

Performance Contracting Project: North Wales Borough

How one Pennsylvania municipality is readapting the use of a 19th century building (est.1866) to become a modern, energy-efficient arts and cultural center.

Background

North Wales Borough located in Montgomery County serves a resident population of 3,400.

In 2016 as Saint Luke's United Church of Christ located in the heart of the Borough faced declining membership and growing maintenance costs, the Borough council approved the purchase of the property.

For a few years, the borough rented the office space for art classes and use by local nonprofits, while hosting several public concerts in the former church area.

After the congregation held their final services in April 2022, council and staff began discussions around upgrading and modernizing the facilities, including air conditioning, widened doors, converting to natural gas heat, and creating flexible space for shared use by local non-profit organizations and agencies.

In July 2022, the borough secured \$1.2 million in grant funding via Montgomery County, and shortly thereafter they received a second grant for \$1 million from the state's Re-development Assistance Capital Program grant.

The Borough, in partnership with CM3, began prioritizing renovations, with a focus on upgrading lighting and HVAC and refinishing many areas, while preserving fixtures wherever possible.

Project Overview

Cost: \$2.7 Million

Grant Funding: \$2.2 Million

- » LED Lighting
- » Air Conditioning
- » Oil to Natural Gas Conversion
- » ADA Code Compliance
- » Roof Repair
- » Flooring, Walls, and Ceiling

Performance Contract Benefits

- » A guaranteed level of performance from the chosen partner
- » Single-point accountability for the entire project
- » No referendum required
- » No change orders
- » An accelerated timeline for facility improvements
- » Minimal disruption to building schedules
- » Greater oversight regarding scope of renovations
- » Better control over final cost of the project
- » Enhanced management of renovation timeline
- » Greater flexibility on product selection

Project Summary

The facilities will benefit from new air conditioning and upgraded energy-efficient lighting. There will be new floors and finishes on all counters and surfaces.

The classroom space and hallway is being renovated to become one large banquet hall for community use. The 1300 square foot space will also include a mini-kitchen area with sink and countertop to create flexibility for various community activities and rental opportunities.

The project will meet all current state and federal accessibility standards, such as signage for the visually-impaired, a new chair lift to replace the older model, and a renovation of the pastor's office and the reception area into ADA-compliant bathrooms.

The period lighting in the building will be kept but is being retrofitted with dimmable LEDs, providing both energy efficiency and adaptability for diverse events.



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St. Luke's has been a revered gem in North Wales Borough for almost 120 years. The purchase of this property gave the Borough an opportunity to be intimately involved in the rich history of North Wales along with the awesome responsibility expected as the new stewards of this historic and magnificent building. The Borough is committed to maintaining its beautiful architecture and historic significance while extending its expanded community purpose to all Borough's residents.

- Sal Amato, Council President
North Wales Borough

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The church has been a centerpiece of our town for more than a century. It is our privilege to be able to secure grant funding and identify the best renovation partners, so that we can preserve this majestic piece of our history, while simultaneously shepherding in a future for it as an arts and cultural center. In this manner, the legacy of the building lives on, sustaining our community and creating an engaging and welcoming space for generations to come.

- Christine Hart, Borough Manager,
North Wales Borough

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Renderings courtesy of GKO Architects, a leading architecture and planning company located in the Greater Philadelphia area. www.GKOArchitects.com.