

FACILITIES SUBCOMMITTEE

November 9, 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 4:02 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: Linda Moulakis

STAFF PRESENT:

City Manager Steve Schoeny, 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 and Aaron Domini, OHM; Leon Younger, PROS Consulting

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

Bill indicated that in the second paragraph under Item 4 the word “staked” should be revised to read “stacked.” Mr. Westbrook moved to approve the minutes as noted, seconded by Mr. Manofsky, to approve the minutes of the October 26, 2020 Facilities 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 with an updated presentation the MSC site concept based on comments from the City Engineer. This included the addition of a detailed parking data table.

Greg Comfort asked if the 55 parking spaces shown on the plan were for both police cars and police staff personal cars. Rick confirmed that this was enough spaces to accommodate both. Greg also asked about a secondary access to Kenny Road as shown on a previous plan. Rick indicated that entry was related to the previous parking layout and not necessary. Greg noted that routing traffic to Trouville would not be desirable and additional access to Kenny Road should be considered if future plans are developed.

Bill indicated that he felt the main entry for the MSC site should be on Tremont Road and Greg agreed. Greg also indicated that a separated bike route on Tremont Road would be preferred.

Linda Moulakis asked if there would be any issues with police entering or exiting the site quickly. City Manager Schoeny indicated that if the MSC site is considered, one option would be to consider relocating police at Station 72.

Nan Weir then shared an updated stacking diagram for the Kingsdale Site.

City Manager Schoeny asked about the capacity of the Multi-use Room on Level 5. Nan indicated that it would hold 250 people seated at tables. Bill asked about potential flooring types in that room and Nan indicated that would need to be determined during design, but the intent would be to support multiple uses. Wendy Gomez asked about the potential for dividers for the room and Nan confirmed that dividers are typical in this type of room. Wendy said that they saw this at the Westerville Community Center and that it was well used.

Bill asked to what level the “monumental stairs” would extend and Nan confirmed this is something that would be determined during design.

Greg asked if the Adventure Play and Analytical Fitness space was two stories and Nan confirmed that it currently was, but that they were looking at this area as a potential child watch space. Greg indicate that Westerville had a ninja warrior facility and Nan indicated that this is currently a popular feature but something that could be replaced in the future if interests change.

3. Presentation of Revised Preliminary Order of Magnitude Costs

Nan then shared and updated preliminary project budget. She explained that the new estimate was developed by looking at individual systems costs and had been

vetted by a couple of local contractors that confirmed that the estimate was reasonable at this point in the process.

Greg asked for clarification between the construction cost and the total project budget costs. Nan clarified that the construction cost would be the expected bid cost while the total project cost included additional soft costs such as design fees, inspection, and furnishings. Nan also clarified that contingencies were being carried in both the construction and the total project costs. Chuck Manofsky asked if the total project costs included fitness equipment, which Nan confirmed that it did.

4. Discussion of Concepts and Next Steps

Nan asked if the committee wanted to share an update on both sites at the November 12th full Task Force meeting. Greg confirmed that both sites should be shared, including the initial cost estimate that was developed for the MSC.

City Manager Schoeny shared a slide that he had prepared for City Council that showed financial summaries of the five potential scenarios related to the Kingsdale site. Yanitza asked about what the schools would receive in Options 1 and 2. City Manager Schoeny explained that the schools would be held harmless and continue to receive the same amount they receive off the site today as well as the full portion of any addition millage. He also explained that if Continental did not move forward, it was likely that Kroger would tear the building down to reduce the overall tax liability for the site. Bill pointed out that there were additional expenses not being shown at the MSC such as relocating City staff and traffic improvements.

Greg asked if the finance committee was looking into the remaining capital funding that would be needed for the site and City Manager Schoeny confirmed that they were. He also shared that they were looking at the operational costs and were anticipating that cost recovery may be in the 85-105% range. Bill asked if capital costs for the office portion would be self-funding and City Manager Schoeny confirmed that was the intent. Bill also asked if the common costs were distributed evenly between the Community Center and Office portions of the building which Nan confirmed that they were to the level that they are able to at this point in the process.

Greg shared that the Finance Committee was looking into potential partnerships and City Manager Schoeny added that the committee was feeling that an operating partner, such as the YMCA, was not likely to be feasible but that they were still looking into the potential of a medical service partner but they were looking at it from the standpoint if there was no partner.

Nan shared that a final Community Meeting was being planned for December 2nd and that this would be an information sharing session for residents.

Greg asked that a detailed parking summary for Kingsdale be provided at the next meeting.



Wendy asked if anything was being done to study traffic and City Manager Schoeny explained that a traffic study was performed by the developer and that the City Engineer's office would be having a meeting with nearby residents to discuss traffic impacts and potential solutions. Wendy asked if an Ackerman to Zollinger connection might be an option and City Manager Schoeny indicated that it would not be feasible.

Yanitza asked if community feedback would be revisited during the design phase which City Manager Schoeny confirmed that it would be.

5. Public Comment

None

* * *

The meeting was adjourned at 5:06 p.m.



Chairperson

ATTEST: 

Secretary

Secretary





Community Center Feasibility Study

Nov 6th Facilities
Sub-Committee Presentation

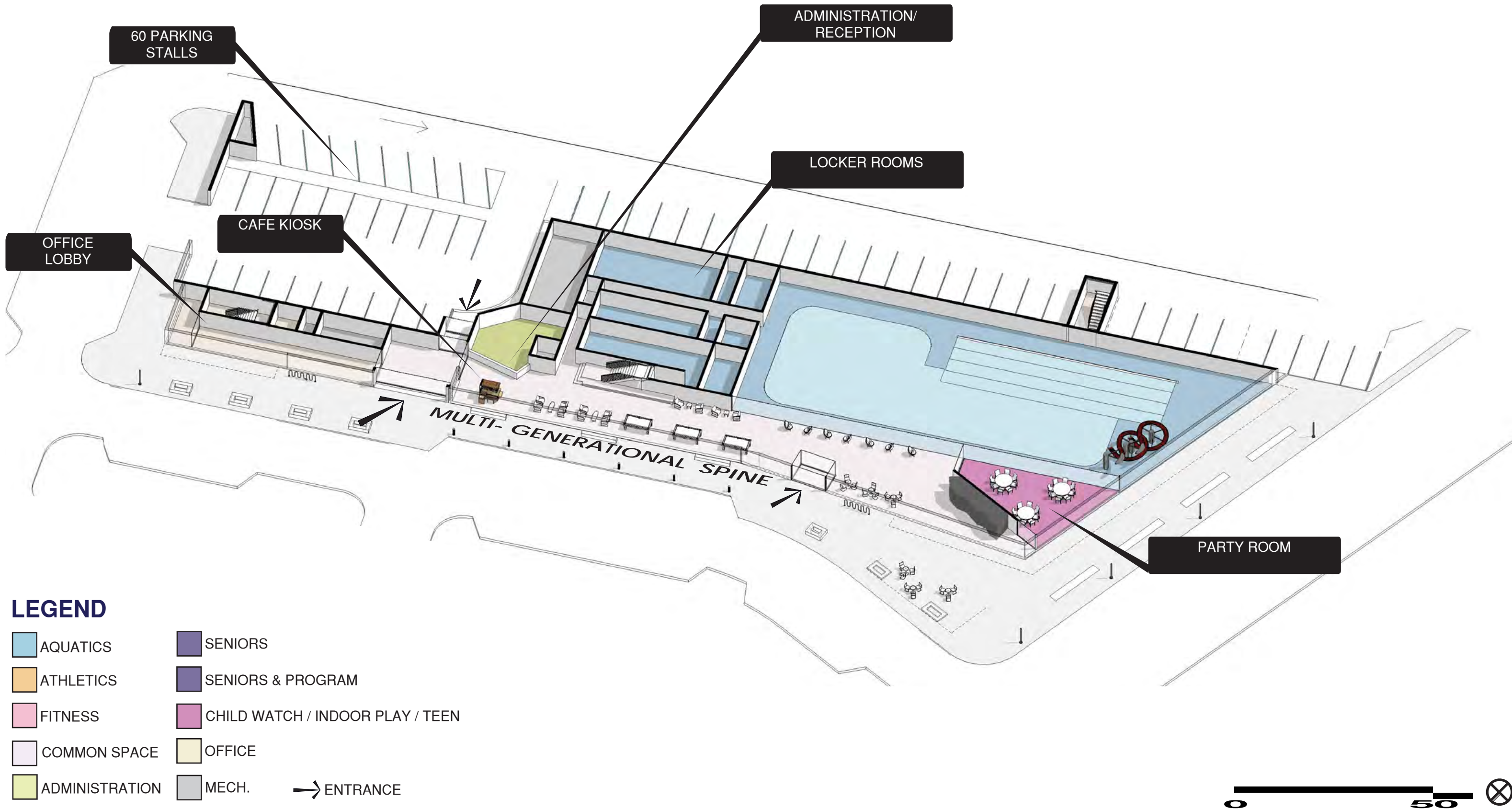


City of **Upper
Arlington**

7-LEVEL BUILDING + 60 PARKING STALLS

GROUND LEVEL PLAN / SITE PLAN

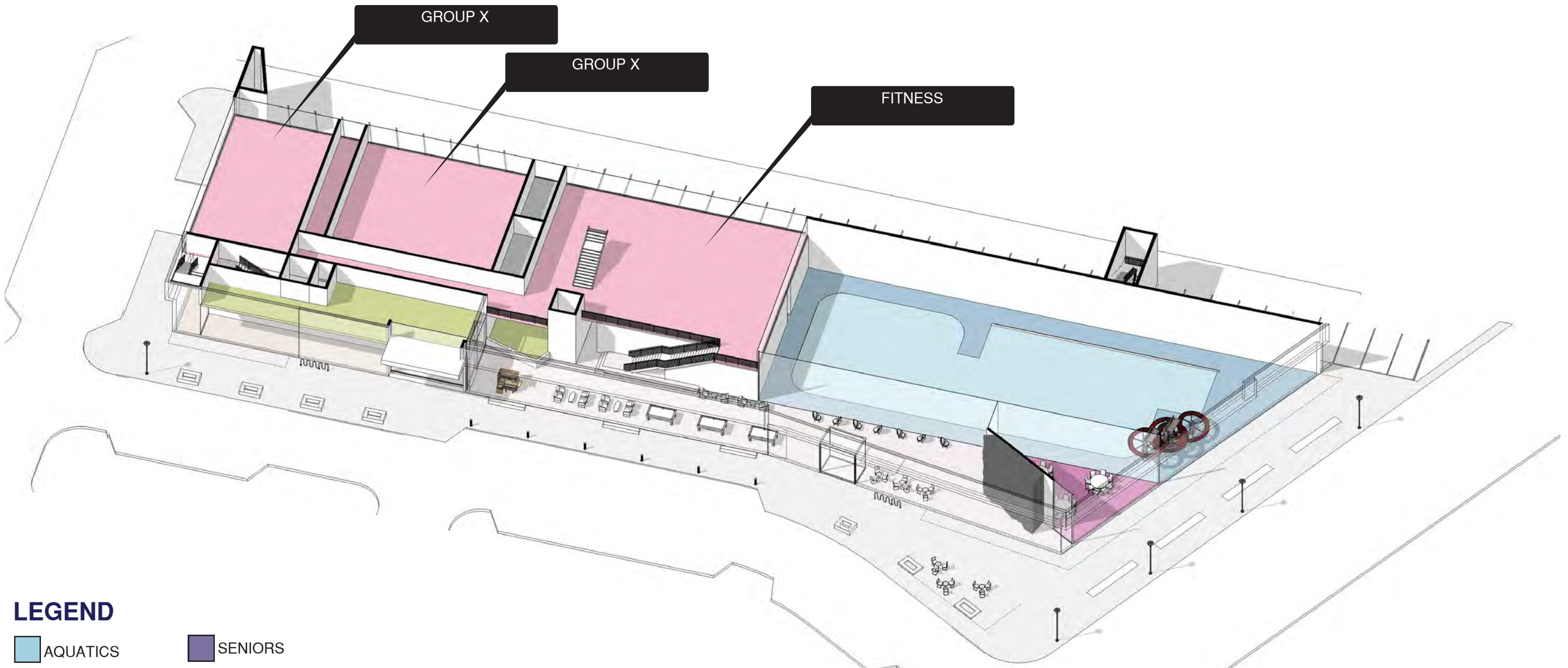
DRAFT



7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 2 PLAN



LEGEND

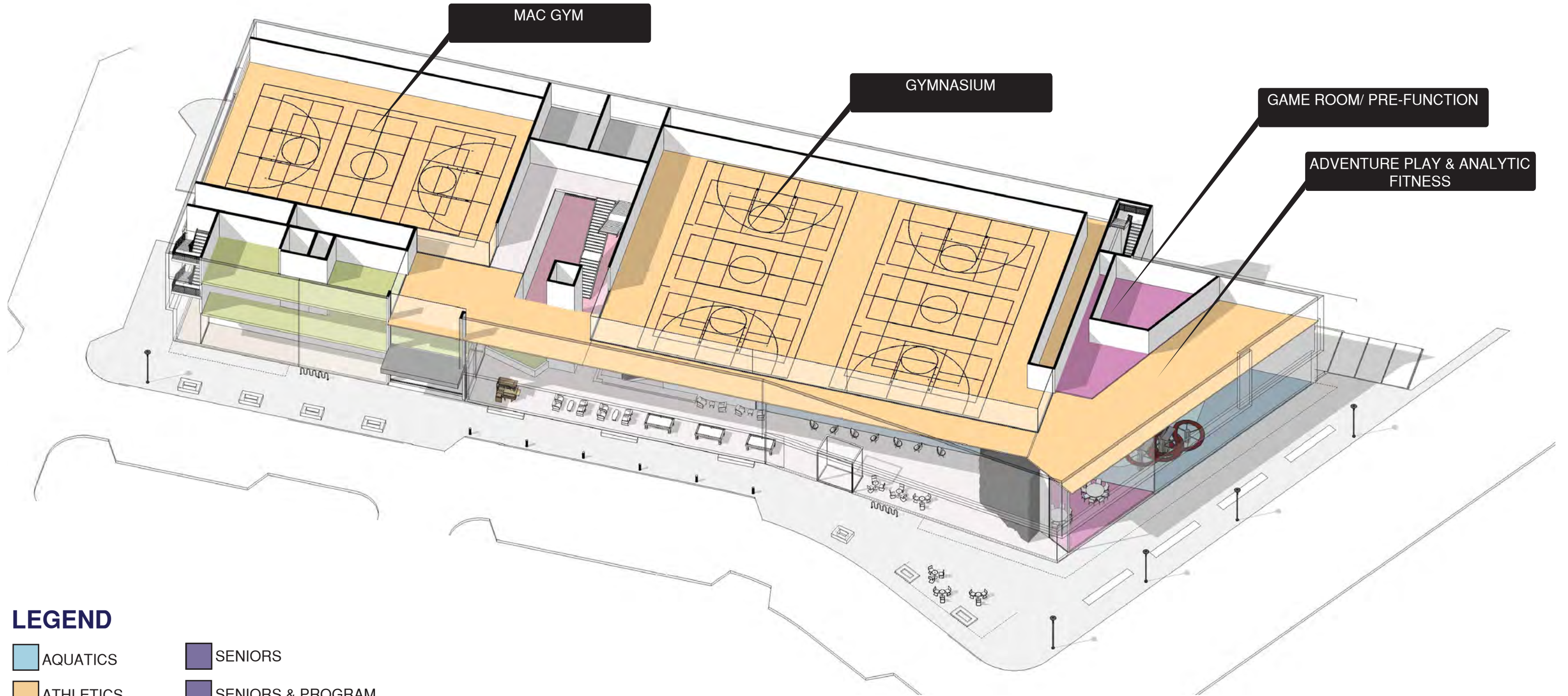
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | RESTROOMS |
- ENTRANCE



7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 3 PLAN



LEGEND

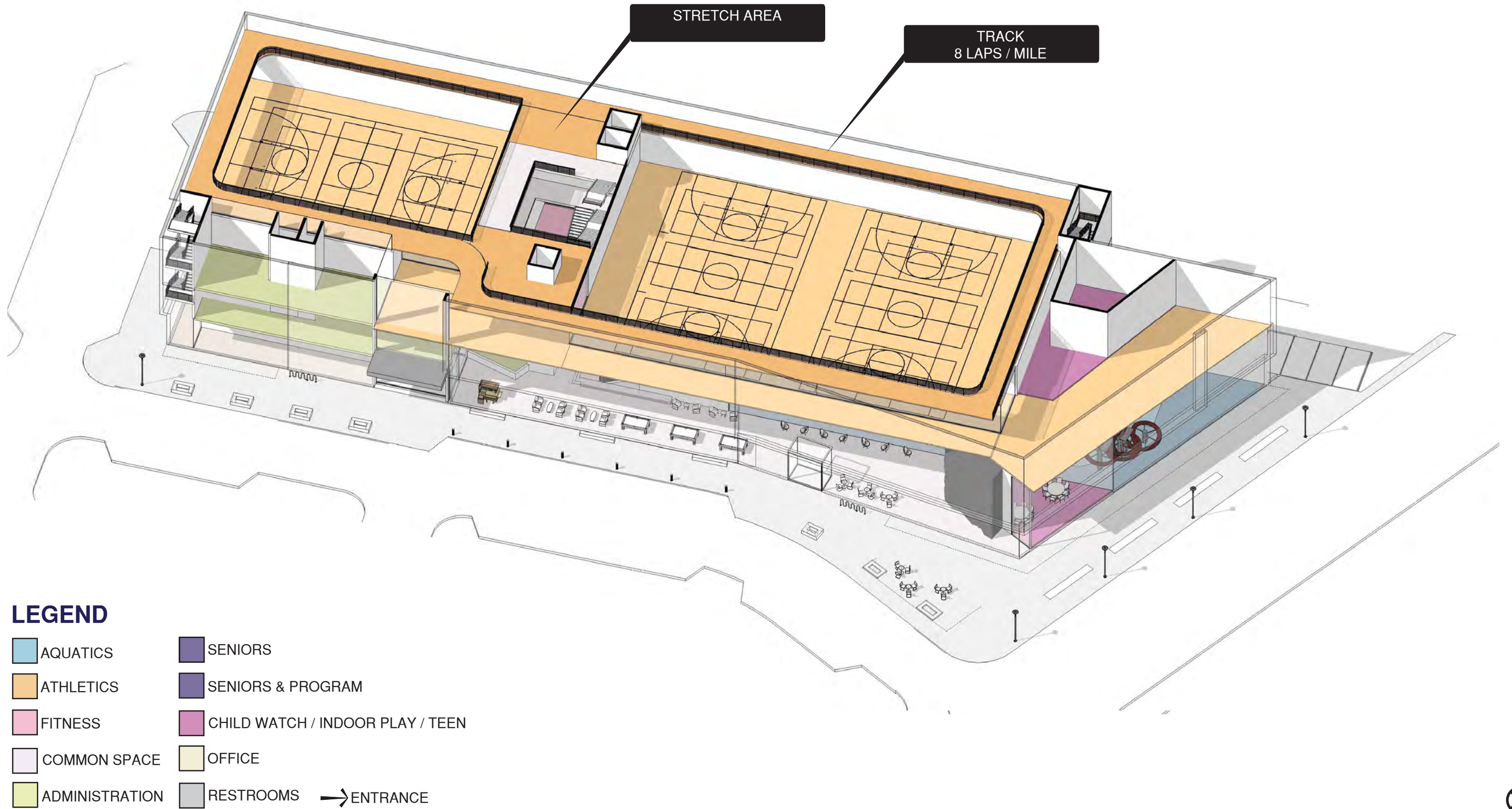
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | RESTROOMS/ LOCKER ROOMS |



7-LEVEL BUILDING + 60 PARKING STALLS

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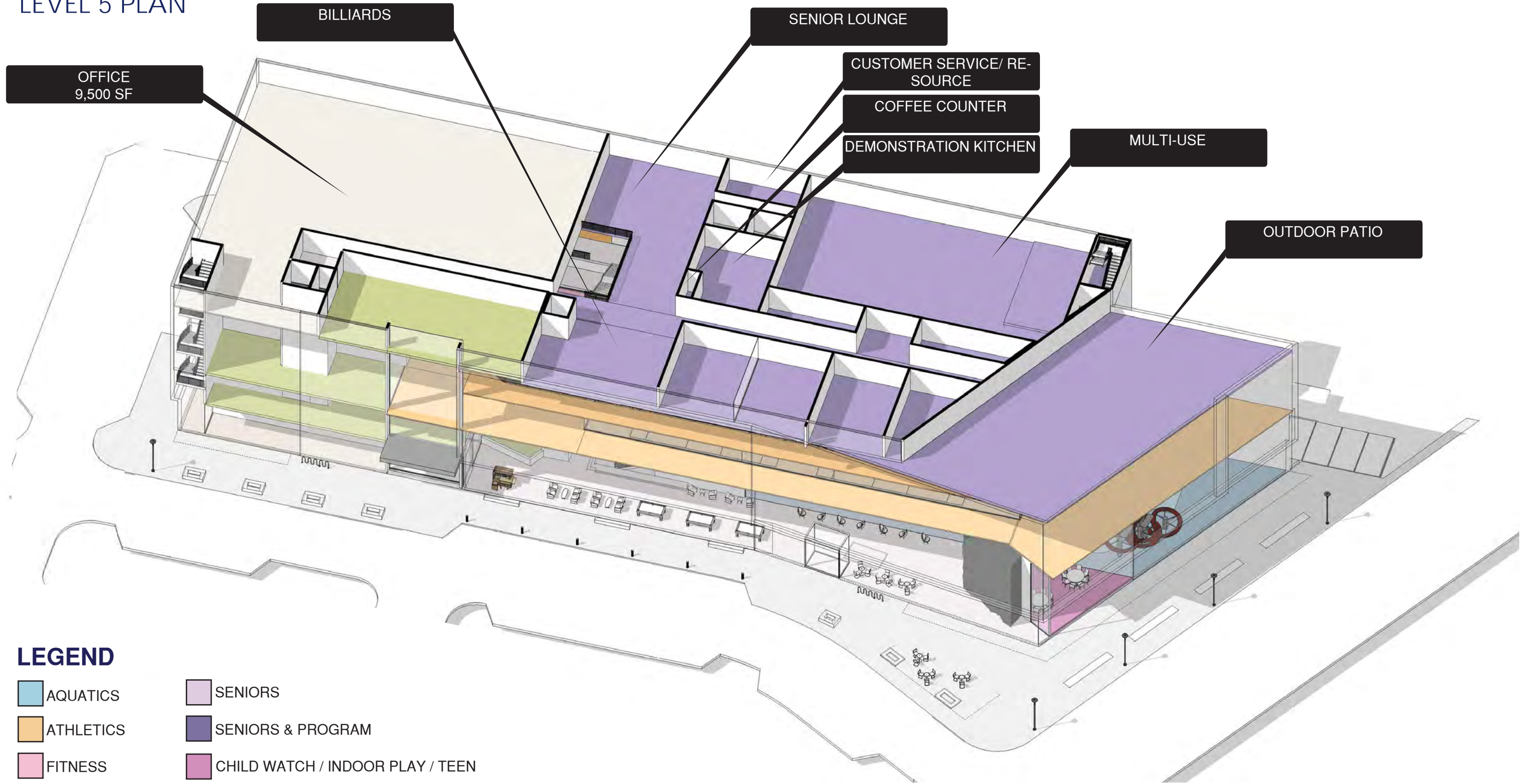
LEVEL 4 PLAN



7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 5 PLAN



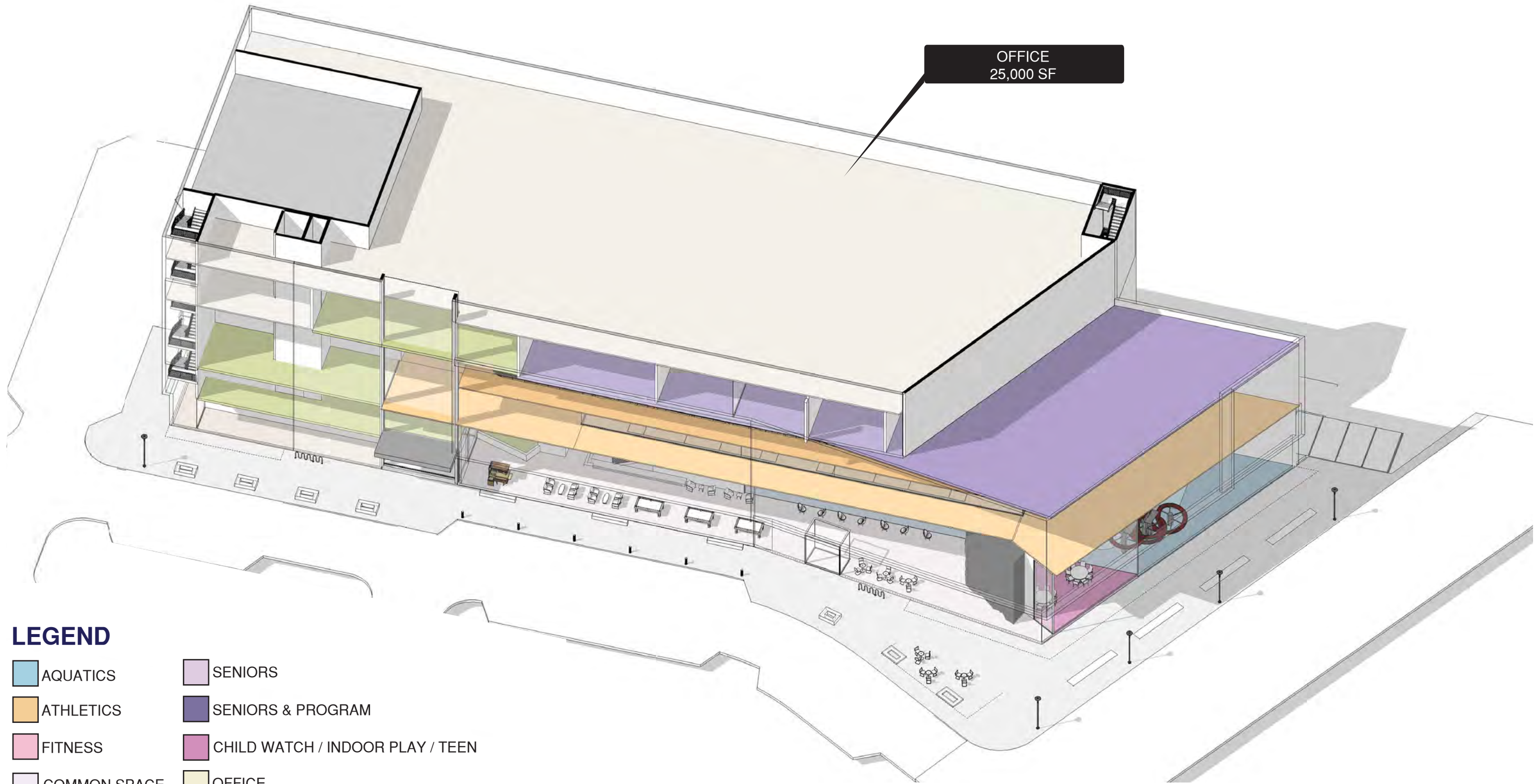
LEGEND

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

7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 6 PLAN



LEGEND

- AQUATICS
- ATHLETICS
- FITNESS
- COMMON SPACE
- ADMINISTRATION
- SENIORS
- SENIORS & PROGRAM
- CHILD WATCH / INDOOR PLAY / TEEN
- OFFICE
- MECH.

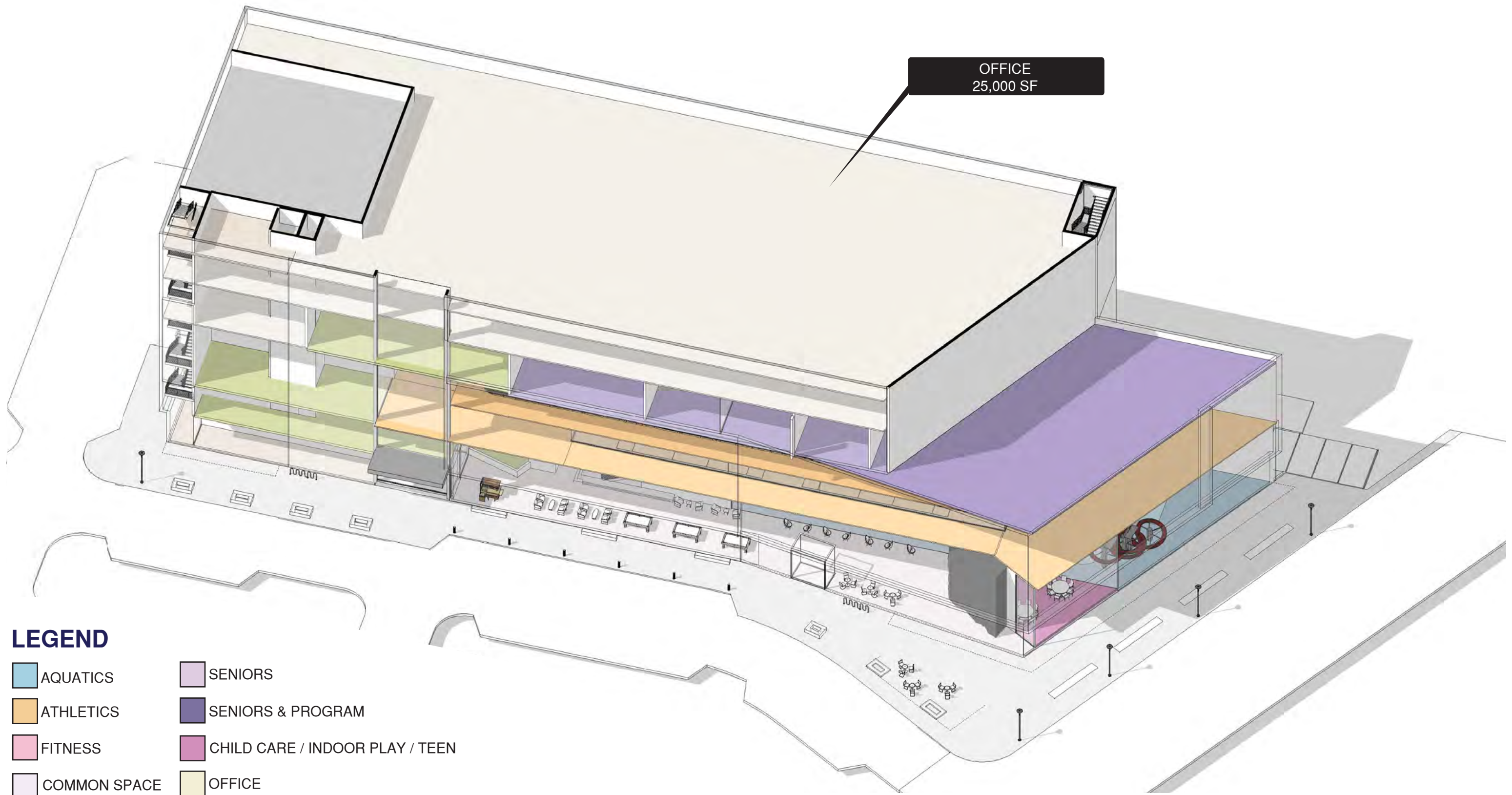
→ ENTRANCE

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

7-LEVEL BUILDING + 60 PARKING STALLS

DRAFT

LEVEL 7 PLAN



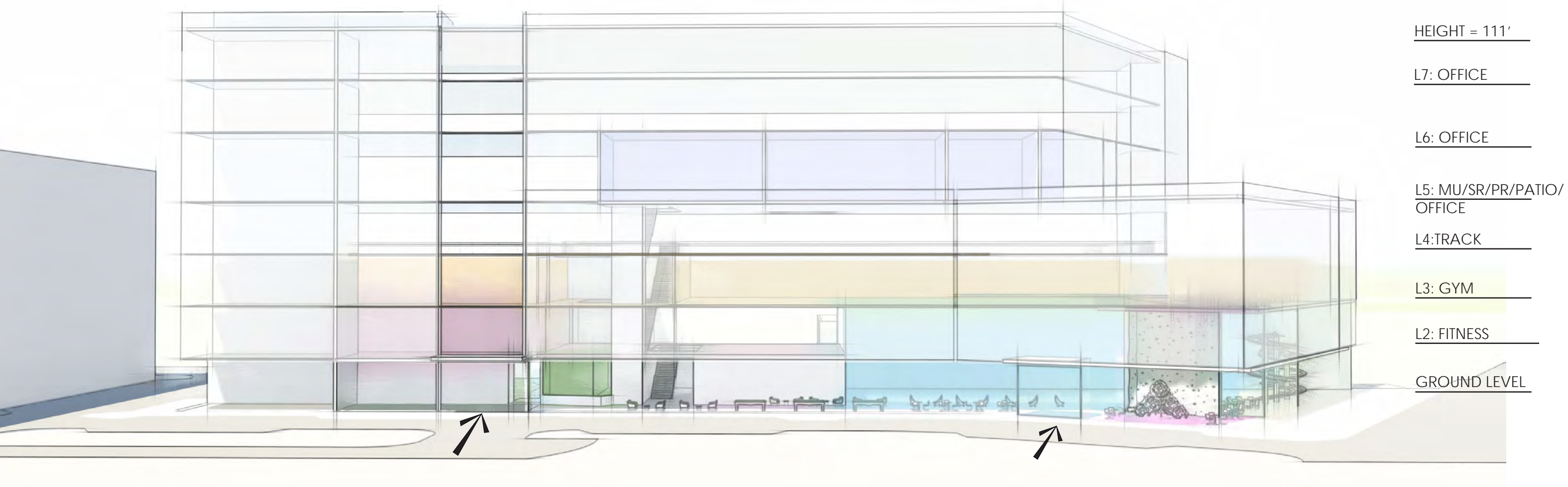
LEGEND

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

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

7-LEVEL BUILDING + 60 PARKING STALLS

BUILDING MASSING & PROGRAM STACKING



LEGEND

- AQUATICS
- ATHLETICS
- OFFICE
- ADMINISTRATION
- FITNESS
- SENIORS & PROGRAM
- CHILD WATCH / INDOOR PLAY / TEEN
- ENTRANCE



PRELIMINARY PROJECT BUDGET

DESCRIPTION	COMMUNITY CENTER (1)	OFFICE (2)	COMMUNITY CENTER PARTNER (3)	TOTAL
AREA - SQUARE FEET (S.F.)	95,300	50,000	10,000	155,300
TOTAL HARD CONSTRUCTION COST	\$ 43,858,900	\$ 13,880,200	\$ 2,666,000	\$ 60,405,100
COST PER SQUARE FOOT	\$ 460	\$ 278	\$ 267	\$ 389
TOTAL PROJECT BUDGET	\$ 50,437,800	\$ 15,697,200	\$ 3,015,000	\$ 69,150,000
COST PER SQAURE FOOT	\$ 529	\$ 314	\$ 302	\$ 445

FOOTNOTES:

1. Includes cost of Sitework, Building, Penthouse and Outdoor Roof Decks / Plazas.
2. Cost of Core & Shell. Commercial office space construction may be offset via long term leases and tenant finish out.
3. Cost of Core and Shell. Community Center partner space construction may be offest via partner agreement via capital investment, long term lease and partner finish out.
4. Excludes land acquisition and site development costs provided by the developer and/or TIF funding such as site roads, main utility runs, storm water detention, separate parking structure and other amenities included in the TIF funding for the site.
5. Assumes construction costs based on current construction year. Assume 3% per year inflation beyond June 2021 for future construction.

UPCOMING MEETING DATES

Facilities Subcommittee

December 2, 4:00 pm

Task Force

December 9, 7:00 pm

Council Presentation

December 16, 7:30 pm

Council Presentation

January 11, 7:30 pm
