



Facility Plan & Space Needs Analysis

Workshop 2

Operations Complex & Police Headquarters

January 19, 2022

Purpose & Goals

Knowledge Transfer & Information Exchange

- Existing Conditions
- Assessment of Need
- Options & Considerations
- Next Steps
 - Immediate
 - Short Term
 - Mid\Long Term



Decision Making Milestones



Major Milestones

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



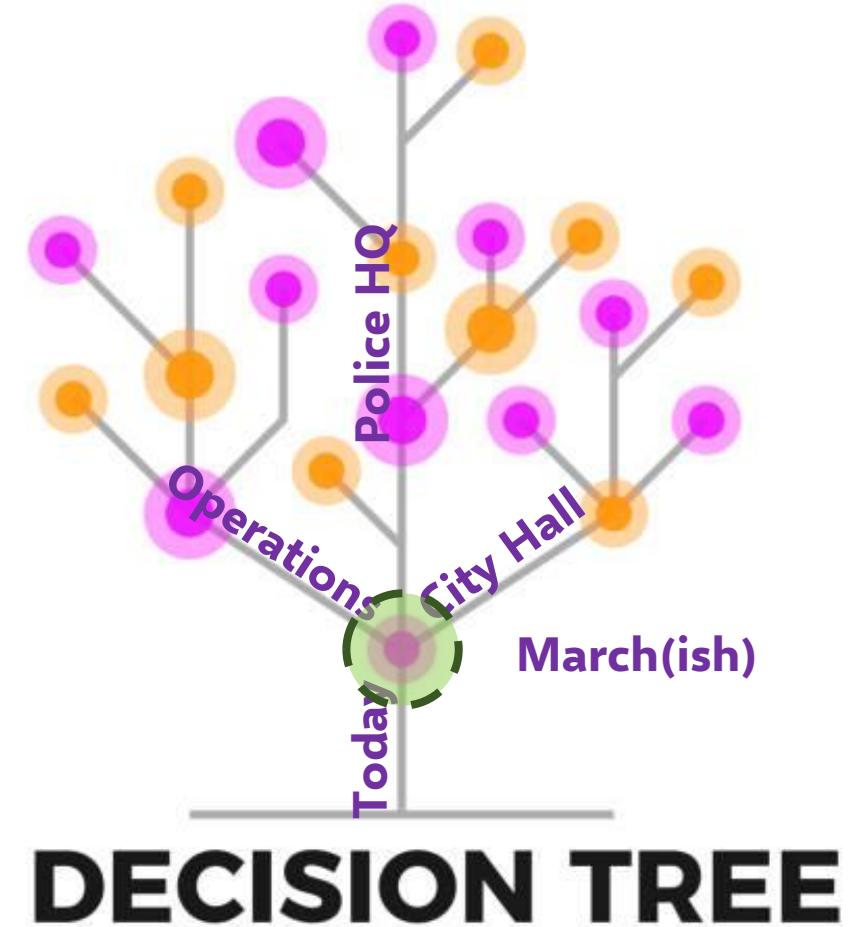
Decision Making Milestones



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 →

Operations Complex

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



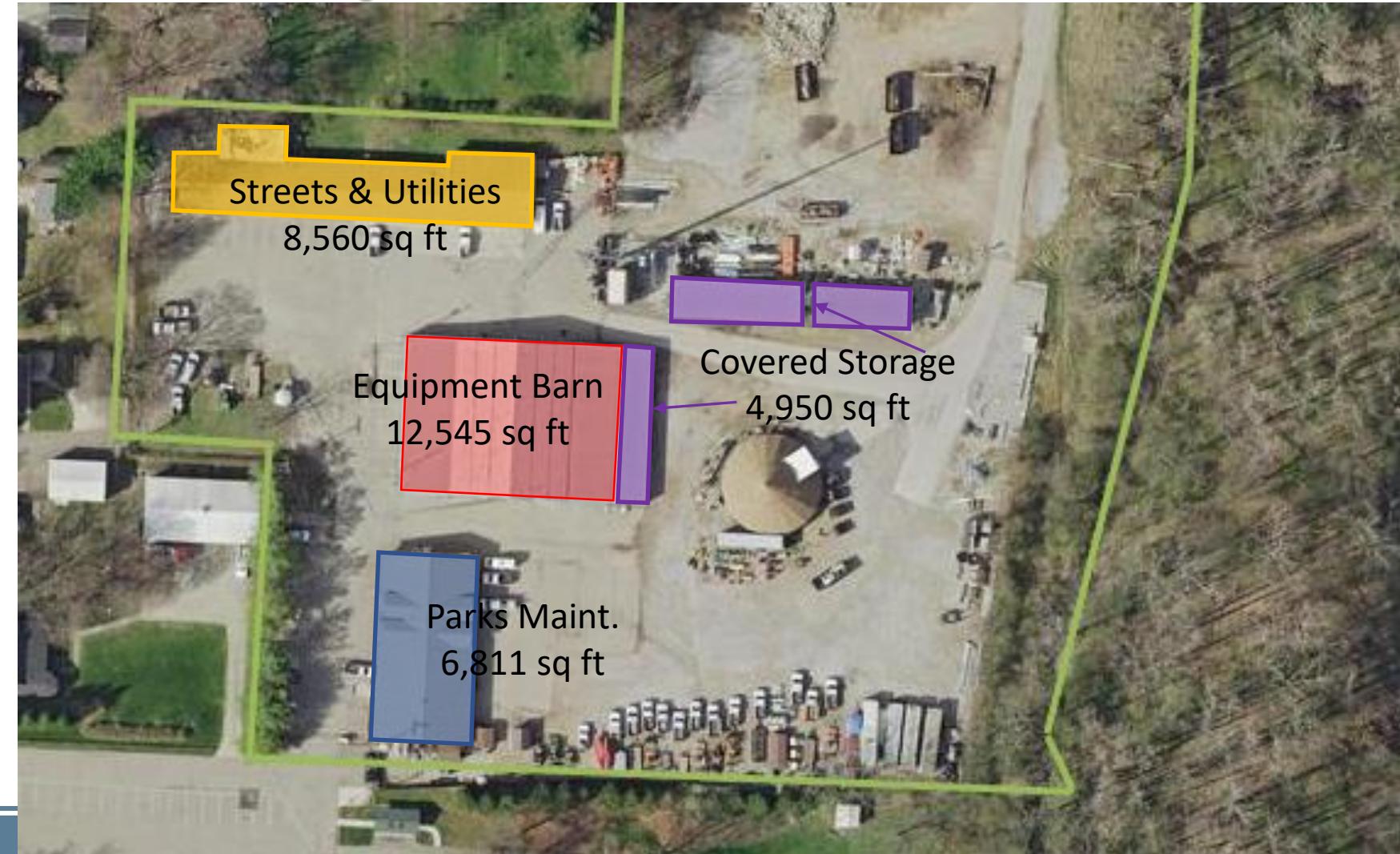
Sq Ft Assessment

- 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)



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

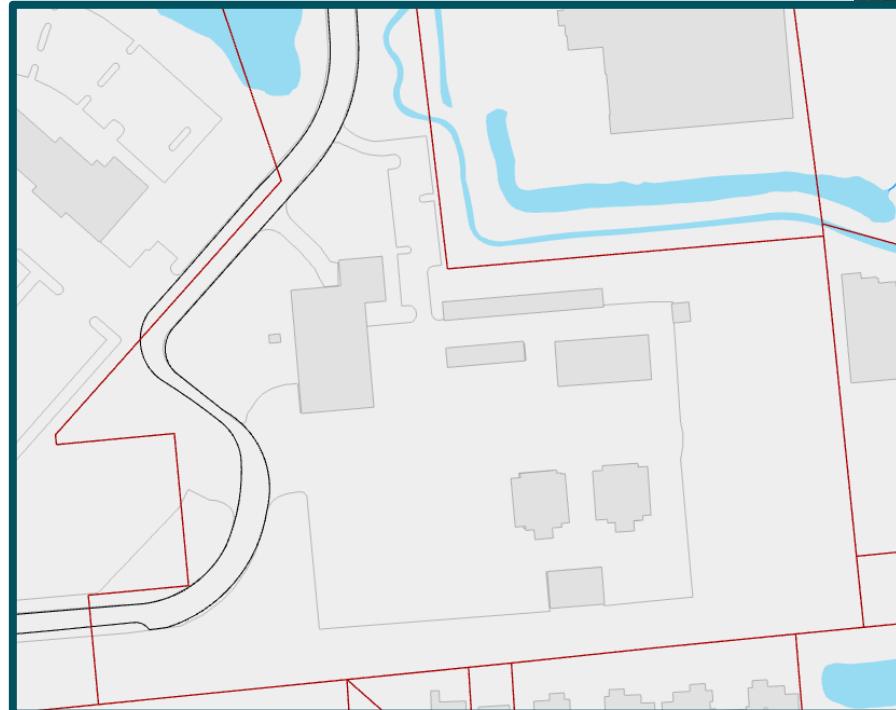


Operations Complex



	Gahanna	New Albany	Westerville	Dublin
Square Miles	12.6	15.38	12.74	17.28
Population	35,268	10,925	39,190	46,499
Site (Acres)	8.01	11.35	15.93	17.28
Year Built	1960 & 1976	2008	1985 & 2013	1989 & 2010
Office Space	6,258	4,837	6,662	
Equipment Storage	12,545	14,461	44,951	19,788
Service\Fleet	5,995	10,524	10,819	11,874
Salt\Brine	3,118	7,704	8,678	8,254
Material Storage	4,950	8,585	4,748	10,754
Total Sq Footage	32,866	46,111	75,858	50,670

Operations Complex Space Programming



Dublin – 17.28a – 50,670 Sq Ft



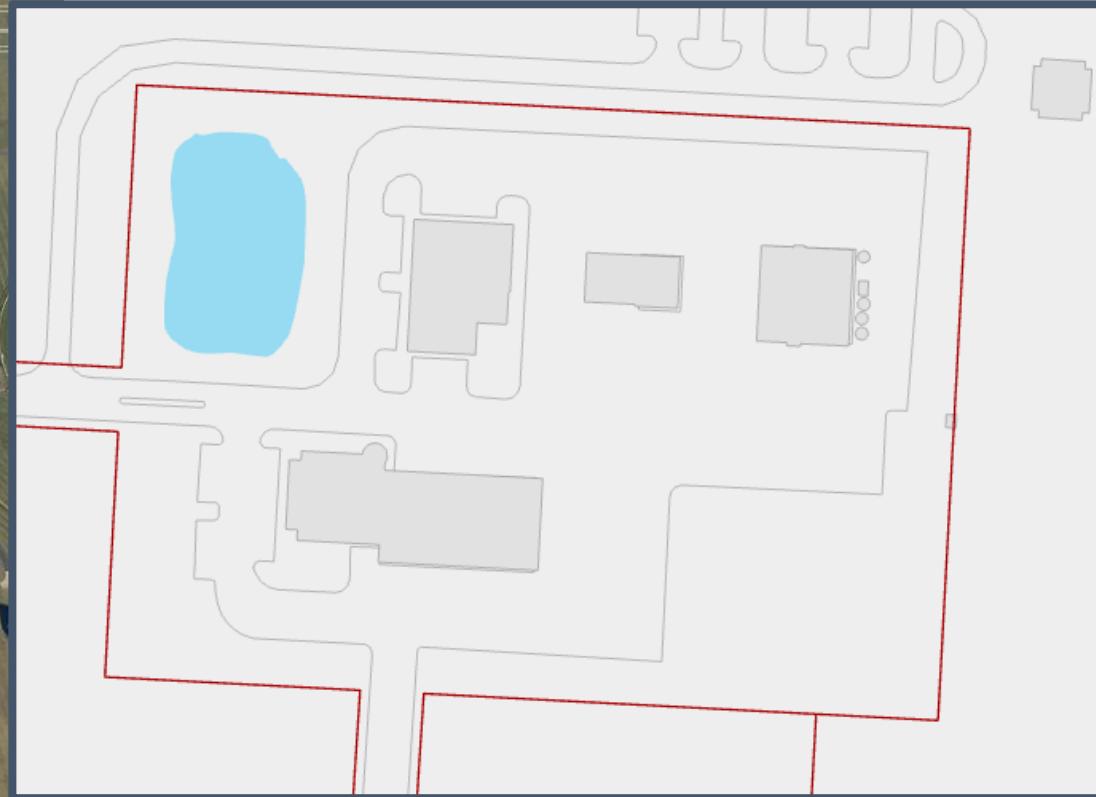
Operations Complex Space Programming



Westerville – 15.93a – 75,858 Sq Ft



Operations Complex Space Programming



New Albany – 11.35a – 46,111 Sq Ft

Operations Complex Space Programming



	Oklahoma	New Complex
Square Miles	12.6	
Population	35,268	
Site (Acres)	8.01	15-20 a
Year Built	1960 & 1976	
Office Space	6,258	9,484
Equipment Storage	12,545	20,000
Service\Fleet	5,995	11,366
Salt\Brine	3,118	7,500
Material Storage	4,950	7,868
Total Sq Footage	32,866	56,218

Gahanna – 8.01a – 32,866 Sq Ft



Operations Complex Space Programming



Facility Amenities

- Offices & Workstations for 20 Staff
- Ample Locker Room Space
- Co-located Fleet Maintenance
- Welding, Tire Shop, Wash Bays
- Breakroom & Training Space
- Enclosed Warm Storage
- Properly Sized Salt & Brine Facility



Operations Complex Taylor Road

Site Evaluation

- City of Gahanna: 8.88 acres
- **Development Proposal:** 15.97 acres
- **Private Vacant Land:** ~33 acres

Environmental & Utilities

- Wetlands: Investigate
- FEMA Flood Zone: None
- Topography: Flat
- Water\Sewer\Storm: Nearby
- Fiber Optics: Present



Operations Complex Taylor Road

Cost Estimate

- \$4.8 - \$6.6 Million
- Conventional Construction

Project Schedule

- 24 – 30 Months

Options & Considerations

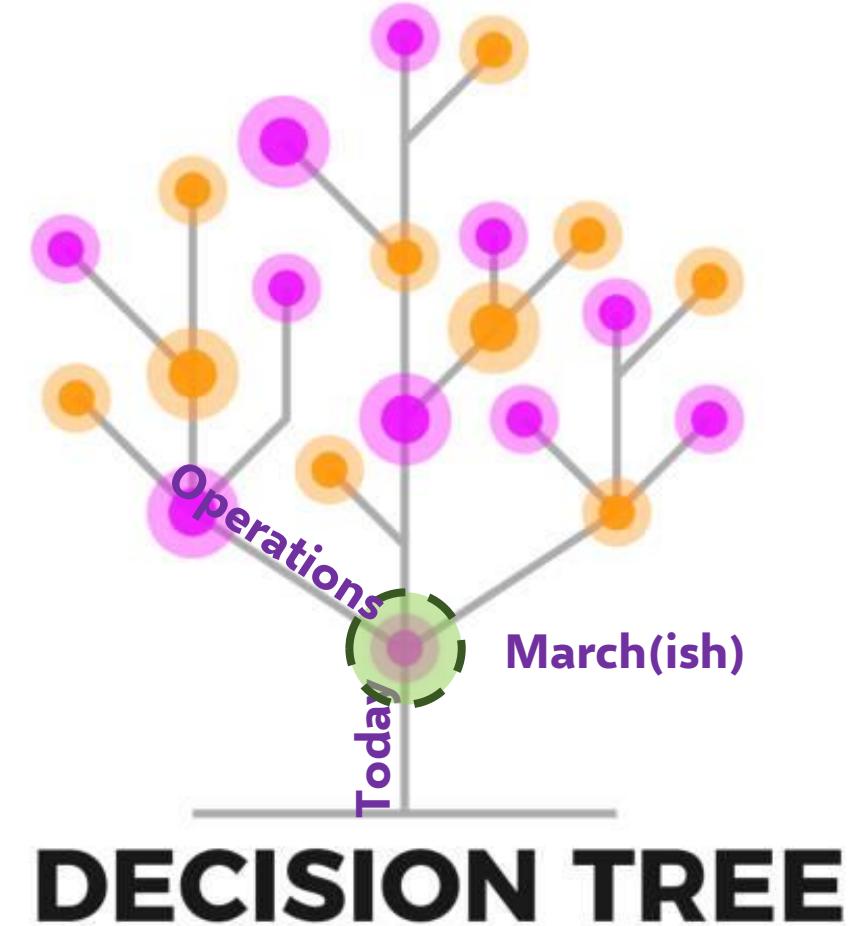
- Design\Build\Lease Back RFP
- Design\Build\Buy RFP
- Buy\Renovate





Gahanna

Questions



Police Headquarters

(est. '65 – reno '92)



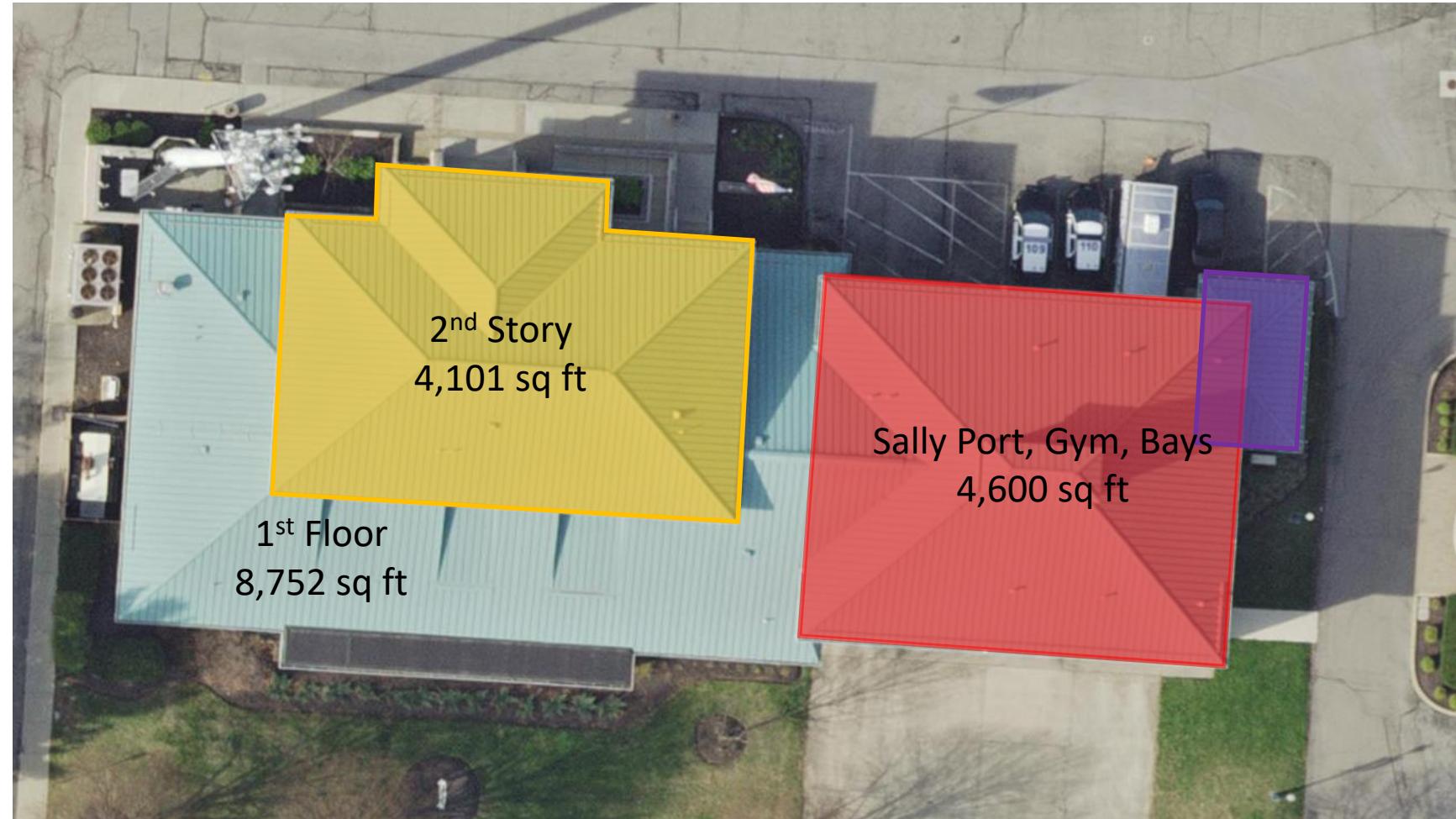
Sq Ft Assessment

- 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)



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

Space Programming



Police Headquarters

Space Programming



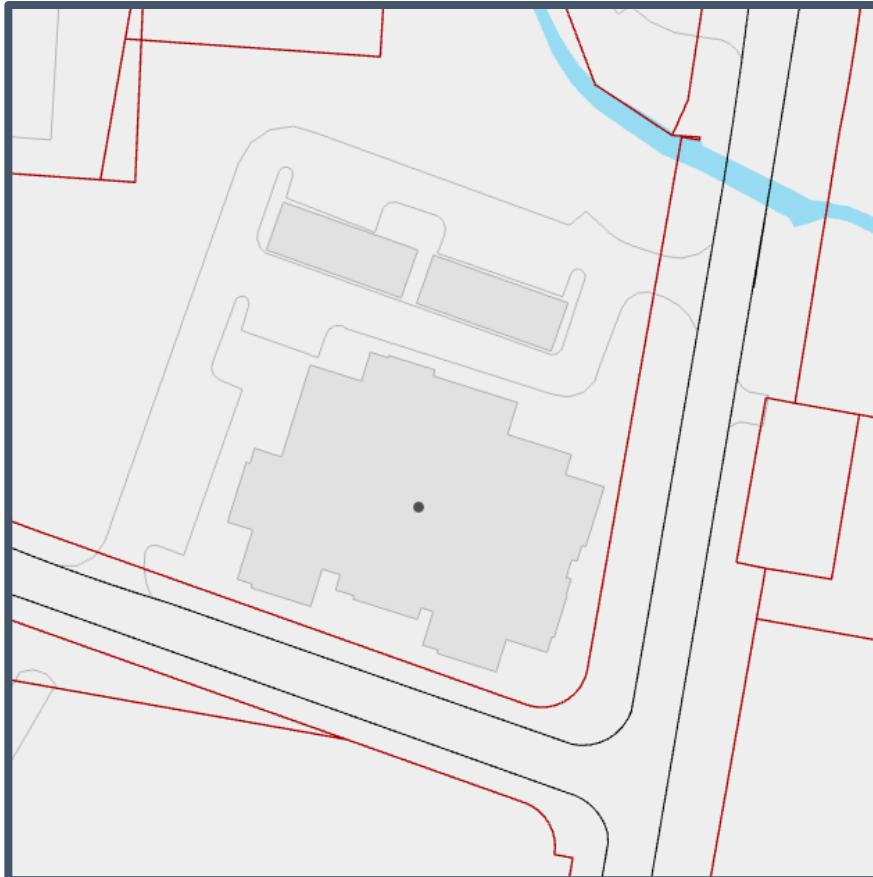
Justice Center – 60k Sq Ft
Renovation & Expand
Department Consolidation



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

Police Headquarters

Space Programming



New Albany – 40,954 Sq Ft – 2008



City of Gahanna – January 19, 2022

Police Headquarters Space Programming



Siting Criteria

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

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

Development Options

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

Police Headquarters

Space Programming



Facility Amenities

- Offices & Workstations for 93 Staff
- Ample Locker Room Space
- Fitness Facility w/ Training Area
- Full Emergency Operations Center
- Proper 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

Police Headquarters

400 West Johnstown Rd

Site Evaluations

- Mifflin Township 7.28 acres
- Site Fit Conducted
- Land Assembly Possible

Utilities & Environmental

- Water\Sewer\Storm: Present
- Fiber Optics: Present
- Parcel: Irregular
- Wetlands: None
- FEMA Flood Zone: Adjacent



Police Headquarters

400 West Johnstown Rd

Cost Estimate

- \$22.5 - \$40.4 Million

Project Schedule

- 26 – 39 Months

Options & Considerations

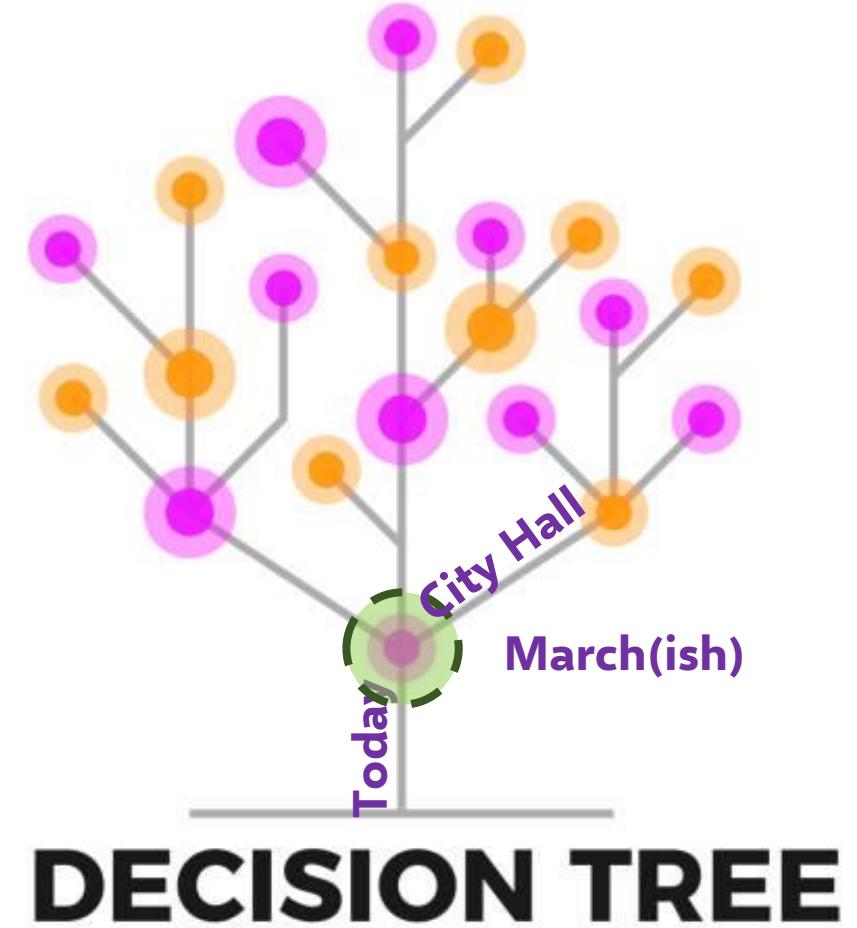
- Design\Build
- Buy\Renovate





Gahanna

Questions



Senior Center

(est. '65 – reno '96)



Sq Ft Assessment

- Current: 6,565 sq ft
- '06 Needed:
- '21 Pizzuti:

Parking

- Current: 52



