



Community Center Feasibility Study

Nov 6th Facilities
Sub-Committee Presentation

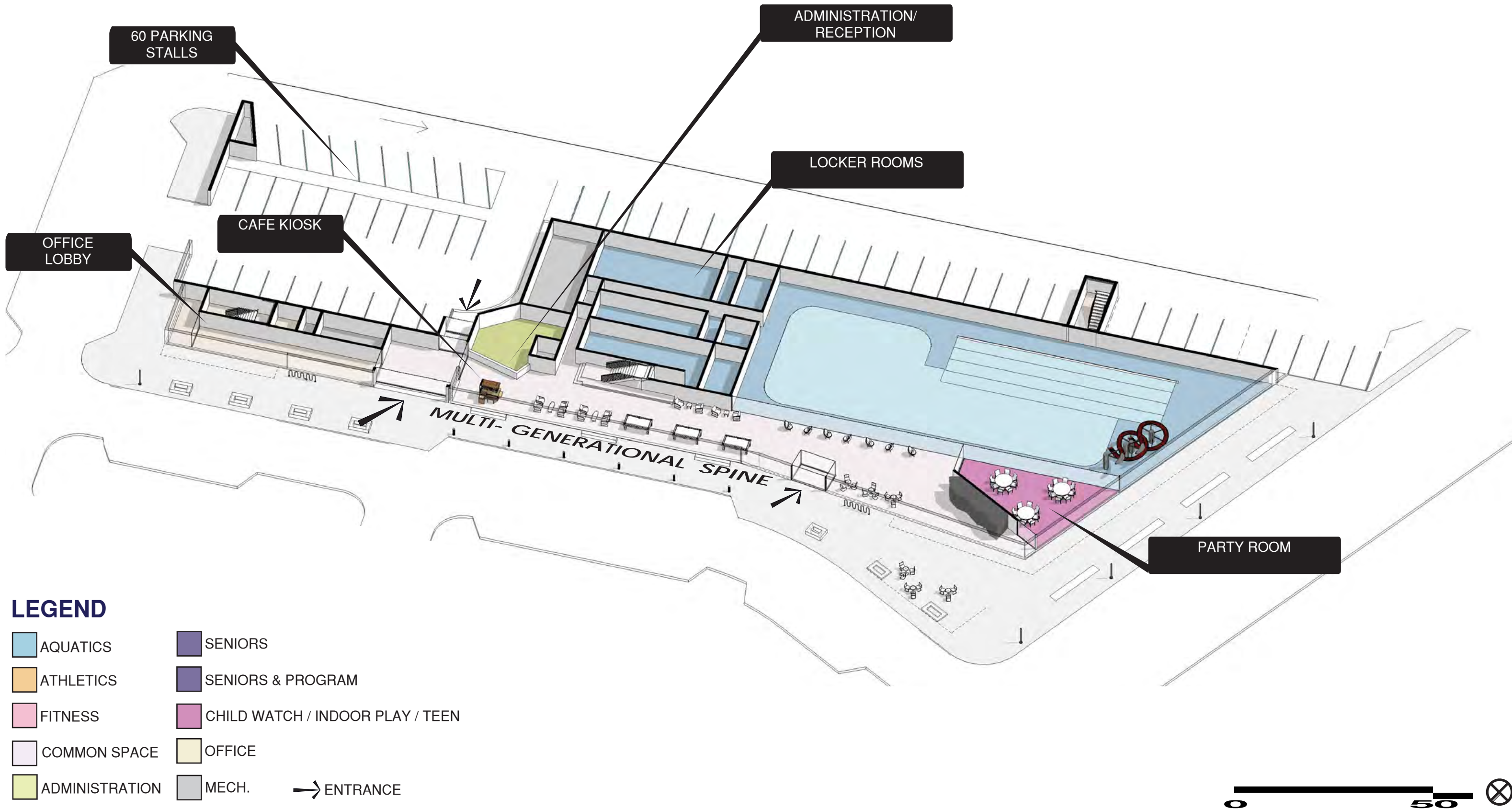


City of **Upper
Arlington**

7-LEVEL BUILDING + 60 PARKING STALLS

GROUND LEVEL PLAN / SITE PLAN

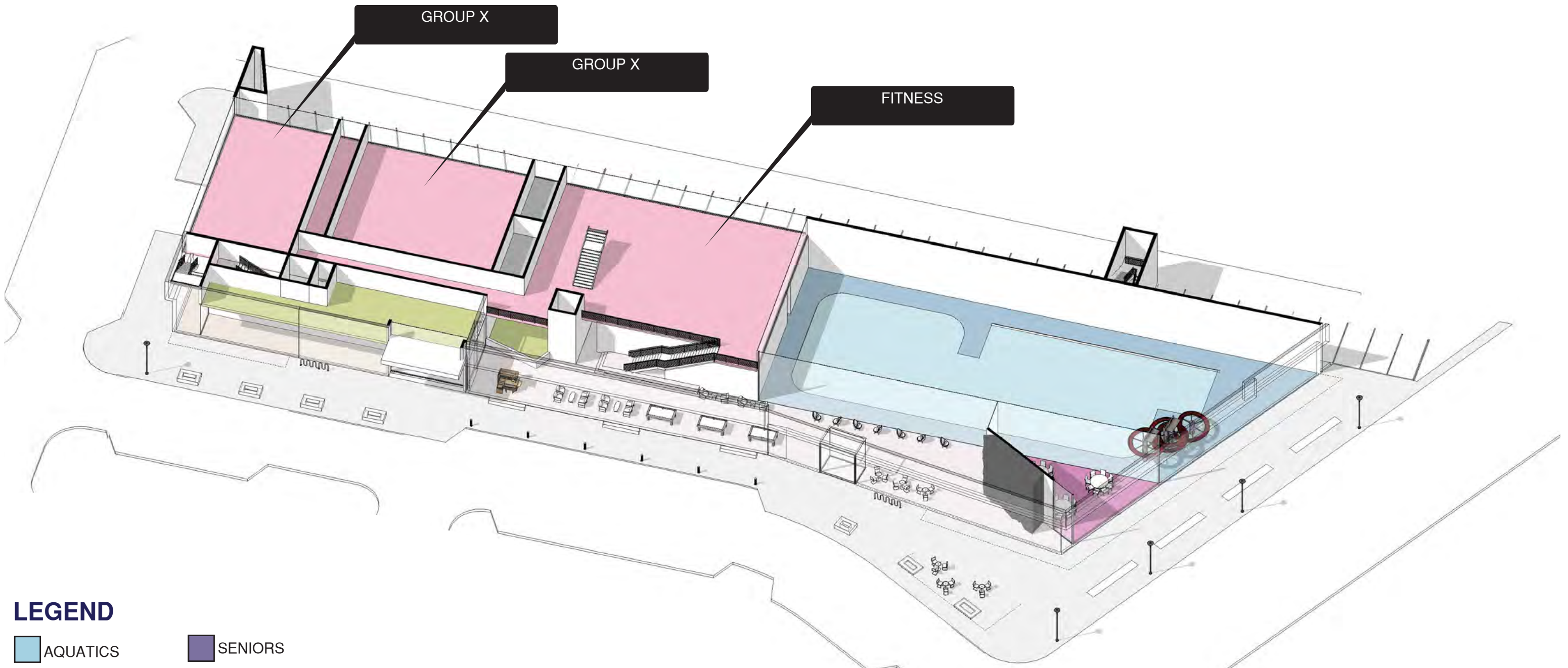
DRAFT














7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 2 PLAN



LEGEND

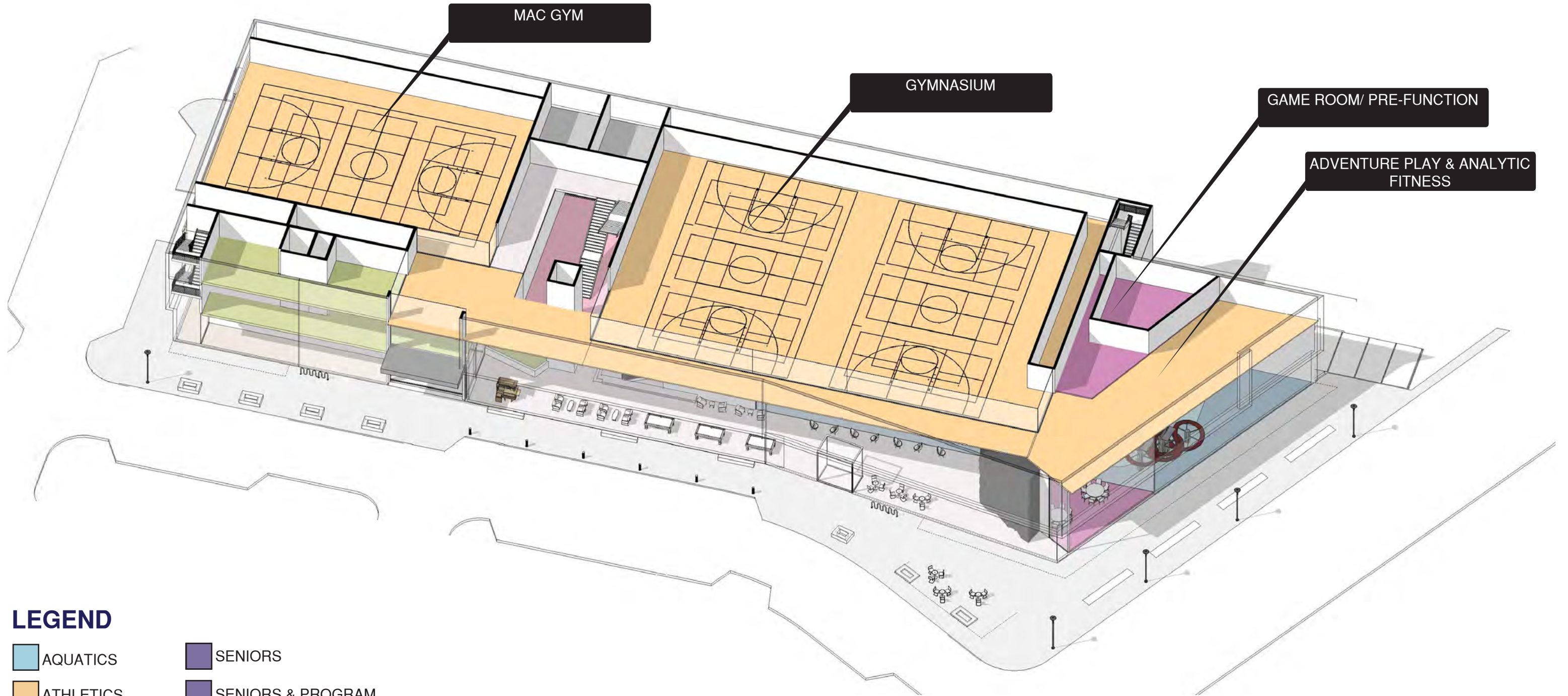
- | | |
|---|--|
|  AQUATICS |  SENIORS |
|  ATHLETICS |  SENIORS & PROGRAM |
|  FITNESS |  CHILD WATCH / INDOOR PLAY / TEEN |
|  COMMON SPACE |  OFFICE |
|  ADMINISTRATION |  RESTROOMS |
-  ENTRANCE



7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 3 PLAN



LEGEND

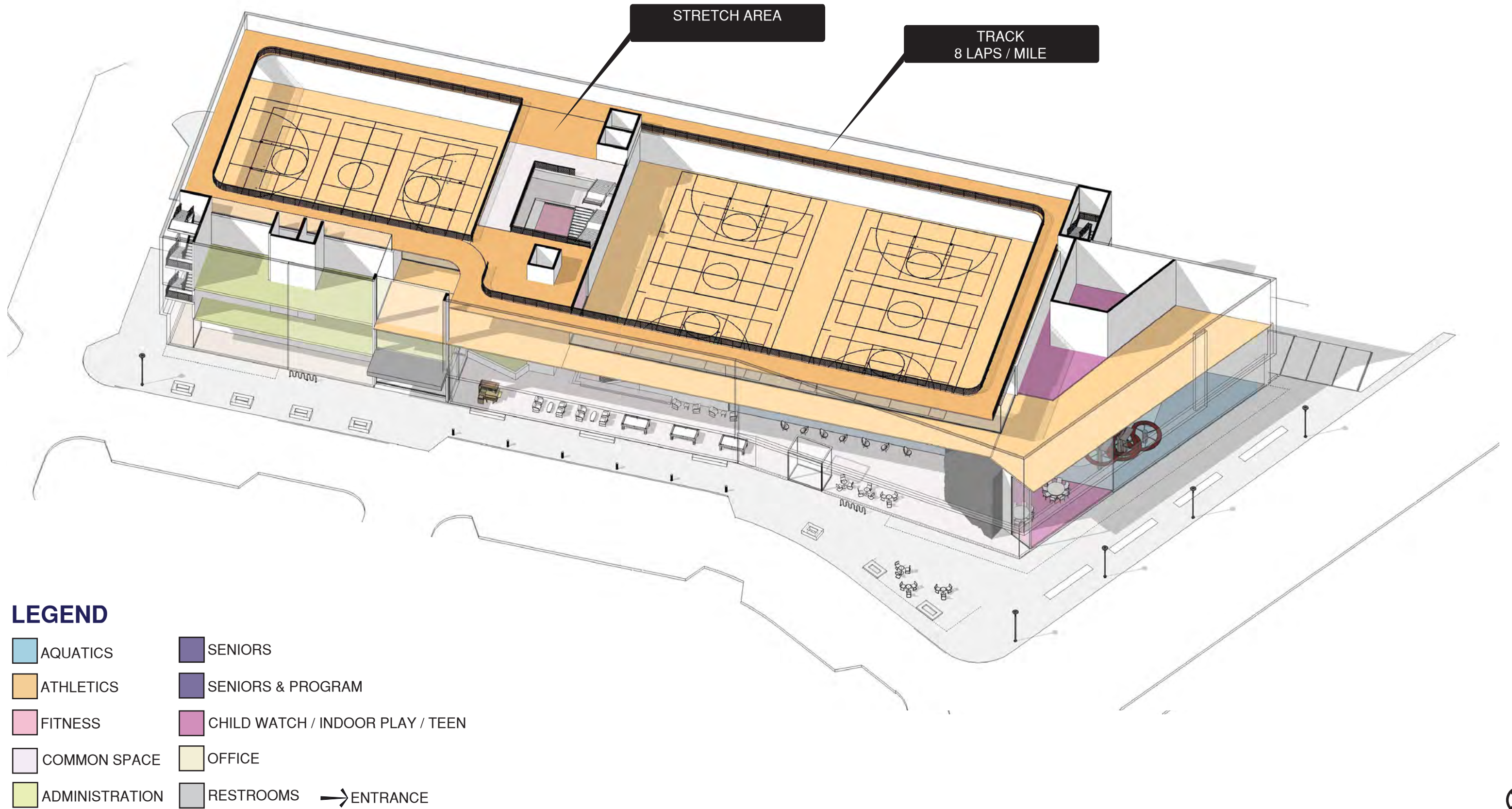
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | RESTROOMS/
LOCKER ROOMS |



7-LEVEL BUILDING + 60 PARKING STALLS

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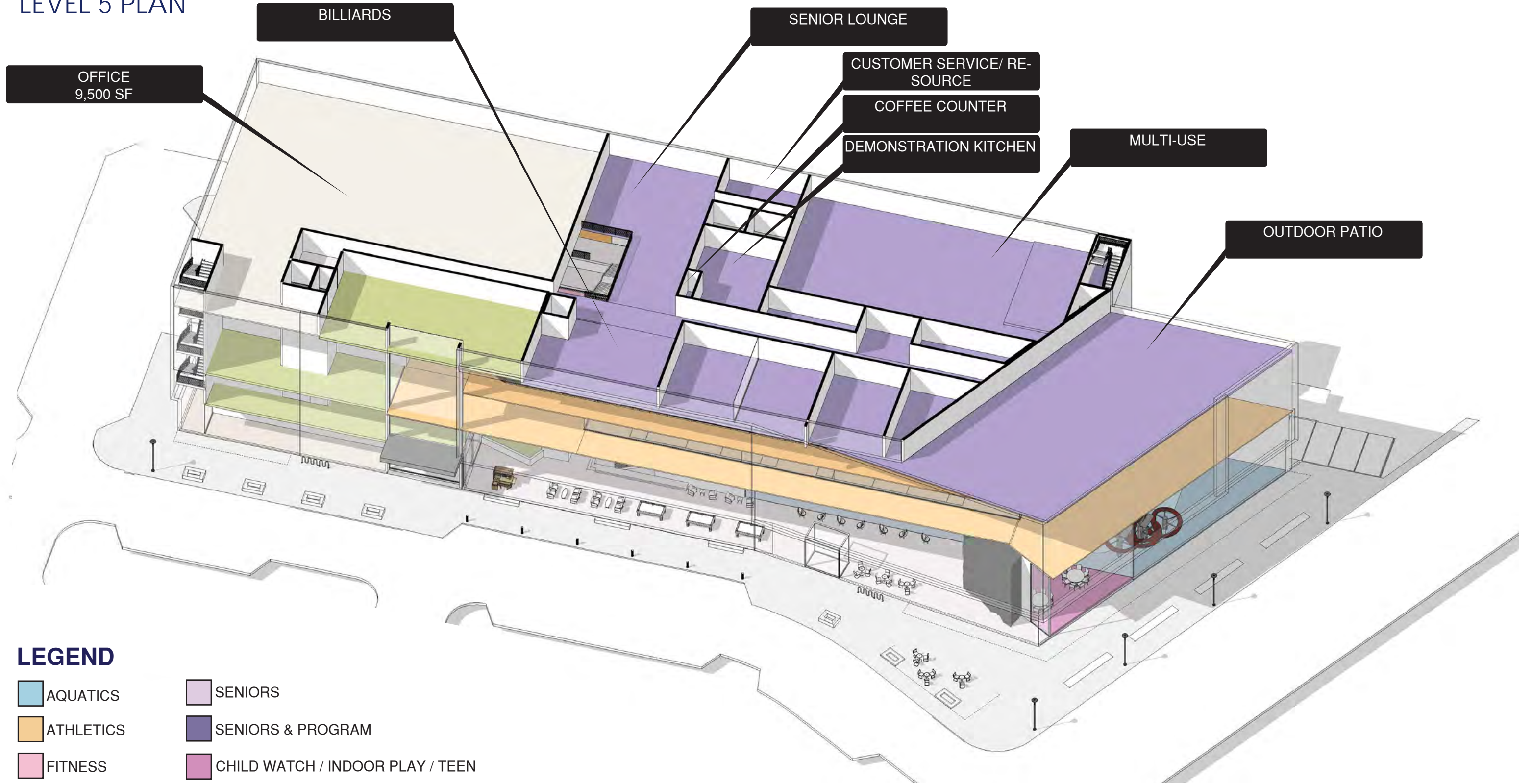
LEVEL 4 PLAN



7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 5 PLAN



LEGEND

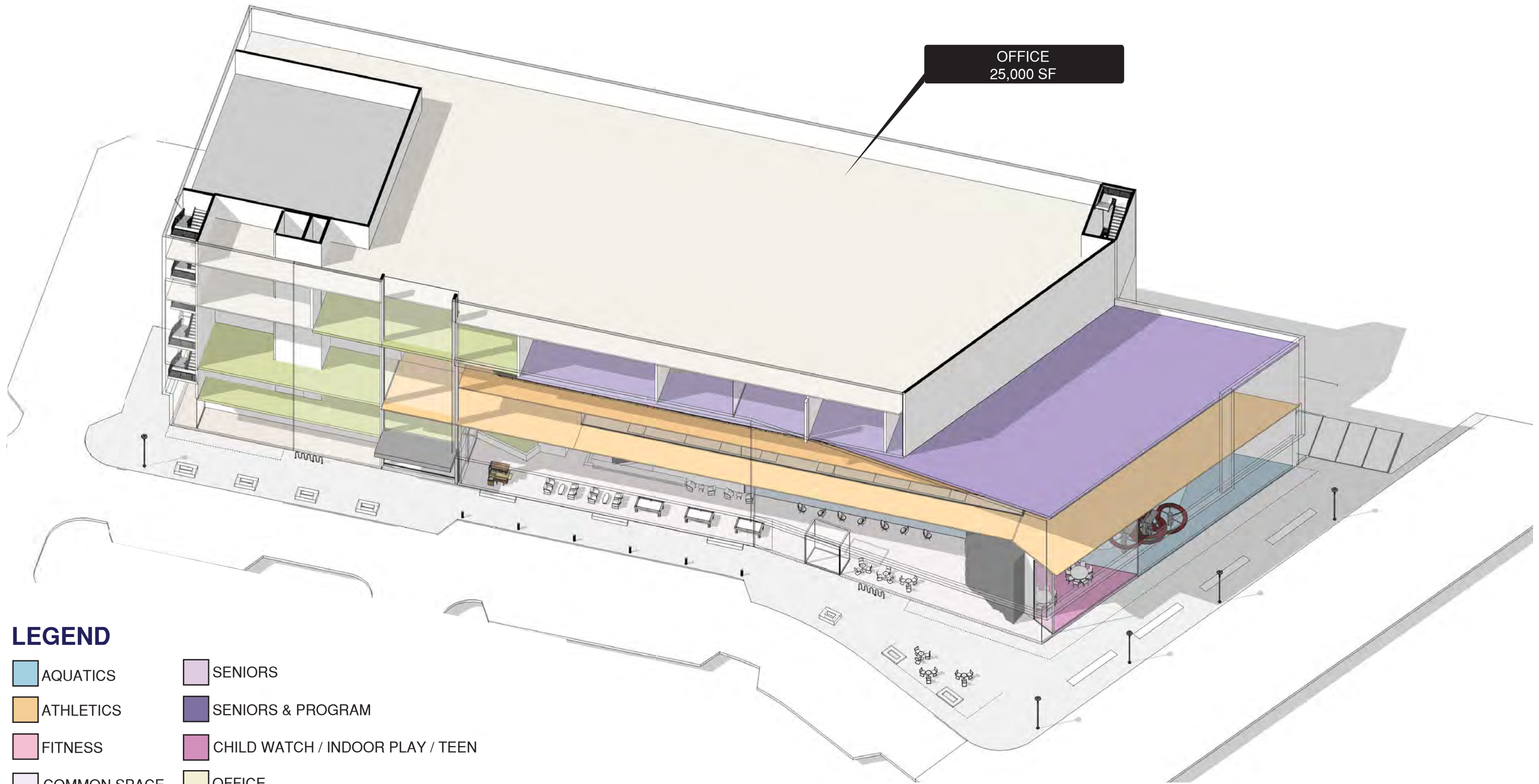
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | RESTROOMS |
- ENTRANCE



7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 6 PLAN



LEGEND

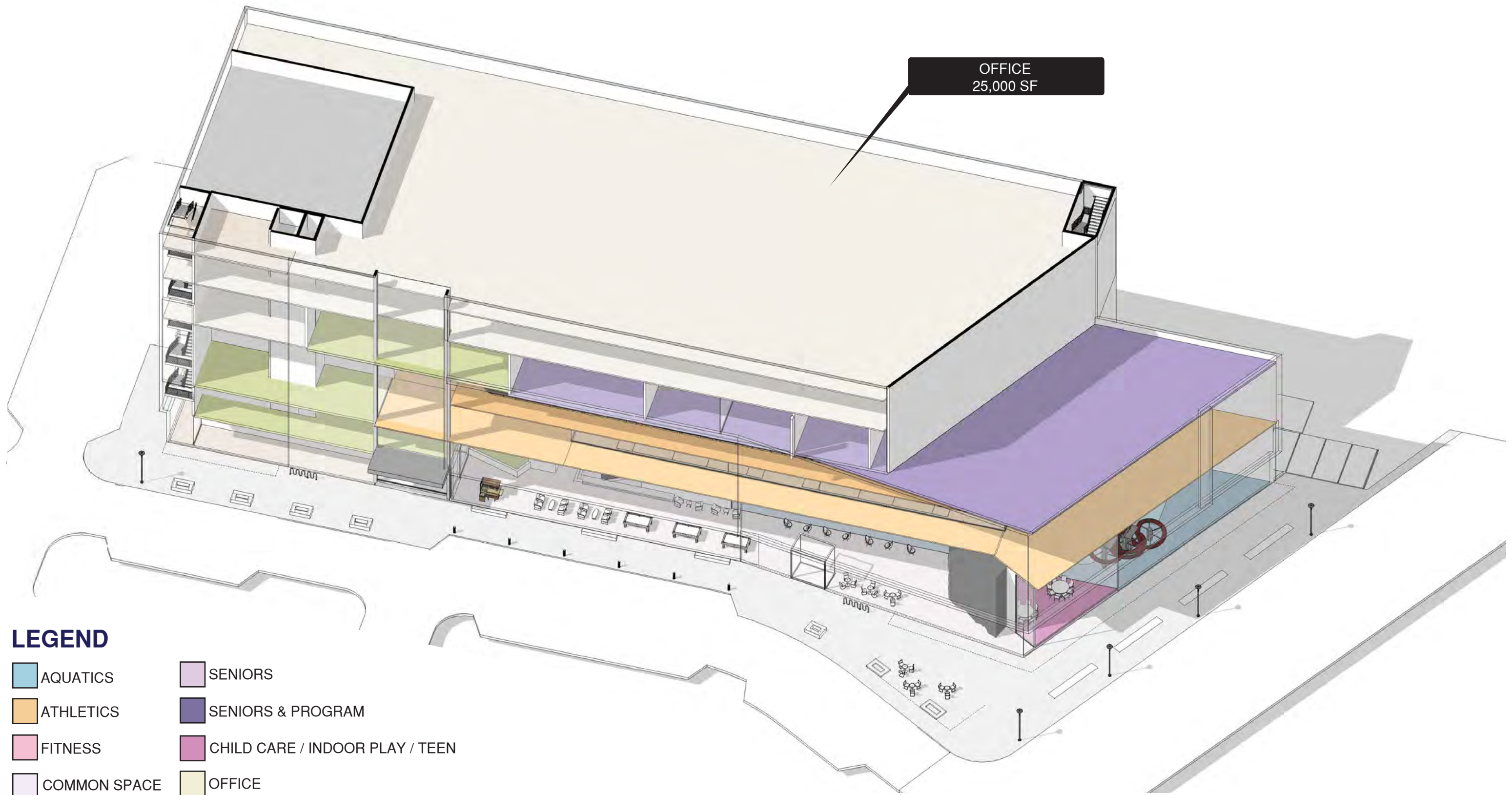
- | | |
|----------------|----------------------------------|
| AQUATICS | SENIORS |
| ATHLETICS | SENIORS & PROGRAM |
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN |
| COMMON SPACE | OFFICE |
| ADMINISTRATION | MECH. |
- ENTRANCE

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

7-LEVEL BUILDING + 60 PARKING STALLS

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LEVEL 7 PLAN



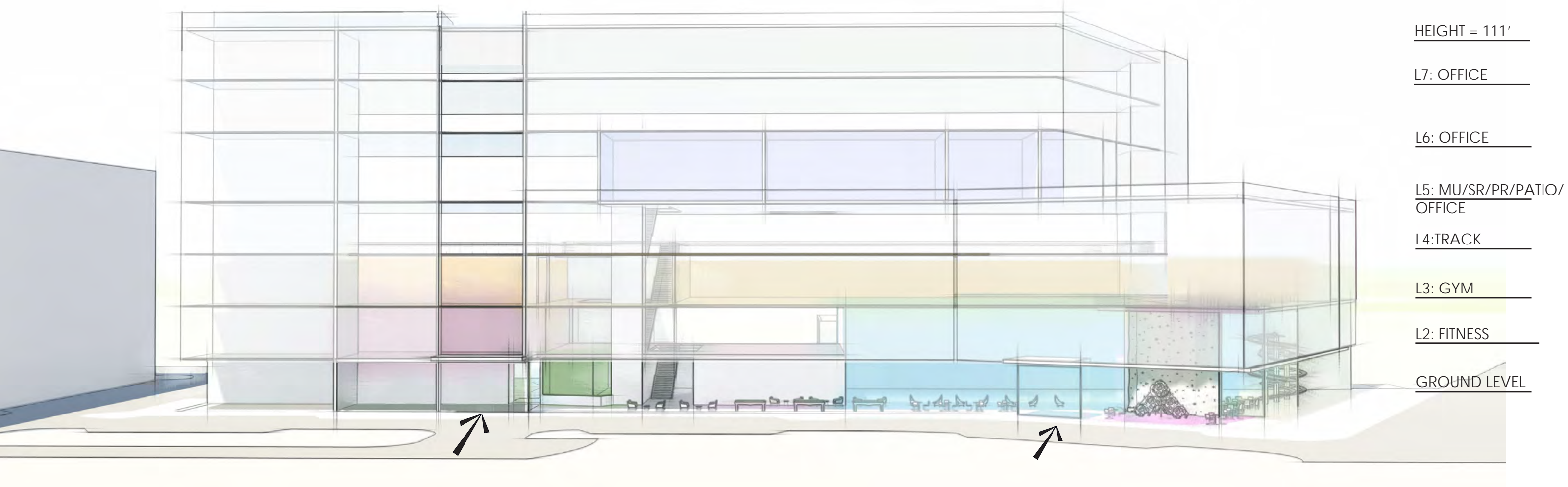
LEGEND

- | | |
|----------------|---------------------------------|
| 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



HEIGHT = 111'

L7: OFFICE

L6: OFFICE

L5: MU/SR/PR/PATIO/
OFFICE

L4: TRACK

L3: GYM

L2: FITNESS

GROUND LEVEL

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
