



Facility Plan & Space Needs Analysis

Workshop 3

City Hall

February 10, 2022

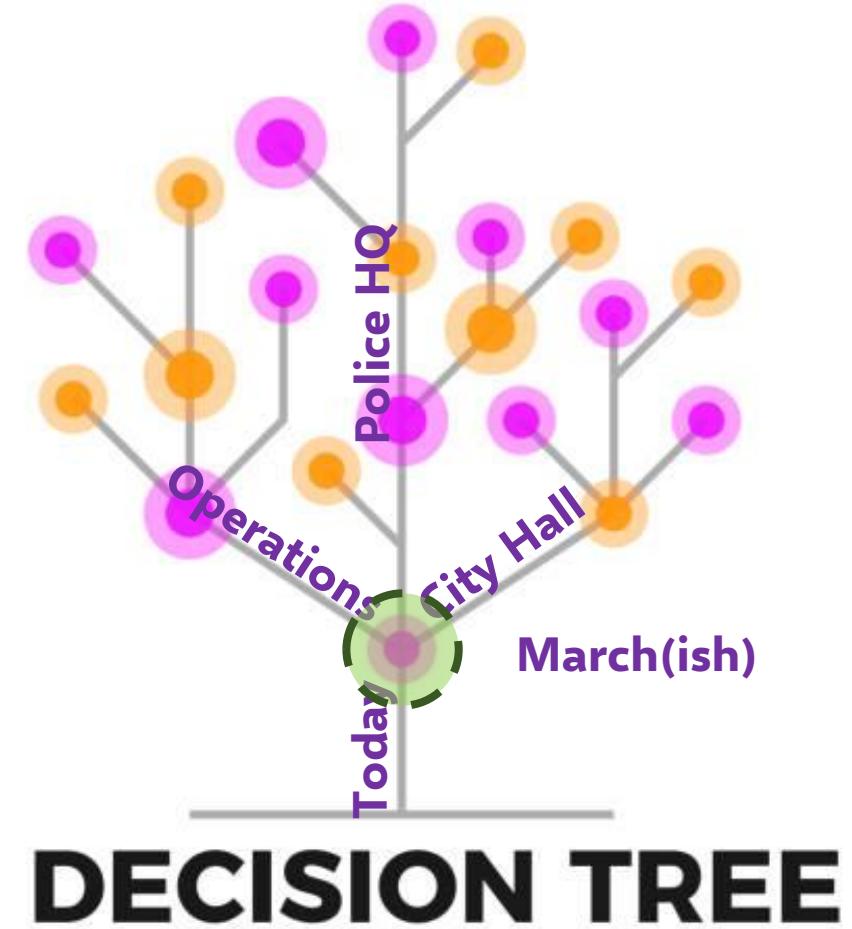
Decision Making Milestones



Major Milestones

- Milestone 1 – Planning & Feasibility
- Milestone 2 – Preliminary Design
- Milestone 3 – Final Design
- Milestone 4 – Construction
- Milestone 5 – Dedication

Consensus on Next Steps & Path Forward



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 →

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(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**



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(est. '65 – reno '95)



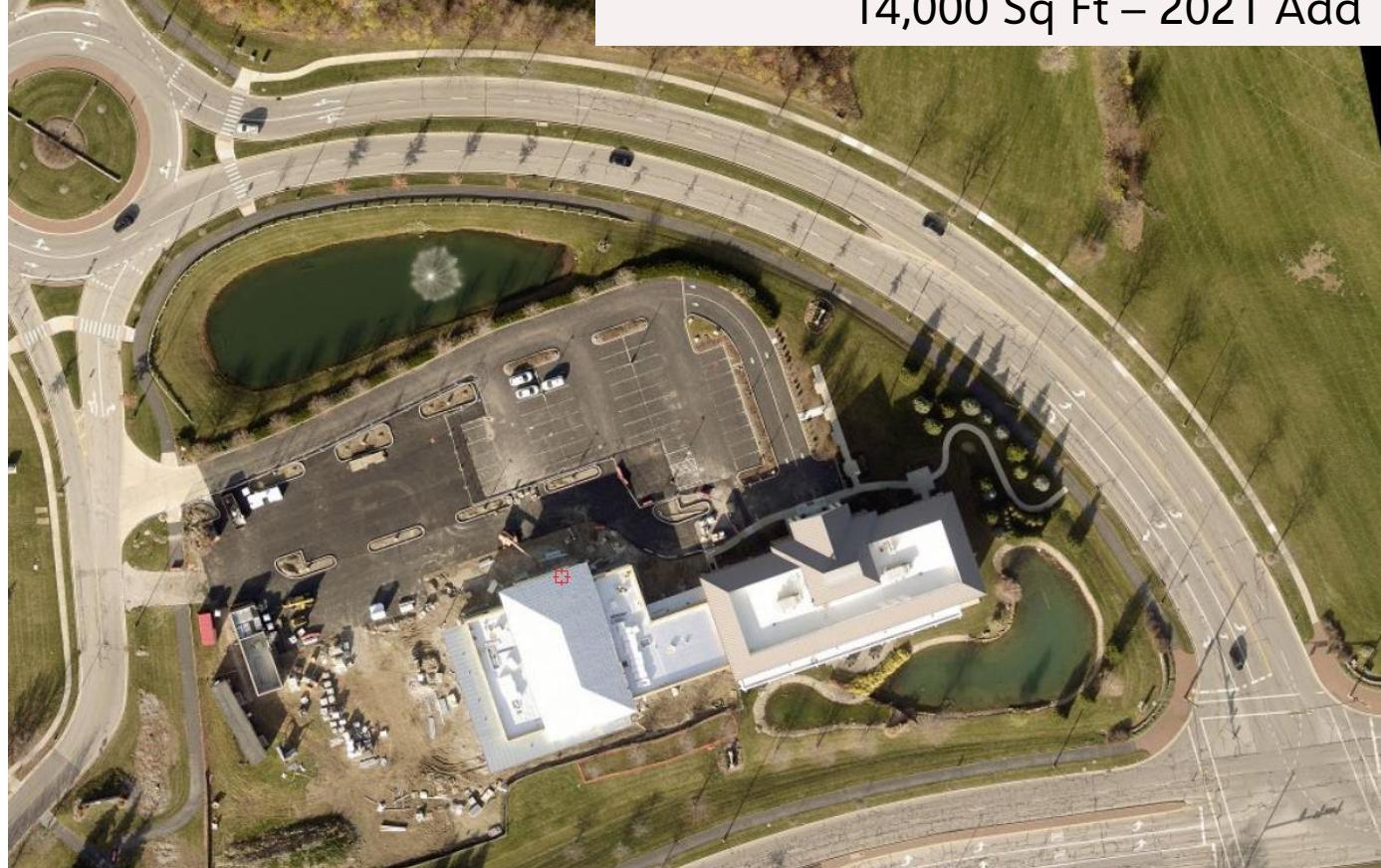
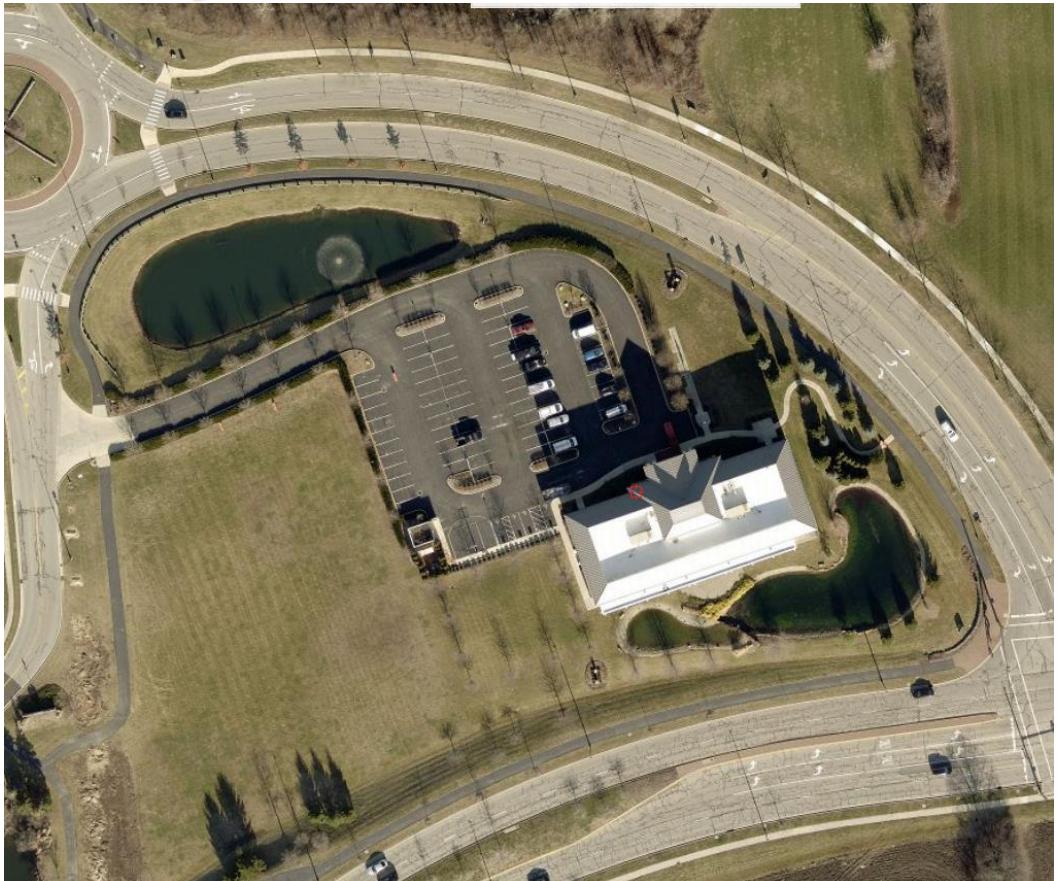
Summary of Findings

- 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



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Space Programming



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

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Space Programming



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

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



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Renovate & Expand Existing Location

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

Cost Estimate

- \$11.9 - \$15.8 Million

Project Schedule

- 36 – 39 Months



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New Lincoln High School

- Impacts to Service Delivery (Short & Long Term)
- 516k Sq Ft High School (31.3% Increase)
- 5.5 Acres for Site Mitigation (14.2% Increase)
- Potential Recreation Center Partnership



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Renovate Existing Office Space

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



Cost Estimate

- \$11.9 - \$15.8 Million



Project Schedule

- 18 – 24 Months



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Site Evaluations

- 200 S. Hamilton Rd
 - 5.47 acres
- Various N. Hamilton Rd Sites
 - 3.0 acres

Cost Estimate

- \$17.6 – \$23.1 Million

Project Schedule

- 36 – 39 Months





Gahanna

Questions

