



Facilities for the Future

Town Hall Meeting

July 20, 2022

Facilities Planning - Timeline



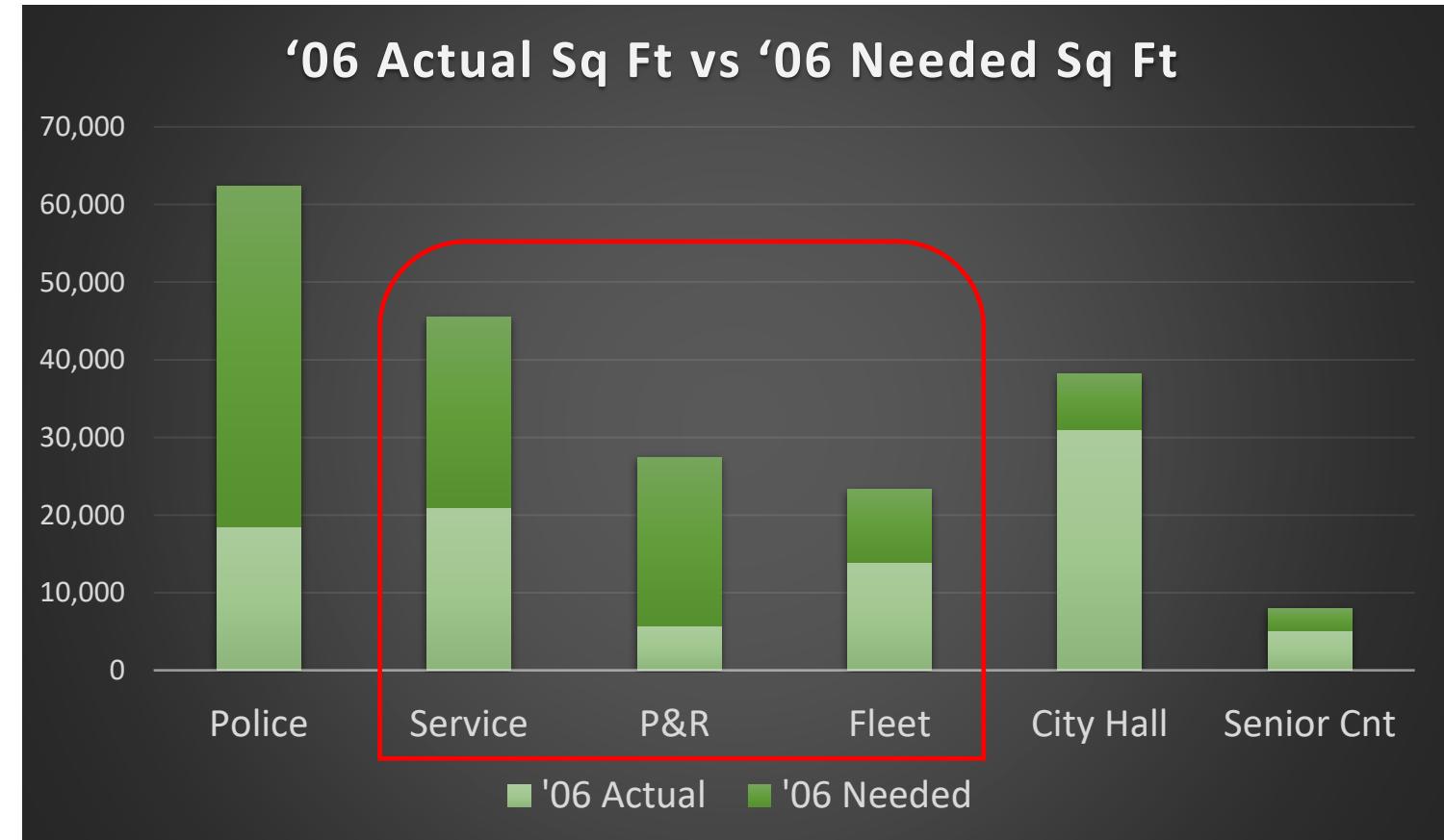
* 2018 Contract – Restarted in 2020

Square Footage Assessment

RP Hughes – 20 Year Facility Assessment & Master Plan

- Evaluation of Existing Facilities
- Evaluation of City Properties
- Assessment of Staffing Needs
- Facility Renovation\Expansion
- Implementation Plan

**117,160 Sq Ft or
134% Increase**



Quality & Condition Assessment

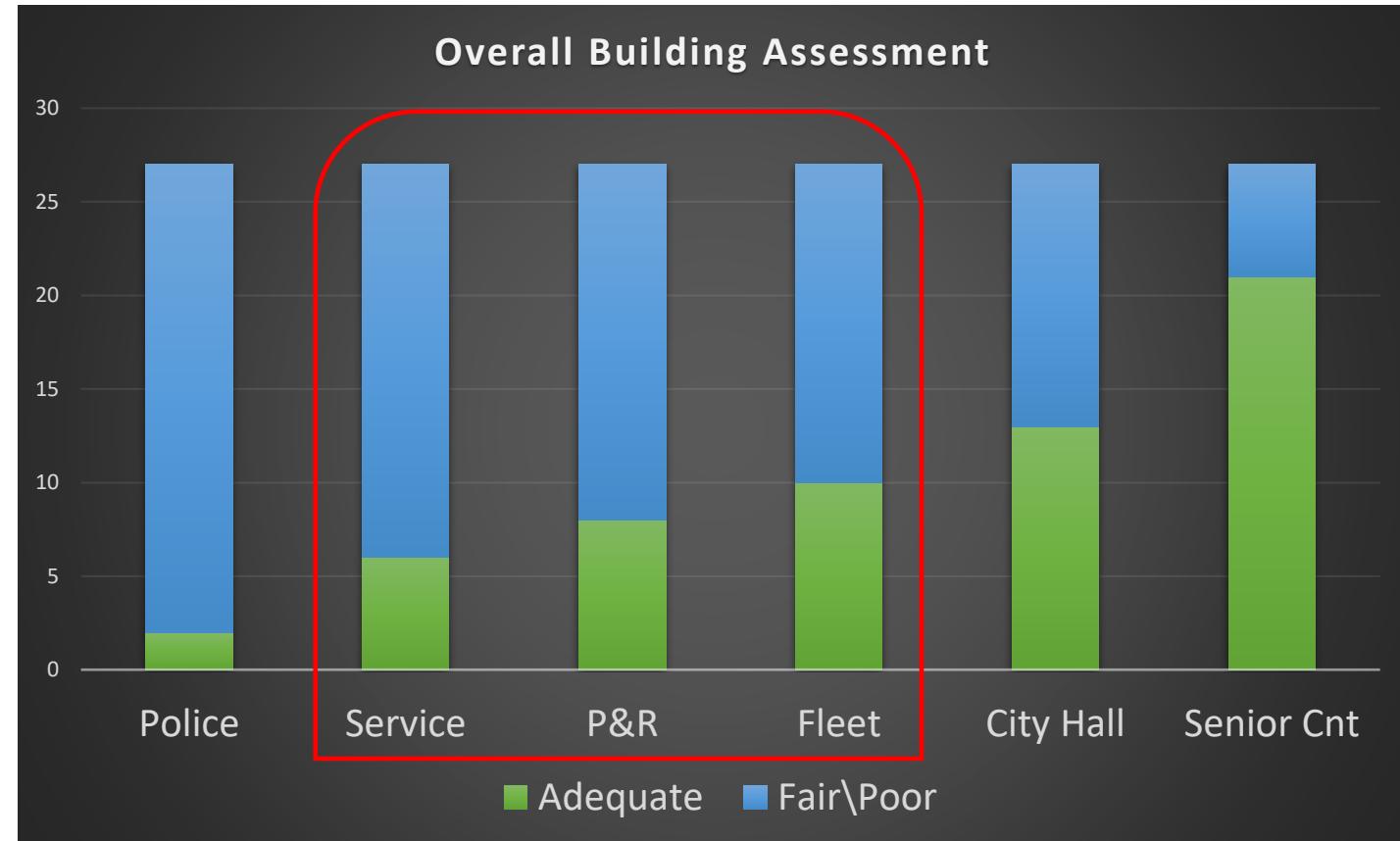


OHM Advisors - Facility Assessment & Programming

- Space Programming & Need - 11
- Functionality Analysis - 10
- Condition Assessment - 6

27 Criteria Evaluated

1 Facility Rated Adequate



Pizzuti Facility Planning Study



Space Programming

- Functional Space Needs
- Support\Shared Spaces
- Building Circulation



Site Evaluations

- Publicly Owned
- Adjacent Land Use
- Environmental Constraints



Estimates & Schedule

- Projected Construction
- Project Soft Costs
- Project Schedule

← Strategies & Next Steps →

Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



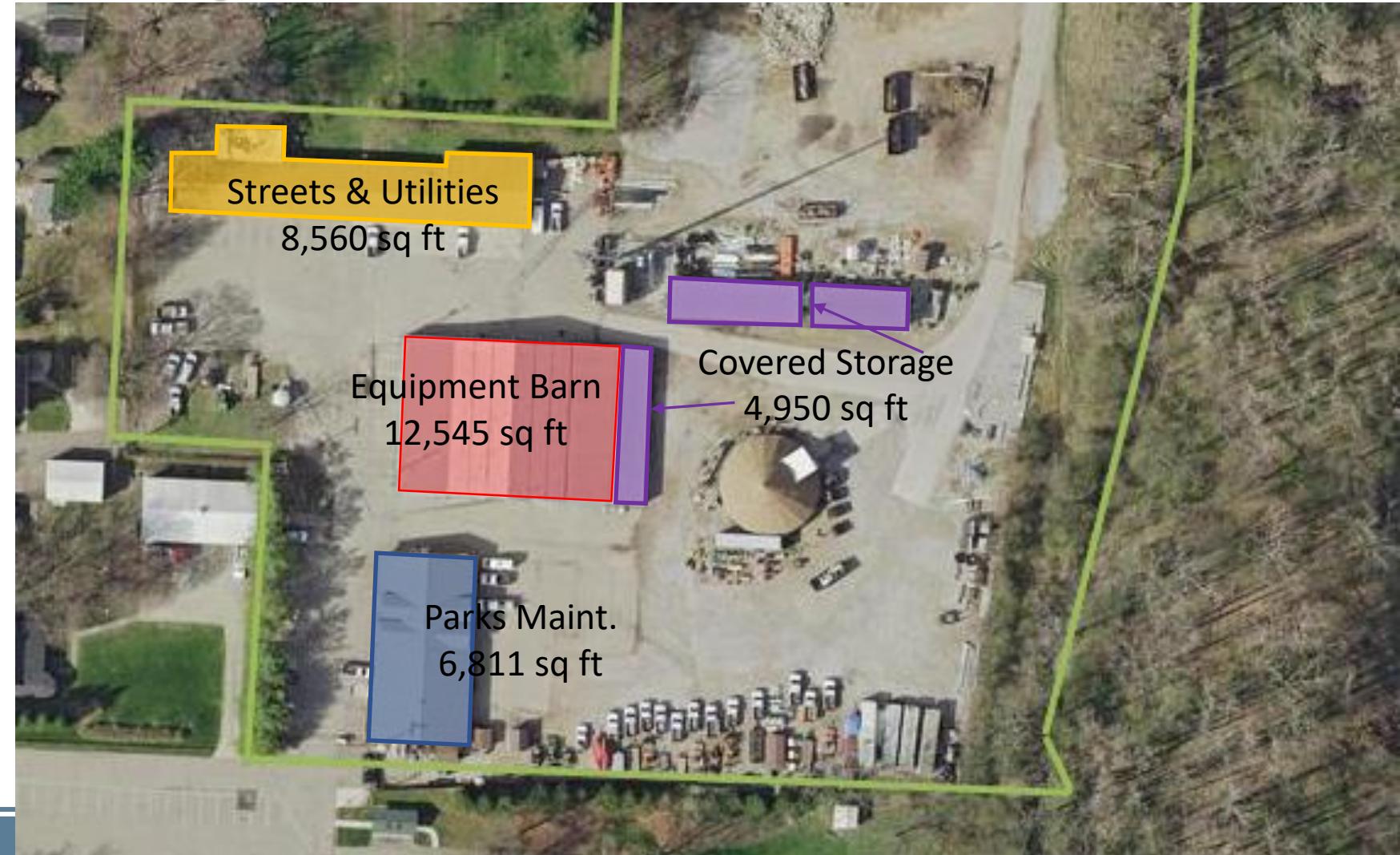
Sq Ft Assessment

- Current: 32,866 sq ft
- '06 Needed: 55,708 sq ft
- '21 Pizzuti: 56,218 sq ft*

Acreage

- Current: 8.01 acres
- '21 Pizzuti: 15–20 acres

**23,352 Sq Ft or
71% Increase**



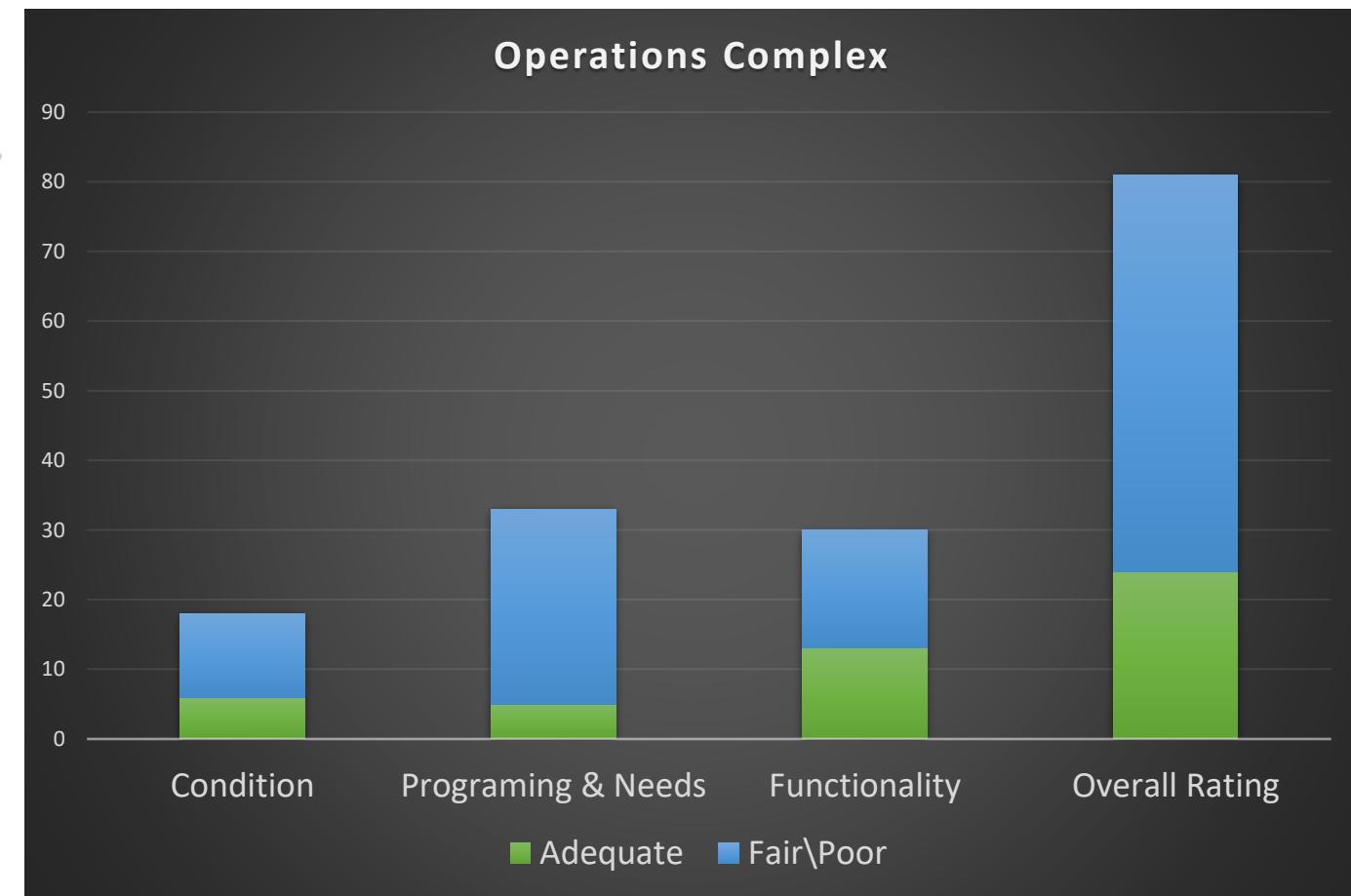
Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Quality & Condition Assessment

- **70% Criteria Found to be Fair\Poor**
 - 81 Criteria Evaluated for 3 Facilities
- **“Do-it-Yourself” Renovations**
 - Created Code\Safety Concerns
- **Structural Concerns**
 - Foundation & Walls
 - Former Water Treatment Facility



Operation Complex

(est. '60 – reno '76)
(Service, Parks Maint., Fleet)



Summary of Findings

- Does not Meet ADA Standards
- Numerous Code\Safety Concerns
- Inadequate Ventilation in Shop Areas
- Salt & Brine Facilities Undersized
- Security
- Compatibility with Surrounding Land Uses
- Equipment Barn & Covered Storage Inadequate
- Fleet Facility is Remote from other Operations



Police Headquarters

(est. '65 – reno '92)



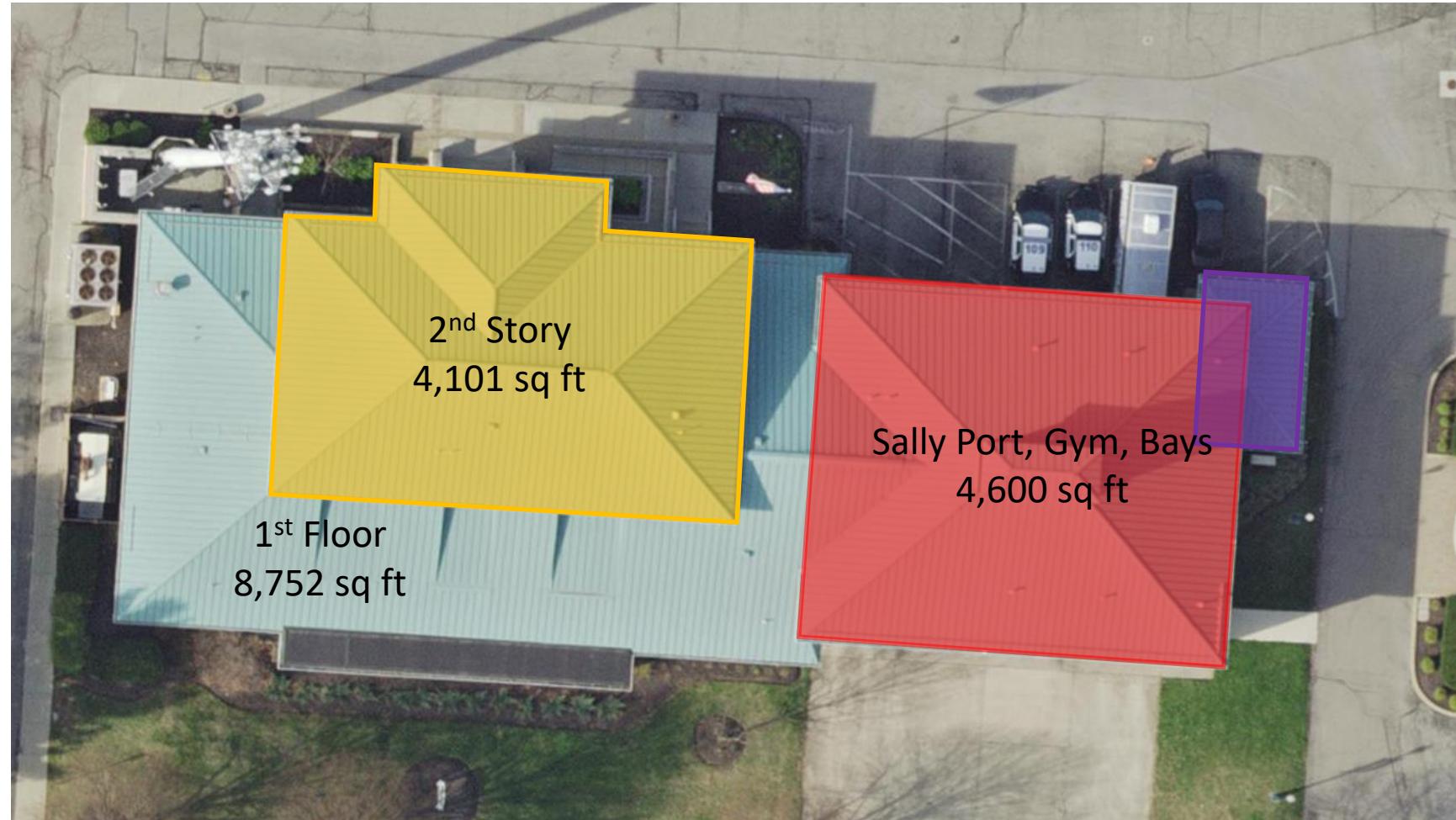
Sq Ft Assessment

- Current: 17,786 sq ft
- '06 Needed: 62,395 sq ft
- '21 Pizzuti: 86,892 sq ft*

Parking

- Current: 23 for Cruisers
- '21 Pizzuti: 100 Secured

**69,206 Sq Ft or
370% Increase**



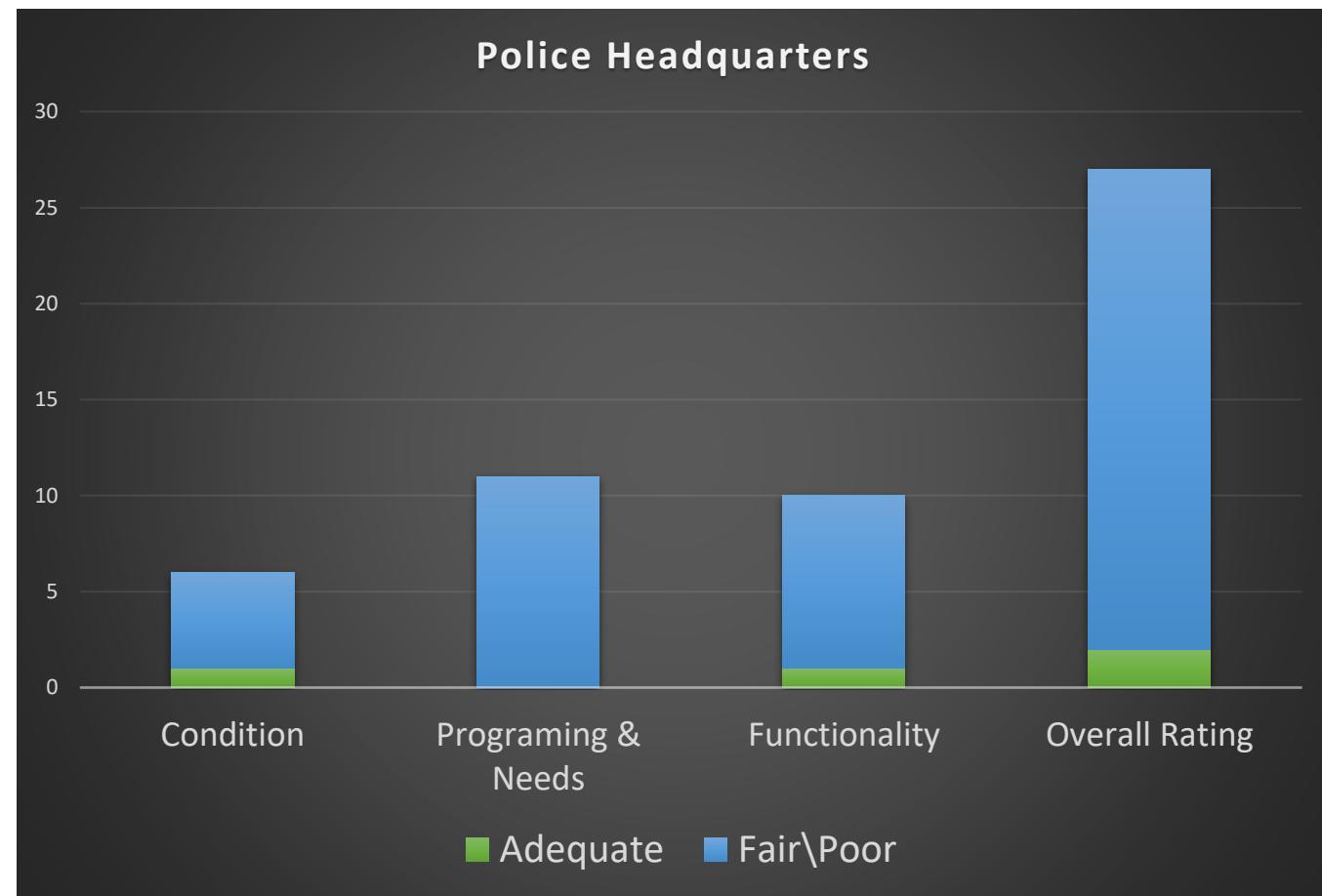
Police Headquarters

(est. '65 – reno '92)



Quality & Condition Assessment

- **2 of 27 Evaluated as Adequate**
 - Lighting & Structure
- **Limited Separation Inside Building**
 - Creates Vulnerabilities
- **All Programming Space is Deficient**
 - Modern Policing is Hampered



Police Headquarters

(est. '65 – reno '92)



Summary of Findings

- All Programming Space is Deficient
- Does not Meet ADA Standards
- Electrical System is Overtaxed
- HVAC in Need of Significant Upgrades
- Building is Functionally Obsolete
- EOC not Secure or Hardened
- Locker Rooms are Insufficient
- Holding Facility Inadequate



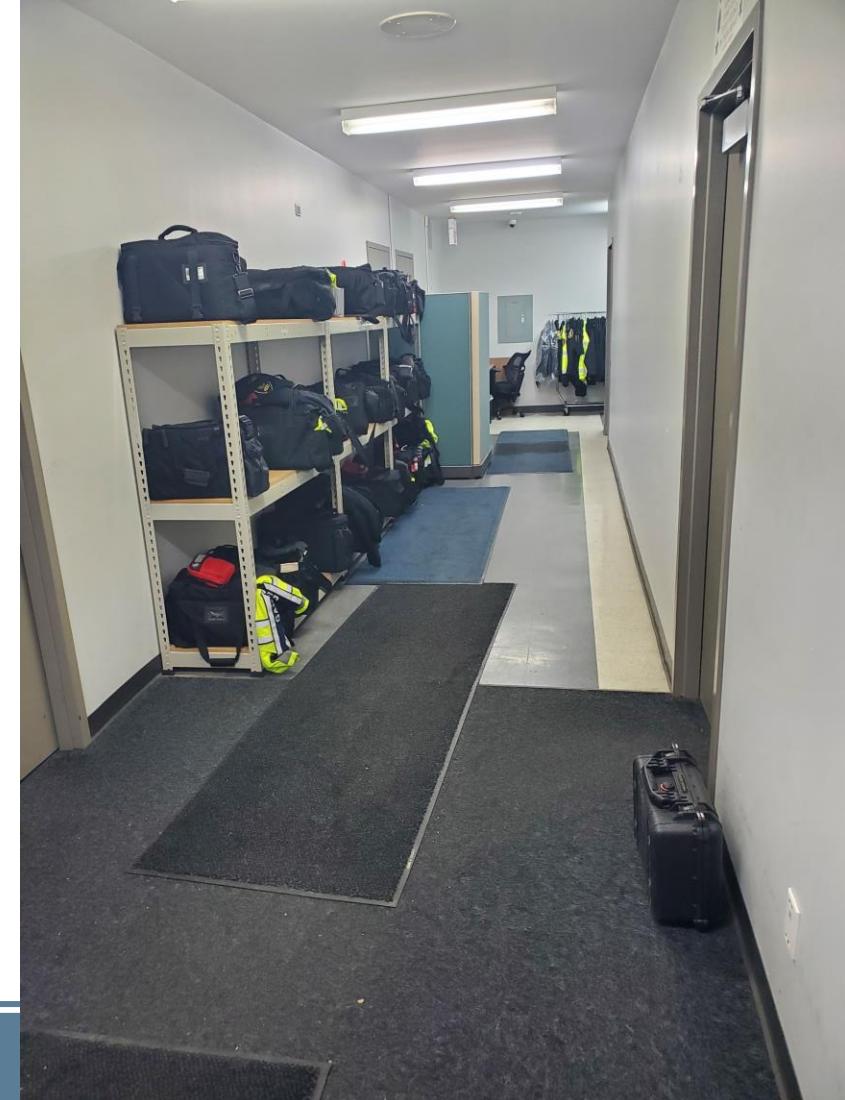
Police Headquarters

(est. '65 – reno '92)



Police Headquarters

(est. '65 – reno '92)



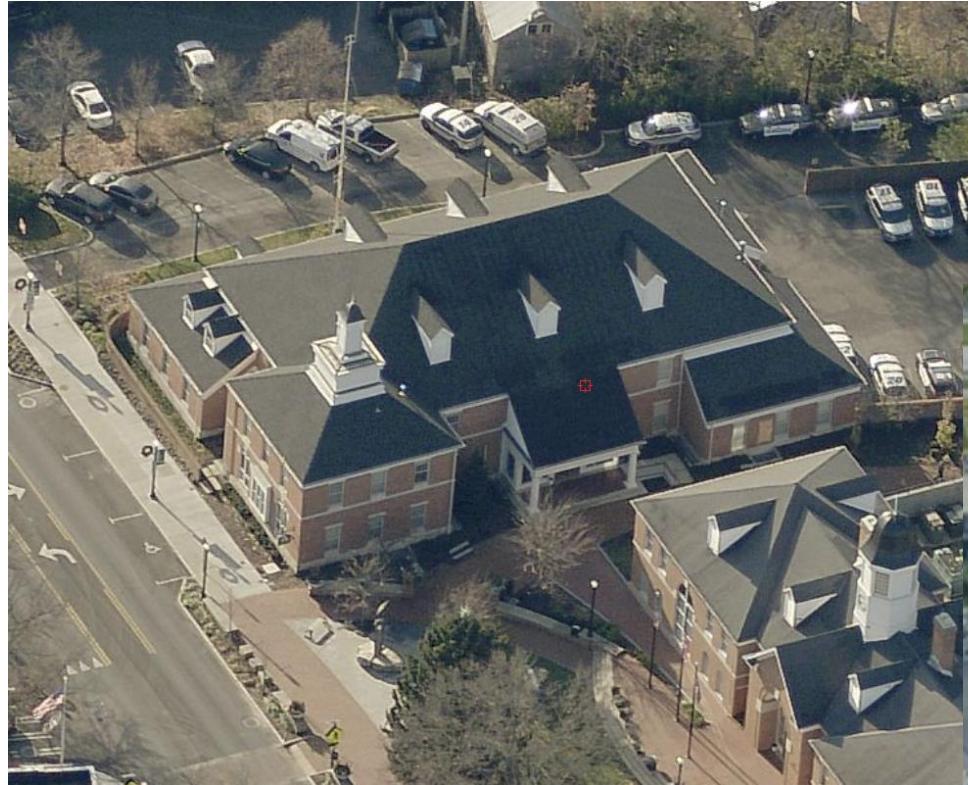
Police Headquarters

(est. '65 – reno '92)



Police Headquarters

Space Programming



Westerville – 26,412 Sq Ft – 1987 (2003)
Operating from 3 Locations



Justice Center – 60k Sq Ft
Renovation & Expand
Department Consolidation

Police Headquarters

Space Programming



City of Gahanna



Police Headquarters

Space Programming



Siting Criteria

- Rapid Highway Access
- Ample Secure Parking
- Separate Secured Entrances
- Separate Secured Interior Spaces

Development Options

- New Construction
 - 400 West Johnstown Road
 - 200 South Hamilton Road
 - Other Vacant Space

	PD Only	Justice Cntr.
Site Acres	2.99	4.0
Employees	85	93
Parking Spaces	132	210
Square Footage	86,892	93,592

Police Headquarters

Space Programming



Facility Amenities

- Offices & Workstations for 93 Staff
- Ample Locker Room Space
- Fitness Facility w/ Training Area
- Full Emergency Operations Center
- Weapon & Ammunition Storage
- Separate Holding Facilities
- Firing Range & Gunsmithing Area
- Breakroom, Rollcall, Quiet Rooms
- Private Interview Rooms

	PD Only	Justice Cntr.
Site Acres	2.99	4.0
Employees	85	93
Parking Spaces	132	210
Square Footage	86,892	93,592

City Hall

(est. '65 – reno '95)



Sq Ft Assessment

- Current: 31,038 sq ft
- '06 Needed: 38,200 sq ft
- '21 Pizzuti: 38,415 sq ft

Staffing vs. Sq Footage

- 12% Staff in 52% of Sq Ft
- 88% Staff in 48% of Sq Ft

**7,377 Sq Ft or
23% Increase**



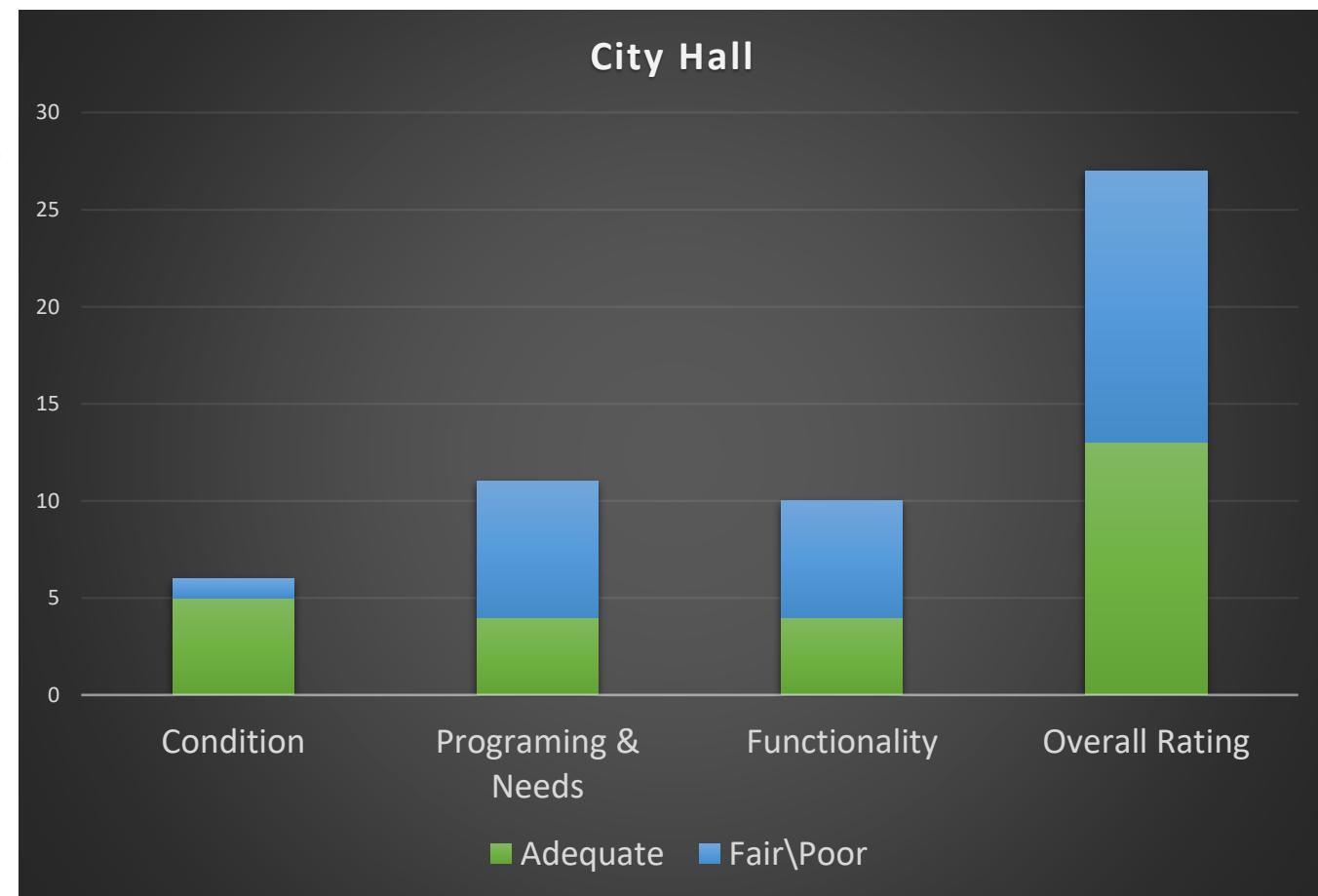
City Hall

(est. '65 – reno '95)



Quality & Condition Assessment

- **Programming & Need\Functionality**
 - 62% Rated Fair or Poor
- **Limited Separation Inside Building**
 - Creates Vulnerabilities
- **Inequitable Space Distribution**
 - Poor Allocation of Space



City Hall

(est. '65 – reno '95)



Summary of Findings

- Security & Access Largely Uncontrolled
- Design is Based on Old Model
- Lack of Designated Prosecutor Space
- Meeting Spaces are Inadequate
- Storage is Disjointed
- HVAC in Need of Significant Upgrades
- Critical Building Infrastructure Aging



City Hall

(est. '65 – reno '95)



City Hall

(est. '65 – reno '95)



City Hall



Project Highlights

- Consolidation of City Operations
- Centralizes Government Functions
- Re-envisioning Available Space

Westerville – 19,710 Sq Ft – Existing
26,412 Sq Ft – 2021 Reno



City Hall



Dublin – 19,648 Sq Ft – Oct 2018
14,000 Sq Ft – 2021 Addition

City Hall

Renovate & Expand Existing Location

- Single Use Site
- Complete Renovation
- Building Expansion
- Temporary Relocation Nessusary



City Hall

Renovate Existing Office Space

- Lower Cost of Renovation
- Relocation from Existing Site
- Reuse of Existing Office Space



690 Taylor – 48k Sq Ft



Clark Hall – 74k Sq Ft



630 Morrison – 65k Sq Ft

A Facility for the Future



- Improved Service Delivery to Public
- Address Needs for Decades
- Significant Cost Savings
- Increases Economic Resources



A Facility for the Future



Renovate Existing Office Space

- Police Headquarters & City Hall
- Accommodates the Senior Center
- Predominantly Renovation Project
- Projected 36% Reduction in Cost
- Vacates Existing Site



Cost Estimate

- \$60 Million

Project Schedule

- 18 – 24 Months



825 Tech Center Dr

A Facility for the Future



825 Tech Center Dr.

- Year Built: 1998
- Site: 8.01 acres
- Sq Ft: 99,131
- 2018 Sale: \$11M

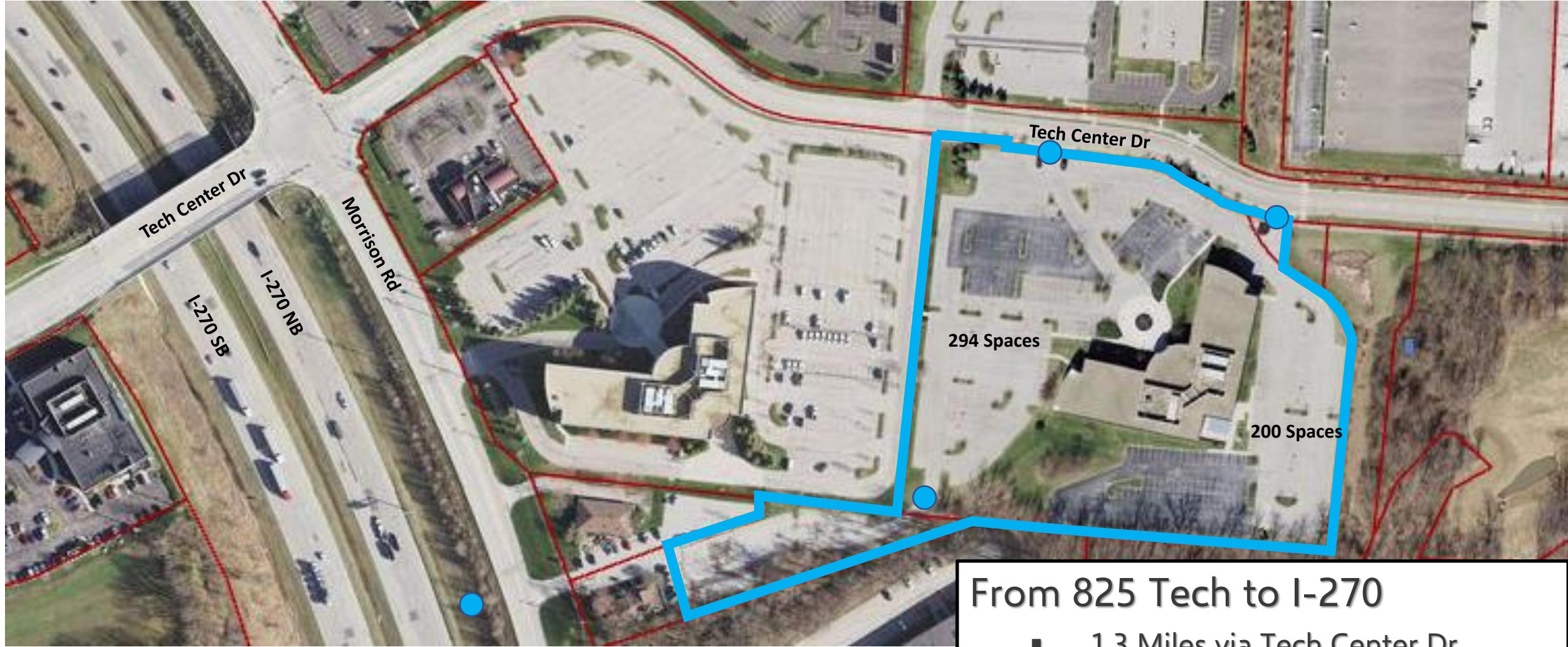
Square Footage Detail

- Police Dept. - 52,481
- City Hall - 38,067
- Senior Cntr. - 6,600
- *PD Aux Bld* - 30,987

99,131 Reno + 31,000 New Bld.



A Facility for the Future



825 Tech Center Dr

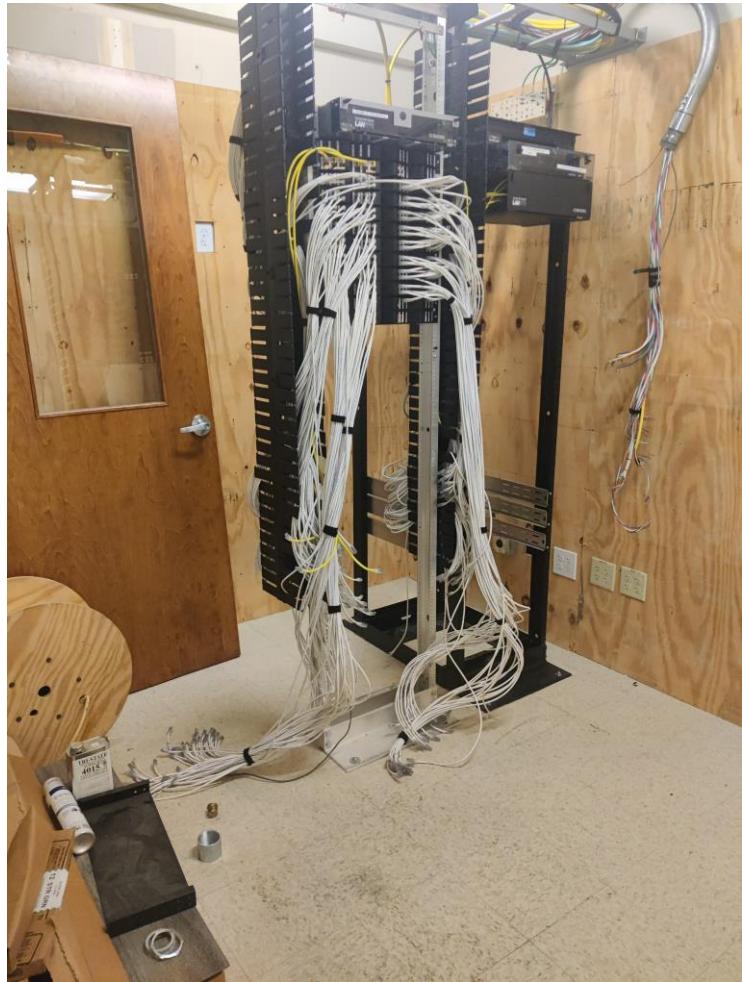
From 825 Tech to I-270

- 1.3 Miles via Tech Center Dr
- 1.5 Miles via Morrison Rd
- 0.3 Miles to Public Safety Entrance

A Facility for the Future



Internal & External Fiber Optic Connectivity



825 Tech Center Dr

A Facility for the Future



Entry – Front & Rear



825 Tech Center Dr

A Facility for the Future

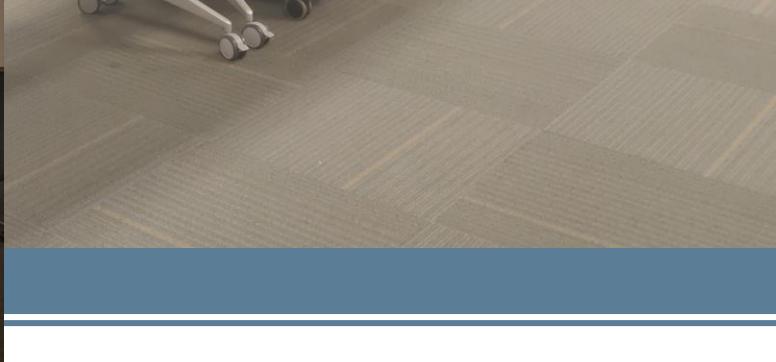


Newly Renovated Restrooms



A Facility for the Future

Meeting & Training Room Spaces



A Facility for the Future



Open Floor Plan Design



Cost Estimates

825 Solution vs. New Construction

	825 Tech Center Dr	New Construction*
■ Police Department	\$35.9 Million	\$70.1 Million
■ City Hall – Senior Center	\$24.9 Million	\$29.2 Million
■ Total Project Estimate	\$60.9 Million	\$99.4 Million

Estimated Savings: \$38.5 Million
37% Reduction in Cost

A Facility for the Future



[Click Here for a Video](#)

A Facility for the Future



- Improved Service Delivery to Public
- Address Needs for Decades
- Significant Cost Savings

825 Tech Center Dr

A Facility for the Future



Questions?

For All Facility Plans & Presentations

Please Visit Our Website:

<http://www.Gahanna.gov/facilities/>

<http://YouTube.com/CityofGahanna>



825 Tech Center Dr