

TOWNSHIP OF LOWER MAKEFIELD
AD HOC PROPERTY COMMITTEE
MINUTES – JANUARY 5, 2023

A meeting of the Ad Hoc Property Committee of the Township of Lower Makefield was held remotely on January 5, 2023. Mr. Steadman called the meeting to order at 7:34 p.m. Mr. Steadman stated the Committee has been charged with generating a long-term Master Plan for the Patterson Farm property. It is an agricultural and historical property. There have been comments and discussions as to what has been done on the property over the twenty plus years that the Township has owned it. Mr. Steadman stated we are looking ahead to where the property is of value to the community and can justify Township spending. Mr. Steadman stated we know that it will remain in agriculture and that there are important historical structures there, and we also want to have good community utilization.

Those present:

Ad Hoc Property Committee:

Dennis Steadman, Chair
Bette Sovinee, Secretary
Joe Camaratta, Member
Ron Schmid, Member
Jim Scott, Member

Others:

James Majewski, Community Development Director
Jennifer Stark, Avison-Young
Candace Ly, Avison-Young
Kevin Gallen, Environmental Advisory Board
Stephen Heinz, Historical Architectural Review Board
Jeff Hirko, Patterson Farm Preservation
Suzanne Blundi, Supervisor Liaison

Absent:

Fred Childs, Ad Hoc Property Committee Vice Chair
John Mohan, Ad Hoc Property Committee Member

APPROVAL OF MINUTES: Ms. Sovinee

Ms. Sovinee moved, Mr. Camaratta seconded and it was unanimously carried to approve the Minutes of December 19, 2022 as written.

January 5, 2023

Ad Hoc Property Committee

INTRODUCTION OF NEW MEMBER: Mr. Steadman

Mr. Steadman introduced Ron Schmid is a long-time Township resident skilled in corporate communications and has experience with historical, agricultural assets. For the last ten years, Mr. Schmid has been the Chair of the Pennsbury Manor Foundation, a key historical site in Pennsylvania. Mr. Schmid stated he is happy to be part of the Committee.

MASTER PLAN CONTRACTOR INTERVIEWS: Ms. Stark

Ms. Stark stated she and Ms. Ly are working on this project. Prepared questions have been provided to the architects.

Presentation by Connolly Hickey

Ms. Margaret Hickey and Mr. Tom Connolly were present. Ms. Hickey stated they are an architectural and historic preservation firm in New Jersey, and they work on the restoration and rehabilitation of older and historic buildings. Their firm has been in existence since 2004; however, she and Mr. Connolly have been in the business since the 1990's and preservation has always been their focus.

A Power Point presentation was shown. (Attached)

Mr. Steadman asked for further details with regard to the use analysis for the Waterloo Village project as that is a big part of our Master Plan process. Ms. Hickey stated when they were first engaged by the State of New Jersey, there was only one building in use at the time which was being used by the Canal Society of New Jersey. She stated the site had been abandoned by a non-profit and the State of New Jersey was looking for a way to re-energize and bring uses back to the site. She stated their recommendations were museum oriented in the core buildings, but they also recommended partnerships with both for-profit and non-profit organizations to use the later budlings or ones that could be more readily adaptively re-used. She stated the State of New Jersey has implemented some of the recommendations that were in the Preservation Plan.

Mr. Camaratta asked Ms. Hickey how much of a financial analysis they provide. Ms. Hickey stated they do not really do the financial part as they are more "big picture" as to what would be feasible with regard to the amount of property and what the property can sustain. She stated they do a Code Analysis.

Ms. Stark asked Ms. Hickey if they spoke to stakeholders besides the non-profit, since for our project we are looking for feedback from outside sources and not just the Committee. Ms. Hickey stated the State of New Jersey is “not big on feedback from outside organizations” but for the Ayres/Knuth Farm project they met with the non-profit group, and the non-profit group did an advertisement to bring in local people. Ms. Hickey stated her firm met with them twice to review and get feedback on what they felt would be feasible.

Mr. Steadman asked if due to the time constraints, they should start with the specific questions that they wanted to pose. He stated he would also like to hear the company’s thoughts on the Patterson Farm Master Plan specifically and their approach to that. Ms. Hickey stated they can stop with their project presentations at this time.

Mr. Heinz stated it seemed that many of the projects were County/State-oriented as their prime clients; and he asked who their clients are and how was the process different for the local Municipality versus the larger State projects that probably have more of a budget. Ms. Hickey stated in New Jersey they are fortunate that non-profits and Government entities have access to State and County Grant programs. She stated they work with non-profits which could not really do what they are planning without State and County help.

Mr. Stark stated with regard to the overall project approach and process that was addressed in their presentation as the first few projects shown were very similar to what is being asked to be done on our project. She asked Ms. Hickey if there is anything specific they would like to pinpoint relative to the Patterson Farm Master Plan approach. Ms. Hickey stated as noted in their proposal, they try to approach the sites systemically, and they want to get a good understanding of everything and how it ties into the use aspect. She stated there are a lot of factors that impact how something is used, and they are always very concerned about a building not being suitable for a specific use and it could be over-used or under-used. She stated an understanding of the building and the circulation, etc. helps answer those questions.

Ms. Stark asked about their methodology regarding the grounds and landscaping. Ms. Hickey stated they work with John Morgan Thomas, a landscape architect in Lambertville; and he is involved with some other Master Plans they are doing. She stated they do a lot of work along the Canal and those usually involve trails and multiple sites. She stated with regard to the Patterson site, she understands they are talking about a lot of overlapping potential uses and making sure that

when people get to the site they know where they have to go so that there are clear, designated areas for the particular uses. She stated she also feels the site could probably do with some enhancements that are historically correct, but should also not rely just on signs to get people around and could use landscaping features, etc. which would benefit the site.

Ms. Stark asked about the fee structure, specifically the Ad Alternative pricing for doing further documentation on the multiple outbuildings. She stated while the focus is on the three primary big structures, they also want to know what it would cost to do all of the structures. Ms. Stark stated she knows that there is surveying and drawing board time as well. Ms. Hickey stated that includes whether they needed engineering as well, and she lumped all of that into the one price. She stated it is her firm doing the documentation, and she based it on the overall size and complexity compared to the core buildings. She stated in the proposal they state that if they are going to look at the three sites and look at the use, you cannot just look at those on their own, and you have to look at them in the context of everything else. She stated she also put in an allowance for more Code analysis associated with those buildings if they are added. Ms. Hickey stated everything they would do for the three main buildings could be applied to the outbuildings with the understanding that they would do those outbuildings probably at the same time that they did the big buildings.

Ms. Stark stated assistance with the National Registry nomination is a non-issue, and it will not be in the consultant's contract.

Ms. Stark asked their reaction to the timeframe regarding the project schedule, and asked if they feel that is realistic based on their experience and the size of our project. Ms. Hickey stated she thought the schedule was "generous," although it is a lot of work and a lot of coordination. She stated it had been indicated that there was more review time needed on the part of the Committee, and she feels that could be absorbed in the timeframe and there is some flexibility. Ms. Stark asked if that would be true if we were to include some or all of the outbuildings, and Ms. Hickey agreed.

Ms. Stark stated it was indicated there would be participation at four meetings, but she and the Committee feel that more than that will be required. Ms. Hickey stated one would be an initial meeting, and they always include a Kick-Off which they do not put into the Fee Schedule as that is just something that they do. She stated another meeting would be just with the Committee to give them a summary of what was found, and then there would be three public meetings, however they are structured.

Mr. Schmid asked if they have used other tools for on-going public education based upon their past experience. He stated he feels this will be a long project; and as we go along, he feels we will want community involvement and understanding of how the Master Plan is developing. He asked Ms. Hickey to give other examples of what processes they have used to seek that type of on-going education and input. Ms. Hickey stated sometimes they use surveys; and while she did not include that in their proposal, if after the initial meeting, they find that there is ambiguity in some of the feedback we are getting, maybe we could get information/feedback in writing which could be more helpful. She stated sometimes people are not willing to engage, and it may be even harder on Zoom. She stated she would recommend in-person meetings over Zoom if possible. She stated they have had a fair amount of success with those.

Ms. Hickey noted a site owned by Morris County which was remote, and they were concerned about putting money into it, and a “near-site” meeting was recommended. She stated they were surprised by how much engagement they received and how much the buildings would be used. She stated sometimes it is more about who you reach out to than how you reach out, and it is about getting the right people in the room. She stated if the Committee finds that they are not getting feedback, maybe something in writing or a survey would be something to add.

Ms. Stark stated we anticipate needing to go before the Board of Supervisors at least once and probably twice. She stated with regard to the basic meetings Connolly Hickey has proposed, she feels the Kick-Off meeting would be internal, and there would be one internal meeting with the consultant as they are developing the Plan, and then three public meetings. She stated she feels there would be at least another internal meeting needed with the consultant to review their 100% draft. Ms. Hickey stated with regard to internal meetings, they are “not really very good at counting them.” Mr. Connolly stated they will do what they have to do to move the project forward.

Ms. Stark stated the Township has information currently which can be provided and includes some significant structural information which is fairly contemporary. Ms. Stark stated links to some of that information was sent to the consultants, and she asked if they took that into consideration. Ms. Hickey stated they did, but their structural analysis is an allowance; and if that turns out to be more useful than she thinks, they will apply that so that the Township does not get charged. She stated she did it the way they normally operate with their structural engineer because she did not want to be left short; however, if it turns out that

what the Township provides works for him more than they originally thought, they would not charge for that time. She stated they have found that every structural engineer looks at things differently, and the two big barns are complicated based on their experience.

Ms. Stark stated they have discussed some of their thoughts as to how to reach out to stakeholders such as doing surveys if we are not getting verbal feedback. She asked if there is anything else they would like to expand on with regard to their process. Ms. Hickey stated as noted she feels it is who is brought to the table and how you approach them. She stated she feels they would need to do some research to make sure someone shows up. She stated often they find that notice being sent out “to the void” does not result in the feedback you want, and we would want to be very specific in asking specific groups that the Committee feels should be engaged or someone that they as consultants feel should be engaged so that they are invited and feel welcome to participate.

Mr. Camaratta asked Ms. Hickey asked who she feels would be the right people to get in the room. Ms. Hickey stated at this point she does not know. She stated on their other projects which involved historic properties, they were the local historical groups who needed space. Ms. Hickey stated for this project it might be more art organizations, and children’s organizations which may need space for children’s activities and camps. Ms. Stark stated she feels it will be a collaboration with the Committee suggesting who they feel should be involved and then go from there. Ms. Hickey stated she would like to see “what else is out there,” and how other sites within a twenty-five mile area are being used and whether those uses could be duplicated or if they would need to go in a different direction.

Mr. Schmid stated he understands that what is included in their proposal is just three public meetings; and if we were to do surveys and other things in a larger context of public engagement, that is not currently in the current proposal. Ms. Hickey stated if they find that a survey would be more than they could afford in the Budget that was provided, they would let the Committee know. She stated it may be that is the easiest way to get public engagement, and they will take care of that.

Ms. Sovinee asked Mr. Schmid if he was thinking of things like a Website to educate the public throughout the process. Mr. Schmid stated he feels there are a variety of things that could be done as we go through this process. He stated the Ad Hoc Committee, the Supervisors, or others could be keeping the public engaged in what is being done and keeping them informed.

Mr. Schmid stated the Bucks County Courier Times or others could do interviews of Committee members, Supervisors, and others so that there is ongoing education and we do not get to an end point where a Master Plan is being presented to the community that they are not aware of. Mr. Schmid stated he is trying to consider how this could be marketed over time to the community as well as to seek their engagement.

Ms. Sovinee stated she is familiar with many of the sites Connolly Hickey was involved with in New Jersey, and she asked what were the starting conditions of those sites. She asked if they were in structural disrepair, had environmental issues such as asbestos, etc. Mr. Connolly stated that was true for many of the sites. Ms. Hickey stated they are good at identifying potential areas of hazardous materials, and they have seen all kinds of structural conditions. Mr. Connolly stated there has not yet been a building that they have not been able to restore. Ms. Sovinee stated there would be a cost. Ms. Hickey stated with regard to a project along the Morris Canal, they recommended that the town approach the DOT. She stated that project including restoration of the lock itself was about \$3.4 million.

Ms. Sovinee asked what the house that they restored at Waterloo is currently used for, and Ms. Hickey stated it is still vacant. She stated there are two ends to that site; and at one end they restored a number of the buildings. She stated they received \$3 million from the DOT to restore some buildings at the other end which they are about to start. Mr. Connolly stated they are still using the report that Connolly Hickey provided to guide them. Ms. Sovinee asked what is the use recommendation for that. Ms. Hickey stated she believes that it is for non-profit use, and it is owned by the State of New Jersey Department of Environmental Protection.

Mr. Steadman stated ours is not just a project on restoring a barn or a house, rather it is building a plan where that kind of restoration may be a part of it. He stated it is building a plan that has information on costs and creative re-uses, etc. He stated he would like to know how they build a Master Plan and not just how a building is restored. Ms. Hickey stated for the Boonton project, they “zoned” the site to identify the logical grouping of uses and then talked about how those individual zones would work and how those zones would work with the other three zones they perceived for the site. She stated they would break it down into manageable pieces and identify those groupings of buildings that may work together or a single building, and then see how all of that can mesh.

Ms. Hickey stated based on previous experiences, phasing will be critical here to see what are the priorities, and what is the “low-hanging fruit” they can take care of to get a building up to use very quickly, and then see what are the long-term projects that could take even ten years to eventually use and what needs to be done in between year one and year ten so that there is still a building in year ten.

Ms. Hickey stated with regard to cost estimates, they do their own internal cost estimating which they have done since 2003. She stated they have a good track record because all of their costs have to be used to get Grants, and that needs to be very accurate. She stated they are also good at breaking things down into phases and prioritizing not only individual buildings themselves but the site as a whole.

Mr. Connolly stated Ms. Hickey is a certified processor.

Mr. Steadman stated he agrees that there are going to be multiple phases and multiple zones, and a variety of potential interactions between those zones and spaces.

Ms. Hickey stated you also do not want to do things twice; and their biggest concern would be that you do something and then you have to go back and do it again because you changed your mind.

Mr. Heinz stated it was mentioned in the presentation that they talked to the various Museum Commissions and user groups that had to do with the installations including “recreational.” He stated in this case it is an active farm, and he wants to make sure that part of the input that they do not fail to include is the input from the farmer because he is not usually at our meetings; and Ms. Hickey stated they understand that.

Mr. Camaratta stated this is an active farm, there is the origin of a brook that flows through the property, and there is wildlife there. He asked how those ecological conditions are factored in as the Master Plan is developed. Ms. Hickey stated at the Boonton Ironwoods they did that in terms of setting out zones that should not be touched. She stated since ecology is not necessarily their strong suit, it may be a recommendation in the Master Plan to engage a local college that may be able to help them further develop how you address the ecology on the site.

Ms. Blundi stated she understands that most of the projects they have worked on are in the Morris County area and for the State of New Jersey, and she asked if they have done any projects in Pennsylvania. Ms. Hickey stated they are about to work with Bolton Mansion once they get their funding secured. She stated they are working currently with the Army Corps of Engineers at Beverly Veterans Cemetery, and they do work in South Jersey – Burlington County and the Princeton area.

Ms. Sovinee asked for a rough estimate of what some of the barn restorations cost. Ms. Hickey stated Fosterfields was \$1.3 million total for the barn and the silage. She stated it was another \$300,000 for the granary and the hog shed. Ms. Sovinee asked if that included restrooms and plumbing, etc.; and Ms. Hickey stated it did not, and it was just the framing and some electrical.

Mr. Camaratta stated both farms are eligible for the National Register, and as Ms. Stark noted we are going to move forward with the nomination. He asked Ms. Hickey if they make recommendations in terms of what implications that has in terms of funding for the renovations, and Ms. Hickey stated they do.

Mr. Steadman stated while Ms. Stark indicated that support of the Application for National Historical Registry will not be part of the consultant's charge, it is not because it will not be pursued, rather due to the combination of the Historical Commission and Mr. Schmid with his State and County connections we feel that the Township has the resources to do that Registration.

The representatives from Connolly Hickey were thanked for their presentation.

Presentation by Seiler Drury

Mr. Peter Simone, Simone Collins, was present and thanked the Committee for inviting their team. He stated they do a lot of work with Seiler Drury and produce good work. He stated Simone Collins is a landscape architecture firm, and they have been in business for over thirty years. He stated he and his partner, Bill Collins, have been practicing for over forty years. He stated Simone Collins does Master Plans and construction documents. He reviewed some of the projects that they have worked on, one of which was a Master Plan for Mercer County for a quarry rehabilitation plan with a cost estimate of \$47 million to turn an old quarry into a new park. He stated even though they are a small, twelve-person firm, they do a wide range of projects including projects with historic significance. He stated they have also done work with sustainable agriculture, and they have worked on a number of agriculture projects in Pennsylvania. He stated they also did a study a few years ago for the Green Space Alliance called Transforming Open Space to Sustaining Farm Enterprises, and they looked at a five-County region looking at all of the non-active open space and the potential and what could happen economically if they could capture some of that land and turn it into sustainable agriculture. He stated they have also done a few projects involving the PHMC and site renovation for Pennsbury Manor. He stated they just finished a Master Plan

for the Daniel Boone Homestead in Berks County where their client was Exeter Township, and the owner of the 600-acre site is the PHMC. He stated at that project they emphasized the connection between Daniel Boone and his family living off the land, and he noted today's climate crisis where our survival might be based upon how we are stewards of the land. He stated they have done other historic projects that could be discussed further. He stated they also do a lot of public participation. He stated during the Pandemic they had virtual public meetings with over 250 participants.

Mr. Doug Seiler was present with Mr. Robert Powers and Mr. Charlie Timbie.

A Power Point Presentation was shown by Mr. Seiler. (Attached)

Mr. Simone stated he is filling in for Bill Collins who will be working with the Committee if their team gets the job. He stated Mr. Collins has done a lot of cultural landscape work.

A Power Point Presentation was shown by Mr. Simone. (Attached)

A Power Point Presentation was shown by Mr. Powers. (Attached)

Mr. Seiler completed the rest of his Power Point Presentation. (Attached)

Mr. Seiler stated with regard to the questions that were provided, the first one was about their overall approach and process. He stated if they are chosen, all of them somewhat simultaneously will be gathering information. He stated usually he likes to get in first and create the base plans and the others on the team would use them for their work. He stated they would draw the building plans. He stated Mr. Collins would be researching the history of the site and Mr. Powers would be gathering his timeline histories and understanding how the buildings grew. He stated once the information is gathered, they would share that with the Committee and then brainstorm how they will get to where the project is going to go.

Mr. Seiler stated the second phase would be to come up with the programs for these buildings which are ultimately the uses, and those would come from what is appropriate for the location and the site and how it sits in the setting as well as what the buildings lend themselves to including their structural capacity, their condition, and interesting fabric.

Mr. Seiler stated they would then develop a program and uses and then they would start to make recommendations which could be a nature center, accessible public bathrooms, etc.; and they would study how they would fit that use in there. He stated some of that would involve Mr. Powers advising what is the philosophy and what are the most important fabric elements that should not be disturbed. He stated they might also consider if certain wings should come off of the Satterthwaite House and if certain buildings could be “lost or totally mothballed.”

Mr. Simone stated with regard to “program,” he feels we have more questions than answers at this point. He stated the Ad Hoc Committee’s definition of a farm in the materials they were provided was interesting in that they want to have a farmer living on the property, and he does not feel “program” has been fully flushed. He asked if it is their eventual goal to have a farmer living there. He stated in their work with sustainable agricultural, they have found out that one of the big issues is farm worker housing which is difficult, and they found out that there are a lot of young farmers, but they cannot afford to get connected to the land, and they need to consider how to do that. He stated that would come into the program, and he feels they need to flush out the program in more detail with the Committee before they can get to Step C – Plan Recommendations.

Mr. Simone stated we need to look at how the site is broken up. He stated we should look at historic aerials to see if there were historic wind breaks or different agricultural “rooms” on the property, or sensitive areas of the site that should not be farmed where we need to protect a riparian corridor. He stated all of this enters into the program, and they would look into those with the Committee.

Mr. Seiler stated at some point they will be making plan recommendations so that they can develop costs. He stated some of the buildings will be obvious with one use or no use and others could have multiple uses. He stated as a group they will be the “editors” writing the report giving them a final tool for fundraising and future development. Mr. Seiler stated this is an early step to a long process for this site.

Mr. Steadman asked how in the process are they facilitating public input and community involvement. Mr. Seiler stated he feels the Committee might know a lot about what the public wants. He stated Plymouth Township felt they knew what the public wanted, and they did not have any public meetings until the end. He stated at Whitpain, they very much wanted public input. He stated one of the reasons he brought Simone Collins in is because they are so good at the process of having and conducting these discussions. Mr. Simone stated the RFP did not really mention public involvement, and their proposal assumed they would be working

with a Steering Committee or the Ad Hoc Committee. He stated they are always a proponent of public meetings and public involvement. He stated it also helps if you are going to State agencies for funding, as they like to see a history of public involvement with the site. He stated they feel it is important and you find out things you do not know once you have had public involvement. He stated public involvement is also important for building a constituency of stewards for the land because ultimately future Boards of Supervisors are going to need continuing public support, and you really want to develop a "Friends Of" type of organization that would support this Farm for years and come here and patronize it. He stated that is also a reason to involve the public and also important to have some limited recreational facilities whether it is simple trails or events so that people come and learn about why local sustainable agriculture is so important.

Ms. Stark stated the next question involves the fees, and they wanted to make sure that Seiler Drury was comfortable with the fees that they presented; and Mr. Seiler stated he feels that they are. He stated they gave an "aggressive fee" and they all feel it is an exciting program. He stated all of the team members are people they have worked together with. He stated Seiler Drury works fast and they are efficient. Mr. Seiler stated they might have misunderstood the Ad Alternate cost question in the RFP. He stated he assumed they would be drawing accurate floorplans of every one of the buildings so that we have the footprint and the relationship to each other. He stated they will measure and draw plans for all fifteen buildings and will be drawing the elevations of the two large houses, Satterthwaite being the most complicated, and the small cottage. He stated the other twelve are fairly simple buildings. He stated the well house by Patterson and possibly the small well barn are a little more complicated, but it does not take that long to draw these buildings. He stated they will not be measuring the width of every board, but they will be drawing it as board and batten siding, every window, every feature, and every proportion will be drawn to scale.

Mr. Seiler stated while the number may be a little lower than it should have been, Mike Drury who does the estimates stated these were simple; and they would draw them fast. Mr. Seiler stated he did break it out as a courtesy, and they are based on a few hours with a draftsman after they have done the surveys. He stated they will not be charging more than this, and he is not unhappy with the number.

Ms. Stark stated with regard to the question about the methodology about the site and landscape, Mr. Simone covered this comprehensively. Mr. Seiler stated there is a written narrative as well which supports it. He stated he would also be happy to share the presentation with Ms. Stark after the meeting.

Ms. Stark asked for feedback on the schedule, and Mr. Seiler stated it would depend on how much time there is between iterations. He stated five months may be a little short; however, Mr. Seiler and Mr. Powers do Master Plans for giant sites, and he wants their knowledge and focus. He stated what he is talking about are two farmstead parcels that have a group of buildings. He stated he wants the big picture to consider uses such as where is parking, is there is a trailhead, how far does the public come in, and what the farmer does. He stated he feels they should stick to the buildings and “do not try to Master Plan a whole campus which is not in the fee anyway. He stated if they get feedback from the Committee, five months is possible.

Mr. Simone stated they did not include public involvement, but they are very happy to do that. He stated if they go to a series of public meetings, they will need more than five months. He stated that was not clear in the RFP. He stated they also need to consider how quickly the Township can make decisions. He stated the consultants will be putting things in front of the Committee; and if they take a long time making decisions, they may need more time. He stated if they are more of a “dictatorial Committee,” they may be able to make decisions more quickly.

Mr. Seiler stated sometimes with a schedule they work backwards; and if they have a funding deadline, political announcements, or a year-end budget, etc. they work backwards for scheduling. He stated he feels five months is doable although seven months may be better. He stated beyond that it would be too inefficient.

Ms. Stark stated we would look to Seiler Drury to define the schedule if they were chosen to help us implement the Master Plan. Mr. Steadman stated there also needs to be public involvement. Mr. Seiler asked if they want to discuss how much public involvement there would be tonight. He stated he assumed that there would be a Supervisors meeting or presentation when they are wrapping up. He asked if they should weave a meeting or two into the schedule and modify the fee to allow that to happen or would that be a post-engagement discussion. Ms. Stark suggested continuing with the questions, and the Committee can consider if we need to ask them to refine something.

Mr. Seiler stated with regard to the Ad Alternates, if the Committee decides to do them all, it adds some time. He stated the expectation is to spend two to three full days on the site measuring everything. He stated it should not add much time to draw them all. He stated at Harriet Wetherhill they did not draw them all, and they did pictures like the one he showed for the Mary Wood Park House with annotations. He stated drawings will get used for years to come as different phases are done, so they are in favor of drawings.

Mr. Steadman asked what was the approximate cost for the Master Plan for the Harriet Wetherill Park project. Mr. Seiler stated he was not the lead on this, but he could get this to Mr. Steadman. He stated he believes it was a twelve-month process. Mr. Seiler stated Lower Makefield could also contact Plymouth Township, adding it was done through the Parks & Rec Department. He stated it was driven by uses, and they had a market study consultant.

Mr. Simone stated at Mermaid Lake they brought in a market analysis to look at the market for some of the proposed adaptive reuses of the buildings, and they did the same thing at the quarry project he noted earlier for Mercer County to see what kind of active recreation uses were in demand including some extreme sports uses. He stated it is always good to do a market study. He stated the other option which is very low cost to send out RFIs to the private sector for adaptive reuse of the buildings. He stated he noticed the Slack House at Makefield Highlands in the information that was provided, and he asked if they have ruled out an event venue or a three-season event barn at the Patterson Farm. Mr. Simone stated in terms of sustainability and income production, while he loves arts organizations, they are not known for generating lots of income that can maintain buildings. He stated he feels they have to look at how they are going to generate revenue just to even maintain buildings because the costs are significant.

Mr. Schmid stated earlier Mr. Simone indicated that he did work at Pennsbury Manor and for the PHMC. Mr. Schmid stated he has been associated with Pennsbury Manor for over ten years, and at some point he would like to know what he did at Pennsbury Manor in terms of restoration and when he did it. Mr. Schmid stated Mr. Simone probably dealt with Doug Miller, who was the Site Administrator, at the time; and Mr. Simone agreed. Mr. Schmid asked Mr. Simone to provide that information at a later date, and Mr. Simone agreed.

Mr. Seiler stated with regard to the question regarding the existing reports, he found them very helpful. He stated he mainly focused on the structural reports. He stated it was a little discouraging to see the years that had passed since from the first structural report on Satterthwaite to some of the later ones. He stated with regard to the Satterthwaite barn, from the pictures he saw how fresh the wood looked on the inside and that it looked like it was restored. Mr. Seiler stated as to the three-season use for the barns some of that will come from what is the condition of the barns; and Mr. Simone agreed. Mr. Seiler stated barns are typically not very "robust" structures, and assemblies are 100 pounds per square foot live load; but if they are willing to sacrifice the stable floor of the lower level with a lot of structure, there could be a three-season event barn.

He stated Rodale Institute has a three-season event barn that is “fantastic.” He stated they have a lot of events there all the time, and they raise a lot of money. He stated he would like them to look at that potentially because otherwise he would question what are the uses other than storage and agriculture. He stated things like the “steamroller” should sit on the site and rust as it is a fantastic object, and people enjoy that. He stated having the public in the agricultural landscape and have it function is going to be part of what he wants Simone and the Committee’s personal knowledge to inform Mr. Powers, Mr. Timbie, and himself on how to deal with these buildings.

Mr. Simone stated when people are brought to a historic site like this to enjoy the open space, they can then learn how the Farm was important historically as well as why local farming today is more important than ever.

Ms. Stark stated there was a question about their approach as to getting stakeholder comments and input. She stated they were inferring that there are community voices that need to be heard, and that they should be part of the information-gathering process that will influence decisions. Mr. Simone stated they always do an inexpensive public opinion survey; and while it is not statistically valid, when they used to do phone surveys and Web surveys, they found that there were within a couple points so they have a high confidence that they will get good opinions from the general public on projects like this. He stated they can also do public meetings; and if they supplement their proposal to add some public meetings, he would not do fewer than two or three, although they would discuss that with the Committee. He stated sometimes they do focus groups and they could also do key-person or key-agency interviews. He stated they are used to doing a whole range of public interaction on almost every one of their projects depending on how deeply they want to go into that.

Mr. Seiler stated when he read the RFP it began that it was focused on the buildings which meant their fabric, their condition, their capabilities, etc.; and he widened it to say that it needs to relate to how the buildings will function within the site and how the site functions within the region. He stated he still does not feel it is a “giant Master Plan,” and he sees it as an effort done where they do not waste money, and it could be a stepping stone for a future bigger Master Plan as he does not believe one has been done for the whole site that he is aware of. He stated he is not visualizing that it is as big as it could be because it does have a narrow focus, but what he did visualize was similar to the Mary Wood Park House that he showed with the rendering of the porch, etc. He stated there were several constituencies that used that building as there was an arts

organization, another non-profit, a historical group, and the Township; and he had a focus group with each group and they invited as many people as they wanted, and there were twenty people there for three meetings which were quasi-public meetings. He stated that is the public outreach that he envisioned for their fee, not what they did for Mermaid which was much broader and much more advertised with a bigger fee and a bigger effort.

Mr. Schmid stated he finds very interesting the thought that this could be tied to a much larger issue which is why farming is important in this community.

Mr. Simone stated in terms of sustainable agriculture and local agriculture, we just went through a Pandemic and we see how easily the supply chain breaks down; and he is a firm believer that in the future local agriculture is going to be more important.

Mr. Schmid asked if in the terms of the proposal that has been submitted is some of this broader effort included in those numbers or would it be additional if we went to a larger messaging effort. Mr. Seiler stated he brought Mr. Simone in to bring that knowledge as to where parking could be located at the Farm, and where would a trailhead be if Mr. Simone were to do a Master Plan in the future for this parcel. Mr. Seiler stated he is not envisioning this as a Master Plan because it would be much more of an effort and much more of a study that they would need to do. Mr. Simone stated he feels it could be a site diagram. He stated he feels some of the things that could be feasible here from a recreational/visitor standpoint are relatively simple. He stated the reason their team can be efficient is because they have done a lot of this work, and their Mission Statement revolves around creating an ecologically sustainable society, and that is why farming is important. He stated the Township will get that knowledge and the ecological perspective on how the Farm should be treated. He stated they have a lot of questions for the Committee in terms of the program for the Farm.

Mr. Heinz stated having listened to the information that the Mr. Seiler has presented, it seems that the first step they are looking for is input from stakeholders. He asked if it would be helpful to have those people who have a vested interest so far and who were already on the site and have information in terms of utility of the space to indicate how they see the site. He stated his wife, Dr. Heinz, has a lot to do with the Satterthwaite House and the use of the land around it. He stated AOY could have input as well as the people who are in the Village, and the adjacent neighbors in developments.

Mr. Steadman stated he agrees that all input is needed. He stated we want broad community input. He stated we have a lot of specific input from a couple narrow interests which is well documented, understood, and appreciated; but we cannot have just a couple voices speaking for 33,000 people in the Township or 670,000 people in Bucks County. He stated he feels we need to go to lengths to get broad input from the general public who are not even aware of what is at Patterson Farm today and no idea what it could be, and that will take an effort to get that broad input.

Mr. Heinz stated he is not discounting that, but was saying in order to put together a continuum that someone has a vision about could be shared up front, and that could stimulate something that no one has thought about so far.

Mr. Steadman stated he appreciates that a broad team was brought on and that they could have a dialogue. Mr. Steadman stated the Committee will meet and process what they have heard and compare notes. Mr. Seiler stated they hope that they get the award and he thanked the Committee for this opportunity.

OTHER BUSINESS: Mr. Steadman

Mr. Steadman stated the Committee has a meeting Thursday, January 12. Ms. Sovinee stated she understands that at that meeting the Committee will make a recommendation on a consultant, and Mr. Steadman stated that would be the goal. Ms. Sovinee asked that Ms. Stark share the responses to the questions that were submitted. Ms. Stark stated Mr. Steadman and Mr. Childs have those, and they will distribute them. Mr. Steadman stated he proposes that in order for the Committee to process this over the next week there could be some one-on-one exchanges of e-mails and conversations, and he would be willing to talk to anyone to compare notes. He stated he will individually set up some calls amongst the Committee before meeting on January 12. This was satisfactory to the rest of the Committee. Mr. Steadman asked if Ms. Stark would be willing to be part of any or all of those, and Ms. Stark agreed.

Mr. Camaratta stated with regard to the second presenter, he would like to know if there are things that we felt were not in their proposal that were out of scope compared to what we wanted. He particularly noted the discussion about input. He asked if we would need to have a revised estimate from them. Ms. Stark stated her take was that they did not understand that when we were talking about stakeholders and input that we were talking about people beyond

the Committee. She stated she identified that public meetings, talking to agencies, and focus groups is considered an additional service to them. She stated we would need to find out what that effort would cost. She stated she feels we need to discuss that with the Township attorney to make sure that we can go back and ask them to modify their proposal or if we need to engage them and then talk about additional services. Mr. Steadman stated he feels we can ask them for cost estimates associated with that if they were selected and we chose to add them, what they would charge for that.

Mr. Schmid stated there might be other groups that could better implement that for us apart from these two consultants. He stated while we have asked them to run this project, in terms of public outreach and trying to bring people in, there might be other groups that might do that better. He stated the two groups tonight are architect and landscape people, and it would be more communication people that would do that outreach part.

Ms. Stark also noted the market study aspect which is completely out of their bailiwick, but very interesting to consider. Mr. Steadman stated we tried to do a little bit of the market assessments in our initial recommendations in terms of working with some Real Estate agents to look into some market assessment of potential uses and worth; however, it was a shadow of what he feels we would want to do now in terms of a true market assessment. He stated like the community outreach, that is a separate professional service that we could recruit. Ms. Sovinee stated she feels Seiler Drury brought Simone Collins in because of their experience with public participation.

There being no further business, Ms. Sovinee moved, Mr. Schmid seconded and it was unanimously carried to adjourn the meeting at 9:40 p.m.

Respectfully Submitted,



Bette Sovinee, Secretary

Waterloo Village



Ayres Knuth



Fosterfields



Boonton Ironworks

Waterloo Village

- Survey and Condition Assessment of 21 Historic Properties
- Landscape Analysis
- Use Analysis
- Recommendations and Cost Estimates
- Boundary Increase Nomination for the Waterloo Village Historic District
- Clients: State of NJ and Canal Society of NJ



Ayres/Knuth Farm

- Survey and Condition Assessment of Nine Historic Properties
- Landscape & Utility Analysis
- Use Analysis
- Recommendations and Cost Estimates
- Interior Restoration of the Farmhouse
- Interior Restoration of the Tenant House
- Clients: Ayres/Knuth Farm Foundation



Tenant House - Before



Tenant House - After

Fosterfields

- Historic Structure Report for Barnyard Complex
- Restoration of the Granary and Hog Shed
- Rebuilding of the Main Barn
- Rebuilding of the Ensilage Building
- Restoration of the Barnyard
- Clients: Morris County Park Commission



Ensilage Building - During



Main Barn Interior



Ensilage Building- After

Acorn Hall

- Historic Preservation Plan
- National Register Nomination Update
- Exterior Restoration of Acorn Hall
- Exterior & Interior Restoration of the Carriage House
- Future: Accessible Restroom at the Carriage House



Boonton Ironworks

- Historic Site Master Plan (in progress)
- National Register Nomination
- Vision and Goals Plan
- Site Analysis and Recommendations
- Site Layout Vignettes for Four Zone



Aerial of the Arch Bridge



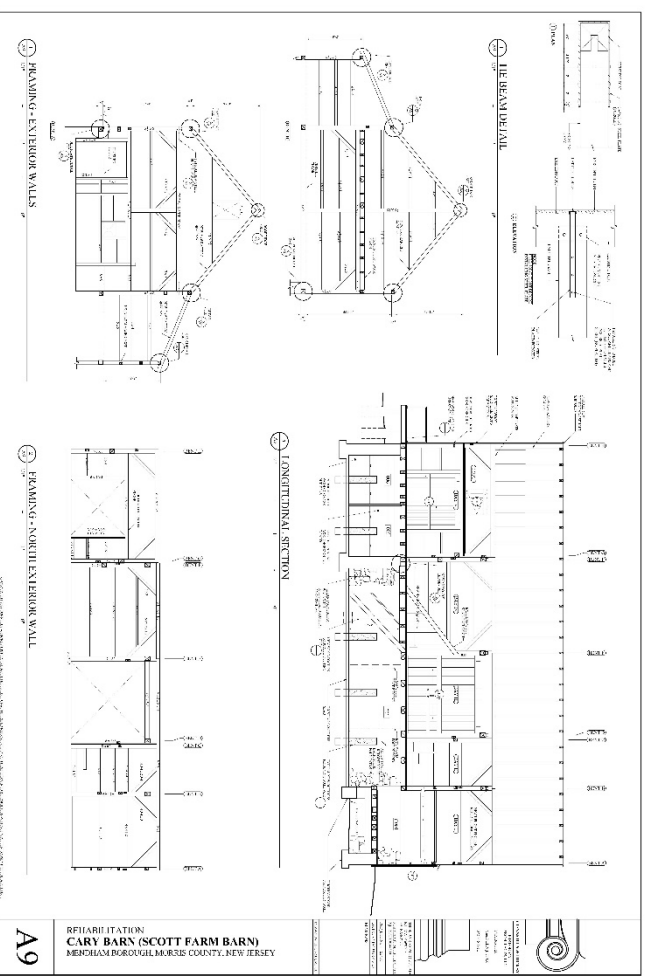
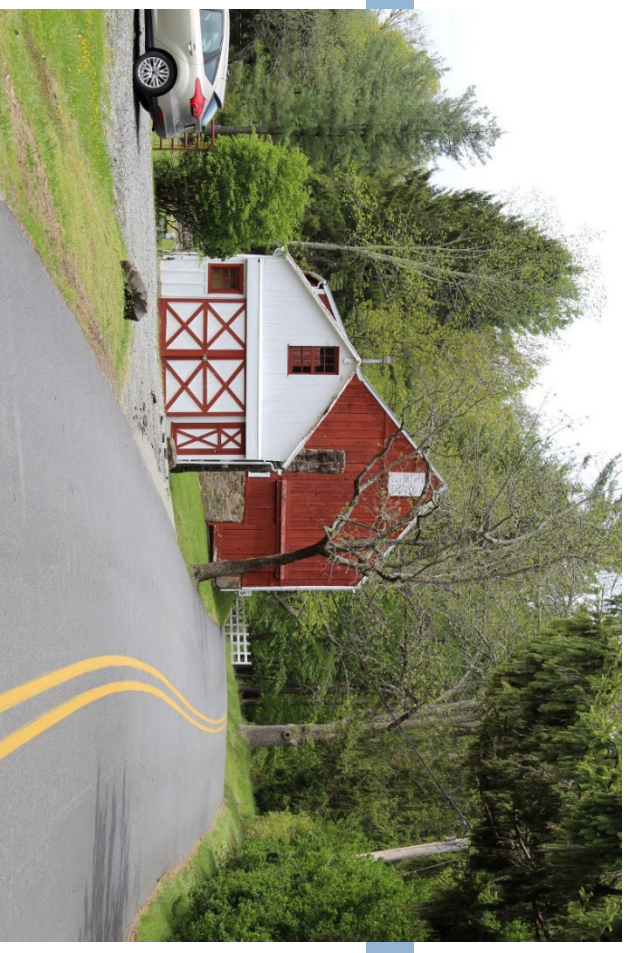
Site Layout Vignette (in progress)



Turntable

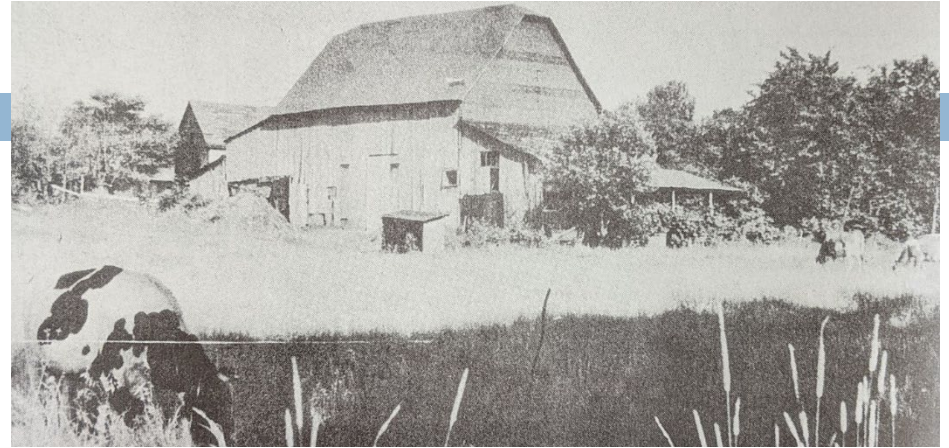
Scott Farm Barn

- Historic Preservation Plan
- Documentation and Conditions
- Use Analysis
- Recommendations & Cost Estimates
- Design Documents for Rehabilitation (in progress)
- Three-Season Environmental Center



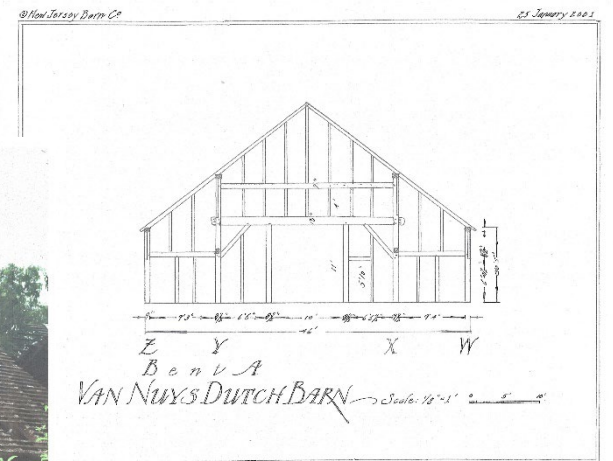
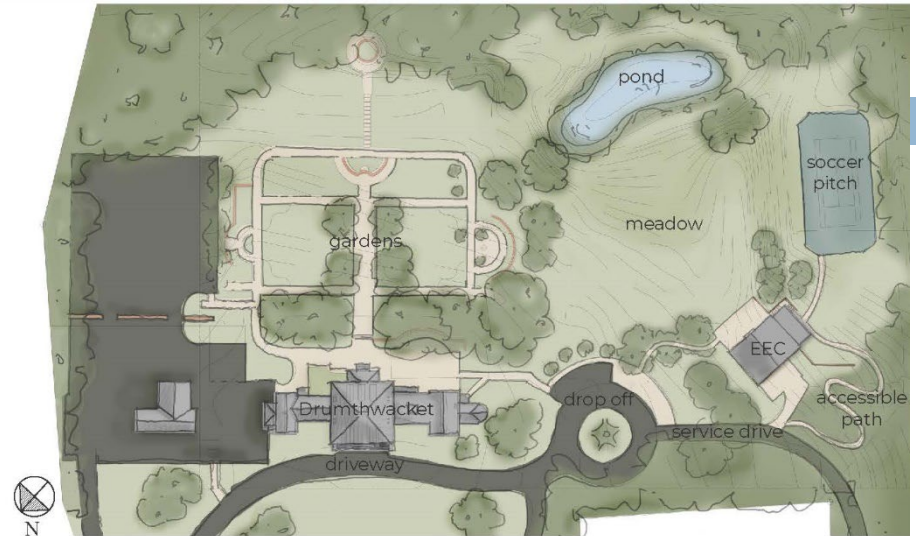
Baker-Duderstadt Barn

- Historic Site Master Plan (in progress)
- Unique German *Fachwerk* Threshing Barn
- Documentation and Conditions Assessment
- Site and Use Analysis
- Recommendations and Cost Estimates



Drumthwacket

- Site Analysis / Schematic Design
- NJ Historic Sites Council Review & Approval
- Design and Contract Documents
- Rebuilding Van Nuys Barn (late 18th century)
- Site and Landscape Upgrades
- Clients: Drumthwacket Foundation





PATTERSON FARM
MASTER PLAN
Architectural &
Planning Services for
Lower Makefield Township

January 5, 2023

MEET THE TEAM

**SEILER +
DRURY**
ARCHITECTURE

Simone Collins
Landscape
Design &
Planning

Powers
& Company
Preservation
Consulting

Charles
Timbie
Structural
Engineer

ICI, Inc.
Cost Est.

Martarano
Engineering,
Inc.

Leadership Team

Seiler+Drury Architecture

Support Team

Simone Collins – Landscape Design and Planning

Powers and Company – Preservation Consulting

Charles Timbie – Structural Engineer

Martarano Engineering – M E P Engineers

ICI, Inc. – Professional Cost Estimators



WHY US?

1

Bldg. Reuse
Sustainability

2

Historic
Preservation

3

Landscape
Site Planning

4

Iterative &
Open Process



SEILER + DRURY

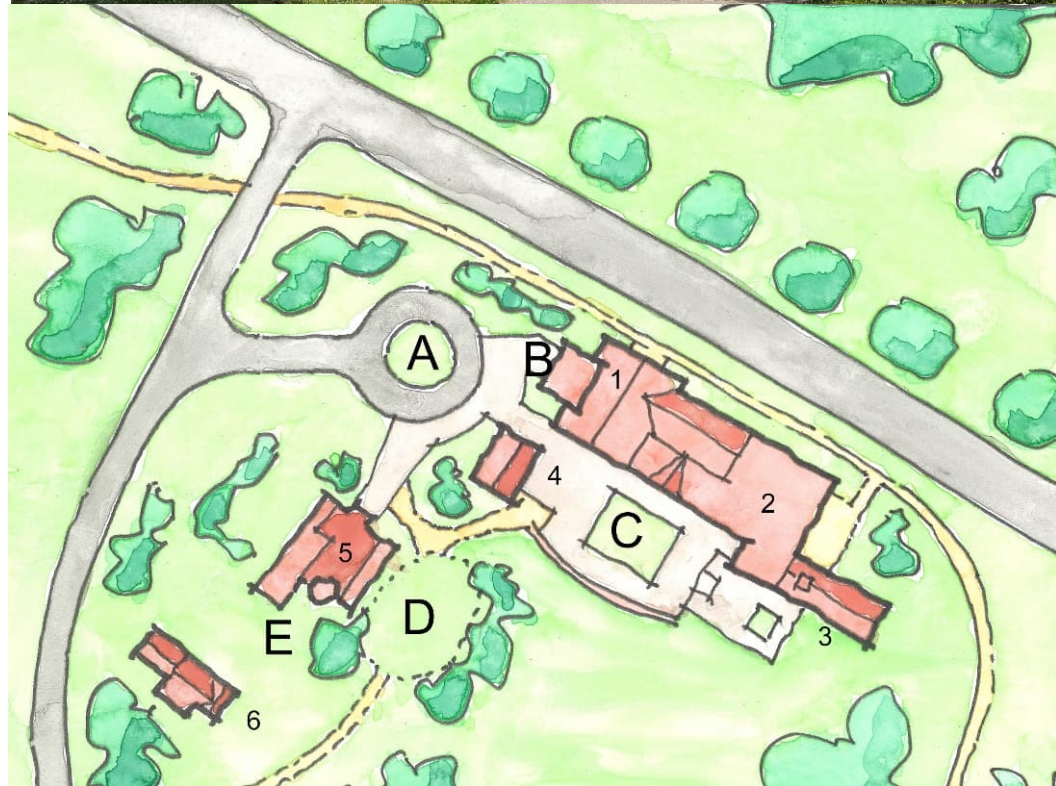
A R C H I T E C T U R E

Architects and Project Managers

Core Disciplines of Building Design,
Planning, Preservation,
Sustainable Design, and Adaptive Reuse

Profile

Firm founded in 1999
Proposing as Prime Professional
Pres. Alliance Grand Jury Recipient
LEED Accredited since 2001
Small Size Firm – 7 Professionals
60+ Projects per Year
Award Winning Designs



HISTORIC PRESERVATION

- Broad experience with Federal, State & Local Agencies
- Doug Seiler has Served on Norristown HARB for 18+ years
- Work with National Standards:
 - Preservation
 - Rehabilitation
 - Restoration
- Dozens of National Register Projects
- 4 PA Keystone Grant Projects



BUILDING REUSE

- S + D Team specializes in Building Reuse (80% of projects)
- Fundamentally Economical and Environmentally Sustainable
- Requires a different mindset and approach than New Construction
- Encourages Creativity within Constraint



MUNICIPAL DESIGN

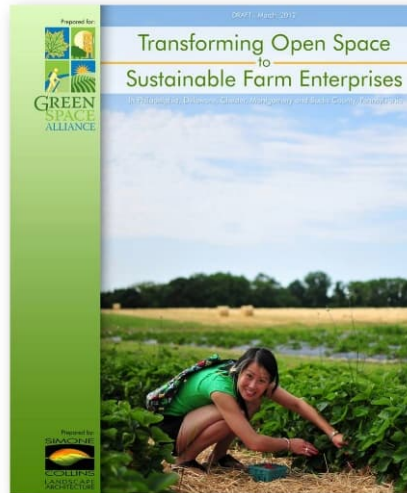
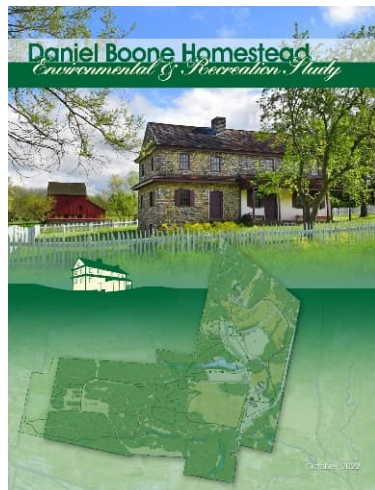
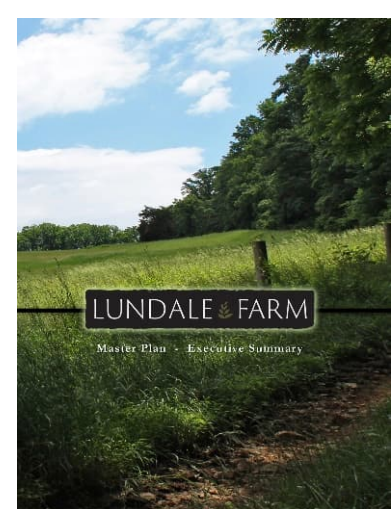
- Wide experience with Federal, State, County, and local Municipalities
- Projects types include Public Safety, Parks & Rec, Administrative, Public Works.
- Project sizes include Master Plans, Feasibility Studies, Small Renovations, New Buildings
- Multi-Prime, Prevailing Wage with Complex Requirements



SIMONE COLLINS LANDSCAPE ARCHITECTURE

In 2023, SC celebrates its 33rd year of service. SC principals each have over 40 years experience.

- Lundale Farms Master Plan, Pottstown, PA. Legacy homestead of Sam & Eleanor Morris, the godparents of farmland preservation in Pennsylvania.
- Pennsbury Manor Site Renovations, Bucks County. PHMC site - William Penn's country home.
- Stroud, Cheslen, and Bear Creek Preserves. Public use plans for 3 of NL's largest open space preserves.
- Daniel Boone Homestead Master Plan, Berks County, PA. 579-acre PHMC historic site.
- Fricks Lock Village Feasibility Study, Chester County, PA. An 18-acre, historic canal village.
- Transforming Open Space to Sustainable Farm Enterprises. Five county study by SC of the potential to adaptively reuse fallow, non-active opens as sustainable farms. DVRPC library.



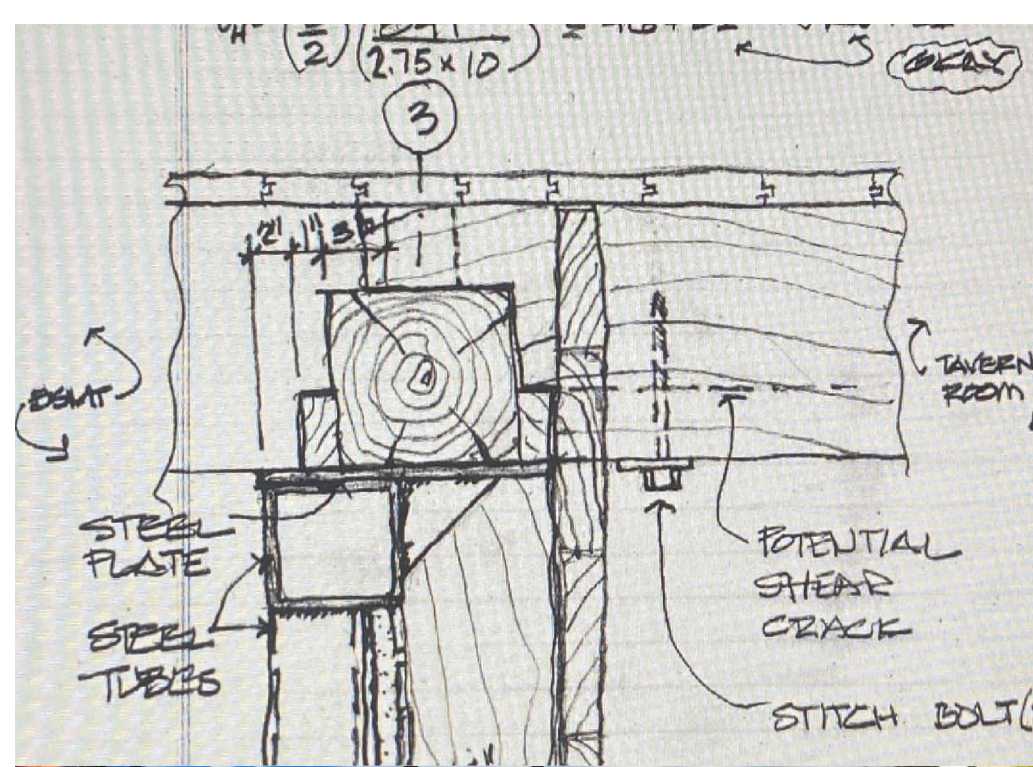
POWERS & COMPANY

- Established in 1995 Powers & Co. have Completed Hundreds of Projects Nationally
- Many Client and Building Types over Wide Range of Settings
- Section 106 Certification & Historic Tax Incentive Consult.
- Coordination with State HPO & Federal NPS Agencies
- Architectural Conservation & Materials Testing and Analysis



TIMBIE ENGINEERS

- Firm Founded 1980 in Lansdowne, PA
- Works on New and Renovation Projects
- Emphasis on Historic Properties
- Investigates Buildings Failures for Insurance Industry and Private Clients (over 2500 failure reports)
- Taught Structural Design to Architecture Students



PROJECT GOALS

- Patterson Farm to Remain Largely Agricultural
- Township and Community Should do Their Best to Preserve Historic Buildings
- Buildings Without a Purpose can not be Viable, or Sustainable



Selections Committee Questions:

- Please describe your overall project approach and the process.
- Please explain the fee presented. We need to understand how you plan to achieve the project objectives at this price.
- Is the \$3,800 the total cost for the Add Alternate buildings? How is this feasible?
- Please describe your methodology regarding the emphasis on the site and *landscape*.
- Please describe your methodology regarding the project schedule.
- If any of the Add Alternate buildings are selected to be included – Will the schedule change?



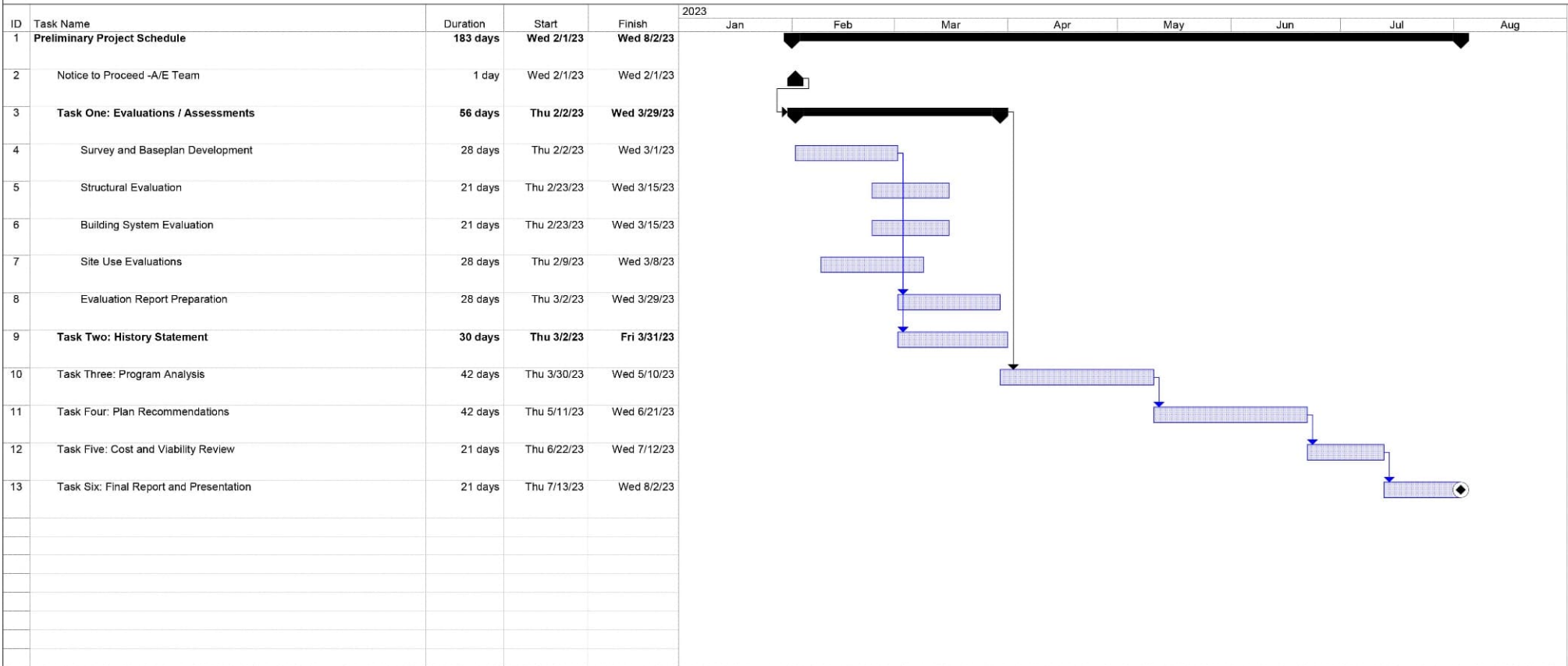
Questions Continued:

- The Township provided significant background information, including recent structural reports. Were these considered when the pricing for the effort to perform the structural review considered?
- Please describe your ideation process for potential uses including (but not limited to) inclusion of LMT residents as key stakeholders.
- Please highlight the similarities between your relevant projects included in your proposal and our project.



Schedule:

Project Schedule Patterson Farm Master Plan Lower Makefield Township



Preparation Date of Schedule
Date: Tue 12/13/22

Task		Progress		Summary		External Tasks		Deadline		Meeting(s) Planned
Split		Milestone		Project Summary		External Milestone				



Fee:

Base Professional A/E Fee

Task One: Evaluations Assessments	\$ 19,000
Task Two: History Statement.....	\$ 11,800
Task Three: Program Analysis Definition	\$ 10,200
Task Four: Plan Recommendations	\$ 15,700
Task Five: Cost and Viability Review.....	\$ 7,000
Task Six: Final Report and Presentation	\$ 10,500
Reimbursable Expenses	\$ 1,200

Base Professional A/E 'Not to Exceed' Fee \$ 75,400

Add Alternate A/E Fee

National Register Nomination Application Preparation	\$ 10,000
Architectural Documentation of Balance of Outbuildings.....	\$ 3,800

Patterson Farm Master Plan
Lower Makefield Township
 Prepared: 12/14/2022

A/E Disciplines	Team Members	A/E Fees	Eval. Assmt. 26%	History 16%	Program 14%	Concept Plan 21%	Cost 9%	Final 14%
Architecture / PM	Seiler+Drury Architecture	43.7% \$ 32,400.00	\$ 8,500.00	\$ 1,800.00	\$ 5,900.00	\$ 8,500.00	\$ 2,200.00	\$ 5,500.00
Planning / Landscape Architecture	Simone Collins	26.4% \$ 19,600.00	\$ 4,500.00	\$ -	\$ 4,300.00	\$ 7,200.00	\$ -	\$ 3,600.00
Structural Engineering	Timbie Engineering	4.0% \$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
MEP Consulting	Martarano	4.0% \$ 3,000.00	\$ 3,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
Cost Estimating	ICI, Inc.	8.4% \$ 6,200.00	\$ -	\$ -	\$ -	\$ -	\$ 4,800.00	\$ 1,400.00
Preservation Consulting	Powers & Company	13.5% \$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -
Professional A/E Fee		100.0% \$ 74,200.00	\$ 19,000.00	\$ 11,800.00	\$ 10,200.00	\$ 15,700.00	\$ 7,000.00	\$ 10,500.00
Additional Survey / Documentation	Seiler+Drury Architecture	\$ 3,800.00	\$ 3,800.00	\$ -	\$ -	\$ -	\$ -	\$ -
National Register Nomination	Powers & Company	\$ 10,000.00						\$ 10,000.00
Reimbursables Allowance		\$ 1,200.00	\$ 700.00	\$ 100.00	\$ 100.00	\$ 200.00	\$ 100.00	\$ 1,000.00
Not to Exceed Fixed Fee		\$ 89,200.00	\$ 23,500.00	\$ 11,900.00	\$ 10,300.00	\$ 15,900.00	\$ 7,100.00	\$ 21,500.00



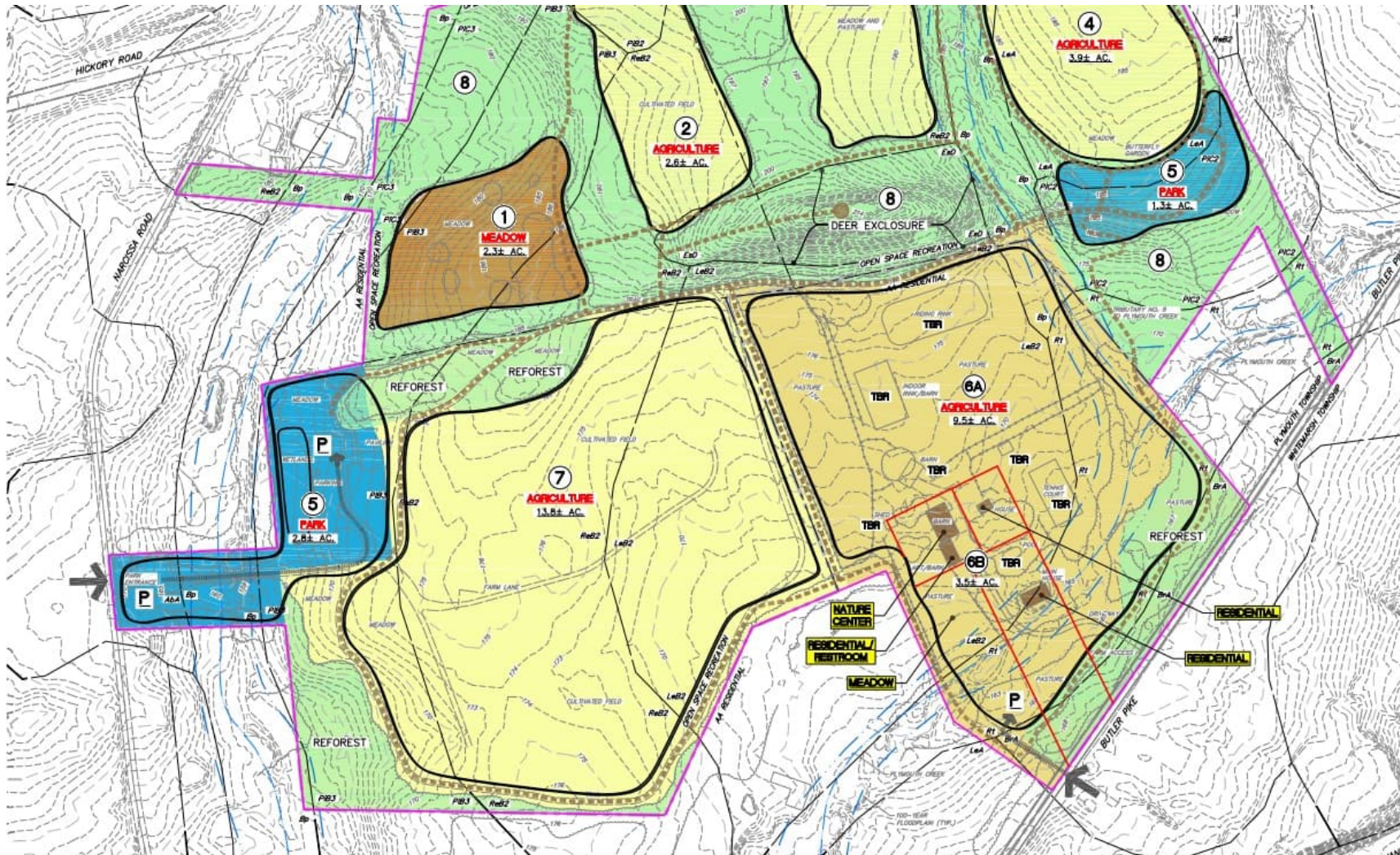
Representative Projects: Mermaid Lake Park - Whitpain Township

Barn Complex

- (A) Barn – Event Space
- (B) Offices
- (C) Manor House
- (D) Spring House - Nature Center
- (E) Existing Pavilion
- (1) Back Terrace / Tent
- (2) Food Services / Patio
- (3) Service Yard / Deliveries
- (4) Dropoff
- (5) Enlarged Pond, Daylighted Spring & Wetland Forebay
- (6) ADA Fishing Pier
- (7) Service Access Drive Gate
- (8) Main Dropoff
- (9) Main Entrance Plaza
- (10) Regional Trail Connections



Representative Projects: Harriet Wetherhill Park – Plymouth Township



Representative Projects: Mary Wood Park House - Conshohocken

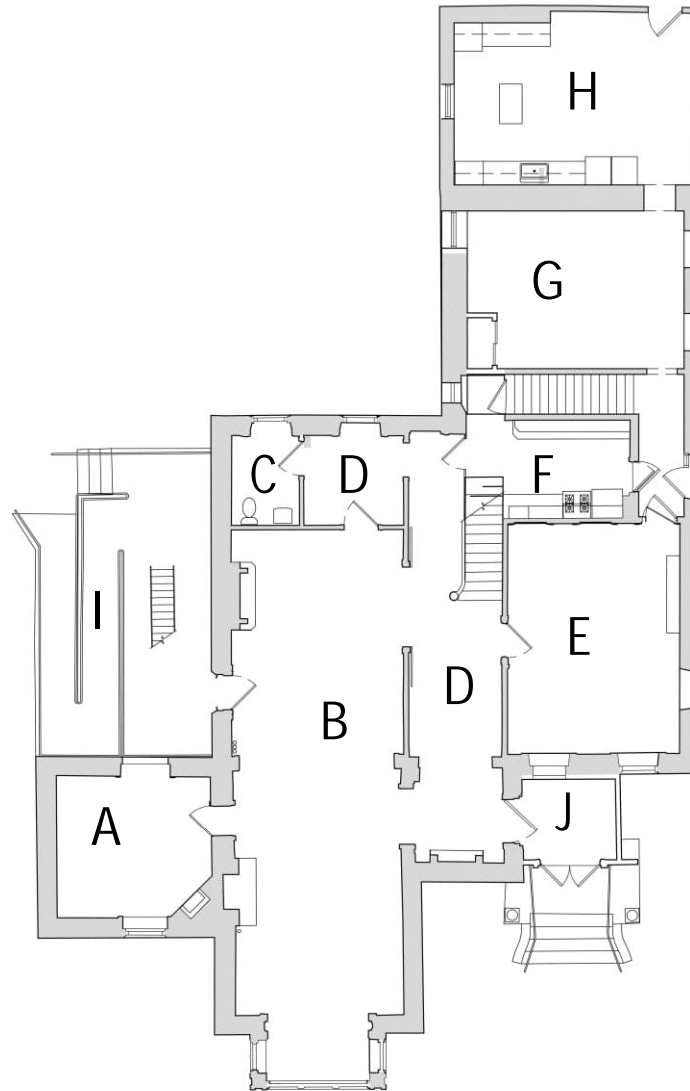


EXTERIOR REPAIRS



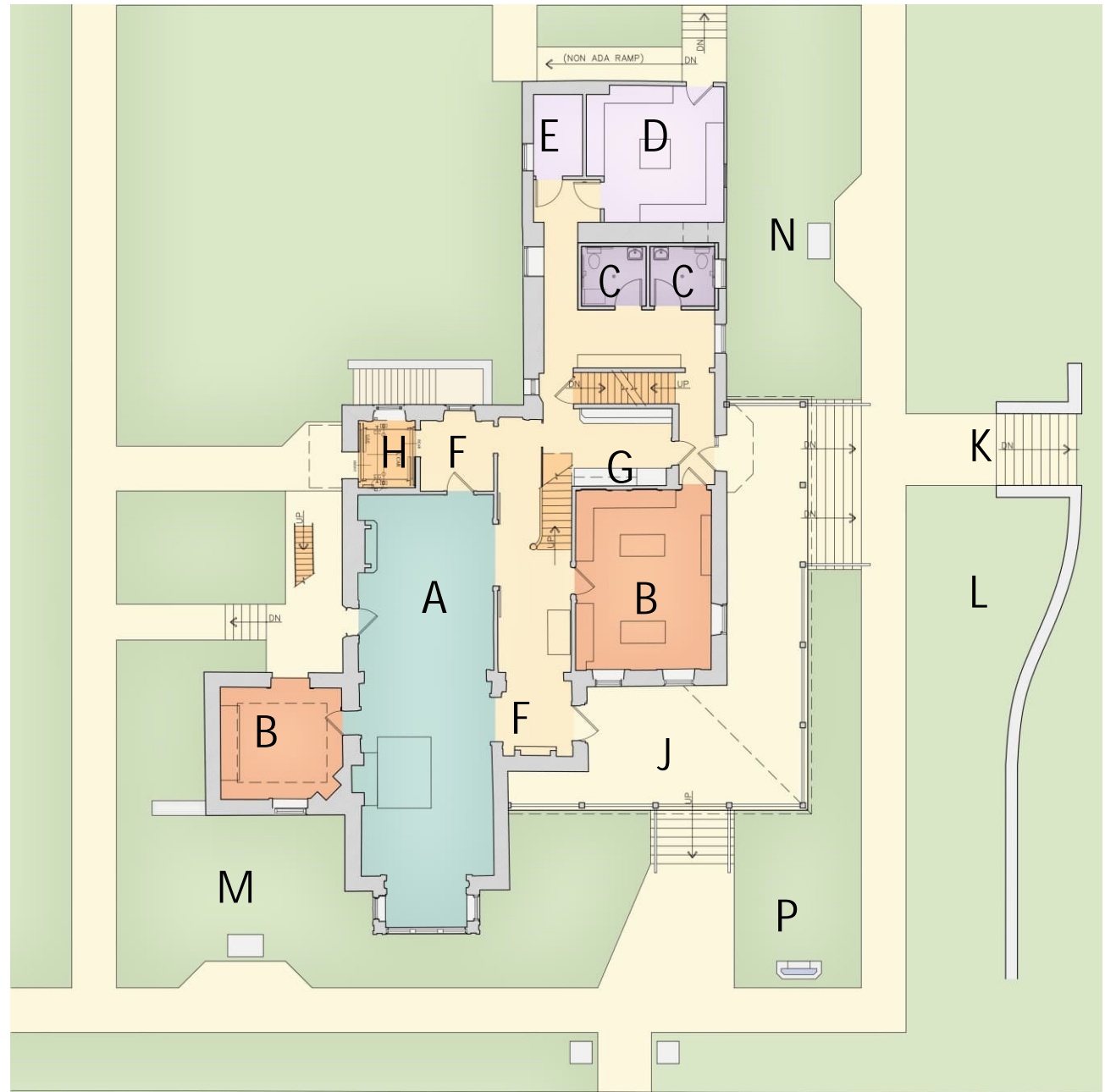
EXISTING FIRST FLOOR

- A. OFFICE
- B. MULTI-PURPOSE ROOM
- C. RESTROOM
- D. HALLWAY
- E. EXHIBIT ROOM
- F. PANTRY
- G. RESIDENCE LIVING ROOM
- H. RESIDENCE KITCHEN
- I. ADA RAMP / FIRE ESCAPE
- J. FOYER



PROPOSED FIRST FLOOR

- A. MULTI-PURPOSE ROOM
- B. EXHIBIT ROOM
- C. RESTROOM
- D. KITCHEN
- E. STORAGE
- F. CORRIDOR
- G. COATS/ STORAGE
- H. ELEVATOR
- J. PORCH
- K. REBUILD STEPS AND STONE WALL
- L. POSSIBLE TERRACE
- M. BATTERY C MEMORIAL
- N. COLUMBUS MEMORIAL
- P. RELOCATE TROUGH



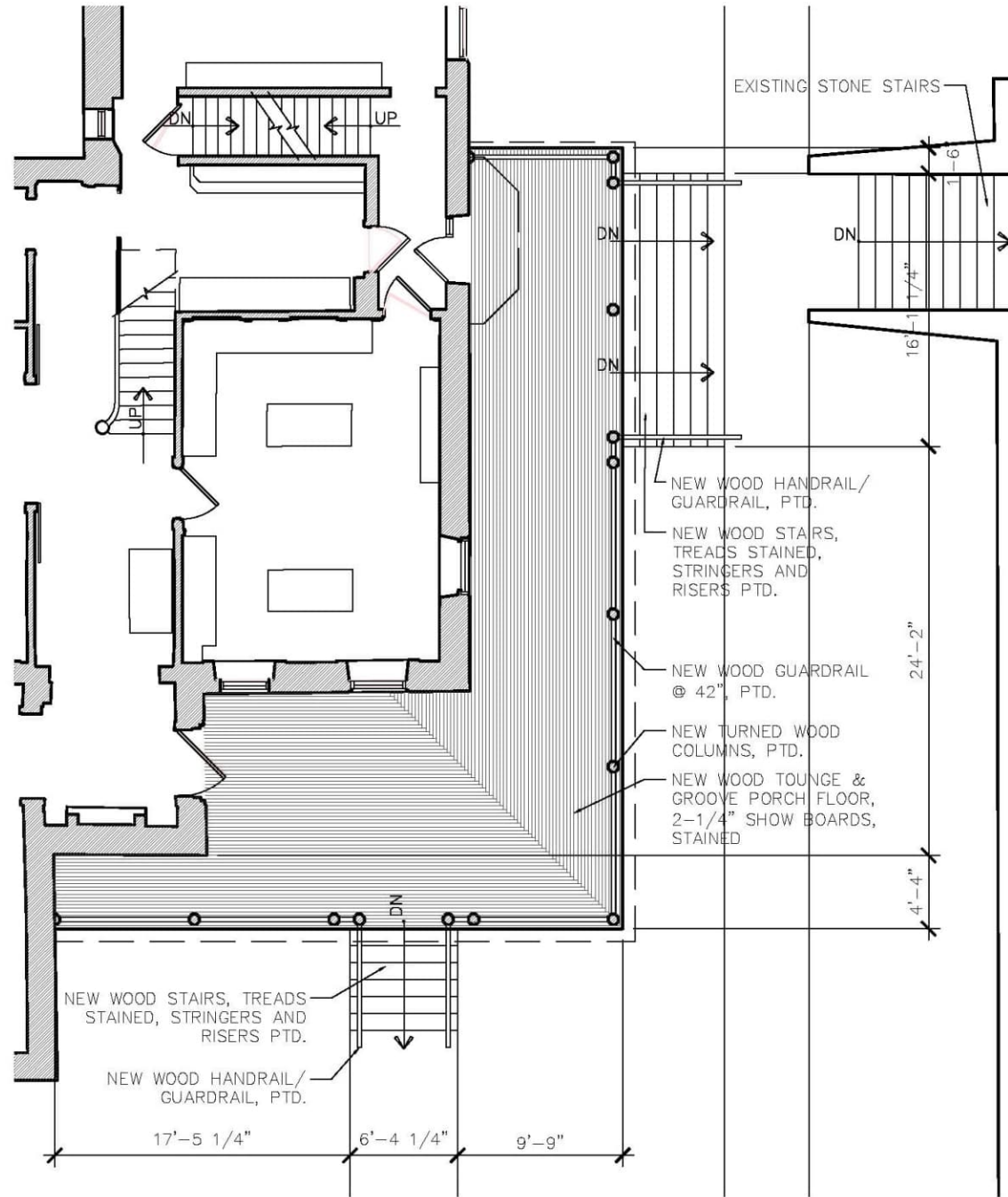
SOUTH ELEVATION



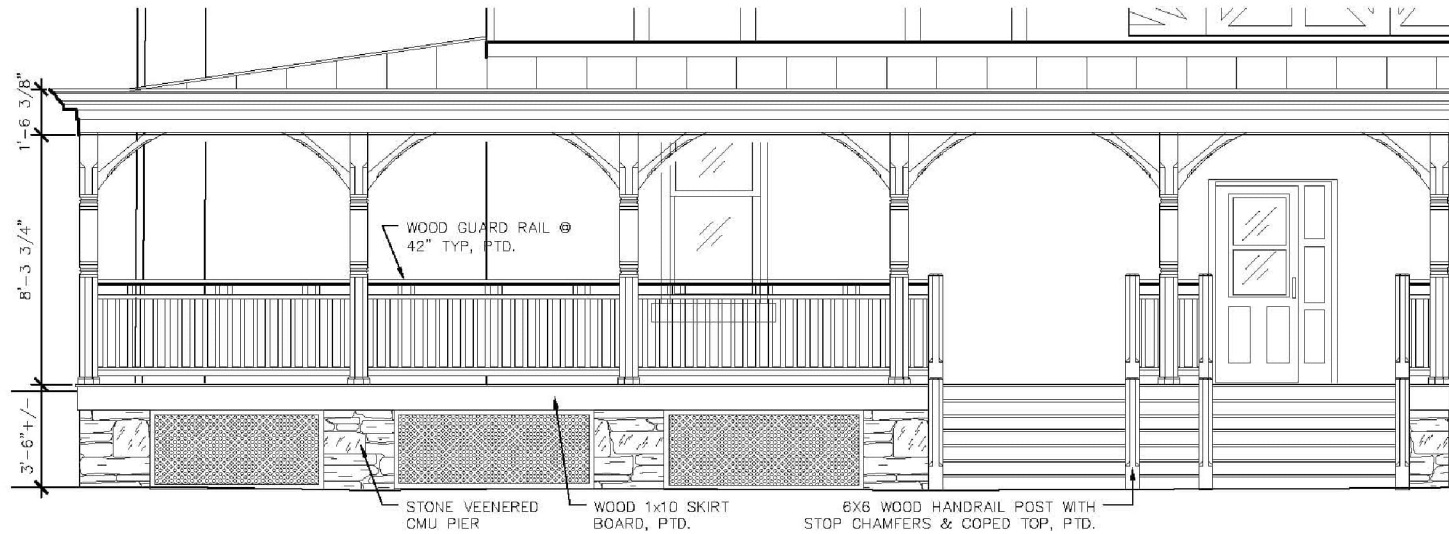
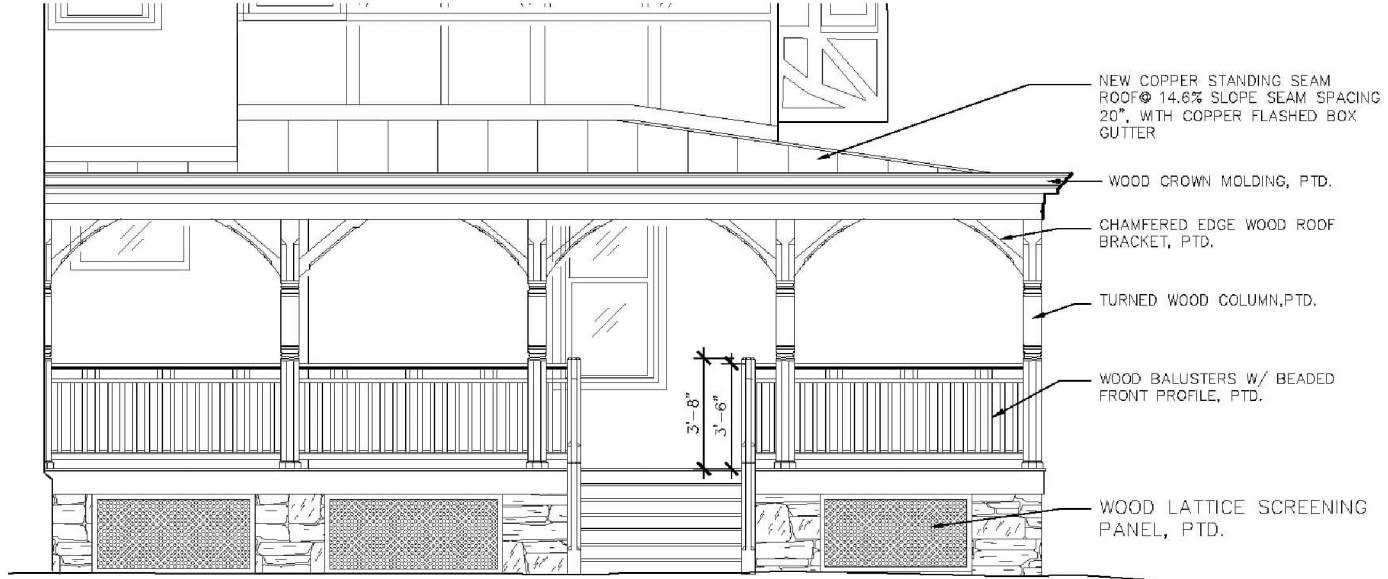
PROPOSED PORCH RESTORATION



PORCH PLAN



PORCH ELEVATIONS



Powers & Co:



Powers & Co:



Powers & Co:



Powers & Co:



SUMMARY

- Team of Seasoned Consultants with Direct Parallel to the Issues at Patterson Farm Property
- Building Reuse Experience
- Building Preservation Experience
- Land Use and Master Planning Experience
- Iterative Design Process
- Analysis / Synthesis / Recommendations

Bldg Reuse & Sustainability

Historic Preservation

Landscape Site Planning

Iterative & Open Process

SEILER + DRURY
ARCHITECTURE

