



Community Center Feasibility Study

Oct 26th Facilities
Sub-Committee



City of **Upper
Arlington**

EXISTING MSC SITE

SITE PLAN



NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

SITE PLAN UPDATE

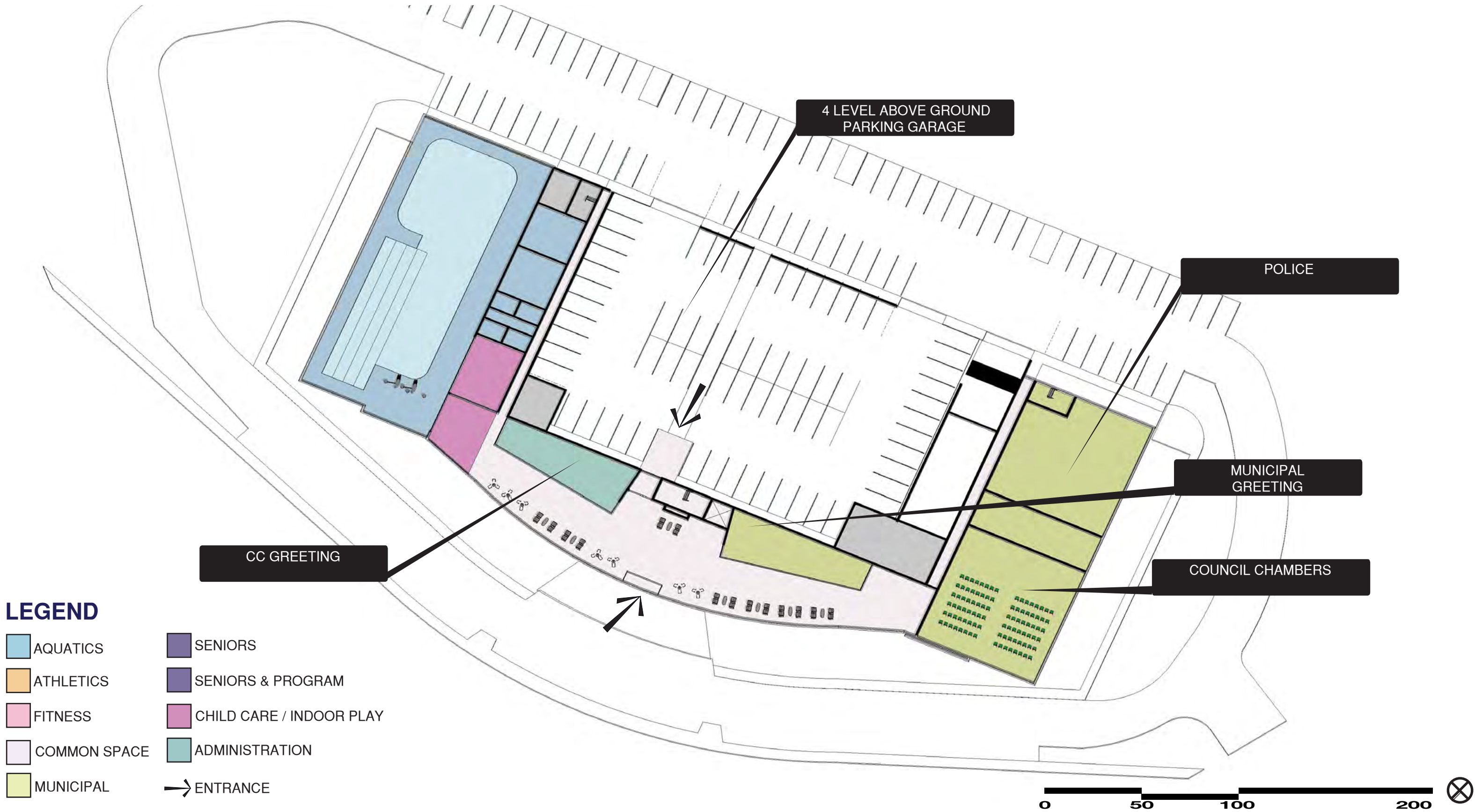


*BUILDING PROGRAM (ALONG WITH POOL EXPANSION AREA) CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY.



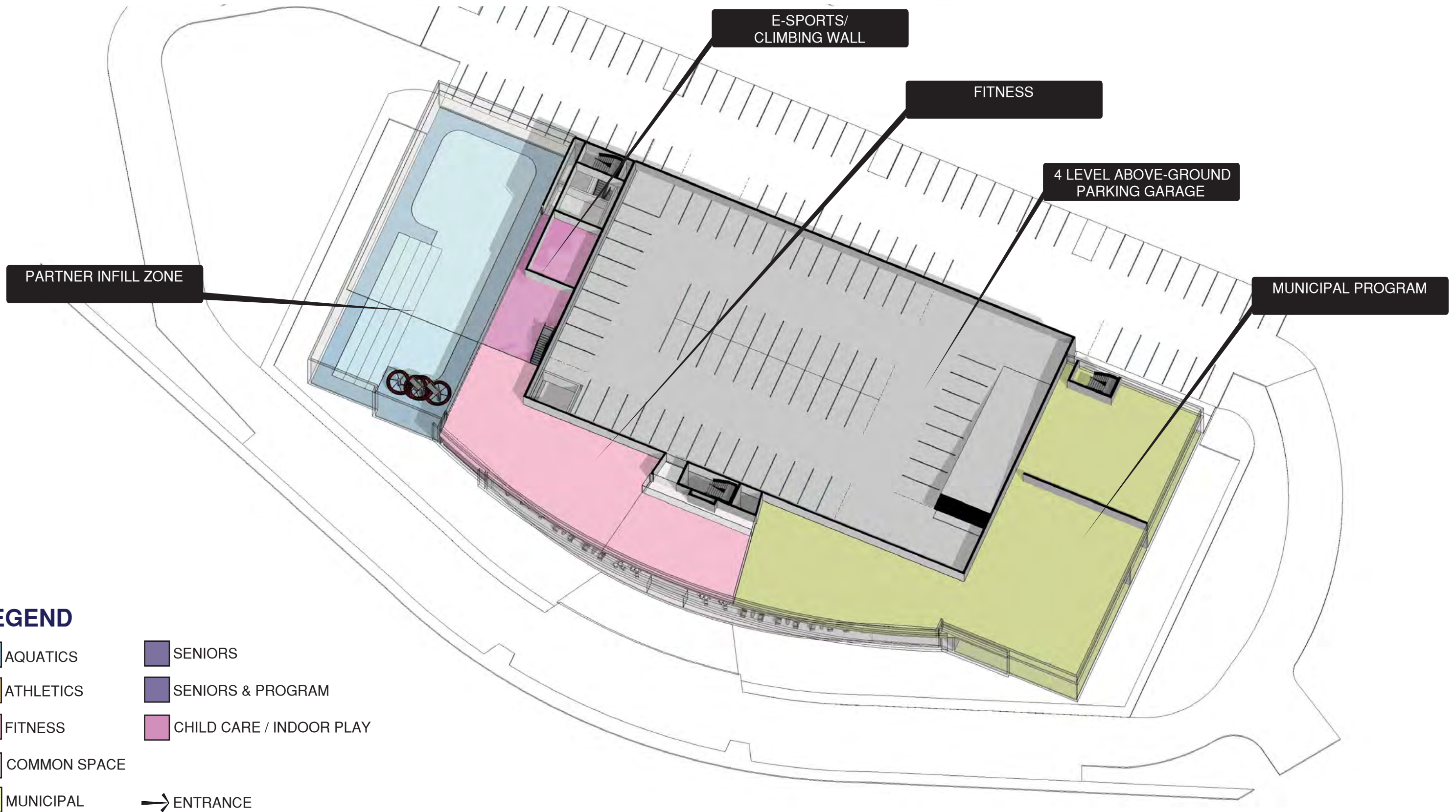
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 1 PLAN



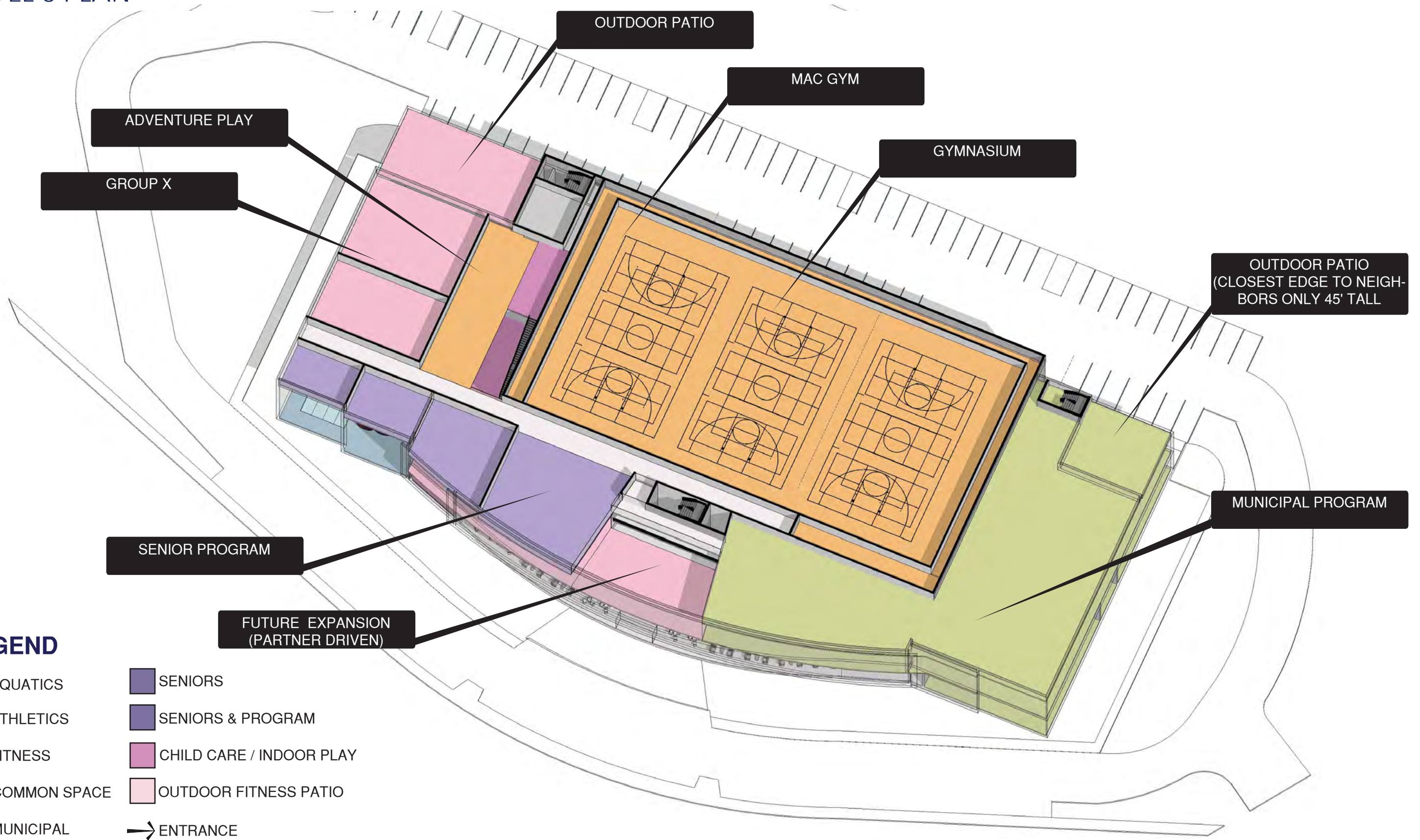
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 2 PLAN



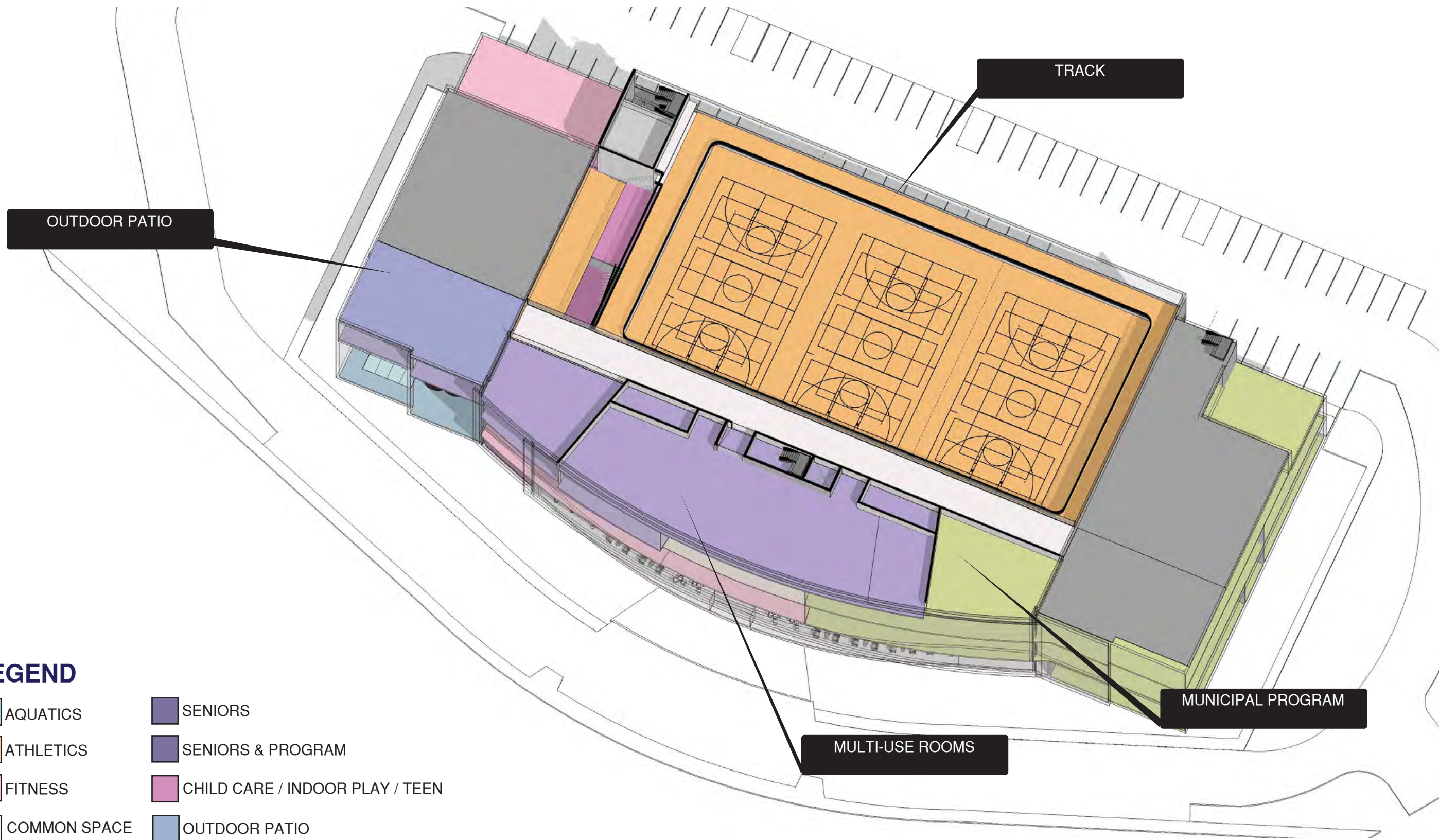
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 3 PLAN



NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 4 PLAN



LEGEND

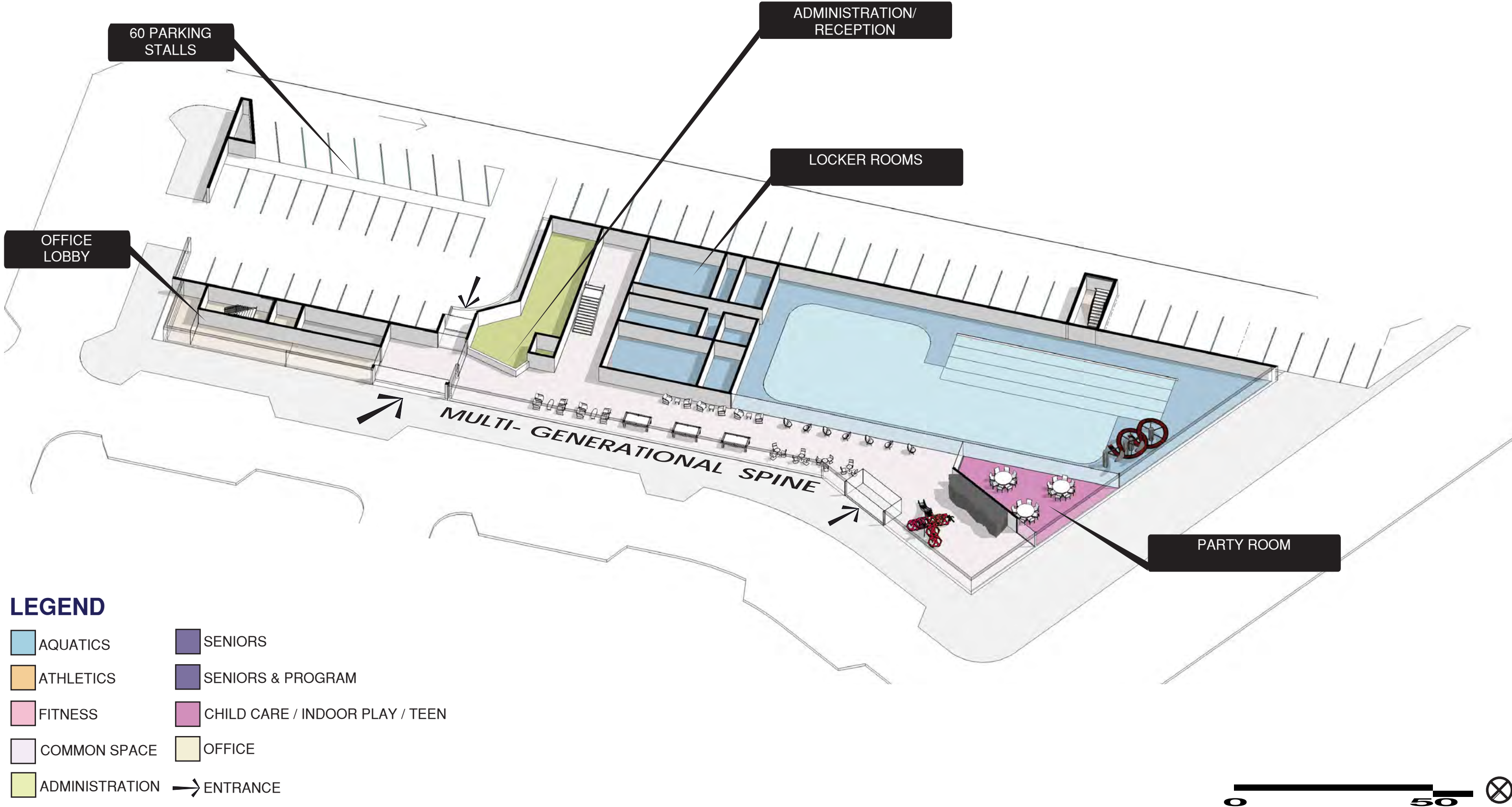
- | | |
|--------------|---------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD CARE / INDOOR PLAY / TEEN |
| COMMON SPACE | OUTDOOR PATIO |
| MUNICIPAL | ENTRANCE |

PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY

TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

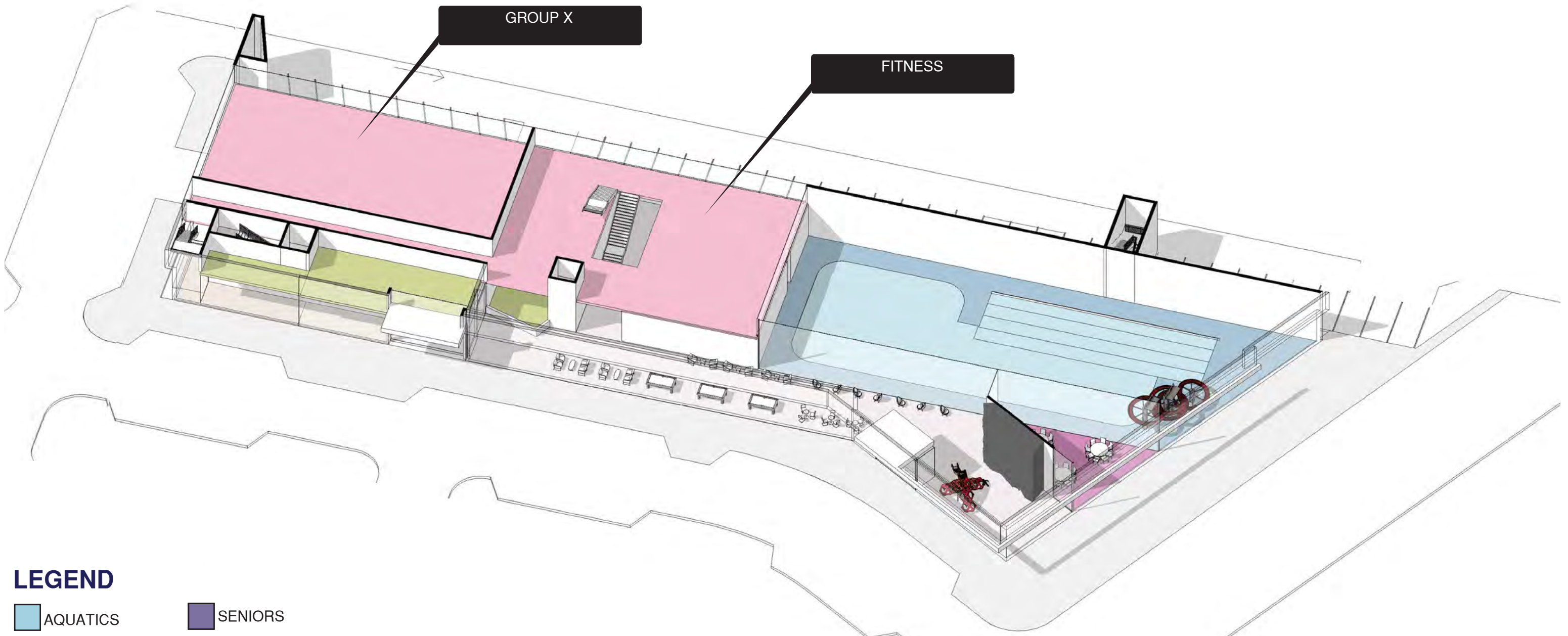
GROUND LEVEL PLAN / SITE PLAN



TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 2 PLAN



LEGEND

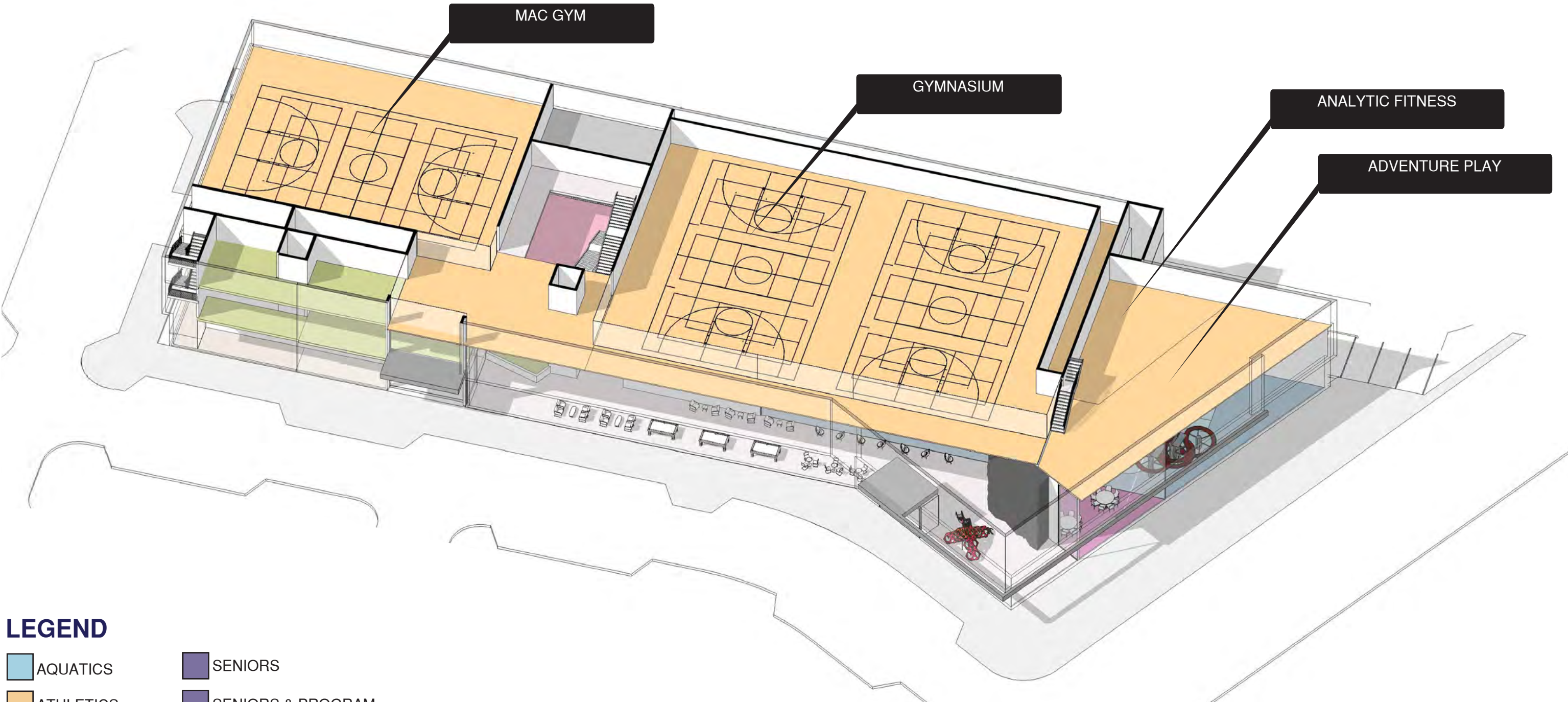
- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- ENTRANCE
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 3 PLAN



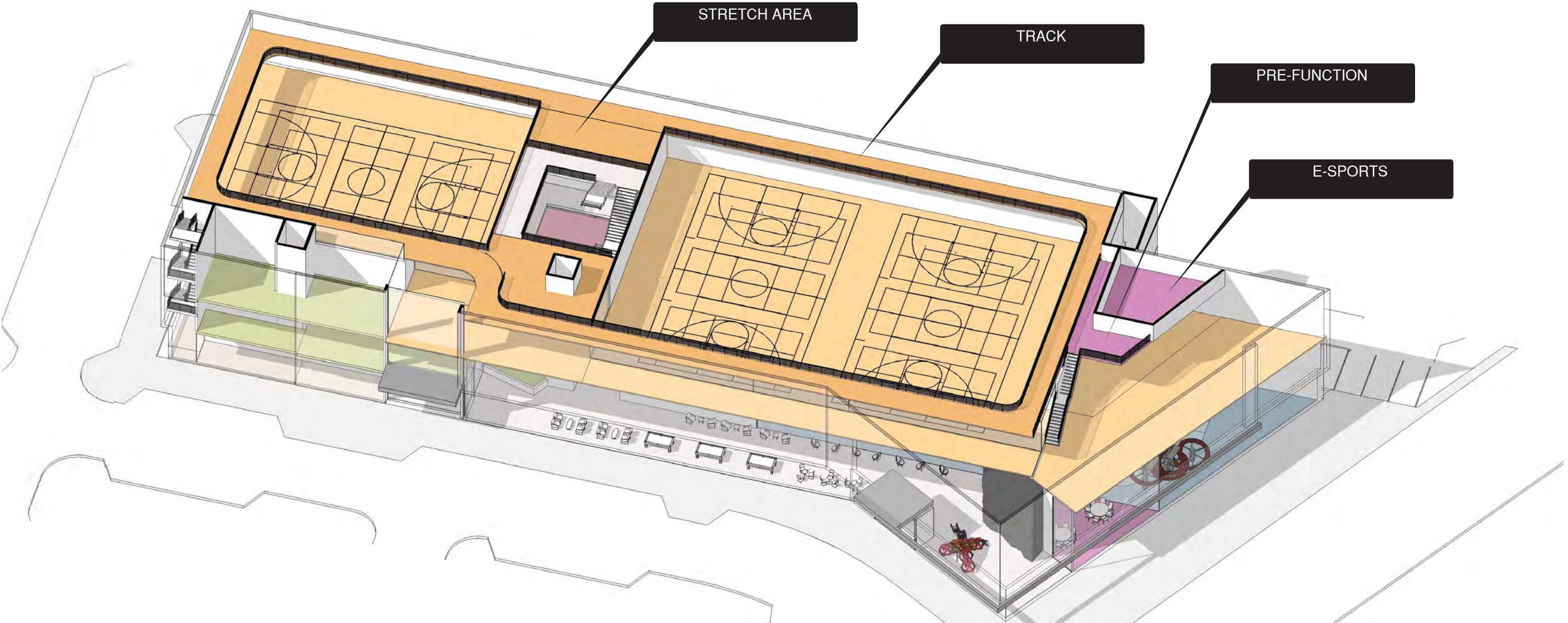
- LEGEND**
- AQUATICS
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TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 4 PLAN



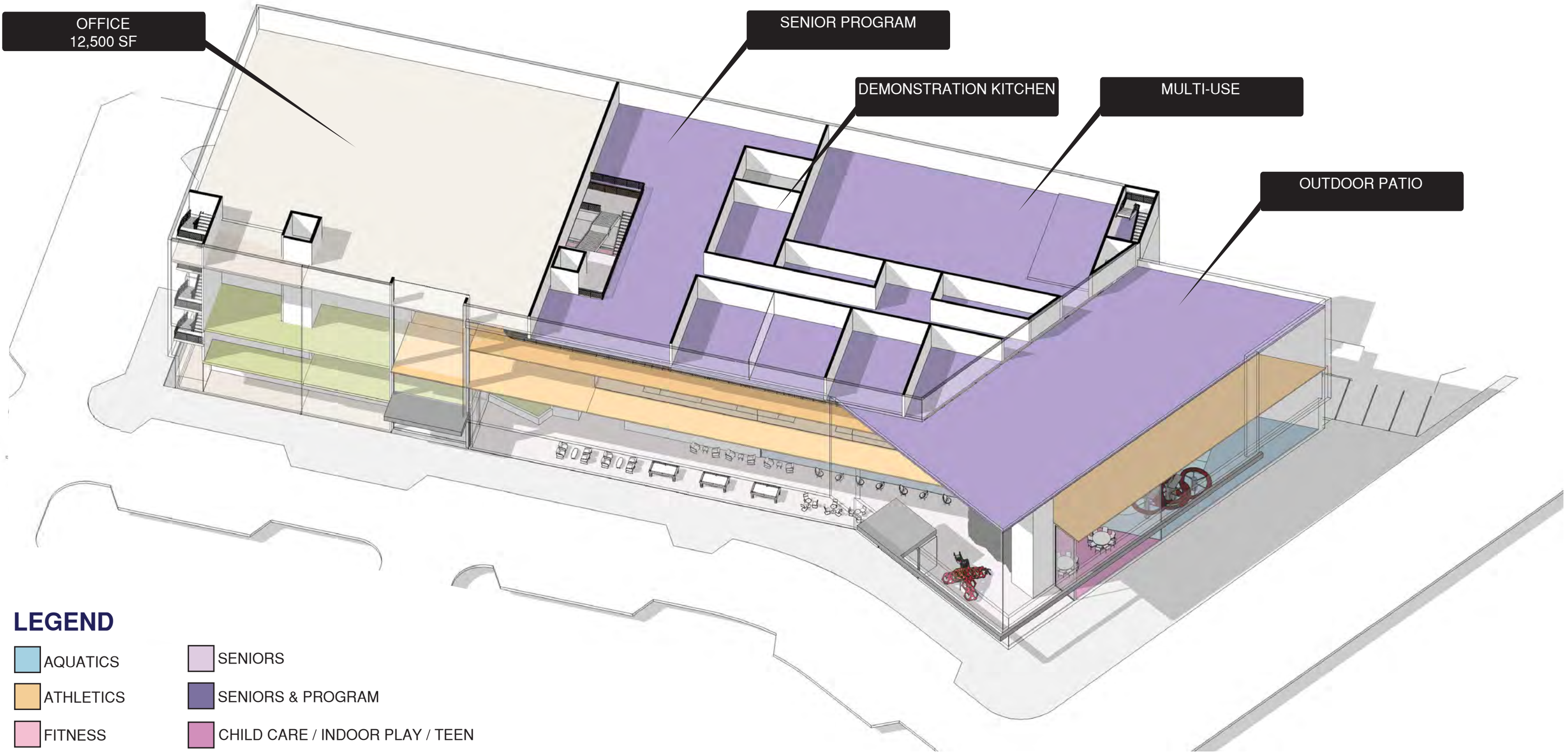
- LEGEND**
- AQUATICS
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TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 5 PLAN



LEGEND

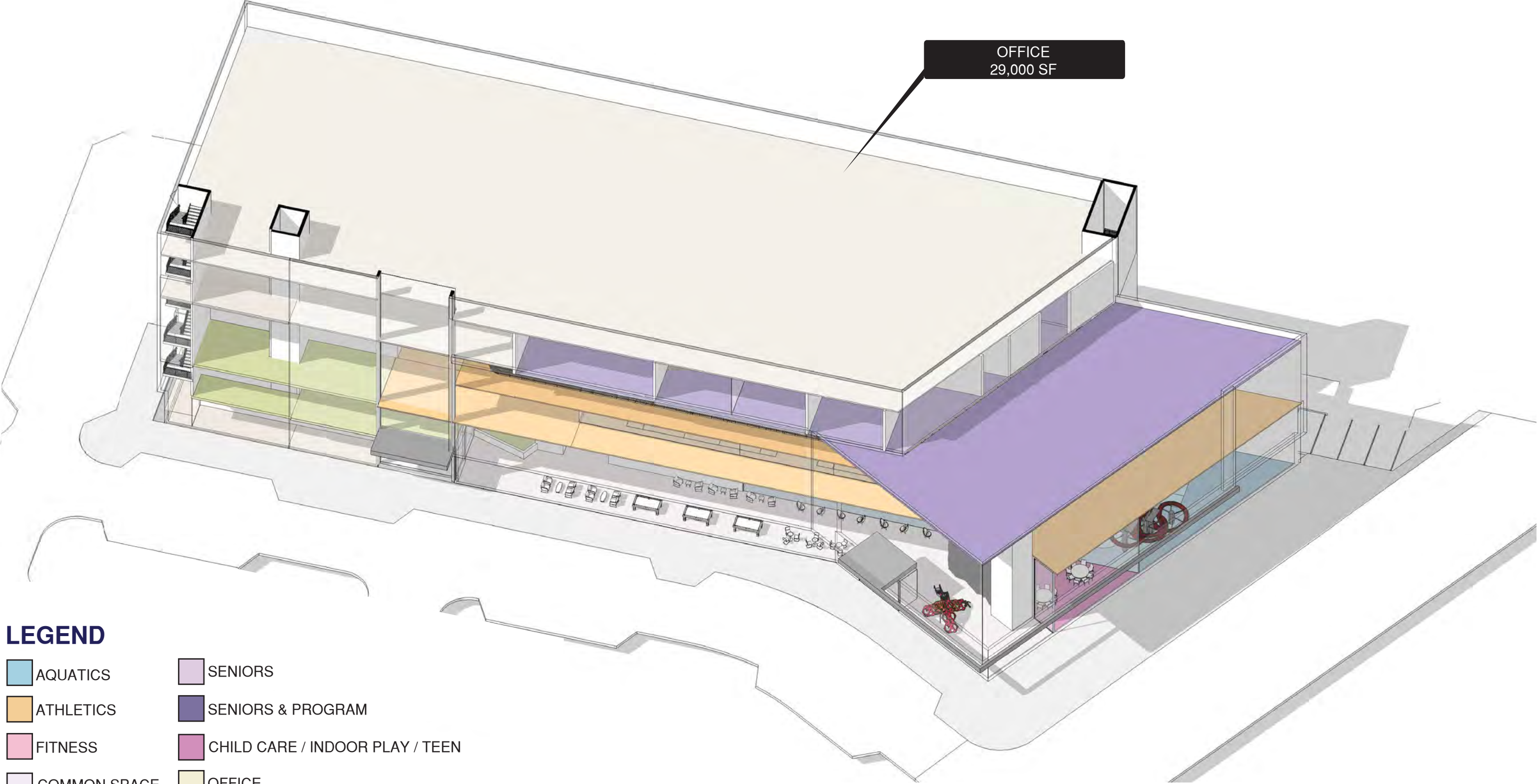
- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- ENTRANCE
- SENIORS
- SENIORS & PROGRAM
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- OFFICE



TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 6 / LEVEL 7 PLAN



LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- ENTRANCE
- SENIORS
- SENIORS & PROGRAM
- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE

TOP-MOST OFFICE LEVEL TO INCLUDE A SE FACING ROOF PATIO



PRELIMINARY ORDER OF MAGNITUDE COST SUMMARY

October 23, 2020

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October 23, 2020						
CONSTRUCTION COST	MSC SITE	LOW RANGE	HIGH RANGE	KINGSDALE SITE	LOW RANGE	HIGH RANGE
STRUCTURED PARKING	284 Spaces			60 Spaces		
BUILDING						
COMMUNITY CENTER	87,300 S.F.			95,300 S.F.		
CITY ADMINISTRATION	29,700 S.F.					
POLICE ADMINISTRATION	11,700 S.F.					
COMMERCIAL OFFICE SPACE (1)						
TOTAL HARD CONSTRUCTION COST (2)	128,700 S.F.	\$ 62,600,000	\$ 68,300,000	95,300 S.F.	\$ 41,200,000	\$ 45,500,000
TOTAL PROJECT COST (2)	128,700 S.F.	\$ 70,200,000	\$ 76,500,000	95,300 S.F.	\$ 46,100,000	\$ 51,000,000

NOTES:

1. Assumes cost of commercial office space construction is offset via long-term leases.
2. Assumes construction costs based on current construction year. Assume 3% per year inflation beyond for future construction.

THANK YOU !!!