

Upper Arlington Community Center

City Council Update
February 13, 2023



Agenda

Process

UA Community Center Imagery

UA Community Center Finish Concept

GMP Bid Process

Partnership Update

UA Community Center Next Steps

Foundation Update

Financial Update



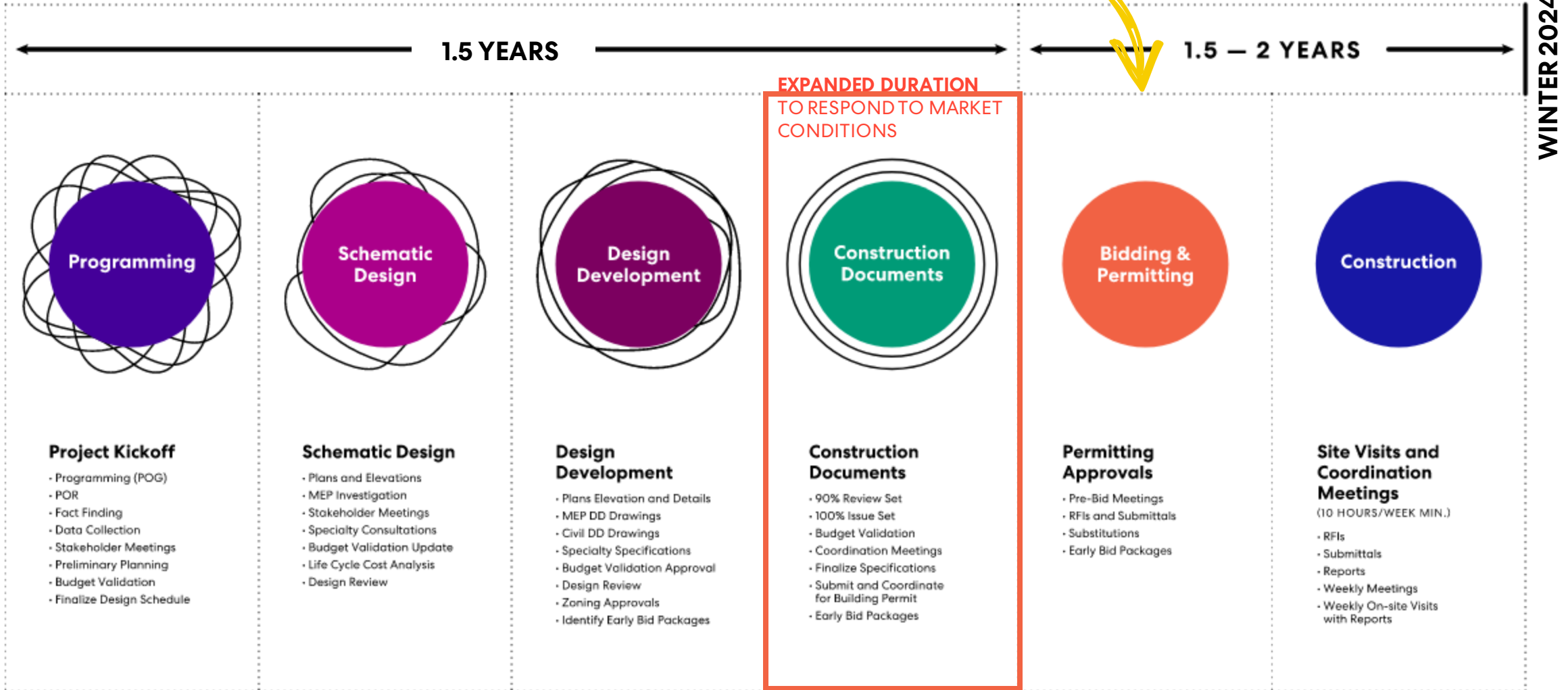
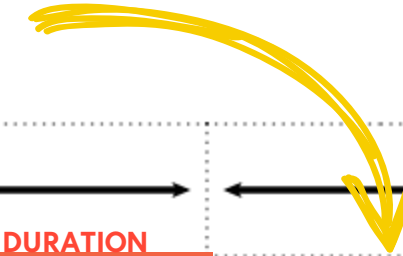
Process

Upper Arlington Community Center Project Schedule

Target Project Schedule

*Note subject to change

WE ARE HERE

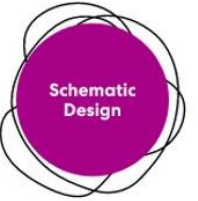


Community Engagement



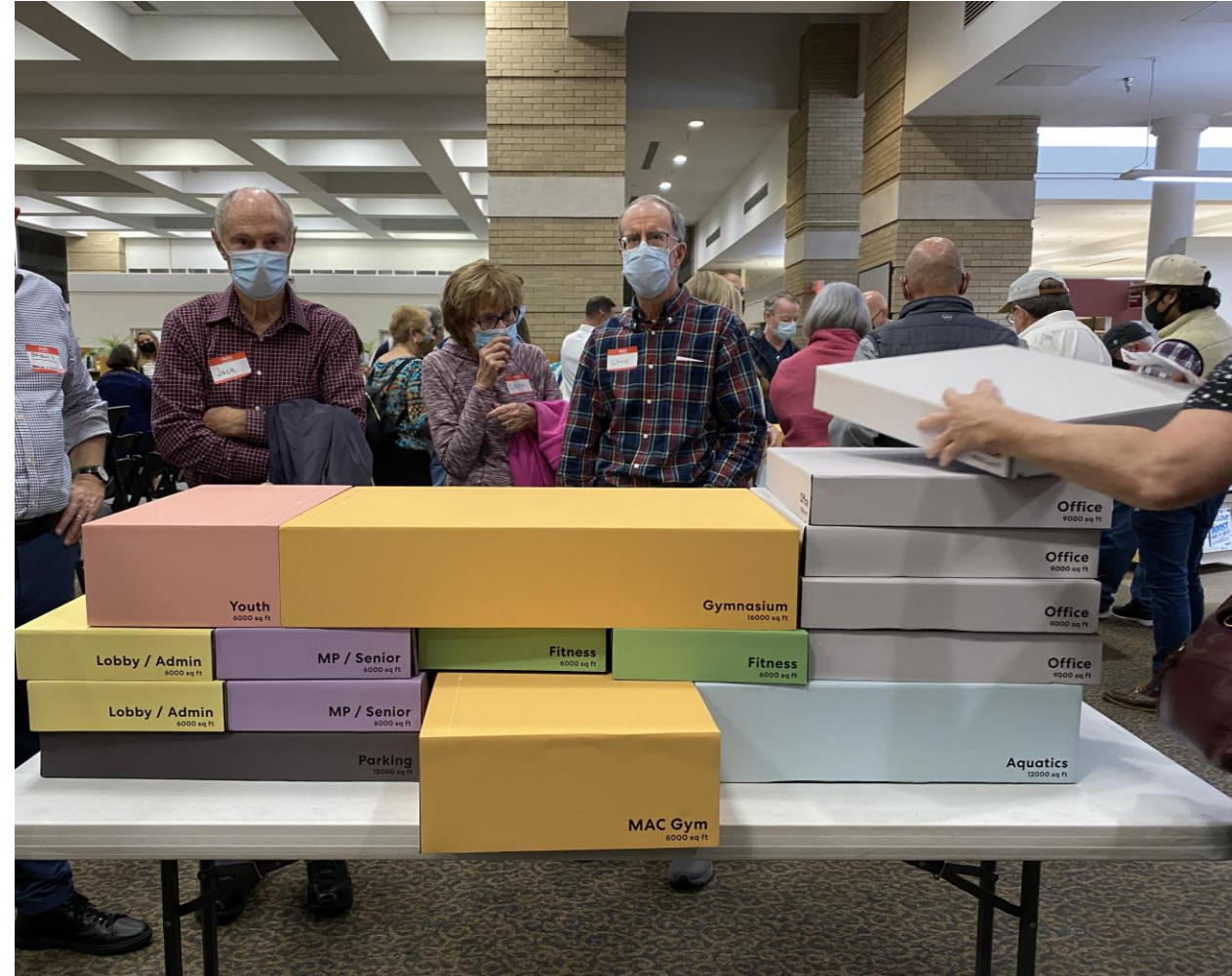
Getting Started (Fall 2021)

- Blue Brick Idea Wall
- UA Community Center Open House #1
- UA Community Center Open House #2



Dialing In (Winter 2021/2022)

- Question of the Week
- Focus Groups (8 Sessions):
 - Senior Programming
 - Youth & Teens
 - Neighbors
- Work Groups (9 Sessions):
 - Aquatics
 - Inclusivity & Accessibility
 - Sustainability
- Online Survey (2,600 responses)
- State of the City Presentation (Feb 2022)



Community Engagement



Focusing on the Details (Spring/Summer 2022)

- State of the City Follow Up Small Groups (10 Sessions, Over 220 Participants)
- Update to City Council
- Building Access and Parking Discussions (3 Sessions, 54 Participants)



Getting Ready to Build (Fall 2022)

- City Council Update / Community Engagement Session
- Community Center Operations Review

UACommunityCenter.com

- Average 2,800 unique views, 3,336 total views per month
- Over 600 sign ups to the contact list

Exterior Imagery



Northwest Elevation



Southwest Elevation



Northeast Elevation

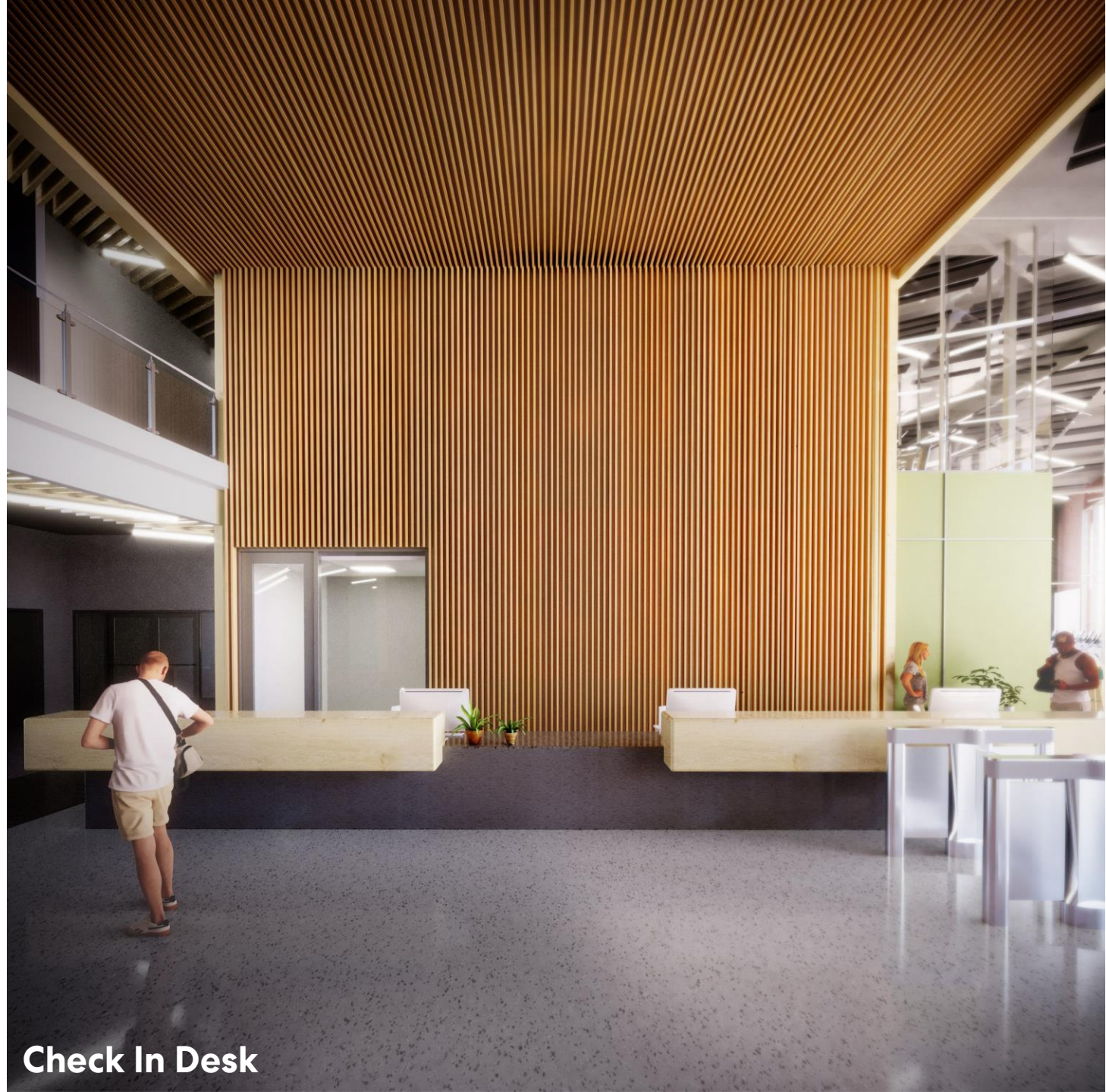


West Elevation

Interior Imagery



Entry Lobby



Check In Desk



Indoor Play and Lobby



Indoor Pool



Exercise Floor





Upper Arlington
Community Center

Level 02

- Senior Lounge
- Executive Boardroom
- Program Rooms
- Facility Administration
- OSU Survivorship

Elevator Lobby



Senior Lounge



Art Room



Meeting Room





2 Court Gym



Pre-Function Space

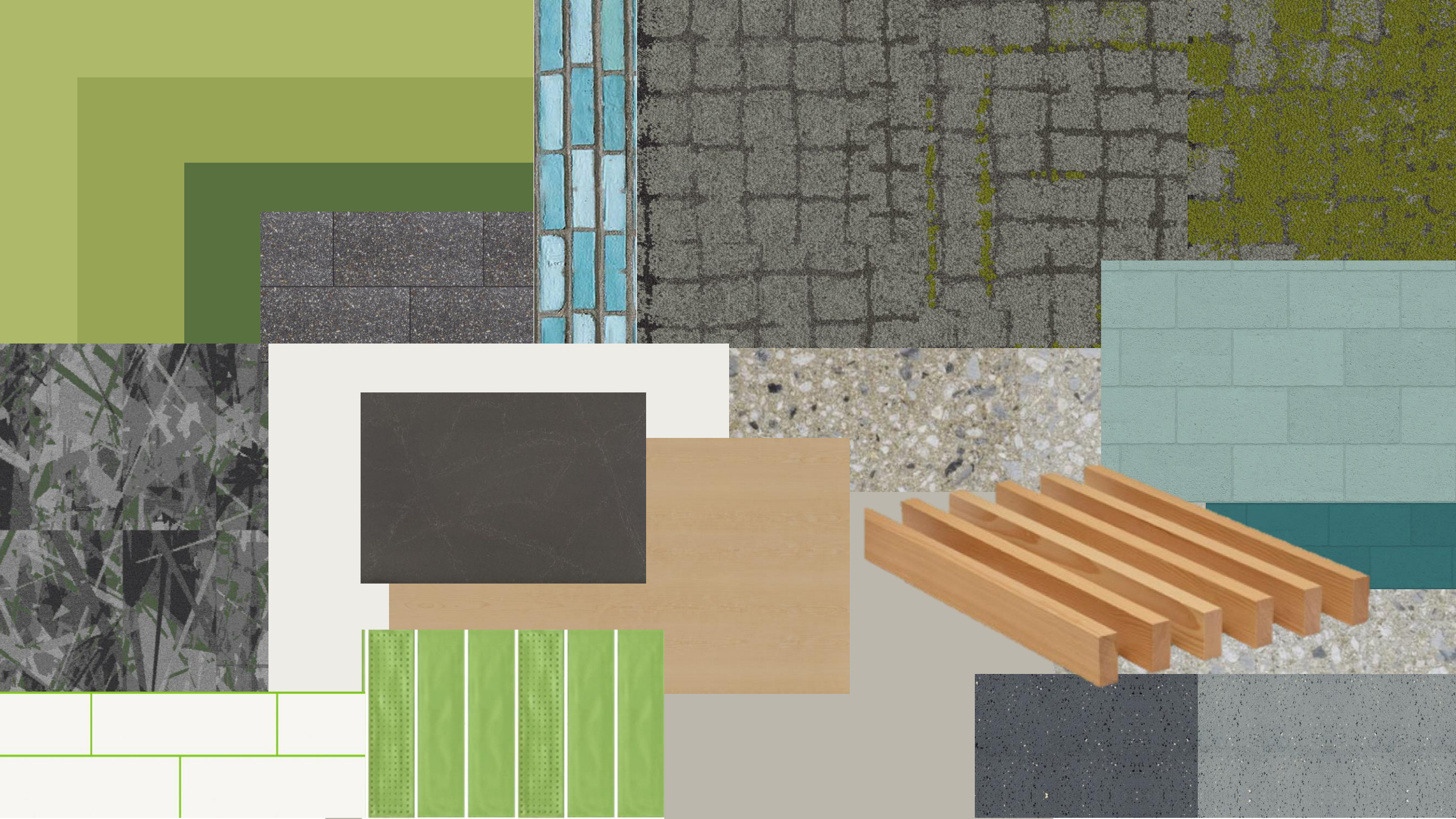


Pre-Function Space



Multi-Purpose Room

Finish Concept



GMP Bid Process

GMP: Guaranteed Maximum Price

By definition, a GMP is:

A **guaranteed maximum price** contract is a cost-type contract that the contractor is compensated for actual costs incurred plus a fixed fee, limited to a maximum price. The contractor is responsible for cost overruns greater than the guaranteed maximum price, unless the GMP has been increased by a formal change order. Savings resulting from unexpectedly low costs are returned to the client.

Bid Process Review

Subcontractor outreach and bid participation

- ECBC engaged multiple contractors during the SD/DD phases to not only influence our estimates, but to also garner attention and interest in the project.
- The GMP bid package was sent to 150 +/- subcontractors, and each subcontractor was reviewed with the project team ahead of solicitation.
- During the bid window, the ECBC team made multiple outreach efforts to ensure participation would be at the level required to ensure a competitive environment.

Bid Process Review



Project: UA COMM CENTER 100% BID
 Estimator: Michael Christner - David Ault
 Issue Date: 1/4/2023
 Revision Date: 1/25/2023



UA COMM CENTER 100% BID - Actual Project Strategy/Schedule															1/25/2023										
Task	2-Jan	3-Jan	4-Jan	5-Jan	6-Jan	9-Jan	10-Jan	11-Jan	12-Jan	13-Jan	16-Jan	17-Jan	18-Jan	19-Jan	20-Jan	23-Jan	24-Jan	25-Jan	26-Jan	27-Jan	30-Jan	31-Jan	1-Feb	2-Feb	3-Feb
Receive Notification of Project/Drawings																									
Develop Bidders List - Identify Key Bidders																									
Set Up Bid Package In Procore																									
Develop Strategy For Bidding																									
Send ITB			Sent																						
Review Drawings & Specs for RFIs / Special Items																									
Send Are You Bidding Email - AM							Sent																		
Pre-Bid Review Meeting at Elford with Subs								2:00 PM																	
Round 1 Calls - Key Bidders & 2nd Tier																									
Project Report & Summary									Email																
Review Bidders List - Project Team																									
Supplement Bidders List as Required																									
Last Round Bid Calls & Personal Bidding Email																									
ADDENDUM 03																									
Project Report & Summary														Email											
ADDENDUM 04																									
Communicate Early Trades For Prequal																									
ADDENDUM 05																									
RFI DEADLINE FROM SUBS																									
Develop Bid Tab & Communicate Scope To Subs																									
Receive Bids																								Bids	

Notes:

- on 1/9 Signage contractors were removed from the bid list, this trade will be held as an allowance and go out to bid separately in the spring
- Addendum 03 was issued on 1/12/23
- Addendum 04 was issued on 1/19/23
- Addendum 05 was issued on 1/25/23
- (41) RFI's have been issued, 15 have been responded to.
- Bid date has been changed from 1/26/ to 2/1

Bid Process Review

Diversity efforts in achieving the 15% goal

- ECBC/City conducted a kickoff meeting to review the diversity inclusion goals and discuss the tracking mechanisms
 - The team will be utilizing the OFCC's "EDGE" documents to track the total percentage within each subcontract, as well as tracking the billing of these subcontractors monthly.
- ECBC held diversity inclusion meetings on two separate occasions to garner the attention of diverse subcontractors and prequalify ahead of the bid solicitations.
 - Utilized our team's network of contacts
 - Utilized the Department of Development and City
 - Advertisements included in local newspapers and publishing
- Bid review meetings are specifically addressing the percentage of diverse subcontractors carried in each proposal. We are recognizing a mix of direct bid diverse subcontractors and many being carried as potential third-tier subcontractors

Bid Process Review

GMP submission schedule

- All bids were received on 2/1, and ECBC will be conducting review meetings for each scope package through the month of February
- Our GMP draft will be assembled for the 3/6 review meeting with the ownership team
- Final GMP amendment is to be provided to the ownership team on 3/13
- First City Council reading of the GMP amendment will be on 3/20

Quality Control

Quality Assurance and Quality Control Efforts (QA/QC)

ECBC developing an outline of our QA/QC procedures for review with the project team at the month's end, efforts will include:

- **Scope generation and scope review meetings** -*this process ensures that all aspects of the project are contractually covered, specifically the details involving multiple trades. The ECBC team has broken the project down into multiple “scope packages” based on the different divisions of work – i.e. electrical, HVAC, drywall/framing, etc.*
- **Pull-plan scheduling** - *a method of project scheduling the heavily involves the input of the selected subcontractors, while maintaining the project milestone dates necessary to complete the project in a timely manner.*
 - Daily foreman huddles, Weekly work plans, Weekly subcontractor meetings
- **BIM modeling and MEP coordination** - *3D modeling of the project's utilities to review and address any potential clashes ahead of the installations in the field.*

Quality Assurance and Quality Control Efforts (QA/QC)

ECBC developing an outline of our QA/QC procedures for review with the project team at the month's end, efforts will include:

- **OpenSpace software** - *an “as-built” compilation of project imagery that provides record images of the project in a similar fashion/view as Google Street. The user can navigate the building to review construction progress.*
- **Third-party inspections** - *an agency contracted by UA to review structural installations, fire-ratings, etc. These inspections need completed prior to covering or enclosing with the subsequent scope of work.*
- **Commissioning agent review & inspections** - *an agency contracted by the architect to review the building's utility and envelope installations to ensure each are installed per plans and specifications. In addition, this agency will ensure the final operation of the utility system is adequate.*

Quality Assurance and Quality Control Efforts (QA/QC)

ECBC developing an outline of our QA/QC procedures for review with the project team at the month's end, efforts will include:

- **Pre-installation meetings/mockup completion/1st work reviews** - *a series of meetings and/or installations that allow the CM and A/E the opportunity to ensure installations are acceptable and built per plans.*
- **Material delivery inspections** - *the CM's assurance that the material arriving on site is what is called for in the contract documents and approved submittals.*
- **Running incomplete/non-conforming lists via Procore** - *the CM's ongoing review of the building's installations to ensure each trade is installing appropriately. Procore is the CM's documentation software that will generate lists of the noted items.*

Partnership Update

Partnership Update

The Ohio State University Wexner Medical Center

- Chosen as a Wellness Partner through competitive RFP process (February 2021)
- Letter of Intent Completed (September 2021)

As the building design has been completed, the City has reengaged with OSUWMC to finalize their lease rates and begin design on their space

Future updates will be provided to Council when the lease is completed

UA Community Center: Next Steps

Future Community Center Legislative Activity

Schedule

- February 13 – Community Center Update
- March 6 – Introduce ordinance
- March 20 – First reading
- March 27 – Second reading and Council action

Guaranteed Maximum Price Amendment

Builders Risk Insurance

- Property insurance policy that is designed to cover property during construction

Quality Assurance Testing and Special Inspections

- Selected through the standard RFQ process
- Ensures proper fabrication, installation and placement of construction materials

Owner's Representative Role During Construction

Cost Control

- Participation in bid scoping to reach GMP
- Review all pay applications and recommend payment
- Review and recommend change order actions. Assign reason codes for tracking (errors and omissions, owner directed changes/requests or field condition)

Owner's Contingency

- Design contingencies have been absorbed by the project as design has been completed
- Established as part of the GMP budget for use at the Owner's discretion
- Pizzuti will work with the City to prioritize and approve Owner-directed changes during construction
- Any unused funds will revert to the City upon project completion

Foundation Update

Together... Community Starts Here

UPPER ARLINGTON
COMMUNITY CENTER
CAPITAL CAMPAIGN



In Partnership With the Upper Arlington Community Foundation

Your gift of \$1,000 and less will be doubled! togetherua.org/give



Together... Community Starts Here



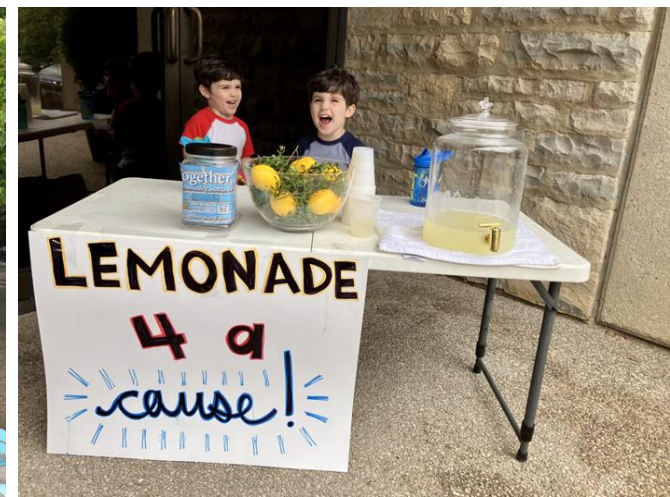
Together... Community Starts Here! The Upper Arlington Community Foundation is thrilled to partner with the City of UA to bring residents a long-awaited Community Center. The intergenerational gathering place, recreation center, and fitness space will be located on the site of the iconic blue brick Lazarus/Macy's building on Tremont Road. Brick by brick, we're building the future of community at Kingsdale Shopping Center! Make a gift today, in celebration of health, wellness, and togetherness.

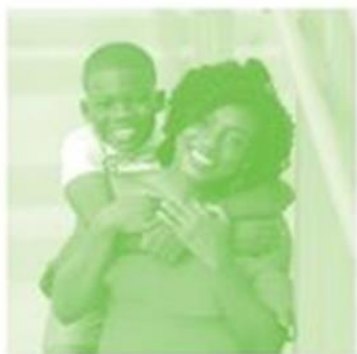
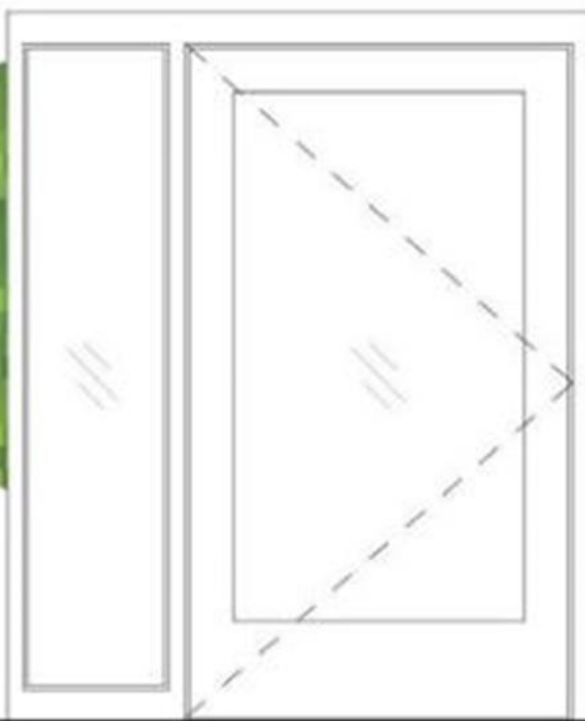
Gifts of \$1,000 and less will be matched until December 31, 2022.



Togetherua.org/give

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www.uacommunityfoundation.com





Financial Update

Community Center Funding Update

	Original Plan 11/2020	Revised Plan 05/2022	Revised Plan 02/2023
Community Center			
Bonds [^]	\$58.7M	\$63.0M	\$62.05M
Existing City Cash ^{^^}	5.0M [*]	14.0M ^{**}	14.00M
Private Funding	5.4M	8.0M	8.00M
State Grant			0.45M
Total Project	\$69.1M	\$85.0M	\$85.0M

Notes:

- [^] There will be separate bonds issues for the Community Center and the Leasable Office space. The allocation between the two will determined once the GMP has been established.
- ^{^^} The \$14M has been deposited into the Infrastructure Fund as of 12/31/22.
- ^{*} Increased to \$9M with adoption of the 2022 budget.
- ^{**} Does not include potential state grant award.

Community Center Funding Update

Debt Repayment Source	Kingsdale Parking Garage	Community Center*	Leasable Office*
Kingsdale TIF Revenues	X(1)	X(2)	
Office Lease Revenues		X(2)	X(1)
Hotel Tax Revenues		X	
Existing TIF Revenues		X	
Income Tax Revenues (generated from site)		X	
Other Revenues (as needed) ^		X	

Notes:

* - Estimated timeline for issuance:

- Bond ratings review – early March
- Bond ratings release – mid-March
- Bond sale – March 29

^ - Available sources from the General Fund could include the excess reserve funds (approx. \$18M) or portions of the following annual allocations: CIP (\$1.25M), Economic Development (\$250K), Capital Equipment (\$315k).

