



Facilities for the Future

COTW

August 8, 2022

Facilities Planning - Timeline



* 2018 Contract – Restarted in 2020

Police Headquarters

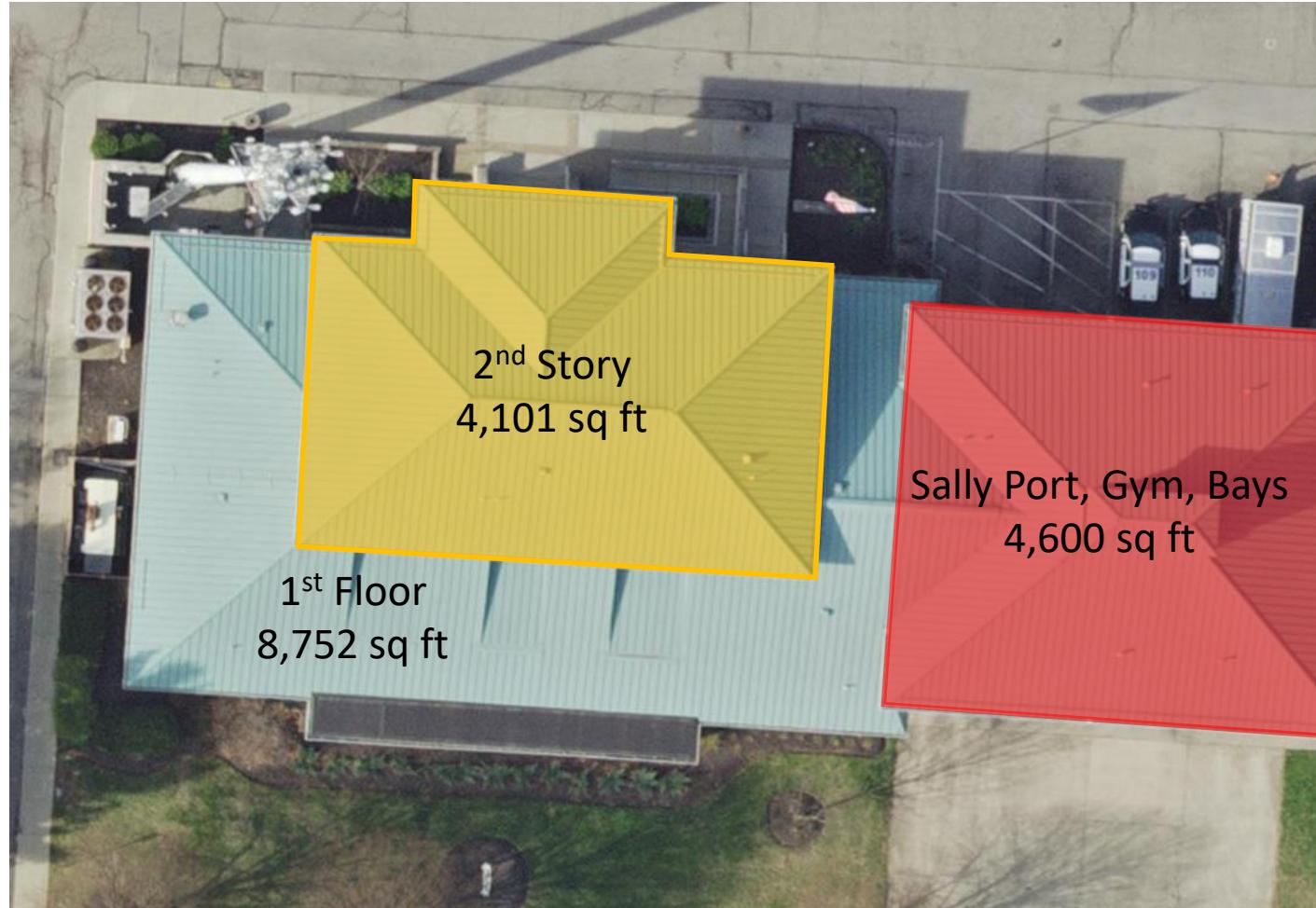
(est. '65 – reno '92)



Summary of Findings

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

69,206 Sq Ft or 370% Increase



City Hall

(est. '65 – reno '95)

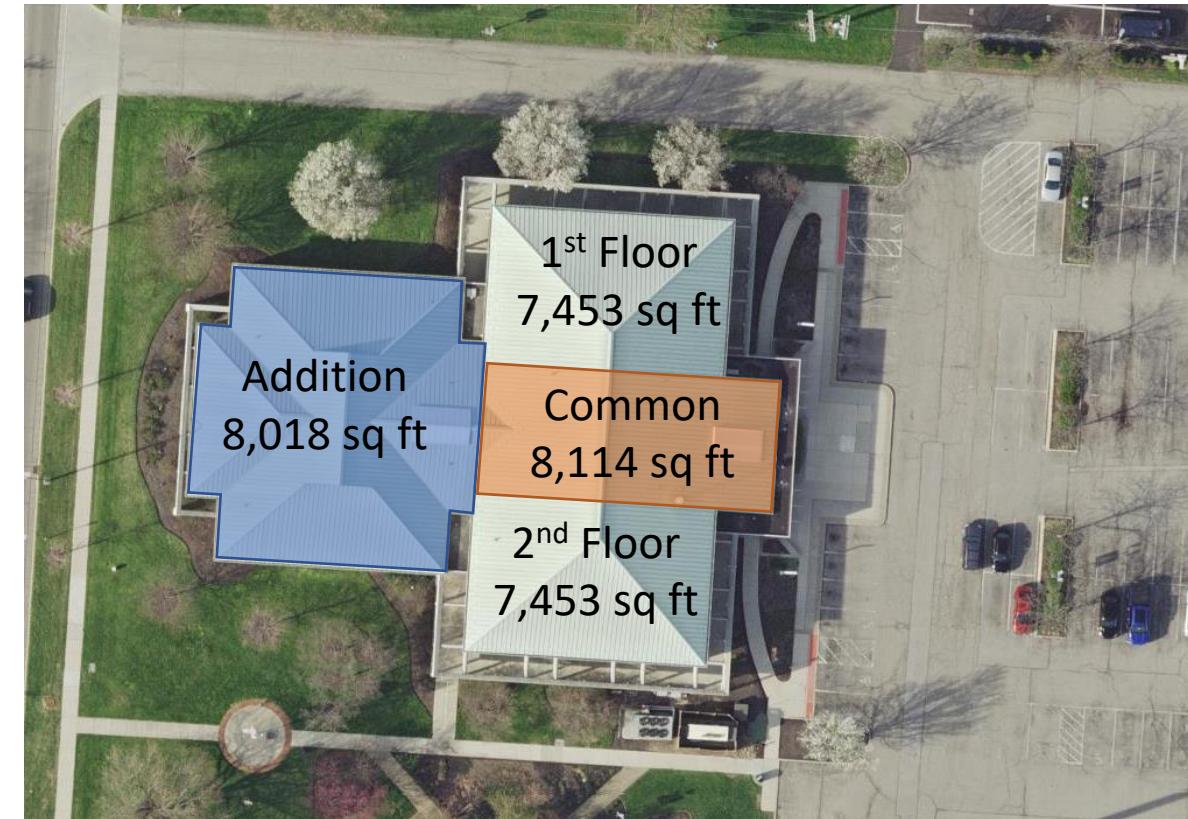


Summary of Findings

- 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

12% Staff in 52% of Sq Ft

88% Staff in 48% of Sq Ft



Options....

Renovate Existing Office Space

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



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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

- \$61 Million

Project Schedule

- 18 – 24 Months



825 Tech Center Dr

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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.



825 Tech Center Dr

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825 Tech Center Dr

Cost Estimates

New Construction vs. 825 Solution

- Police Department
- City Hall – Senior Center
- Total Project Estimate

New Construction*	825 Tech Center Dr.
\$70.1 Million	\$35.9 Million
\$29.2 Million	\$24.9 Million
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\$99.4 Million	\$60.9 Million

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

A Facility for the Future



For All Facility Plans & Presentations

Please Visit Our Website:

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



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

825 Tech Center Dr