



Norristown Municipal Hall Renovation Project



Quick facts

- Approx. \$13 million renovation funded through a bond issuance.
- Expands the building square footage from 36,664 to 45,214.
- Improves customer access by creating single-level service for finance/permitting services.
- Municipal offices will move to Logan Commerce Center for 18 months starting Dec. 2020; the police department will stay during the renovation.



Background

Municipal Hall was built in the early-1970s and has yet to receive any substantial improvements since its opening.

Discussions on the need to upgrade the facility began in 2015 as a project in the Capital Improvement Plan. In May 2018, Gorski Engineering was hired as a construction project manager for the Capital Improvement Plan, providing an update on the condition of municipal facilities in Aug. 2018. Gorski, with Doug Seiler of the architecture firm Seiler + Drury, presented a renovation project overview in July 2019 to council who then approved work on the plan to continue.

On Nov. 19, 2019, council unanimously approved Resolution 19-159 to approve final design of the plan.

Since the fall of 2019, the building has endured three flooding incidents from its aging infrastructure that damaged municipal offices. Not only has this affected how we provide necessary services to our residents, business owners and those conducting business in the municipality, it has not been a conducive work environment for our dedicated staff.





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Timeline

2016

June 16- Municipal Administrator advises council upgrading the building is an on-going discussion.

2018

May 16 - Gorski Engineering hired as a project construction manager for the Capital Improvement Plan. The building renovation is part of the C.I.P. and review of the building will be a task for Gorski.

Aug. 21- Gorski provides update on municipal facilities.

Late 2018- After soliciting proposals for architectural consulting services, Norristown-based Seiler + Drury Architecture was appointed to create renovation designs.

2019

April 16- Municipal Administrator updates council on the rehab project.

July 16- Gorski and Seiler + Drury present council with draft concept design.

Aug. 20- Council approves the renovation plans after a presentation on the project by the Municipal Administrator.

September- Discussion with department heads about the renovation design plans.

Nov. 19- Resolution 19-159 is adopted by a 5-0 vote of council to approve the final building design and to have Geotechnical Services completed.

2020

April 21- Update on renovation and parking lot project by Gorski.

May 5- Bond issuance approved by council to provide \$13 million for the project (Ordinance 20-10).

May 19- Update on the Municipal Hall Parking Lot project by Municipal Engineer Khal Hassan and approval of final land development (Resolution 20-40).

July 7- Council approves Gorski to be the project manager for the Municipal Hall Renovation project (Resolution 20-50).

July 19- Terms for an 18-month lease agreement are approved by Council for temporary office space for non-police operations at Logan Commerce Center.

Aug. 5- Municipal Administrator advises council of potential for early move out of building (before December).



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