West Pikeland Township

Police (and Administration Building) Location Considerations

May 18, 2026

This PPT deck was presented at the 5-18-26 Board of Supervisors meeting.
Any questions can be directed to the Township Manager at manager@westpikeland.com.
The administrative office is also open to the public Monday-Thursday, 9am-4pm

What this meeting is…

- A high-level overview of the currently available information on updating the township police station and potentially updating the administration facilities

…and what it is not

- A detailed presentation with firm facility layouts and figures

Why?

Police need a new facility now

Current station is:

- insufficient in size and facilities for 24/7 Full Time police force with 7 full time officers and support staff
- not up to current standards
- Subject to ongoing septic issues
- Preventing the force from eventually attaining accreditation

There are potential Safety Risks to officers, public and detainees with the existing station.

West Pikeland is a Small Town- do we need to do this

Research into attacks on law enforcement officers indicates that smaller departments often face disproportionate risks. While large urban departments deal with higher raw numbers, data from 2023–2024 reveals that **officers in smaller agencies**—specifically those serving populations **under 11,000—experience high rates of assault and, notably, higher rates of fatalities** relative to their size.

Key Findings on Small Department Vulnerabilities

High Fatalities: Despite serving smaller populations, agencies with **fewer than 11,000 inhabitants experienced 49% of the total officer felonious deaths** (19 out of 39) in 2023, with 27% of all nationwide officers shot occurring in these jurisdictions.

- **Ambush Attacks:** Ambush-style attacks, which have become a significant, growing threat, are often directed at officers in smaller agencies, **with 26% of national ambush cases in 2023 occurring in these smaller jurisdictions.**
- **Surprising Trends:** Data indicates a counterintuitive trend: **as population size served decreases** below a certain threshold, the **number of officers shot actually increases** rather than decreases.

(2023–2024 Data)

Police Station Options

<u>Art School Road</u> – (initiated 12/25)

Demolish and Rebuild in current location move police to temporary facility, demolish current building, cut expanded footprint into hill, build new building, move police into new building.

<u>Walnut Lane Park</u>* – (initiated 1/26)

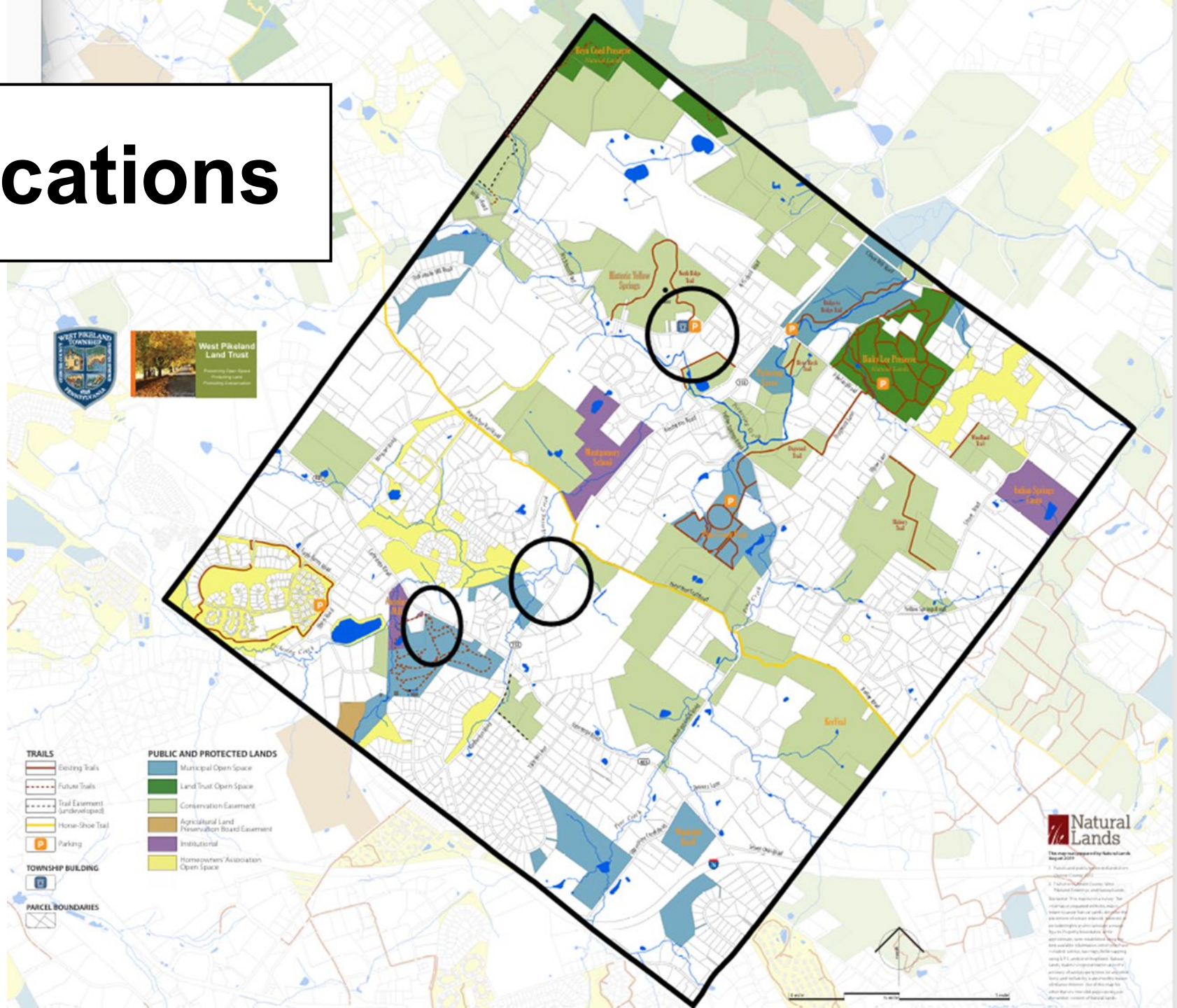
Build new freestanding 2 story building on portion of Park allocated for municipal use, add additional parking lot and lighting, move police to the first floor and admin to second floor, sell current buildings.

<u>1001 Kimberton Road</u>* – (initiated 3/26)

renovate recently available pre-existing building and parking lot, move police and admin, sell current buildings.

*If Administration stays in current location and Police move to either alternative location the only Municipal presence remaining on Art School Road would be an office. Additionally, the township loses the revenue that could be gained from sale of the building - significantly higher loss than cost of moving the Administration.

Site Locations



Art School Road

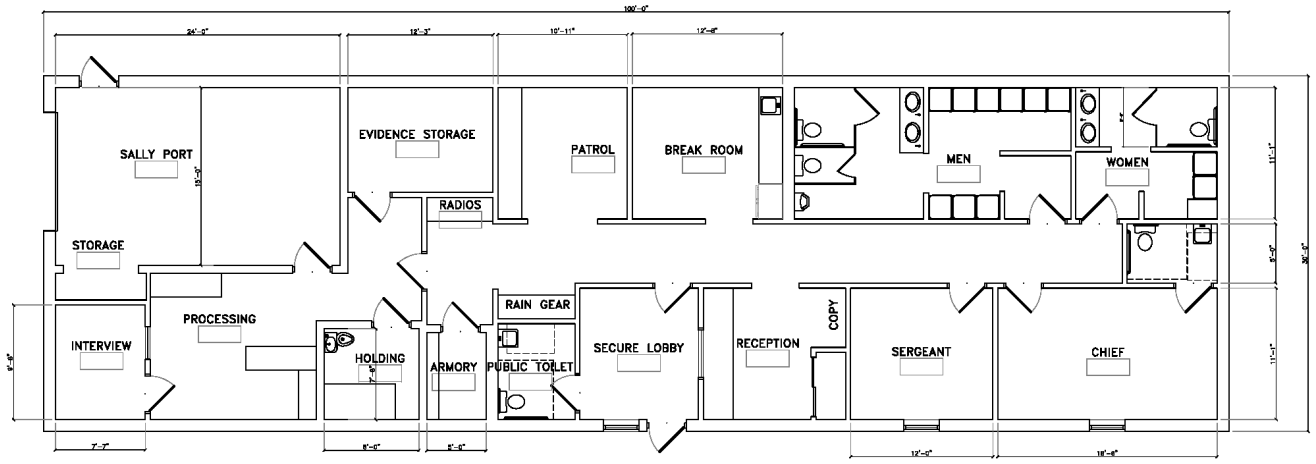
Art School Road:
Demolish and Rebuild

Opportunities

- Own the land
- Consistency in location

Challenges

- Size limitations
- Septic Issues
- Historic / HARB Compliance
- Cost for temporary trailers (rental and installation)
- Move Police 2 times
- Cost to Build
- Ties Admin to an aging building and Police and Admin to HYS Village in perpetuity



1 / A-1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

LINN ARCHITECTS

ARCHITECTURE ENGINEERING SITE PLANNING INTERIOR DESIGN

540 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-565-7044
FAX: 610-565-5228

PROPOSED FLOOR PLAN
NEW POLICE BUILDING
TOWNSHIP OF WEST PIKELAND
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425

REVISIONS		
NO.	DESCRIPTION	DATE
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DATE: 02.09.26
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CHECKED BY:
PROJ. NO. 25020

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SHEET OF

CONCEPTUAL ESTIMATES
February 19, 2026

NEW POLICE BUILDING
1645 ART SCHOOL ROAD

	Low	*High*
Demolish/Dispose of Existing Building	$ 30,000	$ 30,000
Grading/Retaining Wall	$ 35,000	$ 35,000
New Septic/Well	$ 65,000	$ 65,000
New 3,000 S.F. 1-Story Police Building	$ 900,000	$1,050,000
Subtotal	**$1,030,000**	**$1,180,000**
7% Architecture-Design/Documentation	$ 72,100	$ 82,600
3% Architecture-Bidding/Construction Administration	$ 30,900	$ 35,400
Site Prep	$ 54,000	$ 54,000
Temporary Station	$ 100,000	$ 200,000
TOTAL CONCEPT BUDGET	***$1,287,000***	***$1,552,000***

Not Included
Any hazardous material remediation
Loose furnishings
Phone or computer system
Surveillance system
New utilities to police building
Landscaping
Any permit fees
Other

Walnut Lane Park

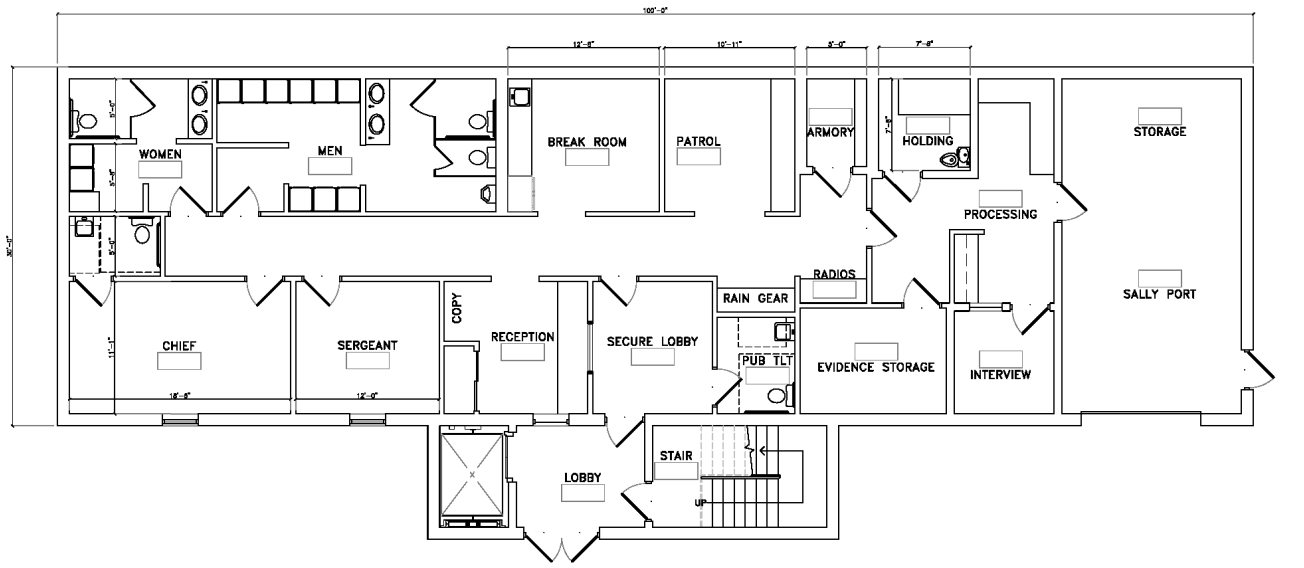
Walnut Lane Park: Build

Opportunities

- Own the land
- Visibility
- Immediate access to major roadway
- Creates Municipal Campus Next to Public Works facilities
- Potential for Solar

Challenges

- Unknowns re: Hard Rock building site
- New Septic
- New Well
- Electric needs to be redone
- Change Walnut Lane Park to Municipal Campus with playing fields
  - Lose park-like environment
  - Additional lighting
  - Increased traffic
- Cost to Build



1 A-1.1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LINN ARCHITECTS
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN
520 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL: 610-565-7044
FAX: 610-565-6535

PROPOSED FLOOR PLAN
NEW TOWNSHIP ADMINISTRATION & POLICE BUILDING
WALNUT PARK LANE
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425

REVISIONS		
NO.	DESCRIPTION	DATE
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DATE: 02.09.26
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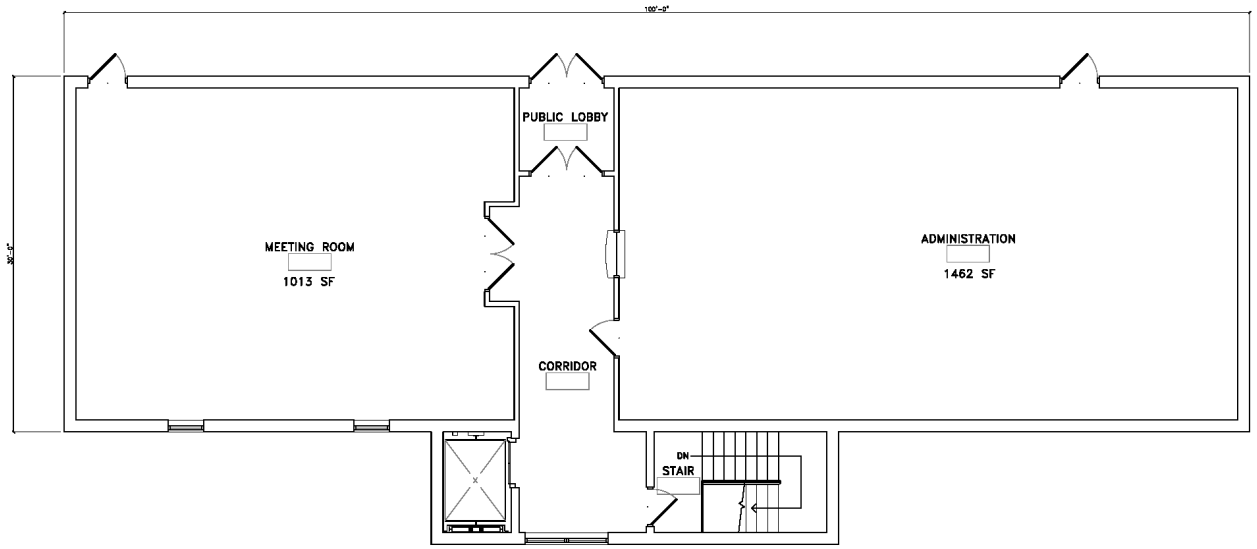

1 A-1.1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

LINN ARCHITECTS
ARCHITECTURE ENGINEERING SITE PLANNING INTERIOR DESIGN
910 N. PROVIDENCE ROAD MEDIA, PENNSYLVANIA 19063
TEL: 610-565-7044 FAX: 610-565-6228

PROPOSED FLOOR PLAN
NEW TOWNSHIP ADMINISTRATION & POLICE BUILDING
WALNUT PARK LANE
1645 ART SCHOOL ROAD
CHESTER SPRINGS, PA 19425

REVISIONS		
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PROJ. NO. 25020

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SHEET OF

CONCEPTUAL ESTIMATES
February 19, 2026

NEW POLICE STATION AND TOWNSHIP ADMINISTRATION BUILDING
WALNUT PARK LANE

	Low	*High*
New 3,600 S.F. Police - First Floor	$1,280,000	$1,460,000
New 3,600 S.F. Administration-Second Floor	$1,080,000	$1,260,000
Concrete Retaining Wall	$ 175,000	$ 175,000
Elevator	$ 125,000	$ 125,000
Subtotal	**$2,660,000**	**$3,020,000**
7% Architecture-Design/Documentation	$ 186,200	$ 211,400
3% Architecture-Bidding/Construction Administration	$ 79,800	$ 90,600
Site Prep	$1,187,000	$1,187,000
TOTAL CONCEPT BUDGET	***$4,113,000***	***$4,509,000***

Not Included
Loose furnishings
Phone or computer system
Surveillance system
New utilities to police building
Other

1001 Kimberton Road

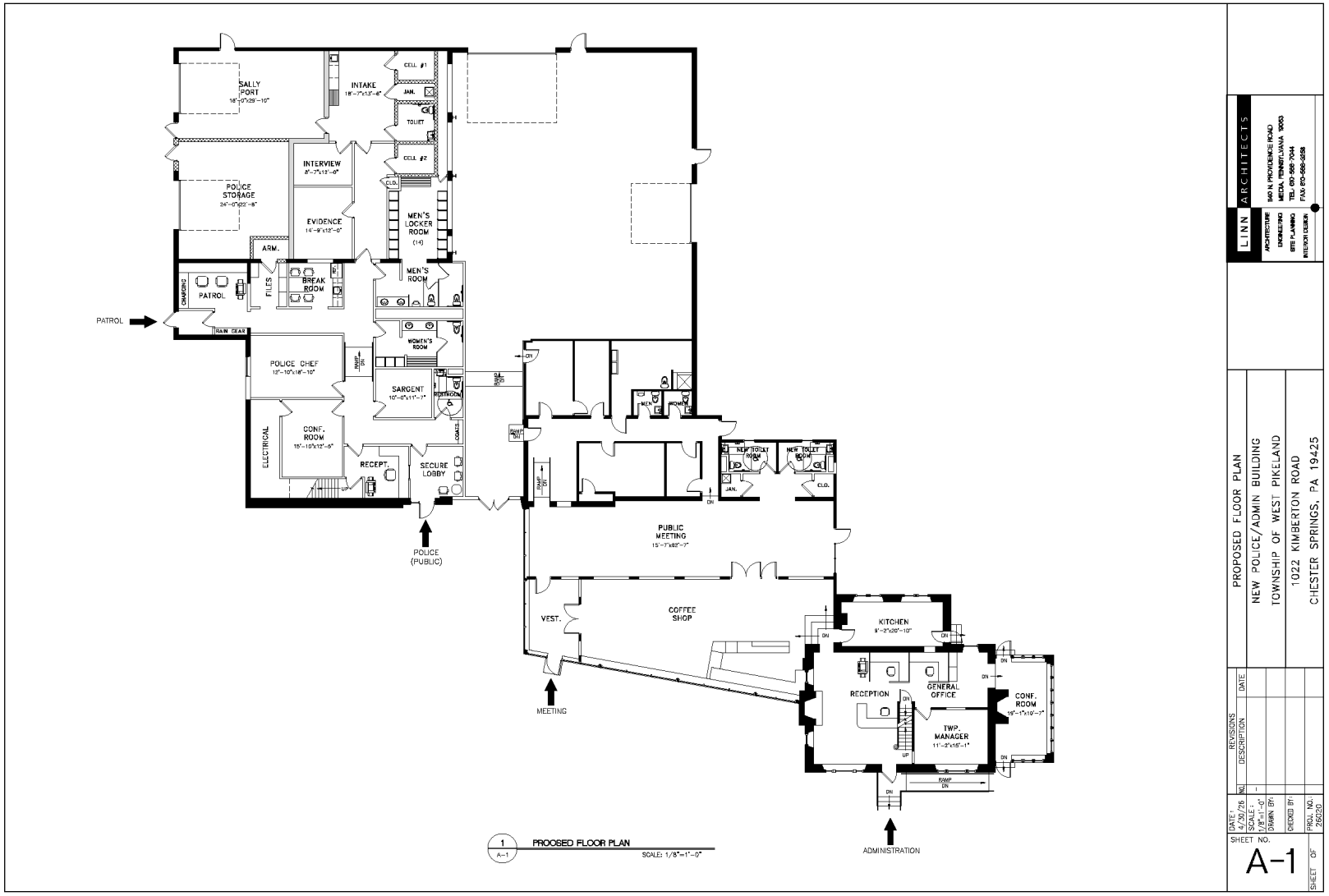
1001 Kimberton: Purchase and Renovate

Opportunities

- Visibility
- Immediate access to major roadway
- Central location
- Creates Municipal Campus
- Link 2 township properties adjacent to the property
- Conservation of Land
- Connect Trails to Horseshoe Trail
- Revenue opportunities
- Solar
- Positively Impact Viewshed on Rte 113
- Avoid Potential Negative Impact of alternative purchasers

Challenges

- Cost to Purchase
- Cost to Renovate
- Back lot in 100-year floodplain


SALLY PORT
INTAKE
CELL #1
JAN.
TOILET
CELL #2
INTERVIEW
POLICE STORAGE
EVIDENCE
CLO.
MEN'S LOCKER ROOM (14)
ARM.
MEN'S ROOM
CHARGING
PATROL
FILES
BREAK ROOM
RF
PATROL
RAIN GEAR
WOMEN'S ROOM
POLICE CHIEF
RAMP DN
SARGENT
RESTROOM
COATS
ELECTRICAL
CONF. ROOM
RECEPT.
SECURE LOBBY
POLICE (PUBLIC)
RAMP UP
DN
MEN
WOMEN
NEW TOILET ROOM
NEW TOILET ROOM
JAN.
CLO.
PUBLIC MEETING
VEST.
COFFEE SHOP
MEETING
KITCHEN
RECEPTION
GENERAL OFFICE
TWP. MANAGER
CONF. ROOM
UP
RAMP DN
ADMINISTRATION
1 A-1 PROOSED FLOOR PLAN
SCALE: 1/8"=1'-0"
LINN ARCHITECTS
ARCHITECTURE
ENGINEERING
SITE PLANNING
INTERIOR DESIGN
740 N. PROVIDENCE ROAD
MEDIA, PENNSYLVANIA 19063
TEL 610-565-7044
FAX 610-566-5858
PROPOSED FLOOR PLAN
NEW POLICE/ADMIN BUILDING
TOWNSHIP OF WEST PIKELAND
1022 KIMBERTON ROAD
CHESTER SPRINGS, PA 19425
REVISIONS
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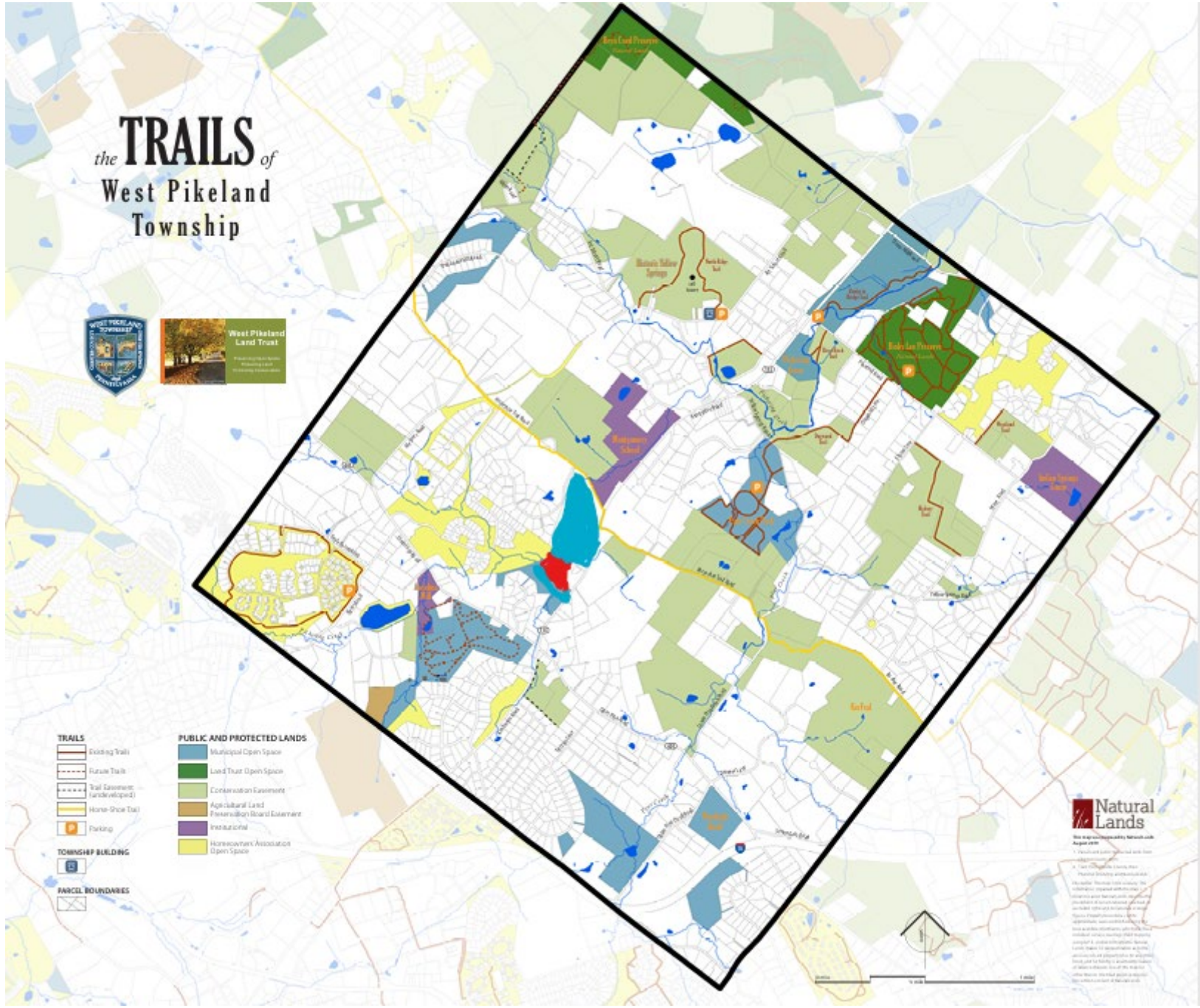

the TRAILS of
West Pikeland
Township
West Pikeland Land Trust
TRAILS
Existing Trails
Future Trails
Trail Easement (undeveloped)
Horse-Shoe Trail
Parking
TOWNSHIP BUILDING
PARCEL BOUNDARIES
PUBLIC AND PROTECTED LANDS
Municipal Open Space
Land Trust Open Space
Conservation Easement
Agricultural Land Preservation Board Easement
Institutional
Homeowners' Association Open Space
Natural Lands

CONCEPTUAL ESTIMATES
February 19, 2026

NEW POLICE STATION AND TOWNSHIP ADMINISTRATION BUILDING
1001 KIMBERTON RD.

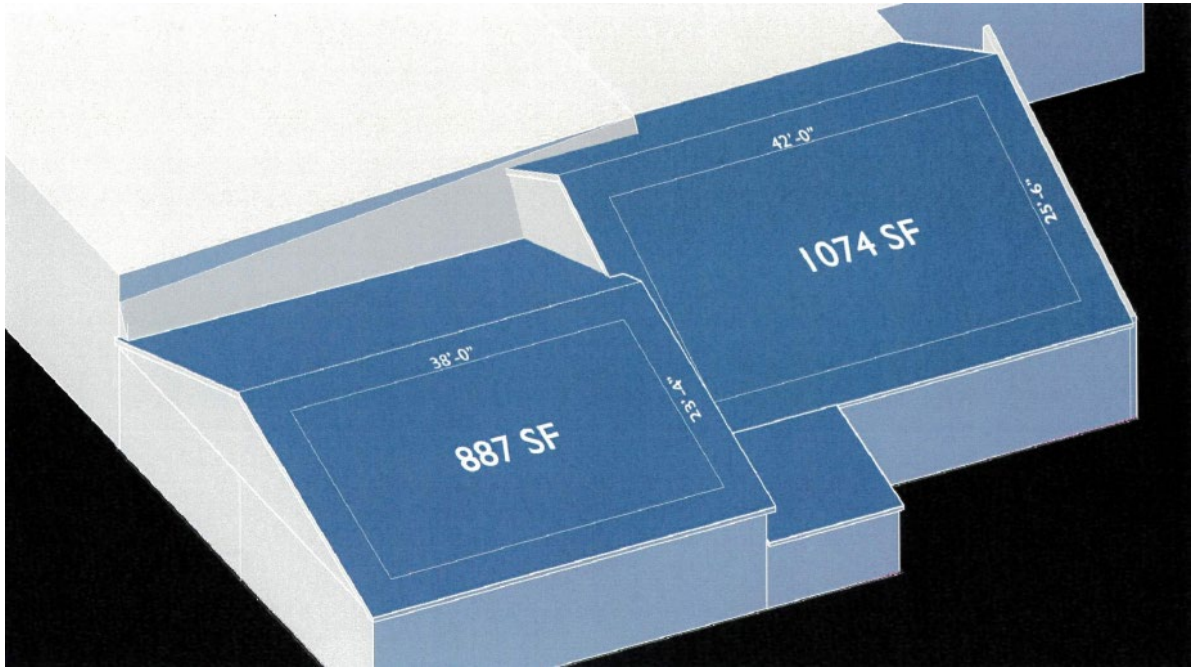
	Low	*High*
New 4,700 S.F. Police -	$1,332,000	$1,628,000
New 2,300 S.F. Administration	~$ 140,000	~$140,000
Subtotal	**$1,472,000**	**$1,768,000**
7% Architecture-Design/Documentation	$ 103,040	$ 123,760
3% Architecture-Bidding/Construction Administration	$ 44,160	$ 53,040
Site Prep	$ 754,000	$ 754,000
Estimated Acquisition Cost	$3,000,000	$3,000,000
TOTAL CONCEPT BUDGET	***$5,373,200***	***$5,698,800***

Not Included
Loose furnishings
Phone or computer system
Surveillance system
Other

Solar viability

1800 sqft south-facing roof could support a 40kWh solar system

- Projected net savings of $154,000 over lifetime of system
- Protects township from future electricity rate increases & volatility
- Can be paired with backup battery system mitigating power outages
- Achieves near net-zero energy municipal operations
- Enhances building sustainability rating (LEED-equivalent positioning)
- Improves grant scoring criteria



POTENTIAL GRANT OPPORTUNITIES

Available for all 3 Options

- Research Award & Career Grant Program - RACP
- Community Project Funding – federal -$1M+
- Better Utilization Investment to Leverage Development - BUILD

Available for Kimberton Road Only

- Department of Conservation and Natural Resources – DCNR – potential $500k
- Department of Community and Economic Development - DCED

Additional Federal, State and County Grants are currently being explored with grant potential ranging from $1M-$5M

Financial Overview Of Move

Both move locations would require bank loan estimate - $2,500,000*

- 20 year loan - Annual payment - $197,000
- 10 year loan - Annual Payment - $320,000

Both move locations would have proceeds from sale of current building to apply to purchase/buildout of new building ($??M)

Kimberton Road Option could utilize funds from WPT Open Space toward purchase and related expenses

Kimberton Road Option would be eligible for potentially $500,000+ in additional grant funding through open space/trails grants

* Initial outlay with no penalty for early repayment

Thank you

Questions?