

FACILITIES SUBCOMMITTEE

December 2, 2020

Due to the ongoing situation with COVID-19 and pursuant to H.B. 197, this Community Center Feasibility Task Force, Facilities 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, Dianne Albrecht, Supen Bowe, Linda Mauger and Linda Moulakis,

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 November 9, 2020 Facilities & Partnership Sub-Committee Minutes

Mr. Westbrook moved, seconded by Mr. Manofsky, to approve the minutes of the November 9, 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

Since plans had not changed since the last committee meeting, Nan Weir gave a brief overview of the current building stacking and then shared computer rendered interior views of the concept. Greg Comfort indicated that the views would be helpful for people to visualize the facility and clarified that animations of the renderings could be produced if needed. Bill Westbrook asked if there would be access to the roof terrace without passing through the multipurpose room and Nan indicated that it would also be accessible through the hallway.

3. Update on Revised Preliminary Order of Magnitude Costs

Nan indicated that they had vetted the cost estimates with two local contractors and that they came up with a similar bottom line number. Nan also explained that an escalation factor was shown on the cost estimate to account for potential inflation between current costs and costs at time of construction and that design and construction contingencies were included in the estimate, totaling about 23% for both contingencies and escalation. Greg asked Nan to explain the design and construction contingencies and she indicated that this is an industry standard practice to account for differences between the conceptual cost estimate and the detailed design estimate by carrying a design contingency throughout the process. The construction contingency would be included in the project to account for any unforeseen conditions that arise during construction. Bill asked Nan to add something to the chart explaining the difference between the total hard construction costs and the total project costs which includes design fees, furniture and equipment.

4. Discussion of Recommendations

Greg shared that he had provided a draft document to the committee that gave an overview of the process that the committee has gone through and the resulting recommendations. He shared an overview of the document with the committee. Bill added some comments to clarify some of the terms in the narrative. Chuck Manofsky pointed out that the cost difference between the MSC site and Kingsdale is probably even greater than what is shown on the cost estimate due to other costs such as traffic improvements and relocating staff. The committee discussed that there had been some concerns to the Kingsdale site expressed by the Wakefield Forest neighborhood about increased traffic and that the City Engineer was working with the community to study any necessary traffic improvements. Nan commented that she would provide updated square footages to Greg to include in the report.

5. Motion to Recommend the Kingsdale Site to the Task Force

Chair Comfort moved, seconded by Mr. Westbrook, to recommend to the Task Force as a whole that Kingsdale is the preferred site based on the committee's insight and analysis and to allow the Chair to finalize the report from the committee.



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

VOTING NAY: None

ABSENT: None

6. Motion to Authorize Chair to Approve Final Minutes

Chair Comfort moved, seconded by Mr. Westbrook, to approve the minutes of the November 9, 2020 Facilities Subcommittee Meeting.

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

VOTING NAY: None

ABSENT: None

7. Public Comment

None

* * *

The meeting was adjourned at 5:14 p.m.



Chairperson

ATTEST: 

Secretary

Secretary



City of Upper Arlington

Community Center Feasibility Task Force – Facilities Subcommittee Meeting



City of **Upper
Arlington**[®]

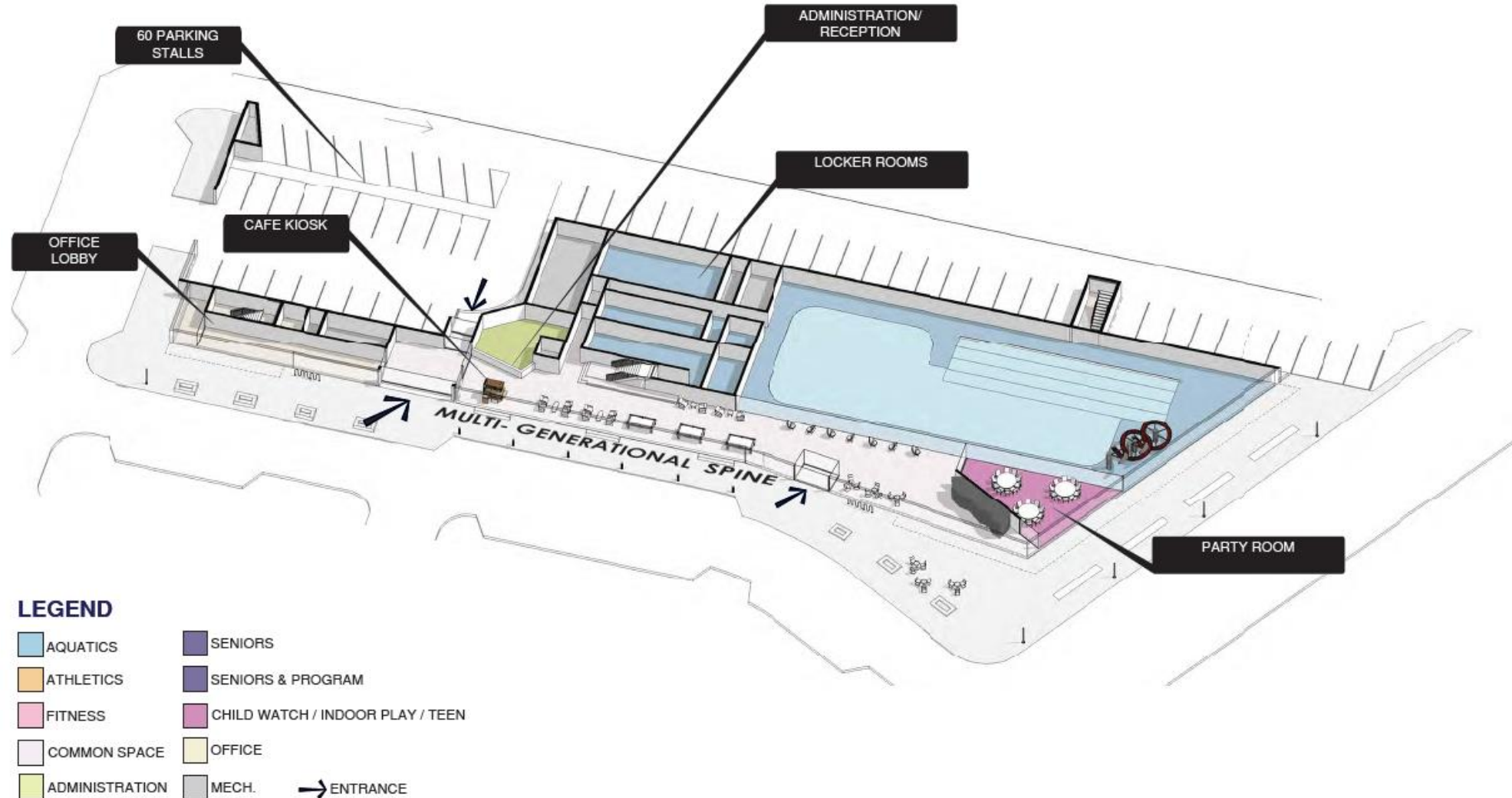
Community Center Feasibility Study

Facilities Sub-Committee

2 December 2020

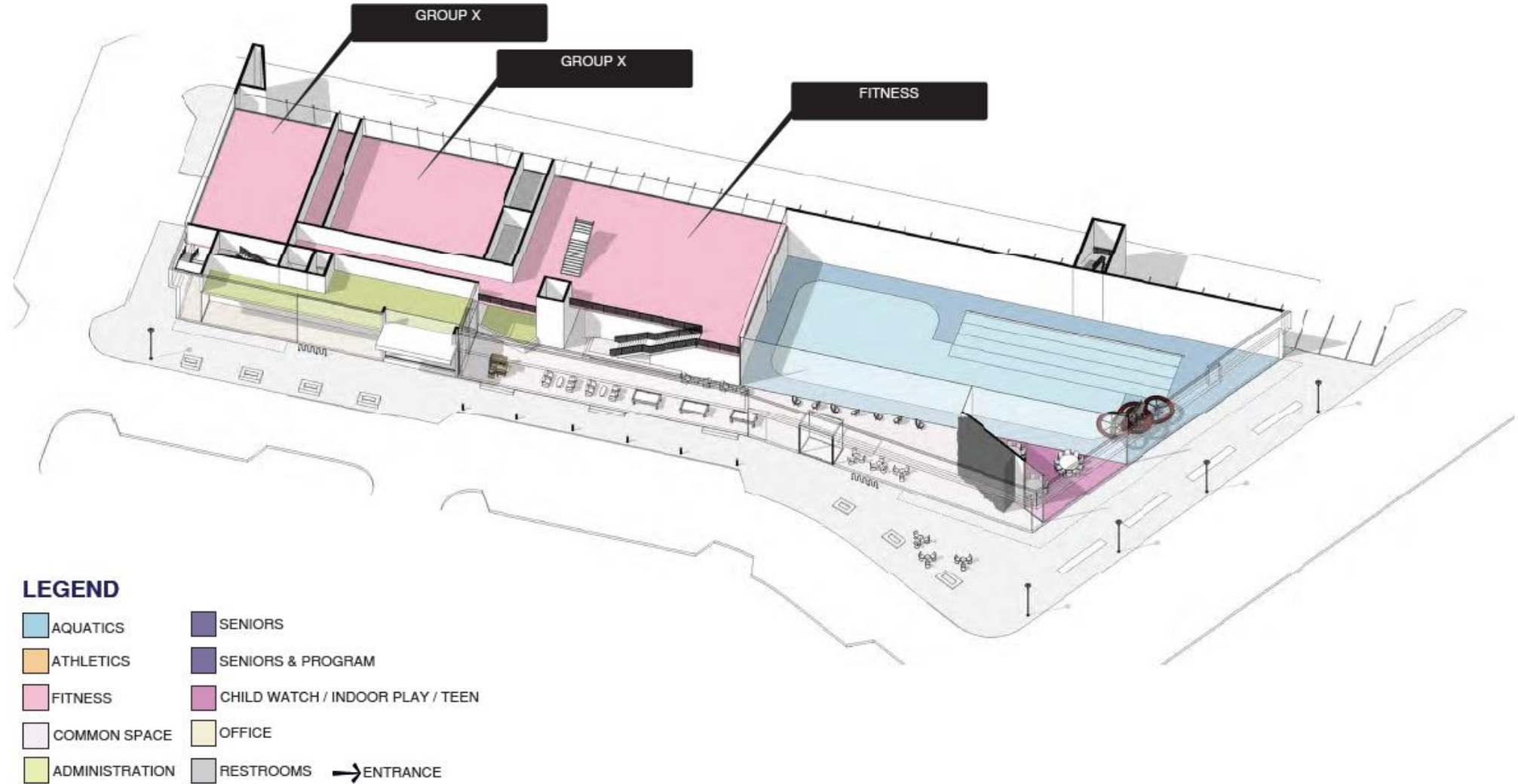
7-Level Building + 60 Parking Stalls

Ground Level Plan / Site Plan



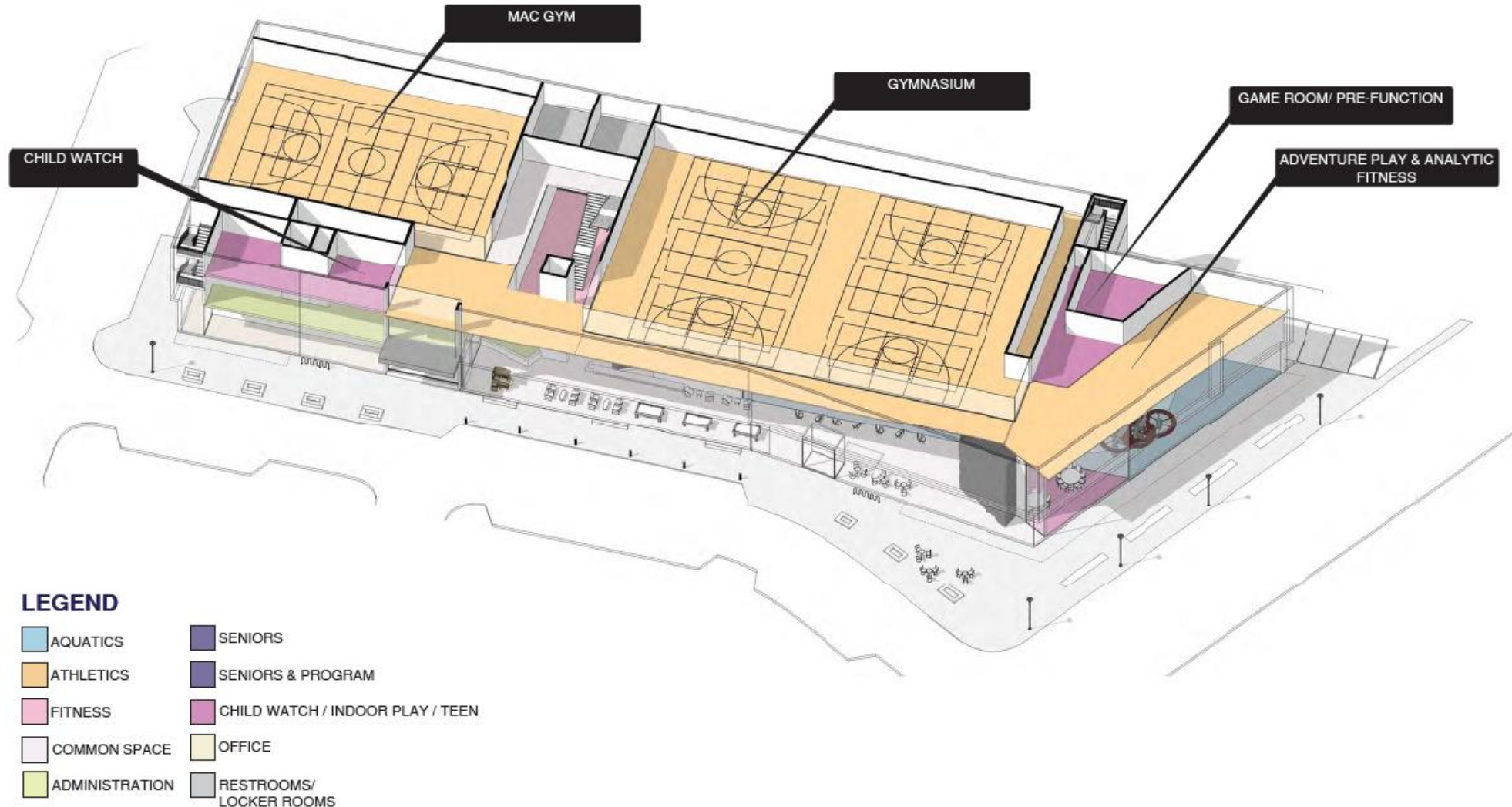
7-Level Building + 60 Parking Stalls

Level 2 Plan



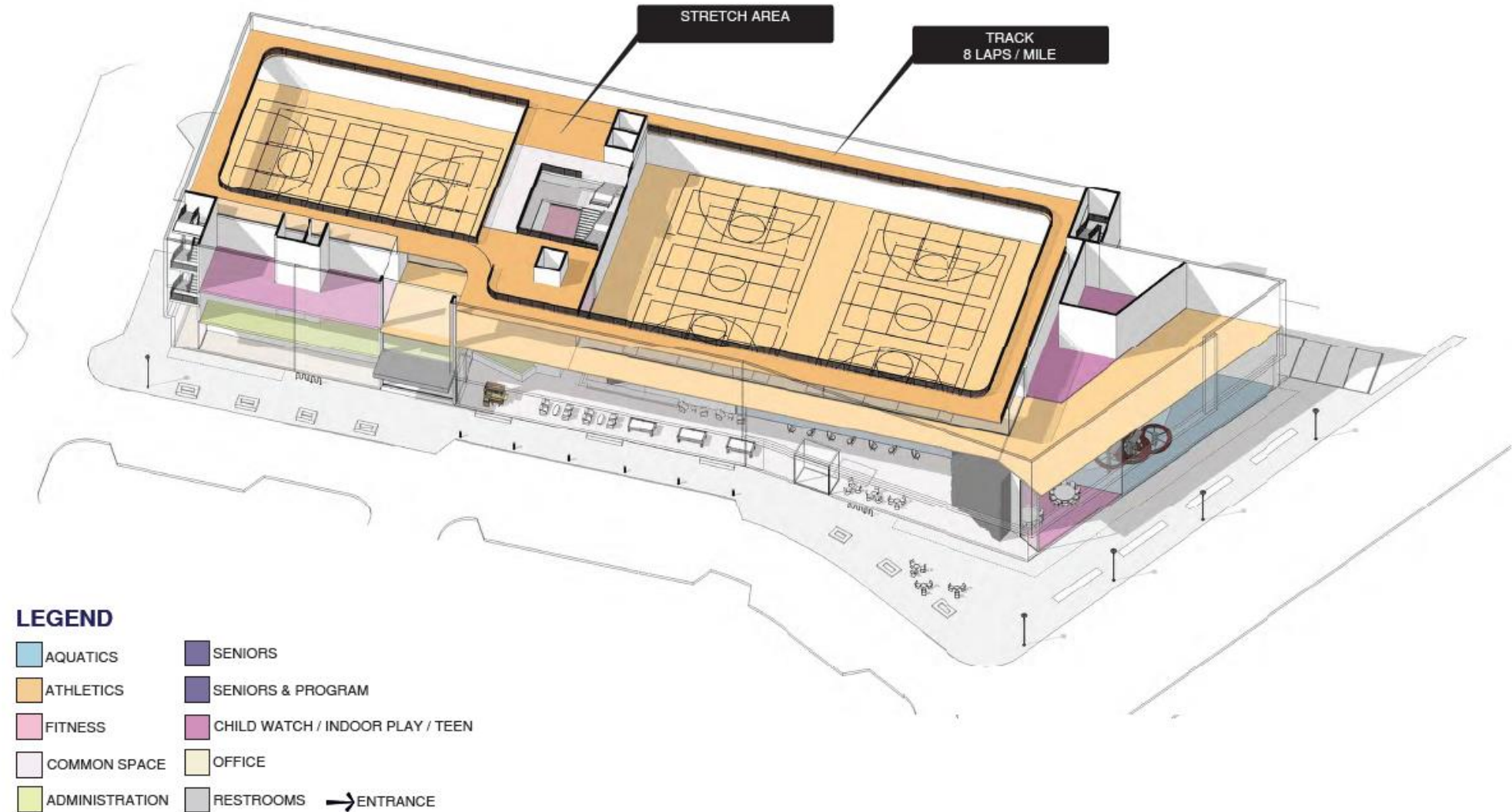
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Level 3 Plan



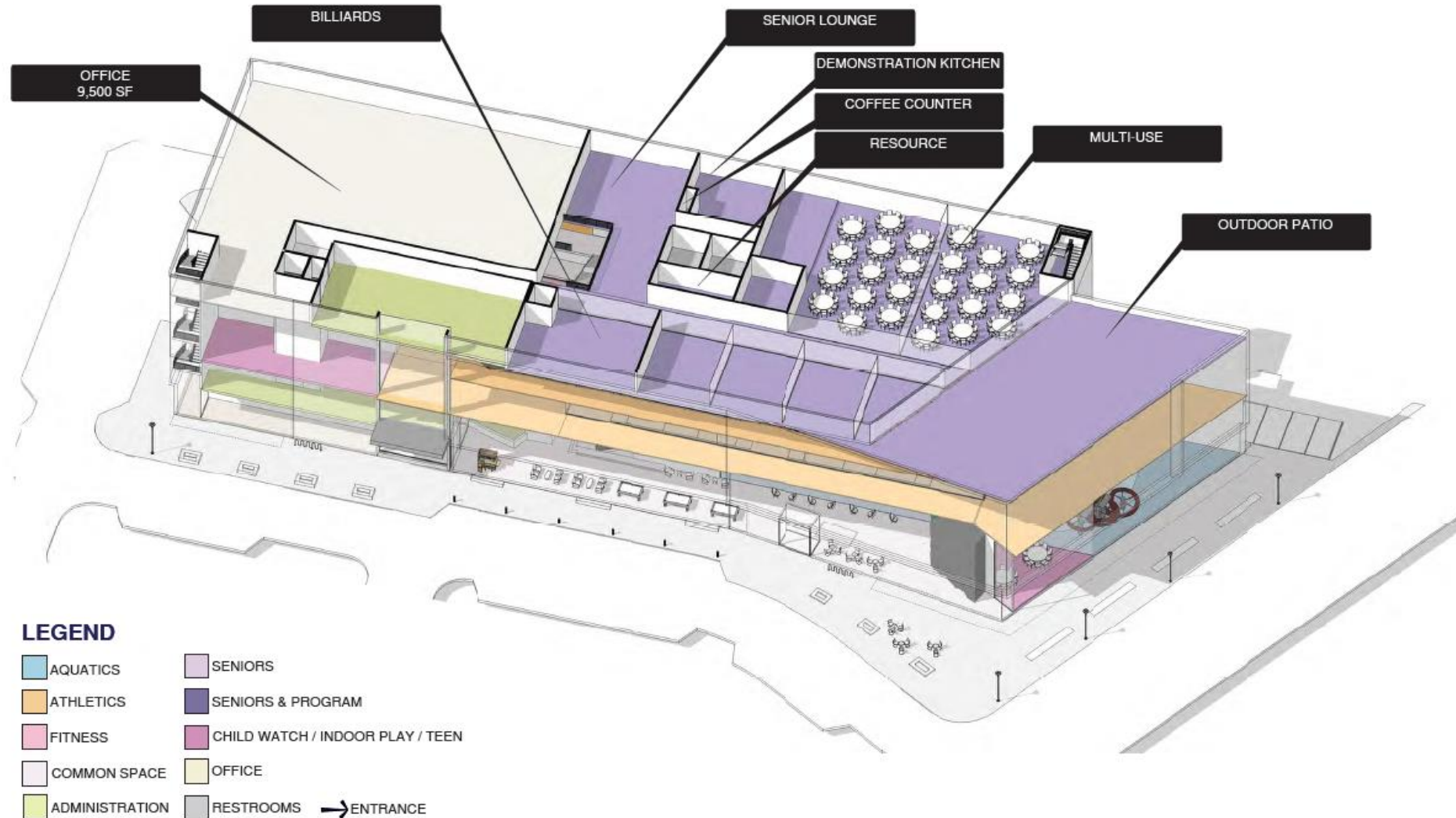
7-Level Building + 60 Parking Stalls

Level 4 Plan



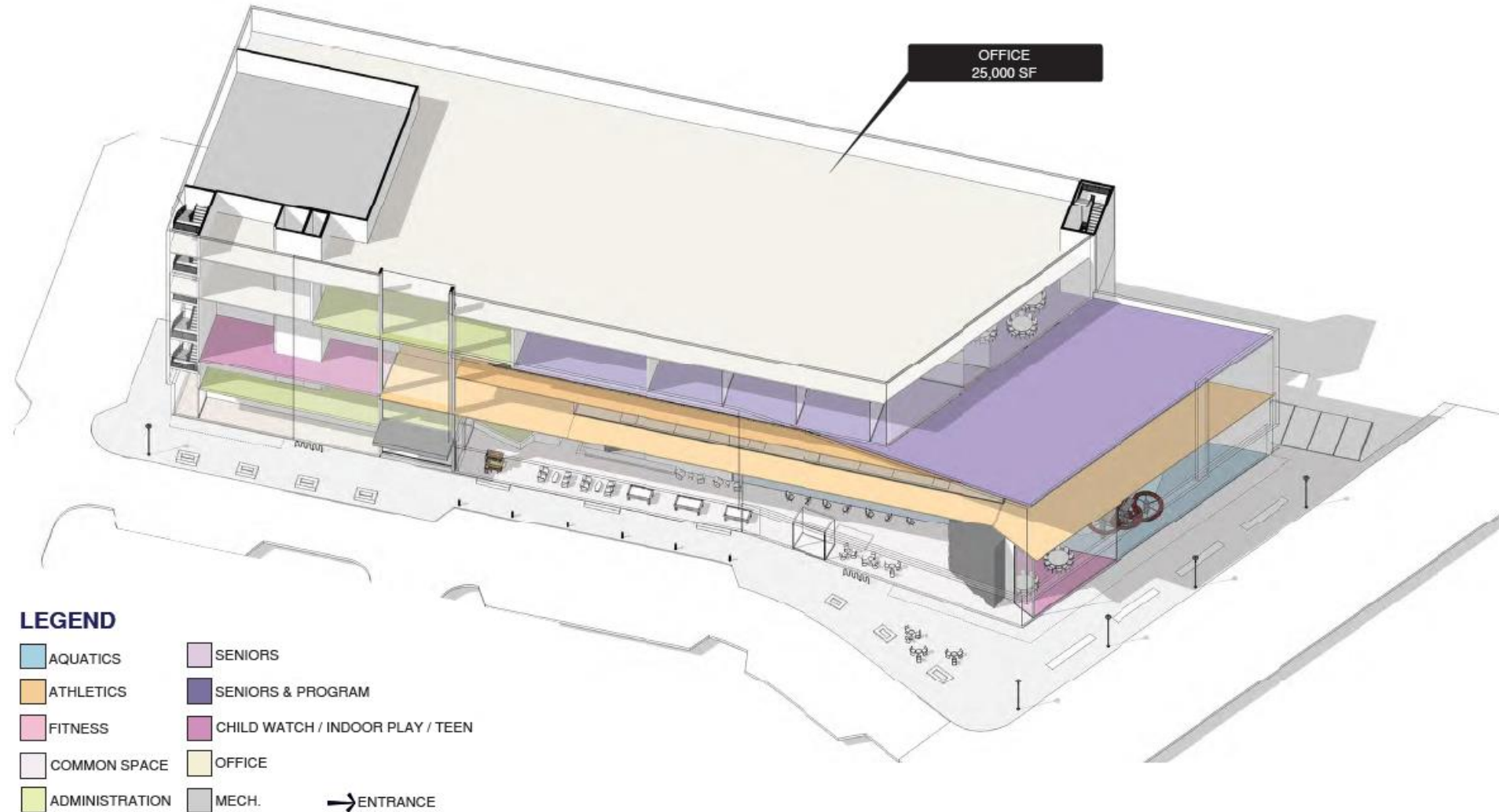
7-Level Building + 60 Parking Stalls

Level 5 Plan



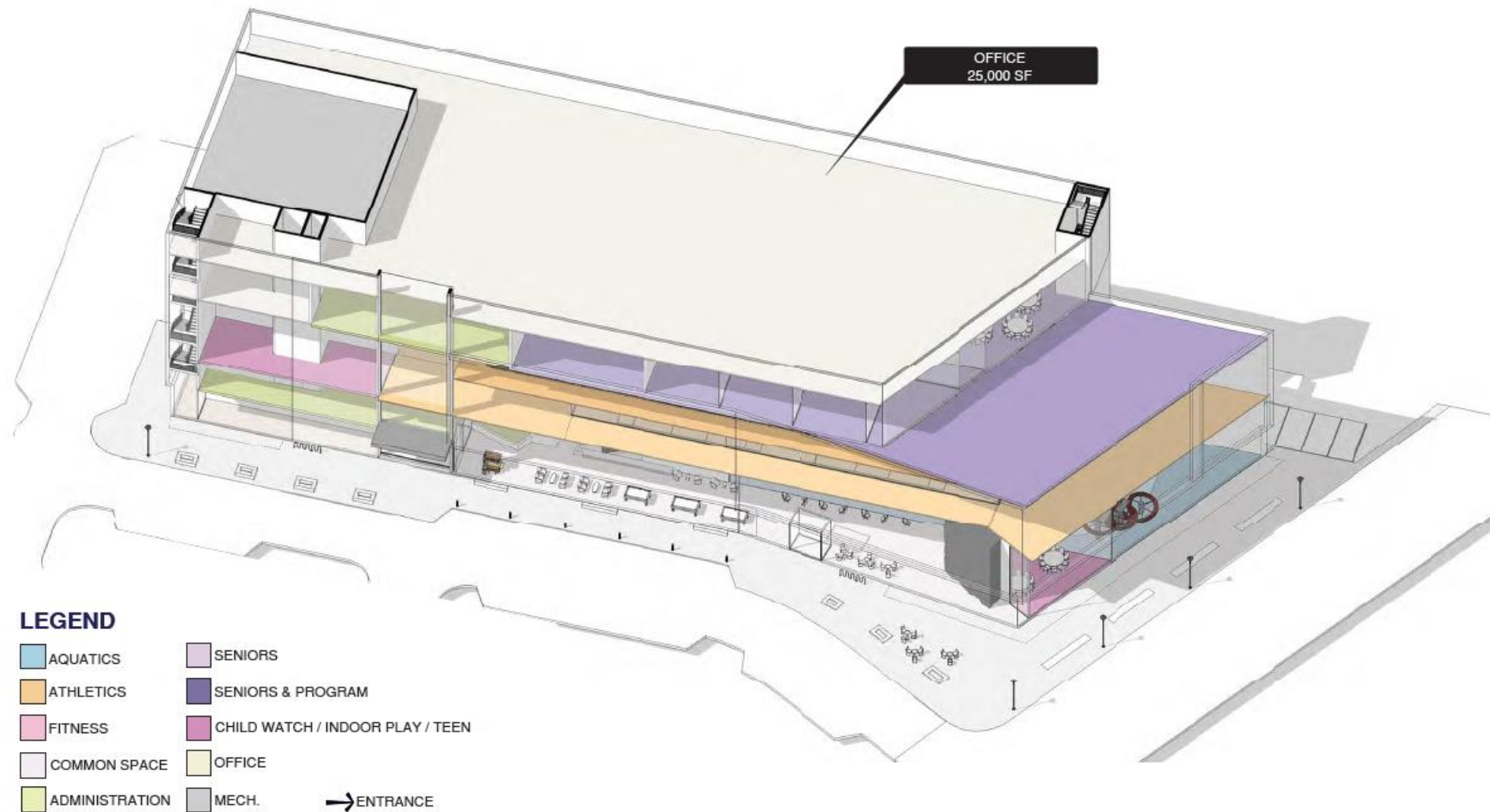
7-Level Building + 60 Parking Stalls

Level 6 Plan



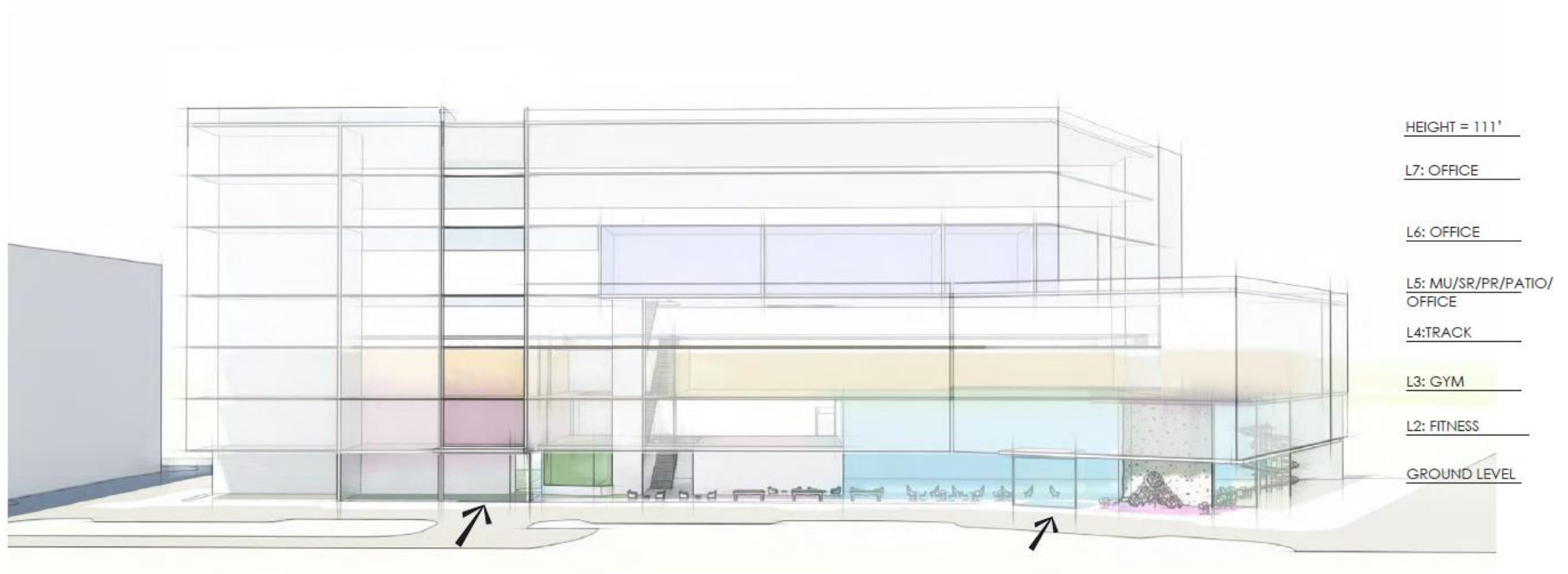
7-Level Building + 60 Parking Stalls

Level 7 Plan



7-Level Building + 60 Parking Stalls

Building Massing & Program Stacking



LEGEND

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



Community Center Proposed Amenities

Lobby



Community Center Proposed Amenities

Combination Pool



Community Center Proposed Amenities

Gym, Track and Adventure Play



Community Center Proposed Amenities

Senior Lounge / Program



Community Center Proposed Amenities

Multi-Use Room



Community Center Proposed Amenities

Outdoor Patio



Preliminary Project Budget – Comparison

PRELIMINARY ORDER OF MAGNITUDE BUDGET - MSC SITE & KINGSDALE SITE

12/2/2020

DESCRIPTION	MSC SITE (COMMUNITY CENTER, CITY ADMINISTRATION, POLICE)	KINGSDALE SITE (COMMUNITY CENTER)
AREA - SQUARE FEET	128,700	95,300
TOTAL HARD CONSTRUCTION COST	\$68,291,400	\$43,858,900
TOTAL PROJECT BUDGET (1)	\$76,486,400	\$50,437,800
ESCALATION (2)	\$5,736,480	\$3,782,835
TOTAL PROJECT BUDGET WITH ESCALATION (2)	\$82,222,880	\$54,220,635

FOOTNOTES:

1. Project Budget includes 10% Design Contingency, 3% Construction Contingency, and 3% Owner Contingency.
2. Escalation is factored at 7.5% (2.5 years at 3% per year)



Thank You



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