00 PM
      iv) Greene County Site Visit – TBD
         (1) Both Counties to visit
         (2) Scott Cressman (and Andrzej?) from District 5 to visit
         (3) KCI does not need to visit the site
      v) District 2 Office (Clearfield) Visit – TBD
         (1) Scott Cressman, Andrzej, Scott Vottero from District 5 to visit

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING AGENDA

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, June 18, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Introductions/Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	Y
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	Y
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	Y
Christopher Kufro	PennDOT	District 5 Executive	
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	Y
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	Y
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	Y
Andrzej Tresla	PennDOT	District 5 Bridge Engineer	
Bryan Trumbauer	PennDOT	District Engineer Manager	Y
Richard Stone	PennDOT	Berks County Manager	Y
Kevin Kull	PennDOT	Schuylkill County Manager	Y
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	Y
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	Y
Brian Fincher	KCI	Civil Designer	
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	
Suresh Gutta	AGES	Geotechnical Lead	

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
b) Full NTP: 6/16/25
c) Final Report Deliverable: Wednesday, August 20, 2025
   i) 4-Month Timeline (120 Days) from Kickoff Meeting

3) Progress Review

a) I-78 Ramp to provide access for maintenance to project site
   i) Sketch provide from Andrzej (PennDOT(
      (1) Focus of sketch was on decel and excel lanes ~~and must meet ASHTO & radius~~
      (2) Based off weigh station down the road (rough numbers, no calculations)
      (3) Distance allows for low-boy tractor trailer
   ii) Timeline for access on I-78?
      (1) Design could run concurrently with facility (start in 6-8 months)
      (2) Federal Highways – approval needed for access (not an exit)
      (3) Building of access
   ~~iii) Build in restroom & parking for (20) tractor trailers? Dedicated truck stop might need different approval from Federal Highways (FHWA)~~
   ~~iv) Sign Structure (West of property) would impact size/location of the off-ramp~~
      ~~(1) Could do just a cantilevered structure (Westbound) due to signs on that side only~~
   ~~v) There may be flexibility in ASHTO requirements if only for PennDOT access. Truck parking may be more stringent.~~
   ~~vi) Bridge would need to be widened~~
   ~~vii) Multiple options presented for truck parking and on/off ramp (Eastbound only)~~
      ~~(1) Could replace bridge in future if/when parking was needed~~
      ~~(2) 16' Wide bridge needed to accommodate plow truck~~
   ~~viii)A lot of trucks currently parking at Cabellas~~
   ix) Review Bridge classification under I-78: Bridge is wide enough (17'-8" wide) to fit PennDOT Vehicles/Trucks
   x) FHWA does not need a point of access study for Maintenance or Truck parking, weigh station or roadside rest. Maintenance trucks do not need to follow AASHTO standards.
   xi) Restroom & parking for (6) commercial tractor trailers: include in Feasibility Report (Future work) - Meet maintenance operations (First and foremost)

b) Layout Thoughts
   i) Thoughts on layout (from Andrzej as bridge engineer):
      (1) Southeast for Office location (2-3 stories) with parking around and retaining basin
      (2) Maintenance Office and storage on opposite side of driveway
      (3) Existing building for training facility (100+ people)
   ii) Chris Kufro
      (1) Maintenance Office should be connected to Garage
      (2) Office could be separated

c) Work completed in the previous 2 weeks:
   i) Updated base site plan from NavTech Survey (PDF), Lidar research, and FEMA Mapping
      (1) The stream is identified as Tributary 02197 to Schuylkill River, classified as Warm Water Fishes (WWF)
      (2) Keep old trees along old route 22 wherever possible; don't park directly on Route 22
   ii) KCI Measured and created existing condition drawings for Auditorium & Solarium
      (1) Visual conditional assessment of existing building(s)

(a) Potential Concerns with Auditorium Building #20
  (i) Water damage at bottom of ramp to the stage
  (ii) KCI received 2015 Survey Assessment on building
    1. Asbestos in the insulation & floor tiles; Suspected Lead Paint; Recommended roof replacement; Recommended exterior window and door replacement
(b) Potential Concerns with Solarium/Glass House Building #21
  (i) Not as great condition as Auditorium; ADA access through hallway (tight and slope of ramp); Significant crack in existing CMU of the connecting corridor (near entrance to glass house building); Windows & Doors may need replacement to meet energy efficiency requirements
(c) Potential Salvage for PHMC
  (i) Kara Russell provided PHMC Report from 2018/19
  (ii) Use of Solarium historically for tuberculosis patients to receive sunlight
(d) Potential re-purpose of items to be reviewed with PennDOT Historic Preservation group

iii) Previously Compiled Programming Information:
(1) County 01 Programming Information Received for Berks & Schuylkill
(a) Berks County Notes:
  (i) Consider consolidation of Hamburg Stockpile (5 Mile Hill) & Incorporate into Campus Site – 11 buildings (includes liquid containment, personnel staging, a lot of storage buildings, salt building, some metal tool sheds, high arch, 3 huskys, foreman shed, wooden e-111 storage)
    1. Would need more than 400 tons of salt and larger staging building
  (ii) Berks 01 – 9 buildings (existing)
(b) Schuylkill County Notes:
  (i) Compliment of 53 people at 01 Facility (110 total compliment for county)
  (ii) Existing 19 buildings – a lot of smaller sheds that could be consolidated
  (iii) Need: Liquid De-icing building (Hazardous Storage)
  (iv) Aggregate Bins – 6 with 100 ton capacity each (2A Modified, R4 Rock, Sand, and Cold Patch Bins. Would need a concrete pad.
    1. Berks needs as well
  (v) Laydown area (flat) needed for pipes and general storage
    1. Schuylkill County to provide SF needed – 200x200 area
    2. Berks needs as well –
      a. Pipe near 01 (for inventory of pipes): 1 Acre
      b. Regular: 1 Acre (stone, patch, chip, etc)
  (vi) Winter Storage Materials
    1. 6,500 Tons of salt
    2. 2 Buildings with 500 Tons for salt and 500 tons of anti-skid
    3. Covered parking for loader
      a. Provide plug next to building for loader
      b. Verify with Bureau of Maintenance if coverage is to be provided (not currently part of the PennDOT standard)

i. Monroe has open gazebo type building (park summer equipment there)
4. 3-Sided building for spreader storage – pallet racking

(vii) Bridge Crew (currently out of Schuylkill Haven) storage would be needed
1. Timbers, tools, maintenance items
2. Large pole building 60'x100' (split in 2)
a. Bridge Crew on one side; Garage Storage on one side (mastic blocks)
3. Spreaders on pallet racks on interior of building
4. Provide a general storage building – pole building

(2) D5 Office Staffing: 290 Persons (Construction – 85, Design – 105, Maintenance – 70, Admin (with HR & IT) – 30); Includes Lehigh Valley Office employees
(a) Existing District Building(s) – to be recreated at new site:
(i) District Office Fleet Garage (closer to County Garages to share amenities.
1. Pool cars at Lehigh to remain?
(ii) Bridge Crew Building
1. 2 Vans; Supervisor's vehicle/truck (like highway foreman truck); bridge inspection crane; bridge platform (trailer-type)
a. 2 Crane operators, (2) 2-person inspection teams anticipated = 6 people
(iii) Pony Driver/Pony Truck
1. Driver is District employee and will need desk space (hoteling station?)
2. Provide parking for truck and trailer
(iv) Shed for storage of cores (7-year storage of core borings from other projects)
1. Currently at Berks Crumsville stockpile (fills up entire building) and some at Schuylkill 01 (behind high arch)
2. Large Doors each side (2 on each end/opposite sides of building) for forklift to pull in & maneuverability, just need open space (no pallet racking); Concrete floor, pole building (covered, not heated); 4,000 SF to house all core borings
(v) Paint Crew Building – 10 People
1. Summer – trucks to all 6 counties & Winter – share "pain" by having each county re-build the trucks (Lose mechanic's bay for winter)
2. 6 Trucks (2 paint, 2 support, 2 foreman)

(3) District 5 Site Visit & Programming Review
(a) Potential to sell some land, or lease land with Dept of Ag
(b) Provide training site (from Carbon County) for Snow Academy and 3 Digging stations (grade all – ditches, grader, trackhoe, loader) = approximately 2 acres
(i) Provide test-driving spot (similar to Gap Training Site)
(ii) (4) Certifiers on site already for testing purposes
(iii) Bryan Trumbauer can provide additional information
(c) Potentially share space with PSP Impound lot
(d) Auditorium could be used for public functions, but need to provide site security
(e) Provide consolidated warehouse and stockpile, but separate inventory space for counties
(f) Provide emergency office space in Garage, primary office area in 01 building

(g) District 2 Office Feedback:
  (i) Open office area is not utilized well, poorly laid out; less file storage needed
  (ii) Conference rooms that are video capable are important
    1. Smaller (like 201) are better for 4-5 people; can be interior or exterior
  (iii) Privacy rooms (for meetings or calls) are needed
  (iv) Private offices (based on positions; pay rate 10)
    1. ADE should be spread out amongst the space (Scott Vottero has correct size)
  (v) Provide sit/stand desks; flexible/alternative seating areas
(h) 2-story building is efficient
(i) 1st story publicly accessible areas, agencies on upper
  (i) Permit/reception at front of building
  (ii) DE Office w/ admin assistant, restroom on 1st floor
  (iii) District 10 has a great floor plan with waiting room
(j) Locked Rooms: Stockroom, IT lock room, Purchasing Agent Files, Drone Storage, Inspection Materials, Environmental Storage (boots, shovels), CRC (see below)
(k) Community Relations (CRC) storage includes speakers, podiums, signs, and presentation materials
  (i) Existing space is tight
(l) Provide shower room for people from field to clean up with locker rooms
(m) Provide Traffic Maintenance Center (TMC) = 5 employees (including shift work)
  (i) Similar to existing space, cooled (similar to server room) and IT/Monitor Wall
  (ii) Close to Harrisburg PEMA; Lehigh County is the backup for COOP
(n) Allow for central office growth; space for visiting employees
(o) Provide federal highways space (with central office space?)
(p) Provide backup generator(s) for site
(q) Exterior, patio, covered (no pergola) outside breakroom
(r) Provide nursing parents room, universal restrooms, recovery room
(s) Need more space for building maintenance
(t) Women restrooms are on the left (Standard)

(4) Programming Update:
(a) KCI will have additional questions for both Counties and District 5
(b) What elements can be combined (or absolutely can't) between Counties?
    1. Example: Parts Storage could be single room, but divided with chain link wall
  (ii) Large Meeting Room (in auditorium building)
  (iii) County Manager Meeting Room
  (iv) Break Room
  (v) Mail Room/Copy Rooms
  (vi) Mother's Room
  (vii) Brine production to be shared
    1. 50,000 Gallons for Schuylkill needed + 25,000 Gallons for Berks
      a. Keep to 10,000 gallon tanks, add tanks as needed

b. Terry to confirm "maximum" with Luke Crawford/Rich (Environmental) for volume
c. (2) 4-tank farms? As an alternative layout (if needed)
2. Additional 10,000 Gallon tank for brine additive

(c) Garage
(i) Should we have (2) extra maintenance bays? Yes, plus 1 for each county
1. Pub 860 says 7 Mechanics + 1 per county
2. Maintenance bay in "typical" arrangement would be 500' +/- long
(ii) Do we have (2) Weld Bays?
1. Could be one larger weld bay? Potential issue if break down
(iii) Storage Spaces (Tires, Dry Storage, Supplies)
(iv) Control of access?

(d) Multi-Bay truck wash could be shared
(i) Potential for 2-bay truck wash + 1-bay touchless fleet (for district fleet)
1. Interclean wheel wash system – drive-thru option
a. Delaware County had been a pilot system for wheel wash system
i. Problem with cleaning out the pit; Spraying dirty water with reclaim
b. Terry Pearsall to look for additional information on old system

(e) Chris Kufro likes District 2 layout for District office

(5) Report Notes:
(a) Note that trucks can't come in thru town
~~(b) 10-15 Trucks max parking~~

(6) Site Layout:
(a) Keep District closer to front of site so we can get county in back (could swap office and county in sketch) to allow for visitors

(7) Pub 860 – No CNG in next revision

d) Work anticipated for the next 2 weeks:
i) Programming Meetings with Counties
ii) Update program documentation
iii) Schematic Site Layouts

e) Hit/Miss analysis:
i) KCI is currently within schedule for the project
(1) Programming – June
(2) Schematic Layouts – July
(3) Report - August

4) Budget:

a) Encumbered: $140,382.70
b) Spent: $22,393.25 (15.9%)
c) Remaining: $117,989.45
d) Hit/Miss analysis:
i) KCI is on budget

5) **Additional Items:**
   a)

6) **Action Items:**
   a) PennDOT (Richard/Bruce) to provide operational information and data to group regarding removal of 01 in Temple and what it would do to their operational routes and response times. Potential to keep stockpile buildings at current location.
   b) PennDOT (Richard/Bruce) to put together a high-level cost breakdown of maintenance and note what is done in house and what is contracted.
   c) Bruce Bubser to provide list of equipment that would be undercover & rough sizes of equipment to be storage. Tom Krupo has photos & footprint size to send to Tammy
   d) District 5 (Scott Cressman) to provide Org Chart and full compliment of staff (245)
      i) Space needed for consultants and quantity to be provided
      ii) Bureau of Design quantity
      iii) Temporary employees/Interns quantity (and working group noted)
   e) Tammy to provide information on new paint building proposed at Carbon stockpile (Bruce Bubser)
   f) Tammy to reach out to Historic Preservation Group

7) **Scheduled Meetings:**
   a) Next Meetings:
      i) Schuylkill County Office Visit – Thursday, June 26 @ 8:00 – 11:00 AM
      ii) Berks County Office Visit – Thursday, June 26 @ 12:00 – 3:00 PM
      iii) Bi-Weekly - Wednesday, July 2 @ 2:30 PM (via Teams)
      iv) Greene County Site Visit – June 24 (without Berks)
         (1) Both Counties to visit; Scott Cressman (and Andrzej?) from District 5 to visit; No KCI
      v) District 2 Office (Clearfield) Visit – Friday, July 11
         (1) Scott Cressman, Andrzej, Scott Vottero from District 5 to visit

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING MINUTES

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, July 2, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	Y
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	
Christopher Kufro	PennDOT	District 5 Executive	Y
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	Y
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	Y
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	Y
Andrzej Tresla	PennDOT	District 5 Bridge Engineer	
Bryan Trumbauer	PennDOT	District 5 Engineer Manager	Y
Kerry Cox	PennDOT	District 5 Design Project Manager	Y
David Viola	PennDOT	District 5 Bridge Maintenance	Y
David Rostron	PennDOT	District 5 Design Services Engineer	Y
George White	PennDOT	Civil Engineer	Y
Zachary Kisthardt	PennDOT	Transportation Automotive Equipment Specialist	Y
James Lewis	PennDOT		Y
Richard Stone	PennDOT	Berks County Manager	Y
Kevin Kull	PennDOT	Schuylkill County Manager	Y
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	Y
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	Y
Brian Fincher	KCI	Civil Designer	
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	
Suresh Gutta	AGES	Geotechnical Lead	Y

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
b) Full NTP: 6/16/25
c) Final Report Deliverable: Wednesday, August 20, 2025
   i) 4-Month Timeline (120 Days) from Kickoff Meeting

3) Progress Review

a) I-78 Ramp to provide access for maintenance to project site
   i) Initial sketch provide from Andrzej (PennDOT)
      (1) Focus of sketch was on decel and excel lanes ~~and must meet ASHTO & radius~~
      (2) Based off weigh station down the road (rough numbers, no calculations)
      (3) Distance allows for low-boy tractor trailer
   ii) Timeline for access on I-78?
      (1) Design could run concurrently with facility (start in 6-8 months)
      (2) Federal Highways – approval needed for access (not an exit)
      (3) Building of access
   iii) Bridge is wide enough (17'-8" wide) to fit PennDOT Vehicles/Trucks
   iv) FHWA does not need a point of access study for Maintenance or Truck parking, weigh station or roadside rest. Maintenance trucks do not need to follow AASHTO standards.
   v) Future Work: Restroom & parking for (6) commercial trailers can be included in Feasibility Report - Meet maintenance operations (First and foremost)
   vi) PennDOT to provide final sketch for incorporation into the schematic design?
      (1) Maintain conceptual sketch for Eastbound
      (2) District to provide sketch for Westbound and then use the tunnel
b) Existing Buildings: Auditorium & Solarium
   i) Visual conditional assessment of existing building(s)
      (1) Potential Concerns with Auditorium Building #20
         (a) Water damage at bottom of ramp to the stage
         (b) KCI received 2015 Survey Assessment on building
            (i) Asbestos in the insulation & floor tiles; Suspected Lead Paint; Recommended roof replacement; Recommended exterior window and door replacement
      (2) Potential Concerns with Solarium/Glass House Building #21
         (a) Not as great condition as Auditorium; ADA access through hallway (tight and slope of ramp); Significant crack in existing CMU of the connecting corridor (near entrance to glass house building); Windows & Doors may need replacement to meet energy efficiency requirements
   ii) Potential Salvage for PHMC
      (1) Kara Russell provided PHMC Report from 2018/19
      (2) Use of Solarium historically for tuberculosis patients to receive sunlight
      (3) Potential re-purpose of items to be reviewed with PennDOT Historic Preservation group
   iii) Separate track for approvals
c) Previously Compiled Programming Information:

(1) County 01 Programming Information:
  (a) Berks County Notes:
    (i) Consider consolidation of Hamburg Stockpile (5 Mile Hill) and Krumsville
    (ii) Detailed Programming scope completed during 6/26/25 Site Meeting
  (b) Schuylkill County Notes:
    (i) Detailed Programming scope completed during 6/26/25 Site Meeting
  (c) Verify previously noted County requests:
    (i) Liquid De-icing building (brine)
      1. Manufacture and de-icing material
      2. Berks had a brine filling station at I-78 with brine and Magic Minus tanks

(2) D5 Garage:
  (a) District Office Fleet Garage (closer to County Garages to share amenities.
    (i) Pool cars at Lehigh to remain?
  (b) Provide emergency office space in Garage, primary office area in 01 building
  (c) Determine space needs
    (i) Shared space with Lehigh currently
    (ii) Equipment Manager (officer) & Mech Supervisor & Garage Clerk
    (iii) District Purchasing
    (iv) 2 Mechanics (2 work bays total – for bigger trucks) with lifts
      1. (1) Drive thru bay per mechanics (30'x100')
      2. Bridge aerial lift crane (inspection)
      3. District Lowboy (could share space in county garage?)
    (v) Tires on hand, oil filters for cars, limited storeroom
    (vi) Utilize fluids from counties (if possible)
    (vii) Restrooms, lockers, break room – could be shared
    (viii) "Get healthy" and walk to office, don't need hoteling stations

(3) D5 Office:
  (a) Previously Compiled Programming Information:
    (i) 290 Persons (Construction – 85, Design – 105, Maintenance – 70, Admin (with HR & IT) – 30); Includes Lehigh Valley Office employees
    (ii) Existing District Building(s) – to be recreated at new site:
  (b) District 2 Office Feedback:
    (i) Chris Kufro likes District 2 layout for District office
    (ii) Open office area is not utilized well, poorly laid out; less file storage needed
      1. Flexible and alternative seating areas; sit/stand desks
    (iii) Conference rooms that are video capable are important
      1. Smaller (like 201) are better for 4-5 people; can be interior or exterior
    (iv) Privacy rooms (for meetings or calls) are needed
    (v) Private offices (based on positions; pay rate 10)
      1. ADE should be spread out amongst the space (Scott Vottero has correct size)
    (vi) Provide sit/stand desks; flexible/alternative seating areas
    (vii) 2-story building is efficient

(viii) 1st story publicly accessible areas, agencies on upper
1. Permit/reception at front of building
2. DE Office w/ admin assistant, restroom on 1st floor
3. District 10 has a great floor plan with waiting room

(ix) Locked Rooms: Stockroom, IT lock room, Purchasing Agent Files, Drone Storage, Inspection Materials, Environmental Storage (boots, shovels), CRC (see below)

(x) Community Relations (CRC) storage includes speakers, podiums, signs, and presentation materials - Existing space is tight

(xi) Provide shower room for people from field to clean up with locker rooms

(xii) Provide Traffic Maintenance Center (TMC) = 5 employees (including shift work)
1. Similar to existing space, cooled (similar to server room) and IT/Monitor Wall
2. Close to Harrisburg PEMA; Lehigh County is the backup for COOP

(xiii) Allow for central office growth; space for visiting employees

(xiv) Provide federal highways space (with central office space?)

(xv) Provide backup generator(s) for site

(xvi) Exterior, patio, covered (no pergola) outside breakroom

(xvii) Provide nursing parents room, universal restrooms, recovery room

(xviii) Need more space for building maintenance

(xix) Women restrooms are on the left (Standard)

(4) D5 Site Needs:

(a) Bridge Crew Building

(i) 2 Vans; Supervisor's vehicle/truck (like highway foreman truck); bridge inspection crane; bridge platform (trailer-type)
1. 2 Crane operators, (2) 2-person inspection teams anticipated = 6 people

(b) Pony Driver/Pony Truck

(i) Driver is District employee and will need desk space (hoteling station?)

(ii) Provide parking for truck and trailer

(c) Shed for storage of cores (7-year storage of core borings from other projects)

(i) Currently at Berks Krumsville stockpile (fills up entire building) and some at Schuylkill 01 (behind high arch)

(ii) Large Doors each side (2 on each end/opposite sides of building) for forklift to pull in & maneuverability, just need open space (no pallet racking); Concrete floor, pole building (covered, not heated); 4,000 SF to house all core borings

(d) Paint Crew Building – 10 People

(i) Summer – trucks to all 6 counties & Winter – share "pain" by having each county re-build the trucks (Lose mechanic's bay for winter)

(ii) 6 Trucks (2 paint, 2 support, 2 foreman)

(e) Provide training site (from Carbon County) for Snow Academy and 3 Digging stations (grade all – ditches, grader, trackhoe, loader) = approximately 2 acres

(i) Provide test-driving spot (similar to Gap Training Site)

(ii) (4) Certifiers on site already for testing purposes

(f) Site Maintenance Building

(g) Potential to sell some land, or lease land with Dept of Ag
(h) Potentially share space with PSP Impound lot
    (i) MOU with PSP for impound lots (for Governor's SOUP mandate)
    (ii) District needs:
        1. Covered parking for loader?
            a. Provide plug next to building for loader
            b. Verify with Bureau of Maintenance if coverage is to be provided (not currently part of the PennDOT standard)
            c. Monroe has open gazebo type building (park summer equipment there)
        2. 3-Sided building for spreader storage – pallet racking
        3. Bridge Crew (currently out of Schuylkill Haven) storage would be needed
            a. Large pole building 60'x100' (split in 2)
                i. Bridge Crew on one side; Garage Storage on one side (mastic blocks)
            b. Spreaders on pallet racks on interior of building
            c. Provide a general storage building – pole building

d) Site Layout:
    i) Mapping:
        (1) Review of which buildings should have adjencies or a certain location on site
        (2) Map equipment or other items (aggregate bins, loader) go to which locations
            (a) Examples:
                (i) Solar salt near brine production
                (ii) Berks Salt Storage near I-78 for highway maintenance & Loader near Salt Storage(s)
                (iii) Bridge Crew should be near aggregate bins
        (3) Schuylkill County
            (a) Salt Storage near I-78 to get to Schuylkill County & Brine re-filling
            (b) Laydown/Pipe Yards closer to 01
        (4) Berks County
            (a) Salt Storage near I-78 & Brine-refilling
            (b) Maintenance Crew Shed near I-78
            (c) A single laydown yard closer to I-78 would be helpful
            (d) Hazardous Storage could be near I-78
            (e) Keep county together, more than similar work together
            (f) Aggregate storage could be I-78 (if possible)
        (5) District
            (a) Regional Salt Building can be elsewhere on site, unless lots of room (last item)
    ii) Previous discussions:
        (1) Keep District closer to front of site to allow for visitors; county in back
        (2) Potential for 2-bay truck wash + 1-bay touchless wash (for district fleet & pool cars)
            (i) Interclean wheel wash system – drive-thru option
                1. Delaware County had been a pilot system for wheel wash system
                    a. Problem with cleaning out the pit; Spraying dirty water with reclaim
            (ii) Terry discussed washless with PTC (they are no longer pursuing it)

(iii) 3rd Bay would have fixed power wash/bars (no spinning brushes)
1. Information sent to Tammy from Rick

(3) Keep old trees along old route 22 wherever possible; don't park directly on Route 22

e) Report Notes:
i) Note that trucks can't come in thru town
ii) Pub 860 – No CNG in next revision

4) Work anticipated for the next 2 weeks:
a) Update D5 program documentation
i) A separate District meeting may be needed to confirm/finalize
b) Schematic Floor Plans and Site Layout(s)
c) Desktop Geotechnical Review

5) Hit/Miss analysis:
a) KCI is currently within schedule for the project
i) Programming – June
ii) Schematic Layouts – July 16 & 30 (Reviews)
iii) Report – August 13 (Review)

6) Budget:
a) Encumbered: $140,382.70
b) Spent: $38,037.18 (27.1%)
c) Remaining: $102,345.52
d) Hit/Miss analysis:
i) KCI is under budget

7) Additional Items:

8) Action Items:
~~a) PennDOT (Richard/Bruce) to put together a high-level cost breakdown of maintenance and note what is done in-house and what is contracted.~~
b) Bruce Bubser to provide list of equipment that would be undercover & rough sizes of equipment to be storage. Tom Krupo has photos & footprint size to send to Tammy
~~c) District 5 (Scott Cressman) to provide Org Chart and full compliment of staff (245)~~
~~i) Space needed for consultants and quantity to be provided~~
ii) Temporary employees/Interns quantity (and working group noted)
~~d) Tammy to provide information on new paint building proposed at Carbon stockpile (Bruce Bubser)~~
e) Tammy to reach out to Historic Preservation Group
~~f) Bryan Trumbauer to provide additional information regarding training on site:~~
~~(a) Training site (similar to Carbon County) for Snow Academy and 3 Digging stations (grade all – ditches, grader, trackhoe, loader) = approximately 2 acres (75'x350')~~
~~(b) Provide test driving spot (similar to Gap Training Site)~~

~~g) Terry Pearsall to look for additional information on old PTC system – multi-bay bus wash system~~
h) PennDOT to provide District 10 layout (great floor plan with waiting room)
i) District to provide sketch for Westbound and then use the tunnel

9) Scheduled Meetings:
a) Geotechnical Site Visit – Thursday, July 10 @ 1:00-3:00 PM
   i) Use 3rd Entrance; Meet at Maintenance Office Area
b) District 2 Office (Clearfield) Visit – Friday, July 11
   i) Scott Cressman, Andrzej, Scott Vottero from District 5 to visit
c) District 5 Programming Meeting – Friday, July 11 (via Teams)
d) Bi-Weekly - Wednesday, July 16 @ 2:30 PM (via Teams)

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING MINUTES

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, July 16, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	Y
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	Y
Christopher Kufro	PennDOT	District 5 Executive	Y
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	Y
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	Y
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	Y
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	Y
Andrzej Tresla	PennDOT	District 5 Bridge Engineer	
Bryan Trumbauer	PennDOT	District 5 Engineer Manager	Y
Kerry Cox	PennDOT	District 5 Design Project Manager	Y
David Viola	PennDOT	District 5 Bridge Maintenance	
David Rostron	PennDOT	District 5 Design Services Engineer	
George White	PennDOT	Civil Engineer	
Zachary Kisthardt	PennDOT	Transportation Automotive Equipment Specialist	Y
James Lewis	PennDOT		Y
Richard Stone	PennDOT	Berks County Manager	Y
Kevin Kull	PennDOT	Schuylkill County Manager	Y
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	
Brian Fincher	KCI	Civil Designer	
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	
Suresh Gutta	AGES	Geotechnical Lead	

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
b) Full NTP: 6/16/25
c) Final Report Deliverable: Wednesday, August 20, 2025
   i) 4-Month Timeline (120 Days) from Kickoff Meeting

3) Progress Review

a) I-78 Ramp to provide access for maintenance to project site
   i) Initial sketch provide from Andrzej (PennDOT)
      (1) Focus of sketch was on decel and excel lanes; allows for low-boy tractor trailer
   ii) District to provide sketch for Westbound and then use the tunnel
   iii) Bridge is wide enough (17'-8" wide) to fit PennDOT Vehicles/Trucks
   iv) Timeline for access on I-78?
      (1) Design could run concurrently with facility (start in 6-8 months)
      (2) Federal Highways – approval needed for access (not an exit)
      (3) FHWA does not need a point of access study for Maintenance or Truck parking, weigh station or roadside rest. Maintenance trucks do not need to follow AASHTO standards.
      (4) Building of access
   v) Future Work: Restroom & parking for (6) commercial trailers can be included in Feasibility Report - Meet maintenance operations (First and foremost)
   vi) PennDOT to provide final sketch for incorporation into the schematic design
      (1) Maintain conceptual sketch for Eastbound
      (2) District to provide sketch for Westbound and then use the tunnel
      (3) District to review ability to limit crossing of the creek to single location
b) Existing Buildings: Auditorium & Solarium
   i) Visual conditional assessment of existing building(s)
      (1) Potential Concerns with Auditorium Building #20
         (a) Water damage at bottom of ramp to the stage
         (b) KCI received 2015 Survey Assessment on building
            (i) Asbestos in the insulation & floor tiles; Suspected Lead Paint; Recommended roof replacement; Recommended exterior window and door replacement
      (2) Potential Concerns with Solarium/Glass House Building #21
         (a) Not as great condition as Auditorium; ADA access through hallway (tight and slope of ramp); Significant crack in existing CMU of the connecting corridor (near entrance to glass house building); Windows & Doors may need replacement to meet energy efficiency requirements
   ii) Potential Salvage for PHMC
      (1) Kara Russell provided PHMC Report from 2018/19
      (2) Use of Solarium historically for tuberculosis patients to receive sunlight
      (3) Potential re-purpose of items to be reviewed with PennDOT Historic Preservation group
c) Previously Compiled Programming Information:
   (1) County 01 Programming Information: completed during 6/26/25 Site Meeting

(a) Berks County: Considered consolidation of Hamburg Stockpile (5 Mile Hill) and Krumsville
  (i) Pug Milling Yard: Milled surface with silt fencing and E&S controls
    1. Terry P noted that screening should be considered to limit visibility of Pug Milling or training yard areas from Old US22.
(b) Schuylkill County:
  (i) Space indicated as Hoteling at County 01 building to be renamed as "Shared Workstations"
  (ii) In Conceptual layout where County 01 Maintenance Building and County 01 Admin Building are separate buildings provide office/workstation space for an Admin staff person to work out of the Maintenance Building as needed.

(2) Shared Vehicle Wash Building
  (a) 2-bay truck wash + 1-bay touchless wash (for district fleet & pool cars)
  (b) 3rd Bay would have fixed power wash/bars (no spinning brushes)

(3) D5 Garage: updated during 7/11/25 Teams Meeting

(4) D5 Accessory Buildings: updated during 7/11/25 Teams Meeting
  (a) Bridge Equipment Building
  (b) Paint Crew Building
  (c) Regional Salt Building
    (i) Verify need and salt quantity
    (ii) Can be located anywhere on site, unless lots of room near I-78 (last item)
  (a) Core Storage Building (7-year storage of core borings from other projects)
  (b) Seasonal Equipment Storage
    (i) Tammy to review with Facilities if building/covered storage can be provided due to replacement cost of equipment.
    (ii) PennDOT to confirm what summer equipment is to be stored, including: Stone Chipper, District Paver(s), Oil Distributor Truck, Pony Truck, Loader (with plug), Pallet tracking for spreader storage
    (iii) Share larger building with Bridge Crew (like Schuylkill Haven)
  (c) Grounds Maintenance Building
  (d) Operator Training Yard
  (e) Snow Academy Yard
    (i) Open pad for setting up open road obstacle course

(2) D5 Office:
  (a) Utilize District 2 Office layout with feedback noted:
    (i) 2-story building is efficient
    (ii) 1st story publicly accessible areas, agencies on upper
      1. Permit/reception at front of building
      2. DE Office w/ admin assistant, restroom on 1st floor
      3. District 10 has a great floor plan with waiting room
    (iii) Traffic Maintenance Center (TMC)
      1. Is this to be in the District Office or closer to PEMA building?
      2. Lehigh County is the backup for COOP

(iv) Open office area is not utilized well, poorly laid out; less file storage needed
1. Flexible and alternative seating areas; sit/stand desks
2. Provide sit/stand desks; flexible/alternative seating areas

(v) Conference rooms that are video capable are important
1. Smaller (like 201) are better for 4-5 people; can be interior or exterior

(vi) Private offices (based on positions; pay rate 10)
1. ADE should be spread out amongst the space (Scott Vottero has correct size)

(vii) Privacy rooms (for meetings or calls) are needed

(viii) Lockable Storage Rooms to be added: Purchasing Agent Files, Drone Storage, Inspection Materials, Environmental Storage (boots, shovels)

(ix) Pony Driver is District employee and will need desk space (hoteling station?)

(x) Allow for central office growth; space for visiting employees

(xi) Provide federal highways space (with central office space?)

b) Site Layout:

i) Review of Site Concept Sketches

(1) Vehicle Wash Building to be in proximity to County Maintenance Building to facilitate washing for maintenance activities.

(2) Regional Salt Building located in proximity to Snow Academy location for use in training activities.

(3) District Crew Buildings away from I-78

(4) (2) Site Access Drives connecting to Old US22 is preferred for operations if possible.
(a) Keep Construction and Personal vehicle traffic separate

(5) Parking for vehicles down for maintenance or broken equipment spots should not be visible from the street.

(6) Additional Items:

(a) County and District indicated a “preference” for site layout options with the County 01 Maintenance and County 01 Admin divided into separate buildings for separation of public, personal and construction vehicle traffic.

(b) District Personnel noted preference for the District Office to be located up on the hill away from County Operations.

(i) KCI indicated the challenges this location presents to site flow
1. Potential greater co-mingling Public and PennDOT personnel traffic
2. Public traffic granted access further into the site

(ii) Tammy reiterated the need for the District Office to be in proximity to the Auditorium for ease of use as a larger conference room.

(iii) Tammy also noted the greater potential for the District Office to be constructed to respect the historic appearance of the site viewed from Old US22.

ii) Mapping:

(1) Schuylkill County

(a) Salt Storage near I-78 to get to Schuylkill County & Brine re-filling

(i) Brine Refilling station near Salt Building.

(ii) Individual per county, or single station sized to serve both without bottlenecking traffic
(b) Laydown/Pipe Yards closer to 01
(2) Berks County
(a) Salt Storage near I-78 & Brine-refilling
(b) Maintenance Crew Shed near I-78
(c) A single laydown yard closer to I-78 would be helpful
(d) Hazardous Storage could be near I-78
(e) Keep county together, more than similar work together
(f) Aggregate storage could be I-78 (if possible)
(3) District 5
(a) Provide parking for Pony truck and trailer
iii) Previous discussions:
(1) Keep District closer to front of site to allow for visitors; county in back
(2) Keep old trees along old route 22 wherever possible; don't park directly on Route 22
(3) Potential to sell some land, or lease land with Dept of Ag
(4) Potentially share space with PSP Impound lot
(a) MOU with PSP for impound lots (for Governor's SOUP mandate)
c) Report Notes:
i) Note that trucks can't come in thru town
ii) Pub 860 – No CNG in next revision

2) Work anticipated for the next 2 weeks:
a) Update Schematic Floor Plans and Site Layout(s)
b) Desktop Environmental Review & Site Visit
c) Write mothball risk memo
i) "What happens if we turn off all utilities to the site and buildings?"
ii) Review of risks, hazards, timeline, and cost impacts to future demolition (1-2 years +/-)
d) Desktop Geotechnical Review

3) Hit/Miss analysis:
a) KCI is currently within schedule for the project
i) Programming – June
ii) Schematic Layouts – July 16 & 30 (Reviews)
iii) Mothball Risk Memo – July 30
iv) Report – August 13 (Review)

4) Budget:
a) Encumbered: $140,382.70
b) Spent: $57,276.85 (40.8%)
c) Remaining: $82,723.15
d) Hit/Miss analysis: KCI is on budget

5) **Additional Items:**

6) **Action Items:**
   a) Bruce Bubser to provide list of equipment that would be undercover & rough sizes of equipment to be storage. Tom Krupa has photos & footprint size to send to Tammy.
      i) Tammy Tedesco needs equipment sizes and building sizes. Tom K to send examples.
         (1) 7/17/25 Post-Meeting update: Tom Krupa circulated photos and sizes for Berks (Strausstown) and Schuylkill (Schuylkill Haven) Equipment storage buildings.
   b) Tammy to reach out to Historic Preservation Group
   c) District to provide sketch for Westbound and then use the tunnel
      i) TT to follow up and request a sketch from District.
   d) District to review traffic movements on the North portion of the site to determine possibility of limiting bridge construction to a single crossing of the creek/pond.
      i) Potential to use a box culvert structure for crossing if limited to single location

7) **Scheduled Meetings:**
   a) Environmental Site Visit – Wednesday, July 23 @ 10:00 AM
   b) Bi-Weekly - Wednesday, July 30 @ 2:30 PM (via Teams)

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING MINUTES

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, July 30, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	Y
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	Y
Christopher Kufro	PennDOT	District 5 Executive	Y
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	Y
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	Y
Bryan Trumbauer	PennDOT	District 5 Engineering Manager	
Andrzej Tresla	PennDOT	District 5 Bridge Engineer	Y
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	
Kerry Cox	PennDOT	District 5 Design Project Manager	
David Viola	PennDOT	District 5 Bridge Maintenance	
David Rostron	PennDOT	District 5 Design Services Engineer	
George White	PennDOT	Civil Engineer	
Zachary Kisthardt	PennDOT	Transportation Automotive Equipment Specialist	Y
James Lewis	PennDOT		
Kevin Matthews	PennDOT		Y
Richard Stone	PennDOT	Berks County Manager	Y
Kevin Kull	PennDOT	Schuylkill County Manager	
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	Y
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	Y
Brian Fincher	KCI	Civil Designer	
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	Y
Suresh Gutta	AGES	Geotechnical Lead	

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
b) Full NTP: 6/16/25
c) Final Report Deliverable: Wednesday, August 20, 2025
   i) 4-Month Timeline (120 Days) from Kickoff Meeting

3) Progress Review

a) I-78 Ramp to provide access for maintenance to project site
   i) Bridge is wide enough (17'-8" wide) to fit PennDOT Vehicles/Trucks
   ii) Timeline for access on I-78?
      (1) Design could run concurrently with facility (start in 6-8 months)
      (2) Federal Highways – approval needed for access (not an exit)
      (3) FHWA does not need a point of access study for Maintenance or Truck parking, weigh station or roadside rest. Maintenance trucks do not need to follow AASHTO standards.
      (4) Building of access
   iii) Future Work: Restroom & parking for (6) commercial trailers can be included in Feasibility Report - Meet maintenance operations (First and foremost)
b) Existing Buildings: Auditorium & Solarium
   i) Visual conditional assessment of existing building(s)
      (1) Potential Concerns with Auditorium Building #20
         (a) Water damage at bottom of ramp to the stage
         (b) KCI received 2015 Survey Assessment on building
            (i) Asbestos in the insulation & floor tiles; Suspected Lead Paint; Recommended roof replacement; Recommended exterior window and door replacement
      (2) Potential Concerns with Solarium/Glass House Building #21
         (a) Not as great condition as Auditorium; ADA access through hallway (tight and slope of ramp); Significant crack in existing CMU of the connecting corridor (near entrance to glass house building); Windows & Doors may need replacement to meet energy efficiency requirements
   ii) Potential Salvage for PHMC
      (1) Kara Russell provided PHMC Report from 2018/19
      (2) Use of Solarium historically for tuberculosis patients to receive sunlight
      (3) Potential re-purpose of items to be reviewed with PennDOT Historic Preservation group
   iii) Discuss or show layout options in feasibility report indicating capacity for classroom and banquet setups.
      (1) Classroom Setup: 350+
      (2) Banquet Setup
         (a) Auditorium: 200
         (b) Fireplace Room: 32
         (c) Solarium: 42
c) Previously Compiled Programming Information:

(1) County 01 Programming Information: completed during 6/26/25 Site Meeting
  (a) Berks County: Considered consolidation of Hamburg Stockpile (5 Mile Hill) and Krumsville
    (i) Pug Milling Yard: Milled surface with silt fencing and E&S controls
      1. noted screening should be considered to limit visibility of Pug Milling or training yard areas from Old US22.
  (b) Schuylkill County:
    (i) Space indicated as Hoteling at County 01 building to be renamed as "Shared Workstations"
    (ii) In Conceptual layout where County 01 Maintenance Building and County 01 Admin Building are separate buildings provide office/workstation space for an Admin staff person to work out of the Maintenance Building as needed.
(2) Shared Vehicle Wash Building
  (a) 2-bay truck wash + 1-bay touchless wash (for district fleet & pool cars)
  (b) 3rd Bay would have fixed power wash/bars (no spinning brushes)
(3) D5 Garage: updated during 7/11/25 Teams Meeting
(4) D5 Accessory Buildings: updated during 7/11/25 Teams Meeting
  (a) Bridge Equipment Building
  (b) Paint Crew Building
  (c) Regional Salt Building
    (i) Verify need and salt quantity
    (ii) Can be located anywhere on site, unless lots of room near I-78 (last item)
  (a) Core Storage Building (7-year storage of core borings from other projects)
  (b) Seasonal Equipment Storage
    (i) Tammy to review with Facilities if building/covered storage can be provided due to replacement cost of equipment.
    (ii) PennDOT to confirm what summer equipment is to be stored, including: Stone Chipper, District Paver(s), Oil Distributor Truck, Pony Truck, Loader (with plug), Pallet tracking for spreader storage
    (iii) Share larger building with Bridge Crew (like Schuylkill Haven)
  (c) Grounds Maintenance Building
  (d) Operator Training Yard
  (e) Snow Academy Yard
    (i) Open pad for setting up open road obstacle course
(2) D5 Office:
  (a) Utilize District 2 Office layout with feedback noted:
    (i) 2-story building is efficient
    (ii) 1st story publicly accessible areas, agencies on upper
      1. Permit/reception at front of building
      2. DE Office w/ admin assistant, restroom on 1st floor
      3. District 10 has a great floor plan with waiting room
    (iii) Traffic Maintenance Center (TMC)
      1. Is this to be in the District Office or closer to PEMA building?

2. Lehigh County is the backup for COOP

(iv) Open office area is not utilized well, poorly laid out; less file storage needed
1. Flexible and alternative seating areas; sit/stand desks
2. Provide sit/stand desks; flexible/alternative seating areas

(v) Conference rooms that are video capable are important
1. Smaller (like 201) are better for 4-5 people; can be interior or exterior

(vi) Private offices (based on positions; pay rate 10)
1. ADE should be spread out amongst the space (Scott Vottero has correct size)

(vii) Privacy rooms (for meetings or calls) are needed

(viii) Lockable Storage Rooms to be added: Purchasing Agent Files, Drone Storage, Inspection Materials, Environmental Storage (boots, shovels)

(ix) Pony Driver is District employee and will need desk space (hoteling station?)

(x) Allow for central office growth; space for visiting employees

(xi) Provide federal highways space (with central office space?)

b) Site Layout:

i) Previous Mapping Notes:

(1) Schuylkill County
(a) Salt Storage near I-78 to get to Schuylkill County & Brine re-filling
(i) Brine Refilling station near Salt Building.
(ii) Individual per county, or single station sized to serve both without bottlenecking traffic
(b) Laydown/Pipe Yards closer to 01

(2) Berks County
(a) Salt Storage near I-78 & Brine-refilling
(b) Maintenance Crew Shed near I-78
(c) A single laydown yard closer to I-78 would be helpful
(d) Hazardous Storage could be near I-78
(e) Keep county together, more than similar work together
(f) Aggregate storage could be I-78 (if possible)

(3) District 5
(a) Provide parking for Pony truck and trailer

ii) Previous Notes:

(1) Keep District closer to front of site to allow for visitors; county in back
(2) Keep old trees along old route 22 wherever possible; don't park directly on Route 22
(3) Vehicle Wash Building to be in proximity to County Maintenance Building to facilitate washing for maintenance activities.
(4) Regional Salt Building located in proximity to Snow Academy location for use in training activities.
(5) District Crew Buildings away from I-78
(6) (2) Site Access Drives connecting to Old US22 is preferred for operations if possible.
(a) Keep Construction and Personal vehicle traffic separate

(7) Parking for vehicles down for maintenance or broken equipment spots should not be visible from the street.
(8) District 5 preference for the District Office to be located up on the hill away from County Operations.
(9) PennDOT BOS (Tammy) reiterated the need for the District Office to be in proximity to the Auditorium for ease of use as a larger conference room.
(10) Potential for the District Office to be constructed to respect the historic appearance of the site viewed from Old US22.

iii) Review of Revised Site Concept Sketches
(1) Update with Westbound access of I-78 sketch.
(2) Option 3 with split 01 building is not preferred.
(3) DGS owns land North of I-78 and will require coordination for right-of-way easement.
(a) Consideration for PSP access off I-78
(4) KCI to add preliminary swale design with final site layouts
(5) Report should note positive and drawbacks to locations of building(s) on plans

iv) Report Notes:
(1) Note that trucks can't come in thru town
(2) Pub 860 – No CNG in next revision
(3) Potentially share space with PSP Impound lot
(a) MOU with PSP for impound lots (for Governor's SOUP mandate)
(4) Potential to sell some land, or lease land with Dept of Ag

2) Work anticipated for the next 2 weeks:
a) Finalize Site Layout(s)
b) Finish mothball risk memo
i) "What happens if we turn off all utilities to the site and buildings?"
ii) Review of risks, hazards, timeline, and cost impacts to future demolition (1-2 years +/-)
iii) Electric supply – other locations in Hamburg is not great; warehouses are straining utility (MetEd). MetEd is asking other owners to upgrade.
iv) Site is at the end of the current "run"
c) Desktop Geotechnical Review

3) Hit/Miss analysis:
a) KCI is currently within schedule for the project
~~i) Programming – June~~
~~ii) Schematic Layouts – July 16 & 30 (Layout Reviews)~~
iii) Mothball Risk Memo – July 31
iv) Report – August 13 (Review of Report)

4) Budget:
a) Encumbered: $140,382.70
b) Spent: $79,481.67 (56.6%)

c) Remaining: $60,901.03
d) Hit/Miss analysis: KCI is on budget

5) Additional Items:

6) Action Items:

a) Tammy to reach out to Historic Preservation Group
~~b) District to provide sketch for Westbound and then use the tunnel~~
   i) Sketch has been provided
   ii) District to review traffic movements on the North portion of the site to determine possibility of limiting bridge construction to a single crossing of the creek/pond.
   iii) Potential to use a box culvert structure for crossing if limited to single location

7) Scheduled Meetings:

~~a) Environmental Site Visit – Wednesday, July 23 @ 10:00 AM~~
b) Bi-Weekly - Wednesday, August 13 @ 2:30 PM (via Teams)

DISTRICT 5 HAMBURG FACILITY FEASIBILITY STUDY
BI-WEEKLY MEETING MINUTES

PROJECT: EO5848, WO3 **KCI PROJECT #:** 00031345_003
DATE & TIME: Wednesday, August 13, 2025 @2:30 PM **LOCATION:** Microsoft Teams

1) Attendance:

Name	Affiliation	Role	Attendance
Diane Chamberlin	PennDOT	Director of Bureau of Office Services	
Terry Pearsall	PennDOT	Chief of Facilities Management Division (FMD)	Y
Tammy Tedesco	PennDOT	Design Programming and Planning Manager	Y
Chris Neidig	PennDOT	FMD's Structural Engineer; ECMS Consultant	Y
Brian Leonard	PennDOT	Eastern Regional Construction Project Administrator	Y
Christopher Kufro	PennDOT	District 5 Executive	Y
Bruce Bubser	PennDOT	Assistant District 5 Executive - Maintenance	
Scott Vottero	PennDOT	Assistant District 5 Executive - Design	Y
Thomas Krupa	PennDOT	District 5 Construction Project Administrator	Y
Bryan Trumbauer	PennDOT	District 5 Equipment Manager	Y
Andrzej Trela	PennDOT	District 5 Bridge Engineer	
Scott Cressman	PennDOT	District 5 Geotechnical Engineer	Y
Kerry Cox	PennDOT	District 5 Design Project Manager	Y
David Viola	PennDOT	District 5 Bridge Maintenance	
David Rostron	PennDOT	District 5 Design Services Engineer	
George White	PennDOT	Civil Engineer	
Zachary Kisthardt	PennDOT	Transportation Automotive Equipment Specialist	Y
James Lewis	PennDOT		Y
Kevin Matthews	PennDOT		
Bonnie Petters	PennDOT		Y
Richard Stone	PennDOT	Berks County Manager	Y
Kevin Kull	PennDOT	Schuylkill County Manager	
Brandon Shirk	KCI	Project Manager; Practice Leader – Facilities Arch	
Matt Deitrich	KCI	Architecture Lead	Y
Scott Debell	KCI	Civil Lead	
Brian Fincher	KCI	Civil Designer	
Connor Collins	KCI	Civil Designer	
Seth Cheney	KCI	Environmental Lead	
Jack Porter	KCI	Project Support	Y

Suresh Gutta	AGES	Geotechnical Lead	

2) Work Oder Scope & Schedule

a) ANTP: 4/24/25
b) Full NTP: 6/16/25
c) Final Report Deliverable: Wednesday, August 20, 2025
   i) 4-Month Timeline (120 Days) from Kickoff Meeting

3) Progress Review

a) I-78 Ramp to provide access for maintenance to project site
   i) Bridge is wide enough (17'-8" wide) to fit PennDOT Vehicles/Trucks
   ii) Timeline for access on I-78:
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      (2) Federal Highways – approval needed for access (not an exit)
      (3) FHWA does not need a point of access study for Maintenance or Truck parking, weigh station or roadside rest. Maintenance trucks do not need to follow AASHTO standards.
   iii) Potential future Work:
      (1) Restroom & parking for (6) commercial trailers can be included in Feasibility Report
      (2) Project must meet maintenance operations (First and foremost)
b) Existing Buildings: Auditorium & Solarium
   i) Visual conditional assessment of existing building(s)
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         (a) Water damage at bottom of ramp to the stage
         (b) KCI received 2015 Survey Assessment on building
            (i) Asbestos in the insulation & floor tiles; Suspected Lead Paint; Recommended roof replacement; Recommended exterior window and door replacement
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   (1) County 01 Programming Information: completed during 6/26/25 Site Meeting
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         (i) Pug Milling Yard: Milled surface with silt fencing and E&S controls
            1. Screening should be considered to limit visibility of Pug Milling or training yard areas from Old US22.
      (b) Schuylkill County:

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      1. Is this to be in the District Office or closer to PEMA building?
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      1. Flexible and alternative seating areas; sit/stand desks
      2. Provide sit/stand desks; flexible/alternative seating areas
    (v) Conference rooms that are video capable are important
      1. Smaller (like 201) are better for 4-5 people; can be interior or exterior
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   i) Previous Mapping Notes:
      (1) Schuylkill County
         (a) Salt Storage near I-78 to get to Schuylkill County & Brine re-filling
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      (2) Berks County
         (a) Salt Storage near I-78 & Brine-refilling
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         (a) Provide parking for Pony truck and trailer
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         (a) Keep Construction and Personal vehicle traffic separate
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      (10) Potential for the District Office to be constructed to respect the historic appearance of the site viewed from Old US22.
   iii) Report Notes:
      (1) Note that trucks shouldn't come in thru town

(2) Pub 860 – No CNG in next revision
(3) Potentially share space with PSP Impound lot
(a) MOU with PSP for impound lots (for Governor's SOUP mandate)
(4) Potential to sell some land, or lease land with Dept of Ag

iv) 7/30 Review of Revised Site Concept Sketches
(1) Update with PennDOT's Westbound access off I-78 sketch.
(2) DGS owns land North of I-78 and will require coordination for right-of-way easement.
(a) Consideration for PSP access off I-78
(3) KCI to add preliminary swale design with final site layouts
(4) Report should note positive and drawbacks to locations of building(s) on plans

v) Desktop Geotechnical Review
(1) AGES completed Desktop Geotech. No Major findings. Geotech reports will be compiled and included in the Feasibility Report.

vi) Finalized (3) feasibility Site Layouts
(1) Option 1 will be provided in CAD with approximate proposed grading and SWM

vii) 3-D Site Layout created (For option 1)
(1) 3D site layout using exiting grading to be included in Final report.

viii) Layout options indicating capacity for classroom and banquet setups.

2) Work anticipated for the next 2 weeks:

a) Update mothball risk memo
i) "What happens if we turn off all utilities to the site and buildings?"
ii) Review of risks, hazards, timeline, and cost impacts to future demolition (1-2 years +/-)
iii) Electric supply – other locations in Hamburg is not great; warehouses are straining utility (MetEd). MetEd is asking other owners to upgrade.
iv) Site is at the end of the current "run"
v) Provide additional cost impacts

b) Finalize Report
i) Executive Summary
ii) Project Background (including contacts, provided documentation, meeting minutes, etc)
iii) Site Information
(1) Zoning
(2) Environmental
(3) Geotechnical
iv) Conceptual Design Plans
v) Appendixes
(1) Reports and Exhibits

3) Hit/Miss analysis:

a) KCI is currently within schedule for the project
~~i) Programming – June~~
~~ii) Schematic Layouts – July 16 & 30 (Layout Reviews)~~

~~iii) Mothball Risk Memo – July 31~~
iv) Report – August 13

4) Budget:
a) Encumbered: $140,382.70
b) Spent: $107,490.05 (76.6%)
c) Remaining: $32,892.65
d) Hit/Miss analysis: KCI is on budget

5) Additional Items:
a) No additional items

6) Action Items:
a) Tammy to reach out to Historic Preservation Group

7) Scheduled Meetings:
a) Bi-Weekly - Wednesday, August 27 @ 2:30 PM (via Teams) – meeting date and time to be held as tentative due to expedited nature of the study. PennDOT (Tammy) to update if meeting is not needed.

Exhibit L – PennDOT Preliminary Programming Sheets

New County 01 Programming Information

Entire Compliment of County Staff (all field staff):

Title	Census	O – Office G – Garage
County Manager	1	O
Assistant County Manager	4	O
Roadway Programs Coordinator	1	O
Human Resources Clerk	1	O
Equipment Manager	1	G
Mechanic Supervisor	1	G
Storeroom Clerk	1	O
Purchasing Agent	1	O
Administrative Clerk	5	O
Garage Clerk	1	G
Welder	1	G
Mechanic	7	G
Maintenance Repairman 2 (MR2)	1	G
Radio Operator (seasonal)	0	
Permits Clerk	3	O
Bridge Crew	5	
Sign Shop	6	
Personnel Staging	0	
Other (List Type)		
Field Staff		Stockpiles
Miscellaneous Others		
Traffic Control Specialist	1	O
Hamburg Crew if absorbed		G
*Loaders from Hamburg		
*trucks are if Hamburg is absorbed		
* 2 Pickups are Hybrids		
* Cars are Permits and Traffic Splts		
*personal Staging if Hamburg closes		
Total Compliment	41	

Equipment Fleet:

☑	Cars	
☑	Pickups	7
☑	Cars (Electric)	2
☑	Pickups (Electric)	2
☑	Trucks	13
☐	Pony Trucks	
☐	Fuel Trucks	
☐	Backhoe	
☐	Van	
☑	Lowboy	1
☑	Loader	2
☐	Grader All	
☐	Paint	
☐	Miller	
☐	Roller	
☐	Mower	
☐	Trailer	
☐	Fuel	
☐	Paver	
☐	Tar	
☐	Track Excavator	
☐	Belt Loader	
☐	Post Driver	
☐	Drill Rigs	
☐	Bridge Inspection Crane	
☐	Road Wideners	
☑	Knockouts (Spare trucks)	4
☐		
☑	Various Broken Eq spots	25
☐		
☐		
☐		
☐		
☐		
☐		
☐		
☐		
☐		

Items the County Would Plan to Bring from Existing Building:

☑	Welders	
☑	Parts Cleaners	
☑	Press-Hydraulic	
☑	Oil Filter Crusher	
☑	Band Saw	
☑	Drill Press	
☐	Lifts	

☑	Lowboy	
☑	Loader	
☐	Grade All	
☐	Paint	Temple
☐	Miller	
☐	Roller	
☐	Mower	

	Other (List)	
☐		
☐		
☐		
☐		
☐		
☐		

Berks County Maintenance Office

New County 01 Programming Information

Fluid Dispensing:

☑	Oil Tank 10W40	500	GAL
☐	Synthetic (2)		

☑	Hydraulic Tank	500	GAL
☐	UTF		

☐	Synthetic (1)	
☐		

Waste Fluid:

☑	Oil	1500	GAL

☑	Antifreeze	500	GAL

Materials Needs:

☑	Salt Capacity	6000	TONS
☑	Solar Salt Capacity	50	TONS
☑	Mix Capacity	400	TONS
☑	Cold Patch Capacity		TONS

Salt Brine:

☑	25000	GAL

☐		GAL

☐		GAL

Total Capacity	25000	GAL

Special Needs:

	Hamburg stockpile would need stone capacity of 100-200 ton various types. Trailer for rubber picked from roadway, Roll off dumpster for trash picked and stockpile, 24 ton of sand for emergencies. Hamburg has 3,000 tons of salt, and 15,000 gallons for Salt Brine and 12,000 of 50/50 which is run during storms, cold patch capacity is 24 tons
	Herbicide secure site - currently kept in a storeroom locked cage that will be secured. Stored on pallets, currently kept with tires. 2 pallets.
	Bridge and Sign Crew run out of this county location currently. Currently has paint storage on lot.
	Will need space for roll off dumpsters for tires taken off the highway, maybe a load ramp to help with the unloading from the trucks. Needs to follow environmental codes.

New County 01 Programming Information

Entire Compliment of County Staff (all field staff):

Title	Census	O – Office G – Garage
County Manager	1	O
Assistant County Manager	3	O
Roadway Programs Coordinator	1	O
Human Resources Clerk	1	O
Equipment Manager	1	O
Mechanic Supervisor	1	G
Storeroom Clerk	1	O
Purchasing Agent	1	O
Administrative Clerk	1	O
Garage Clerk	1	G
Welder	1	G
Mechanic	7	G
Maintenance Repairman 2 (MR2)	1	G
Radio Operator (seasonal)	2	O
Permits Clerk	2	O
Bridge Crew	6	
Sign Shop	0	O
Personnel Staging	14	
Other (List Type)		
~~Field Staff~~		~~Stockpiles~~
Miscellaneous Others		
RPT 2	1	O
Central Office staff	2	O
Garage Winter Temp Mech/Trade	4	G
Total Compliment	52	

Equipment Fleet:

☑	Cars	4
☑	Pickups	22
☐	Cars (Electric)	
☐	Pickups (Electric)	
☑	Trucks	40
☐	Pony Trucks	
☐	Fuel Trucks	
☑	Backhoe	1
☑	Van	1
☑	Lowboy	1
☑	Loader	9
☑	Grader All	1
☐	Paint	
☑	Miller	1
☑	Roller	5
☑	Mower	2
☑	Trailer	10
☐	Fuel	
☐	Paver	
☑	Tar	3
☑	Track Excavator	1
☑	Belt Loader	1
☐	Post Driver	
☐	Drill Rigs	
☐	Bridge Inspection Crane	
☑	Road Wideners	1
☑	Skid steer	3
☑	Grader	2
☐		
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Items the County Would Plan to Bring from Existing Building:

☑	Welders	
☑	Parts Cleaners	
☑	Press-Hydraulic	
☐	Oil Filter Crusher	
☑	Band Saw	
☑	Drill Press	
☐	Lifts	

☑	Lowboy	
☑	Loader	
☑	Grade All	
☐	Paint	
☑	Miller	
☑	Roller	
☑	Mower	

	Other (List)	
☐		
☐		
☐		
☐		
☐		
☐		

New County 01 Programming Information

Schuylkill County Maintenance Office

Fluid Dispensing:

✔	Oil Tank 10W40	750	GAL
✔	Synthetic (2)	250	

✔	Hydraulic Tank	750	GAL
✔	UTF	250	

✔	Synthetic (1)	55
✔	Antifreeze	250

Waste Fluid:

✔	Oil	1500	GAL

✔	Antifreeze	1000	GAL

Materials Needs:

✔	Salt Capacity	6500	TONS
✔	Solar Salt Capacity	300	TONS
✔	Mix Capacity	1200	TONS
✔	Cold Patch Capacity	50	TONS

Salt Brine:

✔	50,000	GAL

☐		GAL

☐		GAL

Total Capacity	50	GAL

Special Needs:

	19 Buildings at the current 01. This includes a vehicle wash bay and personnel staging building (14 people, including 2 foreman).
	Total compliment of the County is: 110
	5 - 10,000 gallon tanks of salt brine
	Need for a 10,000 gallon oil tank for E-3/E-3M spray patching oil at the 01.
	Hazardous storage is needed
	2 Central Office Staff are located in the County Office Building

Exhibit M – Program Summary Reports

Berks County 01 Maintenance Facility - Feasibility Study
PROGRAM SUMMARY

Proposed Program:

Summary:

PennDOT County Maintenance Operations consist of surface lot parking for PennDOT fleet vehicles as well as multiple Operations buildings that combine Administrative Services, Vehicle Maintenance, Crew buildings, and material and equipment storage.

BERKS COUNTY PROPOSED FACILITY PROGRAM		
FACILITY PROGRAM ELEMENT		**PROPOSED BUILDING (SF)**
MAIN 01 BUILDING		
	Shared 01 County Space	7,710
	Schuylkill County 01 Admin	3,475 *(Minus shared spaces)*
	Pavilion	800
	Administrative Operations	3,475
	01 Admin – Program Subtotal:	15,460
	Mechanic's Support Spaces	3,120
	Storage/MEP Spaces	7,300
	Garage Bays	29,085
	Berks 01 Garage Subtotal:	39,505
	Schuylkill County 01 Garage	38,605 *(Minus shared spaces)*
	District Garage	13,250
	01 Garage – Program Subtotal:	91,360
	01 Building Total:	**106,820**
ACCESSORY BUILDINGS / SPACES		
	Vehicle Wash Building	5,500
	Salt Brine Production	6,350
	Salt Storage Building(s)	12,240
	Bridge Crew Building	3,200
	Personnel Staging Building	900
	Sign Shop Building	5,000
	Material Storage Building	2,000
	Hazardous Storage Building	300
	Laydown Yard	200,000

**Spaces shown with "gray highlight" in the following table(s) are proposed to be shared with Schuylkill County*

MAIN 01 BUILDING – SHARED COUNTY SPACES					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Vestibule			125	125	- Large electronic display board
Waiting Area		10	25	250	- Ballistic proof construction at reception - Bullet resistant construction extends to the full wall construction that separates vestibule from the Semi-Secure Lobby and Reception.
Reception	Administrative Clerk (1)	1	300	300	- Fixed transaction window with operable drawer. - Reception is anticipated to be staffed/shared by both counties. Provide (2) Workstations - Provide space for radio operators
Lobby				600	- Semi-Secured lobby for permitted guests, includes access to restrooms and conference room(s) and kitchenette - Access still controlled to office(s) - Some soft seating to create additional space for meeting
Shared Hoteling		2		150	- Small hoteling spaces in lobby space
Universal/Family Assist Restroom				75	
Nursing Parent's Room			75	75	
Men's Restroom	121			500	- Shared, primary restrooms for the facility shall include county office compliment and account for Large Conference Room attendance. - Quantity accounts for: 17 (Berks) + 13 (Schuylkill) + 10 (Visitors) + Max Full Compliment
Women's Restroom	121			500	
Large Conference Room		120	20	2,400	- Total Occupancy of Large Conference Room to - capture full complement (**110**) +10% = 121 (Schuylkill) - Provide Shared, Large Conference Room in the 01 Building for safety stand-down days and large meetings, in addition to the auditorium building (to be salvaged) - Conference shall be able to be split in half to accommodate either (2) medium meetings or (1) large meeting at one time. Separate Conference Room(s) with a vertical, operable partition with an STC 50 Rating. - Provide counter/sink in each conference room.
Conference Storage				100	- Closet with Double doors for furniture storage
Conference A/V Closet				50	- A/V storage closet
Office Break Room	17 (Berks) + 13 (Schuylkill)	30	30	900	- Tile Wainscot to be provided - Provide Vending Machine space - Wall mounted TV screen - Provide ADA-accessible microwave on the counter or in a lower cabinet
Mail Room/Copy Room			75	150	
Janitors Closet			50	50	
IT/Telecom Room			125	200	
			Sub Total	**6,425**	
General Circulation				1,285	20% Gross Allowance
			Total	**7,710**	
Pavilion				800	- Under Roof, Fixed Seating, CMU Seating wall around

MAIN 01 BUILDING – ADMINISTRATIVE OPERATIONS					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Open Office Area	Administrative Clerks (5) Permit (3)	4	75	300	- Admin Clerks seated near front entrance - Low divider partitions between work stations with taller partitions separating workspace from corridor. Corridor lined with upright filing cabinets - Provide solar deflectors at windows for increased natural light penetration and frosted glazing at lowest window panes to limit visibility from the exterior to staff working spaces.
(2) Universal Lavatory			75	150	- Provide (2) lavatories within office area for admin staff
Hoteling Stations		4*	75	300	
RPC	Roadway Program Coordinator	1	75	100	- RPC Office shall be in proximity to HR Clerk, County Manager, and Assistant County Manager(s) Office
Assistant County Manager Office	Assistant County Manager(s)	4	100	400	- (4) Assistant County Managers located in a shared Office - Provide table for (4) to meet, Filing cabinet space, and wall space for maps & TV
County Manger Office	County Manager	1	75	200	- Provide desk, storage unit, and small table with seating for 4 persons.
Small Privacy Room		4*		75	- Provide small Meeting Room to accommodate staff for personal phone calls or private meetings (not a permanent office) - Small table with seating for 2 or 4 people
Chief Clerk Office	Clerical Supervisor (1)	1	75	100	- Private Office with U-Shape desk, filing, and visitor chair on other side of desk
Small Conference Room (Managers Conf. Room)		16*	25	400	- Conference table and seating for 16 - Allows for 16-18 people for monthly staffing meeting - Provide chair rail - TV/Screen provided on one wall with large 4x8 whiteboard and pinup rail for maps/plans. Maps can be mounted behind a dry-erase surface.
Meeting Room (Staff Conf. Room)		8*	25	200	- Conference table and seating for 8 - Not shared, individual per County - Provide chair rail - TV/Screen provided on one wall with large 4x8 whiteboard and pinup rail for maps/plans. Maps can be mounted behind a dry-erase surface.
Office Supply Room			300	150	- Could be combined with Mailroom/Print room - Locked cabinets for storage
Secure File Storage				200	- Primarily utilize upright file cabinets along corridor for employee files, HR records, etc. - Space for 7-year storage for credit card info (1 File cabinet per person (3) x 7 years - Provide flat map storage
			Sub Total	**2,575**	
General Circulation				900	35% Gross Allowance
			Total	**3,475**	

MAIN 01 BUILDING – MECHANIC'S SUPPORT SPACES					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Mechanic's Office	Maintenance Supervisor	1	100	250	- Seated in a group with Garage Clerk - Mechanical Supervisor shall have view to garage bays from their desk. - Provide a sliding window (lockable) or Rolling countertop door for communication between Office space and Garage Bays. - Provide 5-Drawer Storage for 614 forms (Secured)
	Garage Clerk	1	75		
Equip. Manger Office	Equipment Manger	1	75	100	- Private Office
Shared Mechanics Workstations		4*		225	- Shared work area for Mechanics to review manuals. - Available for onboarding employees - Provide large monitor with computer for shared access - Provide file cabinets for storage
Janitor's Closet				50	
Men's Restroom, Locker Room & Shower				350	
Women's Restroom, Locker Room & Shower				350	
Garage Break Room		22	30	660	- Provide CMU walls with FRP paneling wainscot - Provide TV monitor and vending machines - Tables capable of being conference room for garage meetings & Safety meetings
MR2 Workshop	Maintenance Repairman	1	150	150	- Provide (2) workbenches, (1) metal shelving rack, and space for personal tools; caged area for items? - MR2 works with storeroom clerk - Review special ventilation requirements due to work on items like weedwhackers and small engines.
Stock Clerk Office	Storeroom Clerk (1) + Purchasing Agent (1) + MR2 (1)	3	100	175	- Adjacent to Tool and Supply Storage areas. - Provide with Rollup Counter door for interaction with Mechanics, and supply deliveries - Storeroom Clerk and Purchasing Agent shall have a workstation at the front counter of the storeroom near the garage area, work closely with Equipment Manager, Mechanic Supervisor, and Garage Clerk - File storage - Provide workstation space for MR2
			Sub Total	**2,310**	
General Circulation				810	35% Gross Allowance
			Total	**3,120**	

MAIN 01 BUILDING – STORAGE/MEP SPACES			
Room Name	**Occupancy/ Staff Member**	**Proposed Area (SF ±)**	**Notes:**
Storeroom (Supply Storage Area)		3,000	- Supply Shelving shall be bolted to the concrete slab - Provide tow motor access around pallet racking and to door at mezzanine - Could share storeroom with caged wall dividing the large spaces with locked door and access control between spaces - Combining into a single space would require PennDOT policy revision to barcode scanning - Provide space for (2) skids of batteries (40 Max) and Herbicides (Need to be secured); Confirm storage requirements/limitations
Tool Storage		300	- Provide shelving for storage of (Dept owned) shared tools. - Separated from Storeroom by a chain-link fence and gate.
Loading Dock		500	- Provide 12'x12' Exterior overhead door. - Provide Recessed Hydraulic Dock Leveler - Provide dock door canopy surround/shelter for covered access from interior loading dock. - Shared (if possible on site plan)
Tire Storage		650	- Provide 2-High tire racking for tires with larger on bottom and smaller on top shelf. - Tire Lift/Crane needed for racking. - 20 Large tires to be stored - 20 small tires to be stored (TMA, pickup truck, etc)
Dry Storage		800	- Storage for Patch Truck (Interior & Heated)
Fluids Room		500	- Provide Bulk Storage dispensing tanks for primary use fluids. - 55 Gal Drums for other fluids. - (3) Bulk Tanks for 15-40 Oil, Hydraulic Oil - Drum storage to be stored on spill containment platforms (both to be procured by PennDOT contracts) - Mount Fluid pumps and shutoffs at readily accessible heights. - Dispensing System to be capable of switching between multiple oils - Review ability to design room to store flammable liquids without the need for fire-rated cabinets.
Mechanical Mezzanine		4,000* *(Not included in overall SF number)*	- Primary boilers & radiant floor for garage bays - Provide access to roof from Mezzanine - Provide ship ladder access to other areas of roof (as needed) - Overhead door access to Storeroom below - Provide duplex rotary screw variable drive air compressor mounted on 100-gal tank.
Electrical Room		600	- Locate centrally within the building - Due to building size, multiple electrical rooms are anticipated
	Sub Total	**6,350**	
General Circulation		950	15% Gross Increase
	Total	**7,400**	

MAIN 01 BUILDING – GARAGE BAYS					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Garage Bays (7+1)	(7) Mechanics	7+1	3,000	24,000	- Bays shall be 100ft x 30ft with overhead doors at each end. Mechanics workbenches, fluids arrays, and toolbox locations to be located so each serves 2 adjacent bays - Bays shall have in-floor hydronic heating, HVAC, and Exhaust systems per Pub860. - (1) Bay to be provided with 2-Post Lift - (+1 Bay) shall be provided per Pub 860 and located closest to the mechanic's supports spaces and serves as Garage Storage and Parallelogram Lift Bay
Garage Storage				1,200* (SF included in Garage Bays)	- Caged area provided in Garage Bay space for storage of column lifts, tire changer, hydraulic hose space and bulk storage items. - Provide charging area for storage and charging of mobile column lifts - Storage racks for commonly used items such as tools, parts, small quantity of tires, etc. - Provide utility connections for shared Workshop equipment, tire balancing,
Welding Bay	Welders	1	3000	3,000	- 100ft x 30ft weld bay with overhead crane - May need to be wider to accommodate plows and workshop space - Provide mobile crane or swing crane or forklift access off storage rack.
Welding Workshop				700	- Interior Workspace with Exterior (or Interior) Storage with CMU walls and garage door
			Total	**27,700**	
General Circulation				1,385	5% Gross Increase
			Total	**29,085**	

Vehicle Wash Building:

VEHICLE WASH BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Wash Bay		2	1000	4,660	- (2) Drive-Through Bay with in floor hydronic heat, capable of holding 40ft trailer with truck, tandem with bed. (70ft Min length) – length to be verified - Wash Building can be attached to or detached from Main Building. - Walls to be poured concrete (Use bulletin 15) - Wash Bay shall have in floor hydronic heat. - Wash Bay to be in proximity to Salt Brine Containment and Production. - Provide an in-ground recessed chassis wash. - 3rd Wash Bay to be considered for automatic drive through wash system with water reclaim
Pump Room			150	840	- Provide separate roof for wash equipment (Pressure washer, mechanical components, water tanks, etc) outside the main wash bay
			Total	**5,500**	

Salt Brine Production Building

SALT BRINE PRODUCTION BUILDING			
Room Name	**Capacity**	**Proposed Area (SF)**	**Notes:**
Salt Brine Production	2 Machines	800	- Provide single location for all brine production - Enclosed space for Brine Machine with Outdoor Brine production hopper/blender - Second machine could be relocated from existing Hamburg site (from Berks County). Each machine can produce approximately 29,000 gallons in a 24-hour recovery time (could increase with 2" water main) - Brine and Truck Fill should be on separate water supply (won't require you to pay for sewer for this water useage)
Salt Brine Containment Area	400 per +/-	4,000	- Provide Containment Area for (4) 10,000 Gal tanks for Berks County and (5) 10,000 Gal tanks for Berks County - (1) 10,000-Gal tank for Brine Additive - Concrete (36" partial-height) walls to surround Tanks, space sized to contain 110% of largest tank. - Provide Stainless Steel ball valve that can be opened to get rid of rainwater. - Provide crossover ladder to enter containment area. - Plumbing to isolate each tank via valves (banjo fitting connections?) to prevent all salt brine from being released in failure event.
Solar Salt Storage	300 Tons (+300 Tons for Schuylkill)	1,550	- Solar Salt to be stored in proximity to Vehicle Wash Building for use in Salt Brine Production. - Open bin with roof above
	Total	**6,350**	

Salt Storage Building(s):

SALT STORAGE BUILDING(S)			
Material Stored	**Capacity Required**	**Proposed Area (SF)**	**Notes:**
Road Salt @ I-78	5,000 tons	8,640 (80'x108')	- Circulation space around Salt Storage Building and delivery operations to dictate ability for storage of Salt and Mix capacity to be combined in single building or (2) separate structures per site layout options. - Square Footage assume 15' high concrete walls with upper portion of building constructed of glulam arches with wood infill framing and fill signs showing tons. - Provide relief louvers at back and sides of building in wood framing - Provide 15' Concrete apron in front of open end of building - Calculation includes 3,000 Tons from current Hamburg stockpile, 1,200 tons in Husky building(s) at Hamburg and 800 Tons in Husky building(s) at Krumsville
50/50 Mix @ I-78 (Anti-Skid)	1,200 Tons	2,800 (40'x70')	- Husky 3-sided building for 50/50
Brine Filling Station @ I-78	20,000 Gallons	800	- (3) 5,000 Gal Brine Tanks and (1) 5,000 Gal Magic Minus Tank
	Total	**12,240**	

Bridge Crew Building:

BRIDGE CREW BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Work Area		5		2,900	- Storage for Timbers, Tools, maintenance items - Provide multiple overhead doors on "Front end" - Interior parking for Shop Truck (State Body) and Foreman Truck - Pallet racking, huddle area for team, office, break room space, and lockers
Lavatory				75	
Foreman's Work Area				225	- Provides office and break room type space for chairs (to put on boots) and small table
			Total	**3,200**	

PERSONNEL STAGING BUILDING:

PERSONNEL STAGING BUILDING				
Room Name	**Staff Member**	**Occupancy**	**Proposed Area ± (SF)**	**Notes:**
Open Area		18	200	
Foreman Office(s)	Foreman (2)	2	200	- (2) Foreman's offices are to be provided
Universal Restroom(s)			150	
Locker Room			200	
Utility Room			150	
		Total	**900**	

Notes and Clarifications:

1. Need staging building near I-78 (from Hamburg Stockpile) for Winter Operations
2. Elimination of Krumsville would increase to maximum of 18+2 Foreman = 20 people.

SIGN SHOP:

SIGN SHOP BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Sign Shop				5,000	- Space for storing signs and Workbench(es) - Sign Shop would move out of Straustown
Desk, Work, and Printing Area	Sign Crew	4+2	75	450*	- Provide for desk space, worktables, and printing. - SF Allotment included in the Shop total
Electronic Sign Storage					- Temperature-controlled indoor storage for electronic warning signs.
			Total	**5,000**	

Notes and Clarifications:

1. (2) sign trucks stored outside
2. Provide space for Message board storage inside, plugged in

Material Storage Building:

MATERIAL STORAGE BUILDING (3 – SIDED BUILDING)			
Material Stored	**Capacity**	**Proposed Area (SF)**	**Notes:**
Sand	24 tons	200	- Tarped, out of weather
Hamburg Stone	200 tons each	1,600	Clean 57 2A #1 Gabon (rip rap)
Cold Patch	24 Tons	200	- Tarped, out of weather
	Total	**2,000**	

Hazardous Storage Building:

HAZARDOUS STORAGE BUILDING			
Material Stored	**Capacity**	**Proposed Area (SF)**	**Notes:**
Hazardous Storage Containment		300	- Small roofed space (15' x 20') for items pulled off highway (55-gallon drums, spill clean-up) with ramp for forklift
	Total	**300**	

LAYDOWN YARD			
Material Stored	**Quantity**	**Proposed Area (SF)**	**Notes:**
Laydown Yard		40,000	- Gravel laydown area for pipes, drains, inlet boxes, grates, frames, etc. - Laydown for pipes should be near 01 (for inventory)
Pug Milling Storage		160,000	- Provide approximately 4 Acres of Storage (from Krumsville)
	Total	**200,000**	

PennDOT Equipment Fleet:

PennDOT EQUIPMENT INVENTORY			
Vehicle	**Quantity**	**Covered (Y/N)**	**Notes and Building Affiliation/Storage locations:**
Employee Vehicles	41	N	- Staff Parking
Visitor Parking	5	N	
ADA Spaces	4	N	
Overflow Parking	8	N	- Parking to accommodate full complement meetings
Trucks	13	N	- PennDOT Tandem-Axel trucks - 9 Trucks should be stored near I-78 - Assumes (8) trucks in garage at one time
Pickup Trucks	9	N	- (7) Crew Cab and Cone Trucks (Ford F350-F550). - (2) Electric Pickup Trucks
Cars (Electric)	2	N	
Loader	2	Y	
Lowboy	1	N	- Provide parking space
Knockouts (Spare Trucks)	4 (1*)	N	- Typically kept in the field, account for (1) Parking Space
Rotational Parking	25	N	- Parking for equipment that needs to be maintained, but is generally stored elsewhere, including in the field or at other stockpiles
Miller	1	Y	- Shared between counties, needs parking spot (under cover)
Total:	**111**		

Parking Notes and Clarifications:

1. Site traffic for PennDOT Fleet and personal vehicles shall be kept separate.
2. Provide Administrative and Visitor parking in proximity to Main 01 Building.
3. Provide (2) Dual Head Level 2 EV charging stations within secured area for charging of PennDOT Fleet vehicles.
4. Secured PennDOT vehicle area shall have at least 2 entrances to facilitate site circulation and operations.

Schuylkill County 01 Maintenance Facility - Feasibility Study
PROGRAM SUMMARY

Proposed Program:

Summary:

PennDOT County Maintenance Operations consist of surface lot parking for PennDOT fleet vehicles as well as multiple Operations buildings that combine Administrative Services, Vehicle Maintenance, Crew buildings, and material and equipment storage.

SCHUYLKILL COUNTY PROPOSED FACILITY PROGRAM		
FACILITY PROGRAM ELEMENT		**PROPOSED BUILDING (SF)**
MAIN 01 BUILDING		
	Shared 01 County Space	7,710
	Berks County 01 Admin	3,475 *(Minus shared spaces)*
	Pavilion	800
	Administrative Operations	3,475
	01 Admin – Program Subtotal:	15,460
	Mechanic's Support Spaces	3,120
	Storage/MEP Spaces	6,400
	Garage Bays	29,085
	Schuylkill 01 Garage Subtotal:	38,605
	Berks County 01 Garage	39,505 *(Minus shared spaces)*
	District Garage	13,260
	01 Garage – Program Subtotal:	91,360
	01 Building Total:	**106,820**
ACCESSORY BUILDINGS / SPACES		
	Vehicle Wash Building	5,500
	Salt Brine Production	6,350
	Salt Storage Building(s)	12,450
	Bridge Crew	3,200
	Material Storage Building	4,000
	Hazardous Storage Building	300
	Laydown Yard	80,000

**Spaces shown with "gray highlight" in the following table(s) are proposed to be shared with Berks County*

MAIN 01 BUILDING – SHARED COUNTY SPACES					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Vestibule			125	125	- Large electronic display board
Waiting Area		10	25	250	- Ballistic proof construction at reception - Bullet resistant construction extends to the full wall construction that separates vestibule from the Semi-Secure Lobby and Reception.
Reception	Administrative Clerk (1)	1	300	300	- Fixed transaction window with operable drawer. - Reception is anticipated to be staffed/shared by both counties. Provide (2) Workstations - Provide space for radio operators
Lobby				600	- Semi-Secured lobby for permitted guests, includes access to restrooms and conference room(s) and kitchenette - Access still controlled to office(s) - Some soft seating to create additional space for meeting
Shared Hoteling		2		150	- Small hoteling spaces in lobby space
Universal/Family Assist Restroom				75	
Nursing Parent's Room			75	75	
Men's Restroom	121			500	- Shared, primary restrooms for the facility shall include county office compliment and account for Large Conference Room attendance. - Quantity accounts for: 13 (Schuylkill) + 17 (Berks) + 10 (Visitors) + Max Full Compliment
Women's Restroom	121			500	
Large Conference Room		120	20	2,400	- Total Occupancy of Large Conference Room to - capture full complement (**110**) +10% = 121 - Provide Shared, Large Conference Room in the 01 Building for safety stand-down days and large meetings, in addition to the auditorium building (to be salvaged) - Conference shall be able to be split in half to accommodate either (2) medium meetings or (1) large meeting at one time. Separate Conference Room(s) with a vertical, operable partition with an STC 50 Rating. - Provide counter/sink in each conference room.
Conference Storage				100	- Closet with Double doors for furniture storage
Conference A/V Closet				50	- A/V storage closet
Office Break Room	13 (Schuylkill) + 17 (Berks)	30	30	900	- Tile Wainscot to be provided - Provide Vending Machine space - Wall mounted TV screen - Provide ADA-accessible microwave on the counter or in a lower cabinet
Mail Room/Copy Room			75	150	
Janitors Closet			50	50	
IT/Telecom Room			125	200	
			Sub Total	**6,425**	
General Circulation				1,285	20% Gross Allowance
			Total	**7,710**	
Pavilion				800	- Under Roof, Fixed Seating, CMU Seating wall around

MAIN 01 BUILDING – ADMINISTRATIVE OPERATIONS					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Open Office Area	Permit (2) Payroll Clerk (1) Roadway Program Technician RPT2 (1)	4	75	300	- Admin Clerks seated near front entrance - RPT2 near RPC Office - Low divider partitions between work stations with taller partitions separating workspace from corridor. Corridor lined with upright filing cabinets - Provide solar deflectors at windows for increased natural light penetration and frosted glazing at lowest window panes to limit visibility from the exterior to staff working spaces.
(2) Universal Lavatory			75	150	- Provide (2) lavatories within office area for admin staff
Hoteling Stations		4*	75	300	
RPC	Roadway Program Coordinator	1	75	100	- RPC Office shall be in proximity to HR Clerk, County Manager, and Assistant County Manager(s) Office
Assistant County Manager Office	Assistant County Manager(s)	3	100	300	- (3) Assistant County Managers located in a shared Office - Provide table for (4) to meet, Filing cabinet space, and wall space for maps & TV
County Manger Office	County Manager	1	75	200	- Provide desk, storage unit, and small table with seating for 4 persons.
Small Privacy Room		4*		75	- Provide small Meeting Room to accommodate staff for personal phone calls or private meetings (not a permanent office) - Small table with seating for 2 or 4 people
Chief Clerk Office	Clerical Supervisor (1)	1	75	100	- Private Office with U-Shape desk, filing, and visitor chair on other side of desk
Small Conference Room (Managers Conf. Room)		16*	25	400	- Conference table and seating for 16 - Allows for 16-18 people for monthly staffing meeting - Provide chair rail - TV/Screen provided on one wall with large 4x8 whiteboard and pinup rail for maps/plans. Maps can be mounted behind a dry-erase surface.
Meeting Room (Staff Conf. Room)		8*	25	200	- Conference table and seating for 8 - Not shared, individual per County - Provide chair rail - TV/Screen provided on one wall with large 4x8 whiteboard and pinup rail for maps/plans. Maps can be mounted behind a dry-erase surface.
Office Supply Room			300	150	- Could be combined with Mailroom/Print room - Locked cabinets for storage
Secure File Storage				100	- Primarily utilize upright file cabinets along corridor for employee files, HR records, etc.
Blueprints storage Room			200	200	- Fireproof room, secured
			Sub Total	**2,575**	
General Circulation				900	35% Gross Allowance
			Total	**3,475**	

MAIN 01 BUILDING – MECHANIC'S SUPPORT SPACES					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Mechanic's Office	Maintenance Supervisor	1	100	250	- Seated in a group with Garage Clerk - Mechanical Supervisor shall have view to garage bays from their desk. - Provide a sliding window (lockable) or Rolling countertop door for communication between Office space and Garage Bays. - Provide 5-Drawer Storage for 614 forms (Secured)
	Garage Clerk	1	75		
Equip. Manger Office	Equipment Manger	1	75	100	- Private Office
Shared Mechanics Workstations		4*		225	- Shared work area for Mechanics to review manuals. - Available for onboarding employees - Provide large monitor with computer for shared access - Provide file cabinets for storage
Janitor's Closet				50	
Men's Restroom, Locker Room & Shower				350	
Women's Restroom, Locker Room & Shower				350	
Garage Break Room		22	30	660	- Provide CMU walls with FRP paneling wainscot - Provide TV monitor and vending machines - Tables capable of being conference room for garage meetings & Safety meetings
MR2 Workshop	Maintenance Repairman	1	150	150	- Provide (2) workbenches, (1) metal shelving rack, and space for personal tools; caged area for items? - MR2 works with storeroom clerk - Review special ventilation requirements due to work on items like weedwhackers and small engines.
Stock Clerk Office	Storeroom Clerk (1) + Purchasing Agent (1) + MR2 (1)	3	100	175	- Adjacent to Tool and Supply Storage areas. - Provide with Rollup Counter door for interaction with Mechanics, and supply deliveries - Storeroom Clerk and Purchasing Agent shall have a workstation at the front counter of the storeroom near the garage area, work closely with Equipment Manager, Mechanic Supervisor, and Garage Clerk - File storage
			Sub Total	**2,310**	
General Circulation				810	35% Gross Allowance
			Total	**3,120**	

MAIN 01 BUILDING – STORAGE/MEP SPACES			
Room Name	**Occupancy/ Staff Member**	**Proposed Area (SF ±)**	**Notes:**
Storeroom (Supply Storage Area)		3,000	- Supply Shelving shall be bolted to the concrete slab - Provide tow motor access around pallet racking and to door at mezzanine - Could share storeroom with caged wall dividing the large spaces with locked door and access control between spaces - Combining into a single space would require PennDOT policy revision to barcode scanning
Tool Storage		300	- Provide shelving for storage of (Dept owned) shared tools. - Separated from Storeroom by a chain-link fence and gate.
Loading Dock		500	- Provide 12'x12' Exterior overhead door. - Provide Recessed Hydraulic Dock Leveler - Provide dock door canopy surround/shelter for covered access from interior loading dock. - Shared (if possible on site plan)
Tire Storage		650	- Provide 2-High tire racking for tires with larger on bottom and smaller on top shelf. - Tire Lift/Crane needed for racking. - 20 Large tires to be stored - 20 small tires to be stored (TMA, pickup truck, etc)
~~Dry Storage~~		~~800~~	- Not needed due to new buildings elsewhere on site that can accommodate typical storage items (like crack seal, plow blades, concrete)
Fluids Room		500	- Provide Bulk Storage dispensing tanks for primary use fluids. - 55 Gal Drums for other fluids. - (3) Bulk Tanks for 15-40 Oil, Hydraulic Oil - Drum storage to be stored on spill containment platforms (both to be procured by PennDOT contracts) - Mount Fluid pumps and shutoffs at readily accessible heights. - Dispensing System to be capable of switching between multiple oils - Review ability to design room to store flammable liquids without the need for fire-rated cabinets.
Mechanical Mezzanine		4,000* *(Not included in overall SF number)*	- Primary boilers & radiant floor for garage bays - Provide access to roof from Mezzanine - Provide ship ladder access to other areas of roof (as needed) - Overhead door access to Storeroom below - Provide duplex rotary screw variable drive air compressor mounted on 100-gal tank.
Electrical Room		600	- Locate centrally within the building - Due to building size, multiple electrical rooms are anticipated
	Sub Total	**5,550**	
General Circulation		850	15% Gross Increase
	Total	**6,400**	

MAIN 01 BUILDING – GARAGE BAYS					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Garage Bays (7+1)	(7) Mechanics	7+1	3,000	24,000	- Bays shall be 100ft x 30ft with overhead doors at each end. Mechanics workbenches, fluids arrays, and toolbox locations to be located so each serves 2 adjacent bays - Bays shall have in-floor hydronic heating, HVAC, and Exhaust systems per Pub860. - (1) Bay to be provided with 2-Post Lift - (+1 Bay) shall be provided per Pub 860 and located closest to the mechanic's supports spaces and serves as Garage Storage and Parallelogram Lift Bay
Garage Storage				1,200* (SF included in Garage Bays)	- Caged area provided in Garage Bay space for storage of column lifts, tire changer, hydraulic hose space and bulk storage items. - Provide charging area for storage and charging of mobile column lifts - Storage racks for commonly used items such as tools, parts, small quantity of tires, etc. - Provide utility connections for shared Workshop equipment, tire balancing,
Welding Bay	Welders	1	3000	3,000	- 100ft x 30ft weld bay with overhead crane - May need to be wider to accommodate plows and workshop space
Welding Workshop				700	- Interior Workspace with Exterior (or Interior) Storage with CMU walls and garage door
			Total	**27,700**	
General Circulation				1,385	5% Gross Increase
			Total	**29,085**	

Vehicle Wash Building:

VEHICLE WASH BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Wash Bay		2	1000	4,660	- (2) Drive-Through Bay with in floor hydronic heat, capable of holding 40ft trailer with truck, tandem with bed. (70ft Min length) – length to be verified - Wash Building can be attached to or detached from Main Building. - Walls to be poured concrete (Use bulletin 15) - Wash Bay shall have in floor hydronic heat. - Wash Bay to be in proximity to Salt Brine Containment and Production. - Provide an in-ground recessed chassis wash. - 3rd Wash Bay to be considered for automatic drive through wash system with water reclaim
Pump Room			150	840	- Provide separate roof for wash equipment (Pressure washer, mechanical components, water tanks, etc) outside the main wash bay
			Total	**5,500**	

Salt Brine Production Building

SALT BRINE PRODUCTION BUILDING			
Room Name	**Capacity**	**Proposed Area (SF)**	**Notes:**
Salt Brine Production	2 Machines	800	- Provide single location for all brine production - Enclosed space for Brine Machine with Outdoor Brine production hopper/blender - Second machine could be relocated from existing Hamburg site (from Berks County). Each machine can produce approximately 29,000 gallons in a 24-hour recovery time (could increase with 2" water main)
Salt Brine Containment Area	400 per +/-	4,000	- Provide Containment Area for (5) 10,000 Gal tanks for Schuylkill County and (4 10,000 Gal tanks for Berks County - (1) 10,000-Gal tank for Brine Additive - Concrete (36" partial-height) walls to surround Tanks, space sized to contain 110% of largest tank. - Provide Stainless Steel ball valve that can be opened to get rid of rainwater. - Provide crossover ladder to enter containment area. - Plumbing to isolate each tank via valves (banjo fitting connections?) to prevent all salt brine from being released in failure event.
Solar Salt Storage	300 Tons (+300 Tons for Berks)	1,550	- Solar Salt to be stored in proximity to Vehicle Wash Building for use in Salt Brine Production. - Open bin with roof above
	Total	**6,350**	

Salt Storage Building(s):

SALT STORAGE BUILDING(S)			
Material Stored	**Capacity Required**	**Proposed Area (SF)**	**Notes:**
Road Salt	6,500 tons	11,250 (90'X125')	- Circulation space around Salt Storage Building and delivery operations to dictate ability for storage of Salt and Mix capacity to be combined in single building or (2) separate structures per site layout options. - Square Footage assume 15' high concrete walls with upper portion of building constructed of glulam arches with wood infill framing and fill signs showing tons. - Provide relief louvers at back and sides of building in wood framing - Provide 15' Concrete apron in front of open end of building
50/50 Mix (Anti-Skid)	500 Tons	1,200 (30'X40')	- Husky 3-sided building for 50/50
	Total	**12,450**	

Bridge Crew Building:

BRIDGE CREW BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Work Area		6		3,000	- Storage for Timbers, Tools, maintenance items - 5 Employees + 1 Temporary employee for flagging - Building will function as personnel staging building for bridge crew, then will operate for a winter crew. - Provide multiple overhead doors on "Front end" - Interior parking for Shop Truck (State Body) and Foreman Truck
Lavatory				75	
Foreman's Work Area				125	- Provides office and break room type space for chairs (to put on boots) and small table
			Total	**3,200**	

Material Storage Building:

MATERIAL STORAGE BUILDING (3 – SIDED BUILDING)			
Material Stored	**Capacity**	**Proposed Area (SF)**	**Notes:**
Cold Patch	50 Tons	400	20x20 bin
Aggregate Bins	600 tons	3,600	(6) Aggregate Bins with 100 ton capacity each. (20x30 bins) for 2A modified, sand, R4 rock
	Total	**4,000**	

Hazardous Storage Building:

HAZARDOUS STORAGE BUILDING			
Material Stored	**Capacity**	**Proposed Area (SF)**	**Notes:**
Hazardous Storage Containment		300	- Small roofed space (15' x 20') for items pulled off highway (55-gallon drums, spill clean-up) with ramp for forklift
	Total	**300**	

LAYDOWN YARD			
Material Stored	**Quantity**	**Proposed Area (SF)**	**Notes:**
Laydown Yard		80,000	- Gravel laydown area for pipes, drains, inlet boxes, grates, frames, stone, patch, chip, etc. - 175,000 SF currently (200' x 200' area minimum - Yard would ideally be closer to I-78; Additional space near 01 for pipes - Yard to accommodate 500 Tons of Anti-ski material
	Total	**80,000**	

PennDOT Equipment Fleet:

PennDOT EQUIPMENT INVENTORY			
Vehicle	**Quantity**	**Covered (Y/N)**	**Notes and Building Affiliation/Storage locations:**
Employee Vehicles	53	N	- Staff Parking
Visitor Parking	5	N	
ADA Spaces	4	N	
Overflow Parking	10	N	- Parking to accommodate full complement meetings
Trucks	15	N	- PennDOT Tandem-Axel trucks - County oversees 40 trucks (not all stored on site at one time) - 12 to 15 stored on site - Assume (8) trucks in garage at one time
Pickup Trucks	22	N	- Crew Cab and Cone Trucks (Ford F350-F550). - Foreman/Parts parking - 8
Trailers	4	N	
Loader	1	Y	
Mower	2	N	- Winter storage
Track Excavator	1	N	
Belt Loader	1		- Winter storage
Skid Steer	1	N	- Typically kept in the field, account for (1) parking space.
Lowboy	1	N	- Provide parking space
Miller	1	Y	- Shared between counties, needs parking spot (under cover)
Total:	**120**		

Parking Notes and Clarifications:

1. Site traffic for PennDOT Fleet and personal vehicles shall be kept separate.
2. Provide Administrative and Visitor parking in proximity to Main 01 Building.
3. Provide (2) Dual Head Level 2 EV charging stations within secured area for charging of PennDOT Fleet vehicles, including (1) in an ADA space.
4. Secured PennDOT vehicle area shall have at least 2 entrances to facilitate site circulation and operations.
5. Provide (8) rotational parking spaces for equipment that needs to be maintained, but is generally stored elsewhere, including in the field or at other stockpiles.

District 5 Garage 01 Facility - Feasibility Study
PROGRAM SUMMARY

Proposed Program:

Summary:

The following Programming Document has been developed with the assistance of PennDOT and District 5 to capture programing requirements capable of meeting the needs for County Maintenance Operations and District Operations. A PennDOT County 01 Maintenance Facility has been designed to consist of Berks and Schuylkill County Operations and District 5 Garage.

DISTRICT 5 GARAGE PROPOSED FACILITY PROGRAM		
FACILITY PROGRAM ELEMENT		**PROPOSED BUILDING (SF)**
MAIN 01 BUILDING		
	Shared 01 County Space	7,710
	Berks County 01 Admin	3,475 *(Minus shared spaces)*
	Schuylkill County 01 Admin	3,475 *(Minus shared spaces)*
	Pavilion	800
	01 Admin – Program Subtotal:	15,460
	Admin & Mechanic's Support	1,300
	Garage Bays	11,950
	District 5 Garage Subtotal:	13,250
	Berks County 01 Garage	39,505 *(Minus shared spaces)*
	Schuylkill County 01 Garage	38,605 *(Minus shared spaces)*
	01 Garage – Program Subtotal:	91,360
	01 Building Total:	**106,820**

**Spaces shown with "gray highlight" in the following table(s) are proposed to be shared with Berks & Schuylkill County*

MAIN 01 BUILDING – ADMINISTRATIVE & MECHANIC'S SUPPORT SPACES				
Room Name	**Staff Member/ Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Mechanical Supervisor	Maintenance Supervisor (1)	100	100	- Desk, 2 chairs - Views to garage
Equipment Manager	District Equipment Manager (1)		100	- Desk, filing, 2 chairs
Break Room	4*		240	
Shared Mechanics Workstations	2*		100	
Janitor's Room			160	Include Supplies
Men's Restroom & Locker			175	Lavatory, Locker(s), Shower
Women's Restroom & Locker			175	Lavatory, Locker(s), Shower
		Sub Total	1,050	
General Circulation			250	25% Gross Allowance
		Total	1,300	

MAIN 01 BUILDING – STORAGE/MEP SPACES			
Room Name	**Occupancy/ Staff Member**	**Proposed Area (SF ±)**	**Notes:**
Garage Bays	2	6,000	- Bays shall be 100ft x 30ft with overhead doors at each end. Mechanics workbenches, fluids arrays, and toolbox locations to be located so each serves 2 adjacent bays - 1st Bay: Cars & Pickup Trucks with (2) 15,000-lb 2-post lifts - 2nd Bay: Larger vehicle Maintenance/Inspection - Pony Truck, Bridge Crane, Paint Truck, Larger Trucks - State Inspections 2x/year - Bays shall have in-floor hydronic heating, HVAC, and Exhaust systems. - Provide minimum 14' tall doors. 30' Ceilings are not required.
Garage Storage (Workshop)		1,200	- Caged area provided in Garage Bay space for storage of column lifts, tire changer, hydraulic hose space and bulk storage items. - Provide charging area for storage and charging of mobile column lifts - Storage racks for commonly used items such as tools, parts, small quantity of tires, etc. - Provide utility connections for shared Workshop equipment, tire balancing - Emissions / Tool Storage / Tire Balancer
Storeroom (Supply Storage Area)		1,500	- Supply Shelving shall be bolted to the concrete slab - Smaller than County 01
Tool Storage		300	- Provide shelving for storage of (Dept owned) shared tools. - Separated from Storeroom by a chain-link fence and gate.
Tire Storage		450	- Provide 2-High tire racking for tires with larger on bottom and smaller on top shelf. - 20 small tires to be stored (TMA, pickup truck, etc) – 3 shelves - Divided wall with storeroom
Fluids Room		500	- Provide Bulk Storage dispensing tanks for primary use fluids. - 55 Gal Drums for other fluids. - Drum storage to be stored on spill containment platforms - Mount Fluid pumps and shutoffs at readily accessible heights.

			- Dispensing System to be capable of switching between multiple oils - Review ability to design room to store flammable liquids without the need for fire-rated cabinets.
Loading Dock			- Provide 12'x12' Exterior overhead door. - Provide Recessed Hydraulic Dock Leveler - Provide dock door canopy surround/shelter for covered access from interior loading dock. - Shared (if possible with site plan)
Mechanical Mezzanine		*(Not included in overall SF number)*	- Shared with 01 Building
Electrical Room			- Shared with 01 Building if possible - Due to building size, multiple electrical rooms are anticipated
	Sub Total	**9,950**	
General Circulation		2,000	20% Gross Increase
	Total	**11,950**	

Fluids:

FLUID STORAGE AND DISTRIBUTION			
Material Stored	**Capacity**	**Size**	**Notes:**
Oil (10W40)	500 Gal		Located in fluids room
Hydraulic Fluid	250 Gal		Located in fluids room
Waste Oil	1000 Gal		Located in fluids room
Waste Anti-freeze	250 Gal		Located in fluids room

District 5 Hamburg Facility Feasibility Study
DISTRICT 5 OFFICE - PROGRAM SUMMARY

Proposed Program:

Summary:

The following Programming Document has been developed with the assistance of PennDOT to capture programing requirements capable of meeting the needs for the District 5-0 Engineering Office. District Engineering Office Operations consist of surface parking for PennDOT fleet equipment, staff parking, maintenance staff, and Engineering Office staff.

Full Compliment: 290 Persons (*Includes Lehigh Valley Office employees*)

- Construction – 85
- Design – 105
- Maintenance – 70
- Admin (with HR & IT) – 30

ADMINISTRATIVE OFFICE BUILDING				
Room Name	**Staff Member/ Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Vestibule		125	135	
Waiting Area	4*	25	100	Ballistic proof construction at reception
Lobby	1	300	300	Fixed transaction window with operable transaction drawer. Transaction window to receive full-time staff clerk.
Reception			480	Proposed SF number is sized per D5 Office Reception Room. New District 02 Offices do not appear to include reception desk.
Universal/Family Assist Restroom		25	100	Design professional to confirm fixture counts per IBC and PA UCC
Nursing Parent's Room	1	75	75	
Recovery Room	1		75	
Mail Room/Copy Room		75	200	Proposed SF number is per District 2 Office
District 5 Permit Open Office Area	Permit Clerks& supervisor		900	Proposed SF number is sized per D2 office building, including 150 SF office
District 5 Admin	Admin Clerk (4)		400	
Open Office Area (Design)	88		10,900	Proposed SF is sized per existing District 5 building. Design Open Office Area should be situated adjacent to ADE Design Office
Bridge Inspectors	4*		200	
Design Conference Room			200	Proposed SF is sized per existing District 5 building. - Conference room is to be video Capable
Construction & Maintenance Work Area	63		9,000	Proposed SF is sized per existing District 5 building. Open Office Areas should be situated adjacent to ADE Offices
Construction Conference Room			200	Proposed SF is sized per existing District 5 building. - Conference room is to be video Capable
Maintenance Conference Room			200	Proposed SF is sized per existing District 5 building. - Conference room is to be video Capable

General Office Area (Construction)			2,300	Proposed SF is sized per existing District 5 building.
District 5 HR Open Office Area	HR Clerk (6) & (3) Supervisor		1,250	Proposed SF is sized per existing District 5 building (Including 3 offices 150 SF each)
HR Conference Room			200	Proposed SF number is sized per D2 office building
District 5 FISCAL Open Office Area	Clerk (6) & (1) Supervisor		1,000	Proposed SF is sized per existing District 5 building (Including 1 office 150 SF)
IT – Secured Area	6		1,000	Proposed SF is sized per existing District 5 building
Traffic Maintenance Center (TMC)	9 + 3 Hoteling		3,000	- PennDOT to confirm whether this office requires closer proximity to the PEMA building - Cooled (similar to server room) with IT/Monitor Wall
ROW Info Office			750	ROW Office is shown in D2 existing building. PennDOT/D5 to confirm if ROW office is needed. (Proposed SF based on D2 existing building)
Computer Training Room			450	PennDOT/D5 to confirm if this room is needed. Proposed SF based on D2 existing building
D5 Hoteling Stations	Open workstations (12)	75	900	D5 Hotel Stations to be located near the conference area. PennDOT to confirm the number of the stations
District 5 Assistant District Executive	District Executive Admin Assistant (3)	100	400	Proposed SF per size of existing District 5, the proposed size to be confirmed with PennDOT
District 5 District Executive (DE)	District Executive (1)	75	460	DE office must be paired with a conference room. Proposed SF per size of existing District 5 District Executive office, the proposed size to be confirmed with PennDOT
DE Restroom			75	
ADE Construction Office (w/attached office)	1		200	Proposed SF per size of existing District 5 ADE office, (ADE office must feature a compact table with four accompanying chairs). PennDOT to confirm whether this sizing should incorporate an attached office, consistent with the configuration of the District 2 building
ADE Design Office (w/attached office)	1		200	Proposed SF per size of existing District 5 ADE office. (ADE office must feature a compact table with four accompanying chairs). PennDOT to confirm whether this sizing should incorporate an attached office, consistent with the configuration of the District 2 building
ADE Maintenance Office (w/attached office)	1		200	Proposed SF per size of existing District 5 ADE office. (ADE office must feature a compact table with four accompanying chairs). PennDOT to confirm whether this sizing should incorporate an attached office, consistent with the configuration of the District 2 building
D5 Management	8 Managers	100	800	Number of offices to be confirm with D5 and PennDOT
County Office Break Room		30	1,100	Proposed SF per size of existing District 5 Breakroom.
Community Relations (CRC)			400	- Lockable Room - Storage for speakers, podiums, signs, and presentation materials
Stock Room (w/receiving room)			1,000	- Lockable Room Proposed SF is sized per existing District 5 building
Central Office	Federal Highways Space		1,300	Proposed SF is sized per existing District 5 building
Files (Design)			1,350	
Shared Intern			120	Proposed SF is sized per existing District 5 building
IDF Room			380	Proposed SF is sized per existing District 5 building
Hot Room			350	Proposed SF is sized per existing District 5 building

Building Maintenance			550	- Larger space needed than existing District 5 Building
PennDOT Backup Server Room			170	Proposed SF is sized per existing District 5 building
High Density Storage			1,000	Proposed SF is sized per existing District 2 building
MDF Room			100	Proposed SF is sized per existing District 5 building
Field Locker Room			600	- Provide locker room for field staff to clean up with shower
Storage/Trash			1,100	Proposed SF is sized per existing District 5 building
Loading Dock			400	Proposed SF is sized per existing District 5 building
Electrical Service Room (w/Emergency Switchgear Room)			650	Proposed SF is sized per existing District 2 building
Utility Service Entrance Room (w/electrical closet and Tele-Data Service room)			650	Proposed SF is sized per existing District 2 building
Data Closet			300	Proposed SF is sized per existing District 2 building
Janitors Closet		50	50	
Storage		300	900	
Office Supply Room		300	900	
File Storage		200	600	
Mechanical Room			1,000	
IT Room		125	250	- Lockable Room
Men's Restroom	(Office staff – ±300 total)	50	600	- Restroom on each floor (if applicable)
Women's Restroom	(Office staff – ±300 total)	50	600	- Restroom on each floor (if applicable) - Women's Restrooms are generally located on the left side (Standard)
		Sub Total	53,100	
General Circulation			18,400	35% Gross Allowance
Outdoor Patio			900	- Exterior Patio outside breakroom
Backup Generator				- Provide generator for building
		Total	**71,500**	

District 5 Hamburg Facility Feasibility Study
DISTRICT 5 ACCESSORY BUILDINGS - PROGRAM SUMMARY

Proposed Program:

Summary:

The following Programming Document has been developed with the assistance of PennDOT to capture programing requirements capable of meeting the needs for District 5-0 Operations.

HAMBURG FACILITY PROPSOED PROGRAM FEATURES		
FACILITY PROGRAM ELEMENT		**PROPOSED BUILDING ± (SF)**
	Sub Total	
ACCESSORY BUILDINGS		
	Auditorium Building (Existing)	8,150
	Solarium (Existing)	1,800
	Vehicle Wash Building	5,500
	Bridge Equipment Building	5,000
	Paint Crew Building	4,250
	Regional Salt Storage	21,000
	Core Storage Building	4,000
	Seasonal Equipment Storage	13,500
	Grounds Maintenance Building	800
	Operator Training Yard	150,000
	Snow Academy	200,000

Auditorium (Existing):

AUDITORIUM BULDING				
Room Name	**Staff Member/ Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Auditorium	240		3,600	
Stage			900	
Meeting Room	45		675	- Existing Fireplace to remain
Lavatories (4)			1,100	
Janitor Closet			50	
Lower Level MEP			1,000*	- Square Footage is not included
Mezzanine			1,700*	- Square Footage is not included
Exterior Patio			1,000*	- Square Footage is not included
		Sub Total	6,325	
General Circulation			1,825	- Miscellaneous Circulation (Includes Entrances, Ramp, Stairs)
		Total	8,150	

Solarium (Existing):

SOLARIUM BULDING				
Room Name	**Staff Member/ Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Solarium			1,100	
		Sub Total		
General Circulation			700	- Existing corridor connection to Auditorium
		Total	1,800	

Vehicle Wash Building:

VEHICLE WASH BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860: SF / Occ.**	**Proposed Area (SF)**	**Notes:**
Wash Bay		3 bays	1000	4,660	- Length to be verified; possibly accommodate longer bay (70') - Drive-Through Bays with in-floor hydronic heat - Walls to be poured concrete (Use bulletin 15) - Wash Bay shall have in floor hydronic heat. - Wash Bay to be in proximity to Salt Brine Containment and Production. - Provide an in-ground recessed chassis wash. - 3rd Wash Bay to be considered for automatic drive through wash system with water reclaim for passenger vehicles (Foreman trucks, fleet vehicles, assigned state vehicles)
Pump Room				840	- Wash equipment (Pressure washer, mechanical components, water tanks, etc) outside the main wash bay
			Total	**5,500**	

Bridge Equipment Building:

BRIDGE EQUIPMENT BUILDING				
Room Name	**Staff Member**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Special Maintenance Bay	2 (Crane Supervisor & Crane Technician)		2,000	- Bridge Inspection Crane (stored inside) for general Maintenance (rebuild/inspection will occur at District garage)
Work Area			2,000	- Forming equipment
Storage Area			750	- Storage Area for tools, equipment and materials. - 6" Water Pump (must stay in heated space) on racking
Foreman's Work Area	2		150	- Shared office space for Foreman and Operator
Lavatory			100	*Ensure proximity to restroom(s) on site
Equipment Storage (Exterior)			1,000	20'x50' covered storage on racks for Sheep's Foot Roller, Towable arrow board(s), Concrete Air Screed unit, Under Bridge platform trailer and Remote Dozer
		Total	**5,000**	50'x80' Building (40x60 existing)

Notes and Clarifications:

1. Fleet includes: 1 Pickup, 2 Vans, and Foreman Crew Cab
2. Equipment includes: 62' Bridge Inspection Crane, Under Bridge Platform Trailer, and Remote Dozer
3. Building is separate from County Bridge Crew Buildings and doesn't need to be in proximity.
4. (4) Bridge Inspectors work out of District Office Building

Paint Crew Building:

PAINT CREW BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Maintenance Area		2 Paint Trucks		2,000	- 2 Paint Trucks get winter rebuilds and need space to open the wings efficiently (16.5x35 trucks)
Work Area	8 (2 crews)			500	- Space for work benches, work counters, tool cabinets, to service the trucks
Foreman's Work Area	2 Foreman			150	- 6x6 desks for laptop
Small Parts Storage				200	
Compressor Room				100	- Air Compressor
Solvents Storage				200	
Parts Storage				300	
Paint Storage				800	4x4x4 Totes (100) – stacked 3 high maximum (2-high is reality) - Covered, enclosed space
Lavatory				100	*Ensure proximity to restroom(s) on site
			Total	**4,350**	45'x96'

Notes and Clarifications:

1. Fleet includes 2 Paint Trucks, 2 Trailers, 4 Paint Supply Trucks, 3 Eradicators, 2 Walk-Behind Paint Machines, 4 Attenuators (Stored outside), 2 Forklifts, 2 Foreman Crew Cabs
2. Minimum 14' height overhead door; 18' building height (no "lifting" trucks needed)

Regional Salt Storage:

REGIONAL SALT STORAGE BUILDING			
Material Stored	**Capacity Required**	**Proposed Area ± (SF)**	**Notes:**
Salt	12,000 tons	21,000	
Mix Capacity			
	Total	**21,000**	100'x210' with assumed 15' high walls

1. Centrally locate on site
2. PennDOT to confirm capacity requirement (does not include noted County capacities)

Core Storage Building:

BRIDGE CREW BUILDING					
Room Name	**Staff Member**	**Occupancy**	**Pub 860 SF per occupant**	**Proposed Area ± (SF)**	**Notes:**
Core Storage				4,000	- Forklift accessible entrance at each end of the building; maneuverability inside - Lots of open space (no pallet racking needed) - Concrete floor; Pole Building (covered, unheated) - Storage for Core Drill Rig on 6x12 Utility trailer after it has been winterized.
			Total	**4,000**	

1. Square Footage includes loss of Krumsville site, and includes need for entire District storage.
2. Split into "6 bays" on floor

Seasonal Equipment Storage:

SEASONAL EQUIPMENT STORAGE BUILDING			
Material Stored	**Quantity**	**Proposed Area ± (SF)**	**Notes:**
Seasonal Equipment Storage			- Building to be shared by district and counties - Wood pole building, metal siding (or vinyl) on 3 sides, metal roof - Berks (Straustown) = 42'x192' Existing Building - Scuylkill = 45'x100' Existing Building - Power is required in equipment bays (Standard 110) - Interior LED Lighting required
	Total	**13,500**	45'x300'

1. Equipment listed has open cabs and is in use during the summer months and needs to be stored over winter.
2. Monroe or Straustown has an example of an open structure, gazebo-style building.
3. PennDOT (Tammy Tedesco) to review with Facilities and confirm if building/covered storage is to be provided due to costs for replacements.
4. PennDOT to confirm what summer equipment is to be stored, including: Stone Chipper, District Paver(s), Oil Distributor Truck, Pony Truck, Pallet tracking for spreader storage

Grounds Maintenance Building:

GROUNDS MAINTENANCE BUILDING BUILDING			
Material Stored	**Quantity**	**Proposed Area ± (SF)**	**Notes:**
Grounds Maintenance			- Storage for Tractor & Zero-turn mowers - Could be built as part of a building (single husky divided in half)
	Total	**800**	Could be located closer to Old Route 22 with the majority of the grass and trees

Operator Training Yard:

OPERATOR TRAINING YARD			
Material Stored	**Quantity**	**Proposed Area ± (SF)**	**Notes:**
Operating Training Yard			- Multiple Digging Stations to test and train drivers - Hydroseed each year (to meet regulations)
	Total	**150,000**	300'x500' – Matches Carbon layout at Lehighton Stockpile

Snow Academy Yard:

SNOW ACADEMY YARD			
Material Stored	**Quantity**	**Proposed Area ± (SF)**	**Notes:**
Operating Training Yard			- Flat area for Operator Rodeo, Spreader Training, Maneuver plows, etc. - Every year, 1/4 of each county operator comes for training so that everyone is completed every 4 years. - Classroom training will occur elsewhere
	Total	**200,000**	

PennDOT Equipment Fleet:

PennDOT EQUIPMENT INVENTORY			
Vehicle	**Quantity**	**Covered (Y/N)**	**Notes and Building Affiliation/Storage locations:**
Pickup Trucks (D5)	13	N	
Cars (D5)	36	N	
Trailers (D5)	7	N	
Loader (D5)			Number to be confirmed with PennDOT
Track Excavator (D5)		N	Number to be confirmed with PennDOT
Lowboy (D5)	1	N	
Van (D5)	5		
Grader All (D5)		N	Number to be confirmed with PennDOT
Grader (D5)		N	Number to be confirmed with PennDOT
Rollers (D5)	13	Y	
Pug Miller (D5)	2		
Belt Loader (D5)	3	Y	
Stone chippers	3	N	
SUV's/ 8 are PHEV	22	N	
Snowblowers loader mounted	2	N	
10 ton steel drum roller	6	N	
Rubber tire roller	7	N	
Oil Distributors	6	N	
Paint supply Trucks	4	N	
Eradicators	3	N	
Walk behind paint machine	2	N	
Attenuators	6	N	
Forklifts	2	N	
Foreman crew cab	2	N	
Bridge Inspection Crane	1	N	
Under Bridge Platform Trailer	1	N	
Remote Dozer	1	N	
Air Screed setup	1	N	
6 inch water pump	1	N	
Sheeps foot Roller	1	N	
Paver	2	N	
Towable arrow board	1	N	
Foreman Crew Cab	1	N	
Paint	2	N	
Core Trailer	1	N	
Total:			

Exhibit N – Conceptual Site Plans

I-78 / U.S. 22

A: AGRICULTURAL

R-2: MEDIUM DENSITY RESIDENTIAL

OLD U.S. 22

FFE = 540.20

SWM FACILITY

SWM FACILITY

SWM FACILITY

SWM FACILITY

STREAM CENTERLINE

FEMA FLOOD PLAIN

FEMA FLOOD PLAIN

100' SETBACK

40' SETBACK

100' SETBACK

40' SETBACK

10' SETBACK

25' SETBACK

40' SETBACK

10' SETBACK

SCHUY SALT STORAGE

50/50

BERKS SALT

BERKS SIGN

BERKS BRIDGE

HAZMAT BUILDING

MATERIAL STORAGE

BERKS LAYDOWN YARD

CEMETARY

BERKS PUG MILLING

SCHUY LAYDOWN YARD

MATERIAL STORAGE

01 MAINTENANCE FACILITY

CORE

SCHUY BRIDGE

I STORAGE

J STORAGE

D5 PAINT

D5 BRIDGE

OPERATOR TRAINING YARD

REGIONAL SALT

SALT BRINE

WASH

SNOW ACADEMY

DISTRICT OFFICE 2-STORY

AUDITORIUM

PEMA

PROP. 8' HIGH WALL 12' AT PEAK HEIGHT

PROP. 3' HIGH WALL 6' AT PEAK HEIGHT

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL
FRONT SETBACK	BUILDING - 25'
SIDE SETBACK	BUILDING - 10'
REAR SETBACK	BUILDING - 40'
MAX. BUILDING COVERAGE	20%
MAX. BUILDING HEIGHT	35'

SITE INFORMATION - NOTES

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120 0 60 120 240

(IN FEET)

1 inch = 120ft.

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

KCI TECHNOLOGIES

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/25

SCALE 1" = 120'

DESIGNED BY SD

DRAWN BY CC

PENNDOT FEASIBILITY SITE PLAN
SCHUYLKILL COUNTY, BERKS COUNTY AND DISTRICT OFFICE

WINDSOR TOWNSHIP BERKS CO., PENNSYLVANIA

DRAWING NO. 1

SHEET 1 OF 6

KCI JOB NUMBER 00031345_003

M:\2024\00031345_003 - E05848_WO3 Hamburg Facility\02-Drawings\Models\Site-Civil\Grading 1.dwg - Connor Collins - 8/20/25

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

I-78 / U.S. 22

100' SETBACK

OLD U.S. 22

40' SETBACK

CEMETARY

FLOODZONE

BERKS PLUG MILLING

SCHUYLKILL LAYDOWN YARD

SCH SALT 8,500 TONS

SS

FUEL

FUEL

SS

BERKS SALT 5,000 TONS

BERKS SIGN

BERKS BRIDGE

Truck in use

Truck in use

Stage

BER MAT'L STOR

BERKS LAYDOWN YARD

Broken Truck Parking

Broken Truck Parking

SCH MAT'L STOR

Broken Truck Parking

Broken Truck Parking

Broken Truck Parking

Broken Truck Parking

Broken Truck Parking

COVE

SCHUY BRIDGE

Cold Weather Parking

SALT

Cold Weather Parking

DS PAINT

DS BRIDGE

Cold Weather Parking

Cold Weather Parking

Cold Weather Parking

Cold Weather Parking

Cold Weather Parking

Cold Weather Parking

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (40 SPOTS)

DISTRICT OFFICE 2-STORY

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (20 SPOTS)

PARKING (40 SPOTS)

PARKING (40 SPOTS)

PARKING (60 SPOTS)

PEMA

potential subdivision

Employees Only

District 5/Visitors

Heavy Trucks

SALT BRINE

MSYM

Covered

SNOW STORAGE 14,000 TONS RECEIVING SALT

OPERATOR TRAINING YARD

SNOW ACADEMY

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 40'	
REAR SETBACK	BUILDING - 100'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

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120 0 60 120 240

(IN FEET)

1 inch = 120ft.

KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/2025

SCALE 1" = 120'

DESIGNED BY SD

DRAWN BY CC

SITE SKETCH - CONCEPT 1

PENNDOT FEASIBILITY SITE HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO. 1

SHEET 1 OF 5

KCI JOB NUMBER 00031345_003

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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

I-78 / U.S. 22

100' SETBACK

BERKS LAYDOWN YARD

BER MAT'L STOR

SNOW 6,000 TONS

SALT 5,000 TONS

FUEL 550 GAL

CEMETARY

BERKS SIGN

BERKS BRIDGE

Truck in use

Stage

SCH MAT'L STOR

SCH SALT 5,500 TONS

FUEL 550 GAL

FLOODZONE

BERKS PUG MILLING

SCHUYLKILL LAYDOWN YARD

Broken Truck Parking

CORR

SCHUY BRIDGE

FUEL 550 GAL

SALT BRINE

PSMA

Columns

potential subdivision

PARKING (40 SPOTS)

OVERFLOW PARKING (50 SPOTS)

DE PAINT

DE BRIDGE

REGIONAL SALT 12,000 TONS

OPERATOR TRAINING YARD

SNOW ACADEMY

DISTRICT OFFICE 2-STORY

PARKING (60 SPOTS)

PARKING (20 SPOTS)

PEMA

40' SETBACK

OLD U.S. 22

Employees Only

Heavy trucks

District 5/Visitors

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 40'	
REAR SETBACK	BUILDING - 100'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

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120 0 60 120 240

(IN FEET)
1 inch = 120ft.

KCI TECHNOLOGIES

Engineers
Planners
Scientists
Construction Managers

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/2025
SCALE 1" = 120'
DESIGNED BY SD
DRAWN BY CC

SITE SKETCH - CONCEPT 2

PENNDOT FEASIBILITY SITE
HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO. 2
SHEET 2 OF 5
KCI JOB NUMBER 00031345_003

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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

I-78 / U.S. 22

100' SETBACK

BERKS LAYDOWN YARD

BER MAT'L STOR

Truck in use

SCHUY BRIDGE

SALT 500 TONS

50'

50'

Stage

BERKS SIGN

BERKS BRIDGE

SCH SALT 6,500 TONS

SCH seasonal storage

Season

Berks seasonal storage

CEMETARY

FLOODZONE

SCHUYLKILL LAYDOWN YARD

SCH MAT'L STOR

Broken Truck Parking

BERKS PUG MILLING

potential subdivision

PARKING (40 SPOTS)

PARKING (20 SPOTS)

PEMA

SALT BRINE

Conc

DS BRIDGE

DS PAINT

ASWM

Grounds

REGIONAL SALT 12,000 TONS

OPERATOR TRAINING YARD

SNOW ACADEMY

PARKING (60 SPOTS)

DISTRICT OFFICE 2-STORY

40' SETBACK

OLD U.S. 22

Employees Only

Heavy Trucks

District 5/Visitors

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 40'	
REAR SETBACK	BUILDING - 100'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

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120 0 60 120 240

(IN FEET)
1 inch = 120ft.

KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/2025
SCALE 1" = 120'
DESIGNED BY SD
DRAWN BY CC

SITE SKETCH - CONCEPT 3

PENNDOT FEASIBILITY SITE
HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO. 3
SHEET 3 OF 5
KCI JOB NUMBER 00031345_003

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MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 3

DGS - Zoned Agriculture

I-78 / U.S. 22

100' SETBACK

40' SETBACK

BERKS LAYDOWN YARD

BERKS PUG MILLING

BERKS SIGN

BERKS BRIDGE

Stage

BER MAT'L STOR

SCH SALT 9,000 TONS

SCH MAT'L STOR

SCHUY BRIDGE

Truck in use

CEMETARY

FLOODZONE

SNOW ACADEMY

REGIONAL SALT 12,000 TONS

SCHUYKILL LAYDOWN YARD

potential subdivision

Broken Truck Parking

Cover

SALT STORAGE

ASYM

DS PAINT

DS BRIDGE

SALT BRINE

PARKING (40 SPOTS)

PARKING (60 SPOTS)

PARKING (20 SPOTS)

DISTRICT OFFICE 2-STORY

OPERATOR TRAINING YARD

PEMA

OLD U.S. 22

Employees Only

Heavy Trucks

District 5/Visitors

PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 40'	
REAR SETBACK	BUILDING - 100'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

SITE INFORMATION - NOTES

1. CONCEPTUAL PLAN ONLY - NOT FOR CONSTRUCTION.
2. THIS PLAN IS CONCEPTUAL ONLY AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE SURVEY, THEREFORE PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SPECIFIC DATA ARE APPROXIMATE. ACCURACY OF THE DEPICTED RIGHT OF WAY, TOPOGRAPHY, AND PARCEL BOUNDARY INFORMATION IS BERKS COUNTY GIS. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS.

120 0 60 120 240

(IN FEET)

1 inch = 120ft.

KCI TECHNOLOGIES

ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS

5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/2025

SCALE 1" = 120'

DESIGNED BY SD

DRAWN BY CC

SITE SKETCH - CONCEPT 4

PENNDOT FEASIBILITY SITE
HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO. 4

SHEET 4 OF 5

KCI JOB NUMBER 00031345_003

C:\Users\Connor.Collins\OneDrive - KCI Technologies, Inc\Desktop\Projects without Job Numbers\Hamburg, PA - Penndot\Hamburg, PA - Penndot.dwg - Connor Collins - 5/7/25



PRELIMINARY ZONING INFORMATION

APPROXIMATE ACREAGE	±124.18 ACRES	
ZONING	R-2 - MEDIUM DENSITY RESIDENTIAL	
FRONT SETBACK	BUILDING - 40'	
SIDE SETBACK	BUILDING - 40'	
REAR SETBACK	BUILDING - 100'	
REQUIRED PARKING	REQ. PARKING X PER XXX SF	XX SPACES
PROVIDED PARKING	XX - STANDARD SPACES X - ACCESSIBLE SPACE	TOTAL XX SPACES

SITE INFORMATION - NOTES

1. CONCEPTUAL PLAN ONLY - NOT FOR CONSTRUCTION.
2. THIS PLAN IS CONCEPTUAL ONLY AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SITE SURVEY, THEREFORE PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SPECIFIC DATA ARE APPROXIMATE. ACCURACY OF THE DEPICTED RIGHT OF WAY, TOPOGRAPHY, AND PARCEL BOUNDARY INFORMATION IS BERKS COUNTY GIS. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF DUE DILIGENCE AND DOES NOT COMPLETELY TAKE INTO CONSIDERATION BULK REGULATIONS OR OTHER GENERAL ZONING COMPLIANCE SUCH AS LANDSCAPE BUFFERS, OPEN SPACE REQUIREMENTS, STORMWATER MANAGEMENT, AND BUILDING SETBACKS.

120 0 60 120 240
(IN FEET)
1 inch = 120ft.

KCI TECHNOLOGIES
ENGINEERS
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5001 LOUISE DR SUITE 201,
MECHANICSBURG,
PENNSYLVANIA 17055
TELEPHONE: (717) 691-1340

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 08/20/2025
SCALE 1" = 120'
DESIGNED BY SD
DRAWN BY CC

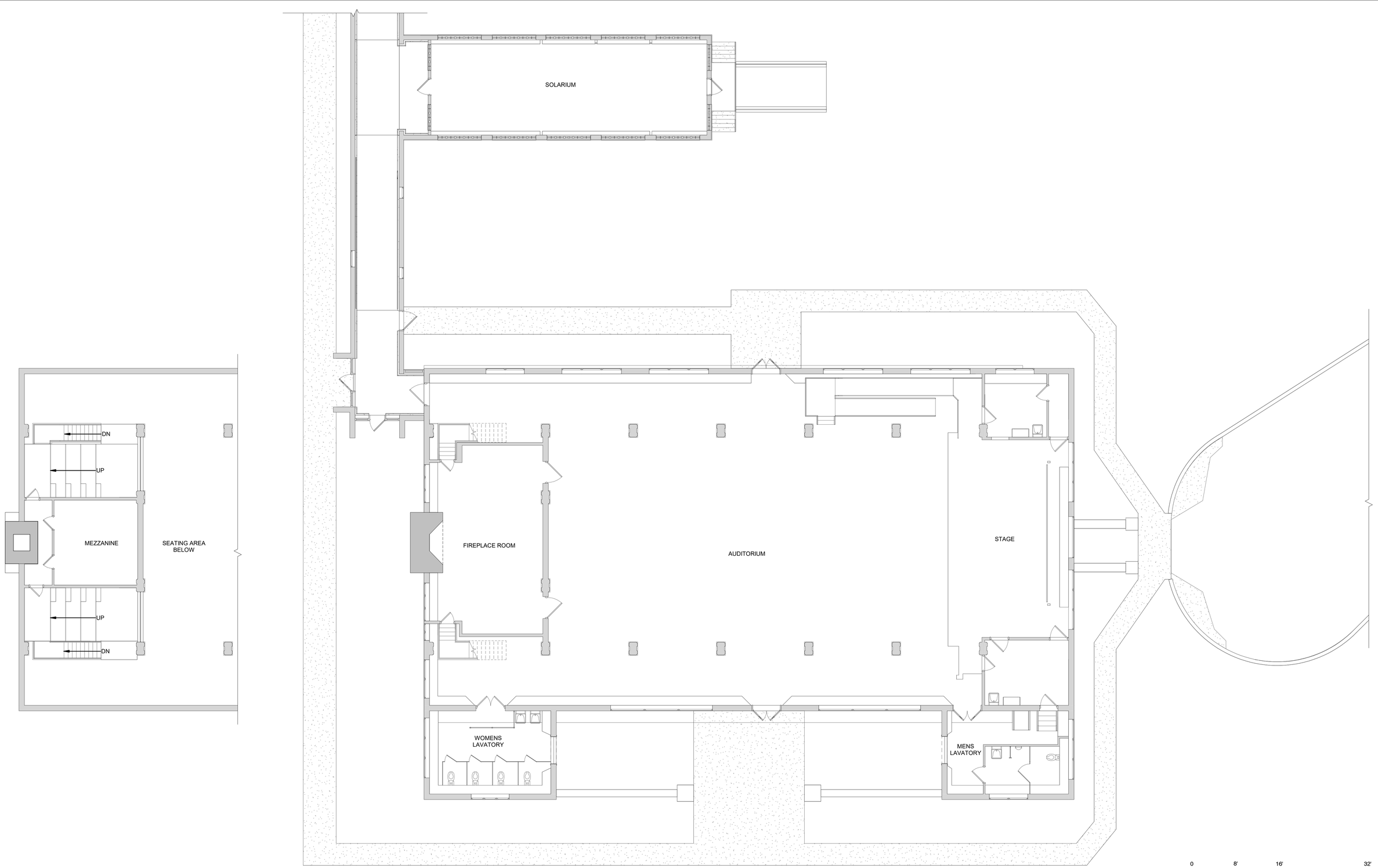
PENNDOT FEASIBILITY SITE
HAMBURG, PA

BERKS CO., PENNSYLVANIA

DRAWING NO.
SHEET OF
KCI JOB NUMBER 00031345_003

C:\Users\Connor Collins\OneDrive - KCI Technologies, Inc\Desktop\Projects without Job Numbers\Hamburg, PA - Penndot\Hamburg, PA - Penndot.dwg - Connor Collins - 7/29/25

Exhibit O – Conceptual Building Plans



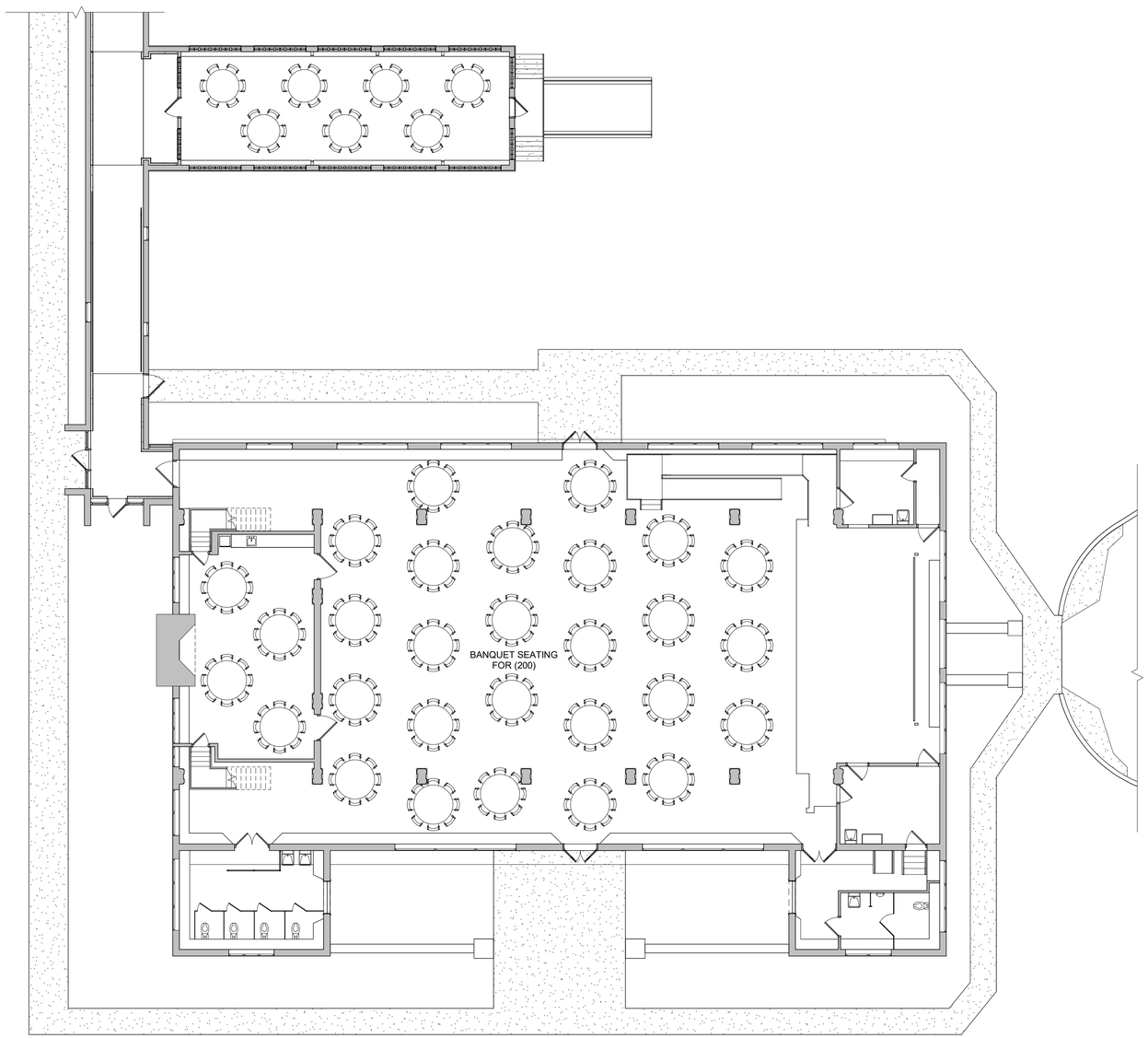
Pennsylvania
Department of Transportation

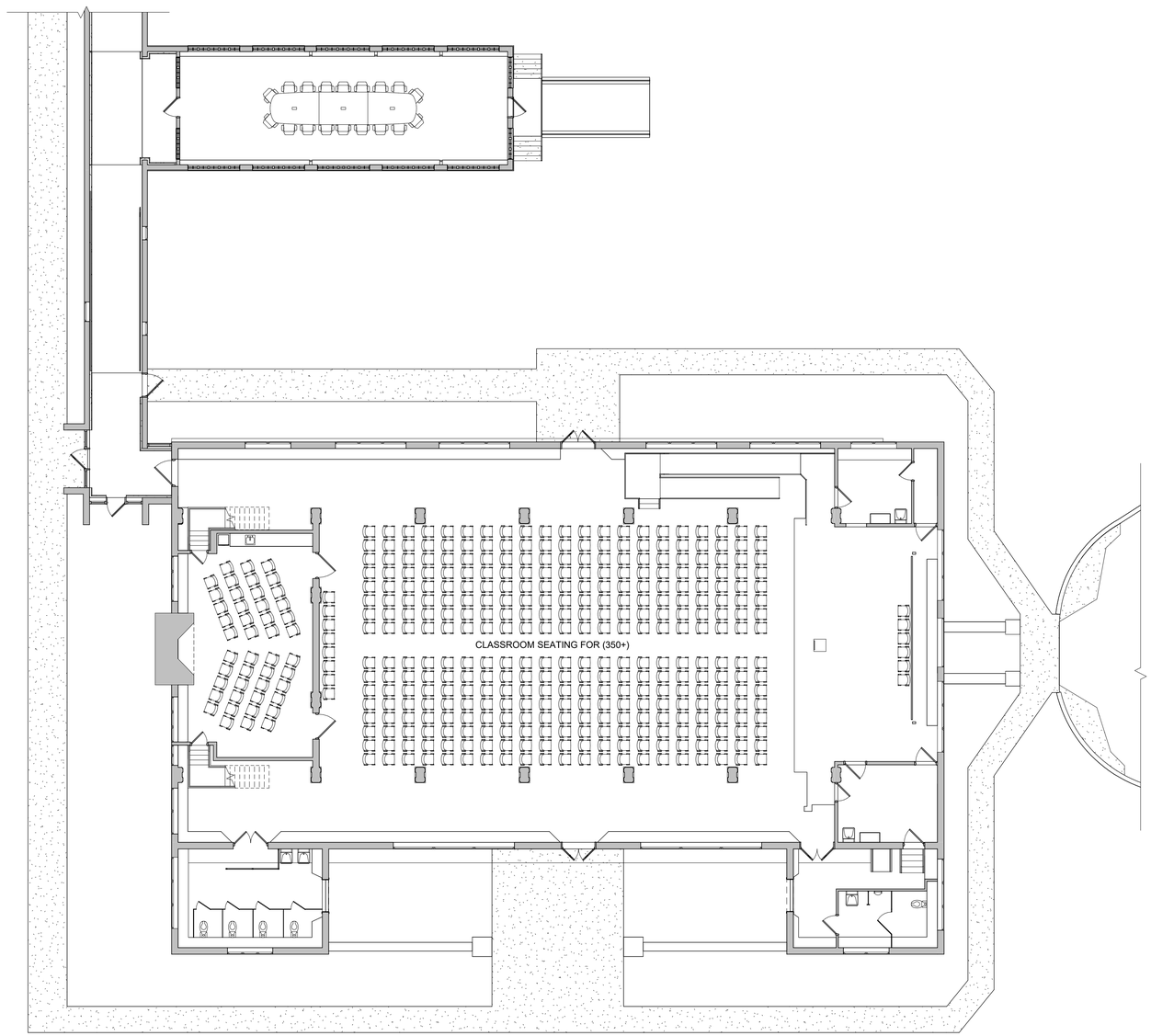
EXISTING AUDITORIUM AND SOLARIUM FLOOR PLAN

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI





0 8' 16' 32'

3/32" = 1'-0"

Pennsylvania
Department of Transportation

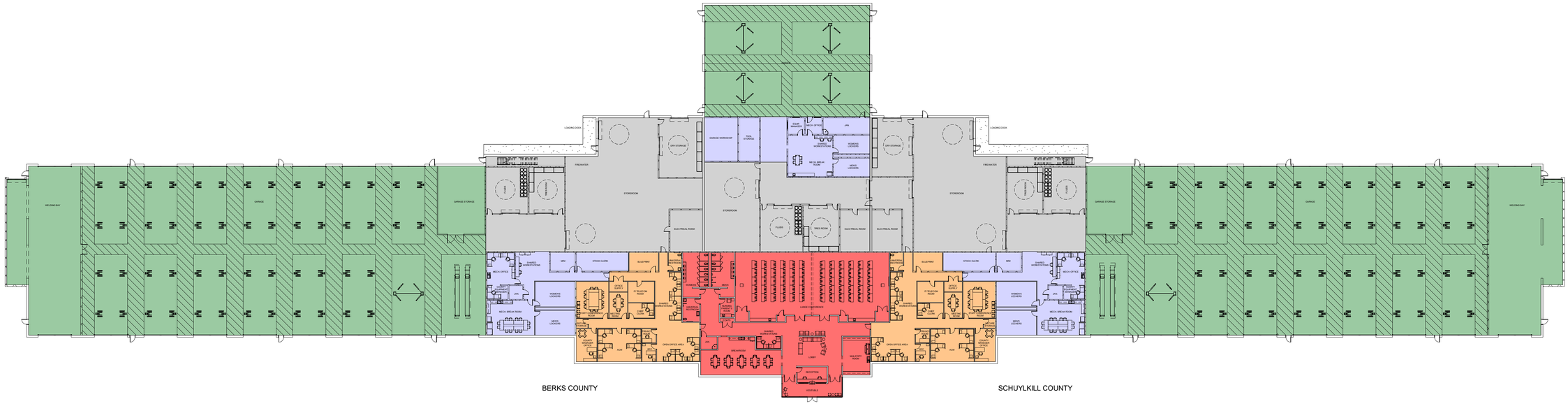
POTENTIAL AUDITORIUM SETUP

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI

DISTRICT 5



0 32' 64' 128'

1/32" = 1'-0"

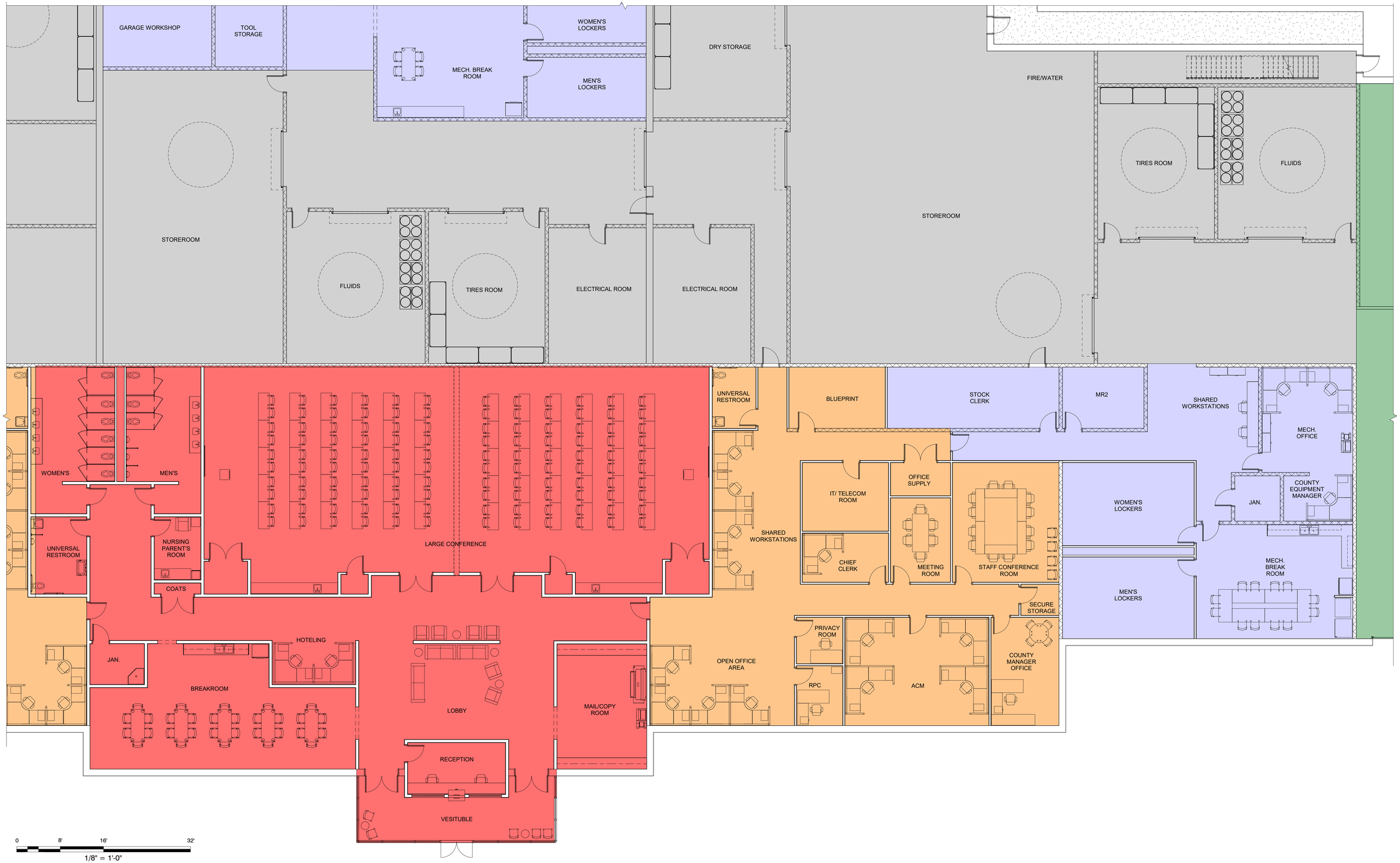
01 MAINTENANCE BUILDING FLOOR PLAN - OPTION 1

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

Pennsylvania Department of Transportation

KCI



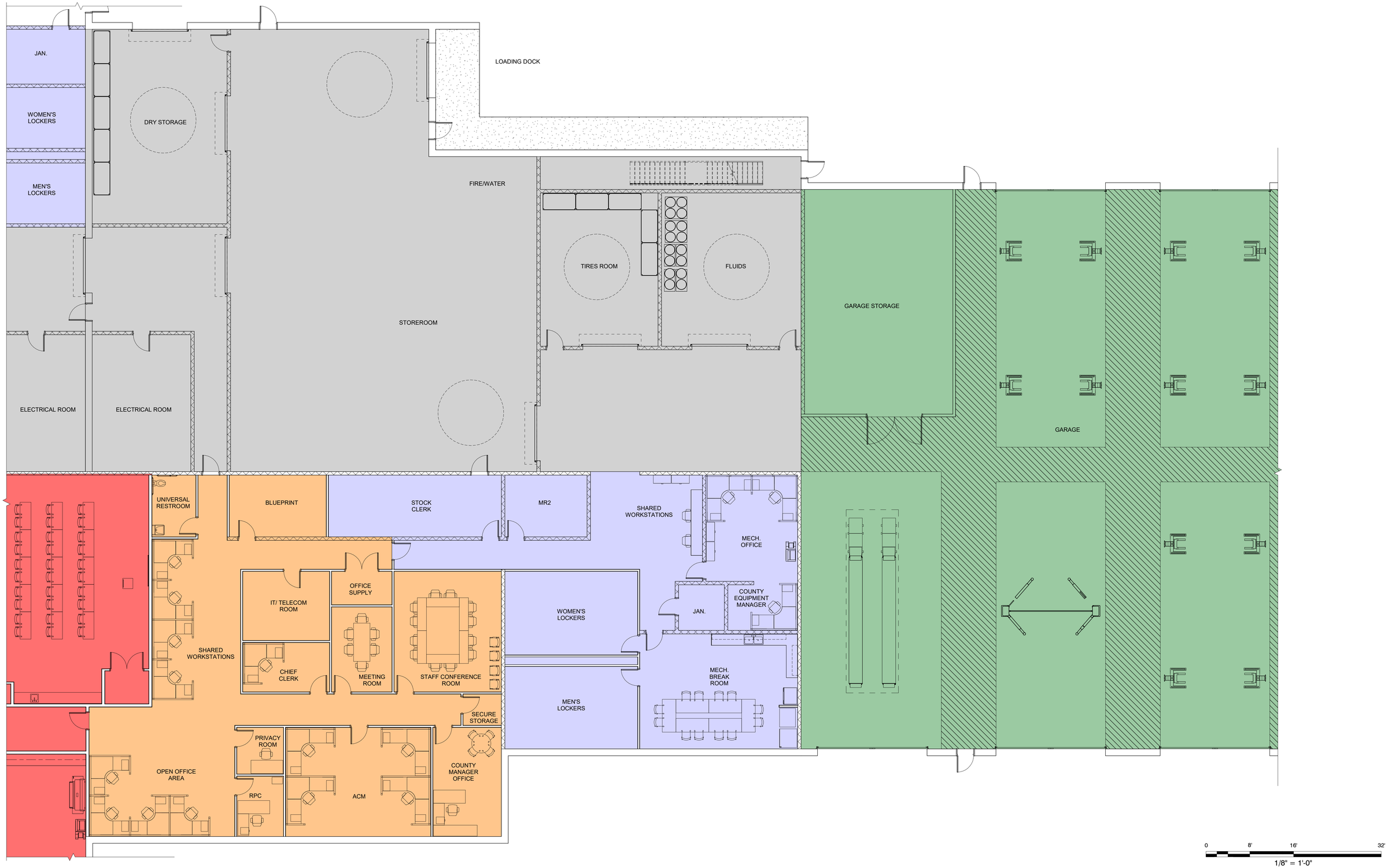
Pennsylvania Department of Transportation

01 MAINTENANCE BUILDING - ENLARGED FLOOR PLAN A

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI



Pennsylvania Department of Transportation

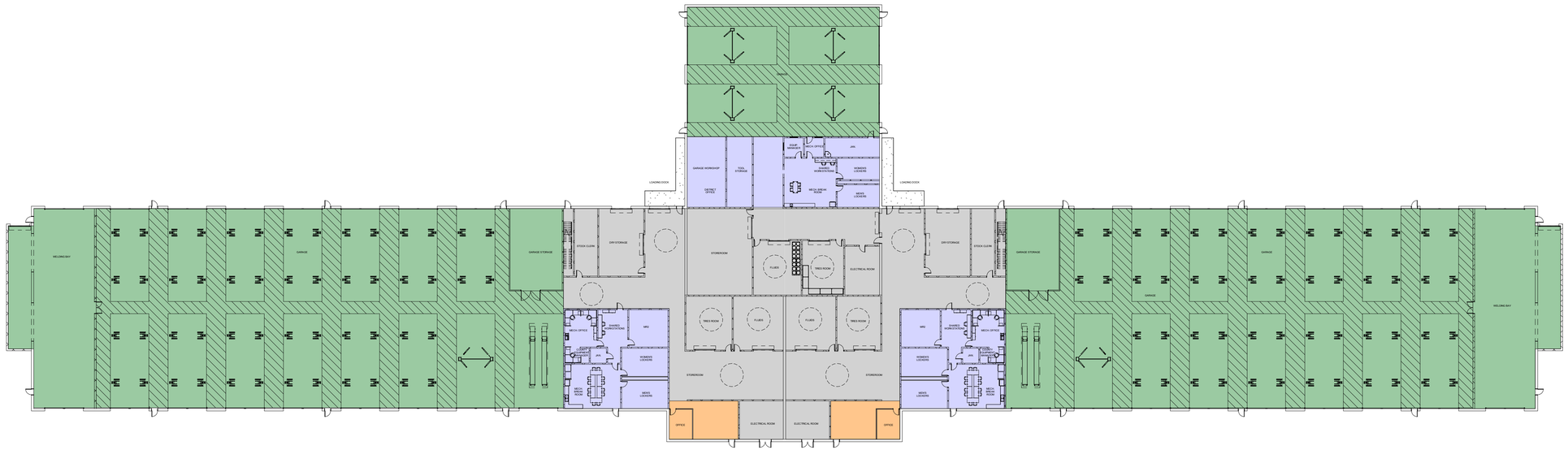
01 MAINTENANCE BUILDING - ENLARGED FLOOR PLAN B

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI

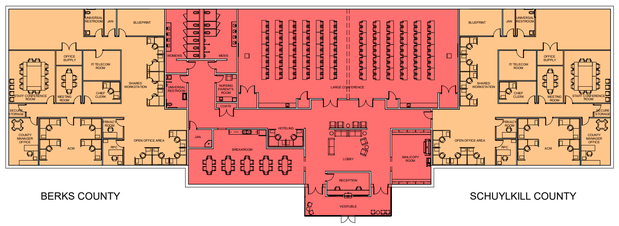
DISTRICT 5



BERKS COUNTY

SCHUYLKILL COUNTY

COUNTY 01 MAINTENANCE BUILDING



COUNTY 01 ADMIN BUILDING

0 32' 64' 128'

1/32" = 1'-0"

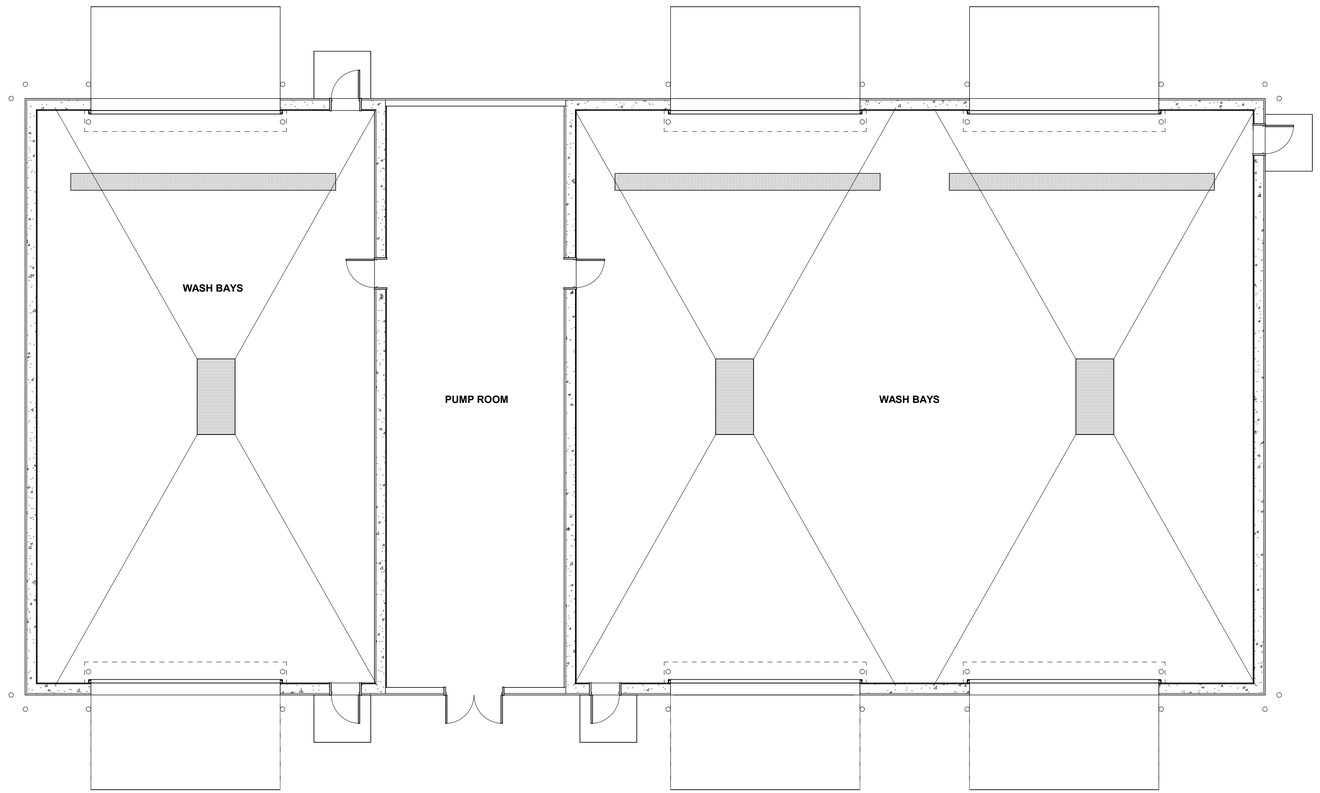
Pennsylvania Department of Transportation

01 MAINTENANCE BUILDING FLOOR PLAN - OPTION 2

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI



0 8' 16' 32'

1/8" = 1'-0"

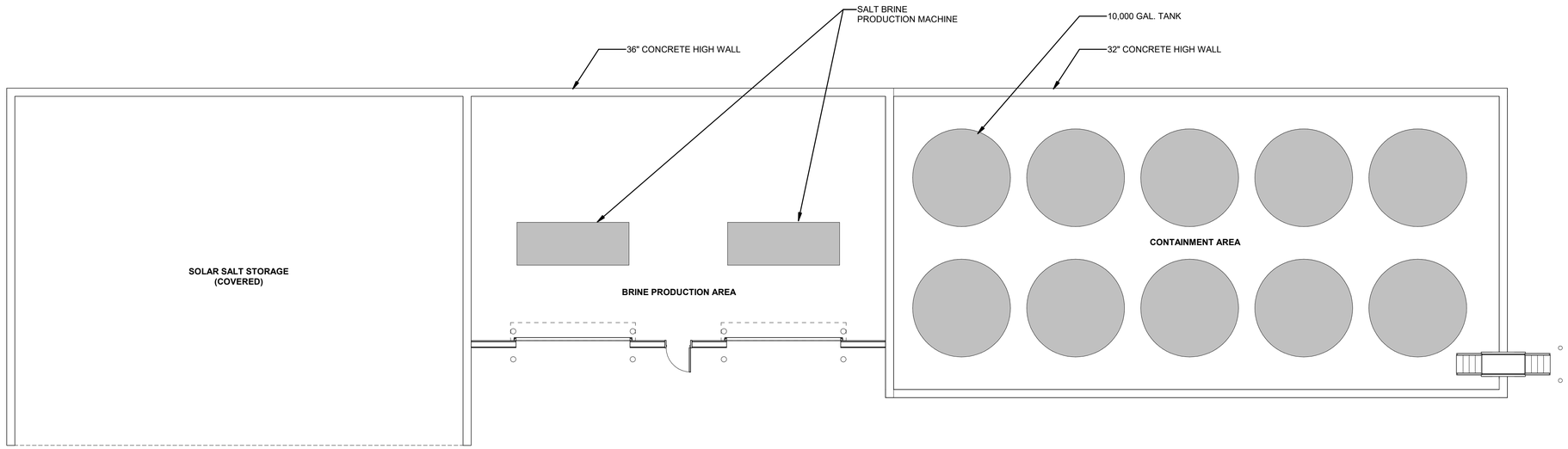
Pennsylvania Department of Transportation

VEHICLE WASH BUILDING

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI



0 8' 16' 32'

1/8" = 1'-0"

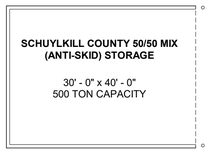
Pennsylvania
Department of Transportation

SALT BRINE PRODUCTION AND CONTAINMENT FLOOR PLAN

HAMBURG FACILITY FEASIBILITY STUDY

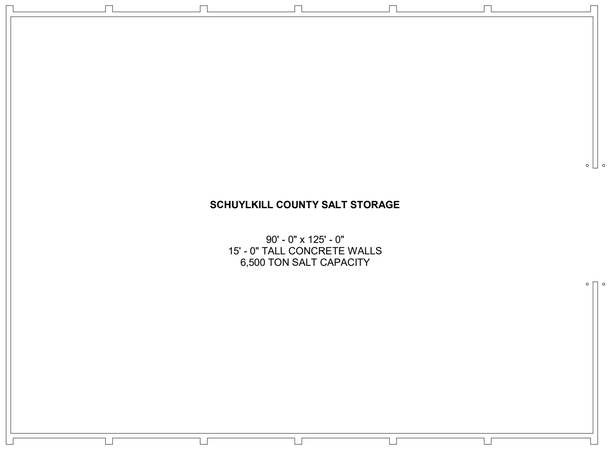
AUGUST 20, 2025

KCI



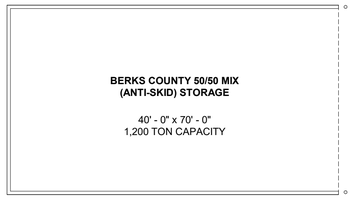
SCHUYLKILL COUNTY 50/50 MIX (ANTI-SKID) STORAGE

30' - 0" x 40' - 0"
500 TON CAPACITY



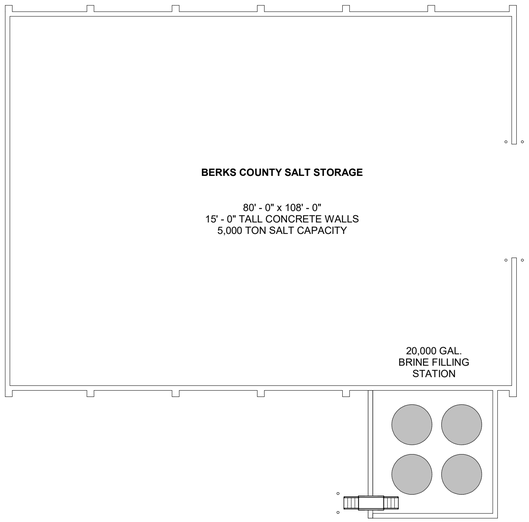
SCHUYLKILL COUNTY SALT STORAGE

90' - 0" x 125' - 0"
15' - 0" TALL CONCRETE WALLS
6,500 TON SALT CAPACITY



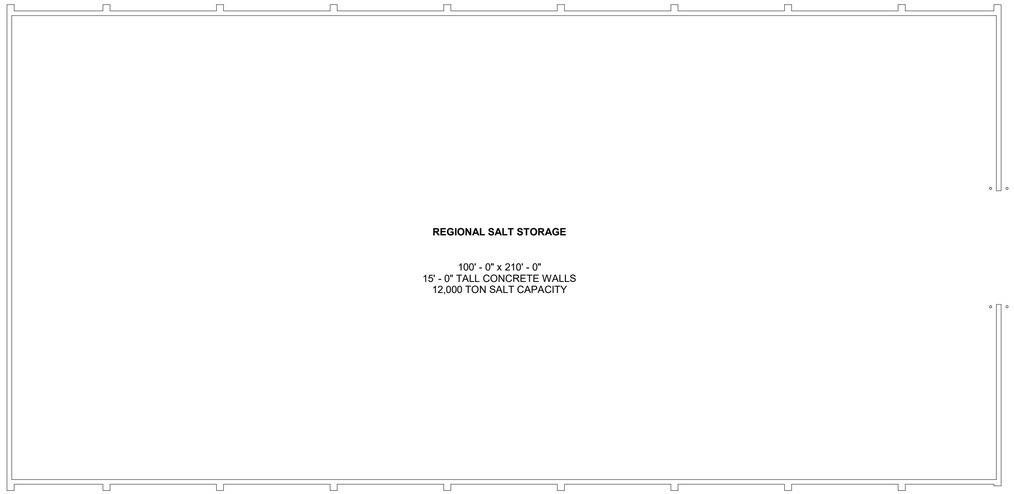
BERKS COUNTY 50/50 MIX (ANTI-SKID) STORAGE

40' - 0" x 70' - 0"
1,200 TON CAPACITY



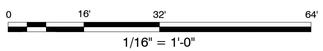
BERKS COUNTY SALT STORAGE

80' - 0" x 108' - 0"
15' - 0" TALL CONCRETE WALLS
5,000 TON SALT CAPACITY



REGIONAL SALT STORAGE

100' - 0" x 210' - 0"
15' - 0" TALL CONCRETE WALLS
12,000 TON SALT CAPACITY



1/16" = 1'-0"

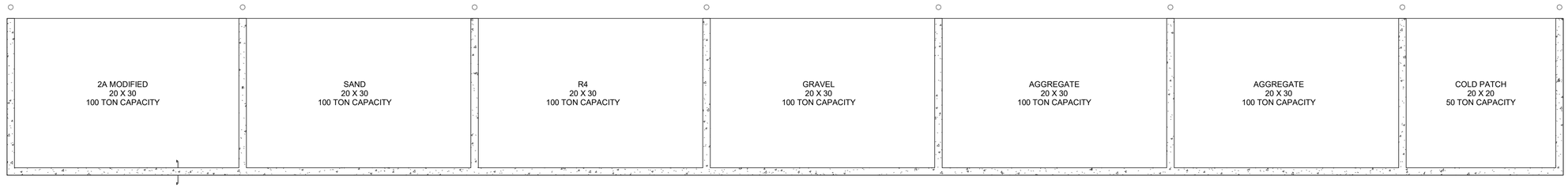
Pennsylvania
Department of Transportation

SALT STORAGE BUILDINGS FLOOR PLAN

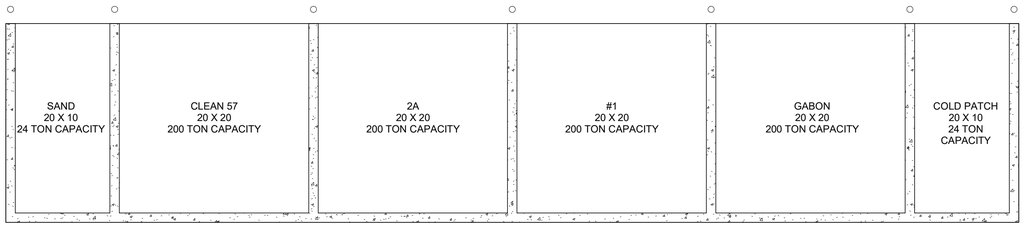
HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI



SCHUYLKILL COUNTY



BERKS COUNTY



SHARED

0 8' 16' 32'

1/8" = 1'-0"

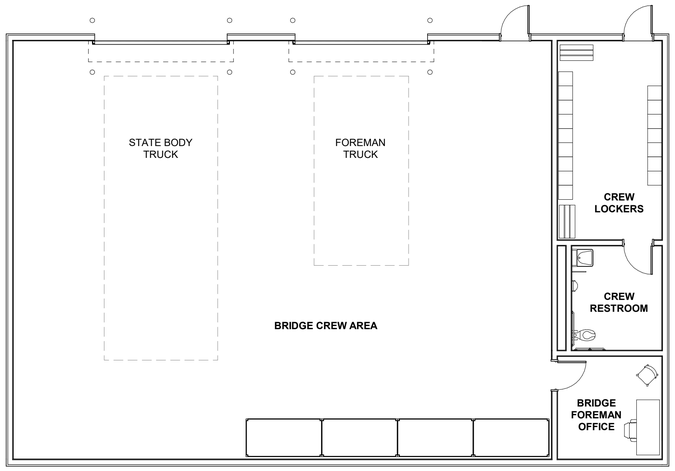
Pennsylvania Department of Transportation

MATERIAL STORAGE BUILDING FLOOR PLAN

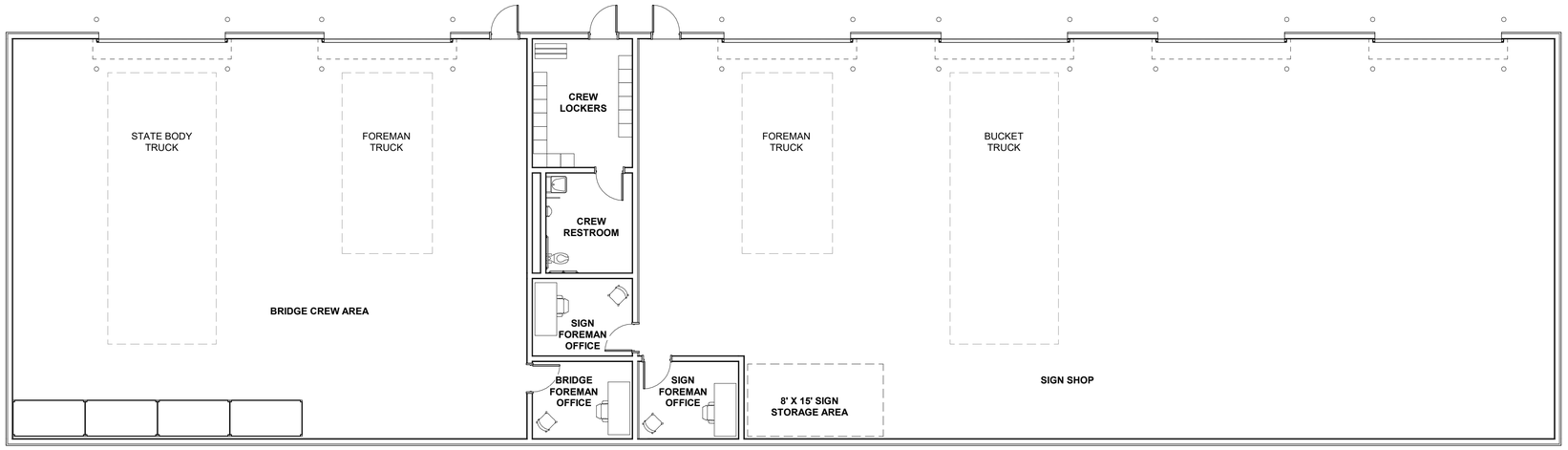
HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

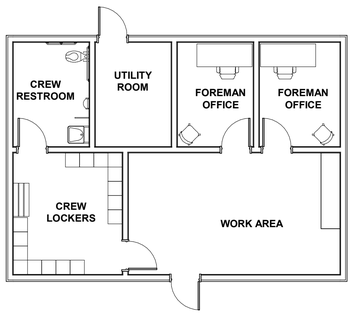
KCI



BRIDGE CREW - SCHUYLKILL COUNTY



BRIDGE CREW & SIGN SHOP - BERKS COUNTY



PERSONNEL STAGING BUILDING - BERKS COUNTY

0 8' 16' 32'

1/8" = 1'-0"

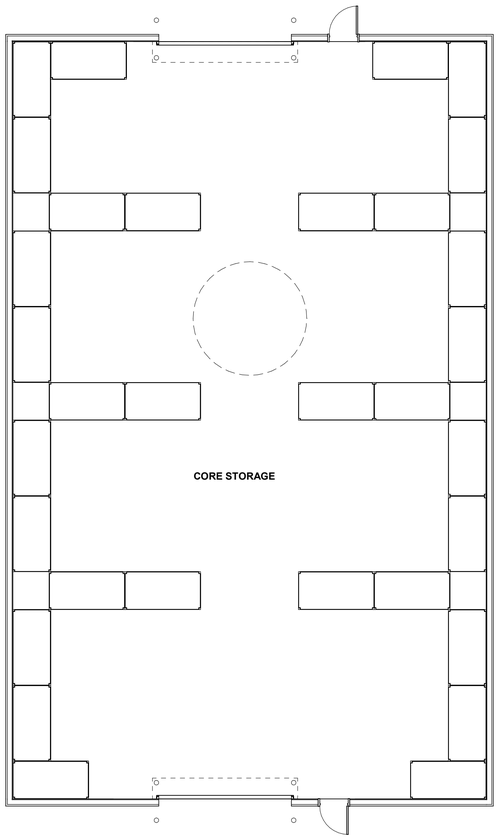
Pennsylvania Department of Transportation

PERSONNEL STAGING & BRIDGE CREW & SIGN BUILDING FLOOR PLAN

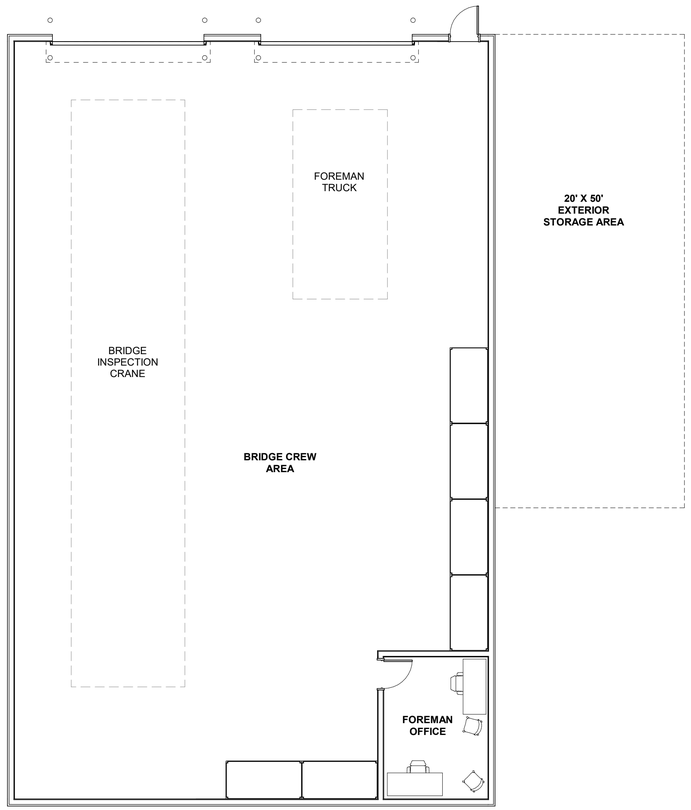
HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

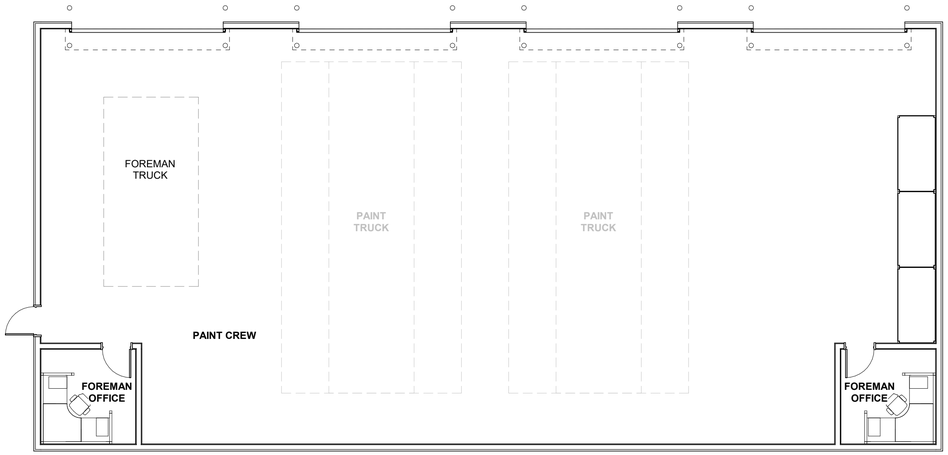
KCI



CORE STORAGE BUILDING - DISTRICT 5



BRIDGE CREW BUILDING - DISTRICT 5



PAINT CREW BUILDING - DISTRICT 5

0 8' 16' 32'

1/8" = 1'-0"

Pennsylvania
Department of Transportation

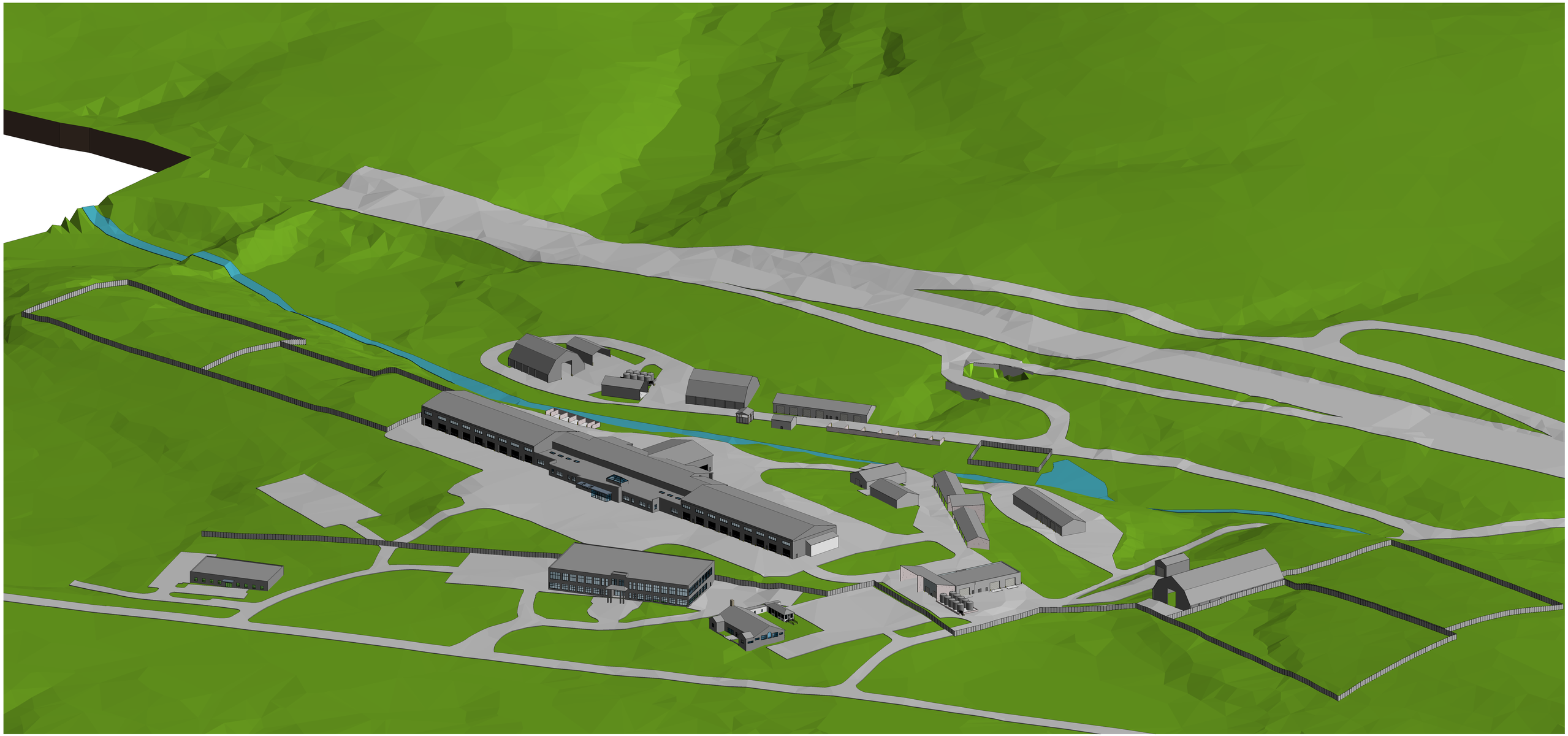
DISTRICT ACCESSORY BUILDING FLOOR PLANS

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI

Exhibit P – Conceptual 3-D Site View



Pennsylvania
Department of Transportation

SITE PLAN - 3D VIEW

HAMBURG FACILITY FEASIBILITY STUDY

AUGUST 20, 2025

KCI

Exhibit Q – Budget Level Cost Estimate

Pennsylvania
Department of Transportation

PRELIMINARY BUDGET LEVEL COST ESTIMATE
Pennsylvania Department of Transportation
FM 8232 District 5 Engineering and Maintenance Campus

Item No.	Description	Quantity	Unit	Unit Cost	Sub-total
	Site Demolition / Clearing and Grubbing / Stripping	70.0	AC	$ 19,000.00	$ 1,330,000.00
	Building Demolition	1.0	LS	$3,875,000.00	$ 3,875,000.00
	Site Earthwork, Unclassified / Rock - Cut / Fill	252,564	CY	$ 85.00	$ 21,467,940.00
	Full Depth Asphalt Pavement	925,650	SF	$ 8.00	$ 7,405,200.00
	Full Depth Concrete Pavement	22,000	SF	$ 14.00	$ 308,000.00
	Concrete Walkways	7,200	SF	$ 10.00	$ 72,000.00
	Fencing, 8' High Chain Link	9,800	LF	$ 35.00	$ 343,000.00
	Automatic Security Gate	5	EA	$ 16,000.00	$ 80,000.00
	Site Lighting	1	LS	$ 650,000.00	$ 650,000.00
	Landscaping (Include Lawn, Shade Trees & Shrubs)	500,000	SF	$ 2.25	$ 1,125,000.00
	Retaining Wall - Site (8' Tall)	620	LF	$ 820.00	$ 508,400.00
	Drainage Systems	1	LS	$ 550,000.00	$ 550,000.00
	Storm Water Management Facilities	1	LS	$ 900,000.00	$ 900,000.00
	Erosion & Sedimentation Control	1	LS	$ 85,000.00	$ 85,000.00
	Utility Services (Electric, Gas, Water, Cable, Phone)	1	LS	$ 400,000.00	$ 400,000.00
	01 County Administration Facility	15,460	SF	$ 315.00	$ 4,869,900.00
	01 County Maintenance Facility	91,360	SF	$ 425.00	$ 38,828,000.00
	District 5 Office	71,500	SF	$ 315.00	$ 22,522,500.00
	Existing Building Renovations	9,300	SF	$ 85.00	$ 790,500.00
	New Storage Facilities (Unheated)	69,490	SF	$ 125.00	$ 8,686,250.00
	New Storage Facilities (Paint, Bridge & Sign Shops)	22,350	SF	$ 270.00	$ 6,034,500.00
	New Wash Facility & Salt Brine Production	11,850	SF	$ 255.00	$ 3,021,750.00
	Furniture	1	LS	$1,250,000.00	$ 1,250,000.00
	Maintenance Equipment	1	LS	$3,200,000.00	$ 3,200,000.00
	Vehicle Wash System (including water reclaim system)	3	EA	$ 485,000.00	$ 1,455,000.00
	Lightning Protection System	2	EA	$ 70,000.00	$ 140,000.00
			Sub-total		**$ 129,897,940.00**
			Design Fees - 12%		$ 15,587,752.80
			Construction Contingency - 10%		$ 12,989,794.00
			TOTAL		**$ 158,475,486.80**

Budget Cost Estimate Notes:

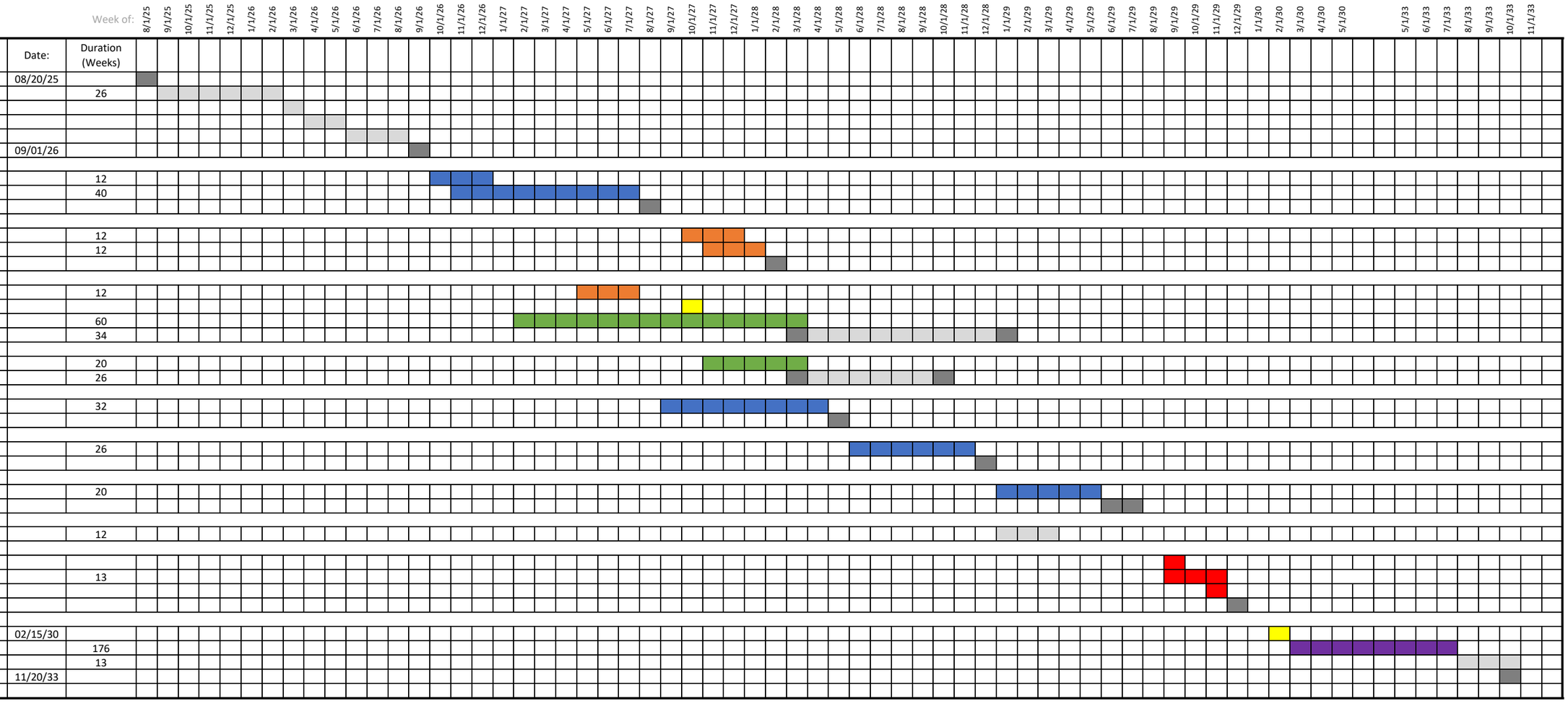
1 Unit Costs are based on RS Means cost databases, on-line research, and experience with similar facility designs and construction in Pennsylvania.

Exhibit R – Initial Project Delivery Milestone Schedule

INITIAL PROJECT DELIVERY MILESTONE SCHEDULE

Project Number: **E05848 WO3**
Project Name: **FM 8232 District 5 Engineering and Maintenance Campus**

	Task Name	Date:	Duration (Weeks)
	Feasibility Report	08/20/25	
	Property Acquistion		26
	Advertise Design Project		
	Selection of Design Firm		
	Negotiations		
	Anticiped Design NTP	09/01/26	
Schematic Design (30%)			
	Programming Confirmation		12
	Schematic Design Documents		40
	Design Review		
Geotechnical			
	Perform Soil Borings		12
	Environmental Investigations		12
	Geotechnical Report		
Land Development			
	Survey		12
	Pre-Application Meeting		
	Land Development Design		60
	LD Plan & Application		34
SWM/NPDES Permit			
	SWM Design		20
	E&S Plan & Report		26
Design Development (60%)			
	Design Documents		32
	Design Review		
Interim Construction Documents (90%)			
	Design Documents		26
	Design Review		
Construction Documents (100%)			
	Design Documents		20
	Design Review		
Permitting			
	Building Permit Review		12
Project Bidding			
	Advertise		
	Procurement		13
	Bid Review		
	Award of Construction		
Construction			
	Groundbreaking	02/15/30	
	Estimated Construction		176
	Punchlist/Closeout		13
	PennDOT Occupancy	11/20/33	



- Milestone/Deliverable
- Project Meetings
- Project Design
- Site Design
- Survey/Geotechnical
- Project Coordination
- Construction Management
- Building Construction