

FACILITIES SUBCOMMITTEE

October 26, 2020

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force, Facilities & Partnerships Sub-Committee Meeting was convened remotely via video-conference using Zoom.

This meeting was called to order by Chair Comfort at 4:00 p.m.

SUBCOMMITTEE

MEMBERS PRESENT: Subcommittee Chairperson Greg Comfort, Yanitza Brongers-Marrero, Wendy Gomez, Chuck Manofsky and Bill Westbrook

SUBCOMMITTEE

MEMBERS ABSENT: None

TASK FORCE MEMBERS

PRESENT: Chairperson Margie Pizzuti, Linda Mauger

STAFF PRESENT:

City Manager Steve Schoeny, Assistant City Manager Dan Ralley, Community Affairs Director Emma Speight, Parks & Recreation Director Debbie McLaughlin, Parks Planning & Development Manager Jeff Anderson, Economic Development Director Joseph Henderson

CONSULTANTS

PRESENT: Nan Weir and Anna Szybowski, Williams Architects; Rick Fay, OHM

1. Motion to Approve the October 5, 2020 Facilities & Partnership Sub-Committee Minutes

Mr. Westbrook moved, seconded by Ms. Gomez, to approve the minutes of the October 5, 2020 Facilities & Partnership Subcommittee Meeting.

VOTING AYE: Comfort, Brongers-Marrero, Gomez, Manofsky, Westbrook

VOTING NAY: None

ABSENT: None

Motion carried.



2. Presentation of Revised Site Concepts and Building Stacking

Rick Fay began the presentation with a revised site plan for the MSC site that addressed comments from the subcommittee as well as input received from the City Engineer. He explained that the City Engineer suggested two potential options. One had a right in/ right out on Tremont with a signalized intersection at Rue de Fleur. The other option called for a signalized intersection at Tremont, but that option would also require additional lane work and potentially a roundabout intersection at Tremont and Kenney. City Manager Schoeny also indicated that a shared use path may be required along Tremont Road.

Nan Weir then presented an updated stacking concept for the MSC site. Changes in the plan included flipping the floor plan to have the community center uses on the Kenny Road side to allow for potential of expansion. They also included space for Priority 3 items from the Preliminary Program and designated space for a potential partner.

Chuck Manofsky asked about the number of parking spaces provided and needed. Rick confirmed that 361 spaces were required and around 380 parking spaces were being shown on the concept.

Nan then shared updated stacking concepts for the Kingsdale site.

Bill Westbrook asked about the multiple entrances for the facility and Nan explained that there would still be a single control point for check in near the elevator. City Manager Schoeny also explained that there may be a desire to have an open feeling in the lobby. Bill also asked about the locations of elevators and Nan explained that there is one located near the check in point as well as one dedicated to office use outside of the community center entrance. Greg Comfort asked about the need for a second elevator in the community center and Nan indicated that this is something the committee should continue to talk about. Greg also directed Nan to continue to think about the stairs as “monumental stairs” so that they encourage gathering and transition between the floors and to consider views out of the windows as the building is laid out.

Yanitza encouraged the consultants to provide active outdoor options for seniors on the fifth floor outdoor patio. Bill asked what the height of the outdoor patio would be and Nan confirmed that it would be higher than the adjacent building.

Greg asked about the location of mechanical equipment and Nan indicate that the mechanicals could be accommodated in either a penthouse on the top of the building or they could take up part of a floor and that this as well as other details could be worked out as they transition from a stacking diagram to a conceptual plan.

Chair Pizzuti asked about the location of office space which Nan clarified. Greg indicated that the office space could be utilized a potential expansion space.



Yanitza asked for the building height and Nan confirmed that the height of the building would be 96' or 111' depending on how many stories of office are provided.

3. Discussion of Preliminary Order of Magnitude Costs

Nan presented a summary of the preliminary order of magnitude costs that showed a potential low range and high range cost for each site. The total project cost for the MSC was shown at \$70,200,000 to \$76,500,000 and Kingsdale was shown at \$46,100,000 to \$51,000,000 and did not include the cost of commercial office space since it was assumed that the cost of this construction would be off set via long-term leases.

Greg indicated that the goal would be to get a true apples to apples comparison of the two sites and that a large part of the difference was due to rebuilding of the City administration uses at the MSC as well as differences in parking costs. He also indicated that the initial estimates were conservative.

Bill asked about the land and parking costs at the Kingsdale site and City Manager Schoeny indicated that this would be part of Continental's development and would be considered with the TIF agreement. Bill also asked about the differences in square footage between the two sites. Nan indicated that this was due to the efficiency of each building layout and that these numbers would become more similar as the plans are developed.

Greg asked Nan to explain what was included in the total project costs and she clarified that it included the actual construction costs, professional fees, contractor overhead and profit, FF&E, and inspection costs and should represent an all in number with hard and soft costs.

4. Discussion of Concepts and Next Steps

Greg indicated that further refinement was needed on the Kingsdale site and that it was important to continue to develop the cost estimates to make sure they were accurate representations, possible reviewing them with Contractors.

Bill asked for some examples of similar ~~staked~~stacked facilities and Nan indicated that they would be able to provide this.

City Manager Schoeny reminded the committee that due to space limitations, any additional uses added to the facility would require something else to be removed and to consider this as the program is finalized. Nan supported this by reminding the committee that the program has been tested via the public input sessions and surveys included in Phase I.

5. Public Comment

Resident Ed Sweeney recognized the work that had been performed by the Task Force and asked how many laps per mile for the indoor track. He also invited representatives of the Task Force to present to the Senior Centers Current Event



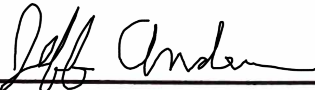
group and asked if a café was included. Nan clarified that a café/kitchen was included. Finally, he encouraged the committee to focus on the Kingsdale site based on the cost difference and the impact to surrounding uses.

* * *

The meeting was adjourned at 5:17 p.m.



Chairperson

ATTEST: 

Secretary

Secretary



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

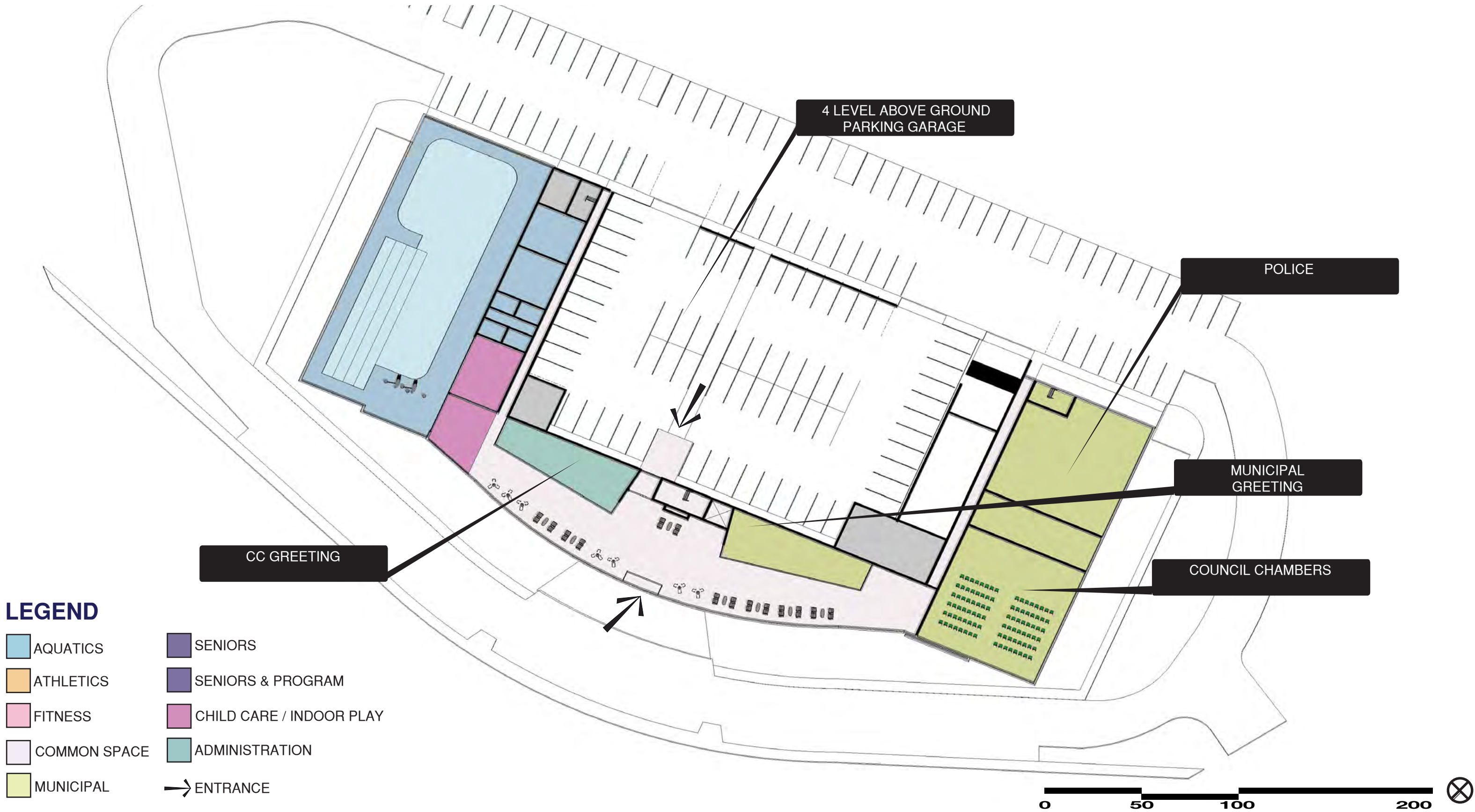


*BUILDING PROGRAM (ALONG WITH POOL EXPANSION AREA) CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY.



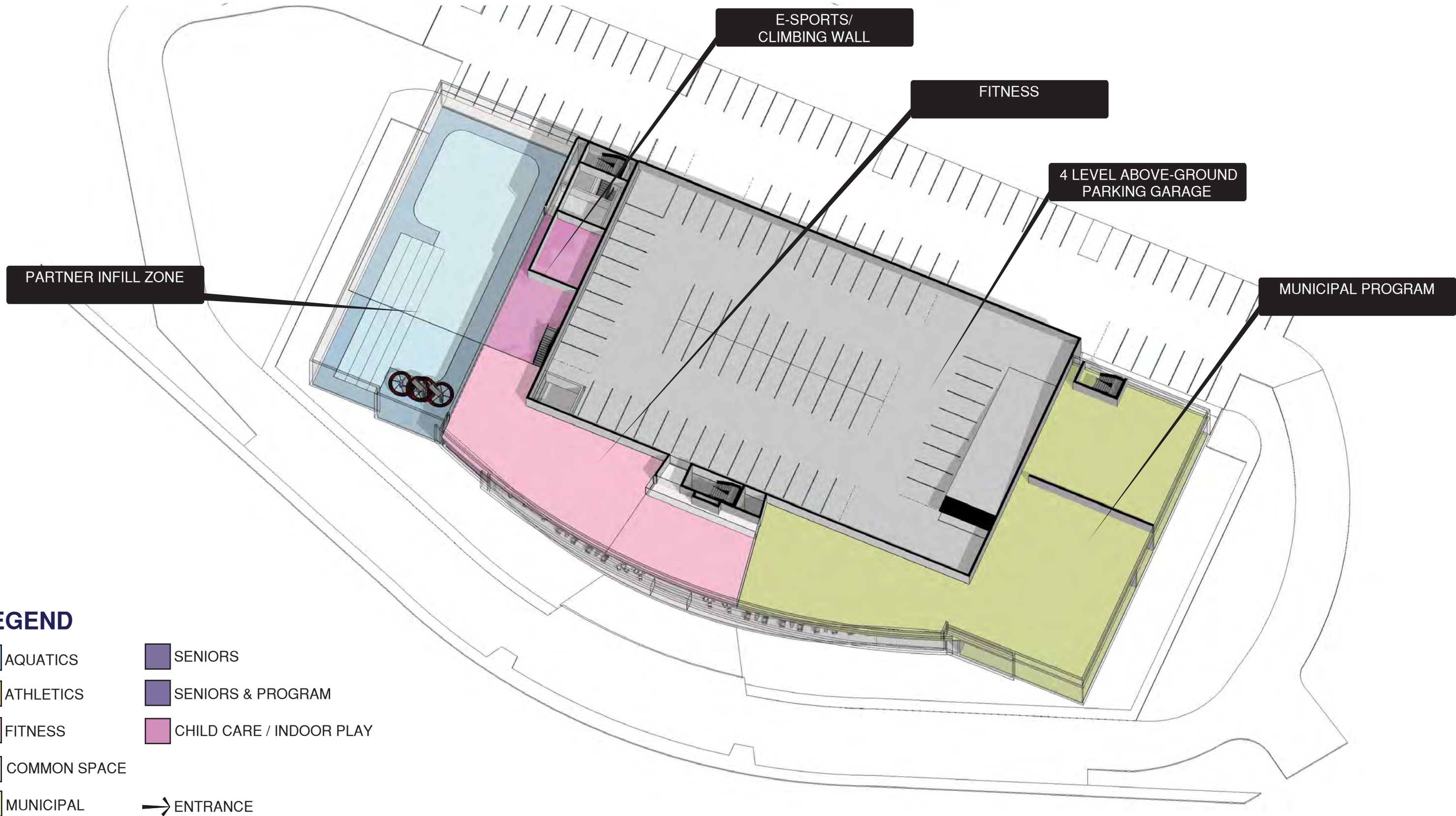
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

LEVEL 1 PLAN



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

LEVEL 2 PLAN

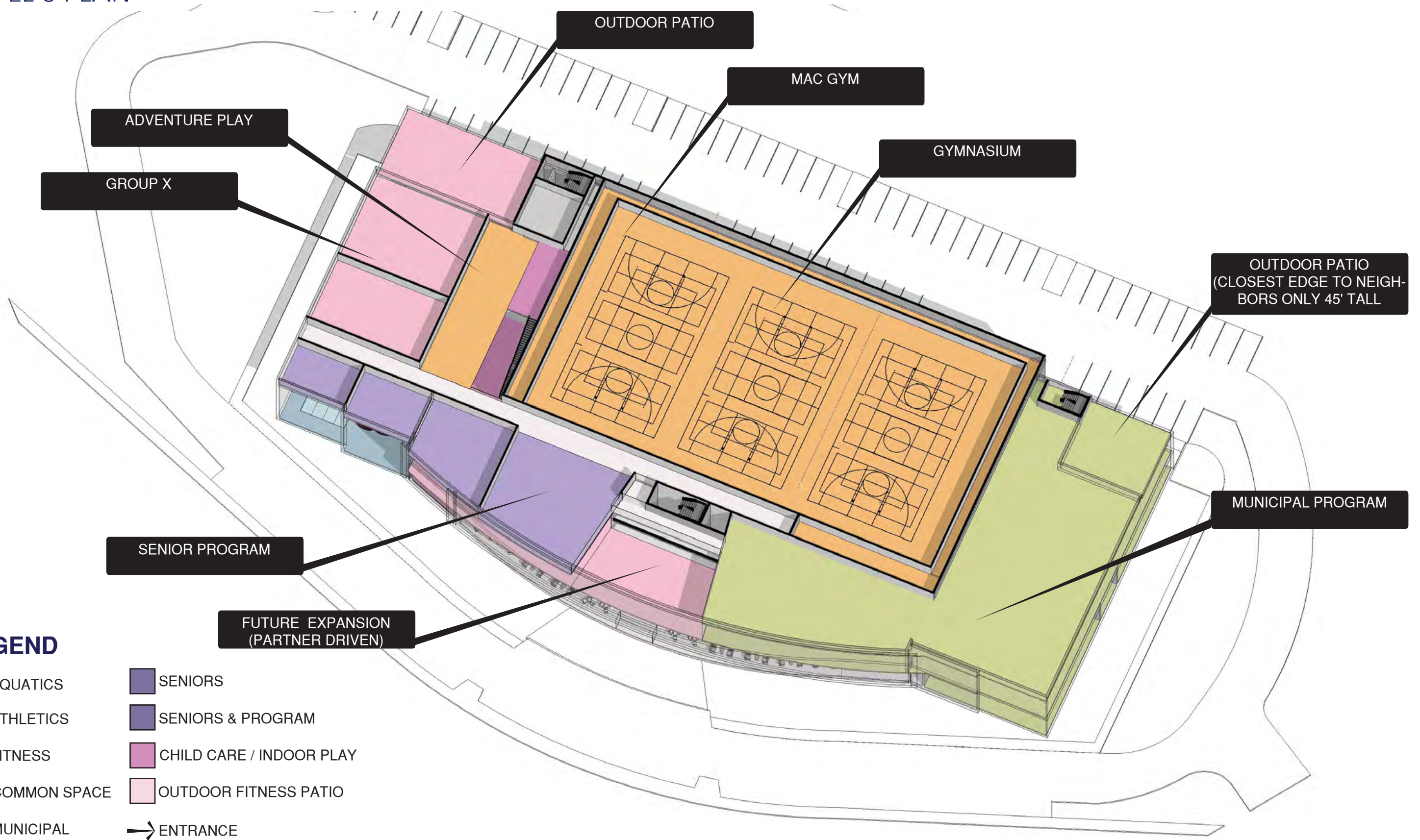


LEGEND

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

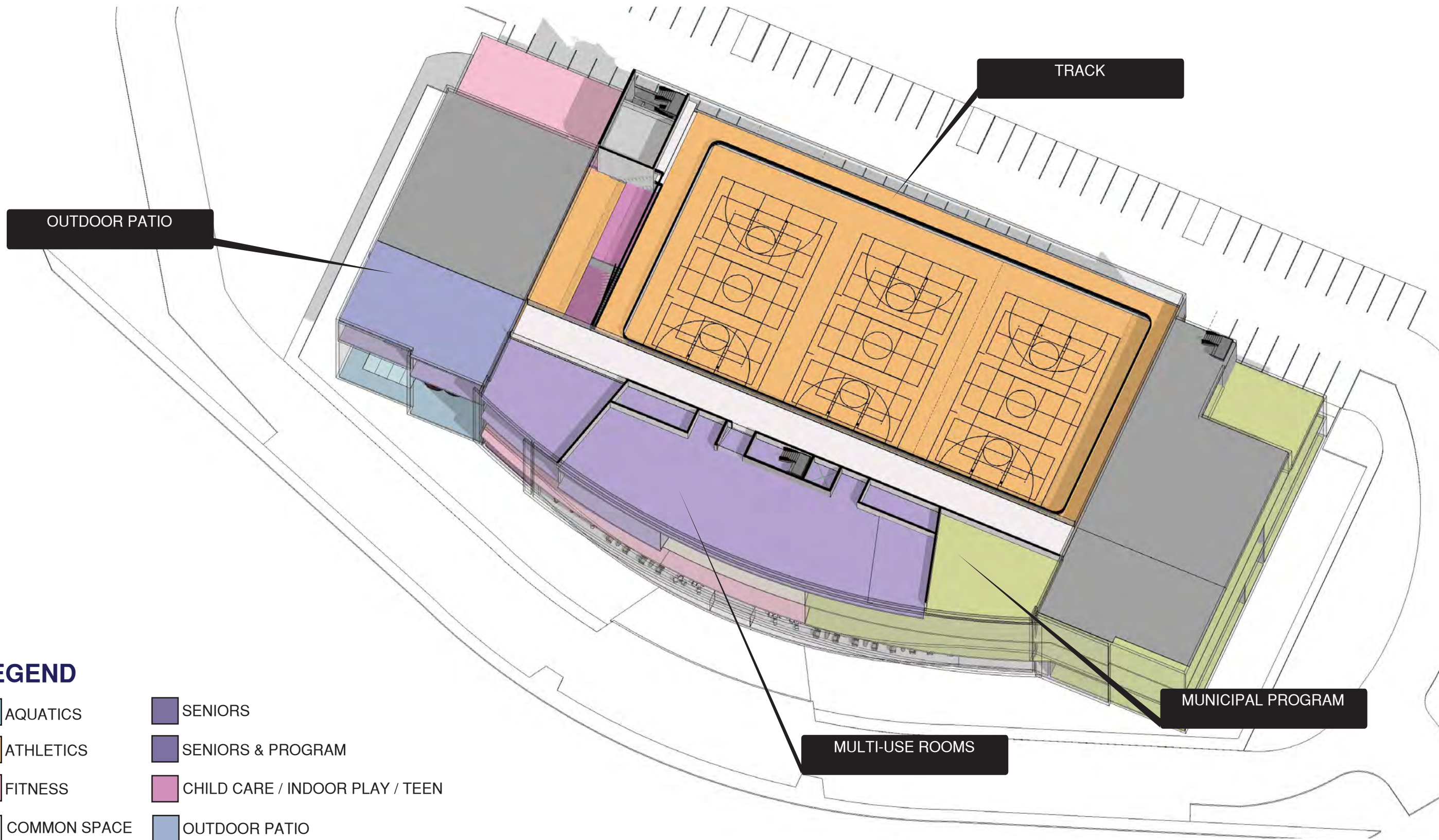
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

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 |

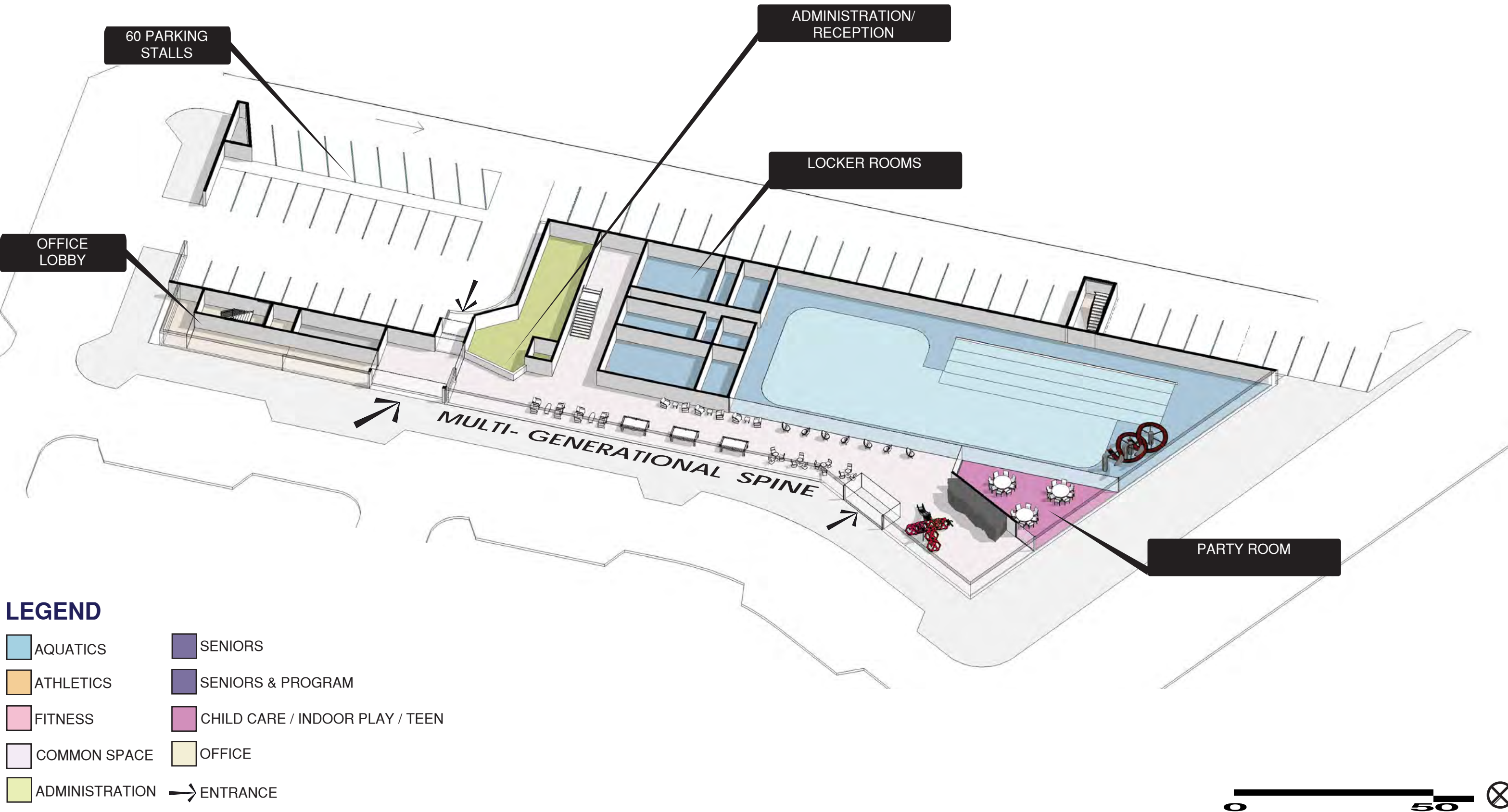
PROGRAM CAN BE FLIPPED LEFT-RIGHT ACROSS AXIS OF SYMMETRY



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

DRAFT

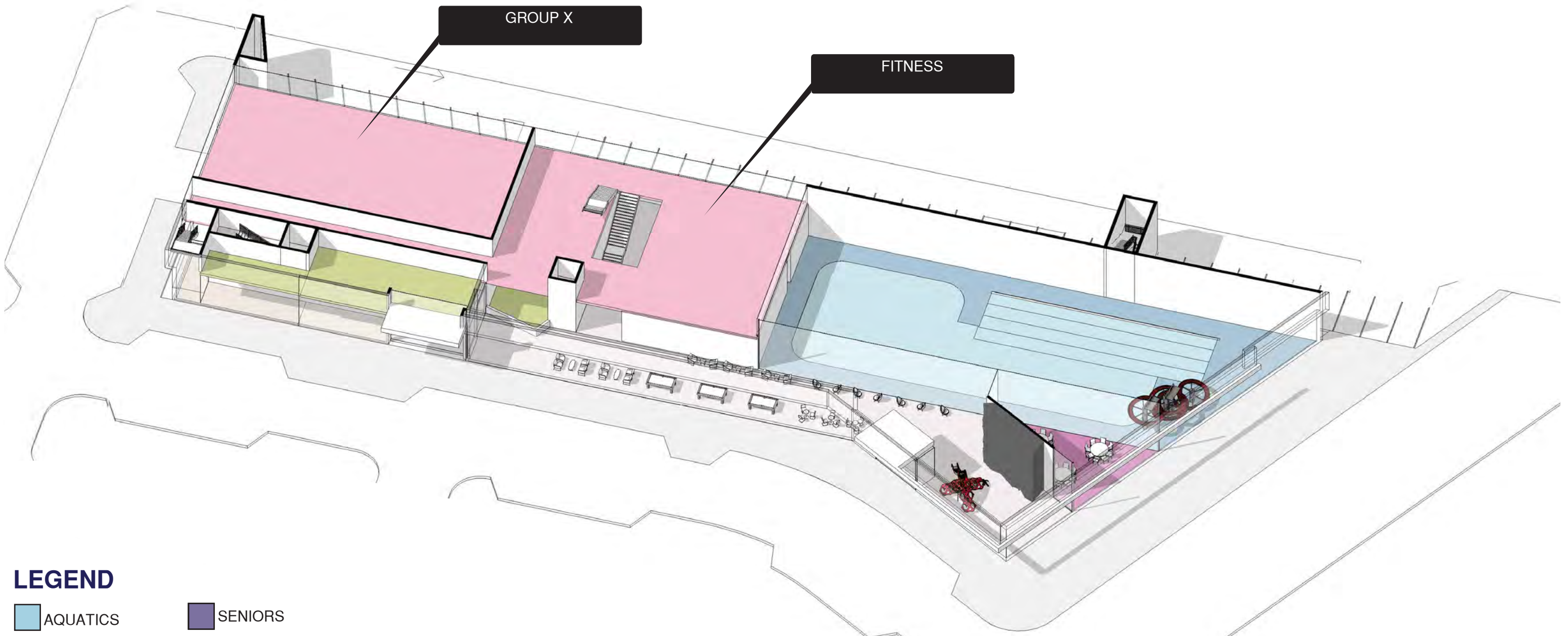
GROUND LEVEL PLAN / SITE PLAN



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

DRAFT

LEVEL 2 PLAN



LEGEND

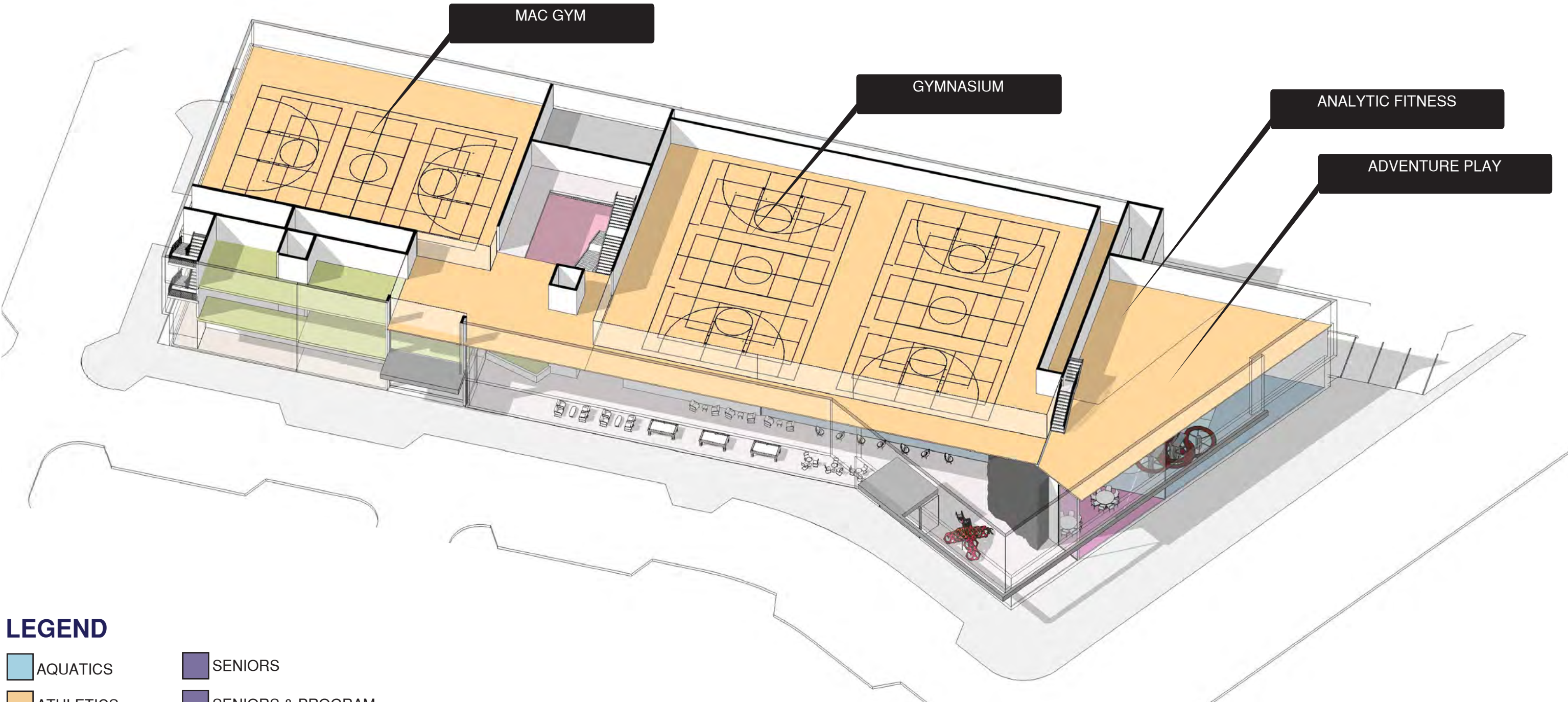
- AQUATICS
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- CHILD CARE / INDOOR PLAY / TEEN
- OFFICE



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

DRAFT

LEVEL 3 PLAN



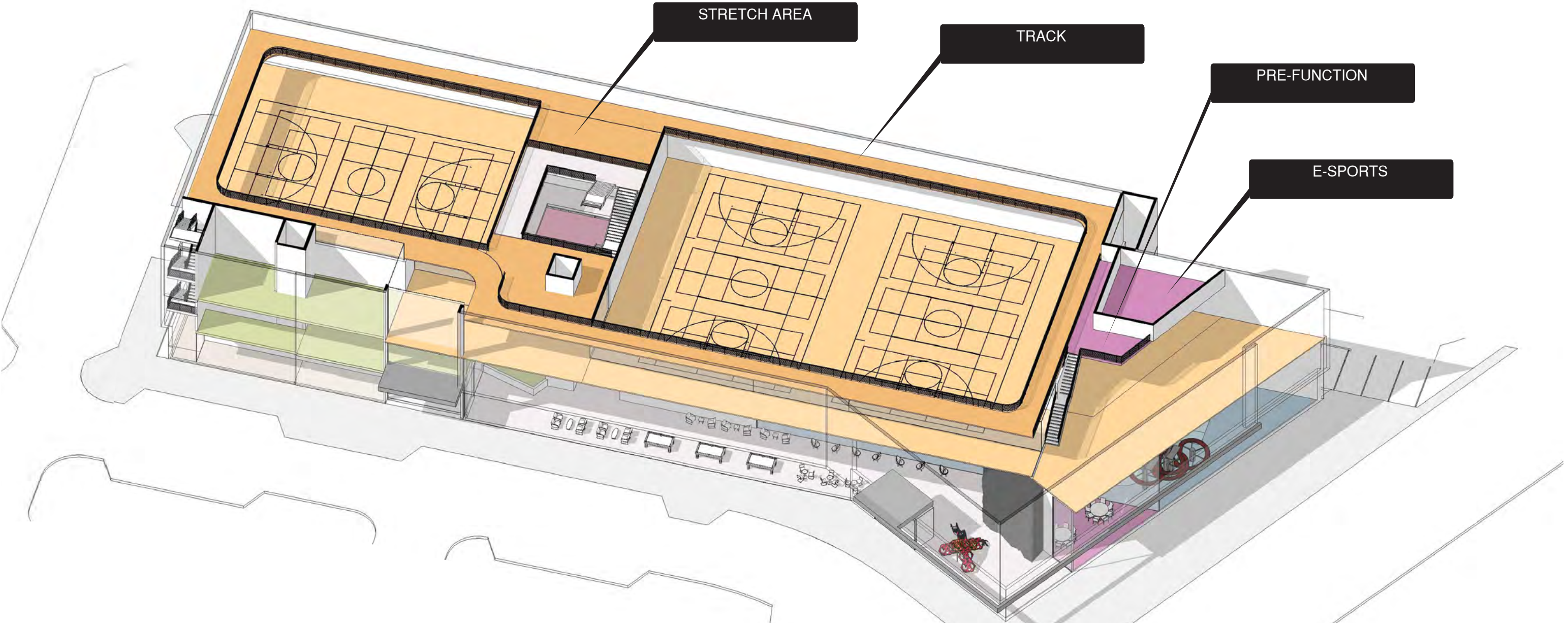
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TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 4 PLAN



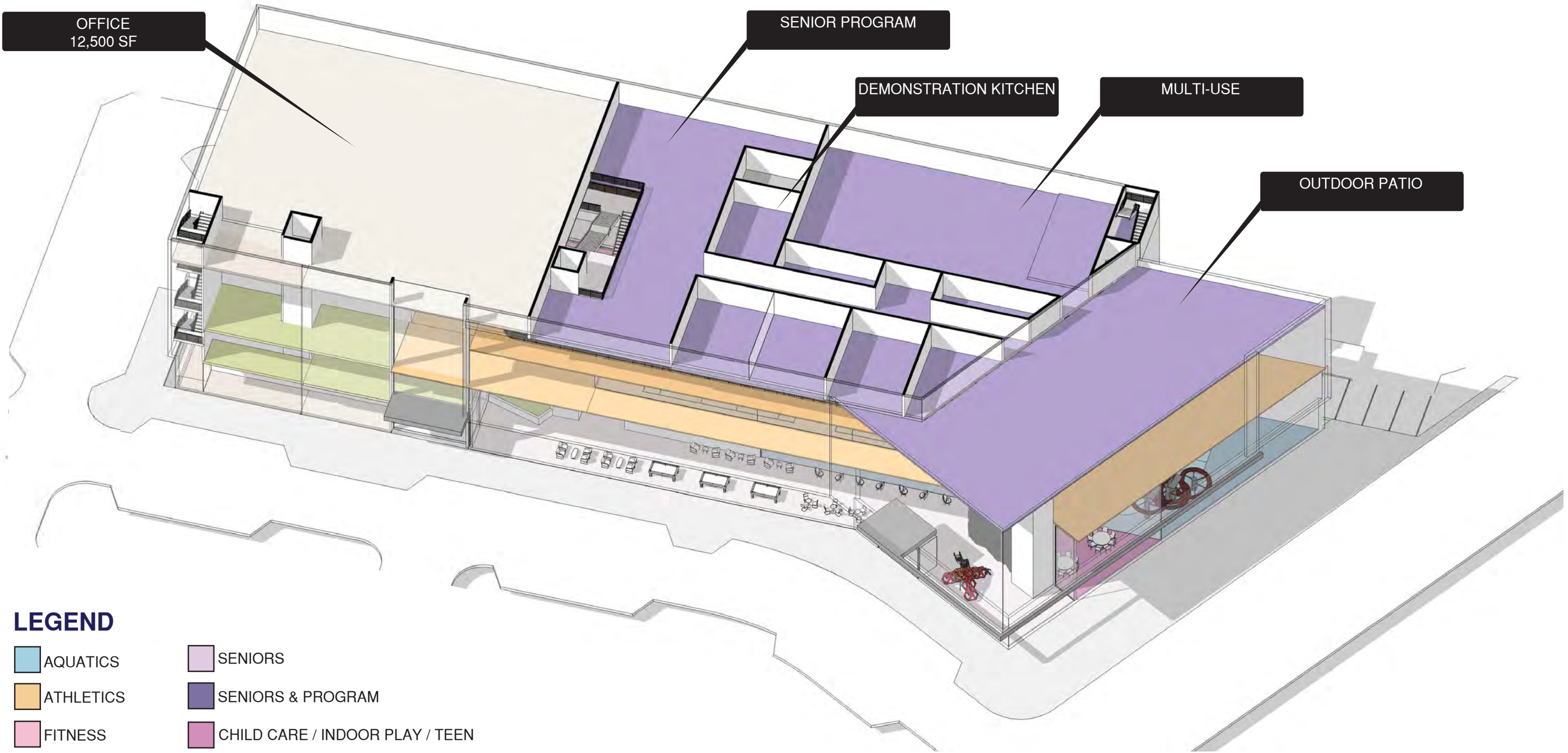
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TALL MULTI-GENERATIONAL SPINE CONCEPT: 7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 5 PLAN



LEGEND

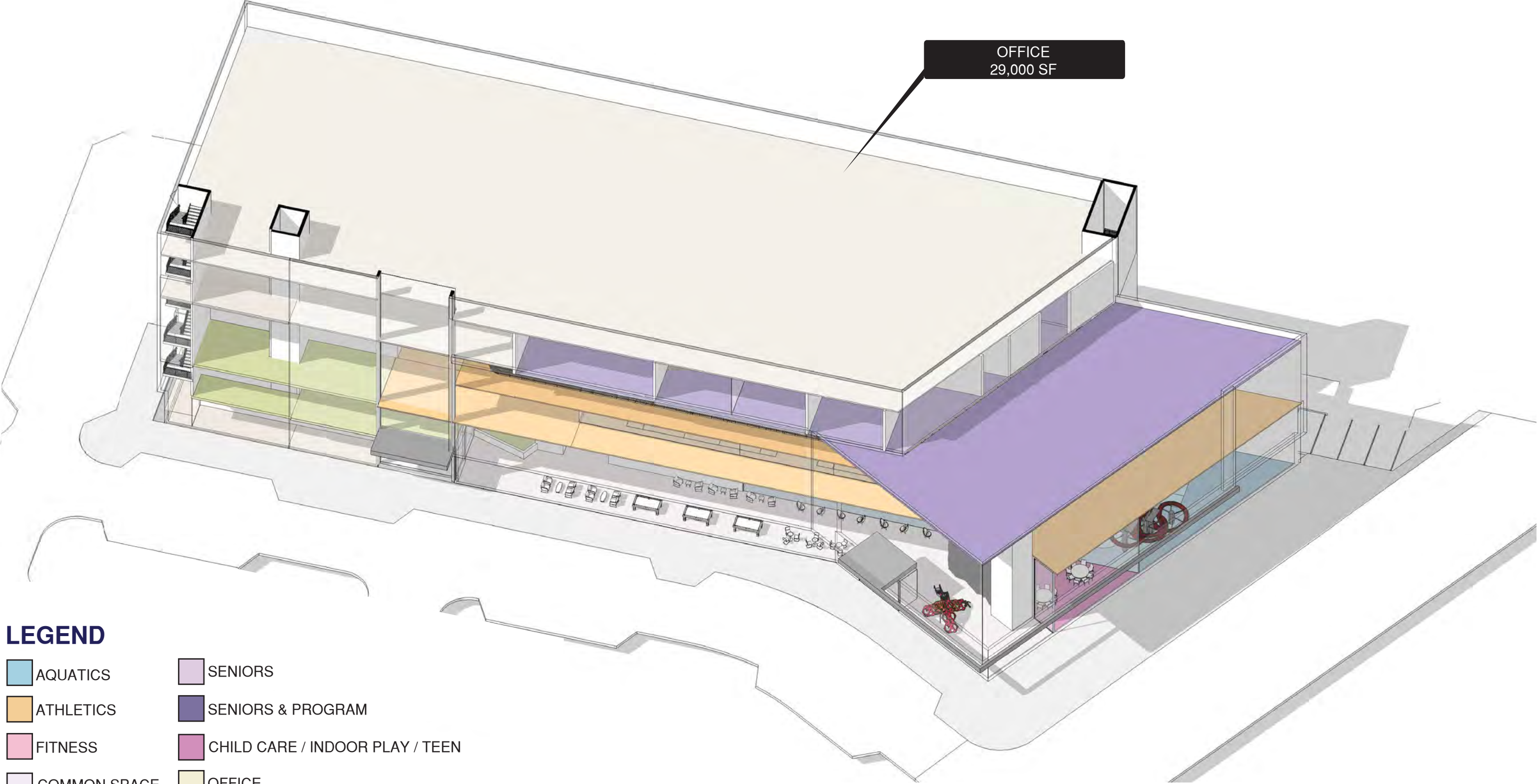
- AQUATICS
- ATHLETICS
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- SENIORS
- SENIORS & PROGRAM
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- OFFICE
- ENTRANCE



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

DRAFT

LEVEL 6 / LEVEL 7 PLAN



LEGEND

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

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



PRELIMINARY ORDER OF MAGNITUDE COST SUMMARY

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 !!!